

Community Services Department
Planning and Development
ADMINISTRATIVE PERMIT APPLICATION



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

Telephone: 775.328.3600

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: Chris Burgarello Res. metal building. Owned free & clear deed on hand			
Project Description: Storage & working garage. Metal building on a 6" concrete slab with foundation and footings. A.C. Sub-panel powered from main metered A.C. breaker panel.			
Project Address:			
Project Area (acres or square feet): One acre			
Project Location (with point of reference to major cross streets AND area locator): 17624 Northridge Ave. Reno, NV 89508 Nearest cross streets North & South St.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
08119105	1		
Section(s)/Township/Range:			
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: Chris Burgarello		Name: Brandt Kennedy	
Address: 17624 Northridge Ave. Reno, NV Zip: 89508		Address: 3100 Mill St. Ste. 107 Reno, NV Zip: 89502	
Phone: Fax:		Phone: 355-0505 Fax: 355-0566	
Email: cburgarello@sbcglobal.net		Email: BRANDT@K2ENG.NET	
Cell: (775) 771-9717 Other:		Cell: Other:	
Contact Person: Chris Burgarello		Contact Person: K2 Engineering	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Chris Burgarello		Name:	
Address: 17624 Northridge Ave. Reno, NV Zip: 89508		Address: Zip:	
Phone: Fax:		Phone: Fax:	
Email: cburgarello@sbcglobal.net		Email:	
Cell: (775) 771-9717 Other:		Cell: Other:	
Contact Person: Chris Burgarello		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)

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?

Storage and working garage.

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

None

Owner builder

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?

To the rear of the property where the proposed metal building is going. Improved draining landscaped pathways with lighting on the perimeter of the building. Right now it's unfinished weeds. Projected time frame for completion is 60 days weather permitting.

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

60 days weather permitting. Also addressed in question #3

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?

None. No additional foot or vehicle traffic will happen. Private use only.

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

Adds to what my neighbors already have in place. We all have the same common hobby interests. The lot landscape wise is being upgraded from unfinished dirt & weeds. My neighbors are all for what I am doing.

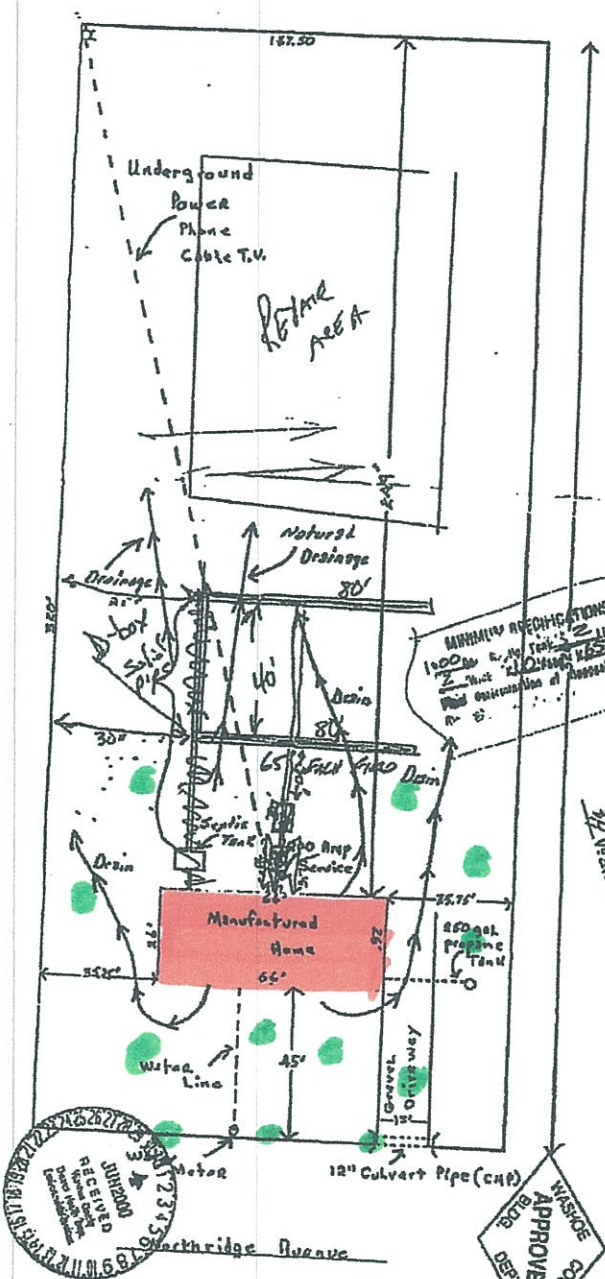
7. What will you do to minimize the anticipated negative impacts or effects your project will have on adjacent properties?

Consulted with my neighbors all around the area and they like what I am doing. The previous owner of my 1 acre lot was not friendly to any of the neighbors.

- 11 added parking spaces
- Manufactured home

COLD SPRINGS PROJECT

DEVELOPER: BEE INVESTMENTS LLC, P.O. BOX 3218, RENO, NEVADA 89502
 A.P.N. NO: 81-191-05 LOT NO: 5 ADDRESS: 17624 Northridge
 BUYER: Rutha (Name) Davies PHONE NO.: 867-2200
 DATE DRAWN: 10-5-99 DRAWN BY: RGE SCALE: 1"=30' APPROVED BY BUYER: [Signature]
 OR Tenant



6 comp. } 4'
 } 20'
 Need 1549 ft²
 ÷ 12' = 129'

Washoe County Community Development Department
 Fabricated Housing Standards
 Assessor Parcel Number: 81-191-05
 Planning Area: NV
 Regulatory Zone: L25
 Previous Trailer Overlay Designation? Yes No
 Mobile Home Park Placement? Yes No
 Approved Fabricated Housing Type
 - Single Unit - Uti. Constructed? Yes No
 - Purification system for connection to real property? Yes No
 - Manufactured Unit - State/ULD Safety Sealed? Yes No
 - Personal Vehicle - Park Set? Yes No
 - Mobile Home? Yes No
 Notes: Please read Washoe County Development Code Article 312, Fabricated Housing, for all requirements.
 Date: 10-5-99

MINIMUM SPECIFICATIONS
 100% of lot area to be paved
 2' wide concrete curb
 12" minimum depth of gravel base

MINIMUM UTILITIES
 100 Amp Electric
 Gas Line
 3/4" Water Line

PERMIT	
M.H. SET-UP	YES <input type="checkbox"/>
FENCE PERMIT	<input type="checkbox"/>
LOT DEV. PERMIT	<input checked="" type="checkbox"/>
M.H. FOUNDATION	<input type="checkbox"/>

81-191-05



Washoe County Use Only
 County Control/Permit No.
 Development Review: 0.0
 Date: 10-5-99
 County Fire Dept. Date: 10/2/99
 County Engineering: [Signature] Date: 6/23/00
 County Health Dept. Date: 10/3/99
 County Utility Dept. Date: 10/3/99
 County Soc. Serv. Dept. Date: _____
 County Dept. Date: _____
 County Bldg. Dept. Date: 10-11-99

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

I limited to what can be done cost wise. I am in line with my neighbors use. I.E. Storage of personal goods, went from a larger house to a smaller one, divorce forced. Hobby wise old car and motorcycle owner.

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

11 improved parking spaces as shown in green on site map.

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

None. Landscaping already installed with front and rear grass area's and tree's planted. Side boundry fences are existin and in place.

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.)

Residential application, no signs will be installed. Security motion detection lighting to be installed on the outside of the metal building.

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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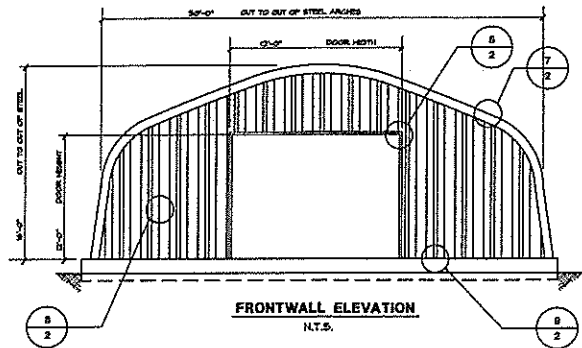
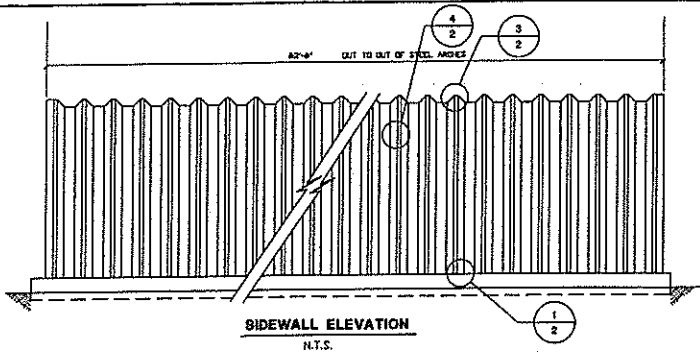
13. Utilities:

a. Sewer Service	SEPTIC
b. Water Service	CITY

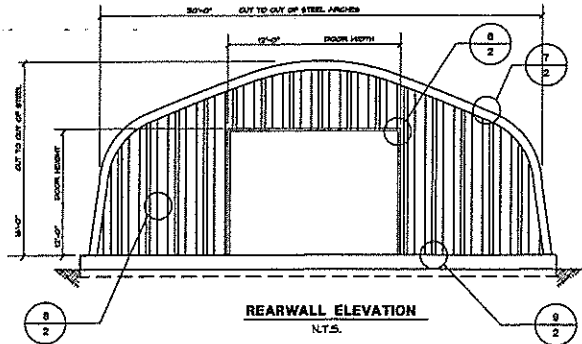
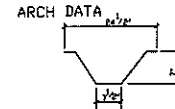
For most uses, the Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County. Please indicate the type and quantity of water rights you have available should dedication be required:

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	

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):

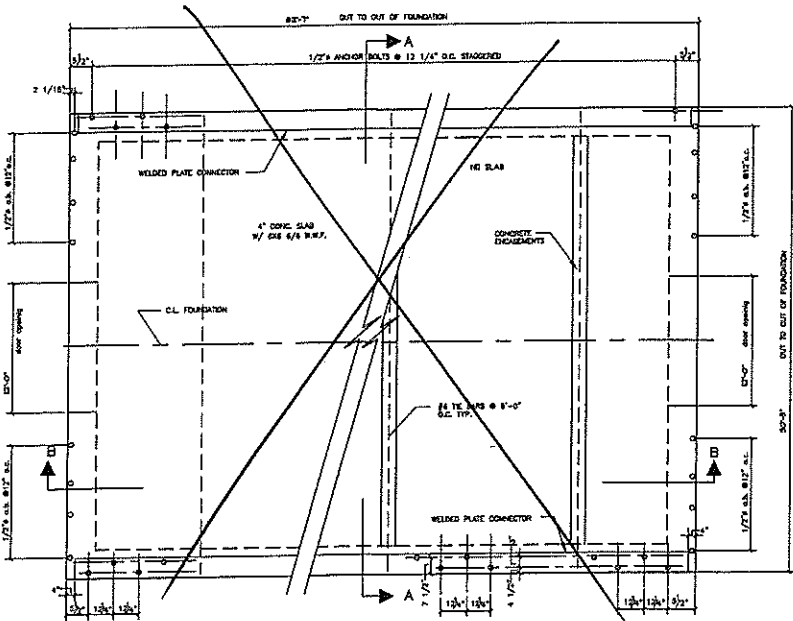


- GENERAL NOTES**
1. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM WITH THE REQUIREMENTS OF THE SPEC AND
 2. NO LEASE OTHER THAN THOSE CONTAINED HEREIN DATA' SHALL BE IMPOSED ON THE STRUCTURE.
 3. THE FOUNDATION SHALL BE FINISHED ON NATURAL UNDISTURBED SOIL, CAPABLE OF SAFELY SUSTAINING 2000 PSF. AND AT LEAST 12 IN. BELOW FINISHED GRADE.
 4. SLAB ON GRADE SHALL BE PLACED ON SOIL, CAPABLE OF SUSTAINING 500 PSF. WITHOUT APPROPRIATE SETTLEMENT.
 5. REFER TO CONNECTION MANUAL FOR EXACT ANCHOR BOLT PLACEMENT INCLUDING MANUAL SUPPLIES.
 6. ORANGE TIES MUST BE INCORPORATED IN CONCRETE WHEN CONCRETE SLAB IS NOT USED.
 7. CHECK THE FACTORY SUPPLIED ERECTION GUIDE THAT WAS SUPPLIED WITH YOUR CONSTRUCTION PACKET TO CONFORM TO THE CONCRETE ERECTION.

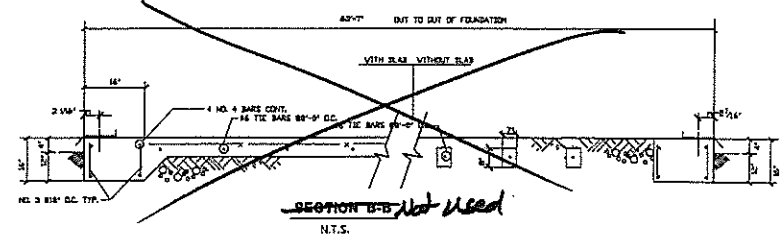
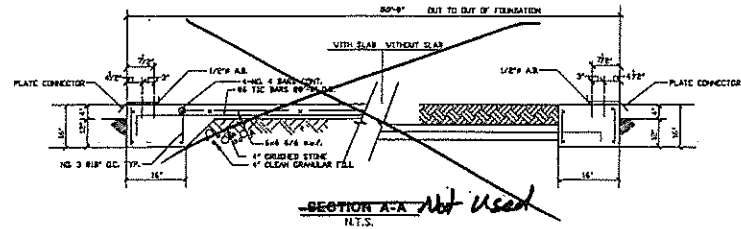


- DESIGN DATA**
- STEEL: GRADE 25
 SO SEE AISC VFD-3
 GALVALUME SHEET STEEL
 LIVE LOAD 80 PSF
 VIBR. LOAD 1/2" DIA. 1500 RPM EPX. G
 FEMD LOAD VIB. 1500 RPM CATEGORY D

- MATERIALS**
1. CONCRETE STRENGTH AT 28 DAYS TO BE 2500 PSI
 2. REINFORCING STEEL TO BE DEFORMED BARS, GRADE 60
 3. ALL MATERIALS SHALL CONFORM TO THE APPROPRIATE ASTM SPECIFICATIONS.
 4. 1/2" diameter 3 3/4" long blunt carbon steel with one flaring, or 1/2" diameter blunt carbon steel with not flared, galvanized. The anchors shall have a minimum embedment depth of 2 1/4". No additional special inspections are required.



** Not Used. See K2 Engineering Foundation Plan Sheet S-1.*



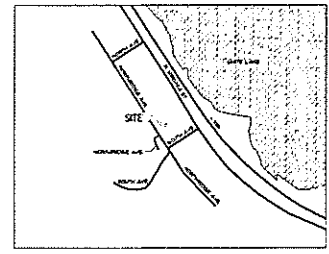
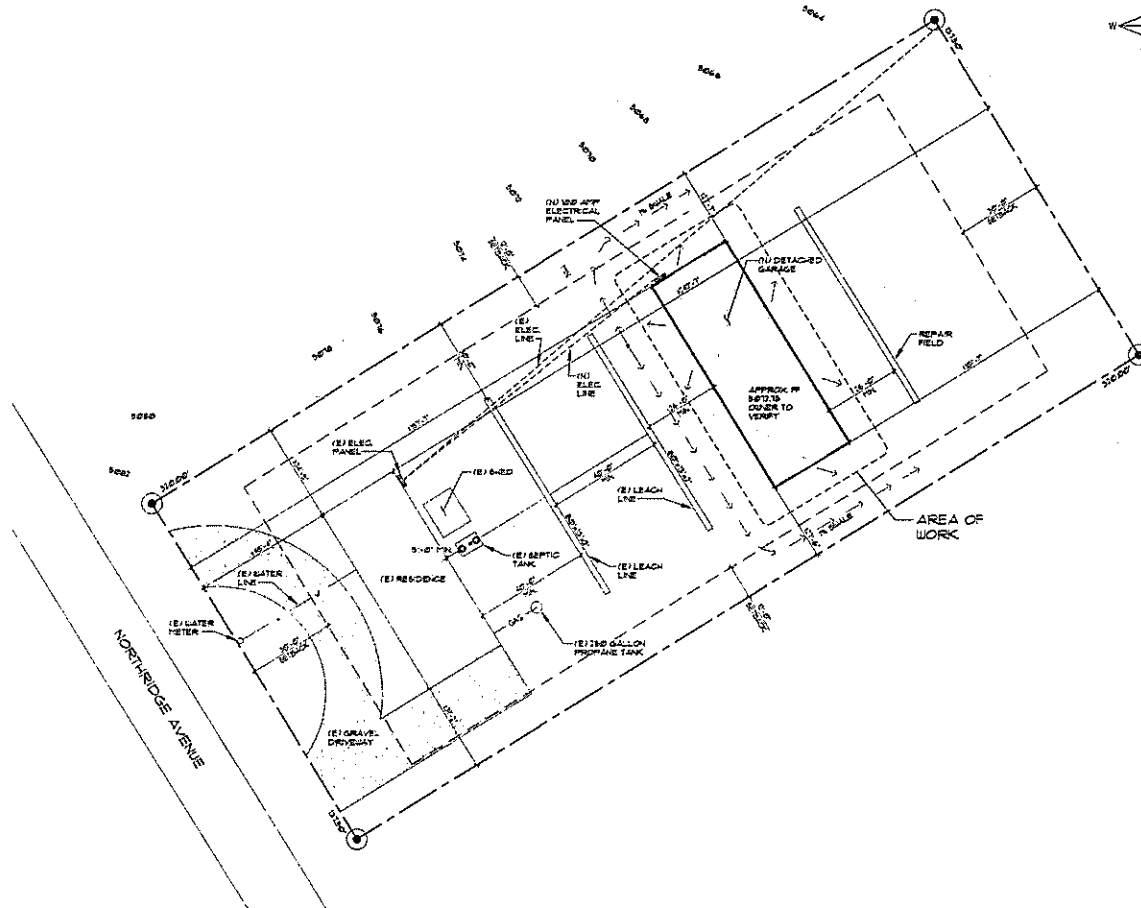
STEPHEN P. MASLAN & CO.
ENGINEERS/DESIGNERS
8011 PASSEO SUITE 201
KANSAS CITY, MO. 64131
(816) 444-6260



CHRIS BURGARELD
RENO, NV
MODEL A30-16

date 11-6-14
 drawn by R.E.S.
 checked by S.P.M.
 sheet no. **1** OF two

BURGARELLO METAL BUILDING



VICINITY MAP
SCALE: N.T.A.

ENGINEER OF RECORD
K2 ENGINEERING
3100 MILL STREET, SUITE 101
RENO, NV 89502
775-355-0500 - OFFICE
775-355-0566 - FAX

SHEET INDEX
A-0 SITE PLAN
0-1 FOUNDATION/ELECTRICAL PLAN
00-1 STRUCTURAL NOTES AND DETAILS

SCOPE OF WORK
A NEW 1250 SF DETACHED METAL BUILDING (QUONSET HUT) ON MONO-POURED CONC. FOUNDATION.

- GENERAL SITE NOTES**
- ALL WORK MUST CONFORM WITH LOCAL BUILDING CODES, CITY, COUNTY AND STATE ORDINANCES, SUBDIVISION REGULATIONS AND THE INTERNATIONAL BUILDING CODE, INTERNATIONAL RESIDENTIAL CODE, UNIFORM MECHANICAL CODE, UNIFORM PLUMBING CODE, INTERNATIONAL ENERGY CONSERVATION CODE (2003 EDITION) AND THE 2011 NATIONAL ELECTRICAL CODE.
 - CONTRACTOR SHALL FIELD VERIFY ALL EXISTING GRADES, UTILITIES AND DIMENSIONS PRIOR TO THE START OF CONSTRUCTION.
 - THE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING AND COORDINATING ALL SERVICE REQUIREMENTS WITH THE APPROPRIATE PUBLIC AGENCY OR UTILITY PROVIDER. CORRECTIONS SHALL BE MADE IN ACCORDANCE WITH ALL APPLICABLE CODES AND REQUIREMENTS.
 - PLACEMENT OF STRUCTURE WITHIN SETBACKS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR, NOTIFY OWNER OF ANY DISCREPANCIES.
 - CONC. FLOORWORK TO BE FINISHED PER OWNER REQUIREMENTS.
 - SLOPE LAWN AREAS FOR DRAINAGE MIN. 1/4" PER 1'-0".
 - MAINTAIN EXISTING DRAINAGE WITH 5% (1/2" PER 10') SLOPE AWAY FROM PROPOSED STRUCTURE FOR A MINIMUM OF 10' AND DRAINAGE SHALL BE 1/4" MIN. IN FROM PROPERTY LINES AS REQUIRED TO PREVENT DRAINAGE ONTO ADJACENT PRIVATE PROPERTY. MINIMUM SLOPE OF DRAINAGE SHALL BE 1/8".
 - THIS SITE IS LOCATED IN FEMA FLOOD ZONE X WHICH IS DETERMINED TO BE OUTSIDE OF THE 100-YEAR FLOOD PLAN BOUNDARY OF THE 100-YEAR FLOOD PLAN IS NOT WITHIN 100 FEET OF PROPERTY.
 - THIS SITE IS SERVICED BY WELL WATER AND ON-SITE SEPTIC.
 - THE DESIGN FOR THIS SITE HAS BEEN BASED ON THE BEST AVAILABLE INFORMATION. ALL ASSUMED EXISTING INFORMATION SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ALL PARTIES SHOULD ANTICIPATE THE POTENTIAL NEED FOR MODIFICATIONS TO THE INITIAL DESIGN IN ORDER TO ACCOMMODATE ACTUAL FIELD CONDITIONS. ALL DISCREPANCIES DISCOVERED IN THE FIELD SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.
 - NEITHER A TOPOGRAPHICAL OR BOUNDARY SURVEY WAS PERFORMED FOR THIS SITE. THE TOPOGRAPHY SHOWN IS FROM THE WASHOE COUNTY GIS WEBSITE AND THE BOUNDARY SHOWN IS BASED ON RECORD INFORMATION. IT IS RECOMMENDED THAT PRIOR TO CONSTRUCTION A FIELD SURVEY IS PERFORMED IN ORDER TO ACCURATELY PLACE THE IMPROVEMENTS.
 - SHOULD ANY PREHISTORIC OR HISTORIC REMAINS/ARTIFACTS BE DISCOVERED DURING SITE DEVELOPMENT, WORK SHALL TEMPORARILY BE HALTED AT THE SPECIFIC SITE AND THE STATE HISTORIC PRESERVATION OFFICE OF THE DEPARTMENT OF CULTURE, LIBRARY AND ARTS, SHALL BE NOTIFIED TO RECORD AND PHOTOGRAPH THE SITE. THE PERIOD OF TEMPORARY DELAY SHALL BE LIMITED TO A MAXIMUM OF TWO (2) WORKING DAYS FROM THE DATE OF NOTIFICATION.
 - THERE ARE NO WATERCOURSES WITHIN 100' OF PROPERTY.

SITE PLAN
SCALE 1" = 20'-0"

PROJECT INFORMATION
PARCEL
1624 NORTH RIDGE AVE.
RENO, NV
APN: 091181029
PARCEL AREA = 43846 SF.
ZONING = L29
BUILDING
EXISTING RESIDENCE = 1840 SF.
EXISTING GARAGE = 1/4
PROPOSED METAL BUILDING = 1250 SF.

CONTACT INFORMATION
CHRIS BURGARELLO
1624 NORTH RIDGE AVE.
RENO, NV 89508
PHONE: 775-711-8111
EMAIL: CBURGARELLO@K2ENG.COM

K2 ENGINEERING
3100 MILL STREET, # 107
RENO, NV 89502
P: (775) 355-0500
F: (775) 355-0566
www.k2eng.net

Burgarello Metal Building
Washoe County, Nevada
17624 Northridge Ave.
A.P.N. 08-191-05

Brandt T. Kennedy, P.E.
Jared A. Krupa, P.E.



Revisions

Date: 12/9/14
Drawn: JZ
Checked: JJK
Printed: 14-438

Cover Sheet

A-0

