



Board of Adjustment Staff Report

Meeting Date: November 3, 2022

Agenda Item: 8D

ADMINISTRATIVE CASE NUMBER:

WADMIN22-0023 (Codd Detached Garage)

BRIEF SUMMARY OF REQUEST:

Approval for a detached accessory structure that is larger than the dwelling on the same parcel of land.

STAFF PLANNER:

Chris Bronczyk, Senior Planner
Phone Number: 775.328.3612
E-mail: cbronczyk@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion, and possible action to approve an administrative permit for a 3,200 square foot detached accessory structure larger than the primary residence. The primary residence on the parcel is 1,442 square feet with a 576 square foot detached garage.

Applicant / Property Owner: Ruthvern Living Trust

Location: 705 Oro Loma Road in Washoe Valley

APN: 050-232-08

Parcel Size: 1.02 acres

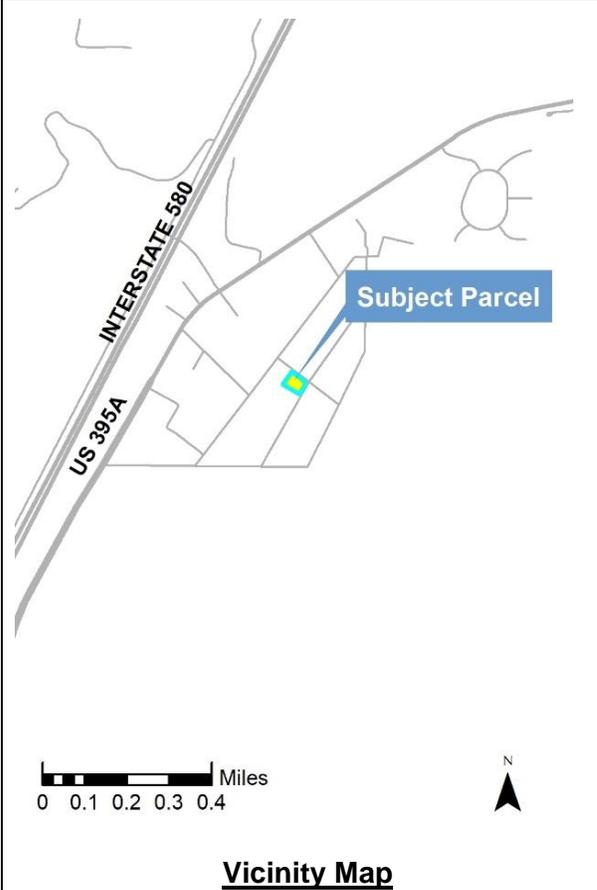
Master Plan: Suburban Residential (SR)

Regulatory Zone: Low Density Suburban (LDS)

Area Plan: South Valleys

Development Code: Authorized in Article 808, Administrative Permits

Commission District: 2 – Commissioner Lucey



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 WADMIN22-0023 for Ruthvern Living Trust, 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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Public Notice Exhibit C

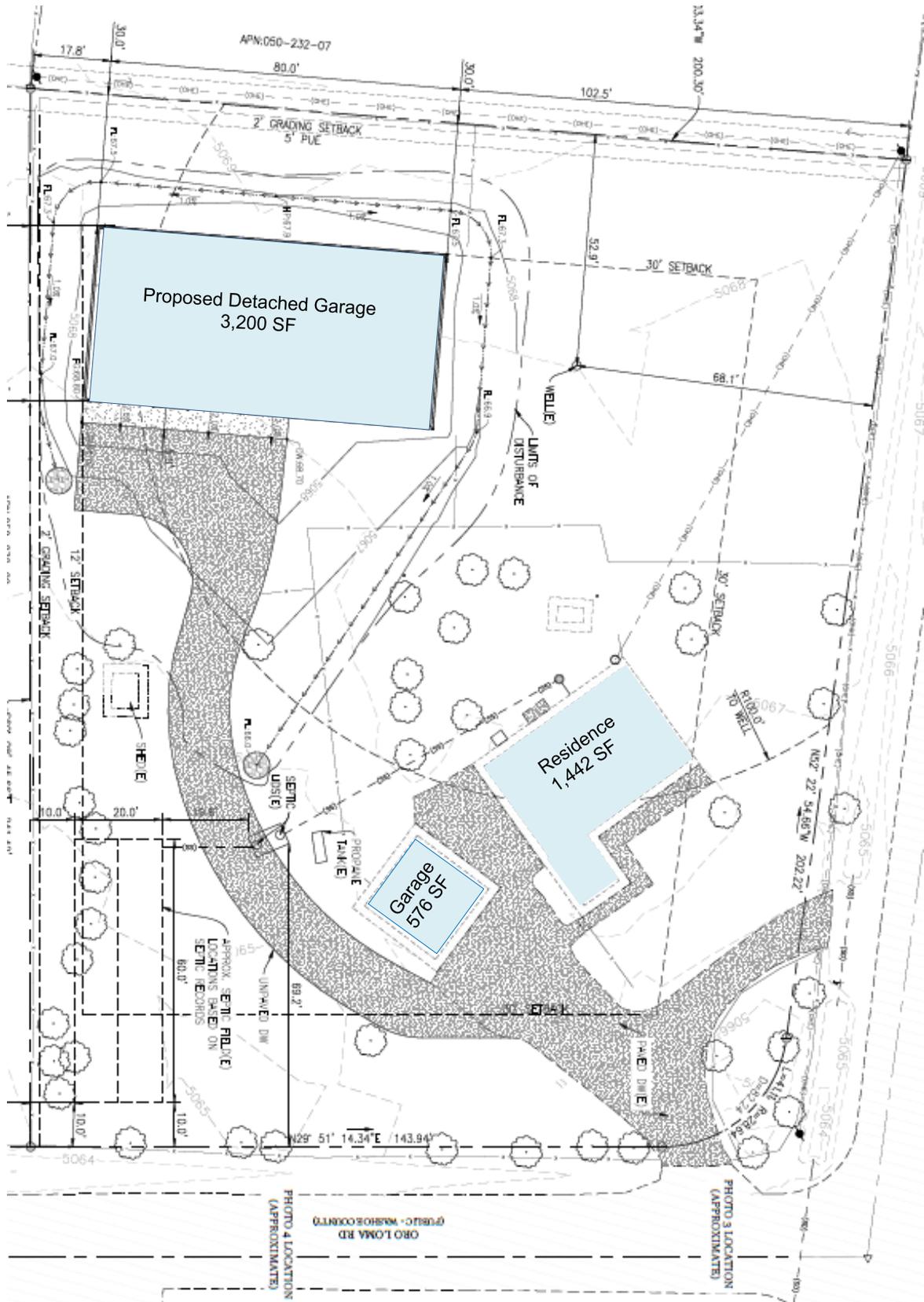
Project Application Exhibit D

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 WADMIN22-0023 is attached to this staff report and will be included with the action order.

The subject property is designated as Low-Density Suburban (LDS) and is located in the South Valleys Area Plan. Accessory structures that are larger than the main residence are permitted within the LDS regulatory zone subject to approval of an administrative permit per WCC 110.306.10 (d).



Site Plan

Project Evaluation

The applicant is requesting an administrative permit to approve a 3,200 square foot detached accessory structure larger than the residence. The residence on the parcel is 1,442 square feet with a 576 square foot detached garage. An administrative permit is required per Washoe County Code 110.306.10 (d), for accessory structures that are larger than the main residence.



Aerial of Subject Parcel

The property is in the Low-Density Suburban (LDS) regulatory zone, which allows accessory structures so long as the overall lot coverage of all buildings does not exceed 25% of the total lot acreage (WCC 101.306.10 (a) 2). The subject property is 1.019 acres and therefore would allow up to 11,096 square feet of lot coverage. This proposed structure complies with that requirement. The proposed garage is a prefabricated metal building, with a plate height of 16 feet, and a ridge height of 21 feet, the structure also falls within the maximum height allowance. The proposed metal detached accessory structure will be required to have the metal siding painted similarly to the residence (Condition 1e). Additionally, the roof is required to be non-reflective (Condition 1f).

As shown on the site plan, the structure is placed 30 feet away from the rear property line and is 12 feet away from side property line, complying with all applicable setbacks of the LDS regulatory zone. The subject property is generally flat. Adjoining lots are generally developed with single-family dwellings and contain several accessory buildings. Existing and proposed development on the subject parcel is consistent with the development in the surrounding area.

The proposed structure will not include any plumbing and must be painted to match the existing single-family dwelling. Limited outdoor lighting is proposed; however, no landscaping is currently proposed, and none is required by the Washoe County Development Code. The proposed structure is consistent with all relevant regulations and plans, in keeping with existing development in the area, and should not pose any detriment.

South Valleys Area Plan

The subject parcel is located within the South Valleys Area Plan. There are no pertinent policies related to detached accessory structures within the Area Plan.

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	X	X	Dan Holly, dholly@washoecounty.gov
Washoe County Engineering & Capital Projects	X			
Washoe County Land Development (All Apps)	X	X		
Washoe County Parks & Open Space	X	X	X	Joanne Lowden, jlowden@washoecounty.gov
Washoe County Sewer	X			
Washoe County Water Rights Manager (All	X	X		
WCHD Air Quality	X	X	X	Genine Rosa, grosa@washoecounty.gov; Joshua Restori,
WCHD EMS	X	X		
WCHD Environmental Health	X	X		
TMFPD	X	X	X	Dale Way, dway@tmfpd.us; 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 South Valleys Area Plan.

***Staff Comment:** The proposed structure doesn't conflict with any parts of the Master Plan or South 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.

Staff Comment: The proposed detached accessory structure shall be accessory to the existing residential use and is not expected to create any substantial impact on utilities, roadways, sanitation, water supply, drainage, or other facilities. The only utility proposed to service the proposed structure is electrical.

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

Staff Comment: The building site is relatively flat and suitable for the proposed detached accessory structure.

- (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: The proposed use is residential, and is consistent with the residential zoning of the parcel. The proposed structure is consistent with development on surrounding parcels and will not be detrimental 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 WADMIN22-0023 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 WADMIN22-0023 for Ruthvern Living Trust, 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 South 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 accessory structure., 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 / Owner: Ruthvern Living Trust
brian.valleypsi@yahoo.com

Representatives: Monte Vista Consulting, Ltd.
mike@montevistaconsulting.com



Conditions of Approval

Administrative Permit Case Number WADMIN22-0023

The project approved under Administrative Permit Case Number WADMIN22-0023 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on November 3, 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.

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.

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

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

1. Planning Division

Contact – Chris Bronczyk, Senior Planner, 775.328.3612, cbronczyk@washoecounty.gov

- a. **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.**
- b. The applicant shall demonstrate substantial conformance to the plans approved as part of this administrative permit.
- c. 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.
- 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.

- e. The accessory structure shall be painted to closely match the primary residence
- f. The accessory structures roof shall be non-reflective.
- g. The applicant shall plant 3 evergreen trees between the proposed Detached Accessory Structure and the road.

2. Building Division

Contact – Rosa Landis, Plans Examiner, 775.328.2034, rlandis@washoecounty.gov

- a. The detached garage must meet the requirements of the 2018 IRC, 2018 IWUIC, and 2018 Northern Nevada Amendments. This project is in a high fire risk area with a non-conforming water source. Please have the applicant contact Truckee Meadows Fire Protection District to determine the amount of defensible space that can be provided. The applicant can use this information to determine the required IWUIC IR construction

classification using the table below. (IR1NC with non-conforming defensible space, IR1 construction with 50' of defensible space, and IR2 construction with 75' of defensible space)

TABLE 503.1 IGNITION-RESISTANT CONSTRUCTION						
DEFENSIBLE SPACE (Chapter 6)	Fire Hazard Severity (Chapter 4)					
	Moderate Hazard		High Hazard		Extreme Hazard	
	Water Supply		Water Supply		Water Supply	
	Conforming	Nonconforming	Conforming	Nonconforming	Conforming	Nonconforming
Nonconforming	IR 2	IR 1	IR 1	IR 1 NC	IR 1 NC	Not Permitted
Conforming	IR 3	IR 2	IR 2	IR 1	IR 1	IR 1 NC
1.5 Conforming	Not Required	IR 3	IR 3	IR 2	IR 2	IR 1

*Note: IR 1 NC shall have exterior walls of 1 hour fire resistive construction **and** exterior siding material shall be noncombustible.*

3. Truckee Meadows Fire Protection District

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

Contact– Dale Way, Deputy Fire Chief, 775.326.6000, dway@tmfpd.us

- 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/>

Washoe County Health District

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.

4. Environmental Health

Contact Name – James English, REHS, CP-FS, EHS Supervisor, 775.328.2610, jenglish@washoecounty.gov

- a. The application is for a parcel which is served by an onsite sewage disposal system and onsite domestic well.
- b. If the application is approved, the WCHD will require the applicant site a suitable repair leach field on the garage building plans to ensure that if the primary field fails there is adequate room for a new field to be installed
- c. Approval of this administrative permit in no way implies the approval of the location of size of the garage until a full review is completed by the WCHD.

5. Air Quality

**Contact – Genine Rosa, Senior Air Quality Specialist, 775.328.7204,
grosa@washoecounty.gov**

- a. Any dust generating activity, regardless of size of disturbance, will be subject to the Washoe County District Board of Health Regulation Governing the Air Quality Management Division, 040.030 Dust Control. Except when engaged in commercial agricultural operations, no person may disturb the topsoil by removing, altering, or overlaying the ground cover through scraping, burning, excavating, storing of fill, application of palliative, or any other method on any real property unless reasonable precautions are taken to prevent generation of dust during both the active development phases and thereafter if the property is to remain unoccupied, unused, vacant or undeveloped.
- b. If disturbance will be greater than 1 acre then a Dust Control Permit will be required prior to breaking ground, failure to do so may result in enforcement action resulting in a Notice of Violation with associated fines. For Dust Control Permit questions call AQMD at 775-784-7200 or visit www.OurCleanAir.com.

*** End of Conditions ***

From: [Rosa, Genine](#)
To: [Bronczyk, Christopher](#)
Subject: September Agency Review Memo II
Date: Thursday, September 15, 2022 2:37:03 PM

Administrative Case Number WADMIN22-0023 (Codd Detached Garage)

Any dust generating activity, regardless of size of disturbance, will be subject to the Washoe County District Board of Health Regulation Governing the Air Quality Management Division, 040.030 Dust Control. Except when engaged in commercial agricultural operations, no person may disturb the topsoil by removing, altering, or overlaying the ground cover through scraping, burning, excavating, storing of fill, application of palliative, or any other method on any real property unless reasonable precautions are taken to prevent generation of dust during both the active development phases and thereafter if the property is to remain unoccupied, unused, vacant or undeveloped.

If disturbance will be greater than 1 acre then a Dust Control Permit will be required prior to breaking ground, failure to do so may result in enforcement action resulting in a Notice of Violation with associated fines. For Dust Control Permit questions call AQMD at 775-784-7200 or visit www.OurCleanAir.com.

P.S. – Please be sure to click the link below and sign up to receive air quality news, updates, public notices and more via e-mail.

Genine Rosa

Senior Air Quality Specialist | Air Quality Management Division | Washoe County Health District
grosa@washoecounty.gov | O: (775) 784-7204 | 1001 E. Ninth St., Bldg. B, Reno, NV 89512

*My work hours are M – Th 7am – 4:30 pm and Friday 7-11 am

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From: [Landis, Rosa](#)
To: [Bronczyk, Christopher](#)
Subject: September Agency Review - Memorandum II, Items 3,5, & 9
Date: Tuesday, September 27, 2022 1:38:17 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Good afternoon Chris,

I have reviewed items 3, 5, & 9 for the Building Division and here are my comments:

Item 3 – WADMIN22-0023 (Codd Detached Garage)

- The detached garage must meet the requirements of the 2018 IRC, 2018 IWUIC, and 2018 Northern Nevada Amendments. This project is in a high fire risk area with a non-conforming water source. Please have the applicant contact Truckee Meadows Fire Protection District to determine the amount of defensible space that can be provided. The applicant can use this information to determine the required IWUIC IR construction classification using the table below. (IR1NC with non- conforming defensible space, IR1 construction with 50’ of defensible space, and IR2 construction with 75’ of defensible space)

TABLE 503.1 IGNITION-RESISTANT CONSTRUCTION						
DEFENSIBLE SPACE (Chapter 6)	Fire Hazard Severity (Chapter 4)					
	Moderate Hazard		High Hazard		Extreme Hazard	
	Water Supply		Water Supply		Water Supply	
	Conforming	Nonconforming	Conforming	Nonconforming	Conforming	Nonconforming
Nonconforming	IR 2	IR 1	IR 1	IR 1 NC	IR 1 NC	Not Permitted
Conforming	IR 3	IR 2	IR 2	IR 1	IR 1	IR 1 NC
1.5 Conforming	Not Required	IR 3	IR 3	IR 2	IR 2	IR 1

Note: IR 1 NC shall have exterior walls of 1 hour fire resistive construction and exterior siding material shall be noncombustible.

From: [Program, EMS](#)
To: [Bronczyk, Christopher](#)
Cc: [Program, EMS](#)
Subject: FW: September Agency Review Memo II
Date: Monday, September 19, 2022 10:16:46 AM
Attachments: [Outlook-htebtf3c.png](#)
[Outlook-ri51cd4r.png](#)
[Outlook-eedwpinh.png](#)
[Outlook-fvpb4iuw.png](#)
[Outlook-ef11gs5d.png](#)
[September Agency Review Memo II.pdf](#)
[image001.png](#)

Good morning,

The EMS Program has reviewed the September Agency Review Memo II - Administrative Case Number WADMIN22-0023 (Codd Detached 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



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INTEROFFICE MEMORANDUM

DATE: September 27, 2022
TO: Chris Bronczyk, Planner, Planning and Building Division
FROM: Robert Wimer, P.E., Engineering and Capital Projects Division

SUBJECT: WADMIN22-0023
APN 050-232-08
Codd Detached Garage

GENERAL PROJECT DISCUSSION

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



QUALITY
PUBLIC SERVICE



INTEGRITY



EFFECTIVE
COMMUNICATION

From: [Way, Dale](#)
To: [Bronczyk, Christopher](#)
Cc: [Lemon, Brittany](#)
Subject: WADMIN22-0023 (Codd Detached Garage)
Date: Friday, September 16, 2022 9:47:35 AM
Attachments: [image001.png](#)
[IFC 503.1.1 Small Building.jpg](#)

Chris,

“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/>.

This is High WUI Fire Hazard Area.

With the proposed building at the rear of the property, it appears that they have an access issue to mitigate as we cannot stretch hose lines around the proposed building without driving to the back yard of the home. Based on their proposal, it does not appear that the proposed area in front of the garage would meet the requirements for a fire apparatus turnaround. I would suggest the installation of a 20 foot wide access gate(s) on the Wayne Rd side of the property to mitigate this issue.

We probably need a discussion with developer/contractor.

Thank you.

Dale Way

Deputy Fire Chief | Truckee Meadows Fire & Rescue

dway@tmfpd.us | Office: 775.326-6000

3663 Barron Way, Reno, NV 89511



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**WASHOE COUNTY
HEALTH DISTRICT**
ENHANCING QUALITY OF LIFE

September 18, 2022

Washoe County Community Services
Planning and Development Division

RE: Codd Detached Garage; 050-232-08
Administrative Case; WADMIN22-0023

Dear Washoe County Staff:

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

Contact Name – James English - jenglish@washoecounty.us

- a) Condition #1: The application is for a parcel which is served by an onsite sewage disposal system and onsite domestic well.
- b) Condition #2: If the application is approved, the WCHD will require the applicant site a suitable repair leach field on the garage building plans to ensure that if the primary field fails there is adequate room for a new field to be installed.
- c) Condition #3: Approval of this administrative permit in no way implies the approval of the location of size of the garage until a full review is completed by the WCHD.

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

Sincerely,



James English, REHS, CP-FS
EHS Supervisor
Environmental Health Services
Washoe County Health District

From: [Lowden, Joanne](#)
To: [Bronczyk, Christopher](#)
Subject: WADMIN 22-0023 (Codd Detached Garage)
Date: Tuesday, September 27, 2022 12:07:28 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Hi Chris,

I reviewed #3 WADMIN 22-0023 (Codd Detached Garage) on behalf of the Regional Parks and Open Space Program and have no comments/conditions for this case.

Thanks,



Joanne Lowden
Natural Resource Planner
Community Services Department | Regional Parks and Open Space
jlowden@washoecounty.us | Office: [775-328-2039](tel:775-328-2039)
1001 E. Ninth St., Reno, NV 89512



From: [Weiss, Timber A.](#)
To: [Bronczyk, Christopher](#)
Subject: WADMIN22-0023 Water Rights
Date: Wednesday, September 28, 2022 10:41:05 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Hello,

No increase in water demand, therefore no water rights comments.

Thank you,



Timber Weiss, PE | Professional Engineer

Engineering & Capital Projects Division | Community Services Department

1001 E. 9th Street, Bldg A Reno, NV 89512

tweiss@washoecounty.gov | Office Voice Mail: 775.954.4626 or 775.433.0769

Visit us first online: www.washoecounty.us/csd

For additional information, email engineering@washoecounty.us or call 775.328.2040





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

September 20, 2022

Washoe County Community Services Department

C/O Chris Bronczyk, Senior Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

R: WADMIN22-0023 Codd Detached Garage

Dear Chris,

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

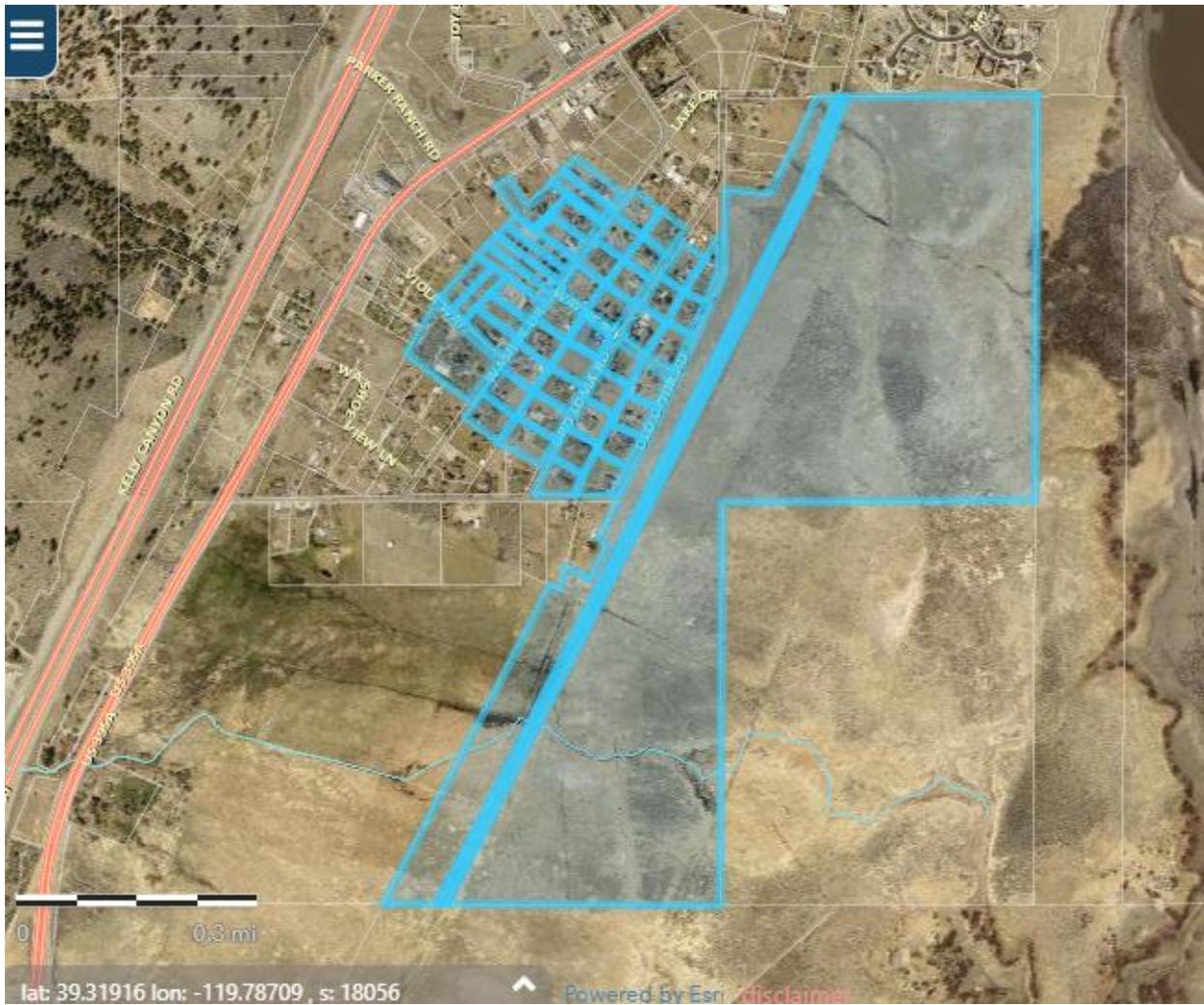
The District recommends the prefabricated metal building and roof color either closely matches the primary residence and or has a softer earth color palette instead of the proposed metal look. To further soften the look of this structure adding several evergreen and deciduous trees to the north side of the proposed garage.

Additionally, the applicant submits to the District for approval a vegetative plan prepared by a qualified professional that includes a seed mix based on soil type.

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



52 Parcels within 750 Feet

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: Codd Garage			
Project Description: The construction of a detached garage for an existing single family residence.			
Project Address: 705 Oro Loma Rd			
Project Area (acres or square feet): 1.02 acres			
Project Location (with point of reference to major cross streets AND area locator): At the southwest intersection of Wayne Road and Oro Loma Road			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
050-232-08	1.02		
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: Ruthven Living Trust		Name: Monte Vista Consulting, Ltd.	
Address: 705 Oro Loma Rd		Address: 575 E. Plumb Ln, Suite 101	
Washoe Valley, NV Zip: 89704		Reno, NV Zip: 89502	
Phone: Fax:		Phone: 775.235.8404 Fax:	
Email: brian.valleypsi@yahoo.com		Email: mike@montevistaconsulting.com	
Cell: 813.359.8069 Other:		Cell: Other:	
Contact Person: Brian Codd		Contact Person: Mike Vicks	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Owner		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):	

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

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

Detached garage.

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

Section 110.306.10 - Detached Accessory Structures.

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

The proposed detached garage will be accessed via the existing driveway and utilized by the owner.

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?

See Narrative

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

The project will be constructed in a single phase.

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?

See Narrative

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

The proposed project will have no impact on surrounding properties.

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

The proposed project will have no impact on surrounding properties.

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

N/A

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

No additional parking is required or proposed for the development.

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

No additional landscaping beyond minimal revegetation is proposed

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.)

Minimal on-building lighting will be provided.

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.)

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

14. Utilities:

a. Sewer Service	Septic System
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 #		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):

All utilities are existing and no water/septic connections are proposed.

Project Information

Location: 705 Oro Loma Rd

APN: 050-232-08

Site Area: 1.02 ac

Developed Area: 0.19 ac

Disturbance: 0.26 ac

Zoning: LDS

Master Plan Designation: SR

Proposed Use: Detached Accessory Structure

Administrative Permit Required for: Per Washoe County Code 110.306.10 (d) a garage that is larger than the main structure.

Pre-Development Discussion

Existing Conditions & Development:

The site is developed with an existing $\pm 1,442$ residence, ± 576 detached garage, an exterior tack shed and a circular driveway at the corner of Oro Loma Road and Wayne Road. The slopes throughout the site are generally mild with natural slopes from northwest to southeast. The site is moderately vegetated directly around the existing house and along Oro Loma Road. The remainder of the site is undeveloped open fields. The site is serviced by a private onsite well and septic system.

Surrounding Properties:

- | | | |
|----------------------------------|-------------|------------------|
| ○ North: Wayne Road | Zoning: N/A | Use: Public Road |
| ○ South: Undeveloped Residential | Zoning: LDS | Use: Vacant |
| ○ East: Oro Loma Road | Zoning: N/A | Use: Public Road |
| ○ West: Developed residential | Zoning: LDS | Use: SFR |

Proposed Development Discussion

Proposed Improvements:

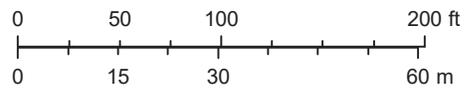
The proposed detached garage is consistent with the established master plan and zoning district. Additionally, the building placement is in conformance with the building setbacks for the Low Density Suburban zoning district. Improvements include the construction of a $\pm 3,200$ s.f. detached garage and unpaved access which will connect to the existing driveway without the need for any additional street access. The garage will be a prefabricated metal building with a plate height of 16' and a ridge height of approximately 21'. The existing tack shed will be eliminated in association with the proposed improvements. The proposed improvements will be constructed in a single phase upon approval of the building permit.

Zoning Map



September 2, 2022

1:1,128



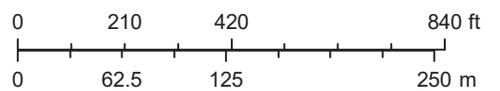
Washoe County
Washoe County GIS
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Vicinity Map

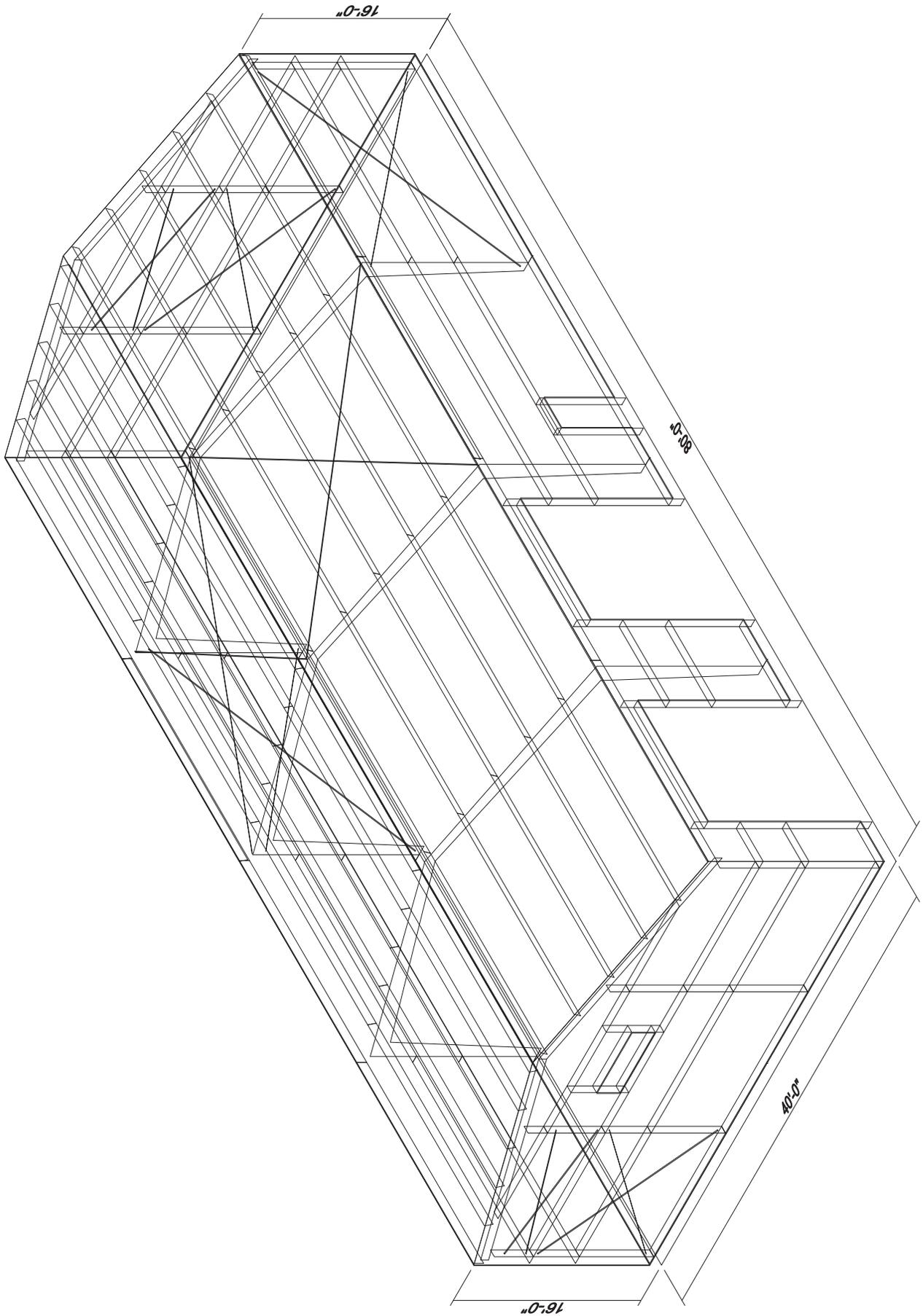


September 2, 2022

1:4,514



Washoe County GIS
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



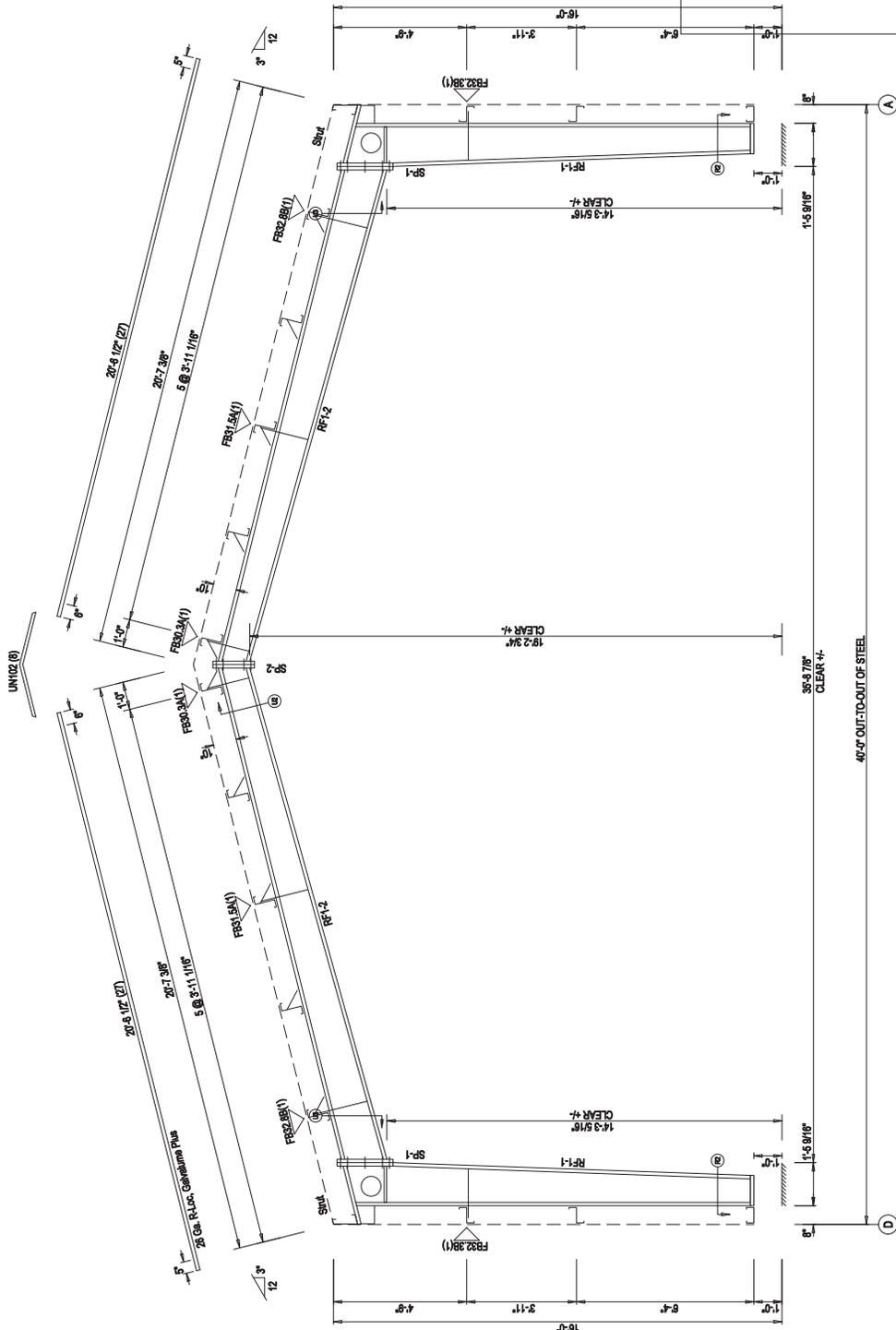
SPLICE BOLT TABLE

Mark	Qty	Top	Bot	Int	Type	Dia	Length
SP-1	4	4	4	2	A325	1.000	2.75
SP-2	4	4	4	0	A325	0.625	2.00

MEMBER TABLE

Mark	Web Depth		Web Plate		Outside Flange		Inside Flange	
	Start/End	Thick	Length	W x Thk x Length	W x Thk x Length	W x Thk x Length	W x Thk x Length	
RF1-1	10.0/16.9	0.135	12'-7 13/16"	5 x 1/4" x 14'-2 15/16"	5 x 1/4" x 4'-5 9/16"	5 x 1/4" x 4'-5 9/16"	5 x 1/4" x 4'-5 9/16"	
RF1-2	16.9/17.0	0.188	1'-11 7/16"	5 x 1/4" x 2'-1 15/16"	5 x 5/16" x 8'-5 3/8"	5 x 5/16" x 8'-5 3/8"	5 x 5/16" x 8'-5 3/8"	
RF1-2	16.0/10.0	0.135	18'-7 5/16"	5 x 1/4" x 18'-3 1/4"	5 x 5/16" x 8'-2 5/16"	5 x 5/16" x 8'-2 5/16"	5 x 1/4" x 8'-2 1/2"	

▽ FLANGE BRACES: FBx (1 or 2)
 x = length(in)
 (1) One Side; (2) Two Sides
 B - BS14
 A - BS16



RIGID FRAME ELEVATION: FRAME LINE 2 3 4

NOTE:
 ALL DIMENSIONS, QUANTITIES, LOCATIONS, SIZES, AND SPECIFICATIONS ARE SUBJECT TO BE CHANGED UPON FINAL DESIGN AND RELEASE OF PERMIT DRAWINGS.



2 Emerald Drive East, Suite 200
 Raleigh, North Carolina 27602
 PHONE: 919-344-8410
 www.wadmin22.com

ISSUE	DESCRIPTION	DATE	DRN	CHK	DES
P	PERMIT	1/22	TBD	MBS	TBD

DESCRIPTION	RIGID FRAME ELEVATION
CUSTOMER	BRIAN COD
END USER	BRIAN COD
SCALE	NOT TO SCALE
PROJECT NO.	57650
DATE	1/22
OF	TBD
P	

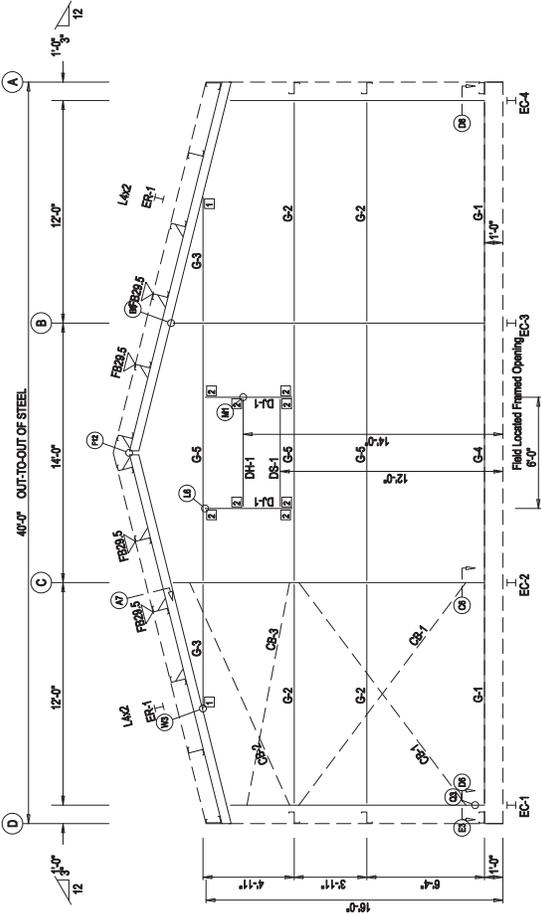
TRIM TABLE					
FRAME LINE	ID	QUAN	PART	LENGTH	DETAIL
FRAME LINE 1	1	2	C8706	20'-4"	TRIM 6
	2	2	C7646102	10'-2"	TRIM 66
	3	2	C7646	12'-2"	TRIM 66
	4	1	C7654.6	6"	
	5	2	AF983L6	9 1/8"	
	6	2	AF9826	8 1/16"	
	7	1	C7676	1'-4"	
	8	1	C76698	6"	TRIM_100
	9	1	AF983R8	9 1/8"	
	10	2	C8706	3'-7"	TRIM 50
	11	2	JMS	7'-2"	TRIM 50
	12	1	AF9806	7'-4"	TRIM 51
	13	1	HES	6'-3"	TRIM 51
	14	1	C8706	7'-4"	TRIM 51

BOLT TABLE					
FRAME LINE	LOCATION	QUAN	TYPE	DIA	LENGTH
FRAME LINE 1	ER-1/ER-1	8	A325	5/8"	1 1/2"
	Column/Ref	4	A325	1/2"	1 1/4"

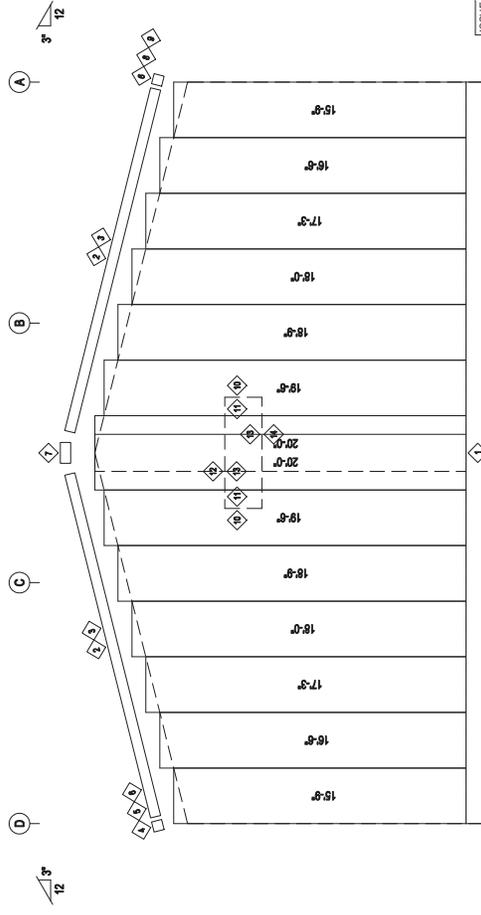
MEMBER TABLE				
FRAME LINE	QUAN	MARK	PART	LENGTH
FRAME LINE 1	1	EC-1	WBX10	13'-6 7/16"
	1	EC-2	WBX10	16'-6 7/16"
	1	EC-3	WBX10	16'-6 7/16"
	1	EC-4	WBX10	13'-6 7/16"
	2	ER-1	W06531	20'-6 7/8"
	1	DH-1	8X25C16	4'-3"
	1	DS-1	8X25C16	5'-11"
	2	G-1	8X25C16	11'-4"
	2	G-2	8X25C16	11'-4"
	2	G-3	8X25C16	9'-3 3/4"
	1	G-4	8X25C16	13'-4"
	2	G-5	8X25C16	13'-4"
	3	CB-1	BR88	13'-5"
	1	CB-2	BR88	12'-7 1/2"

FLANGE BRACE TABLE				
FRAME LINE	ID	QUAN	MARK	LENGTH
FRAME LINE 1	1	4	FB29.5	2'-5 1/2"
	1	1		

CONNECTION PLATES			
FRAME LINE	ID	QUAN	MARK/PART
FRAME LINE 1	1	2	BC-15D
	2	6	BC-01
	2	6	BC-01



LEFT ENDWALL FRAMING: FRAME LINE 1



LEFT ENDWALL SHEETING & TRIM: FRAME LINE 1

PANELS: 28 Ga. R-10c - Need SLP Color

NOTE:
ALL DIMENSIONS, QUANTITIES, LOCATIONS,
SIZES AND SPECIFICATIONS ARE SUBJECT TO BE
CHANGED UPON FINAL DESIGN AND RELEASE OF
PERMIT DRAWINGS.



2 Environmental Drive East, Steubenville, OH 44224
PHONE: (603) 442-4510
www.wadsworthsteel.com

ISSUE	DESCRIPTION	DATE	DRN	CHK	DES
P	PERMIT	10/22/20	TBD	MBS	TBD

DESCRIPTION		ENDWALL FRAMING & SHEETING
CUSTOMER	BRIAN COD	
END USER	BRIAN COD	
SCALE	NOT TO SCALE	
DATE	10/22/20	
BY	TBD	
OF		

57650	
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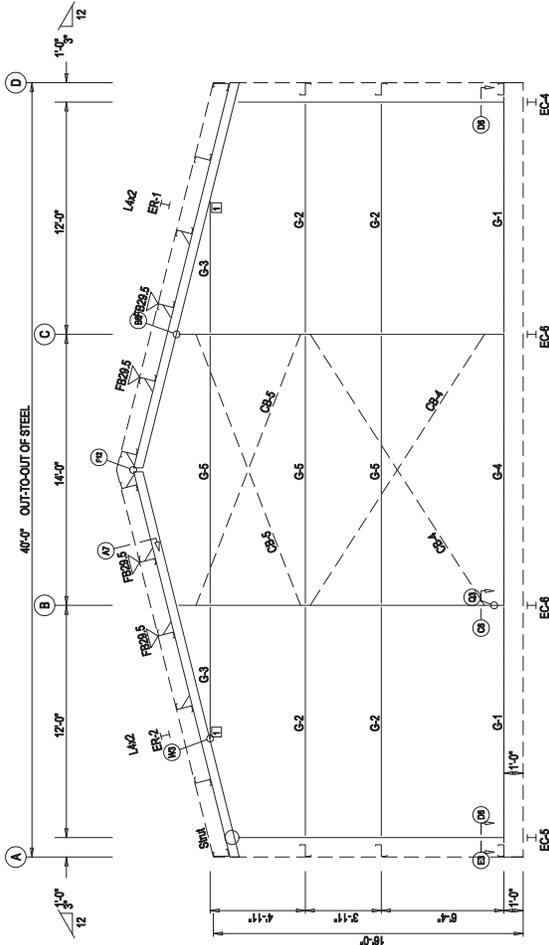
TRIM TABLE			
FRAME LINE 5	ID	QUAN	PART
	1	2	C8706
	2	2	C7646102
	3	2	C7646
	4	1	C765L6
	5	1	AR983L6
	6	2	AR9826
	7	1	C7676
	8	1	C769R6
	9	1	AR983R6

BOLT TABLE			
FRAME LINE 5	LOCATION	QUAN	TYPE DIA
	ER-1/ER-2	8	A325 5/8"
	Columns/Ref	4	A325 1/2"
			1 1/2"
			1 1/4"

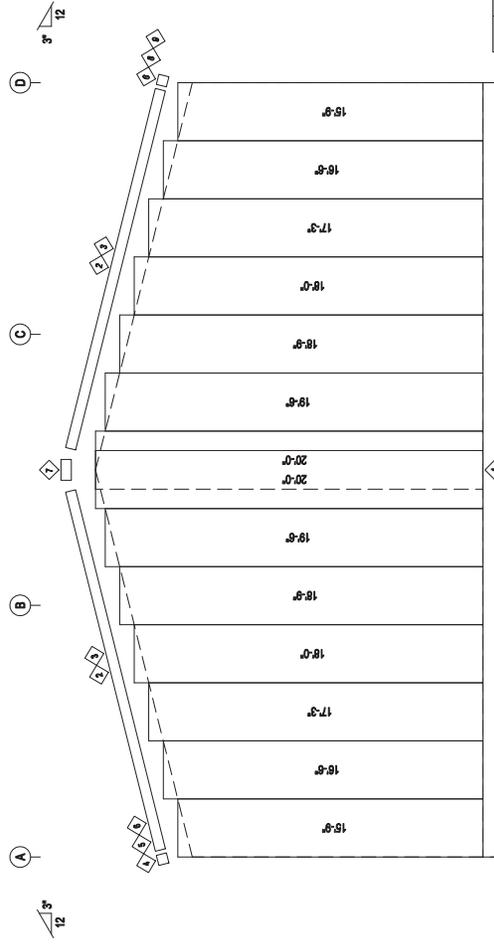
MEMBER TABLE			
FRAME LINE 5	QUAN	MARK	LENGTH
	1	WRX10	19'-3 7/8"
	2	EC-8	13'-6 7/8"
	3	WRX10	16'-6 7/8"
	4	EC-8	20'-6 7/8"
	5	WR831	20'-6 7/8"
	6	ER-2	11'-4"
	7	G-2	8'-2 5/8"
	8	G-3	5'-5 3/4"
	9	G-4	8'-2 5/8"
	10	G-5	13'-4"
	11	CB-4	17'-0"
	12	CB-5	15'-3 1/2"

FLANGE BRACE TABLE			
FRAME LINE 5	ID	QUAN	MARK
	1	4	FR20.5
	2	4	FR20.5

CONNECTION PLATES			
FRAME LINE 5	ID	QUAN	MARK/PART
	1	2	BC-18D
	2	2	BC-18D



RIGHT ENDWALL FRAMING: FRAME LINE 5



RIGHT ENDWALL SHEETING & TRIM: FRAME LINE 5

PANELS: 28 @ 4' R.Loc. - Nees SHIP Color

NOTE:
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SIZES, AND SPECIFICATIONS ARE SUBJECT TO BE
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PERMIT DRAWINGS.



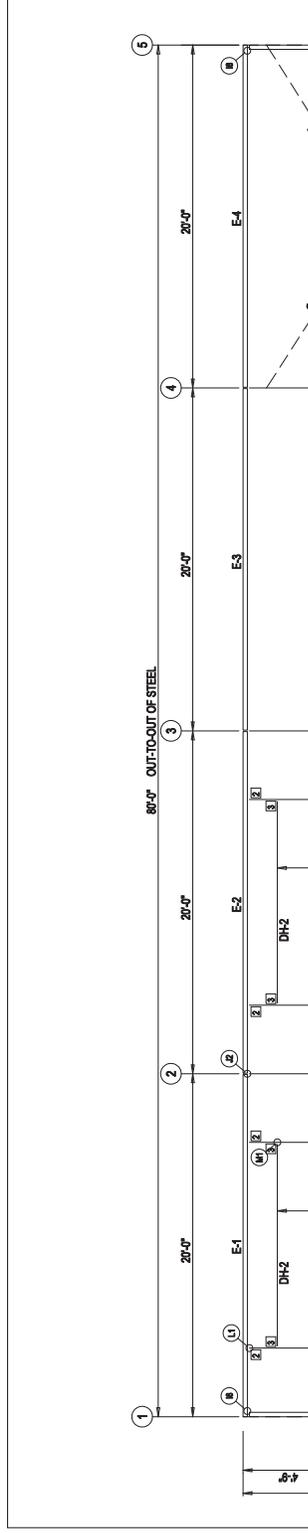
2 Emerald Drive East, Newark, NJ 07102
PHONE: 908-342-6810
WWW.WADSWORTHSTEEL.COM

ISSUE	DESCRIPTION	DATE	DRN	CHK	DES
P	PERMIT	#02	TBD	MES	TBD

DESCRIPTION		ENDWALL FRAMING & SHEETING
CUSTOMER	BRIAN COD	
END USER	BRIAN COD	
SCALE	NOT TO SCALE	
DATE	10/26/22	
POST	10/26/22	
OFF		

57650

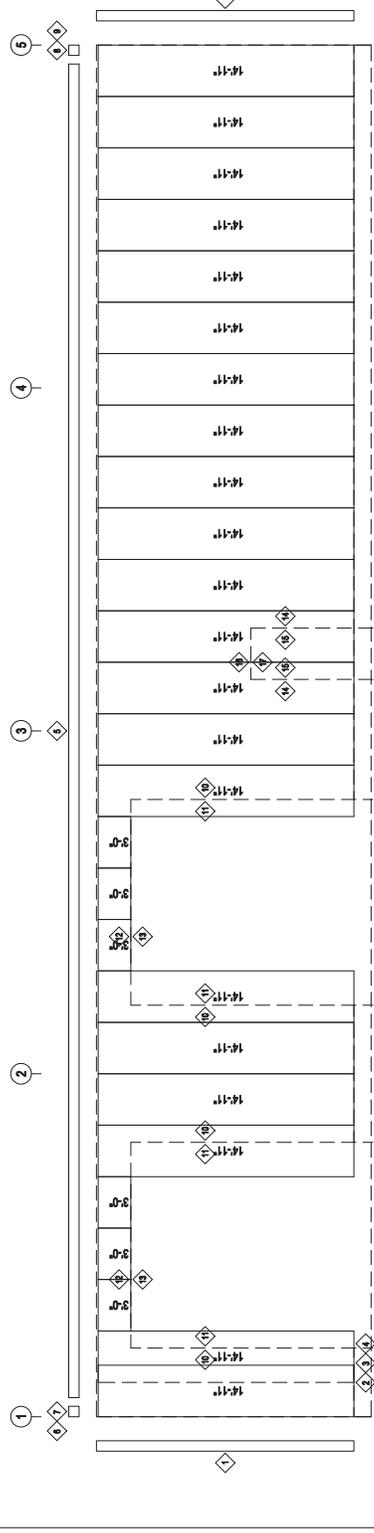
TRIM TABLE			
FRAME LINE A	ID	QUAN	PART
1			
2	OUJ6		
3	C8706102		
4	C8706		
5	C8706		
6	C7726		
7	C773LS		
8	AR981L6		
9	AR981R6		
10	C6706		
11	JAS		
12	HEB		
13	HEB		
14	C8706		
15	JAS		
16	AR3806		
17	HEB		



MEMBER TABLE			
FRAME LINE A	QUAN	MARK	PART
4			
2	DA-2		8X25C16
2	DA-3		8X25C16
1	DH-2		10X30DU6
1	E-1		10X30DU6
1	E-2		10X30DU6
1	E-3		10X30DU6
1	E-4		10X30DU6
1	G-7		8X25C16
1	G-8		8X25C16
2	G-9		8X25C16
2	G-10		8X25C16
2	G-11		8X25C16
2	G-12		8X25C16
2	G-13		8X25C16
2	G-14		8X25C16
2	CB-5		BRT-1/4
1	CB-7		BRT-1/4
1	CB-8		BRT-1/4

CONNECTION PLATES			
FRAME LINE A	ID	QUAN	MARK/PART
1			
2			
3			
4			
6			
BC-05			
BC-37D			
BC-01			

FRONT SIDEWALL FRAMING: FRAME LINE A



FRONT SIDEWALL SHEETING & TRIM: FRAME LINE A

PANELS: 26 Ga. R-10c - Neel SMP Color

ISSUE	DESCRIPTION	DATE	DRN	CHK	DES
P	PERMIT	10/22	TBD	MBS	TBD

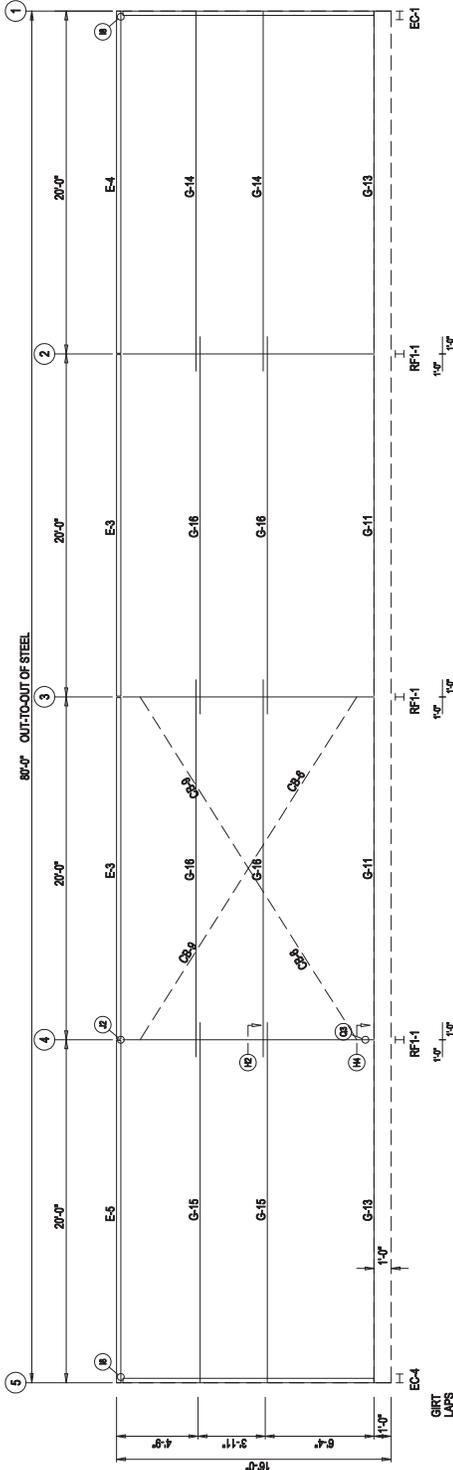
DESCRIPTION	SIDEWALL FRAMING & SHEETING
CUSTOMER	BRIAN COD
END USER	BRIAN COD
SCALE	NOT TO SCALE
DATE	10/22/22
PROJECT	57650
DATE	TBD
PROJECT	OF



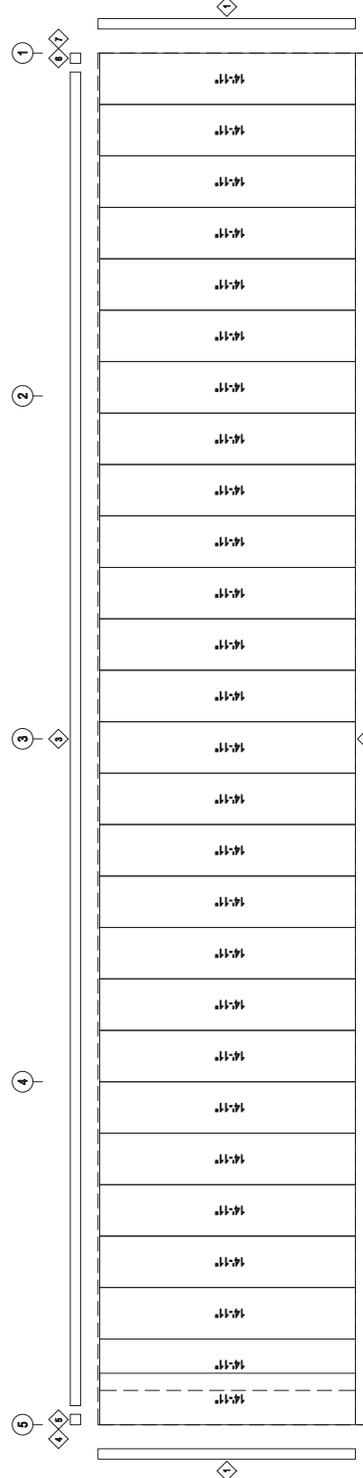
NOTE:
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TRIM TABLE			
FRAME LINE D	ID	QUAN	PART
	1	2	OUJ8
	2	4	CB706
	3	4	C7728
	4	1	C773L6
	5	1	AR981L6
	6	1	C773R6
	7	1	AR981R6

MEMBER TABLE			
FRAME LINE D	MARK	PART	LENGTH
2	E-3	10538DU3	19'-11"
1	E-4	10538DU3	19'-11"
1	E-5	10538DU3	19'-11"
2	G-11	8X25C16	19'-10 1/2"
2	G-13	8X25C16	19'-10 3/4"
2	G-14	8X25C16	20'-11 1/2"
2	G-15	8X25C16	20'-11 1/2"
4	G-16	8X25C16	22'-0"
2	CB-6	BRI-1/4	20'-0"
2	CB-9	BRI-1/4	4'-3 3/4"



BACK SIDEWALL FRAMING: FRAME LINE D



BACK SIDEWALL SHEETING & TRIM: FRAME LINE D

PANELS: 28 Ga. R-10c - Head SMP Color

ISSUE	DESCRIPTION	DATE	DRN	CHK	DES
P	PERMIT	11/22	TBD	MBS	TBD

2 Inverness Drive East, Suite 200 Inverness, Colorado 81652 PHONE: (970) 445-8100 www.briancoopersteel.com	

DESCRIPTION	SIDEWALL FRAMING & SHEETING
CUSTOMER	BRIAN COD
END USER	BRIAN COD
SCALE	NOT TO SCALE
DATE	11/22
BY	TBD
CHECKED	OF
PROJECT NO.	57650

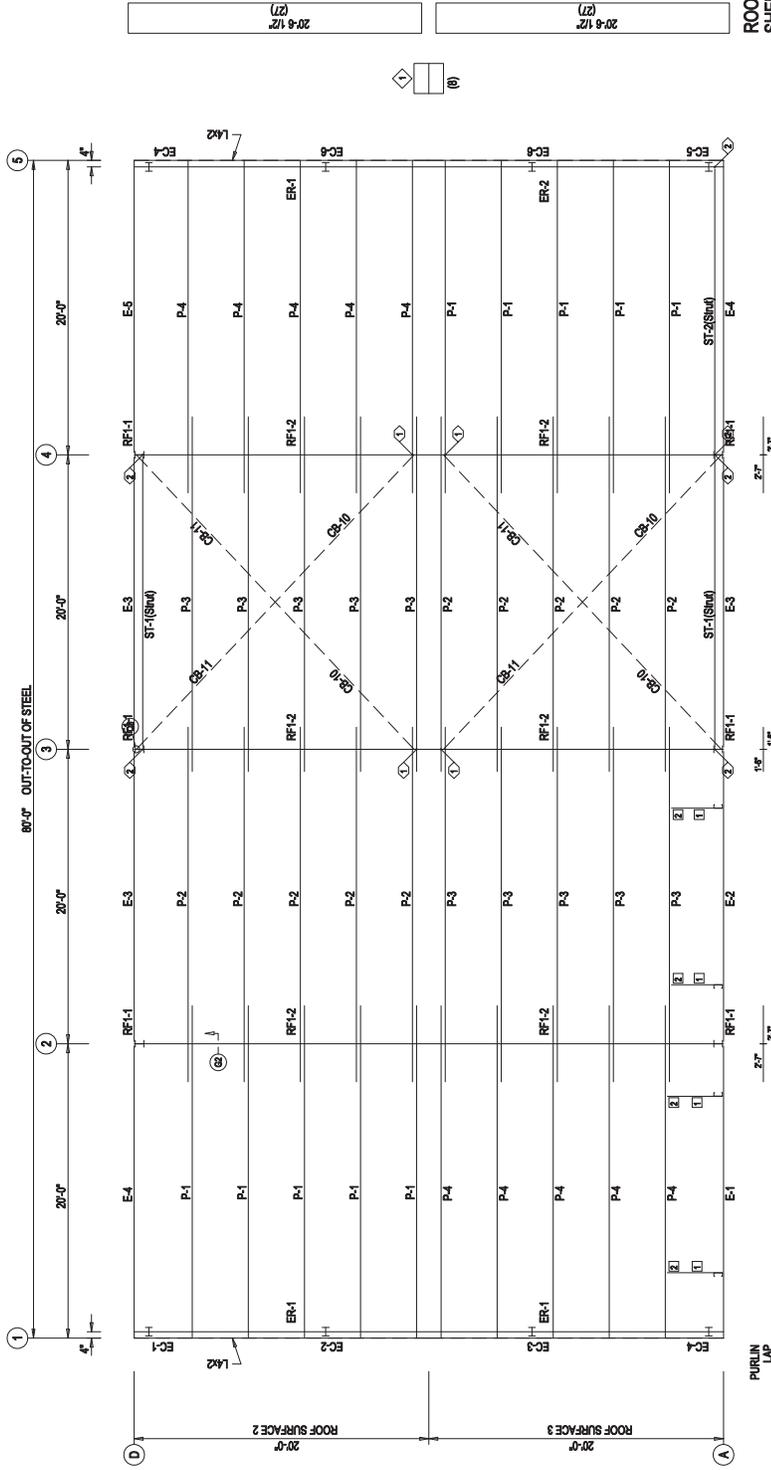
NOTE:
 ALL DIMENSIONS, QUANTITIES, LOCATIONS,
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TRIM TABLE			
ROOF PLAN	PART	LENGTH	DETAIL
1	6	10'-2"	TRIM_101

MEMBER TABLE			
ROOF PLAN	MARK	PART	LENGTH
0	P-1	10X32Z18	24'-1 1/2"
10	P-2	10X32Z18	24'-1"
10	P-3	10X32Z18	24'-1"
10	P-4	10X32Z18	22'-6 1/2"
1	E-1	10X36DU18	19'-11"
2	E-2	10X36DU18	19'-11"
3	E-3	10X36DU18	19'-11"
2	E-4	10X36DU18	19'-11"
1	E-5	10X36DU18	19'-11"
2	ST-1	P4X11	20'-0"
1	ST-2	BR3/4	19'-7 7/8"
4	CB-10	BR3/4	6'-8 3/4"
4	CB-11	BR3/4	20'-0"

SPECIAL BOLTS						
ROOF PLAN	ID	QUAN	TYPE	DIA	LENGTH	WASH
1	A307	12"		1 1/4"	1 3/4"	2
2	A307	50"		5/8"	1 3/4"	2

CONNECTION PLATES			
ROOF PLAN	ID	QUAN	MARK/PART
1	4	4	JB-1
2	4	4	BC-46



ROOF SHEETING
 PANELS: 28 Ga. R-Lox
 Calvalume Plus

ROOF FRAMING PLAN

ISSUE	DESCRIPTION	DATE	DRN	CHK	DES
P	PERMIT	1/22	TBD	MES	TBD

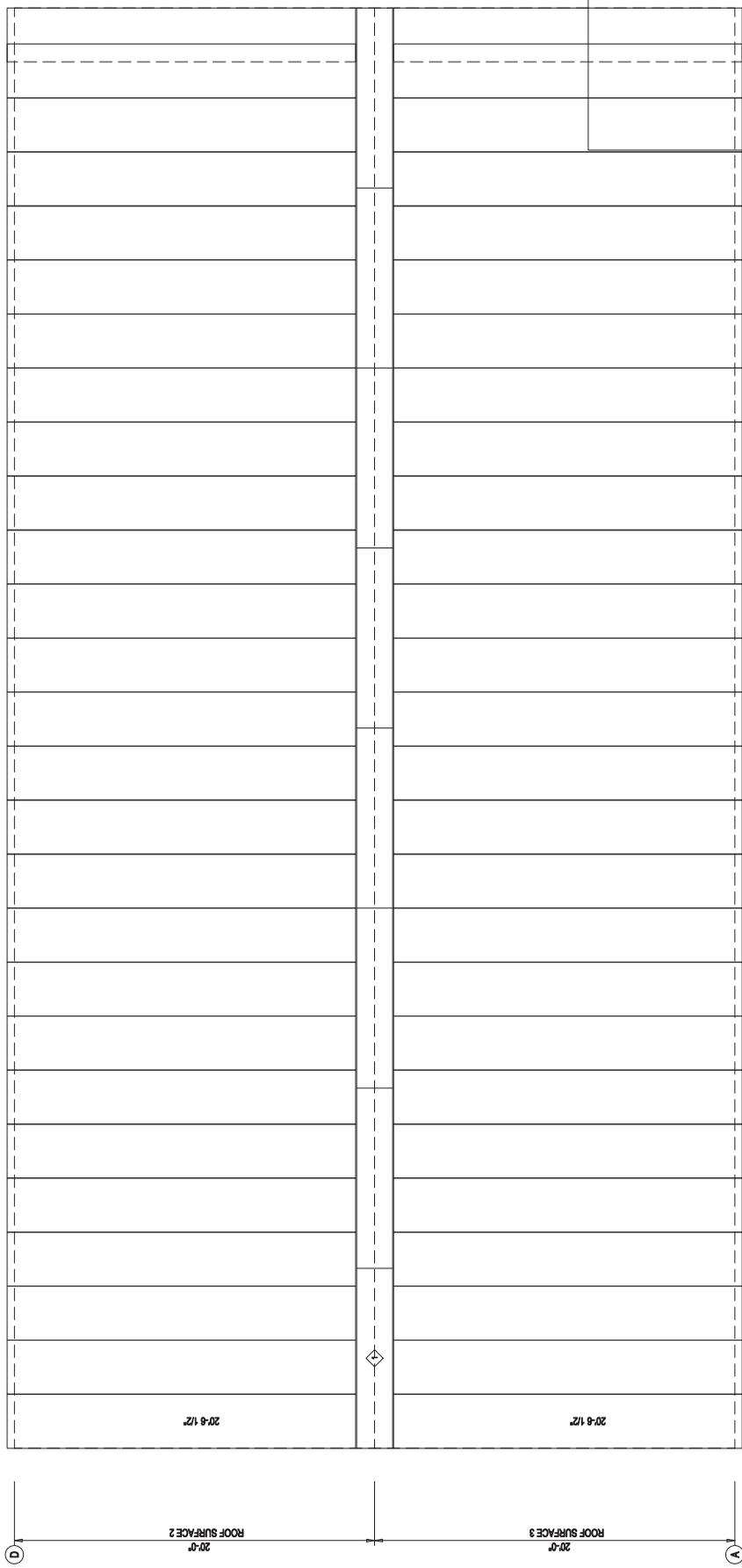
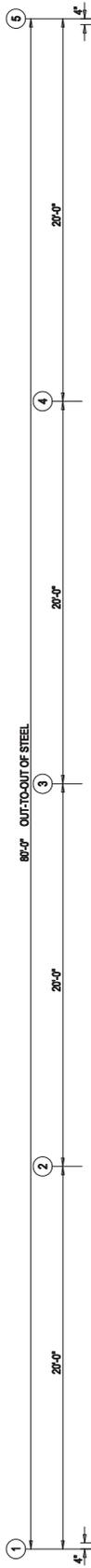
DESCRIPTION	ROOF FRAMING & SHEETING
CUSTOMER	BRIAN COD
END USER	BRIAN COD
SCALE	NOT TO SCALE
DATE	1/22
SCALE	57650
DATE	9/16/22



2 Emerald Drive East, Suite 200
 Jacksonville, FL 32202
 PHONE: 904-342-4510
 www.wadmin22.com

NOTE:
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 SIZES, AND SPECIFICATIONS ARE SUBJECT TO BE
 CHANGED UPON FINAL DESIGN AND RELEASE OF
 PERMIT DRAWINGS.

TRIM TABLE		
ROOF PLAN	PART	LENGTH
1	6	10'-2"
UN6102		
DETAIL		
TRIM 101		



ROOF SHEETING PLAN
PANELS: 20' G. R. Loc. - Conelume Plus

ISSUE	DESCRIPTION	DATE	DRN	CHK.	DES.
P	PERMIT	1/22	TBD	MBS	TBD
					
2 Emerald Drive East, Suite 200 Wadsworth, Ohio 44157 PHONE: (440) 342-4510 www.wadmin.com					
DESCRIPTION		ROOF FRAMING & SHEETING			
CUSTOMER		BRIAN COD			
END USER		BRIAN COD			
SCALE		NOT TO SCALE			
57650		DATE: 9/16/22 OF: TBD P: P			

NOTE:
 ALL DIMENSIONS, QUANTITIES, LOCATIONS,
 SIZES, AND SPECIFICATIONS ARE SUBJECT TO BE
 CHANGED UPON FINAL DESIGN AND RELEASE OF
 PERMIT DRAWINGS.



Photo 1: Near the northwest corner of the site on Wayne Road looking southwest.



Photo 2: Near the northeast corner of the site on Wayne Road looking southwest.



Photo 3: Near the northeast corner of the site on Oro Loma Road looking west.



Photo 4: Near the southeast corner of the site on Oro loma Road looking north.