

## 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>Lee Detached Garage</b>			
Project Description: Detached Garage			
Project Address: 15280 Kivett Ln., Reno NV 89521			
Project Area (acres or square feet): .78 acres or 34,055 sq ft			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): <b>Toll RD</b>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
017-123-22	.78 acres		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Brandon Lee		Name:	
Address: PO Box 21449		Address:	
Reno NV	Zip: 89515		Zip:
Phone: 775-828-9660	Fax:	Phone:	Fax:
Email: brandonleep51@gmail.com		Email:	
Cell: 775-828-9660	Other:	Cell:	Other:
Contact Person:		Contact Person:	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: self		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 Treasurer  
 Tammi Davis

Account Detail

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CollectionCart		
Collection Cart	Items	Total
	0	\$0.00

[Checkout](#)
[View](#)

**Pay Online**

No payment due for this account.

Washoe County Parcel Information		
Parcel ID	Status	Last Update
01712322	Active	3/27/2021 1:39:47 AM

**Current Owner:** LEE, BRANDON  
 PO BOX 21449  
 RENO, NV 89515

**SITUS:** 15280 KIVETT LN

**Taxing District:** 4000  
**Geo CD:**

Tax Bill (Click on desired tax year for due dates and further details)					
Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
<a href="#">2020</a>	\$625.81	\$625.81	\$0.00	\$0.00	\$0.00
<a href="#">2019</a>	\$584.92	\$584.92	\$0.00	\$0.00	\$0.00
<a href="#">2018</a>	\$558.07	\$558.07	\$0.00	\$0.00	\$0.00
<a href="#">2017</a>	\$535.97	\$554.85	\$0.00	\$0.00	\$0.00
<a href="#">2016</a>	\$523.83	\$523.83	\$0.00	\$0.00	\$0.00
<b>Total</b>					<b>\$0.00</b>

**Disclaimer**




- 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 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

-  **Payment Information**
-  **Special Assessment District**
-  **Installment Date Information**
-  **Assessment Information**

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.

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

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

2,000 SF Detached Garage is larger than the existing residence of 924 SF

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

section 110.306.10

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

This will be a new structure on a developed parcel that has an existing residence.

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?

New detached garage with electric only and no plumbing

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

No

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?

Large lot and a low density neighborhood. This garage will not stand out or impede any views of the neighbors

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

This will add to the value of the home as it lacks a garage. This will bring the property into conformance with code as it is currently non-conforming as it lacks a garage

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

I do not anticipate any negative impacts and it is in keeping with the development of the neighborhood

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

Earth tone body, trim and roof colors will be used commensurate with the existing structures and environment

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

This will add additional on-site parking in the building and additional concrete parking areas in front of the building

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

The lot is currently fully landscaped and fully fenced. Exterior lighting will be provided on the building and will be covered and downshielded

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.)

N/A

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	N/A
b. Water Service	N/A

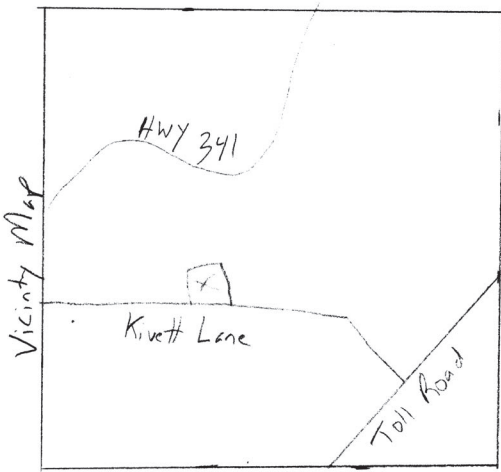
For most uses, the Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County. Please indicate the type and quantity of water rights you have available should dedication be required:

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):

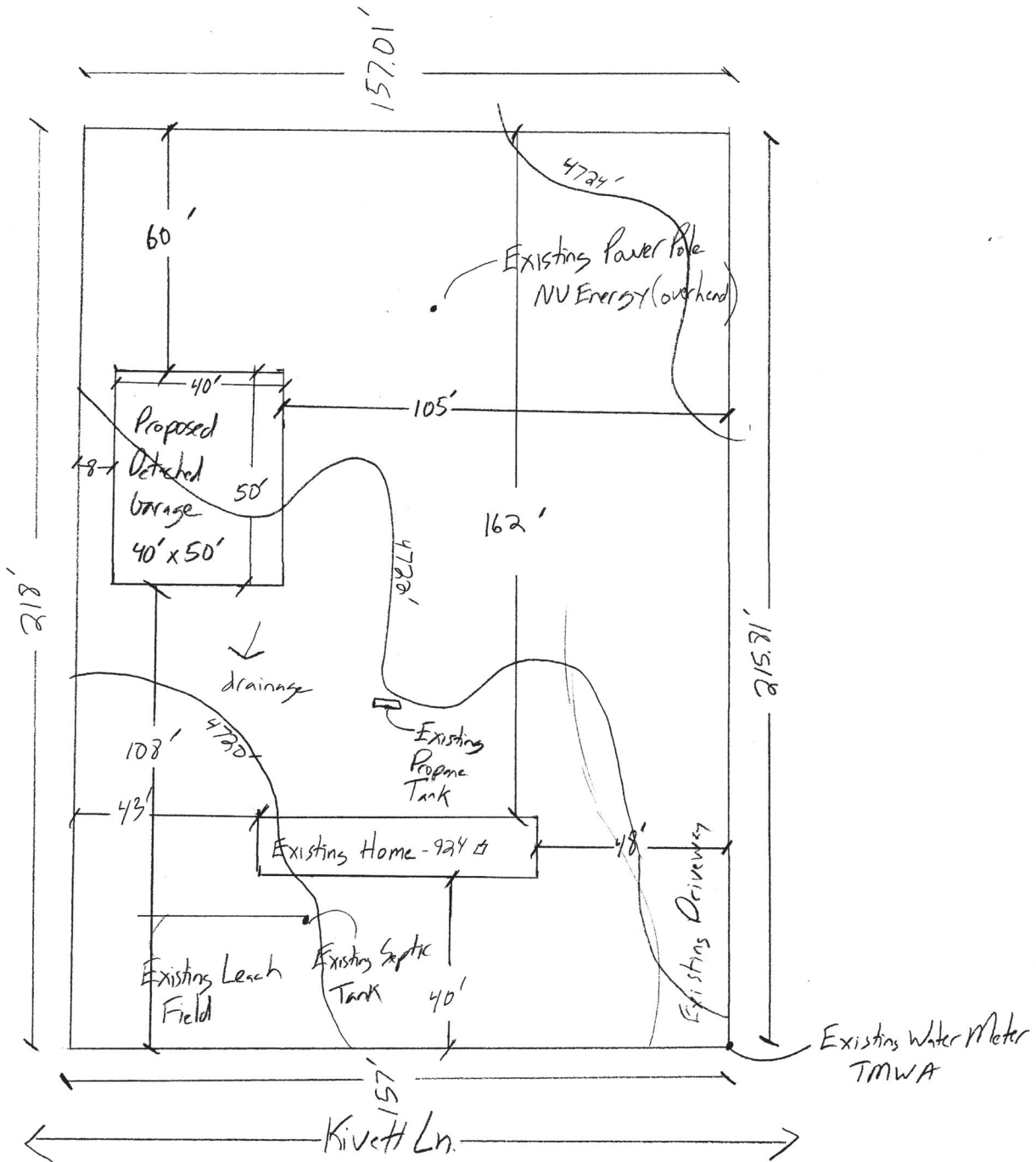
N/A

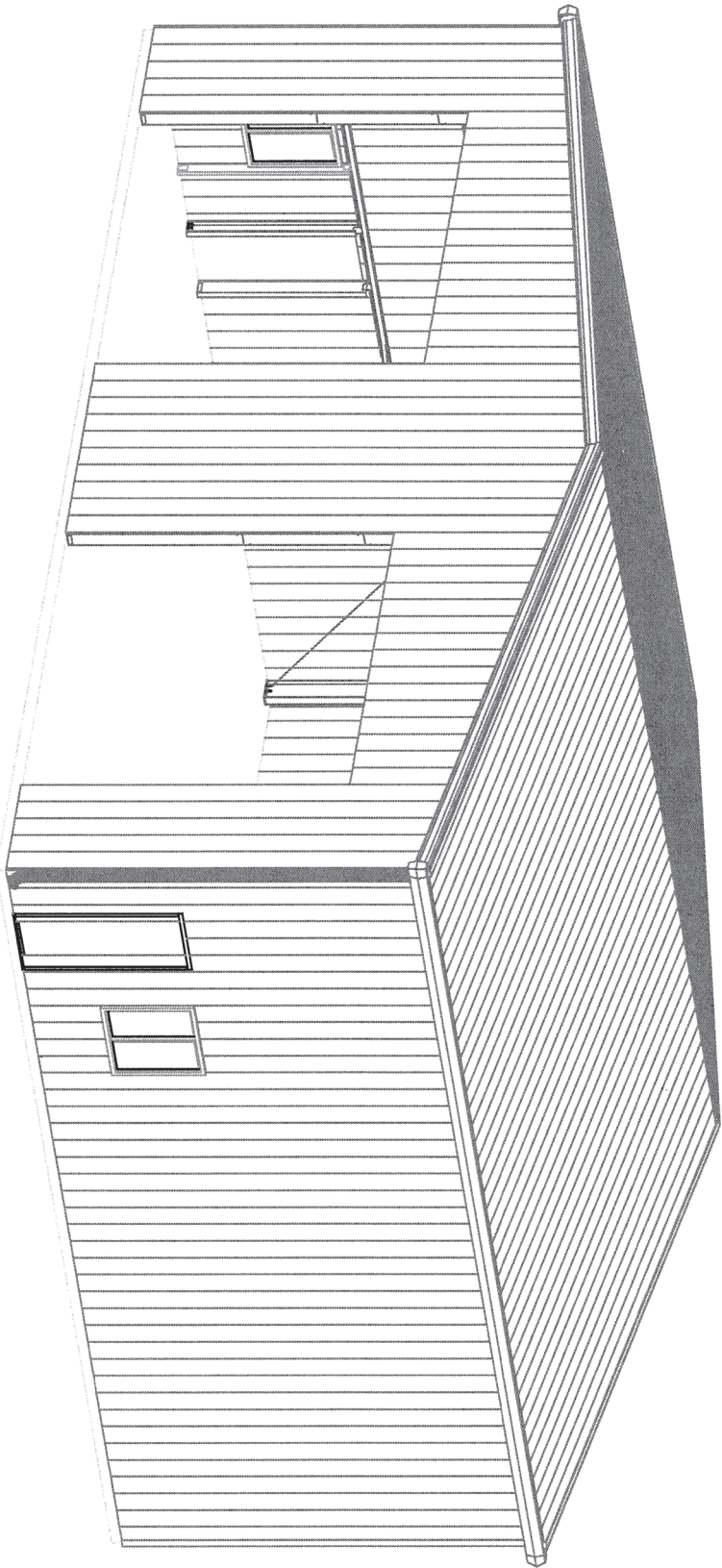
N  
1" = 30'



Lee Detached Garage

<u>Owner/Preparer</u>	3/30/21
Brandon Lee	
PO Box 21444	
Reno, NV 89521	
775-828-544	
<u>Project</u>	
15880 Kivett Lane	
Reno, NV 89521	
APN# 017-123-22	
.78 acres	
Sheet 1 of 1	





**Project**  
 15280 Kiyvett Lane, Reno, NV 89521  
 APN# 017-123-22  
 Elevation Sheet 1 of 5

**Overall Elevation**

**Lee Detached Garage**  
 Brandon Lee  
 PO Box 21449, Reno NV 89515  
 775-828-9660

The engineer, architect, interior designer, landscape architect, or other professional who seals and signs this document is not responsible for the design or construction of any system or component thereof that is not specifically identified as being designed and manufactured by or for the professional who seals and signs this document.



VERSION	17/01/2021
ESTIMATOR	22034
DATE	4/7/2021



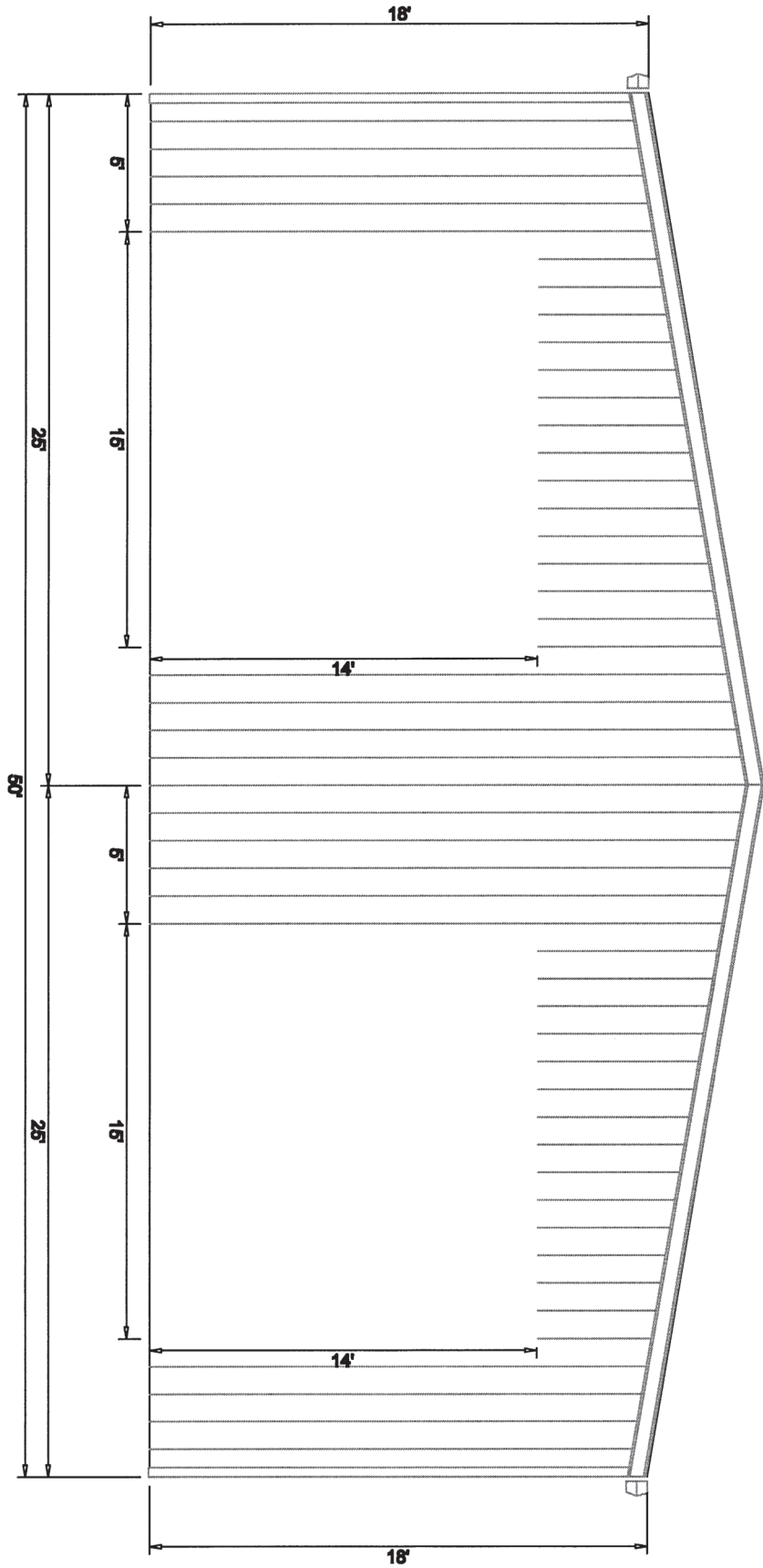
8600 SOUTH INTERSTATE 35  
 OKLAHOMA CITY, OK 73149  
 (405) 636-2010

**Builder:**  
 Ranger construction  
 1020 South Rock Suite G  
 Reno, NV 89509

**CONTACT:**  
 COUNTY: Washoe

**Customer:**  
 B's Pest Control  
 Reno, NV 89521

**Drawing Status:**  Final/Issued  For Construction Permit  For Approval  For Director Installation



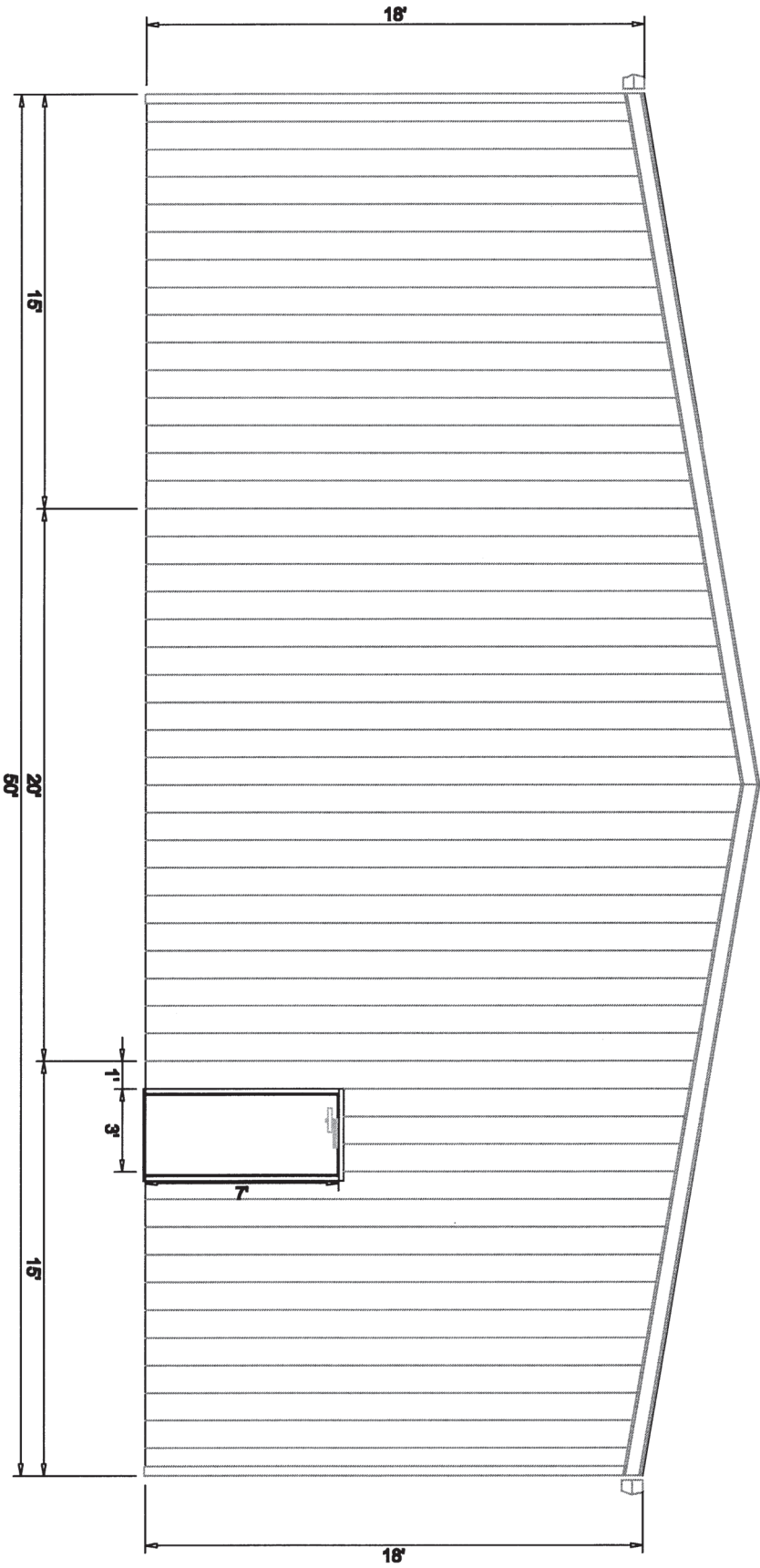
Project  
 15280 Kivett Lane, Reno, NV 89521  
 APN# 017-123-22  
 Elevation Sheet 2 of 5

South Elevation

Lee Detached Garage  
 Brandon Lee  
 PO Box 21449, Reno NV 89515  
 775-828-9660

		<p>The engineer whose seal appears hereon is an engineer for the manufacturer of the product shown. The manufacturer's certification is limited to the products manufactured only. The undersigned engineer is not the engineer responsible for the design.</p>	
<p><b>STAR BUILDING SYSTEMS</b></p>	<p>8600 SOUTH INTERSTATE 35                  OKLAHOMA CITY, OK 73149                  (405) 636-2010</p>	<p>CONTACT:                  COUNTY: Washoe</p>	<p>CUSTOMER:                  B's Pest Control                  Reno, NV 89521</p>
<p>ESTIMATOR:                  KJ</p>	<p>DATE:                  4/7/21</p>	<p>VERSION:                  20/24</p>	<p>DRAWING STATUS:</p> <p><input type="checkbox"/> Preliminary</p> <p><input type="checkbox"/> For Approval</p> <p><input type="checkbox"/> For Construction Permit</p> <p><input type="checkbox"/> For Encoder Installation</p>
<p>Scale: NOT TO SCALE</p>			



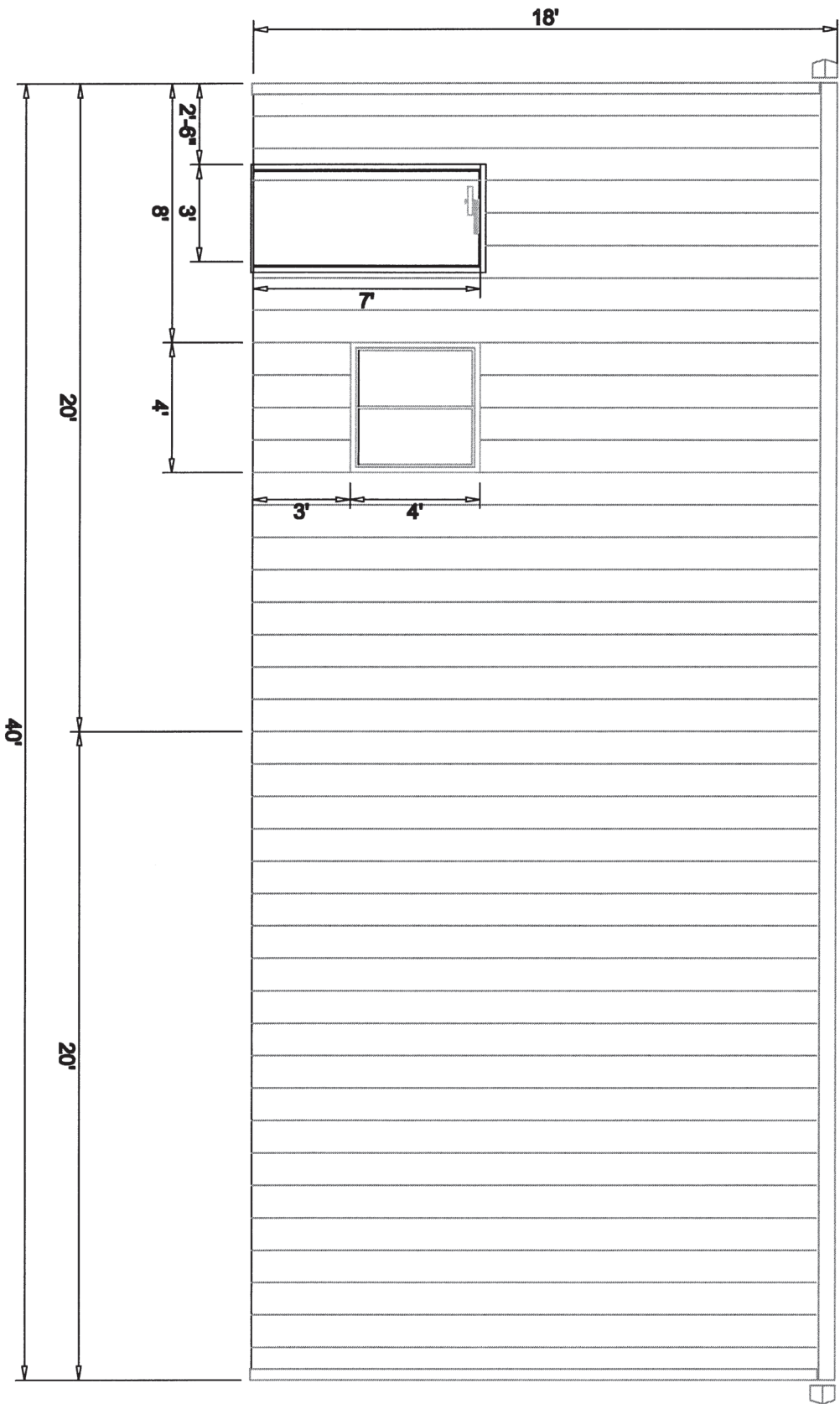


Project  
 15280 Kivett Lane, Reno, NV 89521  
 APN# 017-123-22  
 Elevation Sheet 3 of 5

North Elevation

Lee Detached Garage  
 Brandon Lee  
 PO Box 21449, Reno NV 89515  
 775-828-9660

		<p>The engineer or architect shall be responsible for obtaining all necessary permits and for the proper installation and use of the product. The manufacturer is not responsible for the proper installation and use of the product.</p>	
<p><b>MEMBER</b></p>	<p><b>NOT TO SCALE</b></p>	<p><b>STAR BUILDING SYSTEMS</b></p>	<p>8600 SOUTH INTERSTATE 35                  OKLAHOMA CITY, OK 73149                  (405) 636-2010</p>
<p>VERSION: 2024</p>	<p>DATE: 4/7/21</p>	<p>CONTACT: COUNTY: Washoe</p>	<p><b>Customer:</b>                  B's Pest Control                  Reno, NV 89521</p>
<p>ESTIMATOR: ONE</p>	<p>DATE: 4/7/21</p>	<p><input type="checkbox"/> For Approval</p> <p><input type="checkbox"/> For Installation</p>	<p><input type="checkbox"/> For Construction Permit</p> <p><input type="checkbox"/> For Erector Installation</p>

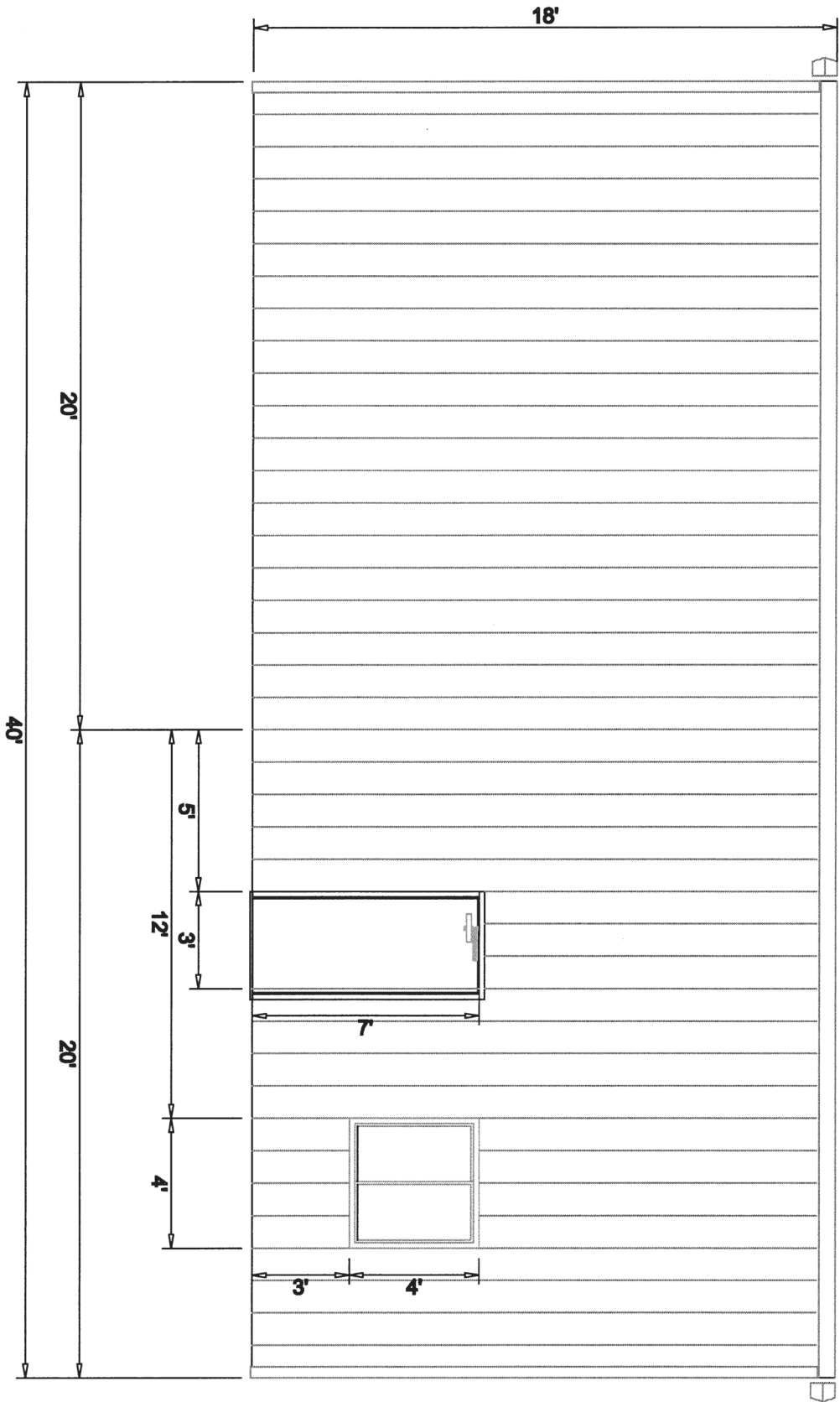


Project  
 15280 Kiyett Lane, Reno, NV 89521  
 APN# 017-123-22  
 Elevation Sheet 4 of 5

East Elevation

Lee Detached Garage  
 Brandon Lee  
 PO Box 21449, Reno NV 89515  
 775-828-9660

<p><b>STAR BUILDING SYSTEMS</b>                  8600 SOUTH INTERSTATE 35                  OKLAHOMA CITY, OK 73149                  (405) 636-2010</p>		<p><b>Customer:</b>                  B's Pest Control                  Reno, NV 89521</p>
<p><b>Builder:</b>                  Ranger construction                  1020 South Rock Suite G                  Reno, NV 89509</p>	<p><b>CONTACT:</b>                  COUNTY: Washoe</p>	<p><input type="checkbox"/> For Construction Permit  <input type="checkbox"/> For Final Installation</p>
<p><b>Drawing Status:</b>  <input type="checkbox"/> For Review  <input type="checkbox"/> For Approval</p>	<p><b>Scale:</b>                  NOT TO SCALE</p>	<p><b>MEMBER:</b>  <b>MBM</b></p>
<p><b>VERSION:</b>                  2024A</p>	<p><b>DATE:</b>                  4/7/21</p>	<p><small>The engineer and/or architect seal, signature and stamp is required for all drawings. The seal and stamp of the professional engineer or architect is required for all drawings. The seal and stamp of the professional engineer or architect is required for all drawings. The seal and stamp of the professional engineer or architect is required for all drawings.</small></p>



Project  
 15280 Kivett Lane, Reno, NV 89521  
 APN# 017-123-22  
 Elevation Sheet 5 of 5

West Elevation

Lee Detached Garage  
 Brandon Lee  
 PO Box 21449, Reno NV 89515  
 775-828-

		<p>The information shown on this drawing is the responsibility of the manufacturer for the materials depicted herein. Good steel or other materials must be used in the construction of the designed and manufactured by the manufacturer is and the owner's responsibility for this project.</p>	
<p>MEMBER</p>	<p>DATE</p>	<p>ESTIMATOR</p>	<p>VERSION</p>
<p>4/7/21</p>	<p>22,34</p>	<p>NOT TO SCALE</p>	<p>1.0</p>
<p>PROJECT NAME</p>		<p>CONTACT</p>	
<p>Lee Detached Garage</p>		<p>8600 SOUTH INTERSTATE 35                  OKLAHOMA CITY, OK 73149                  (405) 636-2010</p>	
<p>Customer</p>		<p>County: Washoe                  Reno, NV 89521</p>	
<p>Customer</p>		<p>Lee Pest Control                  Reno, NV 89521</p>	
<p>Drawing Status:</p>		<p> <input type="checkbox"/> For Approval  <input type="checkbox"/> For Construction Permit  <input type="checkbox"/> For Final Installation                 </p>	