

Community Services Department
Planning and Building
ADMINISTRATIVE PERMIT APPLICATION
(Care for the Infirm see page 9)



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

Telephone: 775.328.6100

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:			
Project Description:			
Project Address:			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets AND area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
08708102			
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: Gary L. & Pamela S. Butler		Name:	
Address: 17380 Cold Springs Drive		Address:	
Reno, Nevada	Zip: 89508		Zip:
Phone: 775-771-1569	Fax:	Phone:	Fax:
Email: glb12345@outlook.com		Email:	
Cell: 775-544-3372	Other:	Cell:	Other:
Contact Person: Gary Butler		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name: n/a		Name:	
Address:		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: Gary Lee Butler

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, Gary Lee Butler
(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 Building.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 08708102

Printed Name GARY LEE BUTLER

Signed Gary Lee Butler

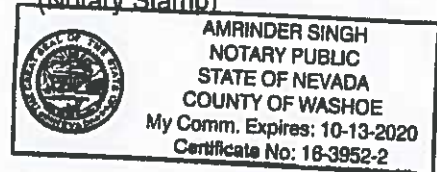
Address 17380 Cold Springs Dr Reno, N.V. 89508

Subscribed and sworn to before me this 14th day of August, 2017.

[Signature] Washoe, Nevada
Notary Public in and for said county and state

My commission expires: 10-13-2020

(Notary Stamp)



*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of record 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

Property Owner Affidavit

Applicant Name: Pamela Butler

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)

Pamela Butler
(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 Building.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 08708102

Printed Name Pamela Butler

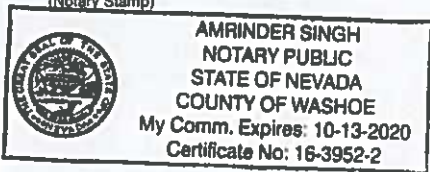
Signed Pamela Butler

Address 17380 Cold Springs Dr.
Reno, NV 89508

Subscribed and sworn to before me this 14th day of August, 2013

[Signature]
Notary Public in and for said county and state

My commission expires: 10-13-2020



*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of record 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?

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

N/A	Parking RV on Property
-----	------------------------

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?

N/A

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

N/A

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?

N/A

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

N/A

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

N/A

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.)

N/A

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 type="checkbox"/> No
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13. Utilities:

a. Sewer Service	SEPTIC
b. Water Service	GREAT BASIN WATER

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):

**Administrative Permit Application
Supplemental Information
for Care of the Infirm**

(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. Name of the Infirm:

ROBERT B. MAITLAND

2. Medical Condition:

[Redacted]

3. Name of Nevada licensed physician identifying the need for on-premise care and the physician's estimate as to the length of on-premise care required (attach physician's signed affidavit):

[Redacted]

4. Name(s) of the Caregiver(s):

GARY & PAM BUTLER

5. Describe the type and size of recreational vehicle or self-contained travel trailer that is proposed for use as a temporary residence of the caregiver. (Attach a site map showing the proposed location.)

27FT. ARTIC FOX

6. Describe the arrangements/methods proposed for the temporary provision of:

a. Water Service:

GREAT BASIN WATER

b. Sewage (Sanitary Sewer) Service:

SEPTIC

c. Garbage (Solid Waste) Service:

WASTE MANAGEMENT

d. Electricity:

NEVADA ENERGY

e. Natural Gas:

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

N/A

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

N/A

9. 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

10. Community Services (provided and nearest facility):

a. Fire Station	TRUCKEE MEADOWS FIRE 1 MILE
b. Health Care Facility	URGENT CARE 10 MILES
c. Elementary School	N/A
d. Middle School	N/A
e. High School	N/A
f. Parks	N/A
g. Library	N/A
h. Citifare Bus Stop	N/A

Washoe County Treasurer
Tammi Davis

Washoe County Treasurer
P O Box 30039 Reno NV 89520-3039
ph (775) 328-2510 fax (775) 328-2500
Email tax@washoecounty.us

Bill Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

Washoe County Parcel Information

Parcel ID 08708102	Status Active	Last Update 8/14/2017 2:10:12 AM
Current Owner: BUTLER, GARY L & PAMELA S 17380 COLD SPRINGS DR RENO, NV 89508	SITUS: 17380 COLD SPRINGS DR	
Taxing District	Geo CD:	
Legal Description Township 21 Section Lot 20 Block L Range 18 SubdivisionName COLD SPRINGS VALLEY HOMES 1		

Installments

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/21/2017	2017	\$167.10	\$0.00	\$0.00	\$167.10
INST 2	10/2/2017	2017	\$167.10	\$0.00	\$0.00	\$167.10
INST 3	1/1/2018	2017	\$167.09	\$0.00	\$0.00	\$167.09
INST 4	3/5/2018	2017	\$167.09	\$0.00	\$0.00	\$167.09
Total Due:			\$668.38	\$0.00	\$0.00	\$668.38

Tax Detail

	Gross Tax	Credit	Net Tax
State of Nevada	\$48.49	(\$13.42)	\$35.07
Truckee Meadows Fire Dist	\$154.02	(\$42.63)	\$111.39
Washoe County	\$396.95	(\$109.88)	\$287.07
Washoe County Sc	\$324.73	(\$89.88)	\$234.85
Total Tax	\$924.19	(\$255.81)	\$668.38

Payment History

No Payment Records Found

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

Change of Address

All requests for a mailing address change must be submitted in writing, including a signature (unless using the online form).

To submit your address change online [click here](#)

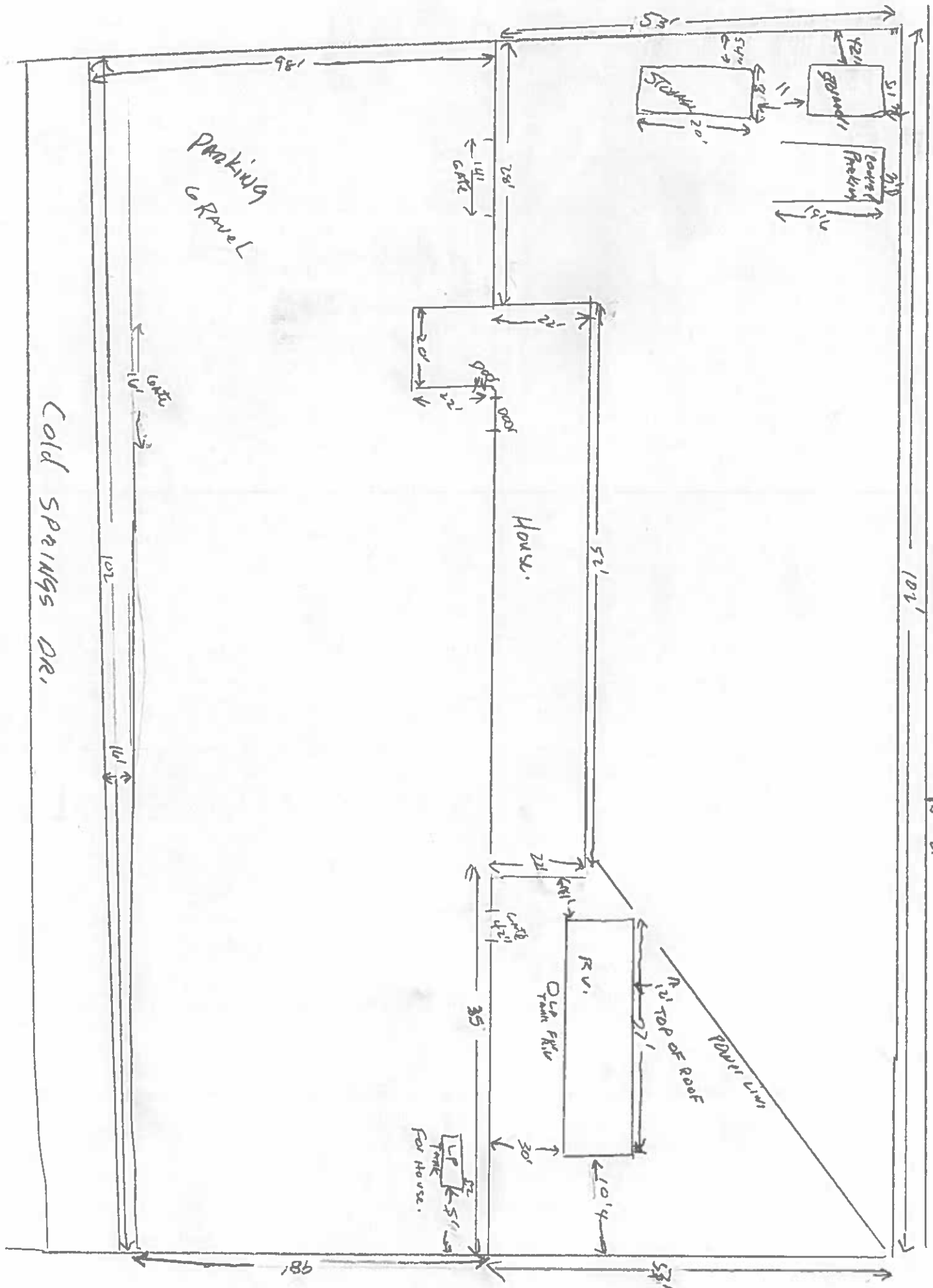
Address change requests may also be faxed to: (775) 328-2500

Address change requests may also be mailed to:
Washoe County Treasurer
P O Box 30039
Reno, NV 89520-3039

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.

Plot Plan



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FEB 7 1978

6823-SC

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DECLARATION OF RESTRICTIONS

COLD SPRINGS VALLEY HOMES
SUBDIVISION UNIT NO. 1

THIS DECLARATION OF RESTRICTIONS, made this 6th day
of February, 1978, by COLD SPRINGS DEVELOPMENT CO., a Nevada
Corporation, hereinafter referred to as "Declarant",

W I T N E S S E T H :

WHEREAS, the said Declarant is the owner of all of the
lots and parcels of real property situated in the County of Washoe,
State of Nevada, that are delineated on that certain map entitled
COLD SPRINGS VALLEY HOMES SUBDIVISION UNIT NO. 1, recorded in the
office of the County Recorder, Washoe County, State of Nevada, on
February 2, 1978, as Document No. 512218, Official Records, which
lots shown on said maps are hereinafter referred to as "said lots";
and

WHEREAS, Declarant is about to sell all or a portion of
said lots and parcels and desires to subject all of said lots to
respective conditions, restrictions, and covenants hereinafter
set forth for the benefit of each and every lot and parcel herein-
above described, and for the benefit of the present and subsequent
owners of each of said lots and parcels;

NOW, THEREFORE, said Declarant hereby declares that each
and every lot and parcel hereinabove described shall be conveyed
subject to the conditions, restrictions and covenants hereinafter
set forth:

1. Land Use and Building Type. No lot shall be used
except for residential purposes. No building shall be erected,
altered, placed or permitted to remain on any of said lots other
than one detached single family dwelling not to exceed two stories
in height and a private garage for not more than three cars.

2. Architectural Control. No building shall be erected,
placed or altered on any of said lots until the construction plans
and specifications and a plan showing location of the structure
have been approved by NEUFFER CONSTRUCTION CO.

3. Protection of Solar Radiation Rights. After original
construction, no land owner shall, upon his property, construct
or maintain or permit any object, plant, building, or fence that
shall cast a shadow upon the south facing front and roof on any
adjacent house between 7:30am and 4:30pm. Such shading shall
not in any event exceed 30% of available sunlight hours. The
only exception shall be at the time of original construction and
only then if required by architectural design.

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4. Dwelling Size. No residential structure shall be erected or placed on any of said lots, or portions thereof, which has a building site area of less than 15,00 square feet. The ground floor area of the main structure, exclusive of open porches and garages, shall be not less than 850 square feet.

5. No obnoxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be, or may become an annoyance or nuisance to the neighborhood. Nor shall any noise or offensive activity be carried on, on said property, or any portion thereof, nor shall anything be done which shall be or become a nuisance to the neighborhood. All motor driven cycles shall be used solely for the purpose of transportation. No racing or pleasure riding shall be carried on upon any lots or any adjoining private property owned by COLD SPRINGS DEVELOPMENT CO. so as to create any nuisance.

6. Trash, garbage, or other waste shall not be kept except in sanitary containers. No lot shall be used as a dumping ground for rubbish. All incinerators and garbage cans shall be kept in a clean and sanitary condition. All residence owners must subscribe to a regularly scheduled established garbage pickup service. Gas tanks, garbage cans and incinerators must be fenced from view. No automobiles or parts of automobiles may be stored or parked on any lot for more than 30 days unless fenced from view.

7. Easements. Easements for the installation and maintenance of utilities and drainage facilities are reserved as shown on the filed maps of such subdivisions and over the rear and side lines five (5) feet of each of said lots.

8. Temporary Structures. No structure of a temporary nature, trailer, basement, tent, shack, garage, barn, or other out-building shall be used on any of said lots at any time as a residence, permanently, nor shall any structure of a temporary character be used as a residence.

9. Fences. No wall, fence or hedge over four (4) feet in height shall be erected or maintained on any of said lots within thirty (30) feet of the front lot line. No fence, wall, hedge or shrub planting which obstructs site lines at elevations between two (2) and six (6) feet above the roadway shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property line and a line connecting them at points 25 feet from the intersection of the street lines, or in the case of a rounded property corner from the intersection of the street property lines extended. No trees shall be permitted to remain within such distance of such intersection unless the foliage line is maintained at sufficient height to prevent obstruction of such site lines.

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10. Livestock and Poultry. No animals, livestock or poultry of any kind shall be raised, bred or kept on any of said lots, except that three (3) dogs, three (3) cats and other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purpose.

11. Signs. No sign of any kind shall be displayed to public view on any of said lots, except a sign not more than five (5) feet square advertising the property for sale or rent; provided, however, that nothing contained in these restrictions shall be construed to in any way restrict the erection of signs used by a builder to advertise the property during the construction and sales period; and provided further that nothing contained herein shall be construed as preventing Declarant or a builder from erecting on said property construction and sales offices that may be moved from time to time to other locations within said subdivisions.

12. Soil Removal. Except for the purpose of actual construction upon any of said lots within said subdivision, no sand, gravel or soil shall be removed from any of said lots in said subdivision; provided, however that Declarant, its agent, successors or assigns, in carrying out the improvement and development of said property shall have the right of ingress and egress upon all of said lots within said subdivisions for the purpose of grading and excavating thereon, of constructing and completing the street improvements, installation of public utilities and drainage facilities and for the purpose of doing any and all other things necessary to complete the general plan of improvement.

13. Slope Control Area. Suitable legal instruments shall be executed, delivered and recorded for the purpose of establishing the slope control areas and any slope control easements or drainage easements and providing continuous land use regulations and maintenance provisions which are designed to preserve and maintain the established slope rations, erosion control planting, drainageways, and other slope control measures taken for the benefit of the properties.

14. Term. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five (25) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years; provided, however, that these covenants may be amended, modified, abrogated or rescinded by recordation in the office of the County Recorded of Washoe County, Nevada, of a Supplemental Declaration of Restrictions duly executed and acknowledged by the owners of not less than seventy-five percent (75%) of the said lots.

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15. Severability. Invalidation of any one of these covenants by judgment or court order shall in nowise affect any of the other provisions which shall remain in full force and effect.

16. Maintenance of Improvements. All dwelling houses and any other improvements constructed upon any of said lots of any nature whatsoever shall be maintained in a clean and neat manner at all times and shall not be allowed to fall into a state of disrepair and all exterior surfaces of all improvements situated upon said real property shall be painted as often as shall be necessary to maintain said neat and clean appearance and condition. Said dwelling house and all improvements shall be so maintained in accordance with a general standard of the area to determined by considering all of the improvements upon all of the said lots. In the event said dwelling house or improvements situated upon any of said lots shall not be maintained to the standard hereinabove set forth, or in the event the grantee or his or her assignees, grantees and/or successors in interest shall violate any of the other restrictions and covenants and conditions herein, Declarant shall be the right to repurchase the said lot and dwelling house and improvements situated thereon, or lots and dwelling houses and improvements situated thereon, from the then owner at a current appraised value. The standard to which the said dwelling house and improvements appurtenant thereto shall be maintained shall be determined by arbitration, the then owner to choose one arbitrator and the Declarant to choose one arbitrator and the two arbitrator so chosen to choose a third arbitrator and the three said arbitrators so chosen shall render a decision within 60 days after demand is made by Declarant to arbitrate. The decision of said arbitrators shall be binding upon the Declarant and the then owner of the said real property and dwelling house and improvements situated thereon, and shall determine the Declarant's right to repurchase the said property, and the said arbitration shall be a condition precedent to commencement of any litigation by either party with respect to the maintenance of the said dwelling house and improvements appurtenant thereto in accordance with the general standard of the area as aforesaid.

17. Enforcement. The conditions, restrictions or covenants herein contained shall bind and inure to the benefit of and be enforceable by Declarant, its successors or assigns, or by the owner or owners of any of the said lots or parcels, and it shall be lawful, not only for Declarant or its successors or assigns, but also for the owner or owners of any of said lots or parcels, to institute and prosecute any proceeding at law or in equity against Declarant or any person, firm or corporation violating or threatening to violate any of the conditions, restrictions or covenants herein contained, and such action may be maintained for the purpose of preventing the violation or to recover damages for a violation, or for both of such purposes.

The failure of Declarant or its successors or assigns, or any owner, of any of said lots or parcels to enforce any of the conditions, restrictions, covenants herein contained shall in no way or event be deemed a waiver of the right to enforce such conditions, restrictions or covenants hereafter. Nothing herein contained shall be construed as preventing the application of any remedies given by law against a nuisance, public or private, or otherwise, but the remedies herein contained shall be in addition to any other remedies given by law.

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FEB 7 1978

IN WITNESS WHEREOF, Declarant has caused its corporate name to be hereunto subscribed and notarized the day and year first above written.

COLD SPRINGS DEVELOPMENT CO.

By John Arden
JOHN ARDEN, President

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

On February 6, 1978 personally appeared before me,
a Notary Public, John Arden
who acknowledged that he executed the above instrument.

Signature: Sharon J. Choquette
Notary Public

SHARON J. CHOQUETTE
Notary Public - State of Nevada
Washoe County
My Commission Expires Mar. 16, 1979

OFFICIAL RECORDS, WASHOE COUNTY, NEVADA
Record Requested by
VALLEY TITLE & ESCROW COMPANY
JAMES K. JONES, COUNTY RECORDER
FEE 7.00 DEPUTY JS
FEB 7 1978 JS

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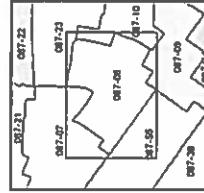
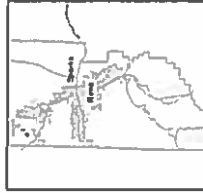
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Assessor's Map Number
087-08

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
Michael E. Clark, Assessor
1001 East Wells Street
Reno, Nevada 89512
(775) 328-2211



0 25 50 75 100 Feet
1 inch = 100 feet



created by **EMG 9/6/2015**
last updated

as it primarily shows on maps)
087-02

NOTE: This map was prepared for the use of the Assessor's Office and is not intended for any other purpose. It does not represent a survey of the property. No liability is assumed by the Assessor's Office for any error or omission in the data.

