



Board of Adjustment Staff Report

Meeting Date: January 5, 2023

Agenda Item: 8B

ADMINISTRATIVE PERMIT CASE NUMBER: WADMIN22-0026 (Zolezzi Garage)

BRIEF SUMMARY OF REQUEST: Approval for a detached accessory structure that is larger than the dwelling on the same parcel of land.

STAFF PLANNER: Courtney Weiche, Senior Planner
Phone Number: 775.328.3608
E-mail: cweiche@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion, and possible action to approve an administrative permit for a 7,488 square foot detached accessory structure larger than the primary residence. The primary residence on the parcel is 1,520 square feet with an existing 865 square foot detached garage.

Applicant / Owner: Longshot Investments, LLC
Location: 395 Zolezzi Lane
APN: 044-320-20
Parcel Size: .66 acre
Master Plan: Suburban Residential
Regulatory Zone: Medium Density Suburban
Area Plan: Southwest Truckee Meadows
Development Code: Authorized in Article 808, Administrative Permits
Commission District: 2 – Commissioner Lucey



Vicinity Map

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

POSSIBLE 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 WADMIN22-0026 for Longshot Investments LLC, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Development Code Section 110.808.25:

(Motion with Findings on Page 8)

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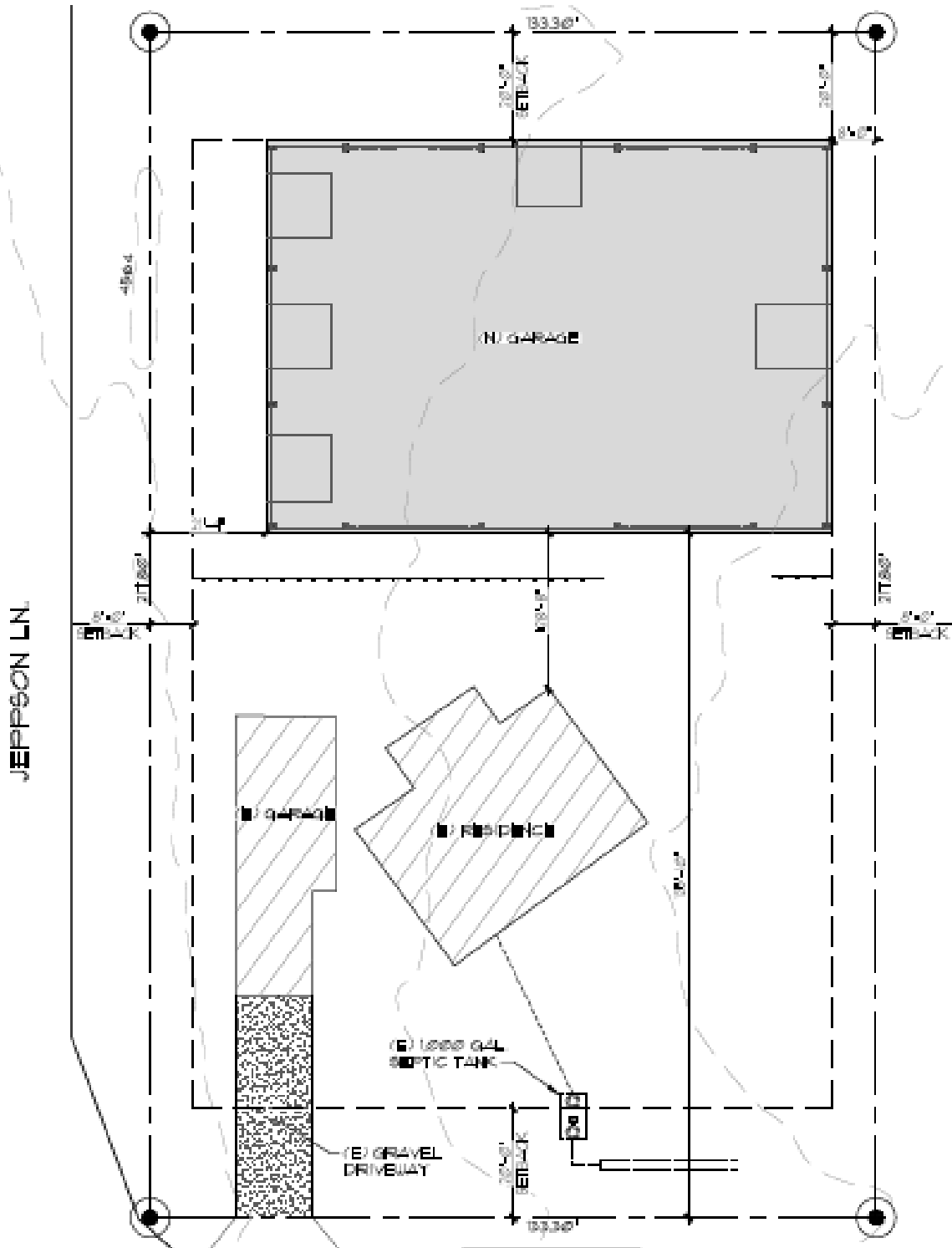
Project Application Exhibit D

Administrative Permit Definition

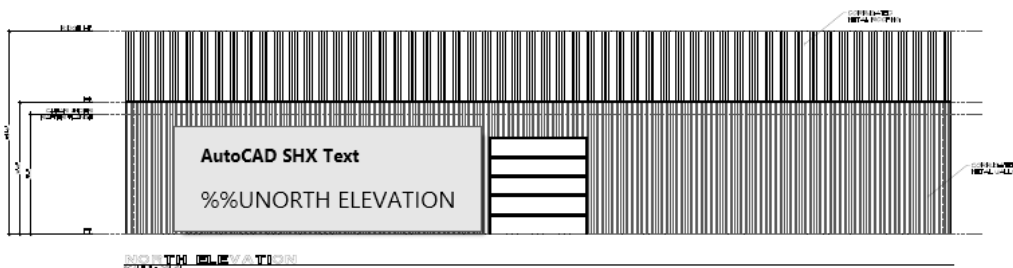
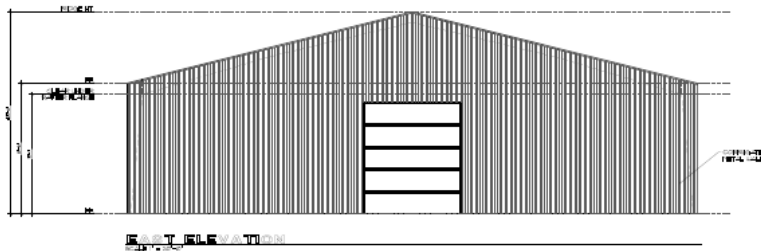
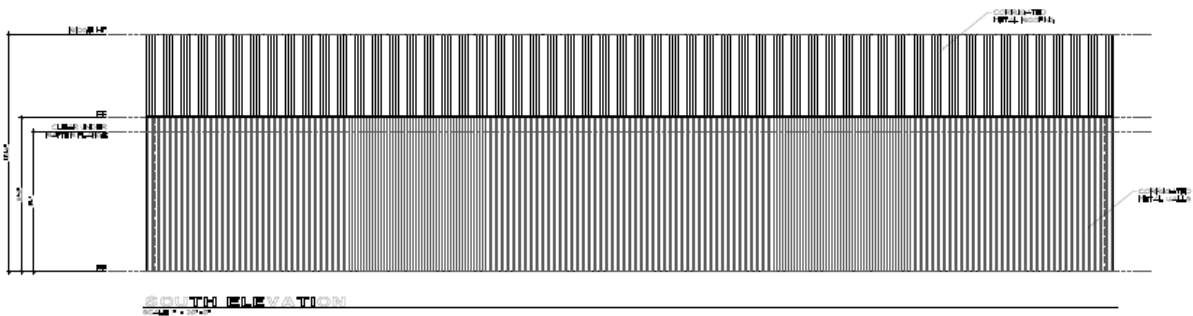
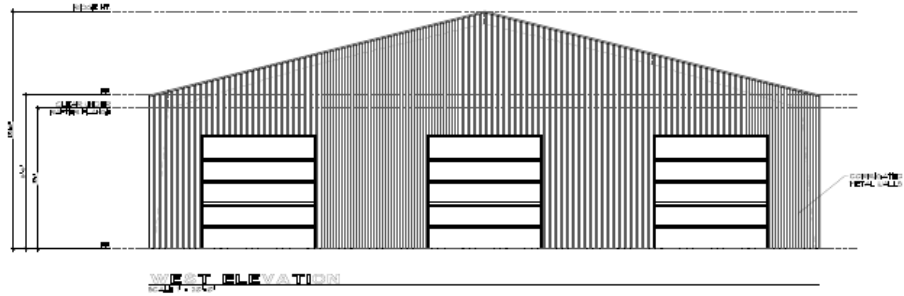
The purpose of an administrative permit is to provide a method of review for a proposed use which possess characteristics that requires a thorough appraisal to determine if the use has the potential to adversely affect other land uses, transportation or facilities in the vicinity. The Board of Adjustment 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 Board of Adjustment must find that all of the required findings, if applicable, are true.

The conditions of approval for Administrative Permit Case Number WADMIN22-0026 is attached to this staff report and will be included with the action order.

The subject property is designated as Medium Density Suburban (MDS) and is located in the Southwest Truckee Meadows Area Plan. Accessory structures that are larger than the main residence are permitted within the MDS regulatory zone subject to approval of an administrative permit per WCC 110.306.10 (d).



Site Plan



Elevations

Project Evaluation

The applicant is requesting an administrative permit to approve a 7,488 square foot detached accessory structure which is larger than the existing residence. The residence on the parcel is

1,523 square feet with an 865 square foot detached garage. An administrative permit is required per Washoe County Code 110.306.10 (d), for accessory structures that are larger than the main residence.



Aerial of Subject Parcel

The property is in the Medium Density Suburban (MDS) regulatory zone, which allows accessory structures so long as the overall lot coverage of all buildings does not exceed 50% of the total lot acreage (WCC 101.306.10 (a) 1). The subject property is .66 acres, which allows up to 14,374 square feet of lot coverage. The addition of the proposed structure complies with the maximum coverage allowed. The proposed garage is a prefabricated metal building, with a plate height of 16 feet, and a ridge height of 25.6' feet; the structure falls within the maximum height allowance. The proposed metal detached accessory structure will be required to have the metal siding painted similarly to the residence (Condition 1f). Additionally, the roof is required to be non-reflective (Condition 1g).

As shown on the site plan, the structure is placed 20 feet away from the rear property line and is 8 feet away from side property line, complying with all applicable setbacks of the MDS regulatory zone. The subject property is generally flat. The direct adjoining lot to the north is undeveloped, to the west, across Jeppson Lane, is a townhome development. In the general vicinity to the north, south and east are single family dwellings. Existing and proposed development on the subject parcel is consistent with the development in the surrounding area.

The proposed structure will not include any plumbing. Limited outdoor lighting is proposed. No formal landscaping is proposed, which is not required by the Washoe County Development Code.

The proposed structure is consistent with all relevant regulations and plans, in keeping with existing development in the area, and should not pose any detriment.

Southwest Truckee Meadows Area Plan

The subject parcel is located within the Southwest Truckee Meadows Area Plan. There are no pertinent policies related to detached accessory structures within the Area Plan.

Reviewing Agencies

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

Agencies	Sent to Review	Responded	Provided Conditions	Contact
Washoe County Building & Safety	X			
Washoe County Engineering & Capital Projects	X	X		
Washoe County Land Development (All Apps)	X			
Washoe County Sewer	X			
Washoe County Water Rights Manager (All Apps)	X	X		
WCHD EMS	X	X		
WCHD Environmental Health	X	X	X	Jim English, jenglish@washoecounty.gov; Wes Rubio, wrubio@washoecounty.gov;
TMFPD	X	X	X	Dale Way, dway@tmfpd.us; Brittany Lemon,
Regional Transportation Commission	X			

All conditions required by the contacted agencies can be found in Exhibit A, Conditions of Approval.

Staff Comment on Required Findings

WCC 110.808.25 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.

- (a) Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Southwest Truckee Meadows Area Plan.

Staff Comment: The proposed structure doesn't conflict with any parts of the Master Plan or Southwest Truckee Meadows Area Plan.

- (b) 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 proposed detached accessory structure shall be accessory to the existing residential use and is not expected to create any substantial impact on utilities, roadways, sanitation, water supply, drainage, or other facilities. The only utility proposed to service the proposed structure is electrical.

- (c) Site Suitability. That the site is physically suitable for a detached accessory structure and for the intensity of such a development.

Staff Comment: The site is relatively flat and physically suitable for a detached accessory structure. There is an existing residence on site and the detached accessory structure will not be a significant intensification to the site.

- (d) 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: The building site is relatively flat and suitable for the proposed detached accessory structure.

- (e) 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 required noticing distance of the proposed structure; therefore, this finding is not required to be made.

Recommendation

After a thorough analysis and review, Administrative Permit Case Number WADMIN22-0026 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 WADMIN22-0026 for Longshot Investments, LLC, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Development Code Section 110.808.25:

- (a) Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Southwest Truckee Meadows Area Plan;
- (b) 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;
- (c) Site Suitability. That the site is physically suitable for detached accessory structure, and for the intensity of such a development;
- (d) 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;
- (e) 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.

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 Building Division within 10 calendar days

from the date the written decision is filed with the Secretary to the Board of Adjustment and mailed to the original applicant.

Applicant: Christy Corporation, LTD
Lisa@christynv.com

Property Owner: Longshot Investment LLC
bob@weiglconcrete.com



Conditions of Approval

Administrative Permit Case Number WADMIN22-0026

The project approved under Administrative Permit Case Number WADMIN22-0026 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on January 5, 2023. 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 the Planning and Building Division.

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.

Operational conditions are subject to review by the Planning and Building Division prior to the renewal of a business license each year. Failure to adhere to the operational conditions may result in the Planning and Building Division recommending that the business license not be renewed until conditions are complied with to the satisfaction of Washoe County.

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.

The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies:

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District.**

Any conditions set by the Health District must be appealed to the District Board of Health.

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 Building Division

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

Contact Name – Courtney Weiche, Senior Planner, 775.328.3608, cweiche@washoecounty.gov

- a. **The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this administrative permit.**
- b. The applicant shall demonstrate substantial conformance to the plans approved as part of this administrative permit. Planning and Building shall determine compliance with this condition.
- c. The applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and initial 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. Compliance with this condition shall be determined by the Planning and Building Division.
- d. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any cairn or grave of a Native American be discovered during site development, work shall temporarily be halted at the specific site and the Sheriff's Office as well as the State Historic Preservation Office of the Department of Conservation and Natural Resources shall be immediately notified per NRS 383.170.

- e. Construction hours are 7am to 7pm Monday through Saturday.
- f. The structure shall be painted to match the existing residence and additional landscaping will be installed, including trees.
- g. The roof of the accessory structure shall be non-reflective.

Truckee Meadows Fire Protection District

2. The following condition is a requirement of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with this condition.

Contact Name – Brittany Lemon, Title, 775.326.6079, blemon@tmfpd.us

- a. This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply. <https://tmfpd.us/fire-code/>

3. Washoe County Health District- Environmental

The following conditions are requirements of the Health District, which shall be responsible for determining compliance with these conditions.

Contact Name – James English, EHS Supervisor, 775.328.2434

jenglish@washoecounty.gov

- a. The WCHD has reviewed the application, the proposed plans do not show the reserve or repair septic field. For project to be approved and move forward, applicant must demonstrate that the property has adequate space and meets setbacks for a complete septic system with repair field.
- b. WCHD does not have a concern with a garage larger than the primary residence, but the property must meet all of the applicable regulations of the WCHD.
- c. If the garage is approved, WCHD must be routed all plans associated with the proposed construction to ensure conditions 1 and 2 are met.

*** End of Conditions ***

Weiche, Courtney

From: Lemon, Brittany
Sent: Monday, November 28, 2022 8:19 AM
To: Weiche, Courtney
Cc: Way, Dale
Subject: WADMIN22-0026 (Zolezzi Garage) Conditions of Approval

Follow Up Flag: Follow up
Flag Status: Flagged

Good Morning Courtney,

“This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply.”
<https://tmfpd.us/fire-code/>.

Thank you,

Brittany Lemon

Fire Captain - Fire Prevention | Truckee Meadows Fire & Rescue

blemon@tmfpd.us | Office: 775.326.6079 | Cell: 775.379.0584

3663 Barron Way, Reno, NV 89511



"Committed to excellence, service, and the protection of life and property in our community"

Weiche, Courtney

From: Program, EMS
Sent: Wednesday, November 16, 2022 8:09 AM
To: Weiche, Courtney
Cc: Program, EMS
Subject: FW: November Agency Review Memo II
Attachments: November Agency Review Memo II.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning,

The EMS Program has reviewed the November Agency Review Memo II - Administrative Permit Case Number WADMIN22-0026 (Zolezzi Garage) - and has no concerns or questions at this time based on the information provided.

Thank you,

Sabrina.

Sabrina Brasuell

Pronouns: she/her

EMS Coordinator | Epidemiology and Public Health Preparedness

Washoe County Health District

sbrasuell@washoecounty.gov | Cell: (775) 830-7118 | Office: (775) 326-6043

1001 E. Ninth St., Bldg. B. Reno, NV 89512

**WASHOE COUNTY
HEALTH DISTRICT**



ENHANCING QUALITY OF LIFE

Public Health
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INTEROFFICE MEMORANDUM

DATE: November 28, 2022
TO: Courtney Weiche, Senior Planner, Planning and Building Division
FROM: Robert Wimer, P.E., Engineering and Capital Projects Division
SUBJECT: WADMIN22-0026
APN 044-320-20
Zolezzi Detached Garage

GENERAL PROJECT DISCUSSION

Washoe County Engineering staff has reviewed the above referenced application. The Engineering and Capital Projects Division recommends approval.



QUALITY
PUBLIC SERVICE



INTEGRITY



EFFECTIVE
COMMUNICATION

Weiche, Courtney

From: Weiss, Timber A.
Sent: Wednesday, November 16, 2022 3:10 PM
To: Weiche, Courtney
Cc: Behmaram, Vahid
Subject: Water Right Comments - Administrative Permit Case Number WADMIN22-0026 (Zolezzi Garage)

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

No water right conditions for this permit.

Thank you,



Timber Weiss, PE | Professional Engineer
Engineering & Capital Projects Division | Community Services Department
1001 E. 9th Street, Bldg A Reno, NV 89512
tweiss@washoecounty.gov | Office Voice Mail: 775.954.4626 or 775.433.0769
Visit us first online: www.washoecounty.us/csd
For additional information, email engineering@washoecounty.us or call 775.328.2040



Weiche, Courtney

From: COOPER, CLIFFORD E <cc2132@att.com>
Sent: Wednesday, November 16, 2022 9:54 AM
To: Weiche, Courtney
Subject: WADMIN22-0026 Zolezzi Garage

Follow Up Flag: Follow up
Flag Status: Flagged

[NOTICE: This message originated outside of Washoe County -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

Courtney,

AT&T does not have any adverse comments to this project.

Thanks!

Cliff Cooper
MGR OSP PLNG & ENGRG DESIGN
AT&T NEVADA
ROW Office: 775-683-5282
E-mail: cc2132@att.com
TEXTING and DRIVING... It Can Wait.

Public Notice

Washoe County Code requires that public notification of an Administrative Permit be mailed to a minimum of 30 separate property owners within a minimum 500 foot radius of the subject property a minimum of 10 days prior to the public hearing date. This proposal was noticed within a 500-foot radius of the subject property, noticing 85 separate property owners a minimum of 10 days prior to the public hearing date.

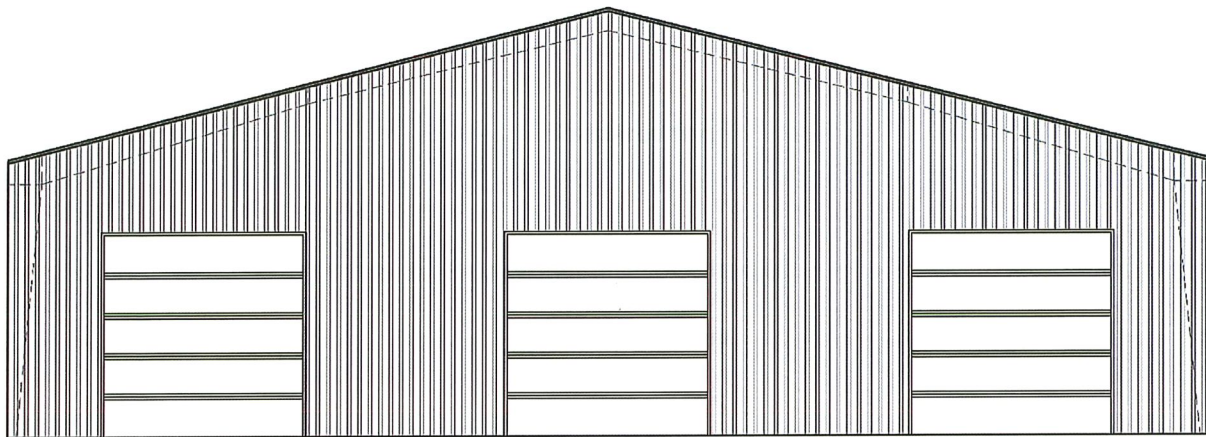


Public Notice Map

Administrative Permit Case Number WADMIN22-0026

395 ZOLEZZI GARAGE

Administrative Permit



Prepared by:



November 8, 2022

395 Zolezzi Garage

Administrative Permit

Prepared for:

Longshot Investments, LLC

375 Zolezzi Lane

Reno, Nevada 89511

Prepared by:

Christy Corporation, Ltd.

1000 Kiley Parkway

Sparks, Nevada 89436

(775) 425-4800

November 8, 2022

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City of Reno Development Application
Owner Affidavit
Administrative Permit Checklist
Property Tax Documents

Attachments:

Engineering Plans, Floor Plan, Building Elevations

395 ZOLEZZI GARAGE

Introduction

This application includes the following request:

- An **Administrative Permit** to allow for the construction of a garage larger than the primary residence within the Medium Density Suburban (MDS) zone.

Project Location

The project site (APN # 044-320-20) consists of 0.666± acres located at 395 Zolezzi Lane in southwest Reno. Specifically, the property is located in the northeast corner of the intersection of Zolezzi Lane and Jeppson Lane. Figure 1 (below) depicts the project location.



Figure 1 – Vicinity Map

395 ZOLEZZI GARAGE

Existing Conditions

The project site currently includes a 1,523± square foot residence and an 865± square foot detached garage. The northern portion of the site is unimproved currently.

Figures 2 (below) depict the existing onsite conditions.



Figure 2 – Existing Conditions

395 ZOLEZZI GARAGE

The project site is designated as Suburban Residential in the Reimagine Reno Master Plan and is zoned Medium Density Suburban (MDS). Surrounding uses include an undeveloped lot directly to the north, a townhome development to the west separated by Jeppson Lane, and single-family residential uses to the north, south, and east.

Figure 3 (below) depicts the existing site zoning as well as that of the surrounding area.

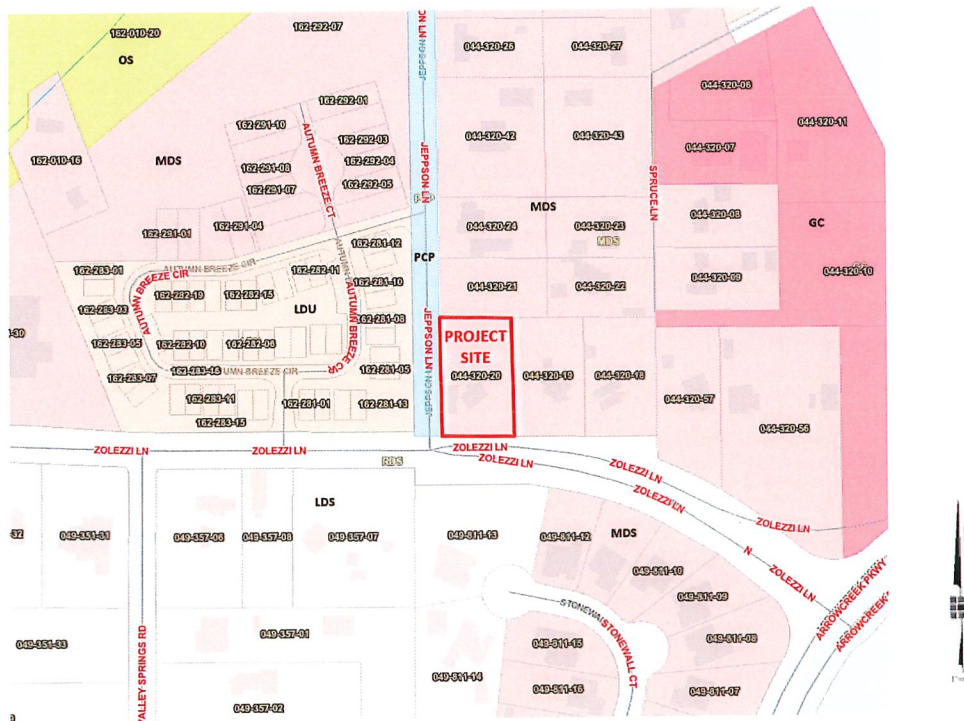


Figure 3 – Zoning

Project Description

This application includes an Administrative Permit (AP) request to allow for the construction of a detached garage larger than the existing residence as required per the zoning code section 110.306.10(d). Specifically, the owners are proposing a new 7,488± square foot detached garage on the north half of the property. The building will be a 25.5-foot tall, one-story metal building.

The building is proposed as a pre-fabricated metal building. The west elevation, facing Jeppson Lane, includes three overhead metal doors. The northern and eastern elevations include one overhead door. The south elevation does not include any doors and will consist of a corrugated metal wall.

Figure 4 (following page) depicts the overall site plan for the garage while Figure 5 (page 5) provides a building floor plan of the new garage and Figure 6 (page 6) provides building elevations.

395 ZOLEZZI GARAGE

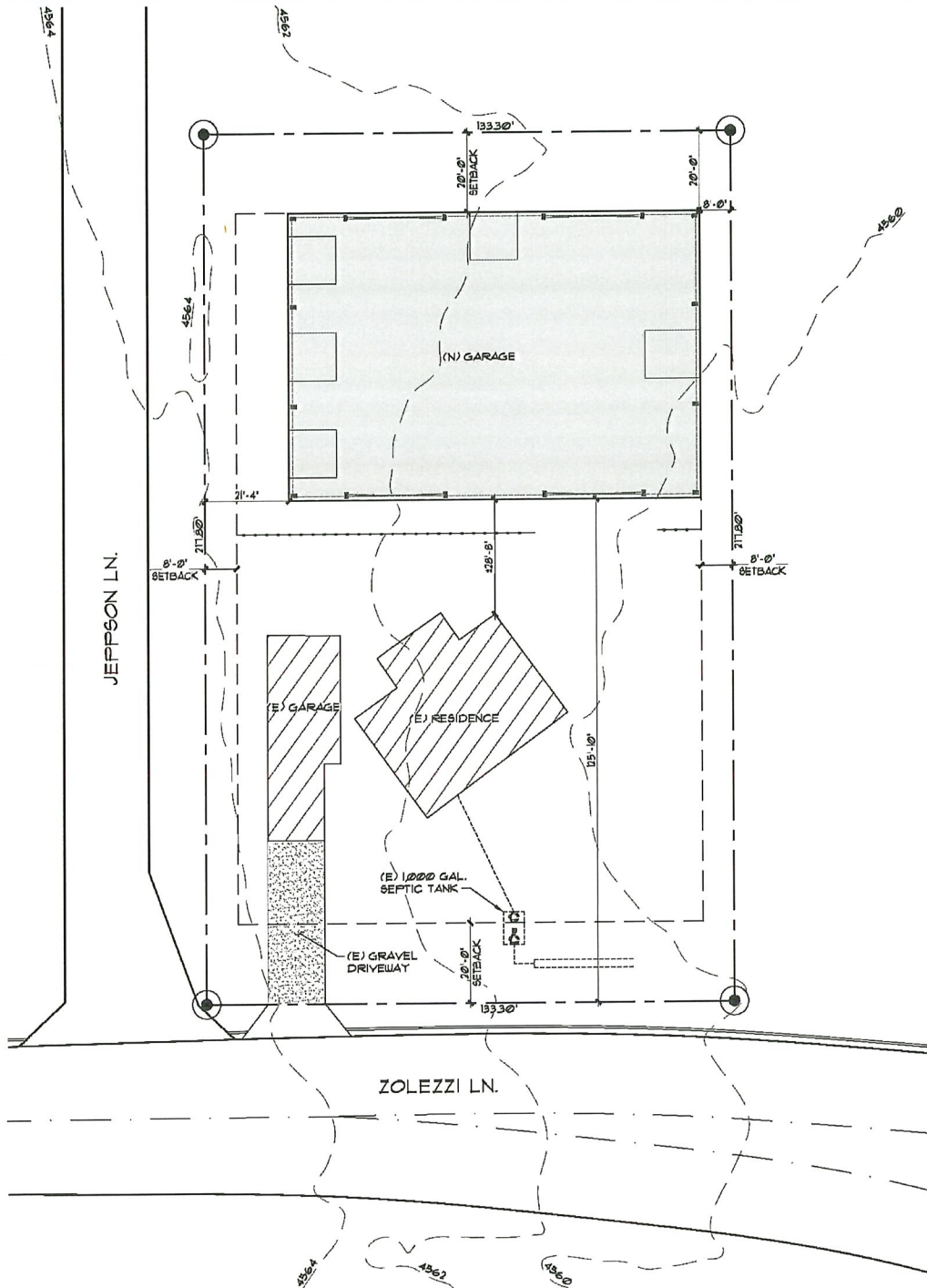


Figure 4 – Site Plan

395 ZOLEZZI GARAGE

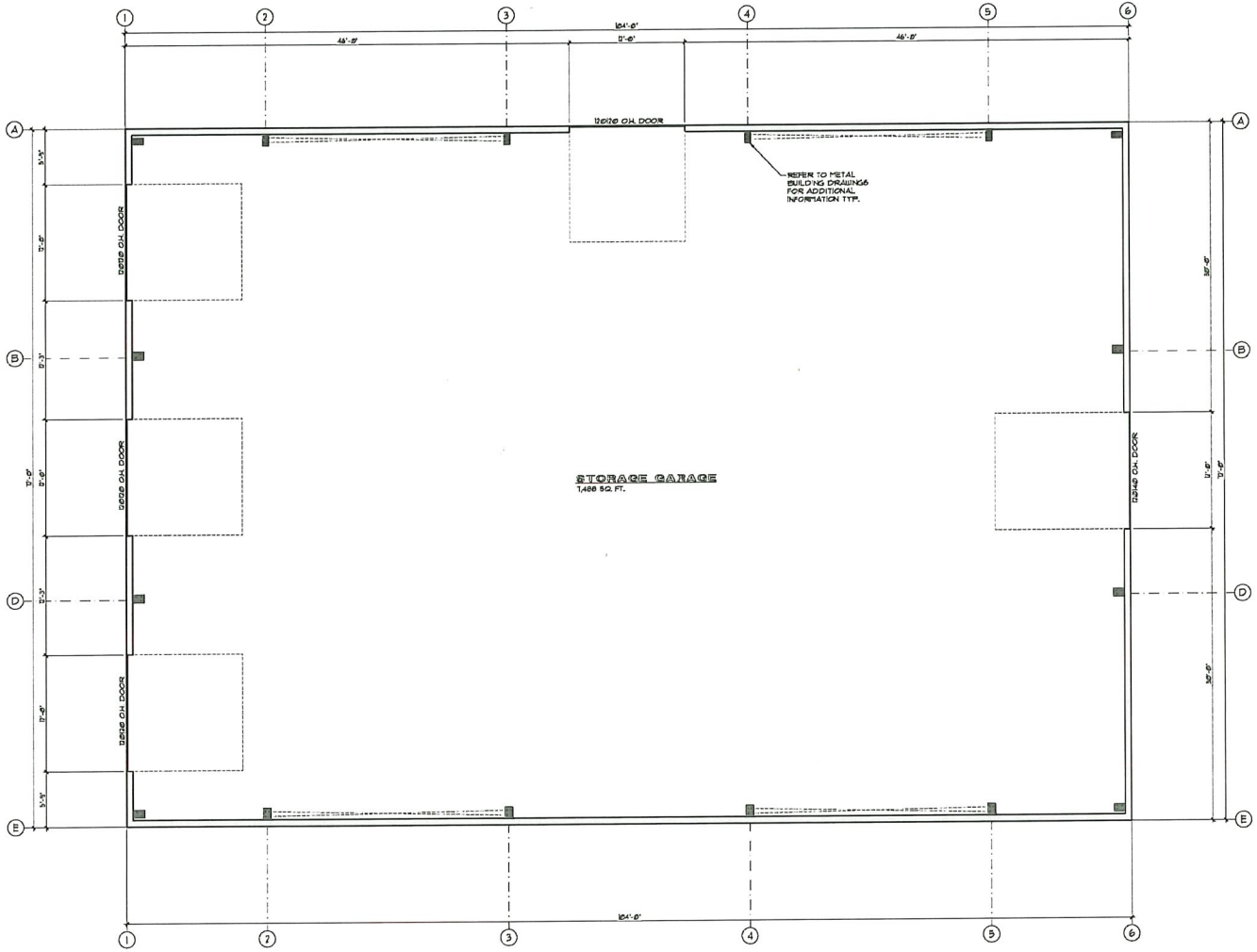
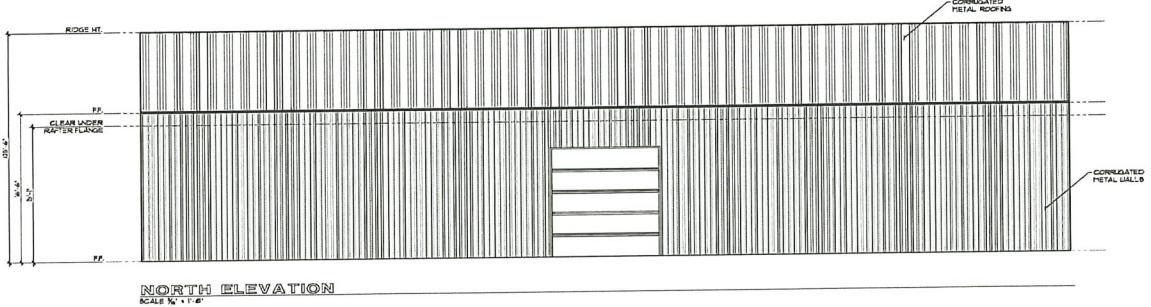
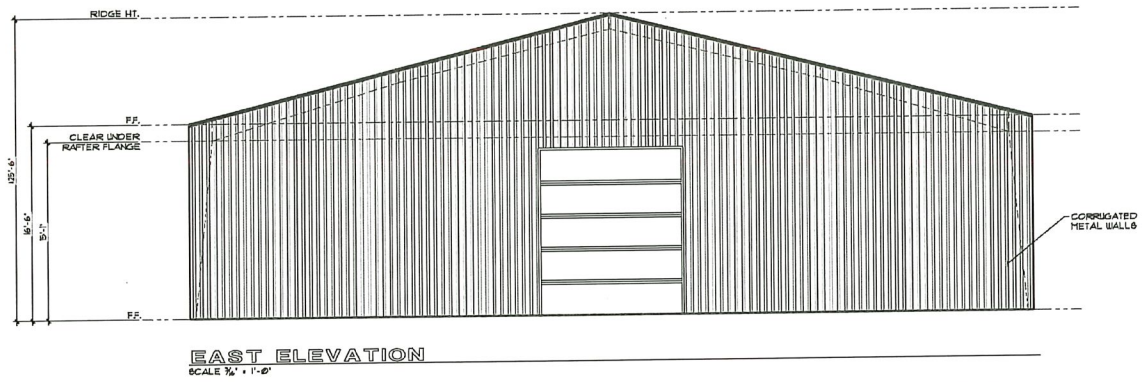
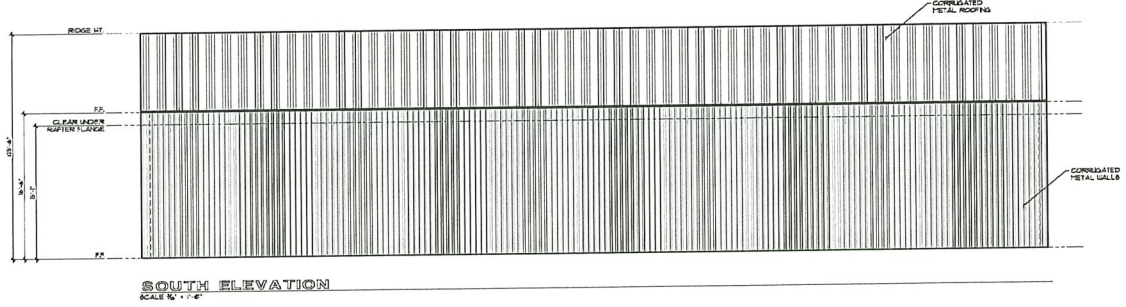
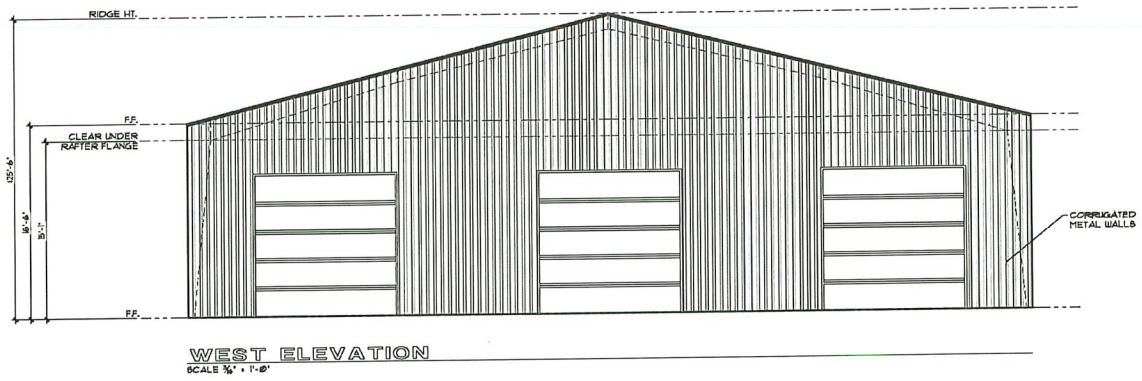


Figure 5 – Floor Plan

395 ZOLEZZI GARAGE



Note: Full size building elevations are attached. The building walls will be neutral earth colors to match the surroundings.

Figure 6 –Building Elevations

395 ZOLEZZI GARAGE

As depicted in Figure 4, the proposed garage meets the requirements for placement of a detached accessory structure. The proposed garage is placed to the rear of the existing main building with a setback from the main building of 28± feet. The placement meets the side and rear setbacks and has a maximum height of 25.5± feet. Additionally, the total lot coverage for all structures is 35%. No additional lighting is proposed other than exterior light fixtures affixed to the garage. All fixtures will be shielded/directed to ensure that spill over and glare do not occur to adjoining parcels. Lastly, there will be no increase in traffic with the addition and will not burden the adjoining roadways.

The construction of a garage at the project site would not impact the surrounding properties. The proposed detached accessory use complies with the Reno Municipal Code in terms of use and development standards. There are no new anticipated impacts.

Administrative Permit Findings

The Reno Municipal Code establishes findings for Administrative permit requests. These findings are listed below and addressed in **bold face** type.

- a. Consistency. The proposed use is consistent with the policies, action programs, standards and maps of the Master Plan and the applicable area plan;

The addition of a garage in the MDS zone is a consistent use with the Master Plan.

- b. (b) Improvements. Adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been or will be 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;

The proposed garage will not require any addition or modification to existing utilities, roadways, etc. and will not negatively impact the surrounding properties or public facilities.

- c. Site Suitability. The site is physically suitable for the type of development and for the intensity of the development;

The site is flat and already developed with a single-family residence. The site is well suited for the addition of a detached garage at the rear of the property.

- d. Issuance Not Detrimental. 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; and

The proposed detached garage is in character with the surrounding residential uses. It will not result in a significant detriment to the public health, safety or welfare of the area and the adjacent properties.

395 ZOLEZZI GARAGE

- e. Effect on a Military Installation. If a military installation is required to be noticed pursuant to this article, the effect of the issuance of the permit will not be detrimental to the location, purpose and mission of the military installation.

Not Applicable

APPENDICES

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: 395 Zolezzi Garage			
Project Description: Build a large residential storage garage. The primary residence is a mobile home with a detached garage on the lot. The storage garage would be larger than the primary residence.			
Project Address: 395 Zolezzi Lane, Reno, NV 89511			
Project Area (acres or square feet): 0.666 acres			
Project Location (with point of reference to major cross streets AND area locator): The site is located in the northeast corner of the intersection of Zolezzi Lane and Jepson Lane.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
044-320-20	0.666		
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: Longshot Investments, LLC		Name: Christy Corporation, LTD	
Address: c/o Series 5, 375 Zolezzi Lane		Address: 1000 Kiley Parkway	
Reno, NV	Zip: 89511	Sparks, NV	Zip: 89436
Phone:	Fax:	Phone: (775) 502-8552	Fax:
Email: Bob@weiglconcrete.com		Email: Lisa@christynv.com	
Cell: (775) 690-2330	Other:	Cell: (908) 763-6576	Other:
Contact Person: Bob Weigl		Contact Person: Lisa Nash	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name: Longshot Investments, LLC	
Address:		Address: c/o Series 5, 375 Zolezzi Lane	
	Zip:	Reno, NV	Zip: 89511
Phone:	Fax:	Phone:	Fax:
Email:		Email: Tami@weiglconcrete.com	
Cell:	Other:	Cell: (775) 750-6197	Other:
Contact Person:		Contact Person: Tami Weigl	
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)

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

Build a large residential storage garage. The primary residence is a mobile home with a detached garage on the lot. The storage garage would be larger than the primary residence.

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

110.306.10 (d)

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

This permit is for a detached accessory structure. The main building or existing garage will not be affected.

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?

A new metal garage will be constructed on site and completed within a year.

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

No phasing planned

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 property is ideally suited for the addition of the garage. The site is flat, the rear of the property is vacant and adjoins Jeppson Lane.

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

No negative impacts are expected for adjacent properties and the community.

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

The proposed building will be built according to all Reno municipal codes and no negative impacts are expected.

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

Not applicable.

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

Not applicable.

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

No additional landscaping is proposed beyond what exists currently.

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.)

Not applicable.

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.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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14. Utilities:

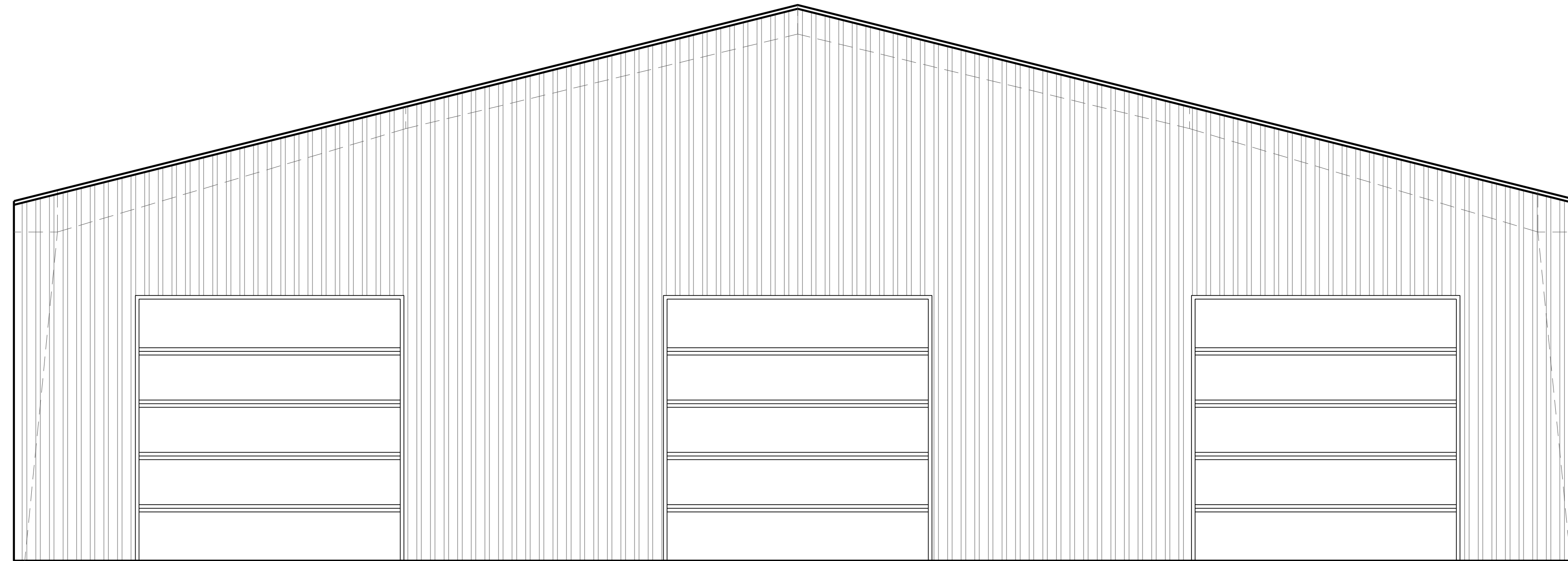
a. Sewer Service	Septic
b. Water Service	Well

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	

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

395 Zolezzi Garage



K2 ENGINEERING
AND STRUCTURAL DESIGN
860 Maestro Dr., Ste. A
Reno, NV 89511
P: (775) 355-0505
F: (775) 355-0566
www.K2eng.net

395 Zolezzi Garage
Washoe County, NV
89511
395 Zolezzi Ln.
A.P.N.: 044-320-20

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

NOT FOR
CONSTRUCTION

GENERAL NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL JOB SITE REQUIREMENTS AND FOR COORDINATION OF ARCHITECTURAL DRAWINGS.
- THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DESIGNER OF ANY DISCREPANCIES, ERRORS, OMISSIONS, OR OTHER QUESTIONS RELATING TO THE CONSTRUCTION DOCUMENTS. DO NOT PROCEED WITH THE WORK UNTIL THE INTENT OF THE DOCUMENTS IS CLEAR.
- THE CONTRACT DOCUMENTS ARE COMPLEMENTARY. WORK REQUIRED TO BE DONE BY ONE DOCUMENT AND NOT BY OTHERS SHALL BE DONE AS IF REQUIRED BY ALL.
- CONTRACTORS AND SUBCONTRACTORS SHALL ENSURE THAT ALL WORK IS PERFORMED IN A PROFESSIONAL AND WORKMANLIKE MANNER BY SKILLED MECHANICS OF THE TRADE. SUBCONTRACTORS AND SUPPLIERS ARE HEREBY NOTIFIED THAT THEY ARE TO CONFER AND COOPERATE FULLY WITH EACH OTHER DURING THE COURSE OF CONSTRUCTION TO DETERMINE THE EXACT EXTENT AND OVERLAP OF EACH OTHER'S WORK AND TO SUCCESSFULLY COMPLETE THE EXECUTION OF THE WORK IN A TIMELY MANNER.
- CONTRACTOR AND SUBCONTRACTORS SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, AND FOR THE SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE RESIDENTIAL DESIGNER SHALL NOT BE RESPONSIBLE FOR JOB SITE CONDITIONS OR COMPLIANCE WITH SAFETY REGULATIONS GOVERNING WORK PERFORMED ON THIS PROJECT. ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK ON, OR RELATED TO THESE PLANS, SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED - AND SHALL COMPLY WITH THE 'OCCUPATIONAL SAFETY AND HEALTH REGULATIONS' OF THE U.S. DEPARTMENT OF LABOR, AND WITH ANY AND ALL OTHER APPLICABLE STATE AND LOCAL SAFETY REGULATIONS. THE CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE SAFETY CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT AND THAT THIS REQUIREMENT SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE OWNER AND THE RESIDENTIAL DESIGNER FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH PERFORMANCE OF WORK ON THIS PROJECT.
- CONTRACTOR AND SUBCONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION, ADEQUACY AND SAFETY OF ERECTION, BRACING, SHORING, TEMPORARY SUPPORTS, ETC. OF THE WORK AND SHALL BE RESPONSIBLE FOR ANY DAMAGES TO THE WORK PRIOR TO THE APPLICATION AND INSTALLATION OF ALL SHEAR WALLS, ROOF AND FLOOR DIAPHRAGMS, AND FINISH MATERIALS. THE STRUCTURE IS NOT DESIGNED AS A STABLE UNIT UNTIL AFTER ALL COMPONENTS ARE IN PLACE, AND THEREFORE THE CONTRACTOR SHALL PROVIDE ALL SHORING AND BRACING NECESSARY TO ENSURE THE STABILITY OF ANY AND ALL PARTS OF THE PROJECT DURING CONSTRUCTION.
- CONTRACTOR AND SUBCONTRACTOR SHALL MAINTAIN THE PREMISES, CLEAN AND FREE OF ALL TRASH AND DEBRIS, AND SHALL PROTECT ALL ADJACENT WORK FROM DAMAGE, SOILING, AND PAINT OVERSPRAY.
- BUILDER'S SET: THIS SET OF DRAWINGS HAS BEEN PREPARED SUFFICIENT TO OBTAIN A BUILDING PERMIT. ALL MATERIALS AND METHODS OF CONSTRUCTION NECESSARY TO COMPLETE THE PROJECT ARE NOT NECESSARILY DESCRIBED IN THIS 'BUILDER'S SET'. THE IMPLEMENTATION OF THE DRAWINGS REQUIRES THE CONTRACTOR TO BE THOROUGHLY KNOWLEDGEABLE WITH THE APPLICATION CODES AND METHODS OF CONSTRUCTION SPECIFIC TO THIS PROJECT AND TYPE OF CONSTRUCTION.
- THE CONTRACTOR AND SUBCONTRACTORS SHALL MAKE NO STRUCTURAL SUBSTITUTIONS, CHANGES OR MODIFICATIONS WITHOUT WRITTEN APPROVAL OF STRUCTURAL ENGINEER.
- UNLESS SPECIFICALLY SHOWN OR NOTED ON THE DRAWINGS, NO STRUCTURAL MEMBER SHALL BE CUT, NOTCHED, BORED, OR OTHERWISE WEAKENED WITHOUT THE PERMISSION OF THE STRUCTURAL ENGINEER.
- CODE COMPLIANCE
 - ALL WORK FOR THIS PROJECT SHALL COMPLY WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE, INTERNATIONAL FIRE CODE, NATIONAL PLUMBING CODE, UNIFORM MECHANICAL CODE, NATIONAL ELECTRIC CODE AND OTHER CODES AND ORDINANCES AS CURRENTLY ADOPTED AND AMENDED BY AGENCIES HAVING JURISDICTION OVER THE PROJECT.

BASIS OF DESIGN

- BUILDING CODE:**
- 2018 INTERNATIONAL BUILDING CODE - 'IBC'
 - 2018 INTERNATIONAL RESIDENTIAL CODE - 'IRC'
 - 2018 INTERNATIONAL ENERGY CONSERVATION CODE - 'IECC'
 - 2018 INTERNATIONAL FUEL GAS CODE - 'IFGC'
 - 2018 INTERNATIONAL MECHANICAL CODE - 'IMC'
 - 2018 UNIFORM PLUMBING CODE - 'UPC'
 - 2018 UNIFORM MECHANICAL CODE - 'UMC'
 - 2017 NATIONAL ELECTRICAL CODE - 'NEC'
 - 2018 NORTHERN NEVADA CODE AMENDMENTS BY THE NNCICC

ALL OTHER CODES AND ORDINANCES AS CURRENTLY ADOPTED AND AMENDED BY AGENCIES HAVING JURISDICTION OVER THE PROJECT

PROJECT INFORMATION

SCOPE OF WORK:
A NEW 17,844 SQ. FT. DETACHED METAL BUILDING.

ADDRESS: 395 ZOLEZZI LN.
WASHOE COUNTY, NV 89511

A.P.N.: 044-320-20

ZONING: MDS

FLOOD ZONE: X

NUMBER OF STORIES: ONE

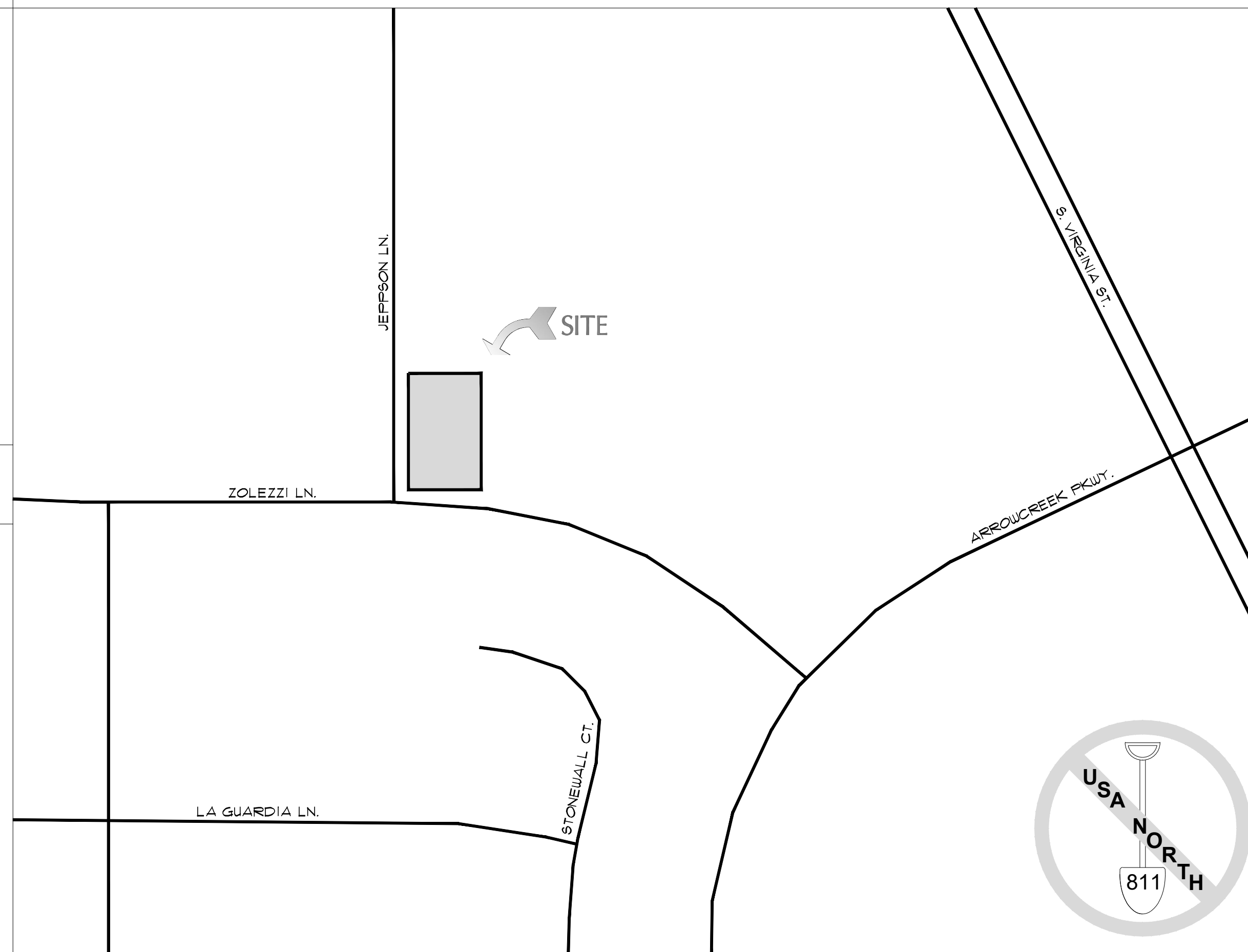
PARCEL AREA: 0.666 ACRES

AREA TABULATIONS

(E) LIVING AREA: 11,523 S.F.
(E) GARAGE AREA: 1865 S.F.
(N) METAL BUILDING AREA: 17,844 S.F.

VICINITY MAP

NO SCALE



AREA TABULATIONS

SYMBOL LEGEND

- (X) DETAIL NUMBER
- (A-A) SECTION NUMBER
- (X) KEY NOTE NUMBER
- (X) SHEET NUMBER
- (X) REVISION SYMBOL
- (NORTH) NORTH

DRAWING INDEX

- ARCHITECTURAL**
- A-0 COVER SHEET, PROJECT DATA, BASIS OF DESIGN, VICINITY MAP, SYMBOL LEGEND
 - A-1 SITE PLAN
 - A-2 FLOOR PLAN
 - A-3 ELEVATIONS
 - A-4 ELEVATIONS

DIRECTORY

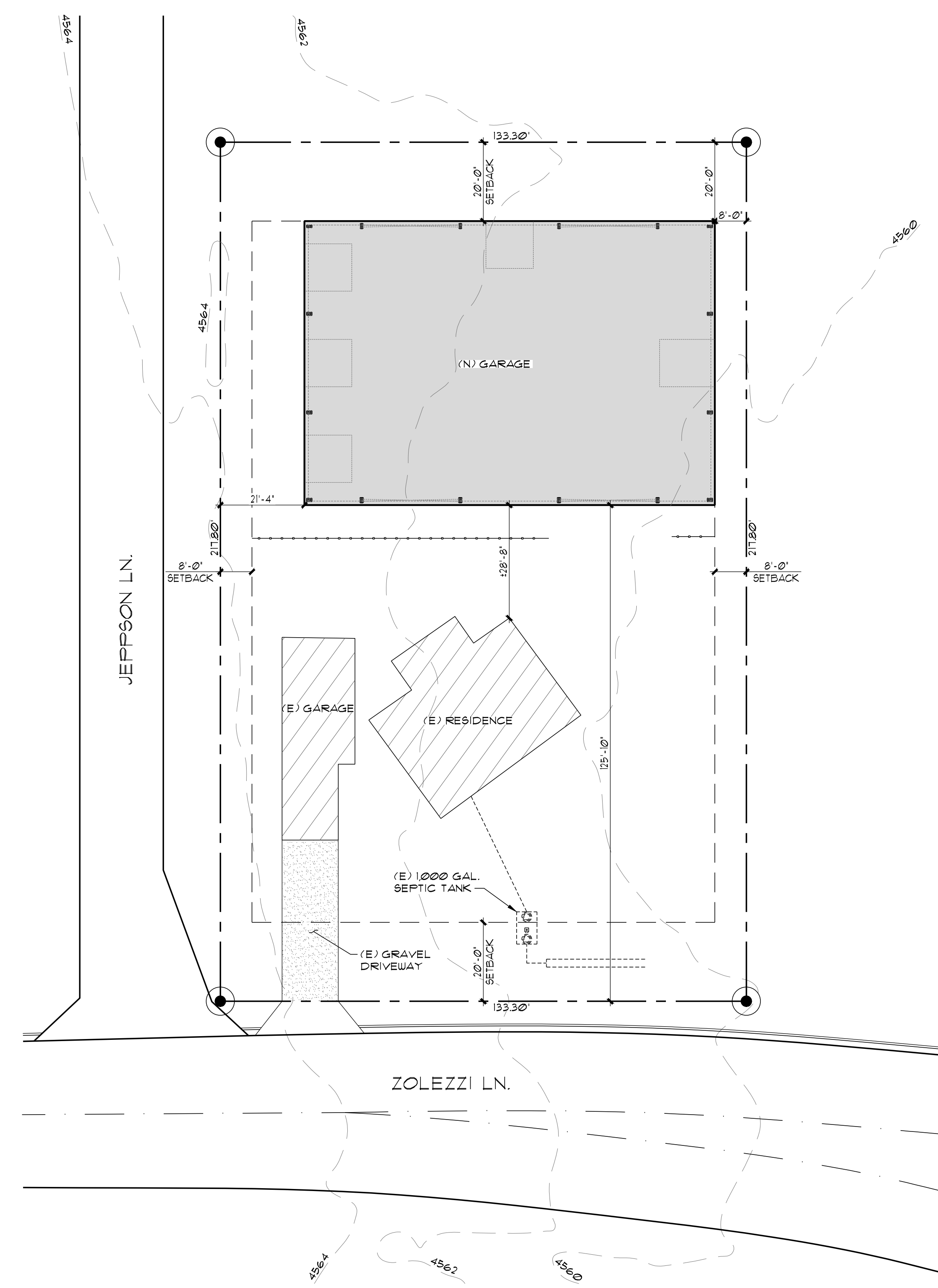
OWNER/DEVELOPER
LONGSHOT INVESTMENTS LLC
375 ZOLEZZI LN.
RENO, NV 89511

ENGINEER
BRANDT KENNEDY PE
K2 ENGINEERING
860 MAESTRO DR., STE. A
RENO, NV 89511
P: (775) 355-0505
F: (775) 355-0566
WWW.K2ENG.NET

Cover Sheet

A-0

WADMIN22-0026
EXHIBIT D



SITE PLAN
SCALE 1" = 20'-0"

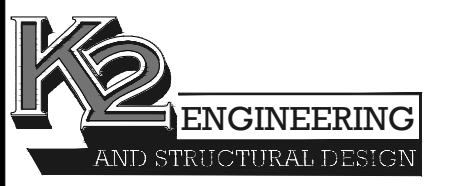


GENERAL SITE NOTES

1. ALL WORK MUST CONFORM W/ 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 (2018 EDITIONS) AND THE 2017 NATIONAL ELECTRICAL CODE.
2. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING AND PROPOSED GRADES, UTILITIES, AND DIMENSIONS PRIOR TO THE START OF CONSTRUCTION.
3. THE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING AND COORDINATING ALL SERVICE REQUIREMENTS WITH THE APPROPRIATE PUBLIC AGENCY OR UTILITY PROVIDER. CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH ALL APPLICABLE CODES AND REQUIREMENTS.
4. PLACEMENT OF STRUCTURE WITHIN SETBACKS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. NOTIFY OWNER OF ANY DISCREPANCIES.
5. CONC. FLATWORK TO BE FINISHED PER OWNERS REQUIREMENTS.
6. SLOPE LAWN AREAS FOR DRAINAGE MIN. 1/4" PER 1'-0".
7. MAINTAIN EXISTING DRAINAGE WITH 5% (2% MIN) SLOPE AWAY FROM PROPOSED STRUCTURE FOR A MINIMUM OF 10' AND DRAINAGE SWALE 2'-6" MIN. IN FROM PROPERTY LINES AS REQUIRED TO PREVENT DRAINAGE ONTO ADJACENT PRIVATE PROPERTY. MINIMUM SLOPE OF DRAINAGE SWALE SHALL BE 1%.
8. THIS SITE IS LOCATED IN FEMA FLOOD ZONE X WHICH IS DETERMINED TO BE OUTSIDE OF THE 100-YEAR FLOOD PLAIN BOUNDARY OF THE 100-YEAR FLOOD PLAN IS NOT WITHIN 100 FEET OF PROPERTY.
9. THIS SITE IS SERVICED BY DOMESTIC WELL AND SEPTIC SYSTEM.
10. THE DESIGN FOR THIS SITE HAS BEEN BASED ON THE BEST AVAILABLE INFORMATION. ALL ASSUMED EXISTING AND PROPOSED 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.
11. 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 FULL SURVEY IS PERFORMED IN ORDER TO ACCURATELY PLACE THE IMPROVEMENTS.
12. 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.
13. THERE ARE NO WATERCOURSES WITHIN 100' OF PROPERTY.

Grading Note:

SITE DISTURBANCE LESS THAN 50 CUBIC YARDS. NO GRADING REQUIRED.



860 Maestro Dr., Ste. A
Reno, NV 89511
P: (775) 355-0505
F: (775) 355-0666
www.K2eng.net

395 Zolezzi Garage
 Washoe County, NV 89511
 395 Zolezzi Ln.
 A.P.N.: 044-320-20

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

NOT FOR CONSTRUCTION

Revisions	
△	
△	
△	

Date	11/7/2022
Drawn	AMH
Checked	BTK
Project No.	22-408

Site Plan

A-1

395 Zolezzi Garage
Washoe County, NV
89511
395 Zolezzi Int.
A.P.N.: 044-320-20

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

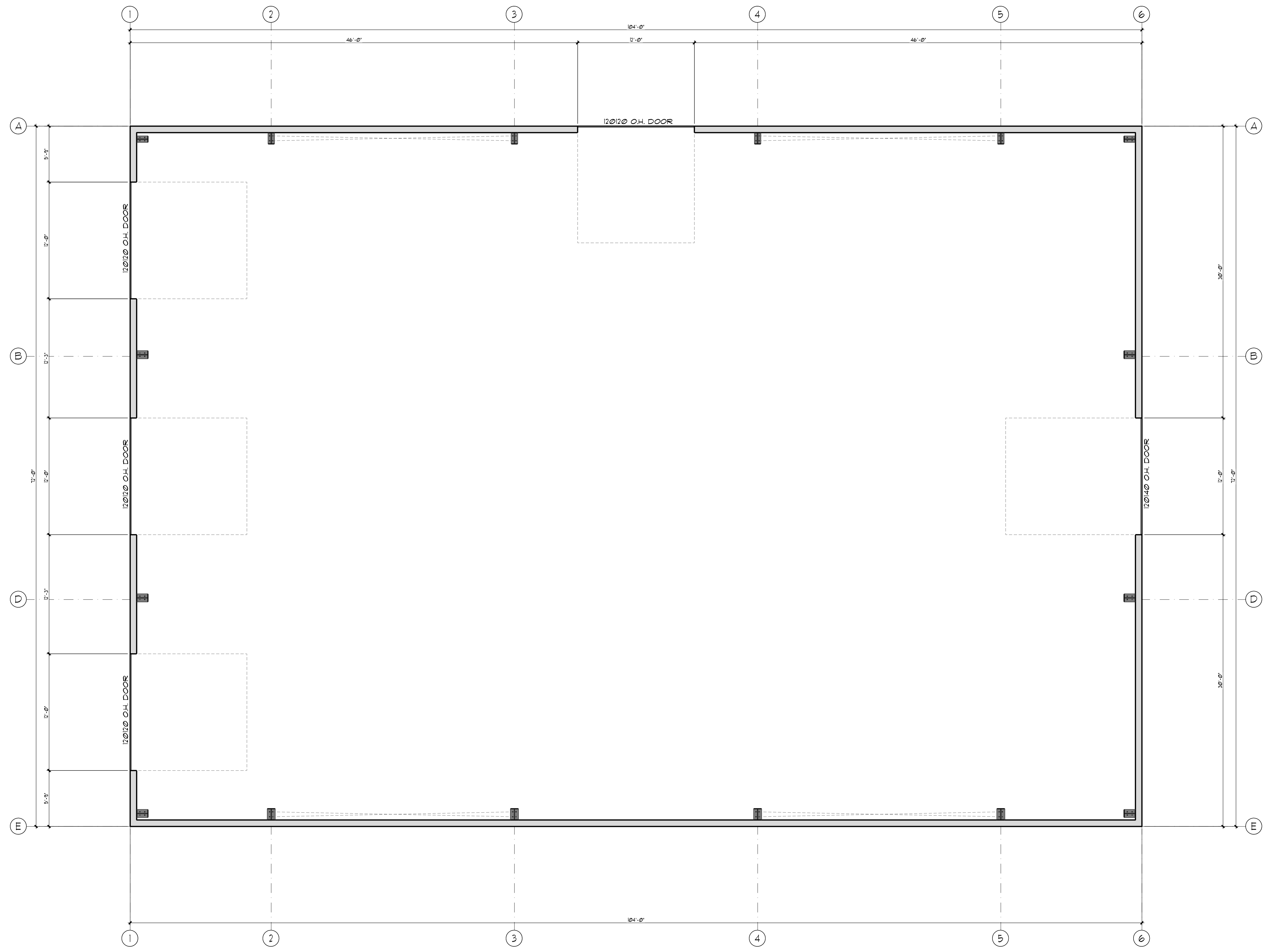
NOT FOR
CONSTRUCTION

Revisions	
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Date	11/7/2022
Drawn	AMH
Checked	BTK
Project No.	22-408

Floor Plan

A-2



FLOOR PLAN
SCALE 1" = 20'-0"

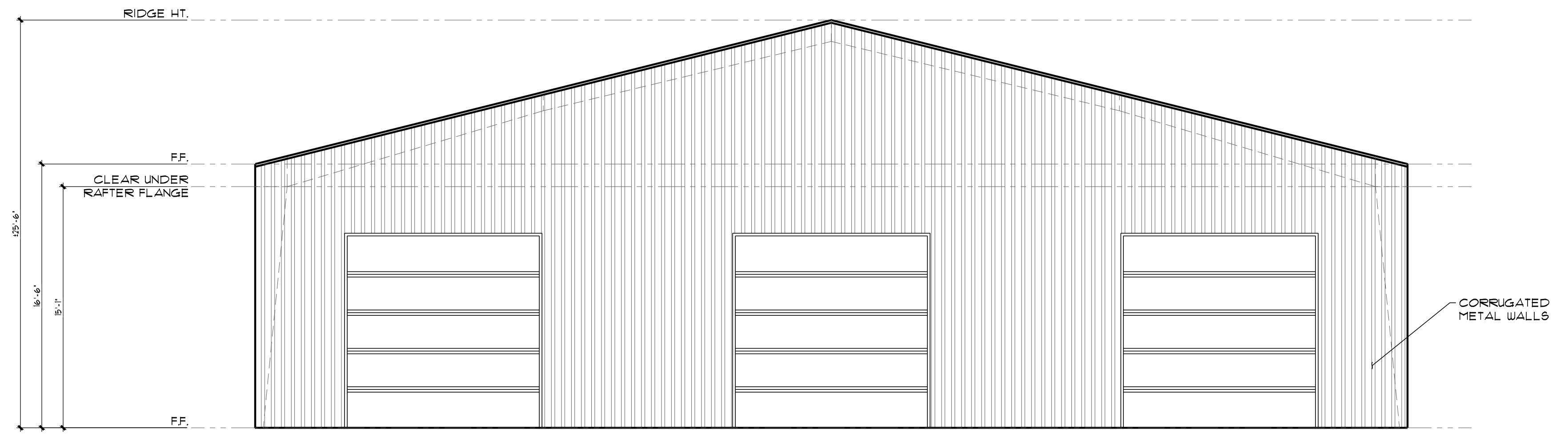
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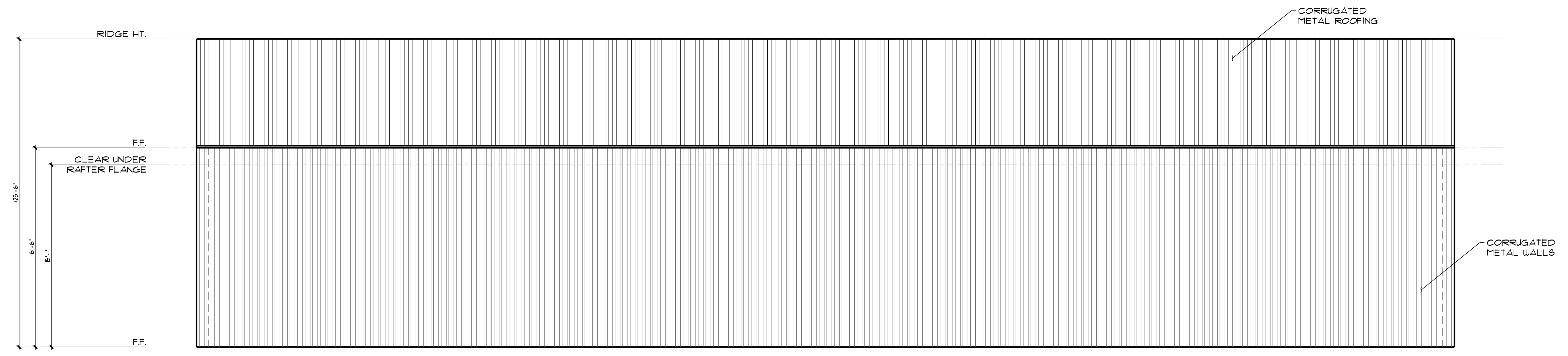
Date	11/7/2022
Drawn	AMH
Checked	BTK
Project No.	22-408

Elevations

A-3



WEST ELEVATION
SCALE 1" = 20'-0"



SOUTH ELEVATION
SCALE 1" = 20'-0"

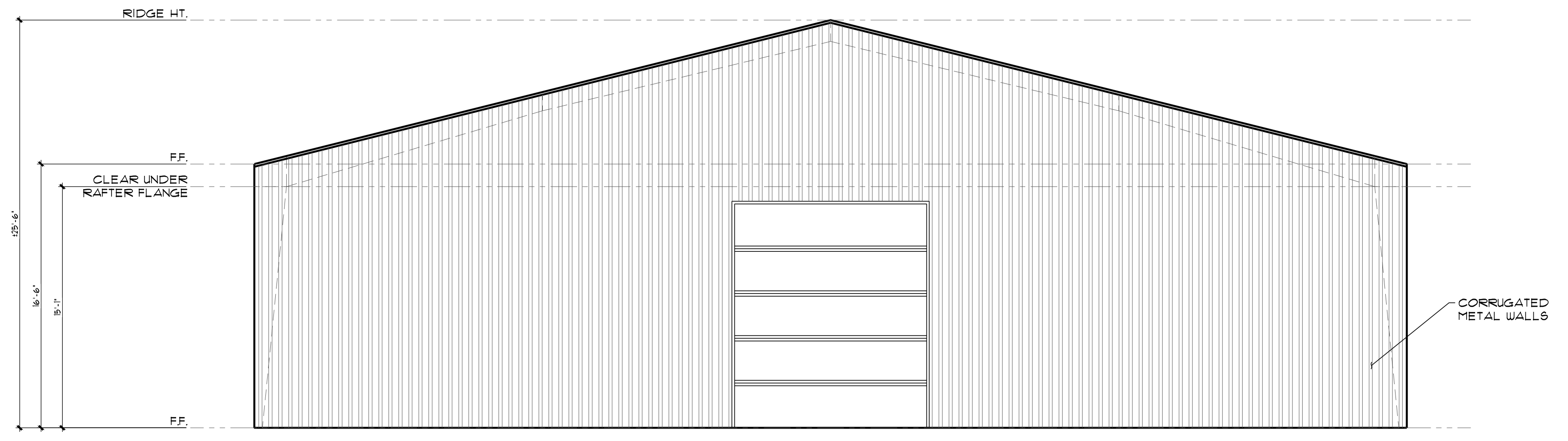
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CONSTRUCTION

Revisions

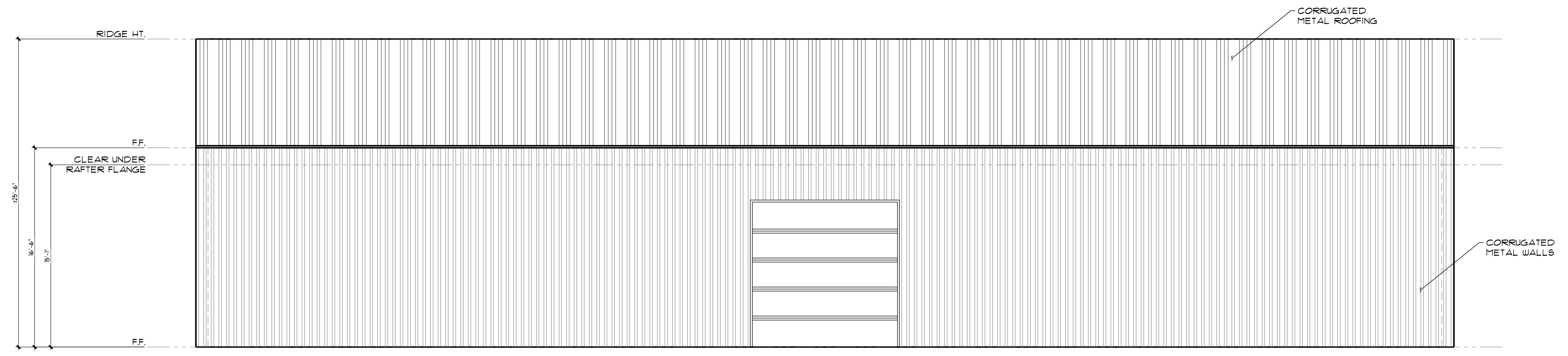
Date	11/7/2022
Drawn	AMH
Checked	BTK
Project No.	22-408

Elevations

A-4



EAST ELEVATION
SCALE 1" = 20'-0"



NORTH ELEVATION
SCALE 1" = 20'-0"