



Administrative Permit Staff Report

Meeting Date: December 1, 2016

Subject: Administrative Permit Case Number AP16-007
Applicant: Reed Lair and Jeniffer Corral
Agenda Item Number: 8D
Summary: Construct a 3,000 square foot metal building
Recommendation: Approval with Conditions
Prepared by: Trevor Lloyd, Senior Planner
Washoe County Community Services Department
Planning and Development Division
Phone: 775.328.3620
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Description

Administrative Permit Case Number AP16-007 (Lair & Corral) – Discussion and possible action to approve an administrative permit to construct a 3,000 square-foot metal building on a ±1.049 acre lot. The administrative permit is required because the metal building is larger than the main residence which is 1,152 square-feet in size.

- Owners/Applicants: Reed Lair and Jeniffer Corral
- Location: 11825 Chesapeake Dr., several hundred feet east of Ohio Road
- Assessor's Parcel Number: 080-351-06
- Parcel Size: 1.049 Acres
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Low Density Suburban (LDS)
- Area Plan: North Valleys
- Citizen Advisory Board: North Valleys
- Development Code: Authorized in Article 808, Administrative Permits
- Commission District: 5 – Commissioner Herman
- Section/Township/Range: Section 15, T21N, R19E, MDM, Washoe County, NV

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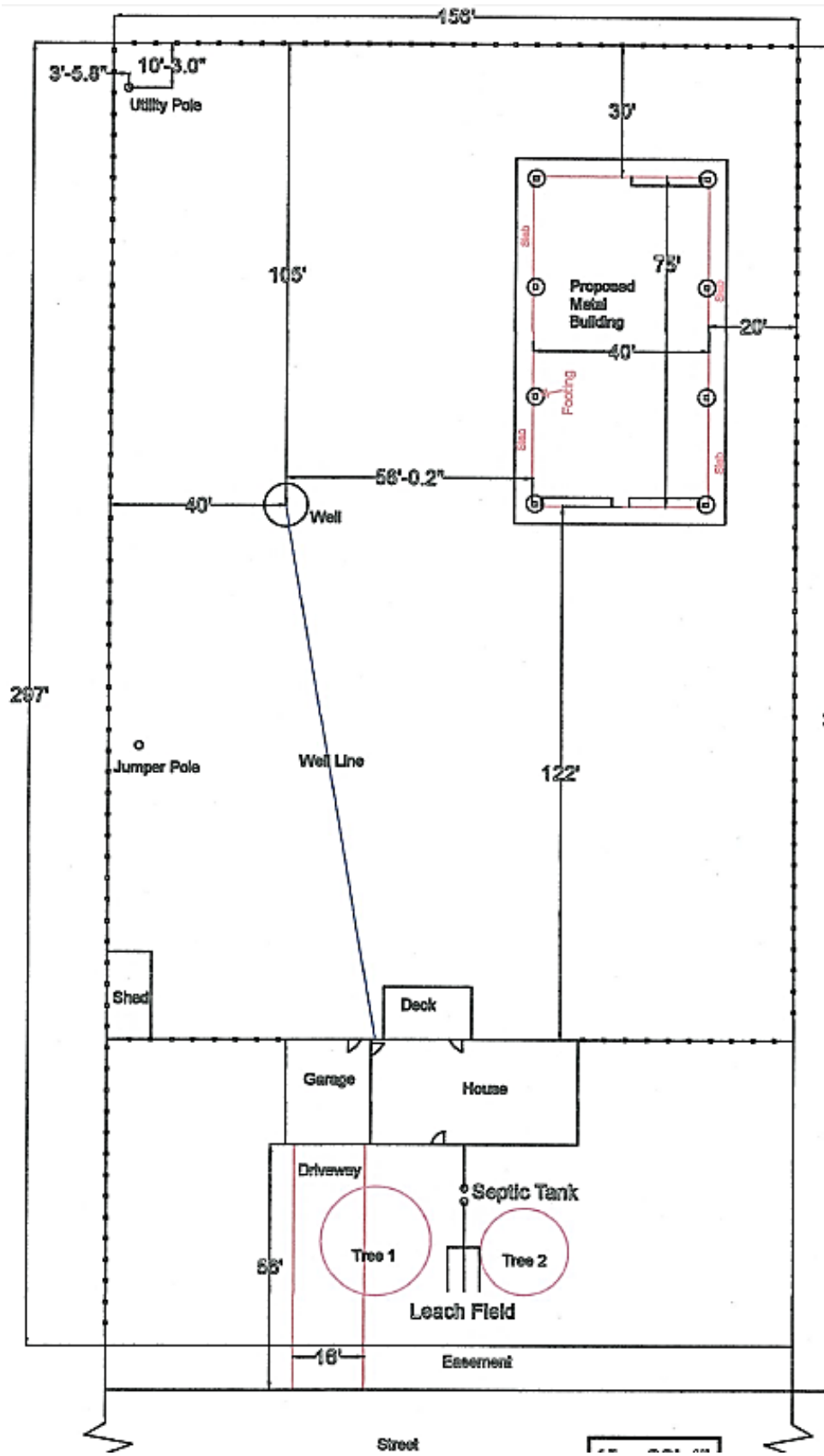
Administrative Permit Definition

The purpose of an Administrative Permit is to provide a method of review for a proposed use which possess characteristics that requires a thorough appraisal in order to determine if the use has the potential to adversely affect other land uses, transportation or facilities in the vicinity. The Board of Adjustment or the Hearing Examiner may require conditions of approval necessary to eliminate, mitigate, or minimize to an acceptable level any potentially adverse effects of a use, or to specify the terms under which commencement and operation of the use must comply. Prior to approving an application for an administrative permit, the Hearing Examiner or the Board of Adjustment must find that all of the required findings, if applicable, are true.

The Conditions of Approval for Administrative Permit Case Number AP16-007 are attached to this staff report and will be included with the Action Order.



Vicinity Map

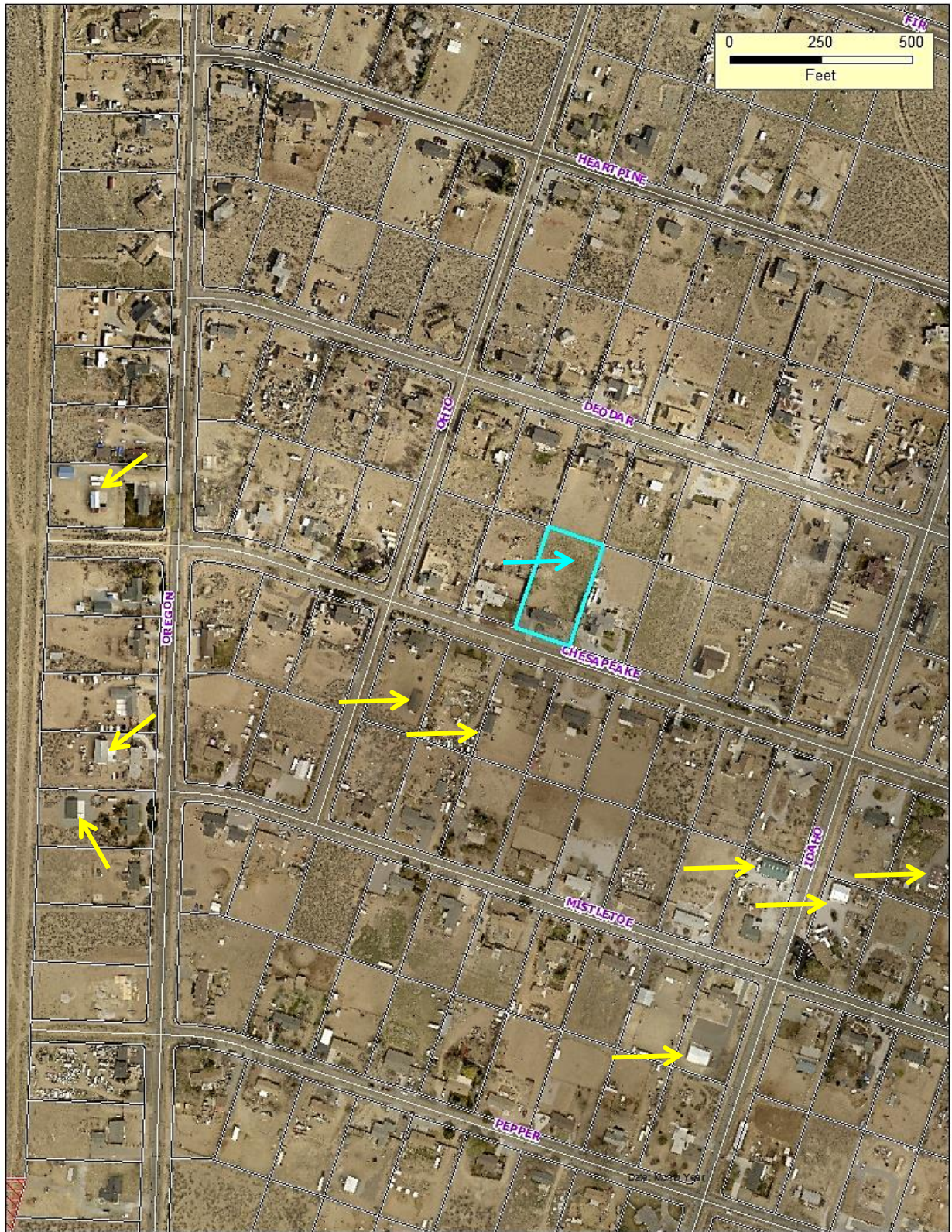


Site Plan

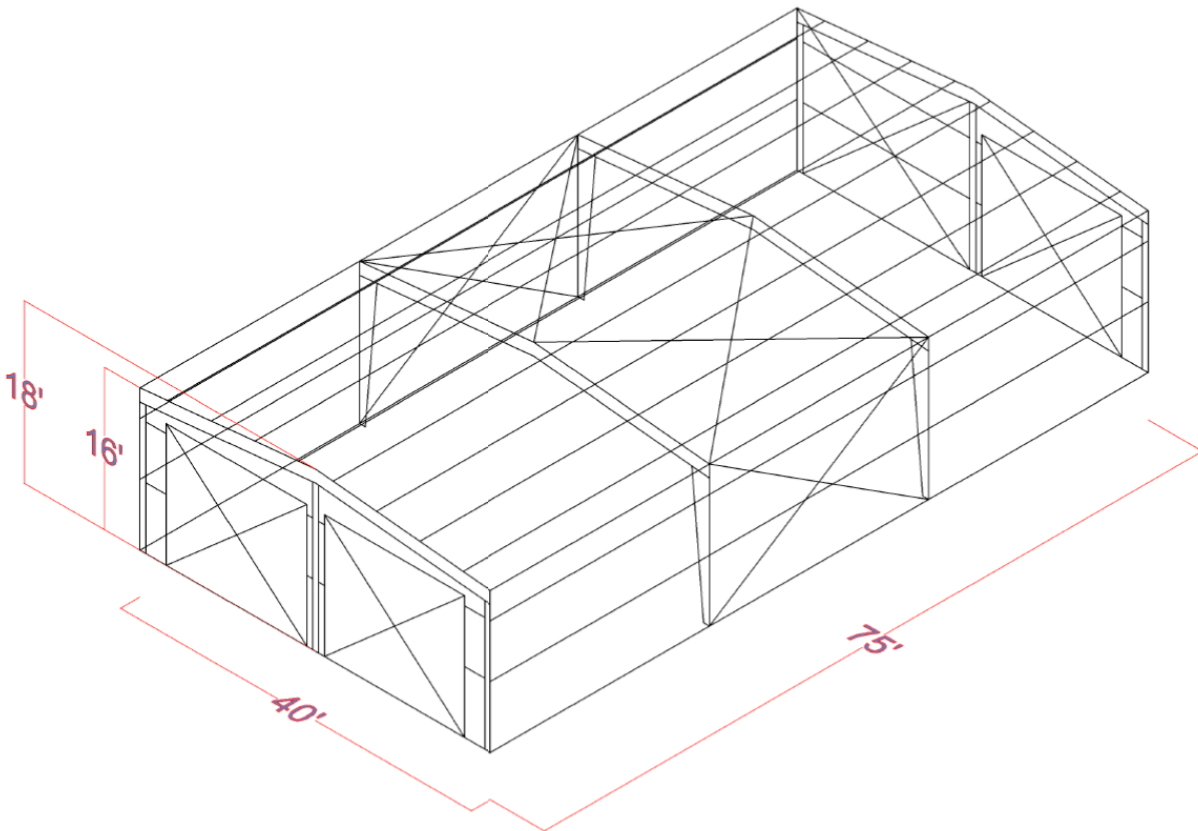
Project Evaluation

The applicant is seeking to construct a metal building (detached accessory structure) behind the dwelling at 11825 Chesapeake Drive. The building is proposed to have electrical connection, but no plumbing fixtures. The detached accessory structure is proposed to be 40 feet by 75 feet (3,000 square-feet) in size. The dwelling on the parcel is 1,152 square-feet in size.

Large detached accessory structures are relatively common in the vicinity of the subject site, which is in the northern portion of the Lemmon Valley area. The following overhead photo indicates several similarly-sized detached accessory structures, which are indicated with yellow arrows. The subject site is outlined in green. The proposed location for the detached accessory structure is indicated with a green arrow. The topography of the subject site and most of the surrounding area is essentially flat.



A drawing of the proposed structure follows:



It is the opinion of staff that there are few, if any, negative impacts associated with the construction of the proposed detached accessory structure. Standard conditions of approval have been included to require that the structure match the color of the dwelling. It is the opinion of staff that the requisite findings can be made for approval of the Administrative Permit request.

North Valleys Citizen Advisory Board (NVCAB)

Administrative permits are not required by Washoe County Code to be presented at a Citizen Advisory Board meeting.

Reviewing Agencies

The following agencies received a copy of the project application for review and evaluation.

- Washoe County Community Services Department
 - Engineering and Capital Projects
 - Planning and Development Division
 - Utilities
- Truckee Meadows Fire Protection District
- Regional Transportation Commission
- Washoe – Storey Conservation District

Of the six above listed agencies/departments only Planning and Development provided comments and/or recommended conditions of approval in response to their evaluation of the project application.

- Washoe County Planning and Development provided standard conditions of approval and recommended approval of the request.

Contact: Trevor Lloyd, 775.328.3620, tlloyd@washoecounty.us

Staff Comment on Required Findings

Washoe County Development Code Section 110.808.25 of Article 808, *Administrative Permits*, requires that all of the following findings be made to the satisfaction of the Washoe County Board of Adjustment before granting approval of the administrative permit request. Staff has completed an analysis of the application and has determined that the proposal is in compliance with the required findings as follows.

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the North Valleys Area Plan.

Staff Comment: There are no action programs, policies, standards and maps of the Master Plan and the North Valleys Area Plan that prohibit the construction of a detached accessory structure.

2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven.

Staff Comment: The requested detached accessory structure does not create additional demand for utilities, roadway improvements, sanitation, or water supply. Drainage and other necessary facilities will be provided at the time of issuance of a building permit, and the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made.

3. Site Suitability. That the site is physically suitable for a detached accessory structure, and for the intensity of such a development.

Staff Comment: Detached accessory structures are common in the general area.

4. Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area.

Staff Comment: As there are several similar structures located in the immediate vicinity, issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area.

5. Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

Staff Comment: There is no military installation in the vicinity of the proposed structure, therefore, this finding is not required to be made.

Recommendation

Those agencies which reviewed the application recommended conditions in support of approval of the project. Therefore, after a thorough analysis and review, Administrative Permit Case Number AP16-007 is being recommended for approval with conditions. Staff offers the following motion for the Board's consideration.

Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Board of Adjustment approve Administrative Permit Case Number AP16-007 for Reed Lair and Jeniffer Corral, having made all four findings in accordance with Washoe County Development Code Section 110.808.25:

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the North Valleys Area Plan;
2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
3. Site Suitability. That the site is physically suitable for a detached accessory structure, and for the intensity of such a development; and
4. Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area.

Appeal Process

Board of Adjustment action will be effective 10 calendar days after the written decision is filed with the Secretary to the Board of Adjustment and mailed to the original applicant, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Development Division within 10 calendar days after the written decision is filed with the Secretary to the Board of Adjustment and mailed to the original applicant.

Applicant/Owner: Reed Lair and Jeniffer Corral
11825 Chesapeake Drive
Reno, NV 89506



Conditions of Approval

Administrative Permit Case Number AP16-007

The project approved under Administrative Permit Case Number AP16-007 shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment on December 1, 2016. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. These Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable Codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

Unless otherwise specified, all conditions related to the approval of this Administrative Permit shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and Planning and Development.

Compliance with the conditions of approval related to this Administrative Permit is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the Administrative Permit may result in the initiation of revocation procedures.

Washoe County reserves the right to review and revise the conditions of approval related to this Administrative Permit should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, “may” is permissive and “shall” or “must” is mandatory.

Conditions of Approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some “Conditions of Approval” are referred to as “Operational Conditions.” These conditions must be continually complied with for the life of the project or business.

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Planning and Development

1. The following conditions are requirements of Planning and Development, which shall be responsible for determining compliance with these conditions.

Contact Name – Trevor Lloyd, 775.328.3620, tlloyd@washoecounty.us

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this administrative permit.
- b. The applicant shall submit complete construction plans and building permits shall be issued within two years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits.
- c. The applicant shall attach a copy of the action order approving this project to all administrative permit applications (including building permits) applied for as part of this administrative permit.
- d. Best practice design guidelines shall be implemented to mitigate visual impacts. Architectural articulations shall be used to break-up long blank walls
- e. There shall be complete screening of roof mounted HVAC equipment.
- f. The exterior color of the metal building shall match the dwelling.
- g. A note shall be placed on all construction drawings and grading plans stating:

NOTE

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 Museums, 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.

- h. The following **Operational Conditions** shall be required for the life of the development:
 1. This administrative permit shall remain in effect until or unless it is revoked or is inactive for one year.
 2. Failure to comply with the conditions of approval shall render this approval null and void. Compliance with this condition shall be determined by the Planning and Development Division.
 3. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the administrative permit to meet with the Planning and Development Division to review conditions of approval prior to the final sale of the site and/or the administrative permit. Any subsequent purchaser/operator of the site and/or the administrative permit shall notify the Planning and Development Division of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.

*** End of Conditions ***

From: Corbridge, Kimble
Sent: Thursday, October 20, 2016 8:13 AM
To: Lloyd, Trevor
Cc: Crump, Eric S; Smith, Dwayne E.; Vesely, Leo
Subject: AP16-007 (Lair/Corral)

Follow Up Flag: Follow up
Flag Status: Flagged

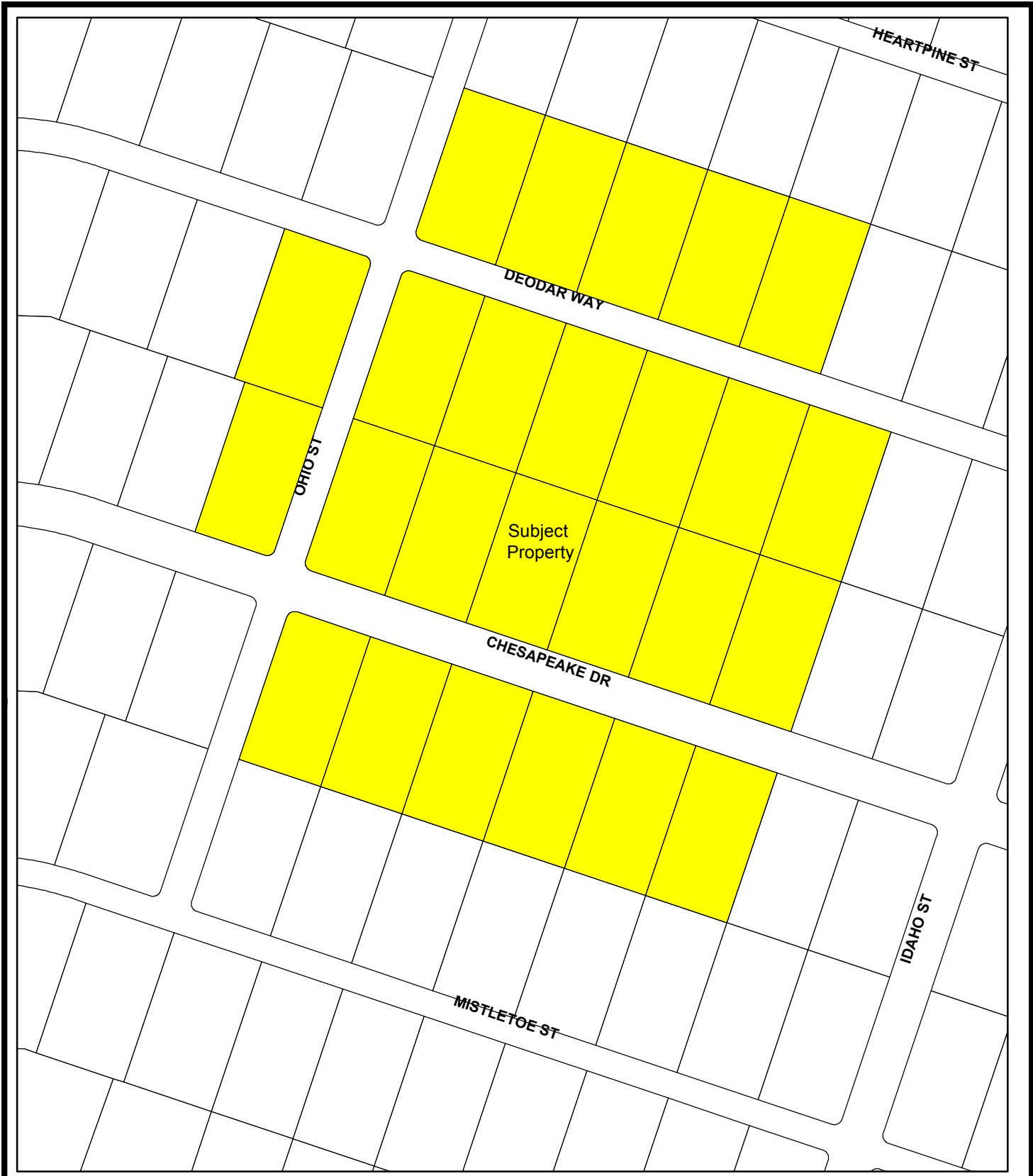
Trevor,
I have reviewed the referenced Administrative Permit and have no comments or conditions from engineering or roads.

Thx,
Kimble

Kimble O. Corbridge, P.E., CFM
Washoe County Community Services Department
KCorbridge@washoecounty.us | o 775.328.2041 | f 775.328.3699 | 1001 E. Ninth St., A-255,
Reno, NV 89512

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AP16-007
EXHIBIT B



VICINITY MAP

AP16-007
Lair and Corral



Department of
Community
Services

WASHOE COUNTY
NEVADA

Post Office Box 11130
Reno, Nevada 89520
(775) 328-3600

Source: Current Planning Program

Date: September 2016