

AP 16-005
original

Community Services Department
Planning and Development
ADMINISTRATIVE PERMIT APPLICATION



Reference
Building Permit
16-1995

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: <u>Fuhrman Shop</u>			
Project Description: <u>50'x 100' Metal building to be used as a shop and storage.</u>			
Project Address: <u>9855 Pasquel lane Sparks NV 89441</u>			
Project Area (acres or square feet): <u>5000 sqft</u>			
Project Location (with point of reference to major cross streets AND area locator): <u>1 mile from Pyramid Hwy on Calle De La Platte to residence on Pasquel lane</u>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
<u>534-582-03</u>	<u>10</u>		
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: <u>The Fuhrman Family Trust</u>		Professional Consultant:	
Name: <u>Dan Fuhrman</u>		Name:	
Address: <u>9855 Pasquel lane</u>		Address:	
Zip: <u>89441</u>		Zip:	
Phone: <u>775-560-6222</u> Fax:		Phone: Fax:	
Email: <u>dan@propertyinsp.com</u>		Email:	
Cell: Other:		Cell: Other:	
Contact Person: <u>Dan Fuhrman</u>		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name: <u>Dan Fuhrman</u>		Name:	
Address: <u>see above ↑</u>		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: Daniel Fuhrman

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, Fuhrman Family Trust Daniel Fuhrman (TTE) Cindy Fite-Fuhrman (TTE)
(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): 53458203

Printed Name Daniel Fuhrman, Cindy Fite

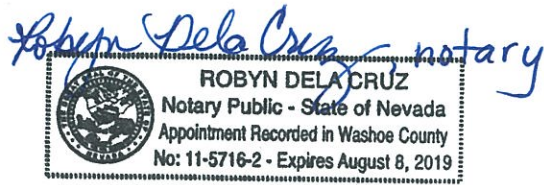
Signed [Signatures]

Address 9855 Pasquel Lane Sparks NV 89441

Subscribed and sworn to before me this 3rd day of August, 2016.

(Notary Stamp)

Washoe County, State of Nevada
Notary Public in and for said county and state



My commission expires: August 8, 2016

*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

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?

Metal Building to be used as storage
and workshop

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

N/A

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?

The new 5000sqft metal building.
Power will be brought over from 75' away
at the main power station on the property.
Completion will be 6-2017.

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

6-2017

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?

10 acre parcels that all contain ranch style homes with large outbuildings ranging from 2000 - 8000 sqft.

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

None

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

Building will be painted to blend in with property.

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.)

Lighting will be standard to provide lighting over man doors.

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 #		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):

WASHOE COUNTY TREASURER

PO BOX 30039
 RENO, NV 89520-3039
 775-328-2510

Received By:

fgregory

Receipt Number:

U16.3651

Location:

Treasurer's Office

Receipt Year:

2016

Session:

fgreg-0-08042016

Date Received:

08/04/2016

PAYMENT RECEIPT

Type	Description	Balance	Net Tax	Interest	Fees Penalties	Current Due	Current Paid	Balance Remaining
Real	Bill Number: 2016170223 Bill Year: 2016 PIN: 53458203 Primary Owner: FUHRMAN FAMILY TRUST Property Addr: 9855 PASQUEL LN Property Desc: Lot D Township 21 Range 20 SubdivisionName _UNSPECIFIED	3,998.68	999.67	0.00	0.00	999.67	999.67	2,999.01
Totals:		3,998.68	999.67	0.00	0.00	999.67	999.67	2,999.01

Tender Information:		Charge Summary:	
Check #16/2209	999.67	Real	999.67
Total Tendered	999.67	Total Charges	999.67

WASHOE COUNTY TREASURER PO BOX 30039 RENO, NV 89520-3039

W. C. T. O. 28

AUG 03 2016

PAID

By Whom Paid:

FUHRMAN FAMILY TRUST
 9855 PASQUEL LN
 SPARKS NV 89441

BALANCE REMAINING	2,999.01
CHARGES	999.67
PAID	999.67
CHANGE	0.00

11
70
30

Tax Information

Notes Refresh New Search List Close

PIN: **53458203** TAG: **4000** Current owner: **FUHRMAN FAMILY TRUST(more)**
 AIN: TIF: Ownership type: **Fee Simple Ownership**
 Status: **Active** County: - Situs address: **9855 PASQUEL LN**
 Geocode: Case: Description: **Lot D Township 21 Range 2(...)**
 Rev acct: **0001418444** Pmt pln: Class: **Single Family Residence**
 Tax sale: ACH pln: Roll type: **Real**

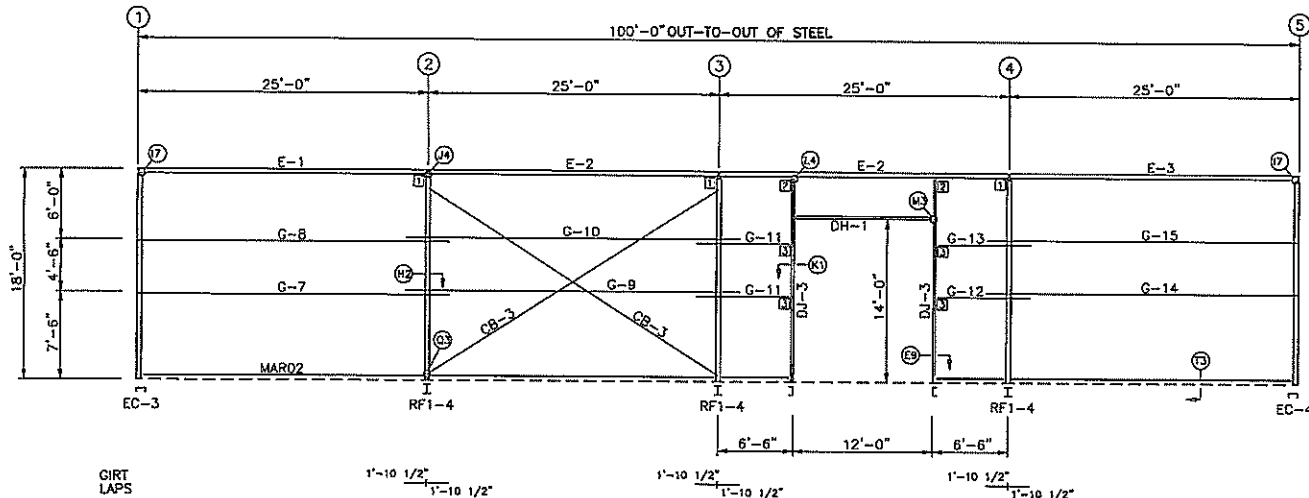
Year/Bill 2016-2016170223-A *NV On-Demand* Print Bill Detail Total Due 8/3/2016

Bill type: Original	Actual	Owner of record:	Bill 2016-2016170223-A	\$999.67
Bill dates: July 01, 2016		DANIEL D FUHRMAN	Inst 1-August 15	
Amount:		9855 PASQUEL LN	Bill 2016-2016170223-A	\$999.67
Paid date:		SPARKS NV 89441	Inst 2-October 03	
Receipt:		Communication:	Bill 2016-2016170223-A	\$999.67
Sequence no: 0			Inst 3-January 02	
Paid by:			Bill 2016-2016170223-A	\$999.67
Decal no:			Inst 4-March 06	
Description: Lot D Township 21 Range 20 SubdivisionName_UNSPECIFIED			Total Current	\$3,998.68
			Delinquent	\$0.00
			Adv/Surplus	\$0.00
			Discount	\$0.00
			Total Due	\$3,998.68

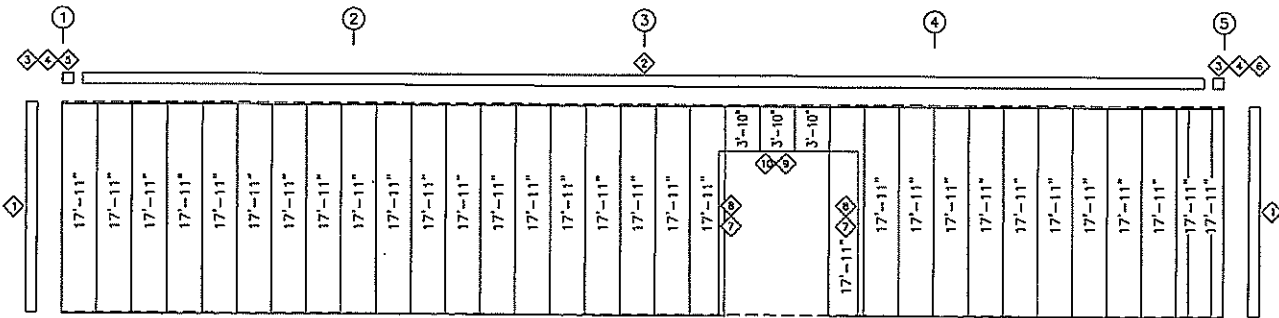
Charge Summary

Detail

Gross Tax	Credits	Net Tax	Tax Savings	Total Credits/Savings	Values/Exemptions
5,076.80	-1,078.12	3,998.68	0.00	1,078.12	LandAssessed 15750.0000 None
					ImpAssessed 140926.0000 None
					LOWCAPPCT 1.0000 Percent
					CAPFLAG 1.0000 None
					SECURED 156676.0000 None
					156676.0000



SIDEWALL FRAMING: FRAME LINE C



SIDEWALL SHEETING & TRIM: FRAME LINE C
PANELS: 26 Ga. CW - Fox Gray SP

TRIM TABLE FRAME LINE C			
ID	PART	LENGTH	DETAIL
1	OCA01	242.000	TRIM_79
2	LCA01	122.000	TRIM_5
3	H4000	5.000	
4	ERA01	8.060	
5	RCA01	9.250	
6	RCA02	9.250	
7	CCA169	169.000	TRIM_19
8	JTA169	169.000	TRIM_98
9	CCA145	145.000	TRIM_19
10	HTA148	148.000	TRIM_98

MEMBER TABLE FRAME LINE C		
MARK	PART	LENGTH
DJ-3	JO8C060	204.500
DH-1	JO8C060	144.000
E-1	10E2060	299.500
E-2	10E2060	299.500
E-3	10E2060	299.500
G-7	08Z075	322.250
G-8	08Z060	322.250
G-9	08Z067	345.000
G-10	08Z060	345.000
G-11	08Z054	97.250
G-12	08Z060	97.250
G-13	08Z054	97.250
G-14	08Z075	322.250
G-15	08Z067	322.250
CB-3	RDC01	364.000

CONNECTION PLATES FRAME LINE C	
ID	MARK/PART
1	ESCO2
2	JCEO2
3	JCA&PO2

SIDEWALL FRAMING PLAN

GENERAL NOTES

- STD. ROD/CABLE SIZES PER PART PREFIX ARE:

RDB = 5/8" ROD	CAA = 1/4" CABLE
RDC = 3/4" ROD	CAB = 3/8" CABLE
RDE = 7/8" ROD	CAC = 1/2" CABLE
RDF = 1" ROD	
RDF = 1 1/8" ROD	
RDC = 1 1/4" ROD	
- ROD/CABLE BRACING THAT OCCURS IN FLUSH OR INSET GIRT CONDITIONS WILL REQUIRE FIELD SLOTTING OF GIRT WEBS TO ALLOW FOR BRACING.
- FRAMED OPENINGS WHICH ARE FIELD LOCATED WILL REQUIRE FIELD CUTTING OF GIRTS AND SHEETING.
- THIS DRAWING IS NOT TO SCALE.

DATE	NO.	BY	CHKD	APP'D
4/21/16				
07/27/10				
07/19/16				

PROJECT NAME: DAN FUHRAM SPARKS, NV
 PROJECT NUMBER: U1608071A
 SHEET TITLE: SIDEWALL FRAMING PLAN
 SHEET NO.: E3 of 6
 DATE: JUN 30, 2016
 DESIGNER: DAN FUHRAM
 CHECKER: RUSSELL A. GREEN
 PROJECT LOCATION: 400 GRAND AVENUE, LAS VEGAS, NV 89102
 PHONE: (888) 448-7756