

# Crossley Detached Garage

Community Services Department

Planning and Building

## ADMINISTRATIVE PERMIT APPLICATION

(Care for the Infirm see page 9)



Community Services Department  
Planning and Building  
1001 E. Ninth St., Bldg. A  
Reno, NV 89520

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.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name:			
Project Description: <i>Detached Garage</i>			
Project Address: <i>401 Calle De La Plata Sparks NV 89441</i>			
Project Area (acres or square feet): <i>16.00 ACRES</i>			
Project Location (with point of reference to major cross streets AND area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
<i>534-561-14</i>			
Section(s)/Township/Range:			
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
<b>Applicant Information (attach additional sheets if necessary)</b>			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: <i>Jandra Crossley</i>		Name:	
Address: <i>401 Calle De La Plata</i>		Address:	
<i>Sparks NV</i> Zip: <i>89441</i>		Zip:	
Phone: <i>775)292-0497</i> Fax:		Phone: Fax:	
Email: <i>snjtransport81@yahoo.com</i>		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
<b>For Office Use Only</b>			
Date Received: Initial:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

## 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.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: <b>CROSSLEY</b>			
Project Description: <b>GARAGE</b>			
Project Address: <b>401 CALLE DE LA PLATA</b>			
Project Area (acres or square feet): <b>1/2 ACRE</b>			
Project Location (with point of reference to major cross streets AND area locator): <b>SPANISH SPRINGS CALLE DE LA PLATA &amp; CALLE EMPINO CT</b>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
<b>534-561-14</b>	<b>10</b>		
Section(s)/Township/Range:			
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
<b>Applicant Information (attach additional sheets if necessary)</b>			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: <b>SANDRA &amp; JON CROSSLEY</b>		Name:	
Address: <b>401 CALLE DE LA PLATA</b>		Address:	
<b>SPARKS NV Zip: 89441</b>		Zip:	
Phone: <b>(775) 292-0499</b> Fax:		Phone: Fax:	
Email: <b>barrelgirl18@gmail.com</b>		Email:	
Cell: <b>(775) 378-2163</b> Other:		Cell: Other:	
Contact Person:		Contact Person:	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: <b>JON CROSSLEY</b>		Name:	
Address: <b>401 CALLE DE LA PLATA</b>		Address:	
<b>SPARKS NV Zip: 89441</b>		Zip:	
Phone: Fax:		Phone: Fax:	
Email: <b>JC6978@icloud.com</b>		Email:	
Cell: <b>(775) 378-2163</b> Other:		Cell: Other:	
Contact Person: <b>JON</b>		Contact Person:	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: JONATHAN CROSSLEY

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, JONATHAN CROSSLEY (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): 534-561-14

Printed Name JONATHAN CROSSLEY

Signed [Signature]

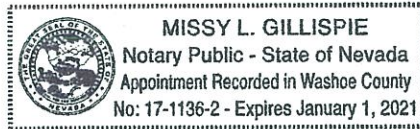
Address 401 CALLE DELA PLATA SPARKS N.V 89441

Subscribed and sworn to before me this 11 day of October, 2017.

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

My commission expires: Jan. 1, 2021

(Notary Stamp)



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

- Owner (checked)
Corporate Officer/Partner
Power of Attorney
Owner Agent
Property Agent
Letter from Government Agency with Stewardship

## Administrative Permit Application Supplemental Information

(All required information may be separately attached)

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

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

GARAGE - 4000#      on lot w/  
house of ±1700#  
- no electricity  
- no plumbing

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

NONE

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

NONE

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

① DIRT WORK / BASE & COMPACTION  
② CONCRETE  
③ ERECTING BUILDING  
④ COMPLETION BY 6-7-18

5. What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?

LAND, HOME, GARAGE TO STORE VEHICLES IN!

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

HIGHER PROPERTY VALUE  
BE ABLE TO PUT ALL MY VEHICLES INSIDE

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

BE RESPECTFUL OF START TIMES / NOT TO  
EARLY NOISE NO WORKING ON HOLIDAYS OR MAKING  
NOISE

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

N/A

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

N/A

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

N/A

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

N/A

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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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13. Utilities:

a. Sewer Service	SEPTIC
b. Water Service	WELL

For most uses, the Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County. Please indicate the type and quantity of water rights you have available should dedication be required:

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

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

N/A
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# Administrative Permit Application Supplemental Information for Care of the Infirm

(All required information may be separately attached)

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

1. Name of the Infirm:

N/A

2. Medical Condition:

N/A

3. 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):

N/A

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

N/A

5. 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.)

N/A

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

a. Water Service:

N/A

b. Sewage (Sanitary Sewer) Service:

N/A

c. Garbage (Solid Waste) Service:

N/A

d. Electricity:

N/A

e. Natural Gas:

N/A

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

WHAT EVER IS NEEDED WITHIN REASON

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

N/A

9. 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

10. Community Services (provided and nearest facility):

a. Fire Station	YES	3 1/2 miles	TRUCKEE MEADOWS
b. Health Care Facility	YES	WITHIN 10 miles	NORTHERN N.V
c. Elementary School	YES	" 5 "	ALICE TAYLOR
d. Middle School	YES	" 10 "	SHAW
e. High School	YES	" 10 "	SPANISH SPRINGS
f. Parks	YES	" 10 "	LAZY 5
g. Library	YES	" 12 "	LAZY 5
h. Citifare Bus Stop	N/A		

575'

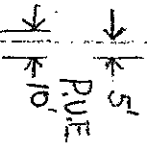
APN# 534-561-14  
SANDRA & JON CROSSLEY  
401 CALLE DE LA PLATA  
SPARKS NV 89441

(775) 378-2163

SCALE 1" = 100'

NO PROPANE TANK

ELEVATION OF PROPOSED  
STRUCTURE 4606

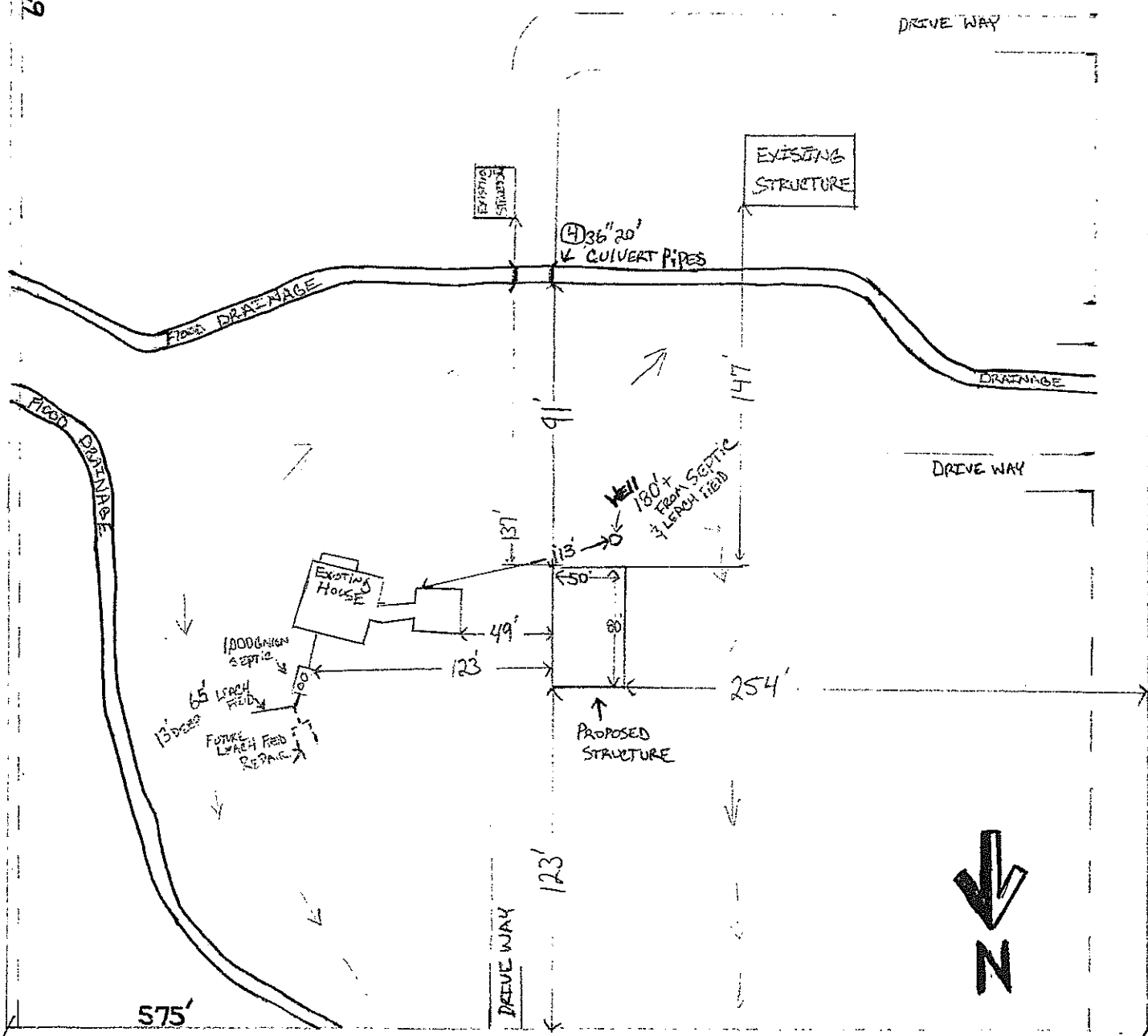


80' ACCESS  
EASEMENT PUE 40'

70'

CALLE LIMPIO COURT

15' U9



DRIVE WAY

EXISTING  
STRUCTURE

4 36" 20'  
CULVERT PIPES

POSS. DRAINAGE

DRAINAGE

DRIVE WAY

Well 180' FROM SEPTIC  
& LEACH FIELD

EXISTING  
HOUSE

1000 gallon  
septic

65' LEACH  
FIELD

FUTURE  
LEACH FIELD  
REPAIR

PROPOSED  
STRUCTURE



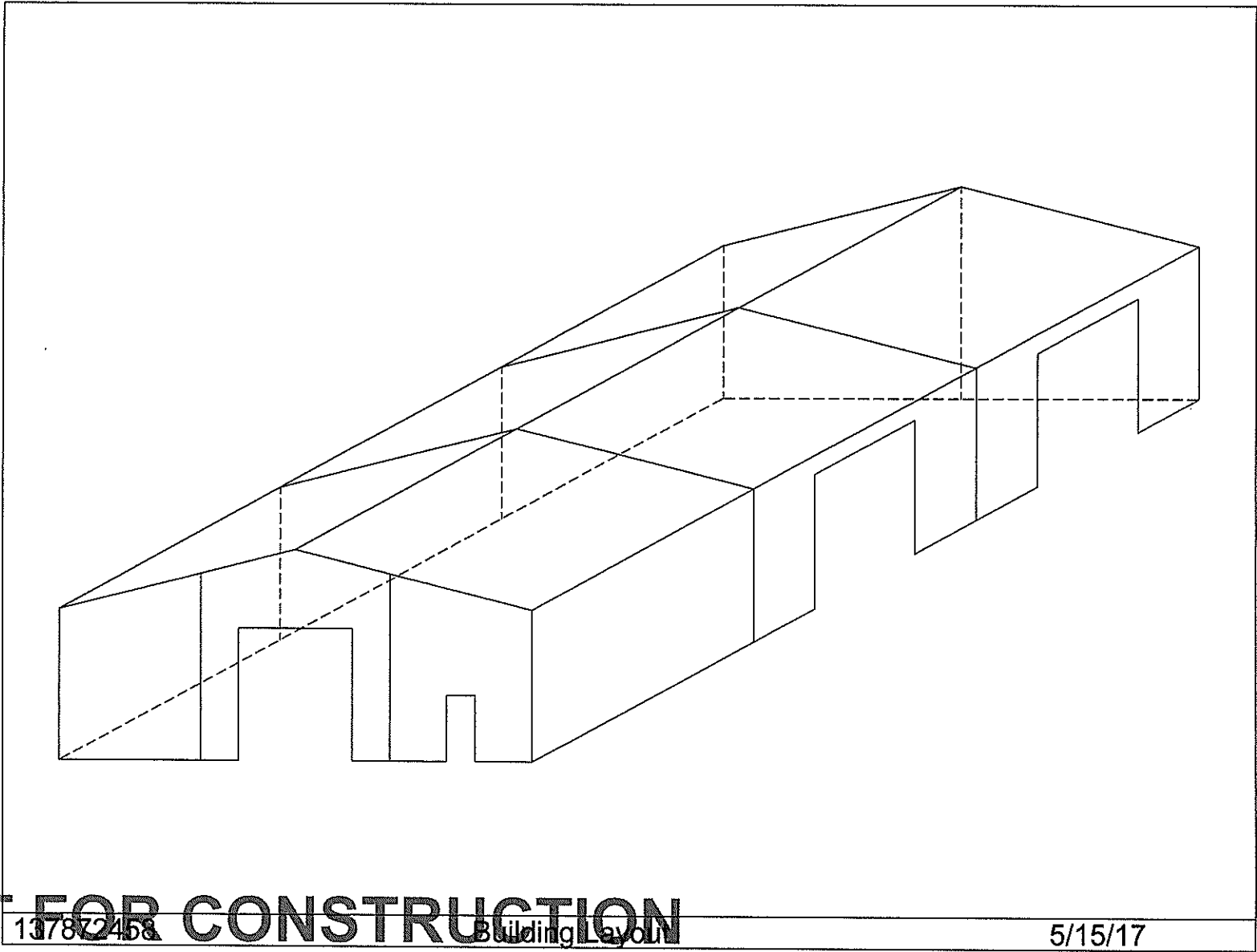
15' U9

575'

CALLE DE LA PLATA

N



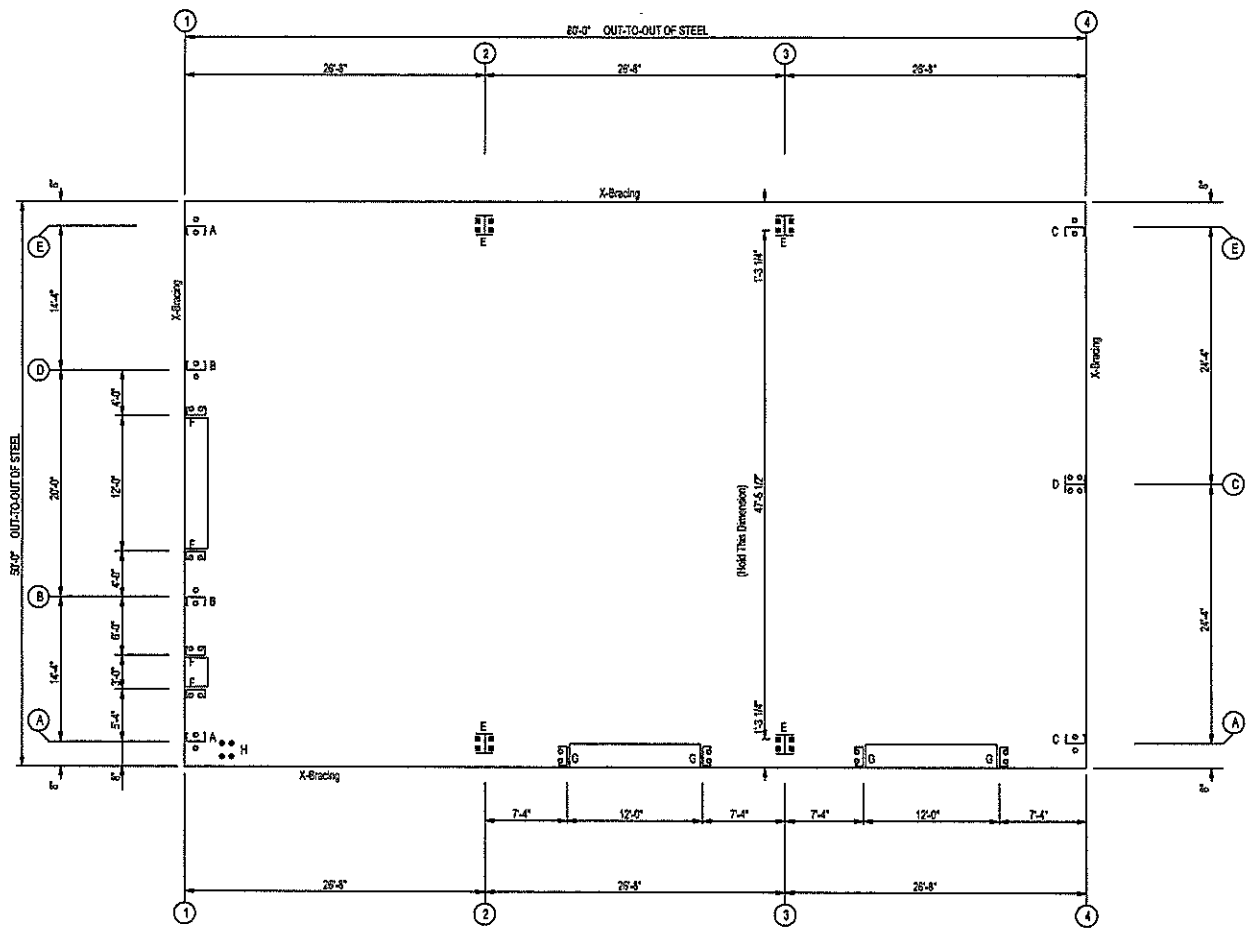


**NOT FOR CONSTRUCTION**

137872458

Building Layout

5/15/17



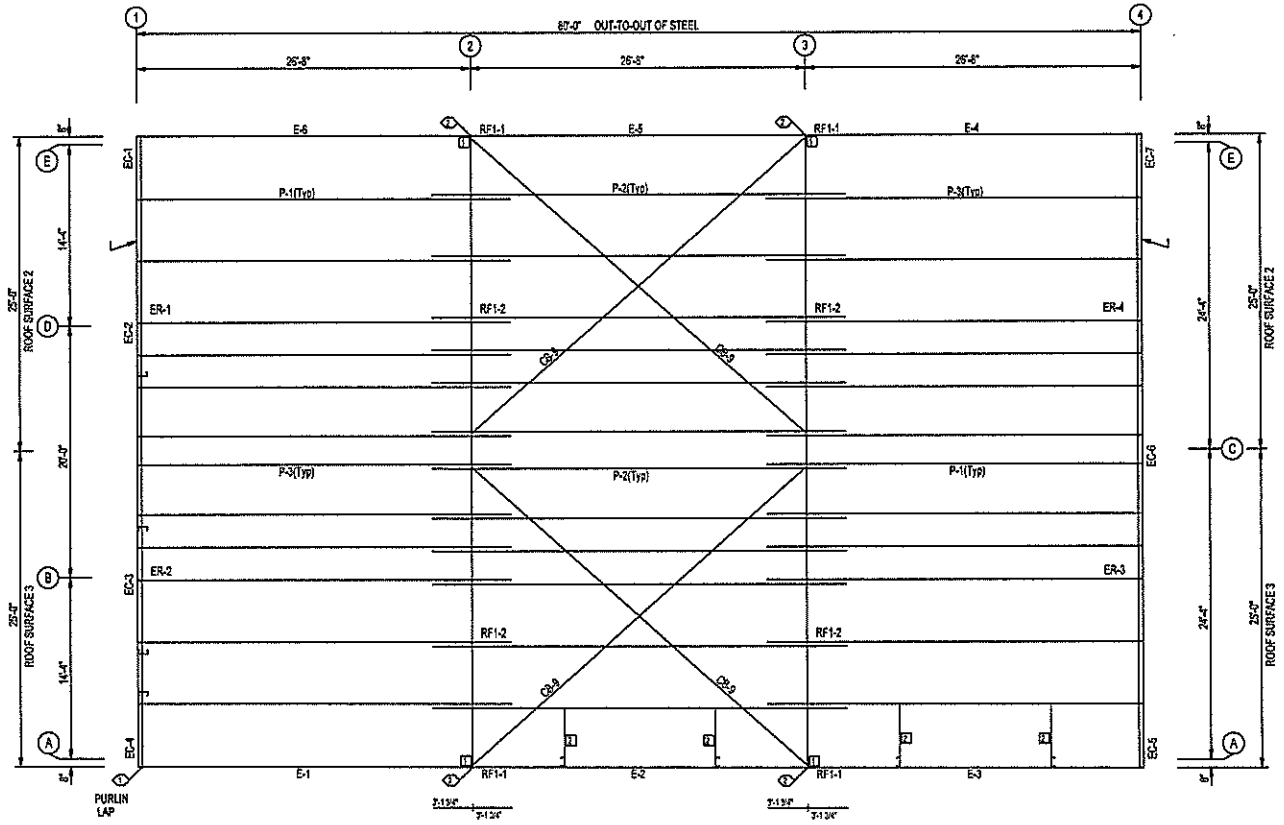
- Dia= 5/8"
- ⊗ Dia= 3/4"
- ⊙ Dia= 1"

ANCHOR BOLT PLAN

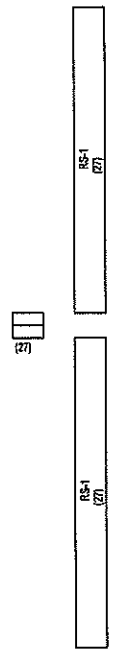
**NOT FOR CONSTRUCTION**

SPECIAL BOLTS					
ROOF PLAN					
ID	QUAN	TYPE	ØA	LENGTH	WASH
1	4	A325	1/2"	1 1/4"	2
2	4	A308	1/2"	1 1/4"	0

CONNECTION PLATES	
ROOF PLAN	
ID	MARKUP/PART
1	SC1B
2	88AA



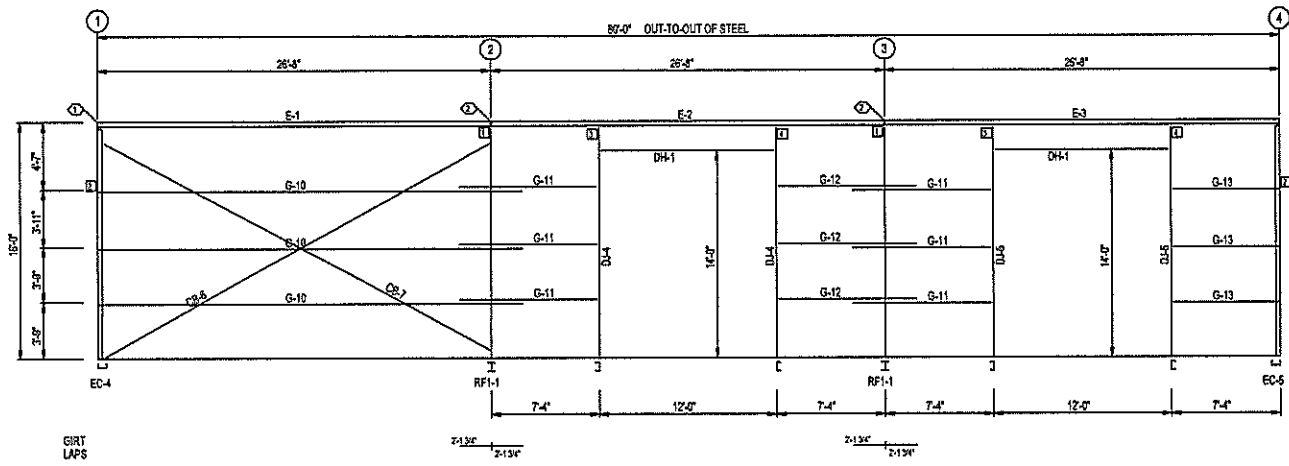
ROOF FRAMING PLAN



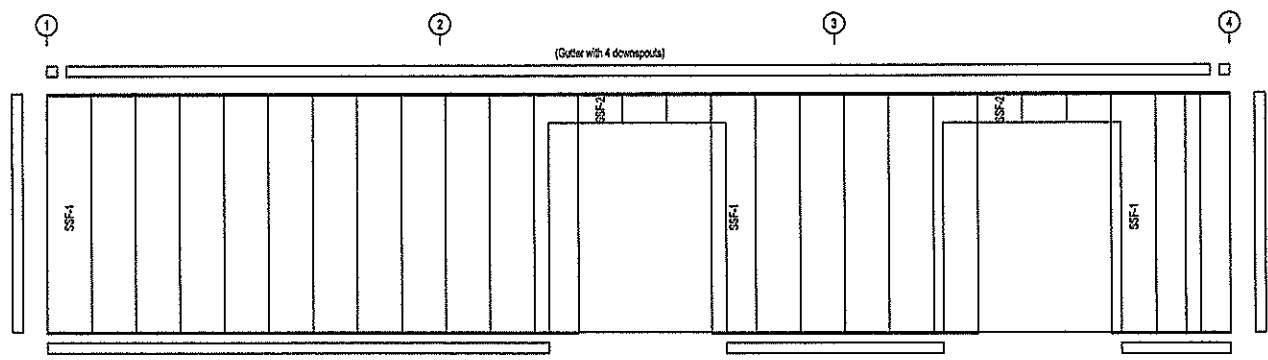
ROOF SHEETING  
PANELS: 26 Ga. PR  
Snow Vents

**NOT FOR CONSTRUCTION**





SIDEWALL FRAMING: FRAME LINE A



SIDEWALL SHEETING & TRIM: FRAME LINE A

PANELS: 28 Ga. PR - Polar White

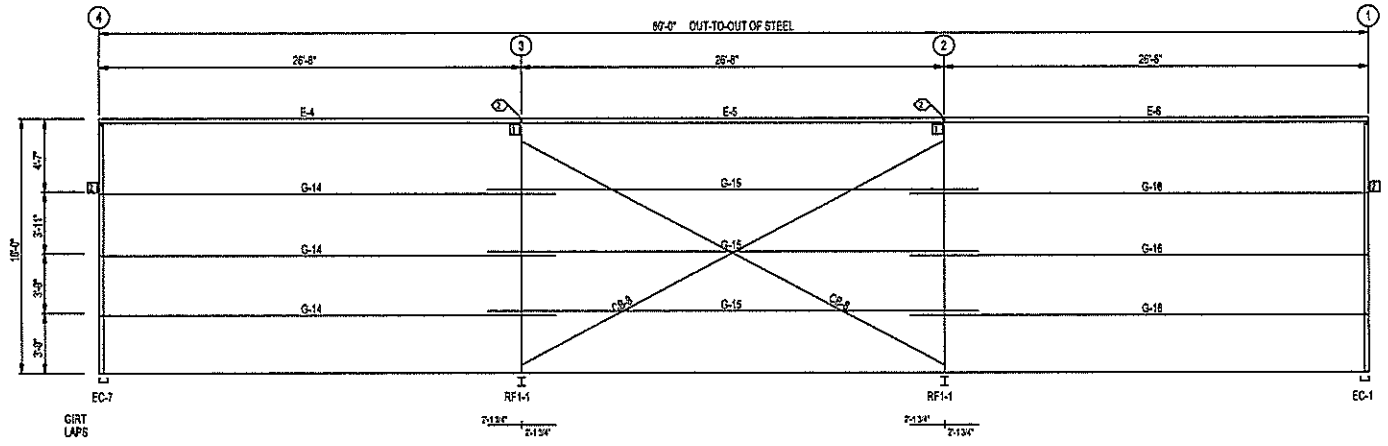
SPECIAL BOLTS					
CO. NO.	QUANT.	TYPE	Ø/A	LENGTH	WASH
1	4	A325	1/2"	1 1/4"	2
2	4	A325	1/2"	1 1/4"	0

CONNECTION PLATES	
FRAME LINE A	
NO.	DESCRIPTION
1	SC18
2	SC-3
3	SC205 L
4	SC205 R

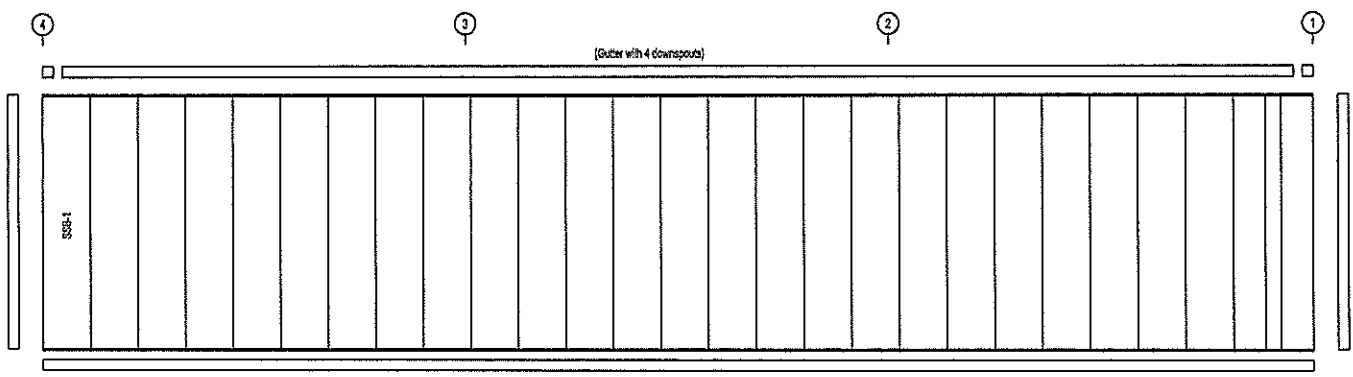
**NOT FOR CONSTRUCTION**

SPECIAL BOLTS					
CO. ID	QUAN	TYPE	SIZE	LENGTH	WASH
2	4	ASCE	1/2"	3 1/2"	0

CONNECTION PLATES	
FRAME LINE E	
CO. ID	MARK/QUAN
1	SC18
2	SC5



SIDEWALL FRAMING: FRAME LINE E



SIDEWALL SHEETING & TRIM: FRAME LINE E

PANELS: 25 Ga. PR - Polar White

**NOT FOR CONSTRUCTION**

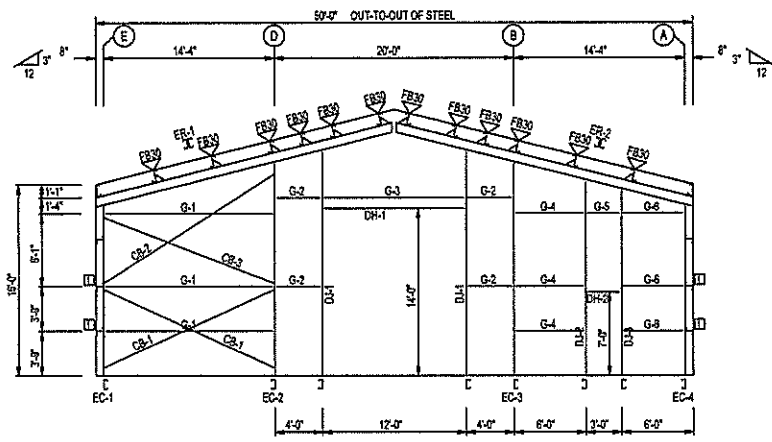
BOLT TABLE				
FRAME LINE 1				
LOCATION	QUAN	TYPE	DA	LENGTH
ER-TIER-2	8	A325	5/8"	1.34'
Columns/Ref	4	A325	5/8"	1.12'
Jamb	2	A325	5/8"	1.12'

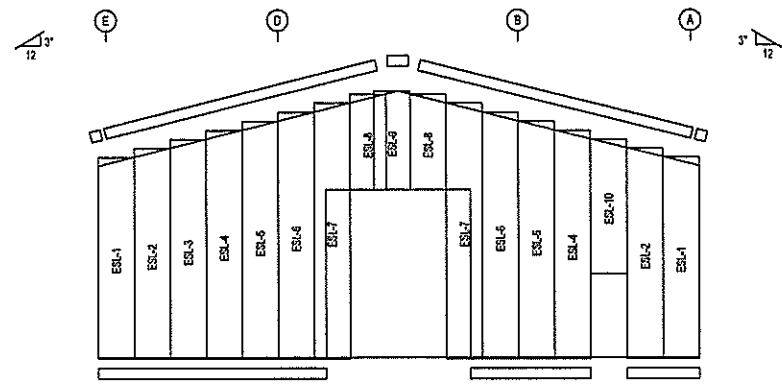
FLANGE BRACE TABLE		
FRAME LINE 1		
Weld MARK	LENGTH	
1	FB30	7'-2"

CONNECTION PLATES		
FRAME LINE 1		
Weld MARK	MANUFACT	
1	1	1



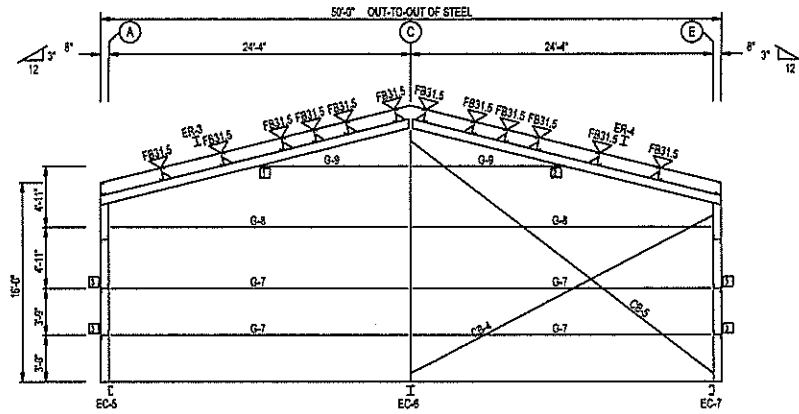
ENDWALL FRAMING: FRAME LINE 1



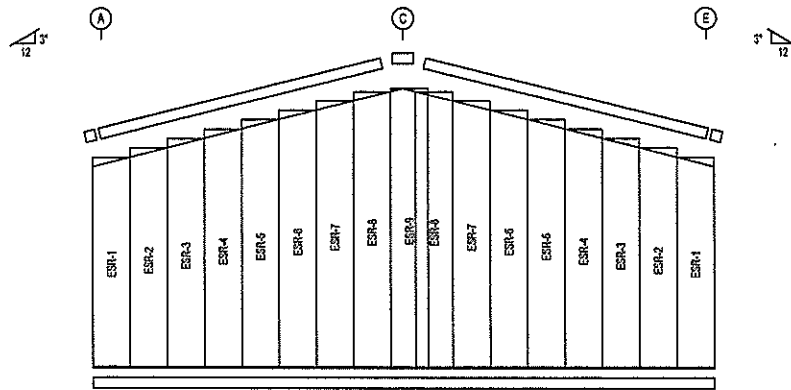
ENDWALL SHEETING & TRIM: FRAME LINE 1

PANELS: 26 Ga. PR - Polar VAn®

**NOT FOR CONSTRUCTION**



ENDWALL FRAMING: FRAME LINE 4



ENDWALL SHEETING & TRIM: FRAME LINE 4

PANELS: 28 Ga. FR - Polar White

BOLTY TABLE				
FRAME LINE 4	QUAN	TYPE	ØA	LENGTH
LOCATION	8	A325	5/8"	2"
ER-SHEAR-4	4	A325	5/8"	1 1/2"
Columns/Raft				

FLANGE BRACE TABLE	
FRAME LINE 4	LENGTH
CB-5	12'-10"
FB31.5	

CONNECTION PLATES	
FRAME LINE 4	MARKPART
1	B1
2	B2
3	SC-5

**NOT FOR CONSTRUCTION**



Account Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

**Washoe County Parcel Information**

Parcel ID 53456114	Status Active	Last Update 10/13/2017 2:09:35 AM
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**Current Owner:**  
CROSSLEY, SANDRA N & JONATHAN A  
  
401 CALLE DE LA PLATA  
SPARKS, NV 89441

**SITUS:**  
401 CALLE DE LA PLATA  
WCTY NV

**Taxing District**

**Geo CD:**

Legal Description

Township 21 Section Lot 2 SubdivisionName \_UNSPECIFIED Block Range 20

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

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2017	\$1,559.24	\$390.04	\$15.59	\$0.00	\$1,184.79
2016	\$1,519.59	\$1,519.59	\$0.00	\$0.00	\$0.00
2015	\$1,516.40	\$1,516.40	\$0.00	\$0.00	\$0.00
2014	\$1,469.38	\$1,469.38	\$0.00	\$0.00	\$0.00
2013	\$1,426.58	\$1,426.60	\$0.00	\$0.00	\$0.00
Total					\$1,184.79

**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**

Payments will be applied to the oldest charge first.

Select a payment option:

- Total Due \$1,184.79
- Oldest Due \$405.33
- Partial

[ADD TO CART](#)

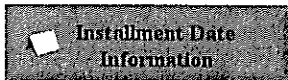
**\$0.00**

**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

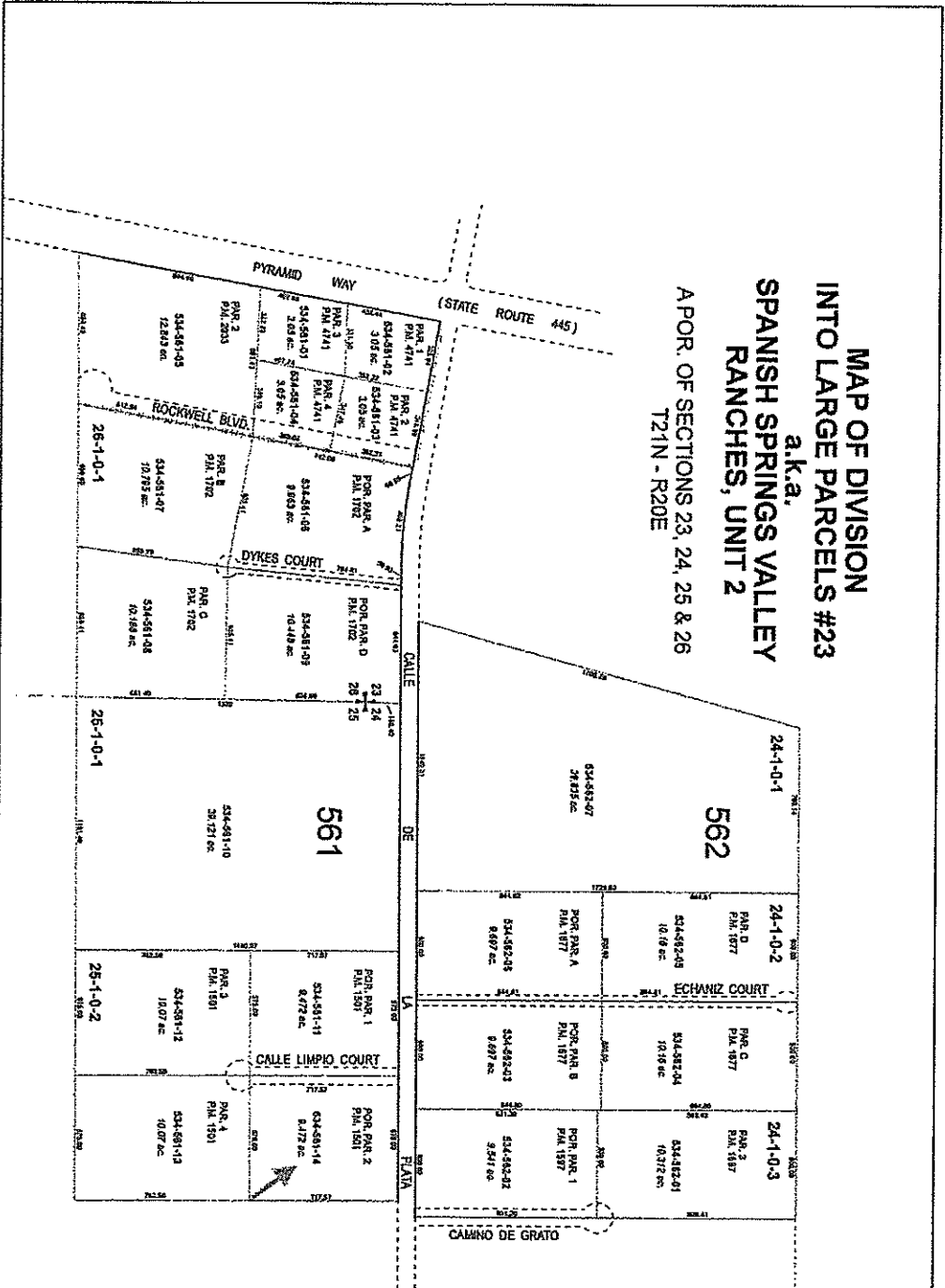


The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washoecounty.us

This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.

**MAP OF DIVISION  
INTO LARGE PARCELS #23**  
a.k.a.  
**SPANISH SPRINGS VALLEY  
RANCHES, UNIT 2**

A POR. OF SECTIONS 23, 24, 25 & 26  
T21N - R20E



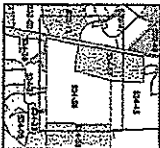
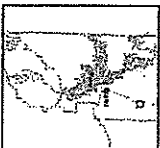
Assessor's Map Number  
**534-56**

STATE OF NEVADA  
**WASHOE COUNTY**  
ASSESSOR'S OFFICE  
Justine G. Wilson, Assessor

101 Fairway Blvd  
Reno, NV 89509  
775-334-2220



0 100 200 300 400  
1 inch = 400 feet



Created by: **ES&S** 5/25/11  
Map of Division  
534-56

NOTE: This map was prepared by the Assessor's Office for the purpose of showing the location of the parcels and is not intended to be used as a legal document. It is the responsibility of the owner to verify the accuracy of the information shown on this map.