

Community Services Department
Planning and Building
ADMINISTRATIVE PERMIT APPLICATION



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

Telephone: 775.328.6100

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

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

Property Owner Affidavit

Applicant Name: MICHAEL HAASE

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA)
)
COUNTY OF WASHOE)

I, MICHAEL HAASE
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

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

Assessor Parcel Number(s): 080-385-02

Printed Name MICHAEL HAASE

Signed [Signature]

Address 11895 FIR DRIVE

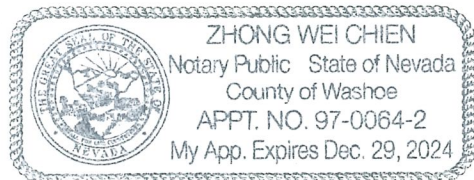
RENO, NV 89506

(Notary Stamp)

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

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

My commission expires: 12/29/2024



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

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

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

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

2400 s.f. pre-manufactured detached metal garage

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

Article 306

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

None

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

None

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

September 2022

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

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

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

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

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

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

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

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

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

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

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

No additional landscaping will be provided.

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

No signs will be incorporated as part of this project. Exterior lighting will be limited to a motion sensor LED light at each exterior door. Please see Sheet A1.2 for these locations

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

Yes No

14. Utilities:

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

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

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

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

There will be no water associated with this building.

Administrative Permit Application Supplemental Information for Care of the Infirm

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

1. Name of the Infirm:

2400 s.f. pre-manufactured detached metal garage

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

Article 306

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

None

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

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

a. Water Service:

b. Sewage (Sanitary Sewer) Service:

c. Garbage (Solid Waste) Service:

d. Electricity:

e. Natural Gas:

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

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

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

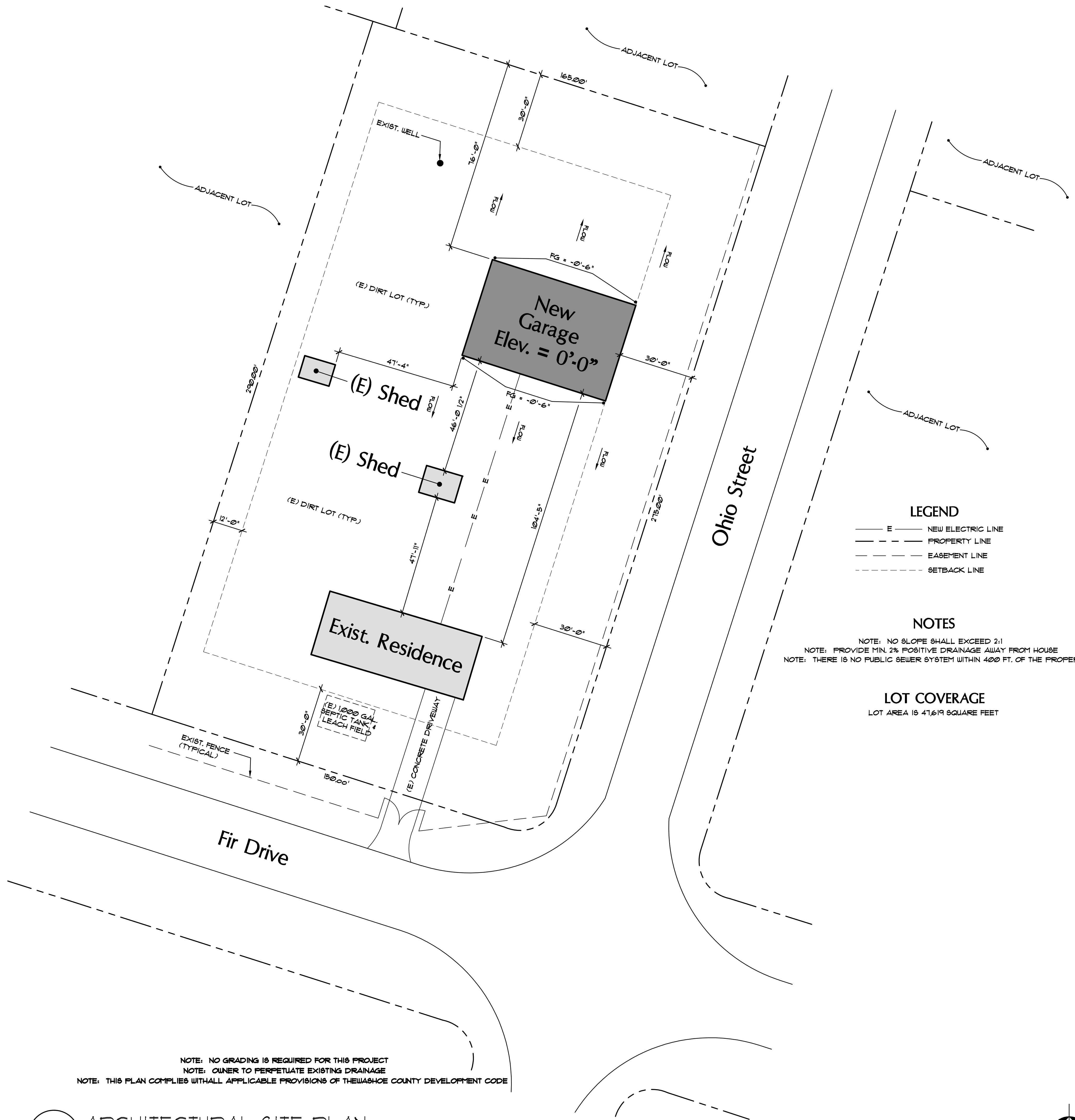
<p>No additional landscaping will be provided.</p>
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8. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the administrative permit request? (If so, please attach a copy.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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9. Community Services (provided and nearest facility):

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



LEGEND

- E — NEW ELECTRIC LINE
- - - - - PROPERTY LINE
- - - - - EASEMENT LINE
- - - - - SETBACK LINE

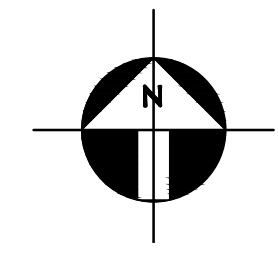
NOTES

NOTE: NO SLOPE SHALL EXCEED 2:1
 NOTE: PROVIDE MIN. 2% POSITIVE DRAINAGE AWAY FROM HOUSE
 NOTE: THERE IS NO PUBLIC SEWER SYSTEM WITHIN 400 FT. OF THE PROPERTY

LOT COVERAGE
 LOT AREA IS 47,619 SQUARE FEET

NOTE: NO GRADING IS REQUIRED FOR THIS PROJECT
 NOTE: OWNER TO PERPETUATE EXISTING DRAINAGE
 NOTE: THIS PLAN COMPLIES WITH ALL APPLICABLE PROVISIONS OF THE WASHOE COUNTY DEVELOPMENT CODE

1 ARCHITECTURAL SITE PLAN
 A0.1 SCALE: 1" = 20'-0"



KEITHLEY GARAGE
 For: Russell Keithley
 11895 Fir Drive Reno, Nevada 89506
 Email: plannorino@rocketmail.com / Phone: 775-200-3715
 Assessors Parcel Number: 080-365-02
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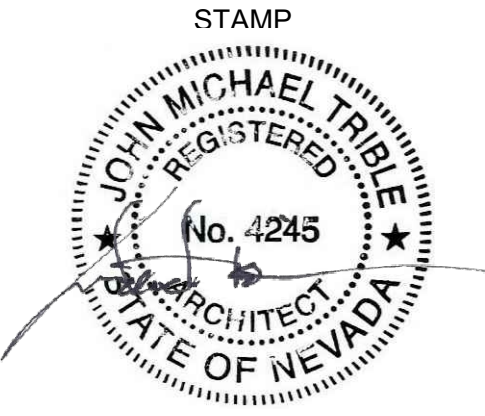
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SHEET TITLE
 ARCHITECTURAL
 SITE PLAN

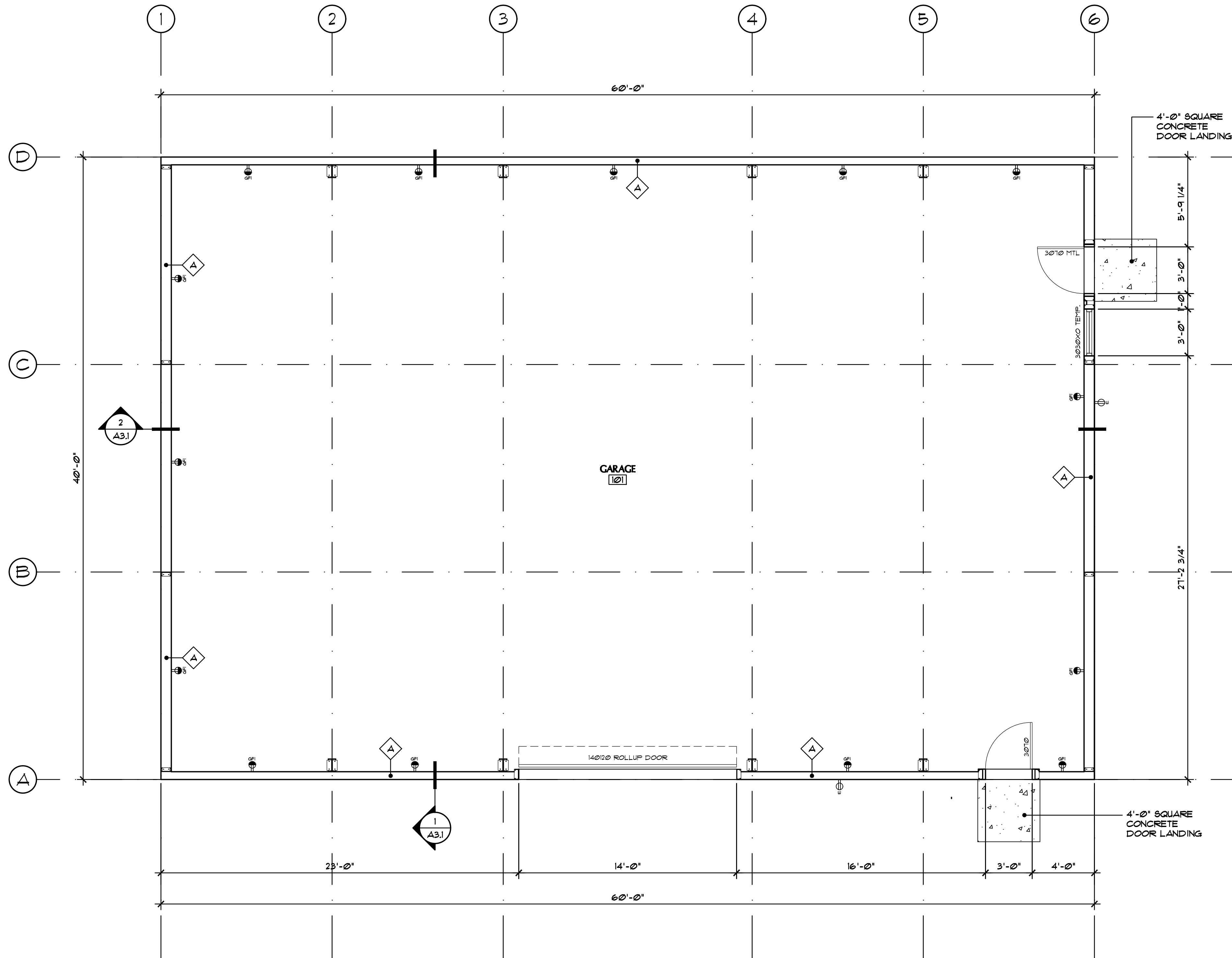
REVISIONS

1	-
2	-
3	-



DATE: April 11, 2022
 JOB: 2202

Sheet: **A0.1**



NOTE: AT ALL CONCRETE WALKWAYS & LANDINGS - PROVIDE WUF 6 x 6 / W14 x 14
 NOTE: ALL CONCRETE WALKWAYS SHALL BE 4" THICK & HAVE THICKENED EDGES AT ALL SIDES
 NOTE: ALL CONCRETE APRONS SHALL BE 6" THICK AND HAVE THICKENED EDGES AT ALL SIDES
 NOTE: AT ALL CONCRETE APRONS PROVIDE #4 STEEL REINFORCEMENT BARS @ 18" O.C. EA. WAY
 NOTE: AT ALL CONCRETE APRONS AND WALKWAYS - PROVIDE CONTROL JOINTS @ MAX. 5'-0" O.C., AND 1/2" EXPANSION JOINTS @ MAX. 20'-0" O.C.

EXTERIOR WALL TYPES

◇ TYPICAL EXT. WALL @ WAREHOUSE

- EXTERIOR SIDE, FACE LAYER MINIMUM 26 GA. STEEL EXTERIOR WALL PANELS APPLIED AT RIGHT ANGLES TO GIRTS WALL CAVITY; R-21 MIN. INSULATION BETWEEN HORIZONTAL WALL GIRTS.
- INTERIOR SIDE, BASE LAYER 5/8" TYPE X GYPSUM WALLBOARD APPLIED PARALLEL OR AT RIGHT ANGLES TO RIGID FURRING CHANNELS 24" O.C. WITH 1" TYPE S DRYWALL SCREWS 24" O.C. FURRING CHANNELS ATTACHED AT RIGHT ANGLES TO GIRTS WITH TWO 3/8" LONG, TYPE S-12 PANHEAD SCREWS AT EACH GIRT. FACE LAYER 5/8" TYPE X GYPSUM WALLBOARD APPLIED PARALLEL OR AT RIGHT ANGLES TO CHANNELS W/ 1-5/8" TYPE S DRYWALL SCREWS 12" O.C. JOINTS OFFSET 24" FROM BASE LAYER JOINTS.

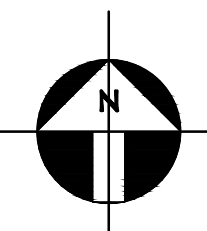
POWER SYMBOLS

- EXTERIOR GFI DUPLEX AT WET LOCATION W/ COVER: 20A, 125V, NEMA 5-20, #12" AFF
- DUPLEX: 20A, 125V, NEMA 5-20, #12" AFF
- DOUBLE DUPLEX: 20A, 125V, NEMA 5-20, #12" AFF
- DUPLEX GFCI: 20A, 125V, GFCI, NEMA 5-20 GFR, #12" AFF
- SPECIAL RECEPTACLE - AS INDICATED ON PLANS, #12" AFF
- DOOR BELL: 45 BOX WITH SINGLE GANG MUD RING, #48" TO TOP, UON
- DOOR BELL CHIME: 45 BOX WITH SINGLE GANG MUD RING, -6" BELOW CEILING, UON
- THERMOSTAT: #54" TO TOP, UON
- DUPLEX AT FLOOR: 20A, 125V, NEMA 5-20, MAKE TOP FLUSH WITH FLOOR SURFACE, USE BRASS COVER PLATE (COORDINATE WITH OWNER FOR EXACT LOCATION AT FLOOR)
- TELEPHONE: 45 BOX WITH SINGLE GANG MUD RING, #12" AFF
- TELEPHONE: 45 BOX WITH SINGLE GANG MUD RING, WALL MOUNT #54" AFF
- SATELLITE CONNECTION: VERIFY TYPE OF CABLE WITH SATELLITE COMPANY, #12" AFF
- WIRING FOR SPEAKER LOCATION - MOUNT BELOW EAVE

NOTE: OUTLETS LESS THAN 5'-6" AFF SHALL BE TAMPER RESISTANT

1 FLOOR & POWER PLAN
 A1.1 SCALE: 1/4" = 1'-0"

2,400 S. F.

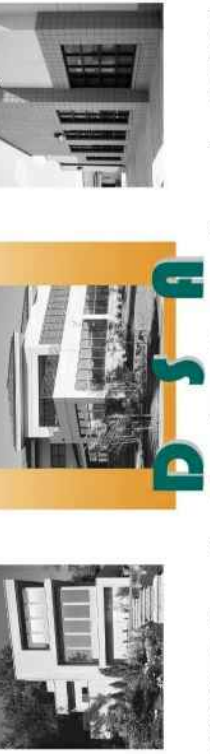


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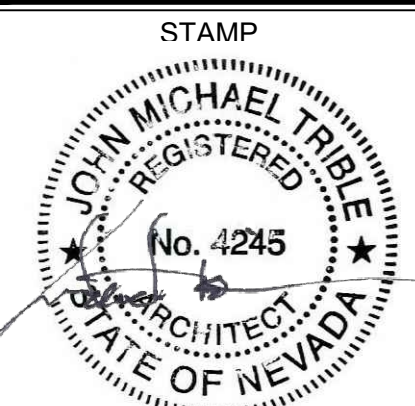
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SHEET TITLE
 FLOOR PLAN
 POWER PLAN

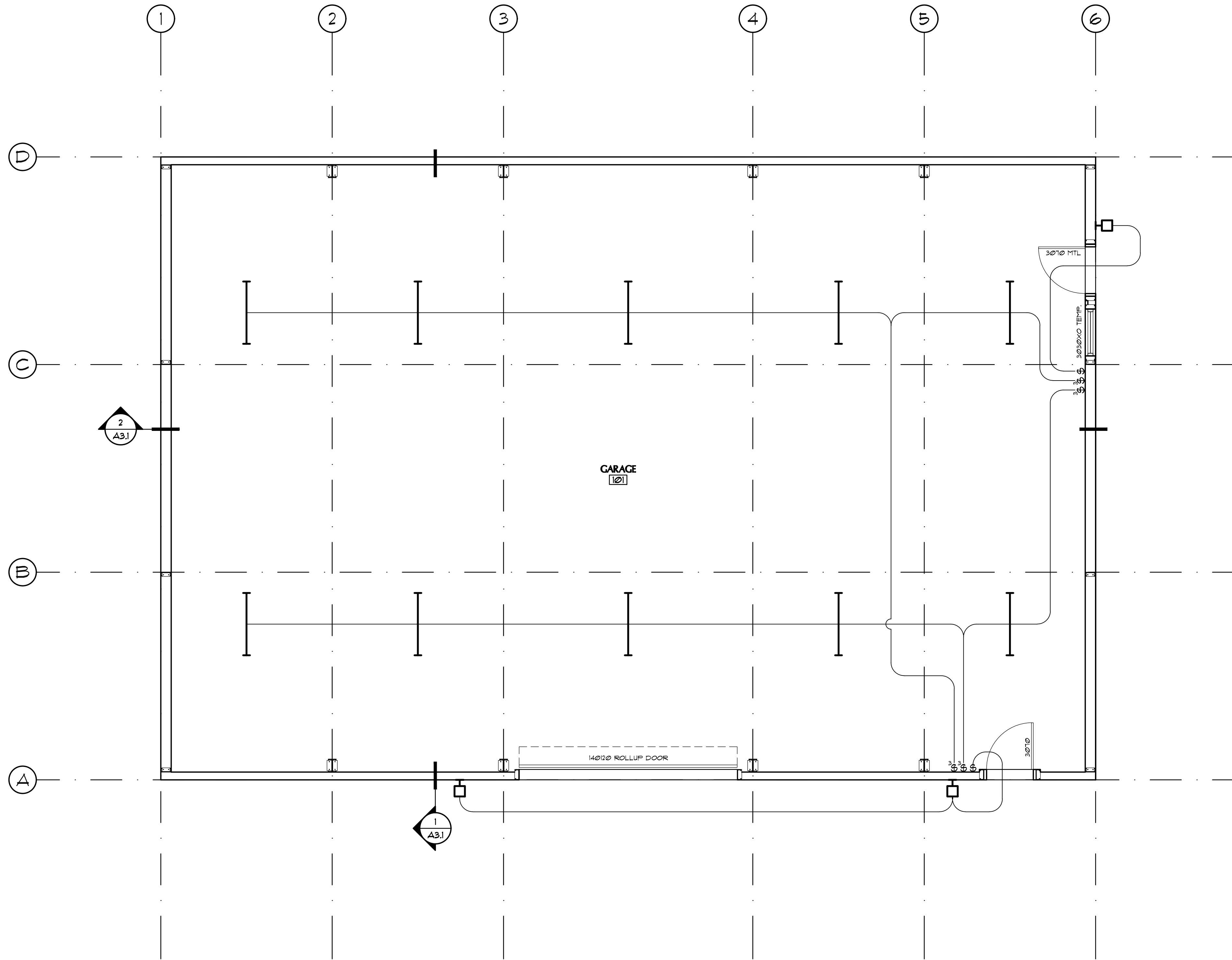
REVISIONS	
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DATE: April 11, 2022
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Sheet:

A1.1



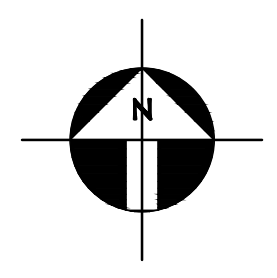
LIGHTING SYMBOLS

- Ⓢ SINGLE LIGHT SWITCH • 4'-0" TO TOP, AFF
- Ⓢ₂ SINGLE LIGHT SWITCH • 4'-0" TO TOP, AFF - W/ DIMMER
- Ⓢ₃ THREE WAY LIGHT SWITCH • 4'-0" TO TOP, AFF
- Ⓢ₄ FOUR WAY LIGHT SWITCH • 4'-0" TO TOP, AFF

SYMBOLS

- ☉ SOLAR LIGHT TUBE - MATCH (E) AT OTHER LOCATIONS
- Ⓢ• ELECTRIC SMOKE DETECTOR / CARBON MONOXIDE DETECTOR WITH BATTERY BACKUP
- LED RECESSED LIGHT FIXTURE
- ☐ SURFACE MOUNTED EXHAUST FAN/LED LIGHT
- ☐ EXTERIOR LED SURFACE MOUNTED LIGHT FIXTURE WITH MOTION SENSOR
- 4'-0" 4-LAMP LED FIXTURE
- LED RECESSED WATER RESISTANT HEAT LAMP
- ☐ LED SURFACE MOUNTED LIGHT FIXTURE
- ☉ LED PENDANT MOUNTED LIGHT FIXTURE - CENTER OVER CHAIRS OR TABLES BELOW
- LED SURFACE MOUNTED WALL SCONCE
- SURFACE MOUNTED BAR LED LIGHTS - CENTER OVER VANITY COUNTERTOP BELOW
- ☐ RECESSED EXHAUST FAN
- ☉ CEILING SHOWER HEAD
- ☐ SURFACE MOUNTED FAN (TYP. UON) WITH LED LIGHT KIT AND REMOTE CONTROL

1 LIGHTING PLAN
A1.2 SCALE: 1/4" = 1'-0"



KEITHLEY GARAGE
For: Russell Keithley

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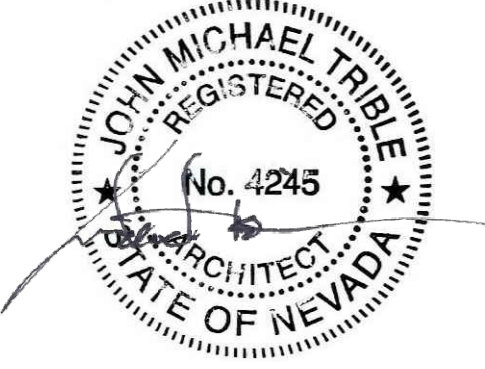
SHEET TITLE

LIGHTING PLAN

REVISIONS

NO.	DESCRIPTION
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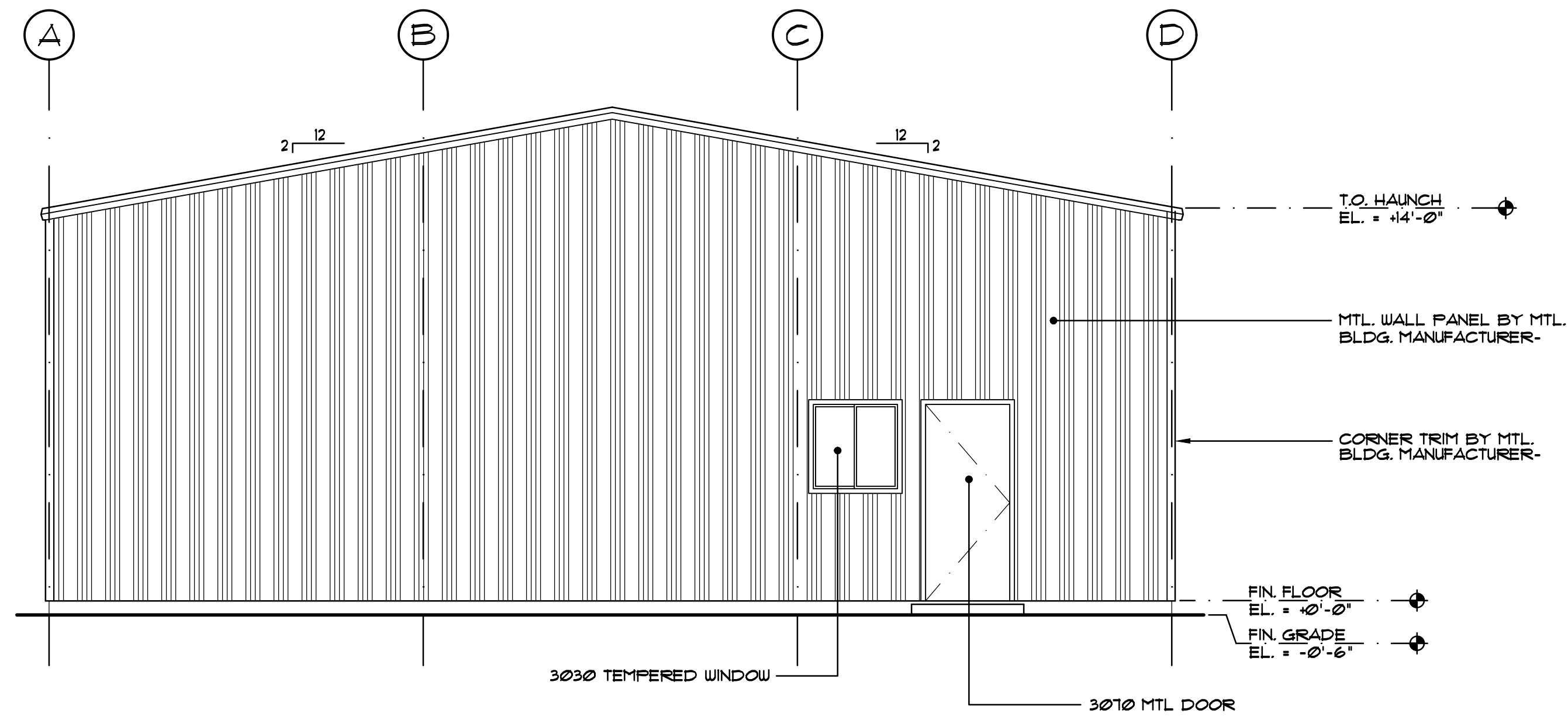
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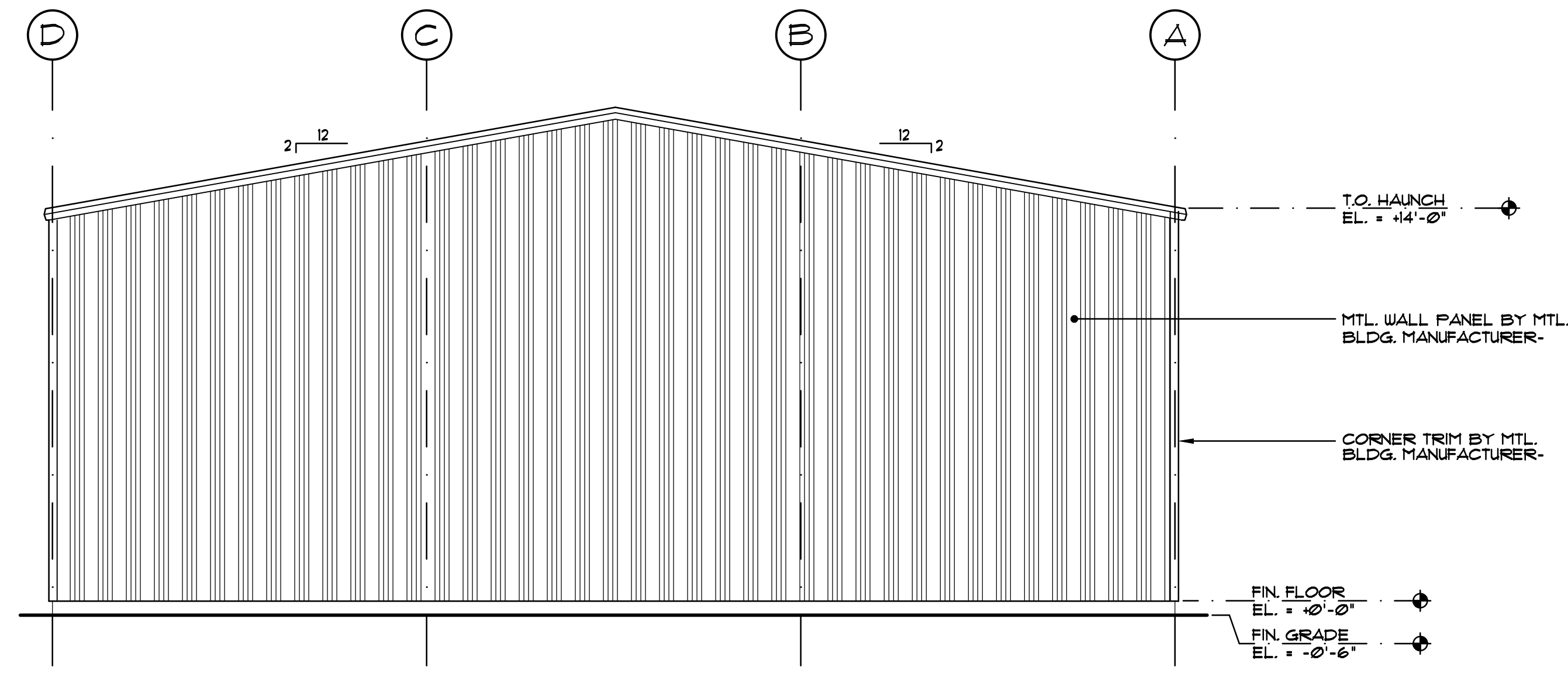
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Sheet:

A1.2



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



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

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11895 Fir Drive Reno, Nevada 89506
Email: planeron@rocketmail.com / Phone: 775-200-3715
Assessors Parcel Number: 080-365-02
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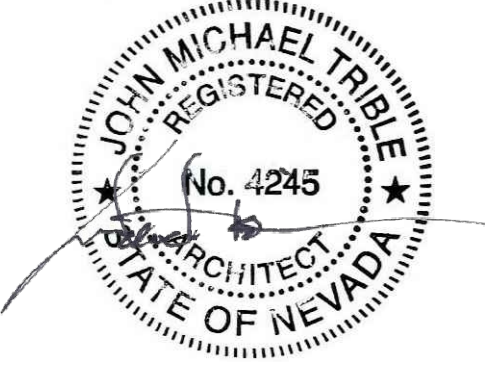
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BUILDING ELEVATIONS

REVISIONS

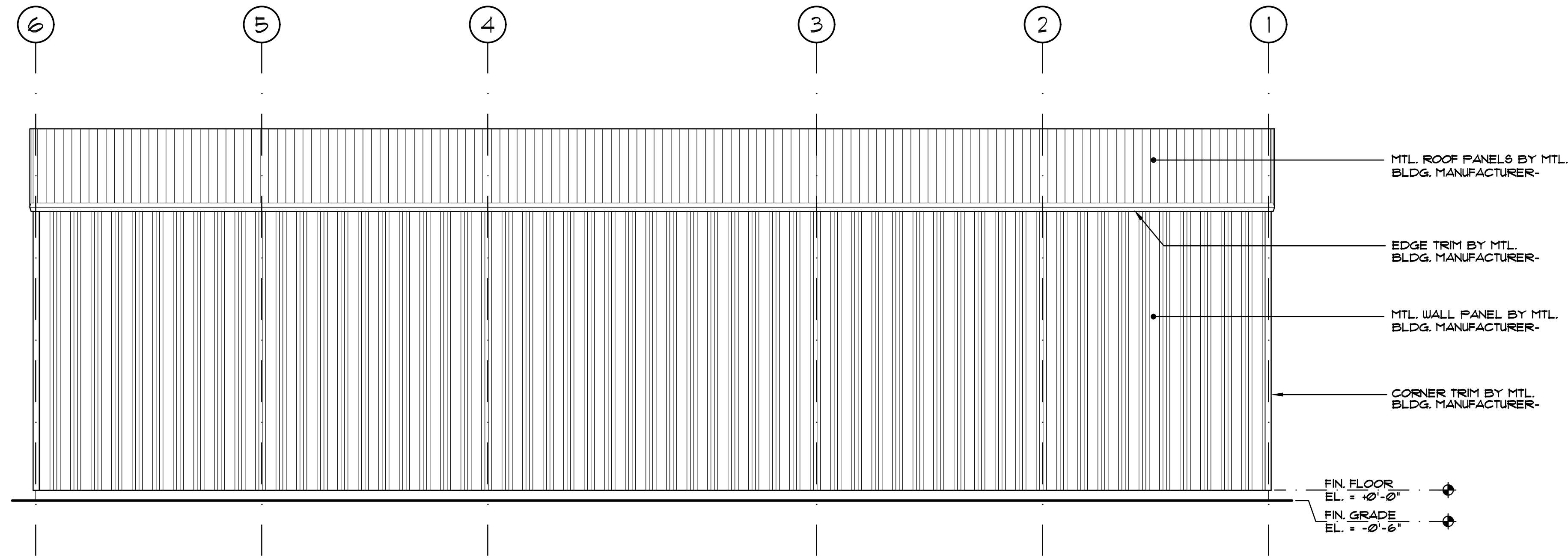
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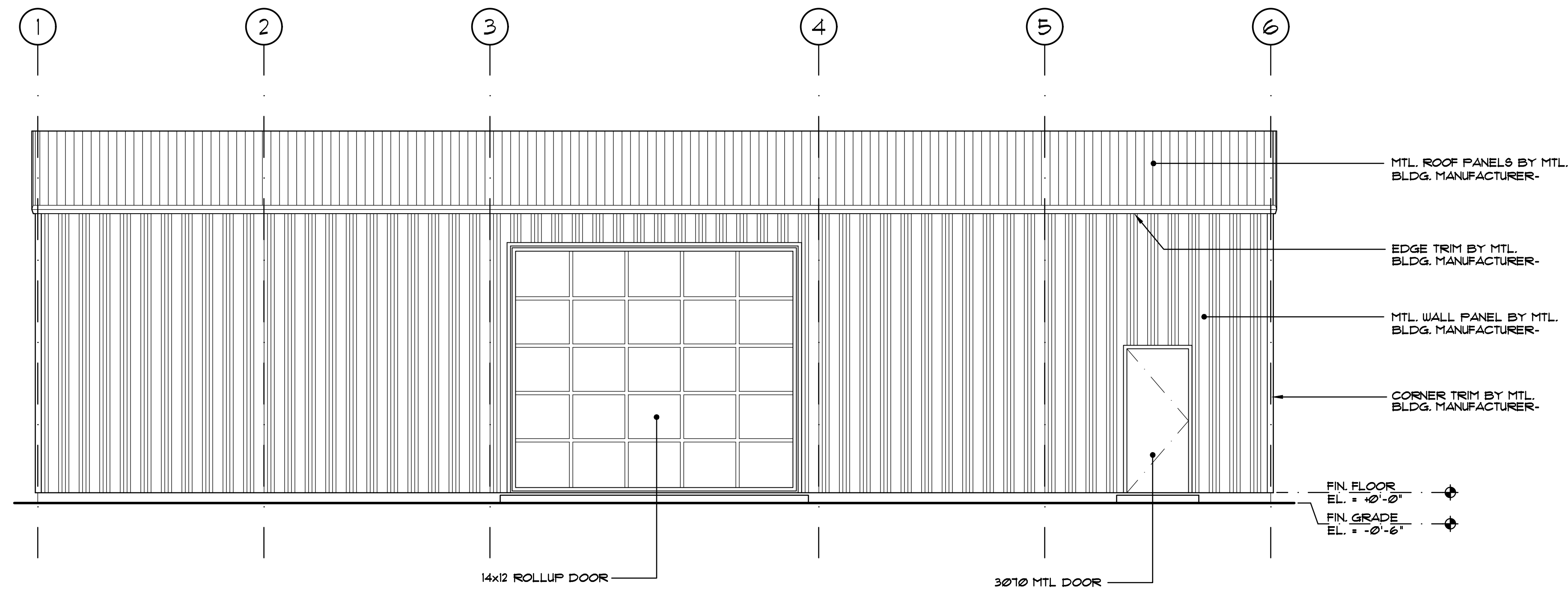


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JOB: 2202

Sheet: **A2.1**



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



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

KEITHLEY GARAGE
For: Russell Keithley

11895 Fir Drive Reno, Nevada 89506
Email: plan@designsignificance.com / Phone: 775-200-3715
Assessors Parcel Number: 080-365-02
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SHEET TITLE

BUILDING ELEVATIONS

REVISIONS

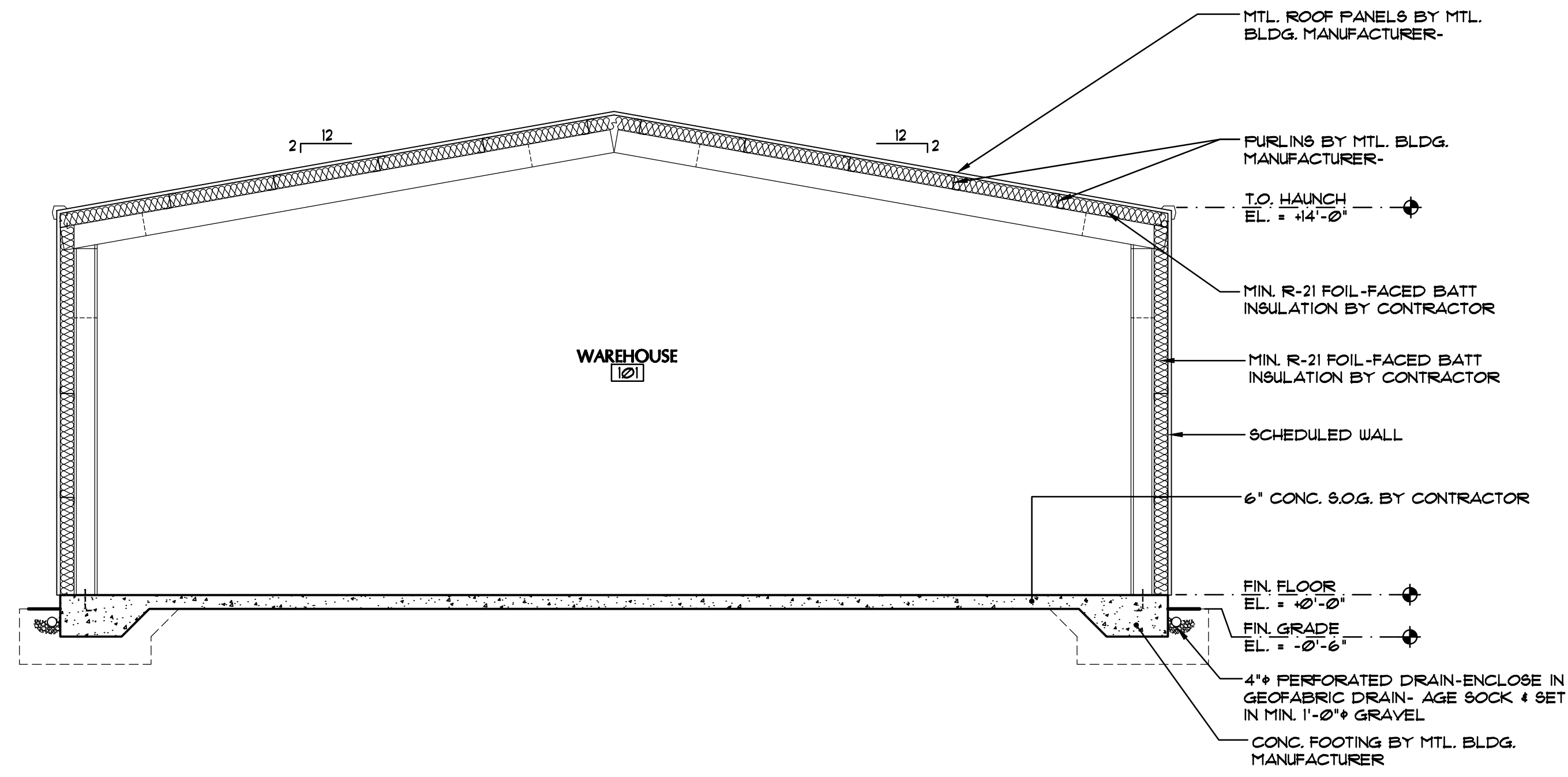
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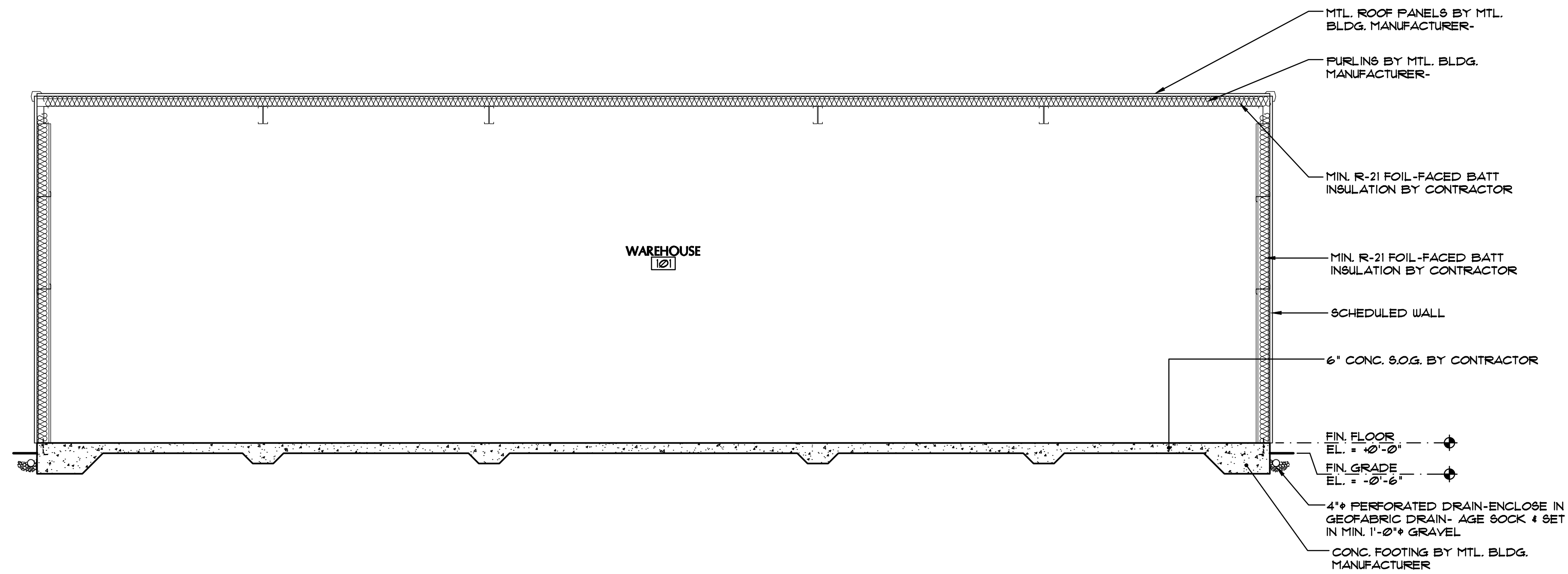
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JOB: 2202

Sheet: **A2.2**



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

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



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

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

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For: Russell Keithley

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Design Significance Architecture

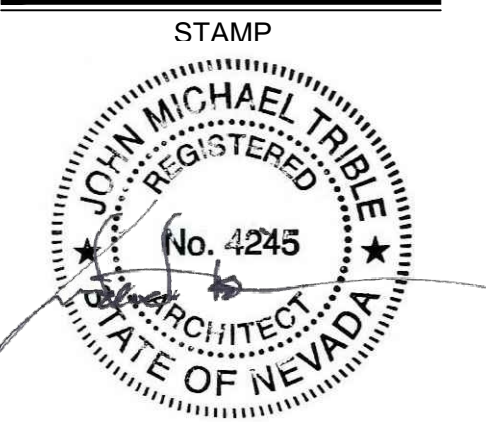


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SHEET TITLE

BUILDING SECTIONS

REVISIONS	
1	
2	October 15, 2021
3	



DATE: April 11, 2022
JOB: 2202

Sheet:

A3.1