



Board of Adjustment Staff Report

Meeting Date: July 7, 2022

Agenda Item: 9A

ADMINISTRATIVE CASE NUMBER:

WADMIN22-0013 (Keithley Garage)

BRIEF SUMMARY OF REQUEST:

Approval of an administrative permit for a detached accessory structure larger than the primary residence.

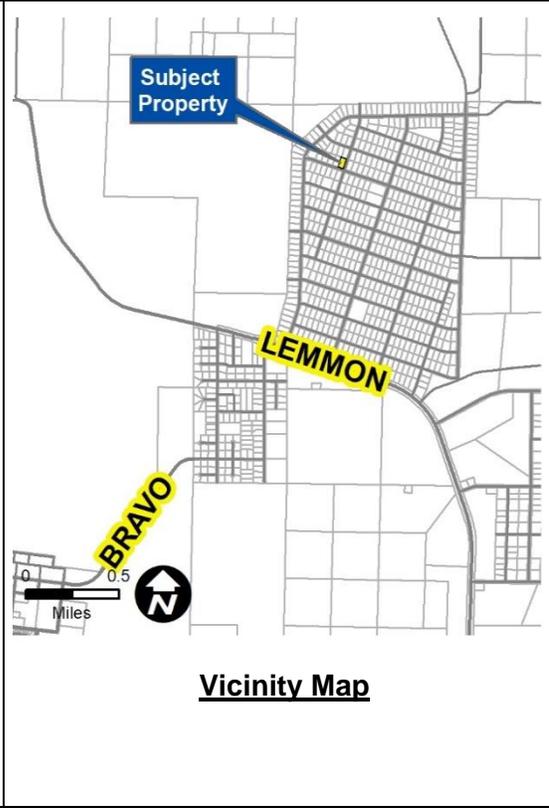
STAFF PLANNER:

Mitch Markey, Planner
Phone Number: 775.328.2722
E-mail: mmarkey@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion, and possible action to approve an administrative permit for a detached accessory structure larger than the primary residence. The proposed pre-manufactured detached metal garage is 2,400 square feet, and the primary residence is 1,056 square feet.

Applicant: Michael Tribble
 Property Owner: Russel Keithley & Michael Haase
 Location: 11895 Fir Drive, Reno, NV 89506
 APN: 080-385-02
 Parcel Size: 1.098 acres
 Master Plan: Suburban Residential
 Regulatory Zone: Low Density Suburban (LDS)
 Area Plan: North Valleys (NV)
 Development Code: Authorized in Article 808, Administrative Permits
 Commission District: 5 – Commissioner Herman



STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

POSSIBLE 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 WADMIN22-0013 for Russel Keithley and Michael Haase, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Development Code Section 110.808.25.

(Motion with Findings on Page 7)

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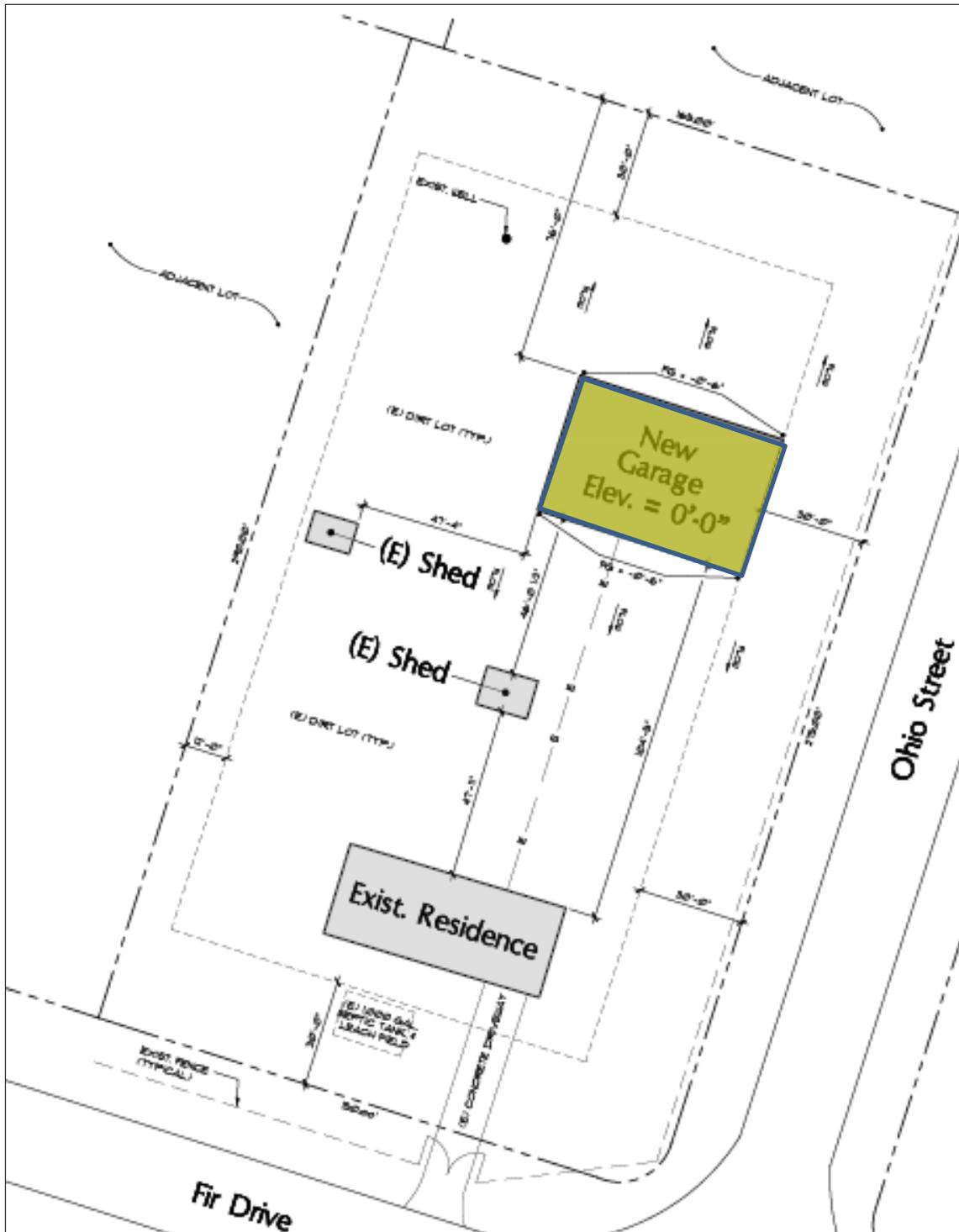
Project Application Exhibit D

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 or the Hearing Examiner 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 WADMIN22-0013 is attached to this staff report and will be included with the action order.

The subject property is designated as Low Density Suburban (LDS) in the North Valleys Area Plan. Detached accessory structures that are larger than the existing main structure are permitted within the LDS regulatory zone subject to approval of an administrative permit per Washoe County Code Section 110.306.10(d). This ensures review of the building height and architecture compatibility with surrounding dwellings prior to the issuance of a building permit. The applicant is seeking approval of this administrative permit from the Board of Adjustment.



Site Plan

Project Evaluation

The applicant is requesting an administrative permit to approve a 2,400 square foot premanufactured metal panel detached accessory structure on the same parcel of land where a 1,056 square foot residence is located. The foundation of the structure will be a 6" concrete pad with steel reinforced aprons. The structure will be an average of 15.5 feet in height and will have a non-reflective surface. The applicant is proposing electricity but not plumbing in the structure. The structure will have LED motion detection lighting at the two doorways, but no other exterior lighting is proposed. Washoe County Code Section 110.306.10(d) requires the approval of an administrative permit for a detached accessory structure that is larger than the existing main structure.

The parcel is ± 1.25 acres and has a regulatory zone of Low Density Suburban (LDS). The surrounding parcels are of a similar size and are also zoned Low Density Suburban (LDS). The proposed garage is located on the northern portion of the parcel. Since the structure is taller than 12 feet average height it must comply with yard setbacks for the main dwelling unit stipulated in Article 406 Building Setback Requirements. The minimum LDS building setback requirement is 30 feet on the front and rear of the property and 12 feet on the sides of the property. The proposed garage meets these setback requirements.

The space planned to be used for the detached structure is currently occupied by numerous inoperable vehicles. The applicant states in the application that the purpose of the garage is to store these vehicles in order to come into compliance with development code. There was code violation reported in 2020 but it has since been closed. The Planning Department has been contacted by two neighbors that have expressed concerns with the current conditions of the lot and the use of a detached structure to address this issue.

North Valleys Area Plan

The subject parcel is located within the North Valleys Area Plan. There are no pertinent policies from the Area Plan that are applicable to the proposed request.

Reviewing Agencies

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

Agencies	Sent to Review	Responded	Provided Conditions	Contact
Washoe County Building & Safety	X			
Washoe County Engineering & Capital Projects	X	X		
Washoe County Land Development	X			
Washoe County Parks & Open Space	X	X		
WCHD Air Quality	X			
WCHD EMS	X	X		
WCHD Environmental Health	X	X	X	David Kelly, dakelly@washoecounty.gov
TMFPD	X	X	X	Brittany Lemon, BLemon@tmfpd.us
Regional Transportation Commission (All Apps)	X			
Washoe-Storey Conservation District (All Apps)	X	X		

All conditions required by the contacted agencies can be found in Exhibit A, Conditions of Approval.

Staff Comment on Required Findings

WCC 110.808.25 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.

- (a) **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: The requested detached accessory structure does not conflict with the action programs, policies, standards, and maps of the Master Plan and the North Valleys Area Plan. The parcel is located within the Low Density Suburban (LDS) zone which allows for detached accessory structures larger than the primary dwelling on the same parcel pursuant to the issuance of an administrative permit granted by the Board of Adjustment.

- (b) **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: A detached accessory structure will not create a significant demand on the existing utilities, roadway improvements, sanitation, or water supply. The detached accessory structure will have electricity. There will be no plumbing associated with the structure. The project application was reviewed by Washoe County Engineering, which did not express any issues with regards to utilities, public facilities, and adjacent roads.

- (c) **Site Suitability.** That the site is physically suitable for a detached metal garage and for the intensity of such a development.

Staff Comment: The subject parcel is ± 1.25 acres with adequate space for a detached garage providing the ability to meet all setback requirements.

- (d) 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: Issuance of a permit for a detached accessory structure 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. The project application was reviewed by Washoe County Health Department and the Engineering Division, both of which did not express issues related to public health, safety, or welfare.

- (e) 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 required noticing distance of the proposed structure; therefore, this finding is not required to be made.

Recommendation

After a thorough analysis and review, Administrative Permit Case Number WADMIN22-0013 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 WADMIN22-0013 for Russel Keithley and Michael Haase, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Development Code Section 110.808.25:

- (a) 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;
- (b) 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;
- (c) Site Suitability. That the site is physically suitable for a detached metal garage and for the intensity of such a development;
- (d) 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;
- (e) 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.

Appeal Process

Board of Adjustment action will be effective 10 calendar days after the written decision is filed with the Secretary to the Board of Adjustment and mailed to the original applicant, 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 Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Board of Adjustment and mailed to the original applicant.

Applicant: Michael Tribble
mhaase1956@gmail.com

Property Owner: Russel Keithley
planemoreno@rocketmail.com



Conditions of Approval

Administrative Permit Case Number WADMIN22-0013

The project approved under Administrative Permit Case Number WADMIN22-0013 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on July 7, 2022. 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 Planning and Building Division.

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.

Operational conditions are subject to review by the Planning and Building Division prior to the renewal of a business license each year. Failure to adhere to the operational conditions may result in the Planning and Building Division recommending that the business license not be renewed until conditions are complied with to the satisfaction of Washoe County.

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.

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 Building Division

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

Contact Name – Mitch Markey, Planner, 775.328.2722, mmarkey@washoecounty.gov

- a. The metal building shall be a non-reflective, subdued color so that the building is compatible with the surrounding high desert environment.
- b. The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this administrative permit.
- c. The applicant shall demonstrate substantial conformance to the plans approved as part of this administrative permit. Planning and Building shall determine compliance with this condition.
- d. The applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and initial 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. Compliance with this condition shall be determined by the Planning and Building Division.
- d. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any cairn or grave of a Native American be discovered during site development, work shall temporarily be halted at the specific site and the Sheriff's Office as well as the State Historic Preservation Office of the Department of Conservation and Natural Resources shall be immediately notified per NRS 383.170.

Washoe County Health District

2. The following condition is a requirement of the Health District, which shall be responsible for determining compliance with this condition. The District Board of Health 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.

Contact Name – Dave Kelly, EHS Supervisor, 775.328.2434, dakelly@washoecounty.gov

- a. All Building permits associated with the construction of the proposed project must be routed for review and approval by Washoe County Health District.
- b. Prior to EHS approval of additional structures on the property by EHS, the proposal must meet all applicable setbacks to the existing septic system and leave adequate room for repair. In all instances, the lot must allow sufficient space for two complete septic systems, meeting all applicable and required setbacks. Location of existing field may be required as part of plan review process.

Truckee Meadows Fire Protection District

3. The following condition is a requirement of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with this condition.

Contact Name – Brittany Lemon, Fire Captain, 775.326.6079, blemon@tmfpd.us

Washoe County Conditions of Approval

- a. This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply. <https://tmfpd.us/fire-code/>

*** End of Conditions ***

WASHOE COUNTY HEALTH DISTRICT

ENHANCING QUALITY OF LIFE

May 24, 2022

Washoe County Community Services
Planning and Development Division
PO Box 11130
Reno, NV 89520-0027

RE: Keithley Garage; 080-385-02
Administrative Permit ; WADMIN22-0013

Dear Washoe County Staff:

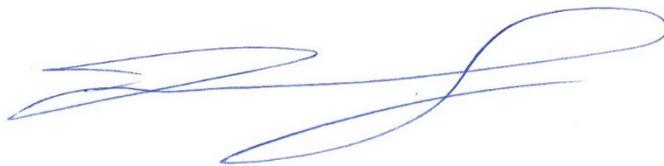
The following conditions are requirements of the Washoe County Health District, Environmental Health Division (EHS), which shall be responsible for determining compliance with these conditions.

Contact Name – David Kelly

- All Building permits associated with the construction of the proposed project must be routed for review and approval by Washoe County Health District
- Prior to EHS approval of additional structures on the property by EHS, the proposal must meet all applicable setbacks to the existing system and leave adequate room for repair. In all instances, the lot must allow sufficient space for two complete septic systems, meeting all applicable and required setbacks. Location of existing field may be required as part of plan review process.

If you have any questions or would like clarification regarding the foregoing, please contact Dave Kelly, EHS Supervisor at dakelly@washoecounty.us regarding all Health District comments.

Sincerely,



Dave Kelly, REHS
EHS Supervisor
Environmental Health
Washoe County Health District

ENVIRONMENTAL HEALTH SERVICES

1001 East Ninth Street | P.O. Box 11130 | Reno, Nevada 89520
775-328-2434 | Fax: 775-328-6176 | washoecounty.us/health

Serving Reno, Sparks and all of Washoe County, Nevada | Washoe County is an Equal Opportunity Employer



Public Health
Prevent. Promote. Protect.

WADMIN22-0013
EXHIBIT B

From: [Lemon, Brittany](#)
To: [Stark, Katherine](#)
Cc: [Way, Dale](#)
Subject: WADMIN22-0013 (Keithley Garage) Conditions of Approval
Date: Monday, May 23, 2022 8:46:53 AM
Attachments: [image001.png](#)

Good Morning Katy,

“This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply.”

<https://tmfpd.us/fire-code/>.

Thank you.

Brittany Lemon

Fire Captain - Fire Prevention | Truckee Meadows Fire & Rescue

blemon@tmfpd.us | Office: 775.326.6079 | Cell: 775.379.0584

3663 Barron Way, Reno, NV 89511



“Committed to excellence, service, and the protection of life and property in our community”

From: [Program, EMS](#)
To: [Stark, Katherine](#)
Cc: [Program, EMS](#)
Subject: FW: May Agency Review Memo I
Date: Thursday, May 19, 2022 8:09:51 AM
Attachments: [May Agency Review Memo I.pdf](#)
[Outlook-bif1otnh.png](#)
[Outlook-4vh1jzca.png](#)
[Outlook-ukay33je.png](#)
[Outlook-mlixdykl.png](#)
[Outlook-wtmrpb0l.png](#)

Apologies. I intended to send to "KRSTARK" but mistyped.

Sorry for the delay.

Sabrina.

Sabrina Brasuell

EMS Coordinator | Epidemiology and Public Health Preparedness
Washoe County Health District
sbrasuell@washoecounty.gov | Cell: (775) 830-7118 | Office: (775) 326-6043
1001 E. Ninth St., Bldg. B. Reno, NV 89512

From: Program, EMS <EMSProgram@washoecounty.gov>
Sent: Thursday, May 19, 2022 7:59 AM
To: Stark, Karen <KStark@washoecounty.gov>
Cc: Program, EMS <EMSProgram@washoecounty.gov>
Subject: FW: May Agency Review Memo I

Good morning,

The EMS Program has reviewed the May Agency Review Memo I - Administrative Permit Case Number WADMIN22-0013 (Keithley Garage) and has no concerns or questions at this time based on the information provided.

Thank you,

Sabrina.

Sabrina Brasuell

EMS Coordinator | Epidemiology and Public Health Preparedness
Washoe County Health District
sbrasuell@washoecounty.gov | Cell: (775) 830-7118 | Office: (775) 326-6043
1001 E. Ninth St., Bldg. B. Reno, NV 89512

From: Albarran, Adriana <AAlbarran@washoecounty.gov>
Sent: Thursday, May 12, 2022 3:50 PM



WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects

1001 EAST 9TH STREET
RENO, NEVADA 89512
PHONE (775) 328-3600
FAX (775) 328.3699

INTEROFFICE MEMORANDUM

DATE: May 26, 2022

TO: Katy Stark, Planner, Planning and Building Division

FROM: Robert Wimer, P.E., Engineering and Capital Projects Division

SUBJECT: **WADMIN22-0013**
APN 080-385-02
Keithley Garage

GENERAL PROJECT DISCUSSION

Washoe County Engineering staff has reviewed the above referenced application. The Engineering and Capital Projects Division recommends approval.



From: [Kirschenman, Sophia](#)
To: [Stark, Katherine](#)
Subject: Parks Comments Re: WADMIN22-0013
Date: Thursday, May 12, 2022 3:56:32 PM
Attachments: [Outlook-0bnbngsv.png](#)
[Outlook-l3ma4v24.png](#)
[Outlook-n3jir3ul.png](#)
[Outlook-1axtl4dc.png](#)
[Outlook-belupiyt.png](#)

Hi Katy,

I've reviewed WADMIN22-0013 (Keithley Garage) on behalf of Washoe County Regional Parks and Open Space and have no comments or conditions.

Thanks,



[Sophia Kirschenman](#)
Park Planner | Community Services Department
775.328.3623 | 1001 E. 9th Street, Reno, NV 89512

[My working hours: Monday-Friday 8 am to 5 pm](#)

Please consider the environment before printing this e-mail.



Washoe-Storey Conservation District

Bret Tyler Chairmen
Jim Shaffer Treasurer
Cathy Canfield Storey app
Jean Herman Washoe app

1365 Corporate Blvd.
Reno NV 89502
775 857-8500 ext. 131
nevadaconservation.com

May 21, 2022

Washoe County Community Services Department

C/O Katy Stark, Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

Re: WADMINC22-0013 Keithley Garage

Dear Katy,

In reviewing the administrative permit for a detached accessory structure, the Conservation District has the following comment.

We recommend as a condition of approval the detached structure has the same paint color as the primary residence including the roofing material.

Thank you for providing us the opportunity to review the project that may have impacts on our natural resources and any questions call us at (775) 750 8272.

Sincerely,

Jim Shaffer

Community Services Department
Planning and Building
ADMINISTRATIVE PERMIT APPLICATION



Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89512-2845

Telephone: 775.328.6100

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: Keithley Garage			
Project Description: detached 2400 s.f. pre-manufactured metal garage			
Project Address: 11895 Fir Drive Reno, Nevada 89506			
Project Area (acres or square feet): 1.25 Acres			
Project Location (with point of reference to major cross streets AND area locator): Corner of Fir Drive and Ohio Street			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
080-385-02	1.25		
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: Russel Keithley		Name:	
Address: 11895 Fir Drive Reno, Nevada		Address:	
Zip: 89506		Zip:	
Phone: 775-200-3715	Fax:	Phone:	Fax:
Email: planemoreno2rocketmail.com		Email:	
Cell: 775-200-3715	Other:	Cell:	Other:
Contact Person: Russel Keithley		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Michael Tribble		Name: Michael Haase	
Address: 2240 Enterprise Road Reno, Nevada		Address: 11895 Fir Drive Reno, Nevada	
Zip: 89521		Zip: 89506	
Phone: 775-847-7235	Fax:	Phone: 775-525-4664	Fax:
Email: dsa.architecture@gmail.com		Email: mhaase1956@gmail.com	
Cell: 775-544-1376	Other:	Cell: 775-525-4664	Other:
Contact Person: Michael Tribble		Contact Person: Michael Haase	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

WADMIN22-0013
EXHIBIT D

Property Owner Affidavit

Applicant Name: MICHAEL HAASE

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, MICHAEL HAASE
(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): 080-385-02

Printed Name MICHAEL HAASE

Signed [Signature]

Address 11895 FIR DRIVE

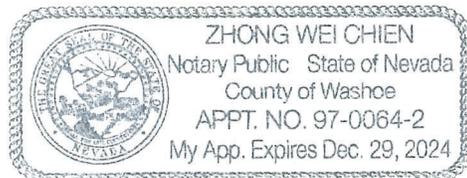
RENO, NV 89506

(Notary Stamp)

STATE OF NV, COUNTY OF WASHOE
Subscribed and sworn to before me this
9 day of MAY, 2022.

[Signature]
Notary Public in and for said county and state

My commission expires: 12/29/2024



*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

**WADMIN22-0013
EXHIBIT D**

**Administrative Permit Application
Supplemental Information**
(All required information may be separately attached)

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

2400 s.f. pre-manufactured detached metal garage

2. What section of the Washoe County code requires the Administrative permit required?

Article 306

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

None

4. 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?

None

5. Is there a phasing schedule for the construction and completion of the project?

September 2022

6. 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 lot size is 1.25 Acres, and will be able to accommodate this building quite easily. The exterior lighting has been kept to a minimum, with motion sensor lighting only at the exterior doors.

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

Since it is a new building, it will enhance the existing house and property, and should be better for the neighborhood.

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

The garage will enhance the current property, as many items (old cars), can be housed in the garage, instead of being left out in the open.

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

Since the building is a private garage, much of the existing debris currently on the property can be housed in the new garage.

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

The site where the building will be located is a dirt lot and multiple parking areas are available anywhere on the site.

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

No additional landscaping will be provided.

12. 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 will be incorporated as part of this project. Exterior lighting will be limited to a motion sensor LED light at each exterior door. Please see Sheet A1.2 for these locations

13. 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.)

Yes No

14. Utilities:

a. Sewer Service	Existing Septic field - see Site Plan, Sheet A0.1 for location.
b. Water Service	Existing Well - see Site Plan, Sheet A0.1 for location.

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 #		acre-feet per year	
d. Certificate #		acre-feet per year	
e. Surface Claim #		acre-feet per year	
f. 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):

There will be no water associated with this building.

Administrative Permit Application Supplemental Information for Care of the Infirm

(All required information, to include the physician's signed affidavit, is considered a public record and will be treated as such by Washoe County. Information may be attached separately)

1. Name of the Infirm:

2400 s.f. pre-manufactured detached metal garage

2. Name of Nevada licensed physician identifying the need for on-premise care and the physician's estimate as to the length of on-premise care required (attach physician's signed affidavit, form on page 11):

Article 306

3. Name(s) of the Caregiver(s):

None

4. Describe the type and size of recreational vehicle or self-contained travel trailer that is proposed for use as a temporary residence of the caregiver. (Attach a site map showing the proposed location.)

5. Describe the arrangements/methods proposed for the temporary provision of:

a. Water Service:

b. Sewage (Sanitary Sewer) Service:

c. Garbage (Solid Waste) Service:

d. Electricity:

e. Natural Gas:

6. What will you do to minimize the anticipated negative impacts or effect your waiver will have on adjacent properties?

The garage will enhance the current property, as many items (old cars), can be housed in the garage, instead of being left out in the open.

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

No additional landscaping will be provided.

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

9. Community Services (provided and nearest facility):

a. Fire Station	
b. Health Care Facility	
c. Elementary School	
d. Middle School	
e. High School	
f. Parks	
g. Library	
h. Citifare Bus Stop	

**WADMIN22-0013
EXHIBIT D**

KEITHLEY GARAGE

For: Russell Keithley
11895 Fir Drive Reno, Nevada 89506
Email: planmoren@rocketmail.com | Phone: 775-200-3715
Assessors Parcel Number: 080-388-02

CONSULTANT

PROFESSIONAL DESIGN: THE DRAWINGS, DESIGN AND INFORMATION CONTAINED ON THIS SHEET ARE THE PROPERTY OF DESIGN SIGNIFICANCE ARCHITECTURE, LLC AND SHALL REMAIN THE PROPERTY OF DESIGN SIGNIFICANCE ARCHITECTURE, LLC AND SHALL NOT BE REPRODUCED, COPIED, REPRODUCED, TRANSMITTED, OR OTHERWISE USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF DESIGN SIGNIFICANCE ARCHITECTURE, LLC. THE INFORMATION ON THIS SHEET IS FOR THE PROJECT IDENTIFIED HEREIN ONLY. ANY OTHER PROJECTS, WHETHER IDENTICAL OR SIMILAR, ARE THE PROPERTY OF DESIGN SIGNIFICANCE ARCHITECTURE, LLC. THE INFORMATION ON THIS SHEET IS NOT TO BE USED FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF DESIGN SIGNIFICANCE ARCHITECTURE, LLC. ANY USE OF INFORMATION ON THIS SHEET FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF DESIGN SIGNIFICANCE ARCHITECTURE, LLC SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO DESIGN SIGNIFICANCE ARCHITECTURE, LLC.

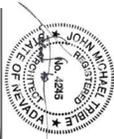
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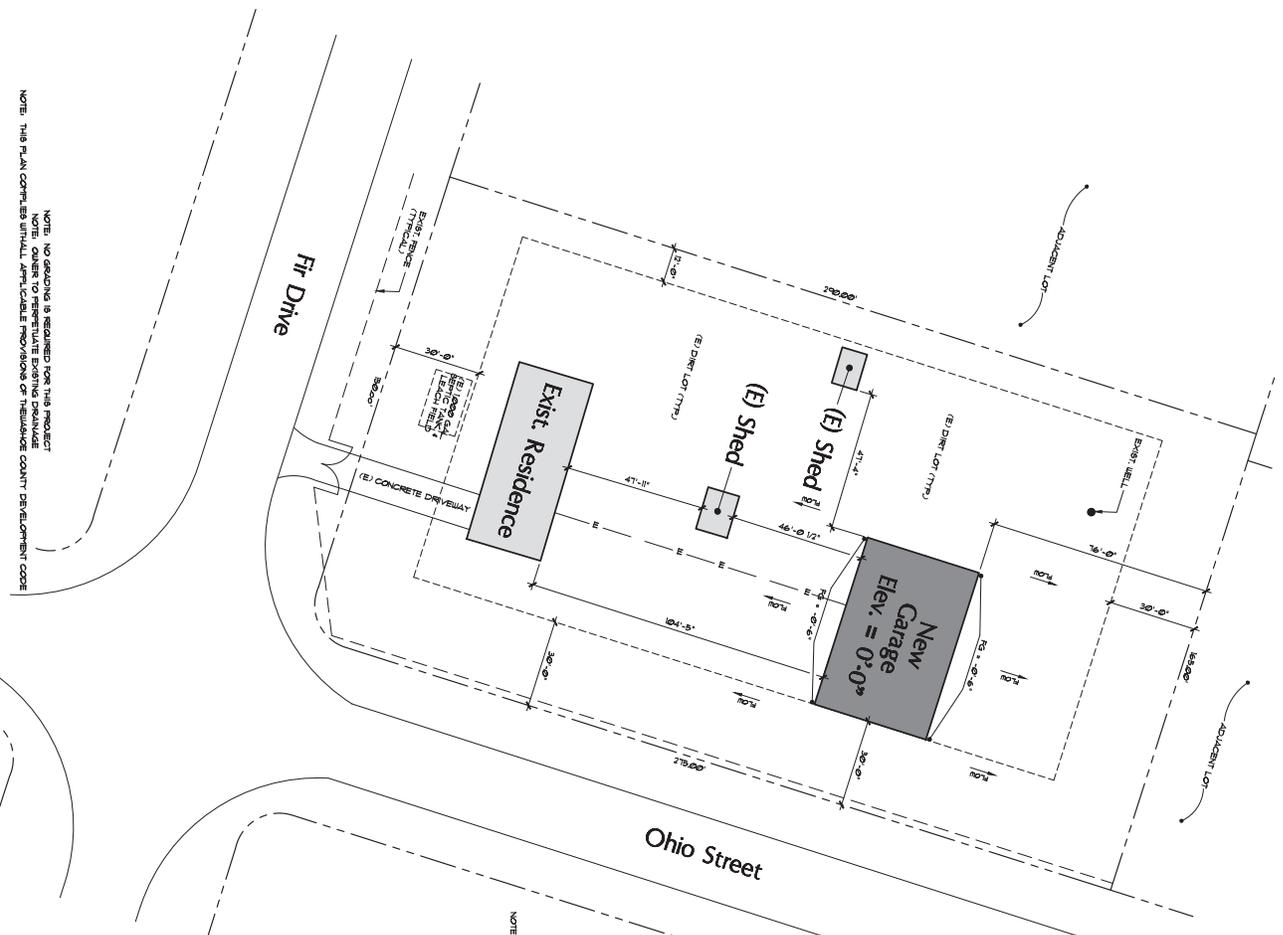
8940 Enterprise Road Reno, Nevada 89521
Voice: 775.847.7935 • Fax: 775.847.7965 • Email: dsa.architecture@gmail.com

SHEET TITLE
ARCHITECTURAL
SITE PLAN

NO.	DATE	REVISIONS



Sheet:
A0.1



LEGEND
 - - - - - NEUL ELECTRICAL LINE
 - - - - - PROPERTY LINE
 - - - - - EASEMENT LINE
 - - - - - SETBACK LINE

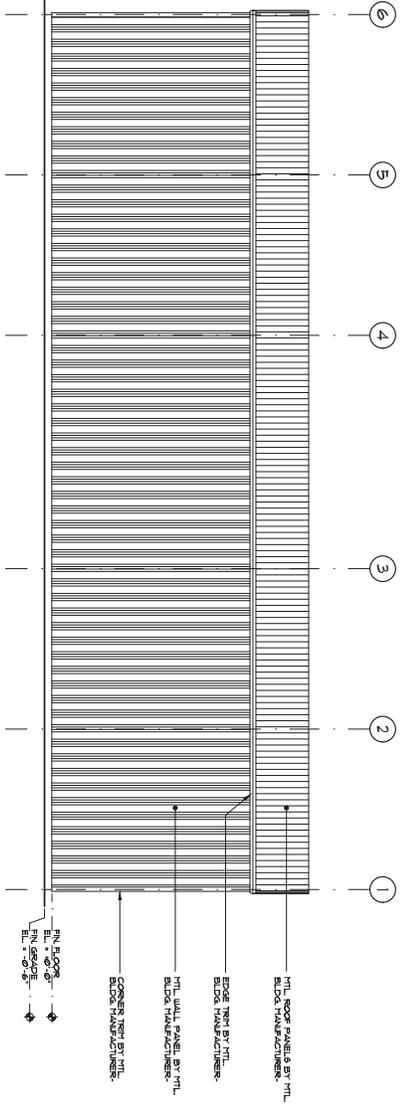
NOTES
 NOTE: NO SIGN SHALL EXCEED 3' IN HEIGHT FROM HOUSE.
 NOTE: THERE IS NO PUBLIC UTILITY WITHIN 400 FT OF THE PROPERTY.
LOT COVERAGE
 LOT AREA IS 4748 SQUARE FEET

NOTE: NO DRAWING IS REQUIRED FOR THIS PROJECT.
 NOTE: OWNER TO REPERMUTE EXISTING DRAINAGE.
 NOTE: THIS PLAN COMPLES INITIAL APPLICABLE PROVISIONS OF NEVADA COUNTY DEVELOPMENT CODE.

1 ARCHITECTURAL SITE PLAN
 SCALE: 1" = 20'-0"

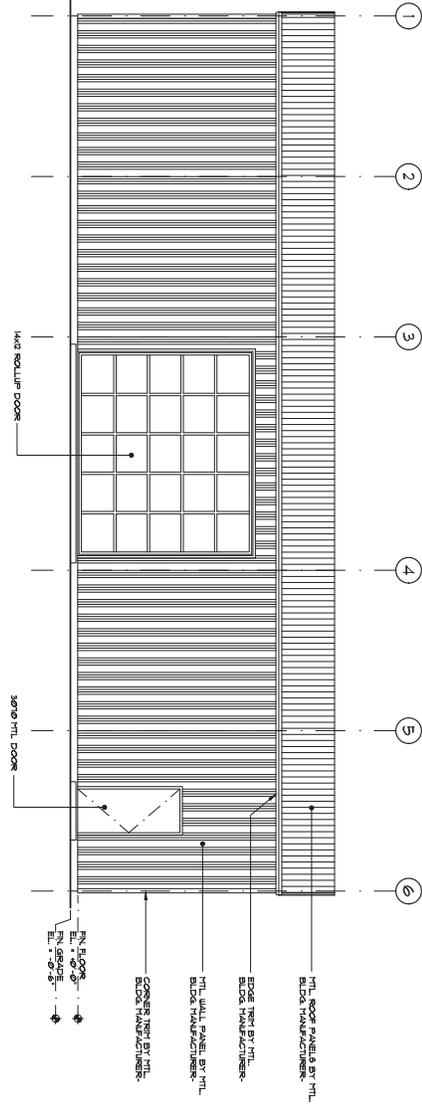


2 NORTH ELEVATION
A2.2 SCALE: 1/4" = 1'-0"



- HTL. ROOF PANEL & BY HTL. BLDG. MANUFACTURER.
- HTL. WALL PANEL BY HTL. BLDG. MANUFACTURER.
- EDGE TRIM BY HTL. BLDG. MANUFACTURER.
- HTL. WALL PANEL BY HTL. BLDG. MANUFACTURER.
- CORNER TRIM BY HTL. BLDG. MANUFACTURER.
- FIN. SLOPE
- FIN. GRADE
- ELL. 0'-0" ±

1 SOUTH ELEVATION
A2.2 SCALE: 1/4" = 1'-0"



- HTL. ROOF PANEL & BY HTL. BLDG. MANUFACTURER.
- EDGE TRIM BY HTL. BLDG. MANUFACTURER.
- HTL. WALL PANEL BY HTL. BLDG. MANUFACTURER.
- CORNER TRIM BY HTL. BLDG. MANUFACTURER.
- FIN. SLOPE
- FIN. GRADE
- ELL. 0'-0" ±



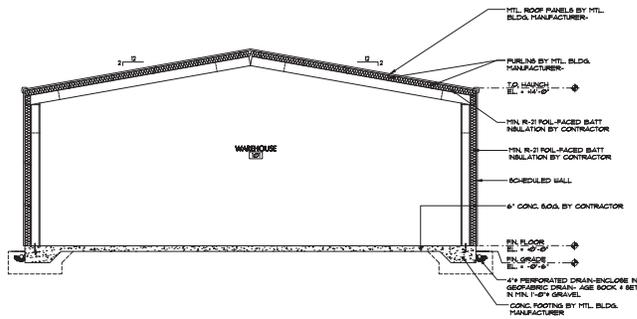
DATE	REVISIONS

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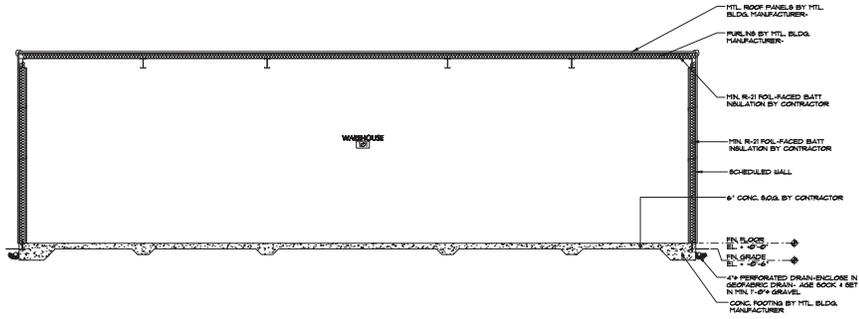
KEITHLEY GARAGE
For: Russell Keithley
11895 Fir Drive Reno, Nevada 89506
Phone: 775-960-9718
Email: planemoreno@rocketmail.com
Assessors Parcel Number: 090-360-0000

WADMIN22-0013
EXHIBIT D



1 BUILDING SECTION
A3.1 SCALE: 1/4" = 1'-0"

NOTE: ALL BUILDING COMPONENTS ARE BY THE HTL. BLDG. MANUFACTURER UNLESS OTHERWISE NOTED
NOTE: SEE METAL BUILDING SHOP DRAWINGS FOR ALL ENGINEERING AND ADDITIONAL INFORMATION NOT SHOWN



2 BUILDING SECTION
A3.1 SCALE: 1/4" = 1'-0"

NOTE: ALL BUILDING COMPONENTS ARE BY THE HTL. BLDG. MANUFACTURER UNLESS OTHERWISE NOTED
NOTE: SEE METAL BUILDING SHOP DRAWINGS FOR ALL ENGINEERING AND ADDITIONAL INFORMATION NOT SHOWN

KEITHLEY GARAGE
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SHEET TITLE
BUILDING SECTIONS

REVISIONS	DATE
1	October 15, 2021



STAMP
April 11, 2022
25
202
Sheet:

A3.1