

Washoe County Board of Adjustment



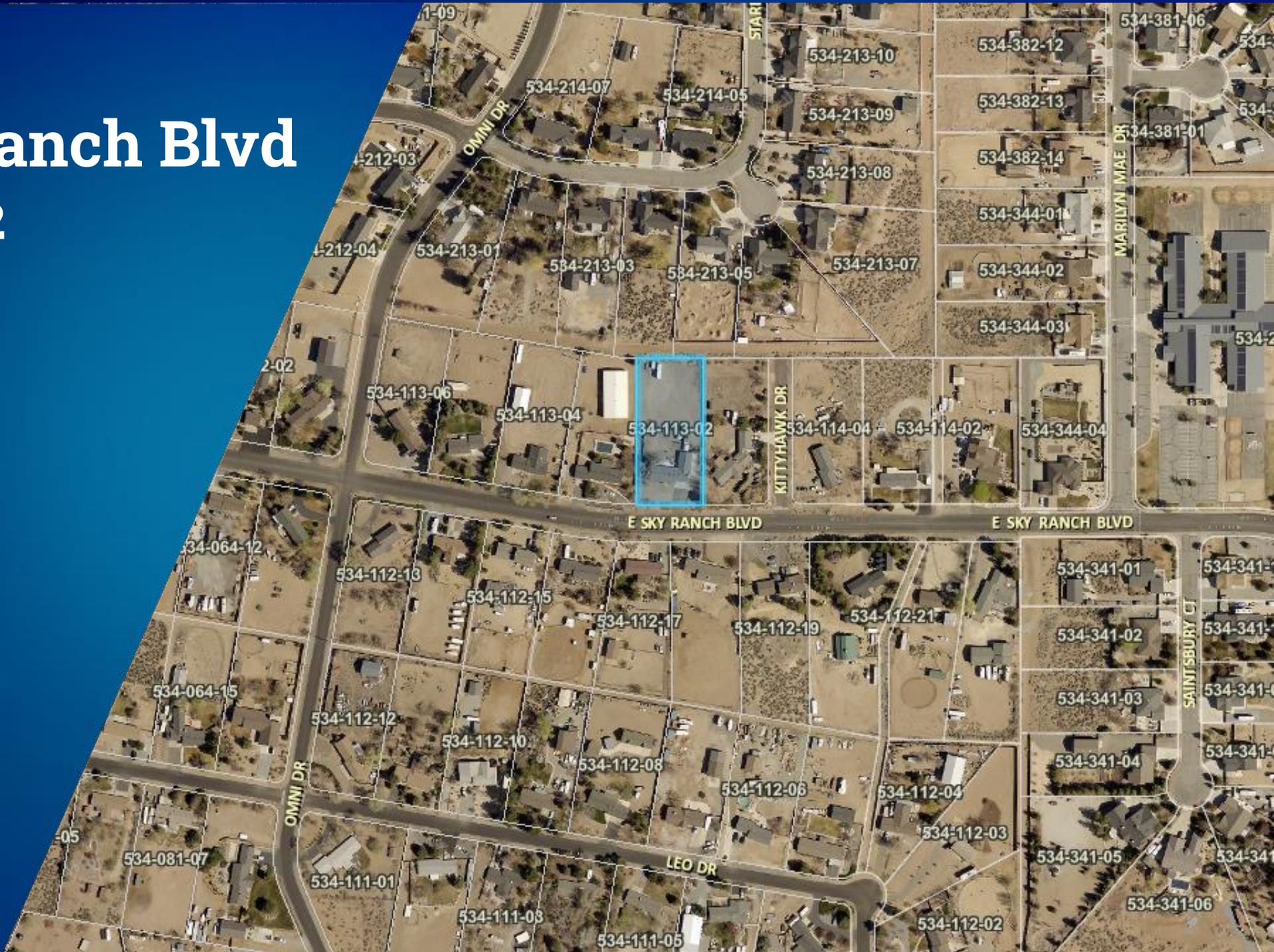
COMMUNITY
SERVICES DEPARTMENT

**Administrative Permit Case Number
WADMIN23-0017
(Lipscomb Garage)**

January 4, 2024

195 E Sky Ranch Blvd

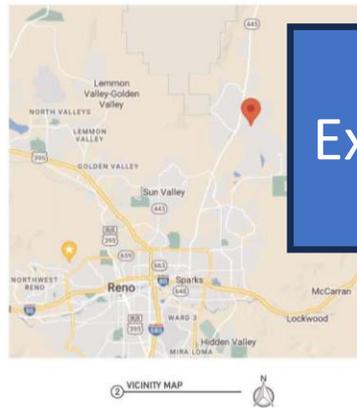
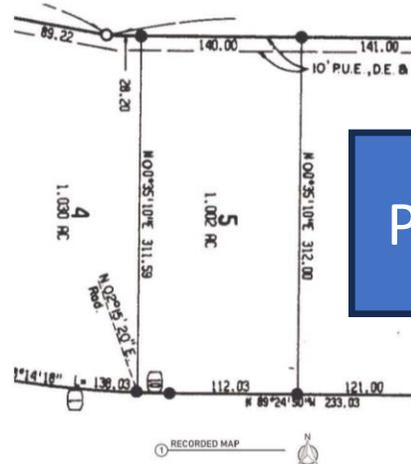
APN 534-113-02



The request is for:

- An administrative permit for a 4,000 square foot detached accessory structure (garage) that is larger than the existing 2,870 square foot dwelling pursuant to Washoe County Code Sec. 110.306.10(d).

Site Plan



Proposed Garage

Existing Dwelling

REGULATORY ZONE DEVELOPMENT STANDARDS									
Regulatory Zone	Title	Front	Side	Rear	Height	Maximum Density (Units/Acre)	Minimum Lot Area (Sq. Ft.)	Minimum Lot Width (Feet)	Minimum Lot Depth (Feet)
LDL	Low Density Rural	30	30	30	10	0.1	5 ac.	200	200
MDR	Medium Density Rural	30	15	30	10	0.2	5 ac.	200	200
HDR	High Density Rural	30	15	30	10	0.4	5 ac.	150	150
LDL	Low Density Residential	30	15	30	10	1	10,000 sq. ft.	100	100

- SITE SURVEY NOTES**
1. ALL WORK PERFORMED ON THIS PROJECT SHALL BE IN CONFORMANCE WITH THESE PLANS AND THE STANDARDS SET BY THE LOCAL BUILDING OFFICIAL.
 2. NO DEVIATION FROM THESE DRAWINGS SHALL BE MADE WITHOUT PRIOR DOCUMENTED CONSENT OF THE LAND SURVEYOR. BEFORE ANY TYPING DISCREPANCIES TO THE LAND SURVEYOR AND OWNER.
 3. ALL DIMENSIONS SHALL BE VERIFIED ON PLANS AND DIMENSIONS SHALL BE VERIFIED WITH THE PROJECT PRIOR TO COMMENCEMENT OF WORK. DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS PREVAIL.

- SITE SURVEY LEGEND**
- | KEY | DESCRIPTION |
|-----|-----------------|
| ⊙ | FOUND CAP |
| ⊕ | PROPERTY CORNER |
- ED = EXISTING, PT = PROPOSED, CONC = CONCRETE, CH = CURB/PAVEMENT
 F = FUTURE, CONT = CONTINUATION, SB = SETBACK, HP = HIGH POINT
 SUR = UNDERGROUND

DATE



A SITE SURVEY FOR:
 195 E SKY RANCH BLVD
 SPARKS, NV 89441
 APR. 534-113-02

SCALE: 1"=20'
 DRAWN: AMH
 CHECKED: AMH
 DATE: 02/24/23
 NOTES:

SHEET
 SS



SITE SURVEY
 SCALE: 1" = 20'



Evaluation

- Compliant with the setbacks for the LDS zoning:
 - Front and Rear: Thirty (30) feet
 - Sides: Twelve (12) feet
- Compliant with the maximum height of thirty-five (35) feet for the LDS zoning – proposed garage height is twenty-two (22) feet.
- The allowed lot coverage is based on the total building footprint on the lot and cannot exceed twenty-five (25) percent of the total lot acreage pursuant to WCC Sec. 110.306.10(a)(2).
 - The total square footage of the existing and proposed building is 6,870 square feet, which is less than twenty-five (25) percent of the 1.002-acre parcel.
- The proposed structure is a prefabricated metal garage will be painted to match the dwelling.
- The garage will not have lighting or be connected to water.

Reviewing Agencies



- The project application was sent to nine (9) agencies for review.
- Two (2) agencies provided conditions, which are included in Exhibit A of the staff report.

Agencies	Sent to Review	Responded	Provided Conditions	Contact
Washoe County Building & Safety	X			
Washoe County Sewer	X			
Washoe County Water Rights Manager (All Apps)	X	X		
Washoe County Engineering (Land Development) (All Apps)	X	X	X	Rob Wimer, rwimer@washoecounty.gov ; Janelle Thomas, jkthomas@washoecounty.gov
Washoe County Engineering & Capital Projects Director (All Apps)	X			
NNPH Environmental Health	X			
TMFPD	X	X	X	Dale Way, dway@tmfpd.us ; Brittany Lemon, BLemon@tmfpd.us
NV Energy	X			
Great Basin Water Company	X			

Staff is able to make all 5 required findings, as detailed on pages 8 & 9 in the staff report.

- (a) Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Spanish Springs 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 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

Staff recommends the Board of Adjustment approve Administrative Permit Case Number WADMIN23-0017 and provides the following motion:

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve Administrative Permit Case Number WADMIN23-0017 for Aaron Lipscomb, 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.

Thank you

Tim Evans, Planner
Washoe County CSD – Planning Division
TEvans@washoecounty.gov
775-328-2314



COMMUNITY
SERVICES DEPARTMENT
