



Board of Adjustment Staff Report

Meeting Date: August 6, 2015

Subject: Administrative Permit Case Number AP15-004
Applicant: Guardian Construction and Remodel, LLC
Agenda Item Number: 8A
Summary: Allow the construction of a detached accessory structure, larger than the dwelling on the parcel
Recommendation: Approval with Conditions
Prepared by: Roger Pelham, MPA, Senior Planner
Washoe County Community Services Department
Division of Planning and Development
Phone: 775.328.3622
E-Mail: rpelham@washoecounty.us

Description

Administrative Permit Case Number AP15-004 (Eldien/Shimkowski Detached Accessory Structure) – Hearing, discussion, and possible action to allow construction of a detached accessory structure of 4,160 square-feet, for purposes of housing the applicant's hobby activities of restoring and doing mechanical work on motorcycles and other vehicles, on a parcel with a main dwelling having a footprint of approximately 3,300 square-feet.

- Applicant: Guardian Construction and Remodel, LLC
Attn: Jerry Shimkowski
7561 Gold Drive
Reno, Nevada 89506
- Property Owner: Billie Jo Eldien
750 Utah Street
Reno, Nevada 89506
- Location: Southeast corner of Deodar Way and Utah Street in the Lemmon Valley area
- Assessor's Parcel Number: 080-286-04
- Parcel Size: ±2.08 acres
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Low Density Suburban (LDS)
- Area Plan: North Valleys
- Citizen Advisory Board: North Valleys
- Development Code: Authorized in Article 306, Accessory Uses and Structures
- Commission District: 5 – Commissioner Herman
- Section/Township/Range: Section 26, T21N, R19E, MDM, Washoe County, NV

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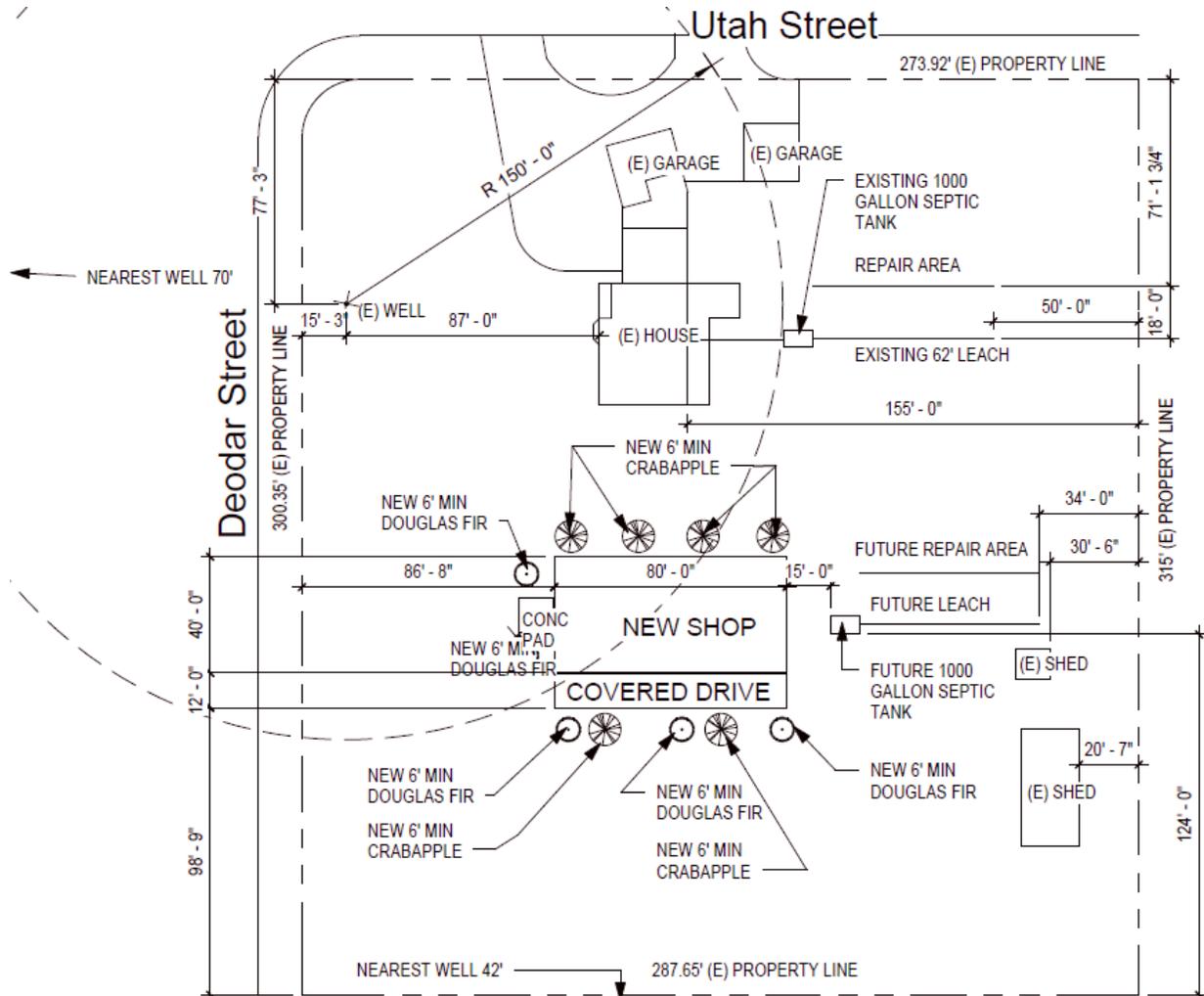
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Administrative Permit Definition

The purpose of an Administrative Permit is to provide a method of review for a proposed use which possess characteristics that requires a thorough appraisal in order to determine if the use has the potential to adversely affect other land uses, transportation or facilities in the vicinity. The Board of Adjustment may require conditions of approval necessary to eliminate, mitigate, or minimize to an acceptable level any potentially adverse effects of a use, or to specify the terms under which commencement and operation of the use must comply. Prior to approving an application for an administrative permit, the Board of Adjustment must find that all of the required findings, if applicable, are true.

The Conditions of Approval for Administrative Permit Case Number AP15-004 are attached to this staff report and will be included with the Action Order.



Site Plan

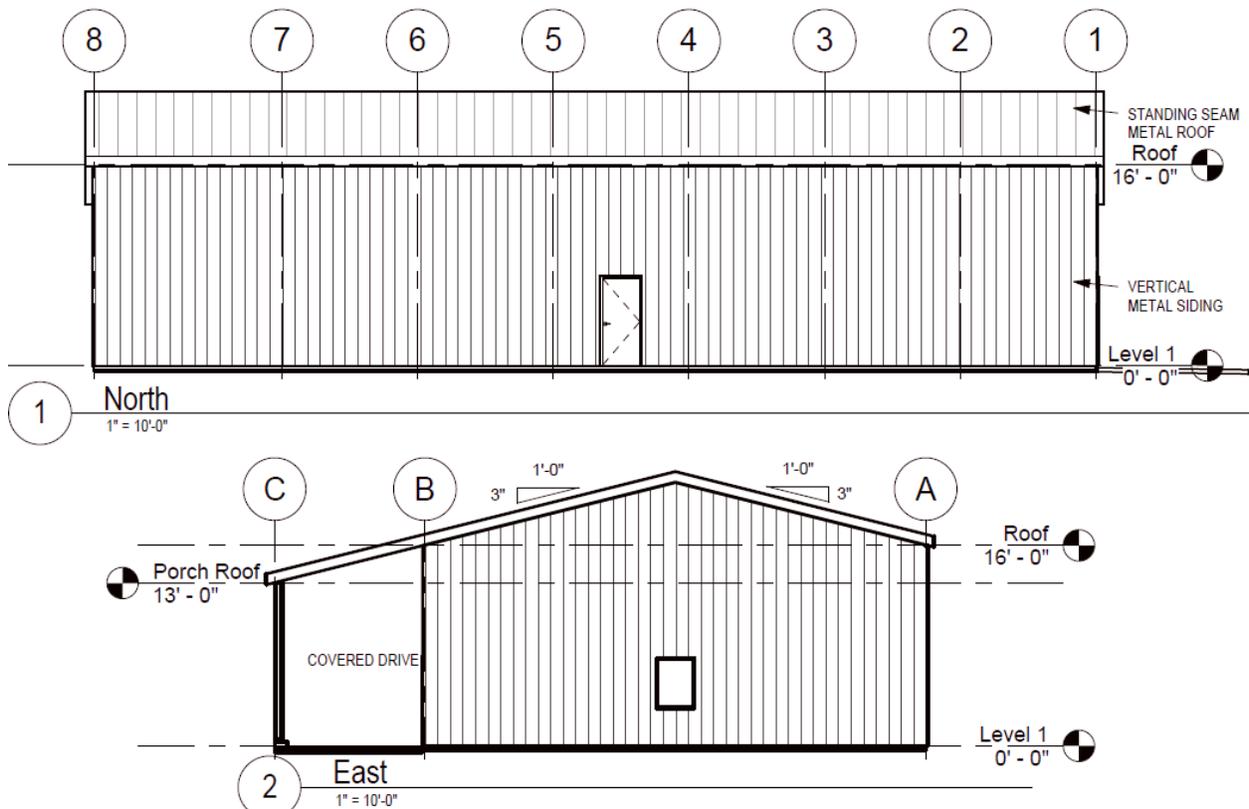


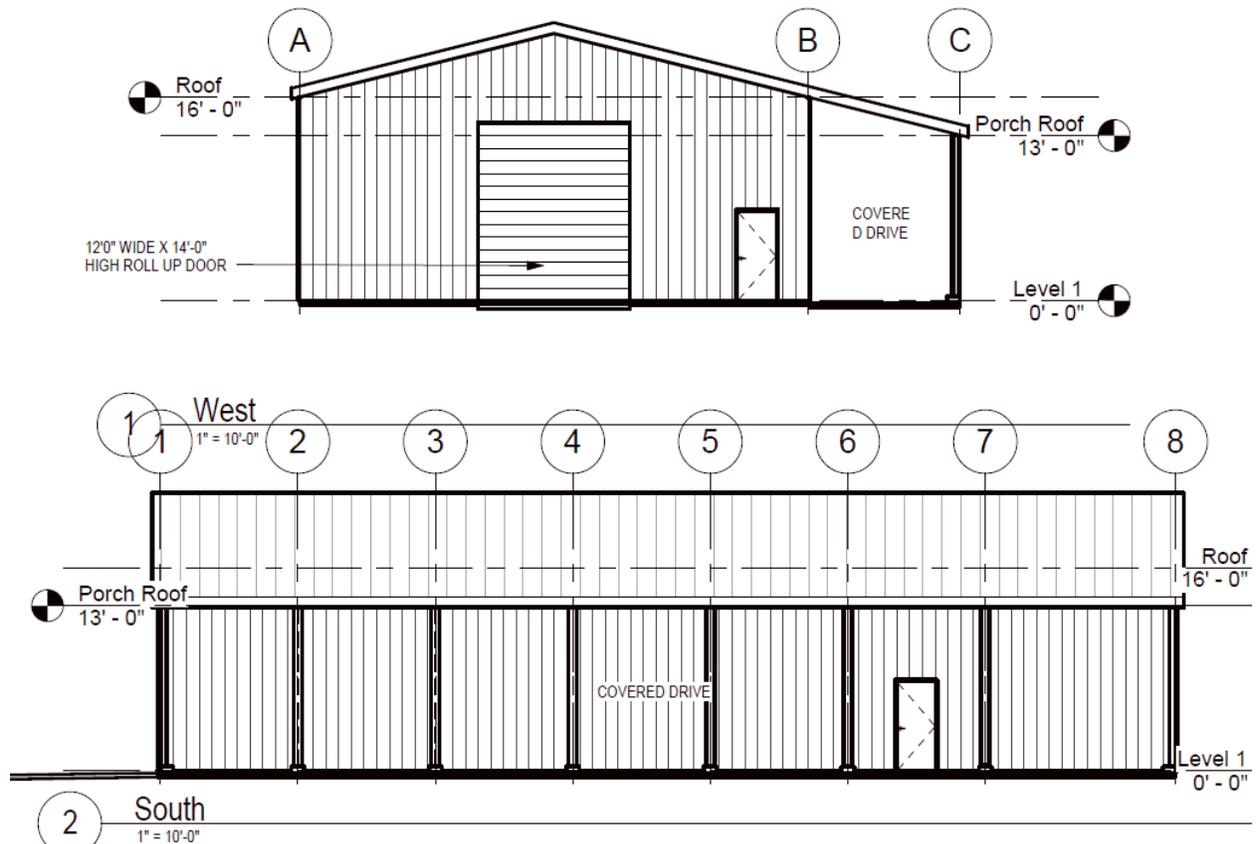
Project Evaluation

The applicant is requesting to construct a detached accessory structure that is larger than the main dwelling unit that currently exists on the subject parcel. The purpose of the detached structure would be to house the activities related to the applicant's hobby of restoring and doing mechanical work on motorcycles and other types of vehicles. The location of the project is in the Lemmon Valley area. In this area, most surrounding parcels are one to two acres in size, similar in size to the subject site. In the Lemmon Valley area there are many detached accessory structures on parcels that are larger than the main dwellings, so the requested structure is not incongruent with the character of the surrounding area. The request, however,

is for a metal building located in front of and to the side of the main dwelling, when viewed from Deodar Way (although the parcel is addressed from Utah Street). The structure will be prominently visible from Deodar Way. The Development Code Section 110.306.10(d) requires that, "A proposal to establish a detached accessory structure that is larger (i.e. has more square footage or a larger building footprint) than the existing main structure shall require the approval of an Administrative Permit (pursuant to Article 808), to include review of building height and architectural compatibility with surrounding dwellings, prior to the issuance of a building permit."

The proposed height of the detached metal structure is approximately the same as the existing dwelling, being one story (and including a mezzanine). The applicant included color samples proposed for the detached accessory structure which match those of the existing dwelling, which are tan with white trim. There is, however, little that can be done to make the overall appearance of the proposed structure match the surrounding architecture. However, the applicant has submitted a site plan indicating that they will plant trees surrounding the proposed structure. The trees will be planted at intervals surrounding the proposed metal structure and will be a mix of deciduous and evergreen trees, as can be seen on the site plan (included at page 5 of this report).





Staff concludes that, with the selection of compatible colors and the planting of trees to soften the visual aspect of the proposed structure, the findings for approval of the requested Administrative Permit can be made by the Board of Adjustment and recommends approval with conditions.

North Valleys Citizen Advisory Board (NVCAB)

Administrative permits are not required by Washoe County Code to be presented at a Citizen Advisory Board meeting.

Reviewing Agencies

The following agencies received a copy of the project application for review and evaluation.

- Washoe County Community Services Department
 - Engineering and Capital Projects
 - Roads
 - Planning and Development
 - Traffic
- Washoe County Health District
 - Air Quality Management Division
 - Vector-Borne Diseases Division
 - Environmental Health Division
 - Emergency Medical Services
- Truckee Meadows Fire Protection District

- Regional Transportation Commission

Of the ten above listed agencies/departments none provided comments and/or recommended conditions of approval in response to their evaluation of the project application. Standard conditions of approval have been provided by Planning and Development.

Staff Comment on Required Findings

Washoe County Code Section 110.808.25 of Article 808, *Administrative Permits*, requires that all of the following findings be made to the satisfaction of the Washoe County Board of Adjustment before granting approval of the administrative permit request. Staff has completed an analysis of the application and has determined that the proposal is in compliance with the required findings as follows.

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the North Valleys Area Plan.

Staff Comment: No action programs, policies, standards or maps of the Master Plan and the North Valleys Area Plan prohibit the use. The use is consistent with others in the area and sufficient visual mitigation has been proposed.

2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven.

Staff Comment: The proposed use will not create any negative impact upon the provision of utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities.

3. Site Suitability. That the site is physically suitable for a detached accessory structure, and for the intensity of such a development.

Staff Comment: All relevant development standards have been met and there are no development constraints that would inhibit the construction of a detached accessory structure at the proposed location.

4. Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area.

Staff Comment: Construction of a detached accessory structure at the proposed location will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area

5. Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

Staff Comment: There is no military installation in the vicinity of the proposed detached accessory structure.

Recommendation

The Planning and Development Division recommended standard conditions of approval, but the other reviewing agencies did not provide conditions or comments. Therefore, after a thorough analysis and review, Administrative Permit Case Number AP15-004 is being recommended for approval with conditions. Staff offers the following motion for the Board's consideration.

Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Board of Adjustment approve Administrative Permit Case Number AP15-004 for Guardian Construction and Remodel, LLC having made all five findings in accordance with Washoe County Development Code Section 110.808.25:

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the North Valleys Area Plan;
2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
3. Site Suitability. That the site is physically suitable for a detached accessory structure, and for the intensity of such a development;
4. Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;
5. Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation; and

Appeal Process

The Board of Adjustment action will be effective 10 calendar days after the written decision is filed with the Secretary to the Board of Adjustment, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Development Division within 10 calendar days after the written decision is filed with the Secretary to the Board of Adjustment and mailed to the original applicant.

xc: Applicant: Guardian Construction & Remodel, LLC
Attn: Jerry Shimkowski
7561 Gold Drive
Reno, NV 89506

Property Owner: Billie Jo Eldien
750 Utah Street
Reno, NV 89506

Action Order xc: Nathan Edwards, District Attorney's Office; Carol Buonanoma, Assessor's Office (CAAS); Josh Wilson, Assessor's Office; John Cella, Sewer, Utilities; Leo Vesely, Engineering Division; Amy Ray, Truckee Meadows Fire Protection District; North Valleys Citizen Advisory Board, Chair.



Conditions of Approval

Administrative Permit Case Number AP15-004

The project approved under Administrative Permit Case Number AP15-004 shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment on August 6, 2015. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. These Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable Codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

Unless otherwise specified, all conditions related to the approval of this Administrative Permit shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Division of Planning and Development.

Compliance with the conditions of approval related to this Administrative Permit is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the Administrative Permit may result in the initiation of revocation procedures.

Washoe County reserves the right to review and revise the conditions of approval related to this Administrative Permit should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, “may” is permissive and “shall” or “must” is mandatory.

Conditions of Approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some “Conditions of Approval” are referred to as “Operational Conditions”. These conditions must be continually complied with for the life of the project or business.

The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District.**

Any conditions set by the Health District must be appealed to the District Board of Health.

- **The RENO-TAHOE AIRPORT AUTHORITY is directed and governed by its own Board. Therefore, any conditions set by the Reno-Tahoe Airport Authority must be appealed to their Board of Trustees.**
- **The REGIONAL TRANSPORTATION COMMISSION (RTC) is directed and governed by its own Board. Conditions recommended by the RTC may be required, at the discretion of Washoe County.**

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Planning and Development

1. The following conditions are requirements of Planning and Development, which shall be responsible for determining compliance with these conditions.

Contact Name – Roger Pelham, 775.328.3622, rpelham@washoecounty.us

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this administrative permit.
- b. The applicant shall submit complete construction plans and building permits shall be issued within two years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits.
- c. The applicant shall attach a copy of the action order approving this project to all administrative permit applications (including building permits) applied for as part of this administrative permit.
- d. The detached accessory structure shall match the main dwelling in color(s).
- e. Trees shall be planted surrounding the structure as shown on the plans submitted for review with the Administrative Permit application.
- f. There shall be complete screening of roof mounted HVAC equipment.
- g. A note shall be placed on all construction drawings and grading plans stating:

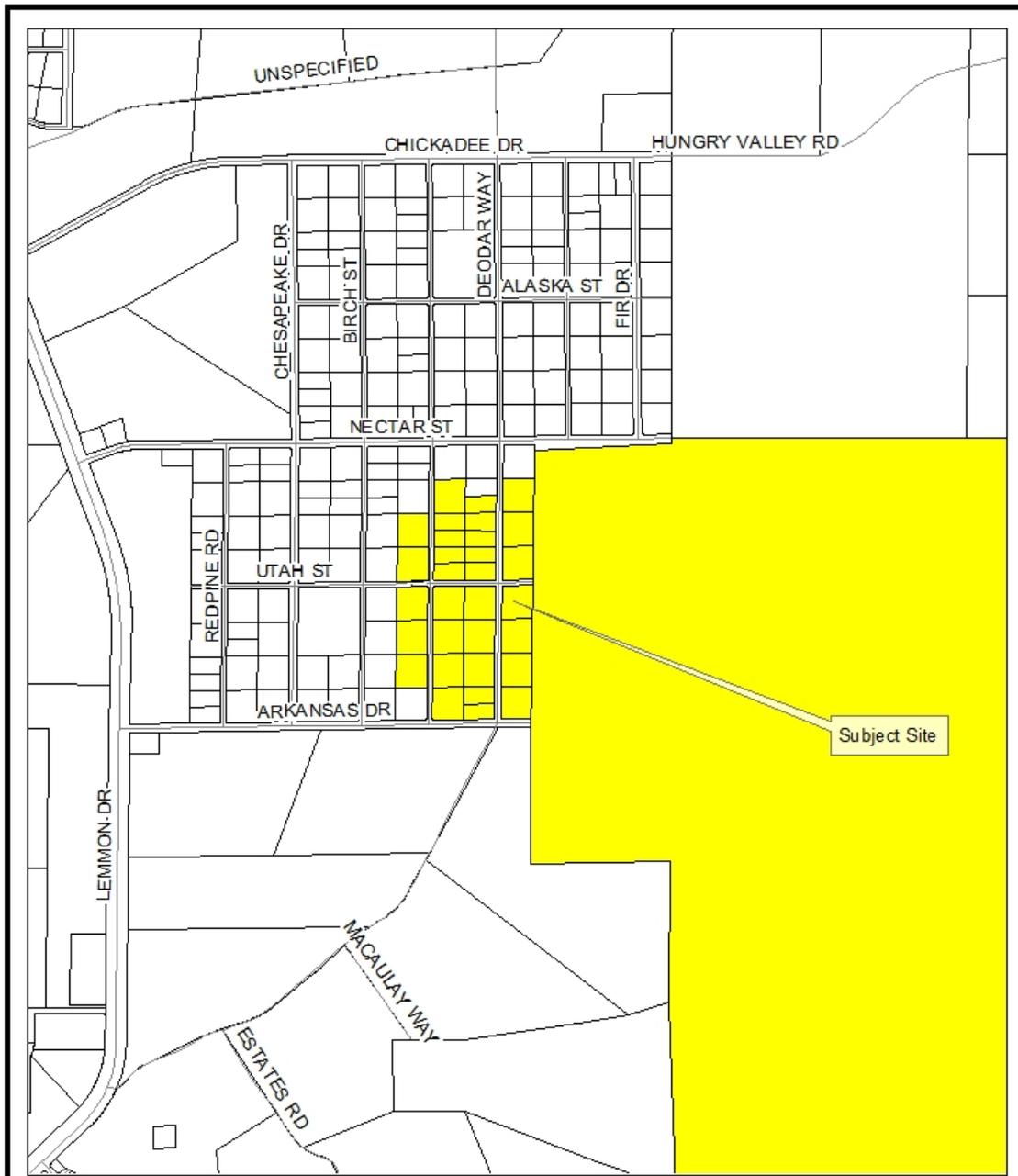
NOTE

Should any prehistoric or historic remains/artifacts be discovered during site development, work shall temporarily be halted at the specific site and the State Historic Preservation Office of the Department of Museums, Library and Arts shall be notified to record and photograph the site. The period of temporary delay shall be limited to a maximum of two (2) working days from the date of notification.

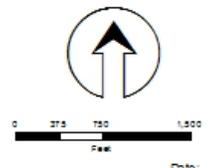
- h. The following **Operational Conditions** shall be required for the life of the development:

1. This administrative permit shall remain in effect until or unless it is revoked or is inactive for one year.
2. Failure to comply with the conditions of approval shall render this approval null and void. Compliance with this condition shall be determined by the Planning and Development Division.
3. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the administrative permit to meet with the Planning and Development Division to review conditions of approval prior to the final sale of the site and/or the administrative permit. Any subsequent purchaser/operator of the site and/or the administrative permit shall notify the Planning and Development Division of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.

*** End of Conditions ***



Mailing Map
Administrative Permit AP15-004
Eldier/Shimkowski DAS
 32 parcels selected at 800 feet
 Source: Planning and Development Division
 \Path to map



Community Services
 Department
WASHOE COUNTY
 NEVADA
 Post Office Box 11120
 Reno, Nevada 89520 (775) 325-2600

ADMINISTRATIVE PERMIT APPLICATION PACKAGE

750 Utah Street, Reno NV 89506

	Cover Memo
Tab 1	Administrative Permit Fee
Tab 2	Development Application
Tab 3	Owner Affidavit
Tab 4	Property Tax Payment -- Account Detail, Washoe Country Treasurer
Tab 5	Application Materials -- Paint Color Chips
Tab 6	Labels -- <i>Not Applicable</i> (Washoe County Planner)
Tab 7	Preliminary Title Report -- Original Package Only
Tab 8	Traffic Impact Report -- <i>Not Applicable</i> (Washoe County Planner)
Tab 9	Site Plan
Tab 10	Floor Plan
Tab 11	Landscaping -- <i>Not Applicable</i> - Shown on Site Plan (Washoe County Planner)
Tab 12	Signage Plan -- <i>Not Applicable</i> (Washoe County Planner)
Tab 13	Lighting Plan -- <i>Not Applicable</i> - Shown on Building Elevation (Washoe County Planner)
Tab 14	Building Elevation
Tab 15	Packets -- 1 Original, 2 Copies plus flash drive with copy of package

To: Reno Community Services Department

Planning and Development

From: Homeowners 750 Utah Street

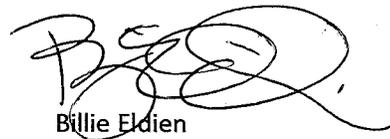
Subj: Administrative Permit Application

Planning and Development Board,

Attached is our Administrative Permit Application package with all requested content. As context for why we are building this structure, we thought it helpful to provide the Board with a short explanation on why we are expending the large amount of effort, time and money to build this structure on our property. We collect and work on a large number of vehicles and motorcycles that are in varying states of condition. The purpose for this Shop Building is to provide us with a large enough structure to store and work on these vehicles and motorcycles without the attendant unsightliness and noise that can come with our hobby. Without this structure, we will have to park the equipment (vehicles, motorcycles, tractors, etc.) in the open on the property and cover some with tarps or other unsightly protective covering. It is our hope that the Planning and Development Board will recognize that the time and money we are proposing to spend on this structure to blend into the environment and minimize any negative impact on surrounding residents is a plan and investment worth approving and considerably better than the alternative of not having this structure to accommodate our hobby.



Ron Shimkowski



Billie Eldien

INSTRUCTIONS ONLY. DO NOT INCLUDE WITH APPLICATION SUBMITTAL.

Administrative Permit Development Application Submittal Requirements

1. **Fees:** See Administrative Permit Fee Worksheet. **Make check payable to Washoe County. Bring your check with your application to Planning and Development. Submit Fee Worksheet with "Original Packet" only. Do not include Fee Worksheet in other copies of the packet. (Note: All fees are waived for Administrative Permits for "temporary occupancy for the care of the infirm" [see Washoe County Development Code Section 110.310.35(g)]; however, the Administrative Permit Application process is still required.)**
2. **Development Application:** A completed Washoe County Development Application form.
3. **Owner Affidavit:** The Owner Affidavit must be signed and notarized by all owners of the property subject to the application request.
4. **Proof of Property Tax Payment:** The applicant must provide a written statement from the Washoe County Treasurer's Office indicating all property taxes for the current quarter of the fiscal year on the land have been paid.
5. **Application Materials:** The completed Administrative Permit Application materials. (Some Administrative Permits, due to the minor impact of the application, will not require some of the requirements. You are encouraged to meet with a planner to determine the applicability of individual requirements.)
6. **Labels:** If there is a mobile home park within five hundred (500) feet of the proposed project, the applicant is required to submit three (3) sets of mailing labels for every tenant residing in the mobile home park.
7. **Title Report:** A preliminary title report, with an effective date of no more than one hundred twenty (120) days of the submittal date, by a title company which provides the following information:
 - Name and address of property owners.
 - Legal description of property.
 - Description of all easements and/or deed restrictions.
 - Description of all liens against property.
 - Any covenants, conditions and restrictions (CC&Rs) that apply.

Submit Title Report with "Original Packet" only. You may be requested to provide additional copies, but do not include Title Report in other copies of the packet.

8. **Traffic Impact Report:** Traffic impact reports are required whenever the proposed development project will generate 80 or more weekday peak hour trips as determined using the latest edition Institute of Transportation Engineers (ITE) trip generation rates or other such sources as may be accepted by the Washoe County Engineering and Capital Projects. Projects with less than 200 peak hour trips may not need to perform an impact analysis for future years. Traffic consultants are encouraged to contact staff prior to preparing a traffic impact report. (See attached Traffic Impact Report Guidelines.)
9. **Site Plan Specifications:**
 - a. Lot size with dimensions drawn using standard engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500') showing all streets and ingress/egress to the property.
 - b. Show the location and configuration of all proposed buildings (with distances from the property lines and from each other), all existing buildings that will remain (with distances from the property lines and from each other), all existing buildings that will be removed, and site improvements on a base map with existing and proposed topography expressed in intervals of no more than five (5) feet.

- c. Show the location and configuration of wells, septic systems and leach fields, overhead utilities, water and sewer lines, and all easements.
- d. Show locations of parking, landscaping, signage and lighting.

10. **Floor Plan Specifications:**

- a. If the project involves the use or construction of a building, include floor plans of the building(s).
- b. If the project involves the construction of an addition to a building or expansion of previously constructed structures, include floor plans of the existing and proposed construction.

N/A 11. **Landscaping:** Landscaping plans may be required. If required, a landscape plan must include: a soils evaluation; color and type of building material, such as fencing material; type of plant material; location of plant material and proposed maintenance schedule; size of plant material at planting and size of plant material at full maturation; type and amount of mulch material; and an irrigation plan.

N/A a. **Planting Plan Specifications.** The planting plan must include all necessary information to satisfy Washoe County Code Section 110.412.60 Planting Standards.

- Location, spacing, size, and genus and/or species of proposed plantings, and identification of existing plants.
- Existing vegetation, natural features, and site improvements on adjoining properties within ten (10) feet of the property line.
- Plant list which includes the following: quantity of proposed plants; existing plants to remain; number of proposed trees; number of existing trees to be preserved; amount of paved area; and the amount of turf.

N/A b. **Irrigation Plan Specifications.** The irrigation plan must include all necessary information to satisfy Washoe County Code Section 110.412.65 Irrigation Standards.

- Location, size, and specifications of water source(s), water mains, meter(s), valves, and the controller.
- Temporary or permanent water irrigation systems.
- Specifications of irrigation equipment identified by manufacturer's name and equipment identification number.
- An approved backflow prevention device is required on all landscape irrigation systems.

N/A 12. **Signage Plan:** Show the location and configuration of all proposed signage including sign dimensions, sign materials, and methods and intensity of lighting.

N/A 13. **Lighting Plan:** Show the location and configuration of all proposed exterior lighting including a detail of the parking lot light fixtures, pole heights, security lighting, and wall mounted illumination fixtures. Parking lot areas shall be depicted showing lumen isolines demonstrating compliance with the provisions of the Washoe County Development Code.

14. **Building Elevations:** All buildings and structures including fences, walls, poles and monument signs proposed for construction within the project shall be clearly depicted in vertical architectural drawings provided in accurate architectural scale. All architectural elevations from all building faces shall be presented.

15. **Packets:** Either one electronic packet (DVD or flash drive) with 3 paper copies **OR** 7 paper copies. **If packet on DVD or flash drive is incomplete, a replacement or additional paper copies will be required.** One (1) packet must be labeled "Original" and must include the fee worksheet (including the appropriate fees) and the original signed and notarized Owner Affidavit. Each packet shall include one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. These materials must be readable. Labeling on these reproductions should be no smaller than 8 point on the 8½ x 11" display. Large format sheets should be included in a slide pocket(s). Any

TAB 1

TAB 2

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

Project Information		Staff Assigned Case No.: _____	
Project Name: Shop/Storage Building			
Project Description: 40' x 80' Shop Building with attached 12' x 80' covered storage (parking vintage automobile collection)			
Project Address: 750 Utah Street, Reno Nevada			
Project Area (acres or square feet): 3,200 Sq Foot building with 960 Sq Foot covered storage			
Project Location (with point of reference to major cross streets AND area locator): Lot 73 of Heppner Subdivision No. 1 at the corner of Deodar Way and Utah Street.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
080-286-04	2.084		
Section(s)/Township/Range: Heppner Subdivision No. 1, Washoe County			
Indicate any previous Washoe County approvals associated with this application:			
Case No.(s). None			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Billie Jo Eldien		Name:	
Address: 750 Utah Street		Address:	
Reno, NV	Zip: 89506		Zip:
Phone: 210-861-7042	Fax:	Phone:	Fax:
Email: rnb1@ymail.com or beldien@ymail.com		Email:	
Cell: 210-861-7042	Other:	Cell:	Other:
Contact Person: B. J. Eldien		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Guardian Construction & Remodel LLC		Name: Ronald Shimkowski	
Address: 7561 Gold Drive		Address: 750 Utah Street	
Reno, NV	Zip: 89506	Reno, NV	Zip: 89506
Phone: 775-453-1970	Fax: 775-453-1970	Phone: 210-861-7024	Fax:
Email: guardianconstllc@gmail.com		Email: rshimkowski@earthlink.net	
Cell: 775-745-6551	Other:	Cell: 210-861-7024	Other:
Contact Person: Jerry Shimkowski		Contact Person: Ron Alt Email rnb1@ymail.com	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Administrative Permit Application Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to administrative permits may be found in Article 808, Administrative Permits.

1. What is the type of project or use being requested?

Shop/Storage building for vintage car and motorcycle collection. Building will not be used as a dwelling.

2. What currently developed portions of the property or existing structures are going to be used with this permit?

None. A new building is being erected on the property.

3. What improvements (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.) will have to be constructed or installed and what is the projected time frame for the completion of each?

Phase 1: The 40' x 80' building with attached 12' x 80' covered storage area. Concrete pad in front of roll-up door. Building will have electrical and will be roughed in for possible future phase 2 plumbing/sewer. No roadway improvements required. Phase 1 estimated completion is within 6 months of building permit approval, weather permitting.

Phase 2: Possible future phase to add plumbing and sewer.

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

Phase 1 - estimated completion is within 6 months of building permit approval, weather permitting.

Phase 2 - possible future phase.

5. 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 property was selected for its rural area and single family homes with similar workshops. T

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

The new shop/storage building will alleviate outside storage of vehicles and equipment associated with our vintage car and motorcycles, thereby improving the aesthetics of the property for the surrounding neighbors while increasing the usability of the space.

Note: Several other properties have junk vehicles and parts of trailers/equipment stored in the open on their lots, negatively impacting the value of adjacent properties. Conversely, the properties with shop buildings have more aesthetic appeal and improve the usability of the properties as well as the look and appearance of the neighborhood.

7. What will you do to minimize the anticipated negative impacts or effects your project will have on adjacent properties?

We selected exterior paint and trim colors which match (as close as possible) the colors on the single family home. These neutral colors will blend into the surrounding area.

We will plant additional trees and plants around the building to integrate the building with existing landscaping and the surrounding area to minimize visual impact for adjacent properties.

8. Please describe operational parameters and/or voluntary conditions of approval to be imposed on the administrative permit to address community impacts.

We selected exterior paint and trim colors which match (as close as possible) the colors on the single family home. These neutral colors will blend into the surrounding area.

We will plant additional trees and plants around the building to integrate the building with existing landscaping and the surrounding area to minimize visual impact for adjacent properties.

9. How many improved parking spaces, both on-site and off-site, are available or will be provided? (Please indicate on site plan.)

Not applicable. The shop/storage building will not have a parking lot. Storage will be inside the main building or within the covered storage area (which has side walls).

10. What types of landscaping (e.g. shrubs, trees, fencing, painting scheme, etc.) are proposed? (Please indicate location on site plan.)

Drawings show the installation of proposed fir and crab apple trees. The existing white rail fence in front of the property will remain.

11. What type of signs and lighting will be provided? On a separate sheet, show a depiction (height, width, construction materials, colors, illumination methods, lighting intensity, base landscaping, etc.) of each sign and the typical lighting standards. (Please indicate location of signs and lights on site plan.)

No signs or lighted signs will be installed. The only exterior lighting will be safety lighting with motion sensors, similar to the exterior lighting on the main dwelling.

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

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
-----------------------------------------	-----------------------------

13. Utilities:

a. Sewer Service	Septic
b. Water Service	Well

For most uses, the 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:

c. Permit #	N/A	acre-feet per year	
d. Certificate #	N/A	acre-feet per year	
e. Surface Claim #	N/A	acre-feet per year	
f. Other, #	N/A	acre-feet per year	

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

Per discussion with planner, this section not applicable.

TAB 3

TAB 4

TAB 5

TAB 6

Not Applicable

TAB 7

State of Nevada
of Washoe }
On this 30th day of June A. D. one thousand nine hundred and fifty-eight
personally appeared before me Stanley Peek, a Notary Public
in and for the County of Washoe, State of Nevada,
M. S. Peek known to me to be the
President of the corporation that executed the foregoing instrument,
and upon oath did depose that he is the officer of said corporation as above designated;
that he is acquainted with the seal of said corporation, and that the seal of said
instrument is the corporate seal of said corporation; that the signatures on said instrument
were made by the officers of said corporation as indicated after said signatures, and that
the said corporation executed the said instrument freely and voluntarily, and for the uses
and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official
seal the day and year in this certificate first above written.

Stanley Peek
Notary Public in and for the County of Washoe, State of Nevada.

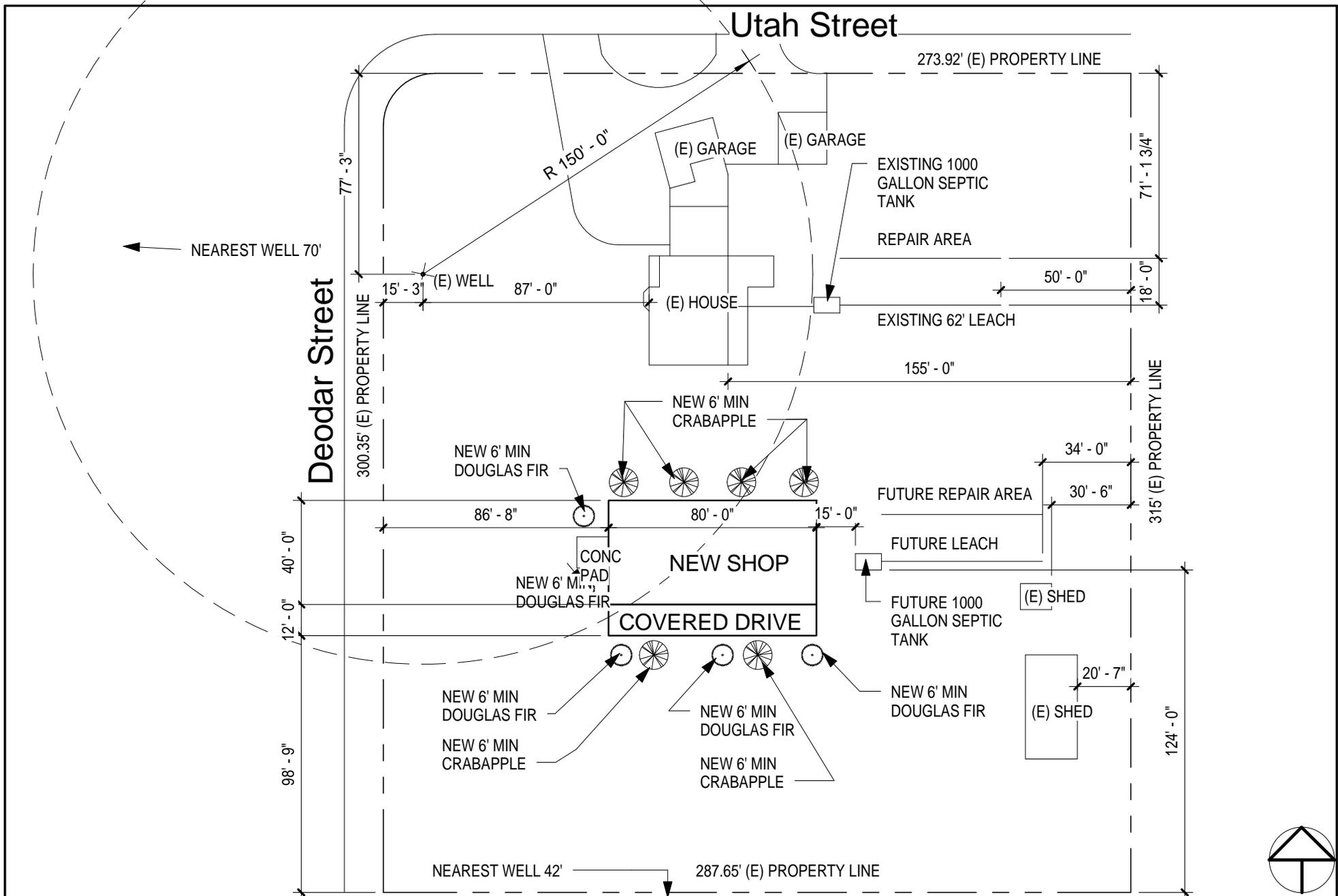
Form No. 28 N—ACKNOWLEDGMENT—Corporation

DOCUMENT No. 289396
Filed for record at the request of Yessman Valley Land Co
JUL 2 - 1958 at 15 minutes past 1 o'clock P. M.
Recorded in Book 8 of LIENS AND MISCELLANEOUS
Page 387 Records of Washoe County, Nevada.
Fee: \$ 6.15
WILLIAM LLOYD County Recorder
Stanley Peek Deputy

TAB 8

Not Applicable

TAB 9



Site Plan 6/10/2015 9:53:52 AM

Shimkowski Residence Shop Addition
 750 Utah Street
 Reno, NV
 APN 080-286-04

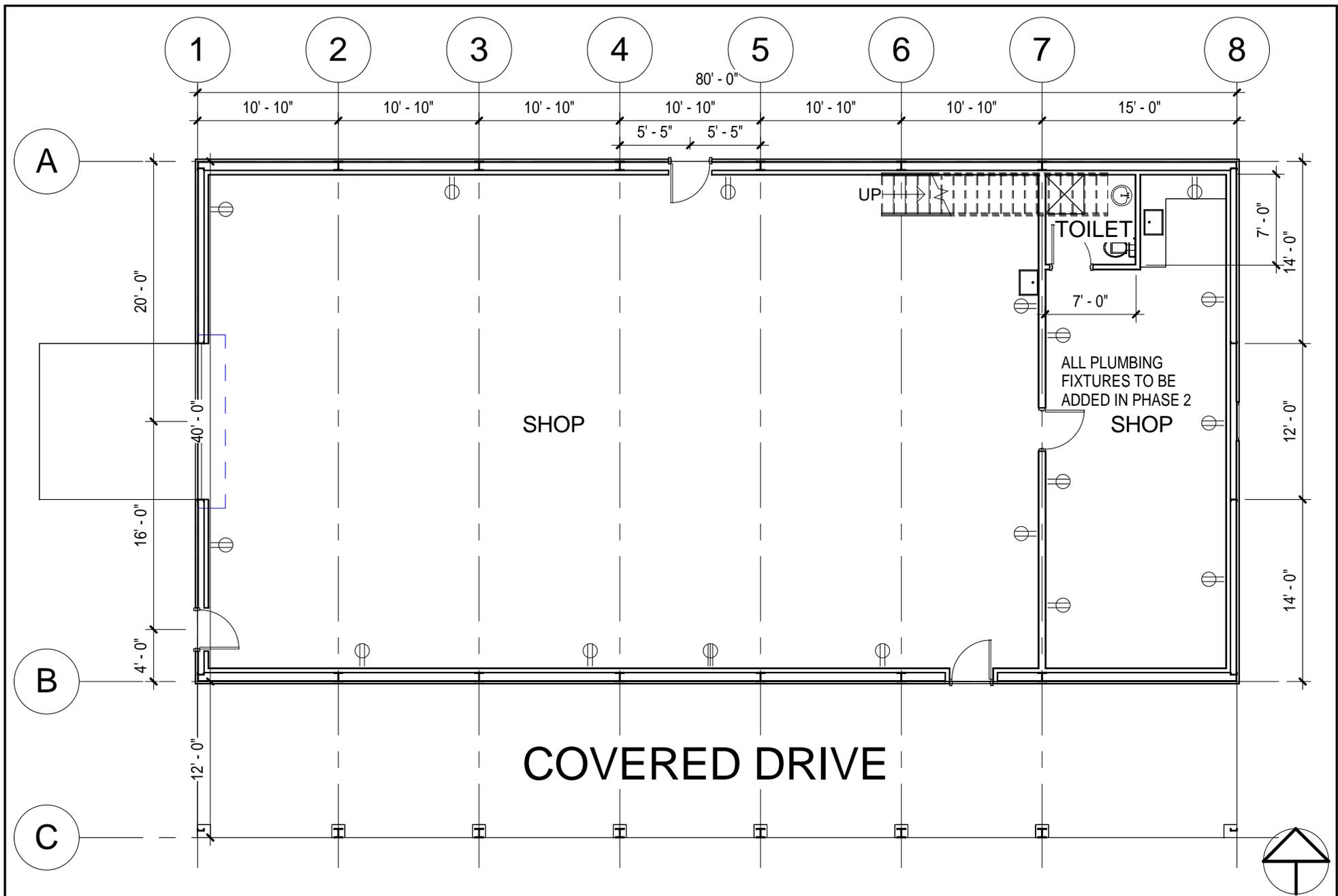
FRAME
ARCHITECTURE
INC

8985 Double Diamond Pkwy
 Suite B8
 Reno, NV 89521
 775 827 9977 phone
 jframe@framearchitecture.com

A1.0

AP15-004
EXHIBIT C

TAB 10



Level 1 Floor Plan

6/10/2015 9:53:57 AM

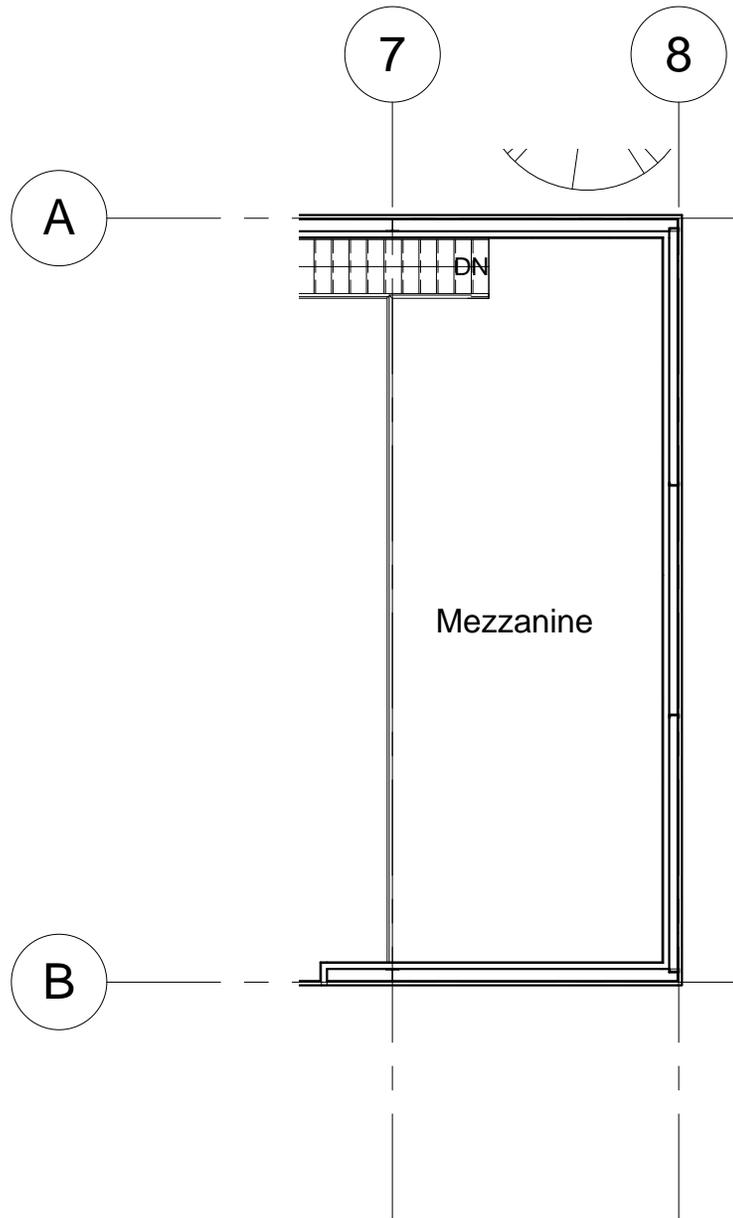
Shimkowski Residence Shop Addition
 750 Utah Street
 Reno, NV
 APN 080-286-04



8985 Double Diamond Pkwy
 Suite B8
 Reno, NV 89521
 775 827 9977 phone
 jframe@framearchitecture.com

A1.1

AP15-004
 EXHIBIT C



Mezzanine Floor Plan

6/10/2015 9:53:59 AM

Shimkowski Residence Shop Addition
 750 Utah Street
 Reno, NV
 APN 080-286-04



8985 Double Diamond Pkwy
 Suite B8
 Reno, NV 89521
 775 827 9977 phone
 jframe@framearchitecture.com

A1.2

AP15-004
 EXHIBIT C

TAB 11

Not Applicable

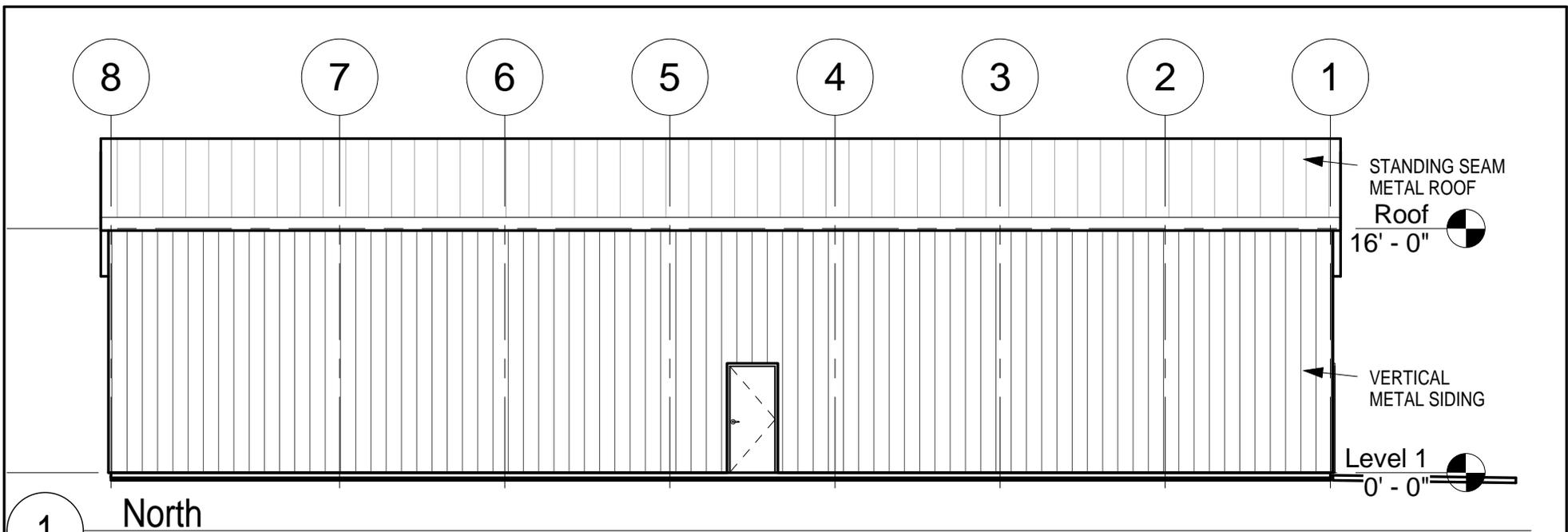
TAB 12

Not Applicable

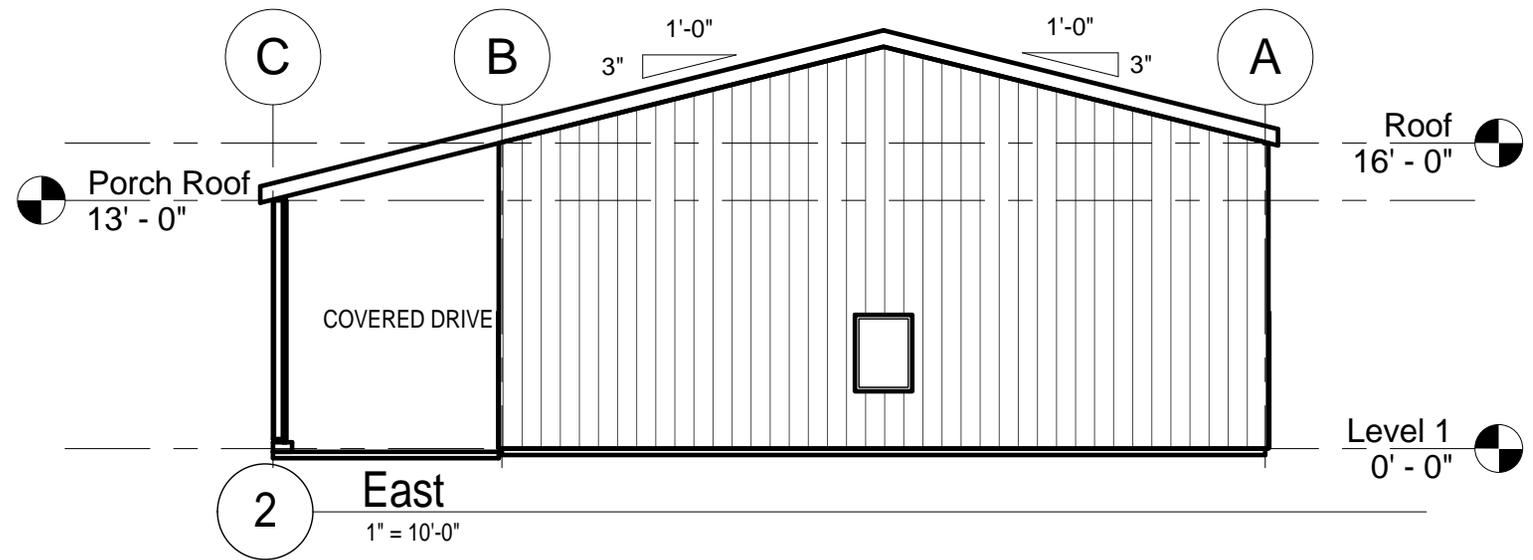
TAB 13

Not Applicable

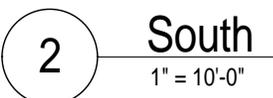
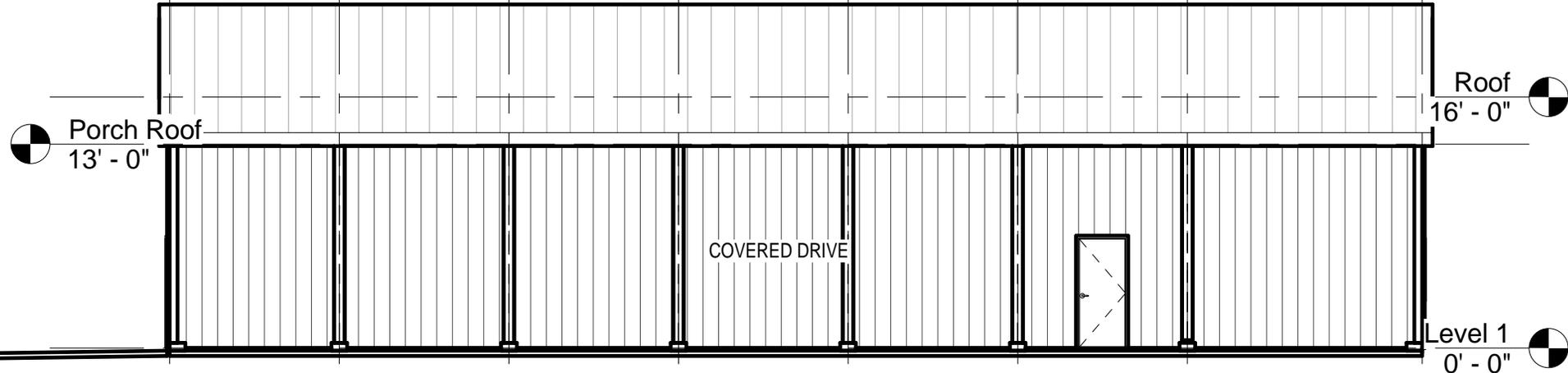
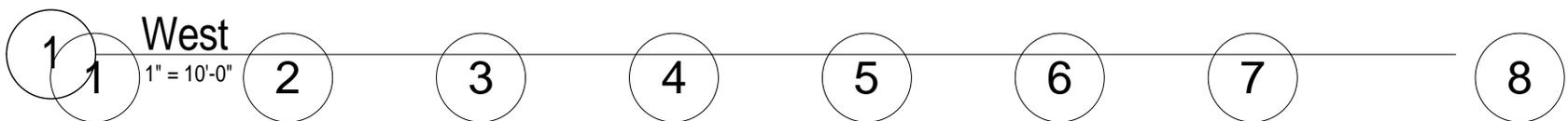
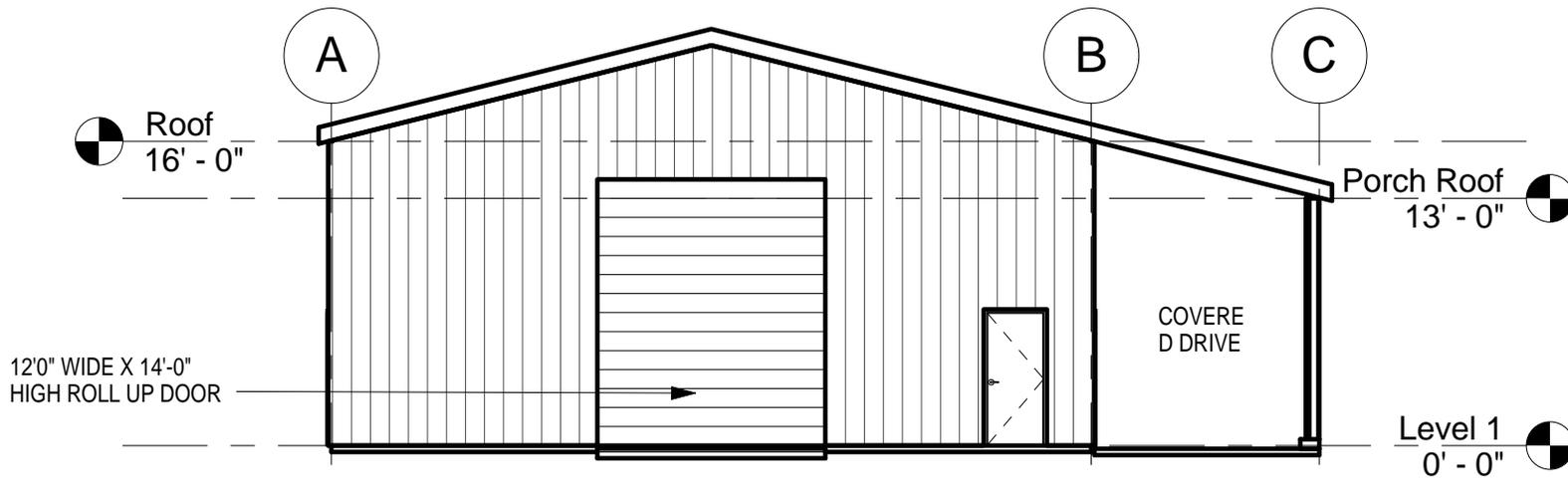
TAB 14



1 North
1" = 10'-0"



2 East
1" = 10'-0"



Exterior Elevations

6/10/2015 9:54:02 AM

Shimkowski Residence Shop Addition
 750 Utah Street
 Reno, NV
 APN 080-286-04



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A1.4

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 EXHIBIT C

TAB 15