

Washoe County Development Application

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

Project Information		Staff Assigned Case No.: _____	
Project Name: 120 Malcolm Ave			
Project Description: Variance for a 24' x 56' manufactured home with a carport			
Project Address: 120 Malcolm Ave, Reno, NV 89506			
Project Area (acres or square feet): 5,009 SF FT			
Project Location (with point of reference to major cross streets AND area locator): 120 Malcolm Ave, cross street is Kennedy Dr			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
082-262-14	.115		
Section(s)/Township/Range: FR NE4 NW4 SEC 16 TWP 20 RGE 19			
Indicate any previous Washoe County approvals associated with this application: Case No.(s) #96-3166, Lot Development, Final / #96-4482 Mobile Home Set Up, Final			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Dixon W. Ufer Testamentary Trust		Name:	
Address: PO Box 628		Address:	
Reno, NV	Zip: 89504		Zip:
Phone: 775-813-3110	Fax: 775-323-6699	Phone:	Fax:
Email: renonevadabooks@gmail.com		Email:	
Cell: 775-813-3110	Other:	Cell:	Other:
Contact Person: Phil Hosking		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		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):	

Property Owner Affidavit

Applicant Name: Dixon W. Ufer Testamentary Trust Philip Hosking, Trustee

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)

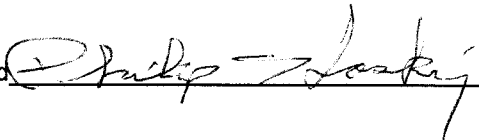
I, Dixon W. Ufer Testamentary Trust Philip Hosking, Trustee
(please print name)

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 Development.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 082-262-14

Printed Name Philip Hosking, Trustee


Signed 

Address PO Box 628

Reno, NV 89504

Subscribed and sworn to before me this
1st day of April, 2016.

(Notary Stamp)


Notary Public in and for said county and state



My commission expires: 04/10/2019

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

- Owner
- Corporate Officer/Partner (Provide copy of recorded 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

Washoe County Treasurer
Tammi Davis

Washoe County Treasurer
P.O. Box 30039, Reno, NV 89520-3039
ph: (775) 328-2510 fax: (775) 328-2500
Email: tax@washoecounty.us

Account Detail

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Washoe County Parcel Information

Parcel ID	Status	Last Update
08226214	Active	3/24/2016 2:10:12 AM

Current Owner:
UFER TESTAMENTARY TRUST, DIXON W

PO BOX 628
RENO, NV 89504

SITUS:
120 MALCOLM AVE
WCTY NV

Taxing District
4030

Geo CD:

Legal Description

Section 16 Range 19 Township 20 SubdivisionName _UNSPECIFIED

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2015	\$178.23	\$178.23	\$0.00	\$0.00	\$0.00
2014	\$172.70	\$172.70	\$0.00	\$0.00	\$0.00
2013	\$167.66	\$167.66	\$0.00	\$0.00	\$0.00
2012	\$175.30	\$189.32	\$0.00	\$0.00	\$0.00
2011	\$216.80	\$404.32	\$0.00	\$0.00	\$0.00
Total					\$0.00

Important Payment Information

- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See Payment Information for details.

Pay Online

No payment due for this account.

\$0.00

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
P.O. Box 30039
Reno, NV 89520-3039

Overnight Address:
1001 E. Ninth St., Ste D140
Reno, NV 89512-2845



The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washoecounty.us

Variance Application Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to variances may be found in Article 804, Variances.

1. What provisions of the Development Code (e.g. front yard setback, height, etc.) must be waived or varied to permit your request?

I would like to have the north set back requirement reduced by 2' to allow for the placement of a 24' x 56' manufactured home and carport, and a 6' reduction on the west front yard for the carport. There was previously an MH on the site, and is already fully developed.

You must answer the following questions in detail. Failure to provide complete and accurate information will result in denial of the application.

2. What are the topographic conditions, extraordinary or exceptional circumstances, shape of the property or location of surroundings that are unique to your property and, therefore, prevent you from complying with the Development Code requirements?

The lot is too small to accommodate the home that I want to install, and there are also the constraints of the 3 front yard set backs. The lot is 50' wide x 100' deep. This is too small to for a standard manufactured home. The lot next to it (175 Walner St, APN #082-262-13) has a double wide MH.

By the County's definition it requires 3 yards that are identified by the County as front. I would like to have the set back requirements for the North front yard reduced by 2' to allow for the placement of a 24' x 56' manufactured home and 6' on the West side for a carport installation.

The small size of the lot prohibits the placement of a standard size MH.

3. What steps will be taken to prevent substantial negative impacts (e.g. blocking views, reducing privacy, decreasing pedestrian or traffic safety, etc.) to other properties or uses in the area?

I will install a privacy fence between the subject lot and the neighbor. There should not be any substantive impacts to any neighbors.

4. How will this variance enhance the scenic or environmental character of the neighborhood (e.g. eliminate encroachment onto slopes or wetlands, provide enclosed parking, eliminate clutter in view of neighbors, etc.)?

The placement of a home on this site will eliminate a vacant lot and contribute to the development of the neighborhood as a whole. It will be essentially in keeping with the neighborhood as it exists. There should not be any substantive impacts to any neighbors.

5. What enjoyment or use of your property would you be denied that is common to other properties in your neighborhood?

I would be unable to install the home that I desire. The home that I would like will fit in very well with the neighborhood. There are similar sized homes in the neighborhood that the immediate neighbors enjoy.

6. Are there any restrictive covenants, recorded conditions or deed restrictions (CC&Rs) that apply to the area subject to the variance request?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, please attach a copy.
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7. What is your type of water service provided?

<input type="checkbox"/> Well	<input checked="" type="checkbox"/> Community Water System
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8. What is your type of sanitary waste disposal?

<input type="checkbox"/> Individual Septic System	<input checked="" type="checkbox"/> Community Sewer System
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MALCOLM AVENUE

APN: 082-262-14

NOTES

MANUFACTURED HOME: 3 BEDROOM, 2 BATH HOME WITH CARPORT.

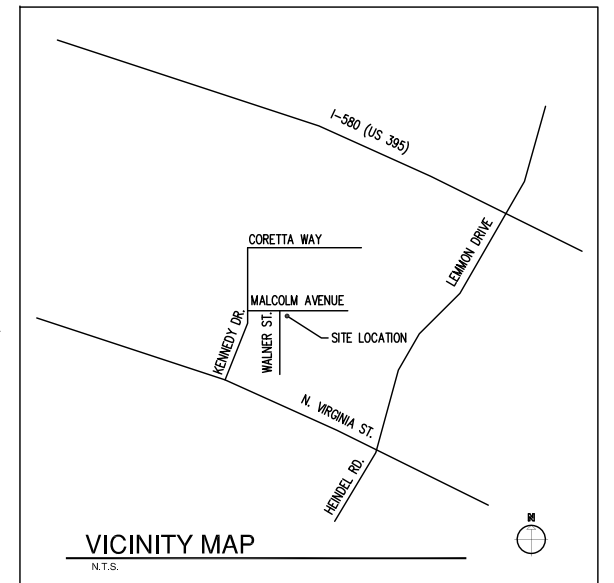
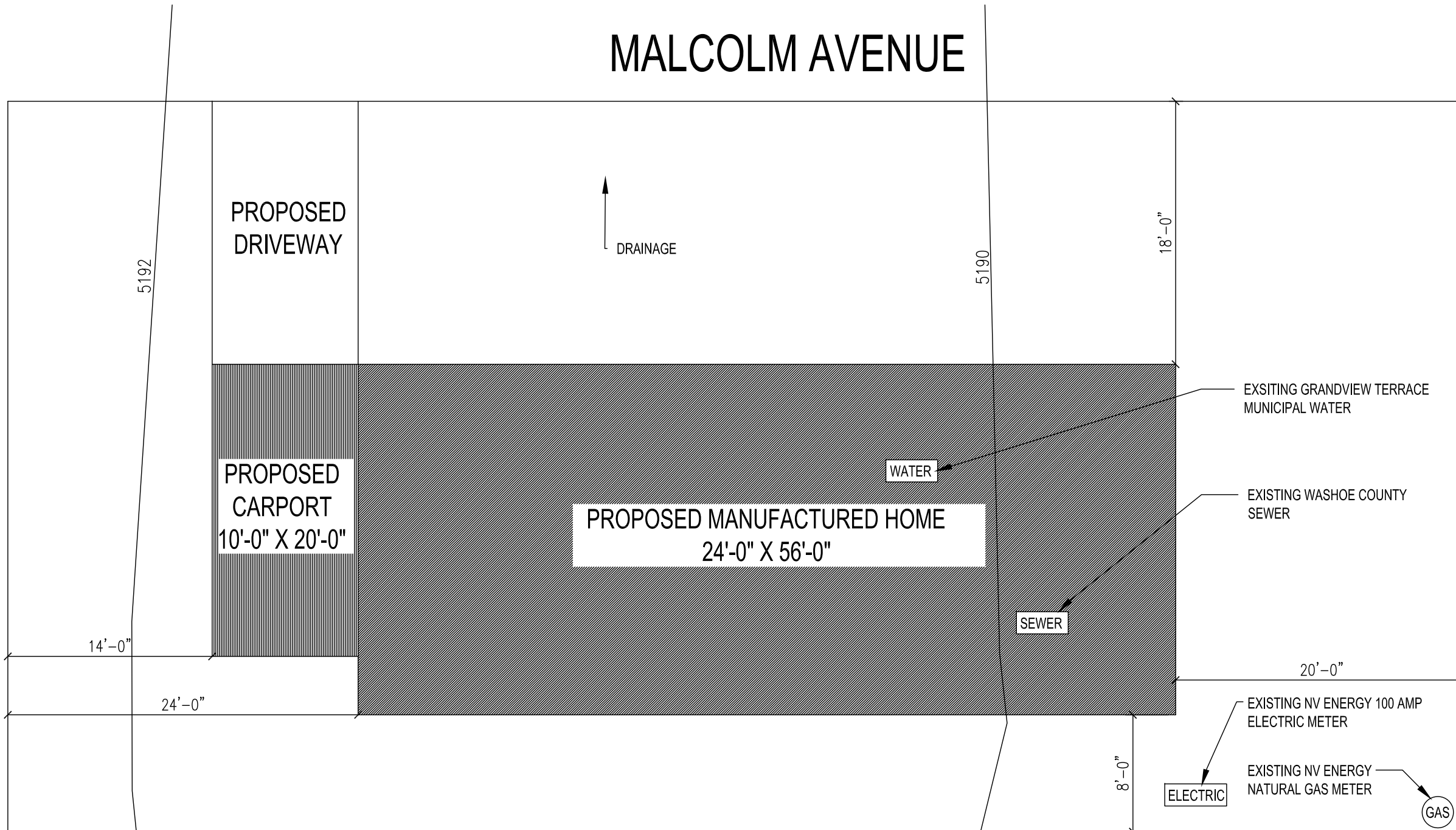
OVERALL BUILDING FOOTPRINT: 1344 SQFT
OVERALL CARPORT FOOTPRINT: 200 SQFT

TOTAL LOT AREA: .115 ACRE

BUILDING SITE INFORMATION:
NOT ON OR WITHIN 100' OF 100 YEAR FLOOD PLAIN

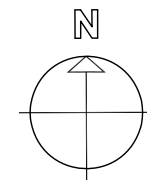
NOT WITHIN 100' OF ANY LAKES, PONDS, STREAMS, OR IRRIGATION DITCHES

WALNER STREET



1 PROPOSED SITE PLAN

1/8"=1'-0"



REFERENCE:	
PROJ. NO:	
DATE:	03/25/16
DRAWN BY:	KAMR
CHK'D BY:	

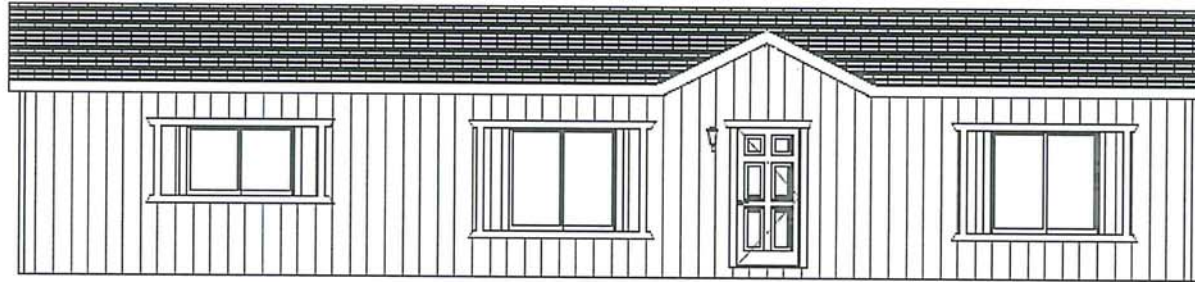
PROJECT ADDRESS:
**120 MALCOLM AVENUE
RENO, NV 89506**

PROJECT OWNER:
DIXON W. UFER
TESTAMENTARY TRUST
P.O. BOX 628
RENO, NV 89504
(775) 813-3110 (OFFICE)
(775) 323-6699 (FAX)
renonevadabooks@gmail.com

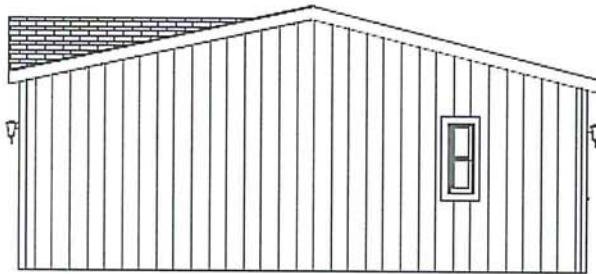
SHEET TITLE:
SITE PLAN

PROJECT:
120 MALCOLM AVENUE

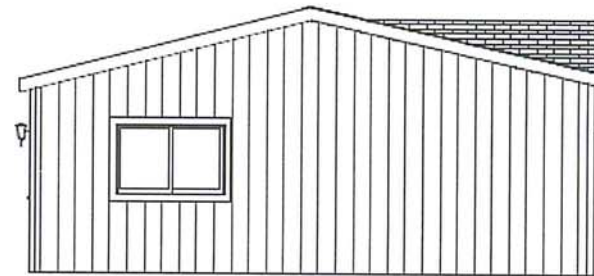
SCALE: 1/8"=1'-0"	A-00
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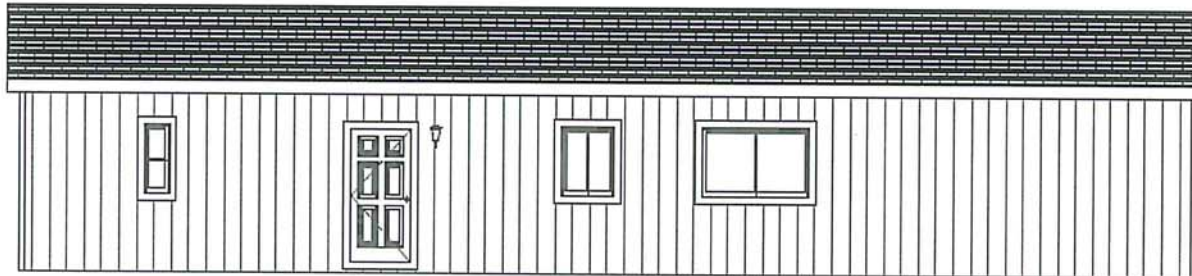
FRONT SIDEWALL ELEVATION



FRONT ENDWALL ELEVATION



REAR ENDWALL ELEVATION



REAR SIDEWALL ELEVATION

Notes:
 1 - All windows and doors are labeled in actual size in inches.
 2 - Caps are labeled by length of face frame in inches.



Product Name:
Broadmore

Model No:
 24563B

Scale:
 1/8" = 1'-0"

Title: *New 24x56 - 3 + 2
 Standard Ext Elev
 Plt #230 Nampa*

Drawn By:
Russell Bratcher

Issue Date: 12-2-14

Rev. Date: X

Approvals

President: X

Sq. Ft.: 1305

Sheet: 2 of 2



2611 E. Comstock Ave
 Nampa, ID 83687
 Phone: 208-466-2438 Fax: 208-466-4698

Order Confirmation

Order No: 2016-92927-00
 Order Date: 04/08/2016
 Purch. Order No:
 Model No: 230BM24483B
 Serial No:

Part Number/Description	Qty.	Price	Extension
230BM-Broadmore-24483B	1		
PACKAGES			
Faucets - Single Lever T/O	1.00		
Package - Choice	1.00		
VINYL ENTRY			
4" FORMICA BACKSPLASH IN KITCHEN AND BOTH BATHS			
VALANCE BOXES IN L/R, F/R, D/R AND KITCHEN			
CROWN MOLDING ON KITCHEN OVERHEAD CABINETS			
STRUCTURAL			
Stretch - 16" (A & B)	6.00		
STRETCH TO 56' OVERALL LENGTH			
THERMAL			
PLUMBING			
ELECTRICAL			
Electric Service - 100 Amp	1.00		
FLOORS			
CABINETRY			
KITCHEN			
UTILITY ROOM			
Drain Line - Water Heater Installed	1.00		
Furnace - Gas	1.00		
INTERIOR			
T&T - T/O	1,305.00		
EXTERIOR			
Foundation Ready	1.00		
DORMER			
Dormer - 8'	1.00		
MISC - EXT			
Ship Loose - Exterior Bottom Trim	1.00		
Roof - Architectural Shingles	1.00		
DOORS & WINDOWS			
EXTERIOR WINDOWS			
BATHS			
MASTER BATHROOM			
Lavy - China Bath Lavy - M Bath	1.00		
Tub/Shower One Piece Oval 60" - Master Bath	1.00		
GUEST BATHROOM			
Lavy - China Bath Lavy - G Bath	1.00		
Tub/Shower One Piece 60" - Guest Bath	1.00		



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Page 3 of 3

Printed on: 4/8/2016

Part Number/Description	Qty.	Price	Extension
MISCELLANEOUS			
Misc. General Construction	1		
POWER SAVER PACKAGE:			
2" X 6" EXTERIOR SIDEWALLS W/ R-19 WALL INSULATION			
R-38 ROOF INSULATION			
32" 9-LIGHT STEEL IN-SWING REAR DOOR			
Misc. General Construction	1		
SHIP LOOSE 6" FOAM BEAM			
Misc. General Construction	1		
SHIP LOOSE OUTSIDE CORNER BEAD			
Engineering Fees	1		
National Dues	1		
HUD Fees (Multi)	1		
State Fees 4	1		

Options Total:

Quote Total:

 Retailer's Signature

 Date

All prices and specifications are subject to change without notice. Confirmation to be sent to manufacturing center by return mail or fax. Retailer to report any corrections required to the manufacturing center immediately.

VEP 2 --- This house qualifies for a Volume Incentive or Volume Enhancement payment that may exceed 8% of the invoice amount.

Broadmore Standard Features

EXTERIOR

4" trim all windows
Painted shutters FDS & Hitch end (multi section)
Painted shutter hitch end (single section)
6" Eave all sides Multi section
No rear end wall eave on singlewides
LP SmartPanel exterior Siding
Black roof vents

INTERIOR / FINISH WALLS

Factory select carpet
3/8" Carpet pad
Factory select vinyl flooring
8' Flat ceilings
Textured ceilings (orange peel)
Factory select vinyl covered wall panels t/o
Wainscot bead board panel dining room (except 16723B)
Accent décor panel in master bedroom
Wire closet shelves
2- Panel white passage doors with white trim
Stick-on door stops
White window trim

DOORS & WINDOWS

36" Steel in-swing front door
34" Fiberglass out-swing rear door
Vinyl clad thermo pane windows with Low "E" coating
Horizontal slide windows
Residential style mortise door hinges-2 per door
Vinyl mini blinds throughout

KITCHEN

18 cuft. Whirlpool Black frost free refrigerator
30" Whirlpool Black free standing electric range, w/clock, window & timer
7" Double cell stainless steel sink
Plastic dual handle faucet
Bank of drawers
Gimp backsplash

MASTER BATH

60" 3 pc. ABS tub/shower
Plastic sink w/ dual handle plastic faucets
Exhaust fan
36" height lavy cabinet
Towel bar & tissue holder
Gimp backsplash

GUEST BATH

60" 3 pc. ABS tub/shower
Plastic sink w/ dual handle plastic faucets
Exhaust fan
36" height lavy cabinet
Towel bar & tissue holder
Gimp backsplash

CABINETRY

Coffee Cherry MDF raised panel cabinet door w/knob
30" overhead kitchen cabinets
No shelf above washer / dryer
Shelf above refrigerator
Crown molding kitchen cabinets
Bead board accent above kitchen overheads
Overhead cabinets w/ fixed shelves & finished sides
Unlined base cabinets w/ MDF fixed shelves
Metal side mount drawer guides
Wood ply drawer sides

ELECTRIC & PLUMBING

200 Amps. all electric service (gas optional)
Master water shut-off valve
Shut-off valve on toilets
30 gallon electric water heater
Electric furnace
Bedroom ceiling lights
2- bulb ceiling lights
Wire & brace for ceiling fan in living room
GFI patio plug near rear door
Porch lights all exterior doors
30" power range hood with light

STRUCTURAL

1 Year "wall to wall" warranty
30 lb. Roof load
2" x 4" Exterior walls 16" o.c.
19/32" Floor decking
3:12 Roof pitch
Class A fire rated fiberglass 30 yr shingles
Removable hitches
Zone III Specifications: R-28 roof, R-11 walls,
R-22 floor insulation

Specifications Subject to Change Without Notice or
Obligation

03/17/16



Craftsman Homes

990 Glendale Ave
Sparks, NV 89431
(775)-853-3004 - Office
(775)-853-2005 - Fax

Lori Young
Home Consultant

lori@forahouse.com

Estimate

Prepared for: Dixon Ufer
Telephone #:
Prepared by: Lori Young
Brand: Fleetwood
Model: **24483B**
Trim Series: Broadmore
Dimensions: 23'4" x 56'
Square Feet: 1,306
Base Price: \$60,529.00
Base Per Sq Ft \$46.35

Options	Price
Single Lever Faucets T/O	\$ 160.00
Choice Package	\$ 340.00
6' Stretch through section "A" & "B" total 56'	\$ 6,570.00
100 AMP Electric Service w/gas range	\$ 195.00
Water Heater Drain line Installed	\$ 65.00
Gas Furnace	\$ 465.00
Tape & Texture Throughout (interior finish not included)	\$ 2,154.00
Foundation Ready	\$ 520.00
add 8' Dormer	\$ 640.00
Ship Loose Bottom Trim	\$ 160.00
Architectural Shingles	\$ 199.00
China Sink - Mbath	\$ 45.00
1 Piece 60" Oval Tub / Shower - Mbath	\$ 320.00
China Sink - Gbath	\$ 45.00
1 Piece 60" Tub / Shower - Gbath	\$ 300.00
Power Saver Package	\$ 1,165.00
Foam Beam	\$ 40.00
Outside Corner Bead	\$ 40.00
Eng. Fees	\$ 765.00
National / HUD / State	\$ 667.00

Site Improvements

Price

1) Set up		Include
2) Interior finish	<i>Vinyl int. only</i>	Included
3) Skirting	<i>Vinyl</i>	1,280.00
4) Carpet		Installed
5) Freight		Included
6) Crane		N/A
7) House Kat		N/A
8) 8 pt foundation		3,000.00
9) Stairs x2	<i>optional</i>	900.00
10)		
11)		

Base Price of Home	60,529.00
Factory Options	14,855.00
Total Price	75,384.00

Dealer Package waived for cash
Doc Fee/Title Fee waived for cash

Home Taxable Total	75,384.00
Sales Tax Washoe	3,494.05
Home Total	78,878.05

Site Improvements 5,180.00

Total Package Price	\$84,058.05
Price Per Square Foot	64.36