

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

Project Information		Staff Assigned Case No.: _____	
Project Name: <i>Single Family Home with attached garage</i>			
Project Description: <i>Single Family Home</i>			
Project Address: <i>5134 Sun Valley Blvd Sun Valley NV 89433</i>			
Project Area (acres or square feet): <i>1900 sq ft approx</i>			
Project Location (with point of reference to major cross streets AND area locator): <i>On Sun Valley Blvd between Carol Dr and First st</i>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
<i>085-021-82</i>	<i>0.18</i>		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: <i>Roberto A. Chagolla</i>		Name:	
Address: <i>P.O. Box 3753</i>		Address:	
<i>Sparks, NV</i> Zip: <i>89432</i>		Zip:	
Phone: <i>775-219-7474</i> Fax:		Phone: Fax:	
Email: <i>chagollaroberto@yahoo.com</i>		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: Roberto A. Chagolla

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA)
COUNTY OF WASHOE)

I, Roberto A. Chagolla
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 085-021-82

Printed Name Roberto A. Chagolla

Signed Roberto A. Chagolla

Address 555 E. 8th Ave

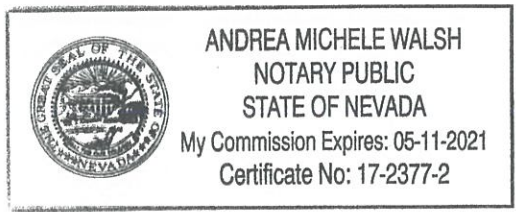
Sun Valley, NV 89433

Subscribed and sworn to before me this
12th day of April, 2019.

Andrea Michele Walsh
Notary Public in and for said county and state

My commission expires: 05/11/2021

(Notary Stamp)



*Owner refers to the following: (Please mark appropriate box.)

- Owner
 Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
 Power of Attorney (Provide copy of Power of Attorney.)
 Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
 Property Agent (Provide copy of record document indicating authority to sign.)
 Letter from Government Agency with Stewardship

Special Use Permit Application Supplemental Information

(All required information may be separately attached)

1. What is the project being requested?

Build a single family home

2. Provide a site plan with all existing and proposed structures (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.)

3. What is the intended phasing schedule for the construction and completion of the project?

Start May 1 2019 End January 30 2020

4. What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?

Flat lot surrounded by mobile homes

5. What are the anticipated beneficial aspects or affects your project will have on adjacent properties and the community?

Raising the value of adjacent houses and add housing

6. What are the anticipated negative impacts or affect your project will have on adjacent properties? How will you mitigate these impacts?

Typical construction, added noise, traffic
Mitigate by build as fast as possible

7. Provide specific information on landscaping, parking, type of signs and lighting, and all other code requirements pertinent to the type of use being purposed. Show and indicate these requirements on submitted drawings with the application.

8. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the special use permit request? (If so, please attach a copy.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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9. Utilities:

a. Sewer Service	✓
b. Electrical Service	✓
c. Telephone Service	
d. LPG or Natural Gas Service	
e. Solid Waste Disposal Service	
f. Cable Television Service	
g. Water Service	✓

For most uses, Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County. Please indicate the type and quantity of water rights you have available should dedication be required.

h. Permit #		acre-feet per year	
i. Certificate #		acre-feet per year	
j. Surface Claim #		acre-feet per year	
k. Other #		acre-feet per year	

Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources).

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10. Community Services (provided and nearest facility):

a. Fire Station	110 Quartz Ln Sun Valley NV
b. Health Care Facility	
c. Elementary School	Sun Valley Elementary
d. Middle School	Sparkle Middle
e. High School	Procter R Hug High school
f. Parks	
g. Library	
h. Citifare Bus Stop	

Property Tax Reminder Notice

WASHOE COUNTY
 PO BOX 30039
 RENO, NV 89520-3039
 775-328-2510

PIN: 08502182
 AIN:

Balance Good Through:	04/12/2019
Current Year Balance:	\$0.00
Prior Year(s) Balance: (see below for details)	\$0.00
Total Due:	\$0.00

AUTO
 :894324:
 ROBERTO CHAGOLLA
 PO BOX 3753
 SPARKS NV 89432

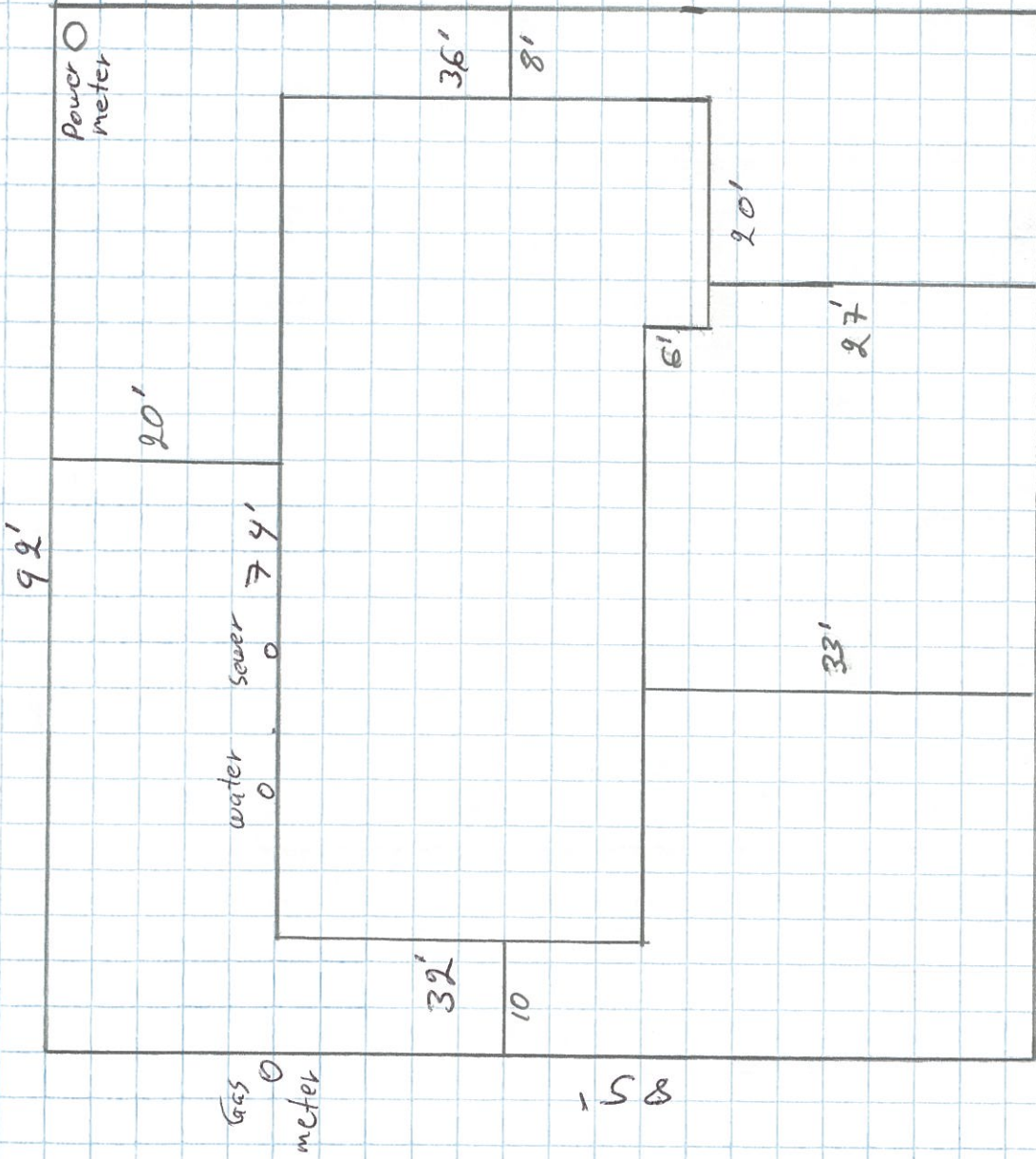
Description:

Situs: 5134 SUN VALLEY BLVD
 WASHOE COUNTY

This is a courtesy notice. If you have an impound account through your lender or are not sure if you have an impound account and need more information, please contact your lender directly. Please submit payment for the remaining amount(s) according to the due dates shown. Always include your PIN number with your payment. Please visit our website: www.washoecounty.us/treas

Current Charges									
PIN	Year	Bill Number	Inst	Due Date	Charges	Interest	Pen/Fees	Paid	Balance
08502182	2018	2018078601	1	08/20/2018	64.03	0.00	9.60	73.63	0.00
08502182	2018		2	10/01/2018	64.00	0.00	7.04	71.04	0.00
08502182	2018		3	01/07/2019	64.00	0.00	3.84	67.84	0.00
08502182	2018		4	03/04/2019	64.00	0.00	0.00	64.00	0.00
Current Year Totals					256.03	0.00	20.48	276.51	0.00

Prior Years								
PIN	Year	Bill Number	Charges	Interest	Pen/Fees	Paid	Balance	
Prior Years Total								



Scale 1/4" = 4'

