

## 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.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: <b>Montgomery/Lee Detached Dwelling</b>			
Project Description: A detached one-story residential dwelling			
Project Address: 15220 Kivett Lane			
Project Area (acres or square feet): 702 sq. ft.			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): <b>Kivett Lane and Geiger Grade</b>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
017-072-01	1.030		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Lee Trust, Andrea		Name:	
Address: 15220 Kivett Lane		Address:	
Reno, Nevada	Zip: 89521		Zip:
Phone: 775-770-4192	Fax:	Phone:	Fax:
Email: seabound@charter.net		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Andrea Lee		Contact Person:	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name:		Name: Gaylan Montgomery	
Address:		Address: 15220 Kivett Lane	
	Zip:	Reno, Nevada	Zip: 89521
Phone:	Fax:	Phone: 775-856-4567	Fax:
Email:		Email: seabound@charter.net	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

# Special Use Permit Application Supplemental Information

(All required information may be separately attached)

1. What is the project being requested?

A detached one-story dwelling, with 702 sq. ft. of living area

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.)

Refer to submitted site plan

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

Construction of the project is planned to begin following approval of the SUP and building permit, and is expected to complete in one phase.

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?

The dwelling is intended for use by family members; there are no impacts from this proposed use.

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

The dwelling will replace the two unsightly sheds currently located on the property, and will be accompanied by new shrubs and plants. These improvements are expected to increase neighboring property values.

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

There are no anticipated negative impacts to the adjacent properties.

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.

Refer to submitted drawings.

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	Septic
b. Electrical Service	NVEnergy
c. Telephone Service	N/A
d. LPG or Natural Gas Service	N/A
e. Solid Waste Disposal Service	Waste Management
f. Cable Television Service	Spectrum or AT&T
g. Water Service	TMWA

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	Truckee Meadows Fire Station #12; 2.6 miles
b. Health Care Facility	Northern Nevada Medical Center; 6.2 miles
c. Elementary School	Brown Elementary; 1.2 miles
d. Middle School	Depoali Middle School; 4.3 miles
e. High School	Damonte Ranch High; 2.6 miles
f. Parks	Virginia Foothills Park; 1.1 miles
g. Library	South Valleys Library; 2.4 miles
h. Citifare Bus Stop	RTC Route 56; 3.4 miles

Property Owner Affidavit

Applicant Name: Andrea Lee

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 )

Andrea Lee, Trustee of the Andrea Lee Trust, Dated August 19, 2013.  
(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) 017-072-01

Printed Name Andrea Lee

Signed Andrea Lee

Address 15220 Kivett Lane

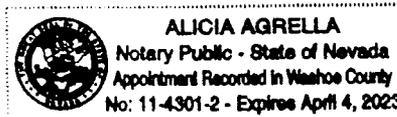
Reno, NV 89521

State of Nevada  
County of Washoe

Subscribed and sworn to before me this  
23rd day of November, 2013

(Notary Stamp)

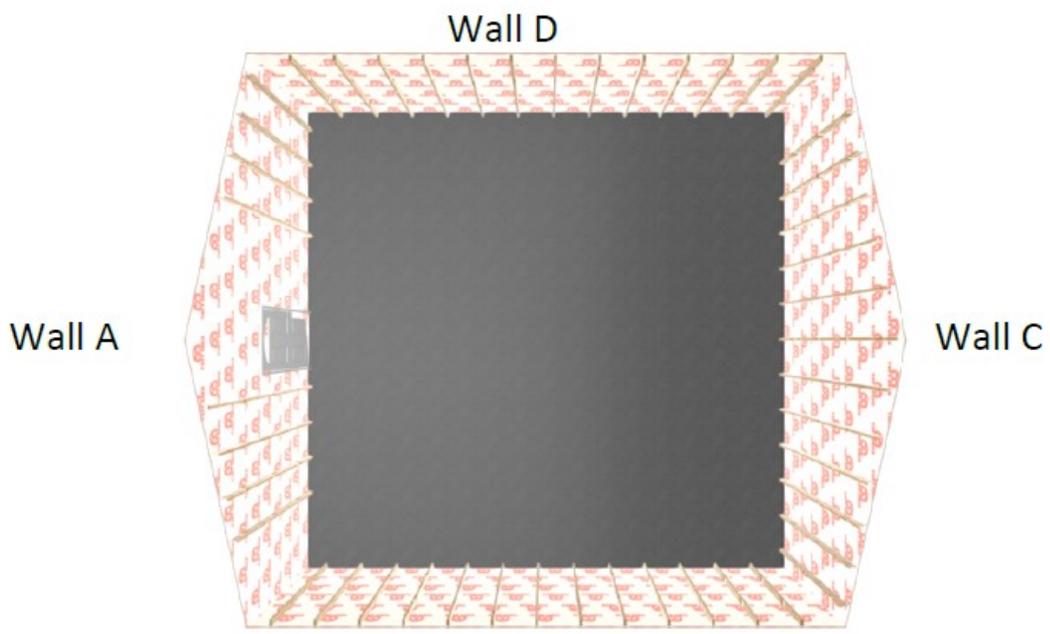
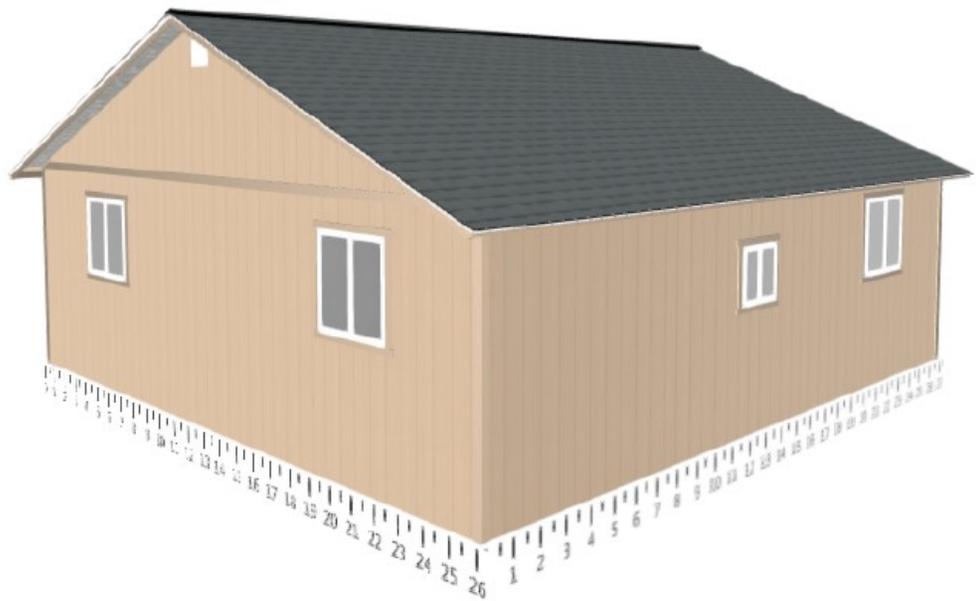
Alicia Agrella  
Notary Public in and for said county and state

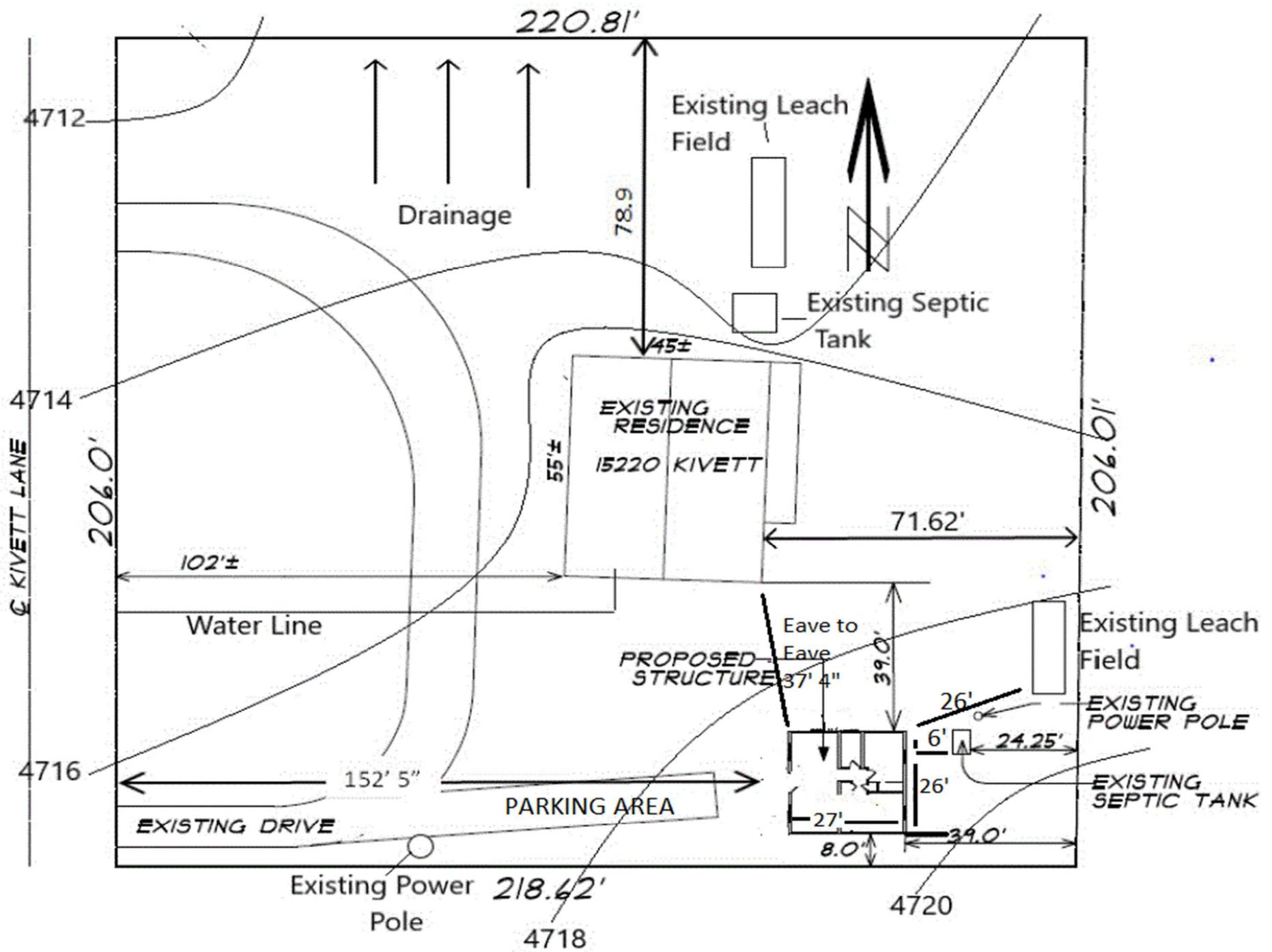


My commission expires: 04/04/2023

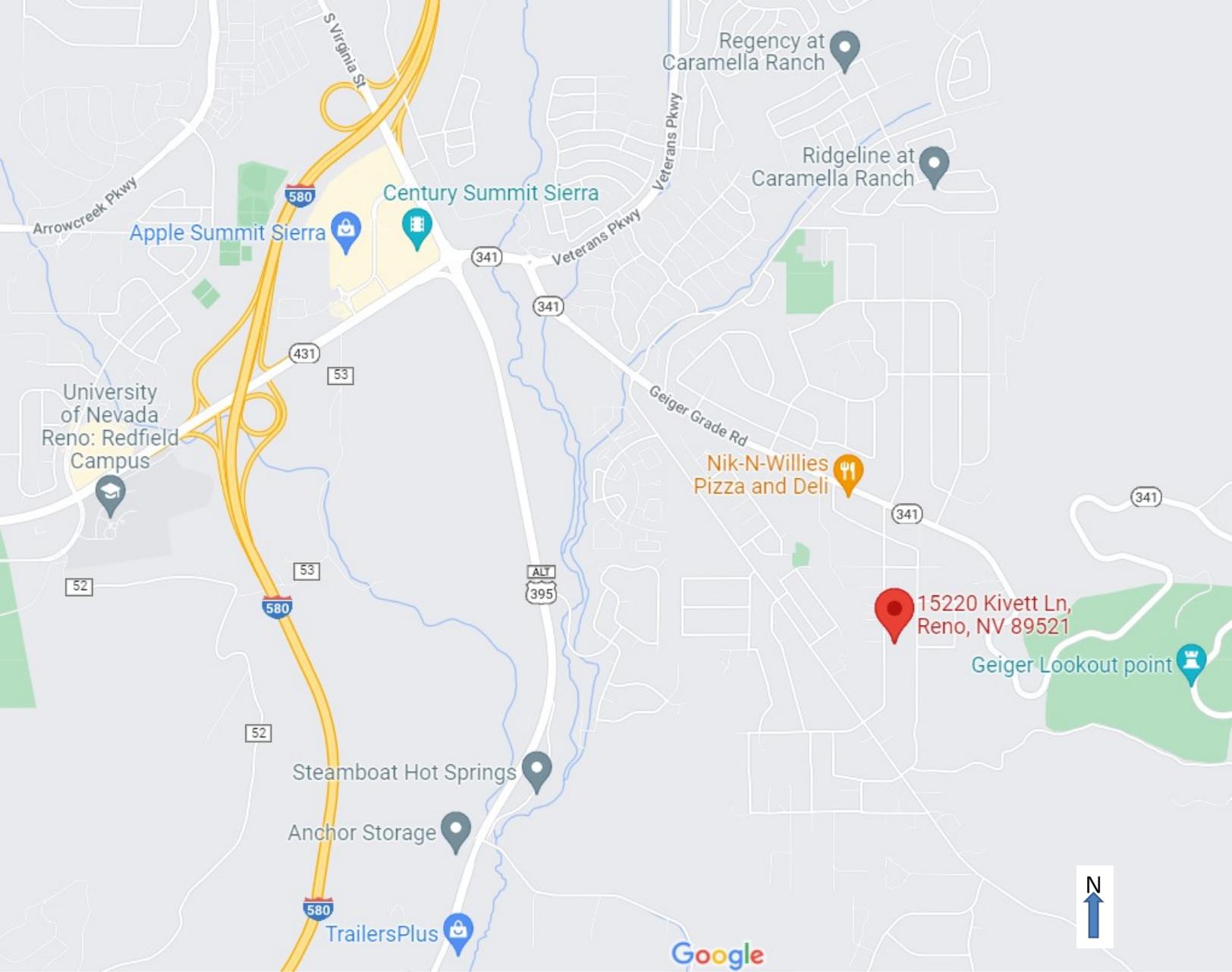
\*Owner refers to the following: (Please mark appropriate box.)

- 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





**SITE PLAN**  
 SCALE: 1" = 40.0'



Regency at Caramella Ranch

Ridgeline at Caramella Ranch

Apple Summit Sierra

Century Summit Sierra

University of Nevada  
Reno: Redfield  
Campus

Nik-N-Willies  
Pizza and Deli

15220 Kivett Ln,  
Reno, NV 89521

Geiger Lookout point

Steamboat Hot Springs

Anchor Storage

TrailersPlus

Google

