



Board of Adjustment Administrative Permit Staff Report

Meeting Date: August 4, 2016

Subject: Administrative Permit Case Number AP16-003
Applicant: Wayne Denny
Agenda Item Number: 8B
Summary: Construction of an accessory structure larger than the primary residence
Recommendation: Approval with Conditions
Prepared by: Eva Krause - AICP, Planner
Washoe County Community Services Department
Division of Planning and Development
Phone: 775.328.3628
E-Mail: ekrause@washoecounty.us

Description

Administrative Permit Case Number AP16-003 (Denny) – Hearing, discussion, and possible action to approve the construction of a 3,500 square foot accessory structure that will be larger than the existing 1,771 square foot primary residence. The accessory structure is a 50 foot by 70 foot metal building and will have plumbing (sink/toilet).

- Applicant: Wayne Denny
- Property Owner: Wayne Denny
- Location: 500 Washoe Drive, Washoe Valley, NV
- Assessor's Parcel Number: 050-235-06
- Parcel Size: 1.019 acres
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Low Density Suburban (LDS)
- Area Plan: South Valleys
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 306 Accessory Uses and Structures

- Commission District: 2 – Commissioner Lucey
- Section/Township/Range: Section 24, T17N, R19E, MDM, Washoe County, NV

- Staff: Eva Krause, AICP, Planner
Washoe County Community Services Department
Planning and Development Division

- Phone: 775-328-3628
- E-mail: ekrause@washoecounty.us

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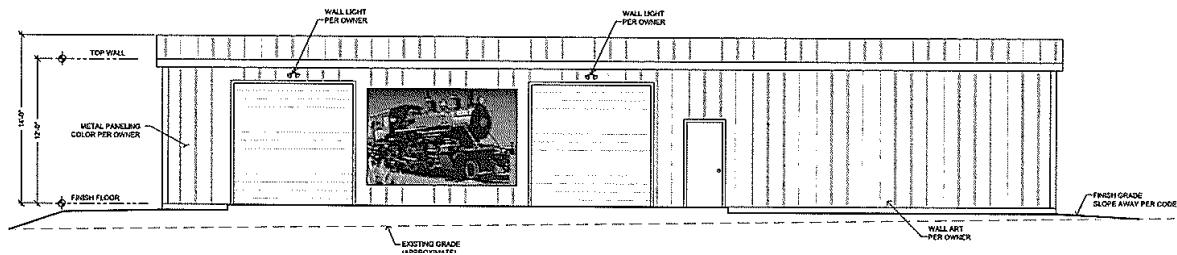
Administrative Permit Definition

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.

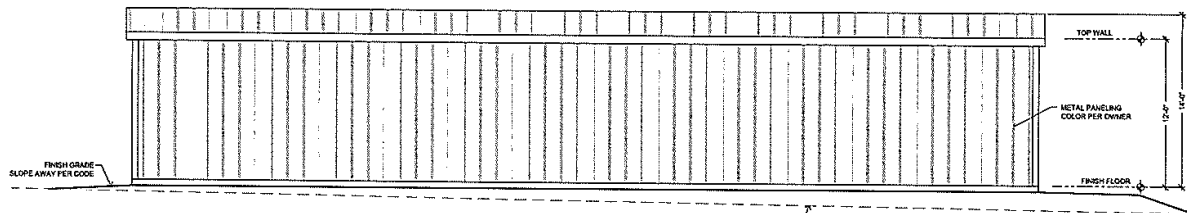
The Conditions of Approval for Administrative Permit Case Number AP16-003 are attached to this staff report and will be included with the Action Order.



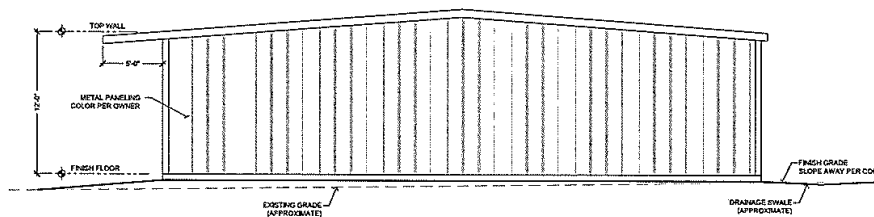
Vicinity Map



Front Elevation (facing into rear yard of subject property and neighbors horse corral)



Rear Elevation (facing neighbors on the southwest)



Side Elevation (facing street)

Building Elevations

Project Evaluation

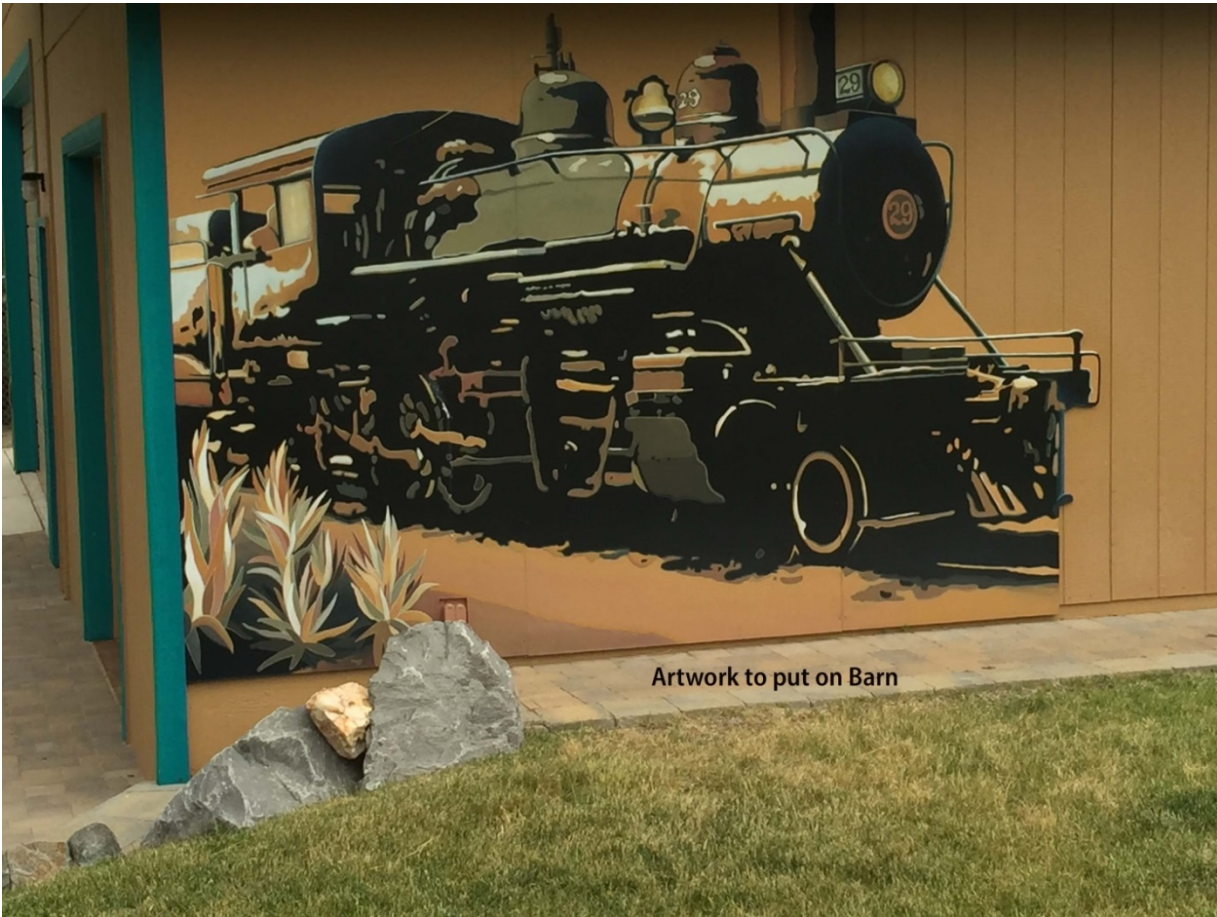
The applicant owns a one acre lot, in a Low Density Suburban (LDS) neighborhood. The surrounding properties are also LDS. There are a few parcels in the neighborhood that are smaller than one acre, but most of the surround parcels are one acre or larger. The four parcels across the street from the subject property are vacant. The properties on either side and abutting on the rear are developed with single family homes and most have one or more, small to medium sized accessory structures, which are allowed by County Code. The applicant is required to obtain an Administrative Permit because his proposed accessory structure will be larger than the primary residence. Two people have contacted staff, stating their concern that the applicant will be using the structure for a commercial business. The applicant has stated he is an inventor of low tech products and this building is for his personal use.

The Development Code does permit a limited number of commercial businesses in the LDS zone with a special use permit. Home-based businesses are allowed with limits on size, number of employees and customers per day. No industrial uses are allowed. The applicant has not applied for any commercial uses for the proposed structure. The Conditions of Approval state that this permit does not relieve the applicant of the obligation to obtain any other required approvals or licenses for use or development of the property.

The subject property is relatively flat and square, with trees in front of the house and the western corner of the lot, near the street. The South Valleys Area Plan identifies the property as

most suitable for development. The property is fenced with a combination of welded wire fencing and a 6-foot high wood fence. The Area Plan vision states the area is rural agricultural in appearance and open fences (as opposed to solid walls or fences) are desirable.

The accessory building will be located in the corner of the property that is screened from the rear and southwest neighbors by the wood fence. The applicant is proposing to place a picture of a train on the side of the building facing into his back yard. Staff is recommending that the building be painted a neutral color, (such as tan, beige, off-white or light taupe), and that two more trees be planted between the accessory building and the street.



Artwork for building front



Corner stakes of building. The stake on the right is behind the pine tree



Neighboring Property, House and Accessory Building are approximately same size



Property in neighborhood

Reviewing Agencies

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

- Washoe County Community Services Department
 - Building and Safety
 - Engineering and Capital Projects
 - Water Resource Coordinator
 - Planning and Development
- Washoe County Health District
 - Vector-Borne Diseases Division
 - Environmental Health Division
- Truckee Meadows Fire Protection District
- Regional Transportation Commission
- Washoe-Storey Conservation District
- Nevada State Division of Water Resources

Two out of the ten above listed agencies/departments provided comments and/or recommended conditions of approval in response to their evaluation of the project application. A **summary** of each agency's comments and/or recommended conditions of approval and their contact information is provided. The Conditions of Approval document is attached to this staff report and will be included with the Action Order if the Board of Adjustment approves the Administrative Permit.

- Washoe County Planning and Development noted that the accessory structure shall not be used for commercial purposes or as an accessory dwelling.
Contact – Eva Krause, 775.328.3628, ekrause@washoecounty.us
- Nevada Division of Water Resources stated that the applicant shall install a water meter to insure that no more than two acre feet of water are use per year.
Contact – Steve Shell, 775.684.2836, sshell@water.nv.gov

Staff Comment on Required Findings

Washoe County Code Section 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.

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

Staff Comment: The use is consistent with the policies, standards and maps of the Master Plan. The South Valleys Area plan describes this area as rural in nature with open fences, and a respect for personal property rights. The proposed building in similar to many barns, equestrian structures and other agricultural buildings found in the South Valleys planning area. The applicant has stated that the building is for his personal use.

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 property is developed with a single-family home with all the standard utilities. The proposed building is accessory to the house and does not increase the impact on necessary facilities or public services.

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

Staff Comment: The maximum allowed lot coverage in LDS is 25% of the parcel. The subject parcel is 1 acre. The house is 1,771 square feet and the accessory structure will be 3,500 square feet. The two structures will cover approximately 8% of the property.

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: The rural character of the area includes properties with numerous out buildings, hay barns, corrals, horse trailers and other amenities. The applicant is proposing to build one large structure, rather than several smaller buildings. The building design (14 feet at ridgeline, color and shape) is similar to other accessory structures in 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: No military installation is within the required noticing distance of the proposed project, so there is no impact in any military installation.

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 AP16-003 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 AP16-003 for Denny with the conditions of approval included as Exhibit A to the staff report, having made all five findings in accordance with Washoe County 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 South Valleys;
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 an accessory structure and for the intensity of such a development;
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;
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; and

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.

xc: Applicant/Property Owner: Wayne Denny, 4350 Sleepy Hollow Drive, Reno, NV 89502

Consultant: Applegate Design, 1718 Fieldcrest Drive, Sparks, NV 89434

Staff Report xc: Steve Shell, Nevada State Division of Water Resources



Conditions of Approval

Administrative Permit Case Number AP16-003

The project approved under Administrative Permit Case Number AP16-003 shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment on August 4, 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 – Eva Krause, 775.328.3628, ekrasue@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. 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.

- f. The property owner shall record a deed restriction and covenant against use of the detached accessory structure as a detached accessory dwelling.
- g. The applicant shall plant two trees approximately 20 feet apart, located between the building and the street. The trees should be located so that they screen the end of the building from the street.
- h. All lighting shall conform to dark sky standards.

Nevada Division of Water Resources

2. The following conditions are requirements of the Nevada State Department of Conservation and Natural Resources, Division of Water Resource, which shall be responsible for determining compliance with these conditions. The following conditions are requirements of the Engineering and Capital Projects, which shall be responsible for determining compliance with these conditions.

Contact – Steve Shell, 775.684.2836, sshell@water.nv.gov

- a. Pursuant to NRS 534.180(4), the owner of the well shall install a water meter capable of measuring the total withdrawal of water from the well and ensure that the total withdrawal of water does not exceed 2 acre-feet per year.

*** End of Conditions ***



**DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES
DIVISION OF WATER RESOURCES**

901 South Stewart Street, Suite 2002
Carson City, Nevada 89701-5250
(775) 684-2800 • Fax (775) 684-2811
(800) 992-0900
(In Nevada Only)
www.water.nv.gov

July 8, 2016

RE: Comments on Administrative Permit Case Number AP16-005

To: Donna Fagan
Washoe County Community Services Department
1001 East Ninth Street, Building A
Reno, NV 89512

Name: Wayne Denny Barn, Assessor Building

County: Washoe County – Washoe Drive and Wayne Road

Location: A portion of Section 24, Township 17 North, Range 19, East, MDB&M.

Plat: Tentative: One (1) lot metal out building located on Washoe County Assessor's Parcel Number 050-235-06.

Water Service Commitment

Allocation: Water to be supplied by existing domestic well.

Owner-Developer: Wayne Denny
500 Washoe Drive
Washoe Valley, NV 89704

Water Supply: Water to be supplied by existing domestic well.

Review Number AP16-005

07/08/2016

Page 2 of 2

General: There are no active water rights appurtenant to the described lands in this proposed project. The lands of the proposed project lie within the Truckee Meadows Water Authority service area.

Pursuant to NRS 534.180(4), the owner of the well shall install a water meter capable of measuring the total withdrawal of water from the well and ensure the total withdrawal of water from the well does not exceed 2 acre-feet per year.

Action: Tentative approval of Wayne Denny Barn based on acceptance of assessor dwelling form submitted to the Office of the State Engineer prior to construction.

Best regards,

Steve Shell
Water Resource Specialist II

OFFICIAL NOTICE OF PUBLIC HEARING

DATE: July 22, 2016

You are hereby notified that the **Washoe County Board of Adjustment** will conduct a public hearing at the following time and location:

1:30 p.m., Thursday, August 4, 2016

County Commission Chambers, 1001 East Ninth Street, Reno, NV 89512

RE: Administrative Permit Case Number AP16-003 (Denny) – Hearing, discussion, and possible action to approve the construction of a 3,500 square foot accessory structure that will be larger than the existing 1,771 square foot primary residence. The accessory structure is a 50 foot by 70 foot metal building and will have plumbing (sink/toilet).

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- Regulatory Zone: Low Density Suburban (LDS)
- Area Plan: South Valleys
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 306 Accessory Uses and Structures
- Commission District: 2 – Commissioner Lucey
- Section/Township/Range: Section 24, T17N, R19E, MDM,
Washoe County, NV
- Staff: Eva Krause, AICP, Planner
Washoe County Community Services Department
Planning and Development Division
- Phone: 775-328-3628
- E-mail: ekrause@washoecounty.us

As an owner of property in the vicinity, you are invited to present testimony relative to these matters.

To access additional information about this item, please visit our website at www.washoecounty.us/csd/planning_and_development/, choose **Boards and Commissions**, then **Board of Adjustment, Meetings, +2016**. Then click on the above referenced meeting date.

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

Project Information		Staff Assigned Case No.: _____	
Project Name: Denny Barn			
Project Description: 50' by 75' metal building			
Project Address: 500 Washoe Dr, Washoe Valley Nv 89704			
Project Area (acres or square feet): 3750 sq. feet			
Project Location (with point of reference to major cross streets AND area locator): Washoe Drive and Lake Drive			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
050-235-06	1.019		
Section(s)/Township/Range: PTN. SW1/4 SCE. 24 T17N-R19E			
Indicate any previous Washoe County approvals associated with this application:			
Case No.(s). None			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Wayne Denny		Name: Applegate Design	
Address: 4350 Sleepy Hollow Dr		Address: 1718 Fieldcrest Drive	
Reno	Zip: 89502	Sparks, Nv	Zip: 89434
Phone: 775-525-6498	Fax:	Phone: 775-453-0063	Fax:
Email: wdenny34@gmail.com		Email: russ_apple@yahoo.com	
Cell: 775-232-5162	Other:	Cell: 775-453-0063	Other:
Contact Person: Wayne Denny		Contact Person: Russ Applegate	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Owner Builder		Name:	
Address: 4350 Sleepy Hollow Dr		Address:	
Reno	Zip: 89502		Zip:
Phone: 775-525-6498	Fax:	Phone:	Fax:
Email: wdenny34@gmail.com		Email:	
Cell: 775-232-5162	Other:	Cell:	Other:
Contact Person: WAYne Denny		Contact Person:	
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)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to administrative permits may be found in Article 808, Administrative Permits.

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

Metal Building

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

There is an single family house 1771 sq feet 3-2-2

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?

Build the metal building 50' x 75'
Driveway to front of building
Parking in front of building about five parking spaces
Parking area to extent out from the building 20 feet
Power supply from back SE corner of lot
Water from existing well
Sanitation to use existing septic to house
Sign? On north wall of a locomotive (see picture)

Construction 9 months time wind permitting

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

Start to finish 9 months

Dirt work within 3 months of building permit
Concrete within 3 months of finish of dirt work
Erection of building and finish next 3 months

But I would like to build this in 90 to 120 days

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?

This is an one of acre land basically level with low density zoning, horses allowed. This fits in with the neighboring properties (see pictures) all having out buildings.

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

The project will raise the value other properties or at least not be a deterrent to other property values.

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

If requested, will landscape property line to block or lessen the visual impacts. Same with road property line.

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

Operational Parameters

This building is for personal use, I will say that I'm an inventor of low tech products which leads to research and development projects.

1/3 storage area

1/3 shop equipment area

1/3 Project area

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

four on-site and none off-site

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

Paint scheme >> Beige with dark green trim.

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.)

No signs with words, see picture.

Lighting 2 each 150 watt fixtures by roll-up doors for outdoor lighting.

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
------------------------------	-----------------------------

13. Utilities:

a. Sewer Service	Septic
b. Water Service	Well

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

c. Permit #	N/A	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):

Property Tax Reminder Notice

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

PIN: 05023506
 AIN:

Balance Good Through:	06/13/2016
Current Year Balance:	\$0.00
Prior Year(s) Balance: (see below for details)	\$0.00
Total Due:	\$0.00

AUTO
 :897042:

WAYNE DENNY
 500 WASHOE DR
 WASHOE VALLEY NV 89704

Description:

Situs: 500 WASHOE DR
 WCTY

This is a courtesy notice. If you have an impound account through your lender or are not sure if you have an impound account and need more information, please contact your lender directly. Please submit payment for the remaining amount(s) according to the due dates shown. Always include your PIN number with your payment. Please visit our website: www.washoecounty.us/treas

Current Charges									
PIN	Year	Bill Number	Inst	Due Date	Charges	Interest	Pen/Fees	Paid	Balance
05023506	2015	248334	1	08/17/2015	491.86	0.00	0.00	491.86	0.00
05023506	2015		2	10/05/2015	491.86	0.00	0.00	491.86	0.00
05023506	2015		3	01/04/2016	491.85	0.00	0.00	491.85	0.00
05023506	2015		4	03/07/2016	491.85	0.00	0.00	491.85	0.00
Current Year Totals					1,967.42	0.00	0.00	1,967.42	0.00

Prior Years								
PIN	Year	Bill Number	Charges	Interest	Pen/Fees	Paid	Balance	
Prior Years Total								

WASHOE COUNTY TREASURER

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

Received By:
 Location:
 Session:

jcronin
 Treasurer's Office
 jcron-0-06222016

Receipt Number: U15.30942
 Receipt Year: 2015
 Date Received: 06/22/2016

PAYMENT RECEIPT

Type	Description	Balance	Net Tax	Interest	Fees Penalties	Current Due	Current Paid	Balance Remaining
Other - Advance	Type: Regular PIN: 05023506	510.00	0.00	0.00	0.00	510.00	510.00	0.00
Totals:		510.00	0.00	0.00	0.00	510.00	510.00	0.00

**W. C. T. O. 32
 JUN 21 2016
 PAID**

Tender Information:		Charge Summary:	
Check #1C 772	510.00	Other - Advance	510.00
Total Tendered	510.00	Total Charges	510.00
Overpayment #649118	510.00		

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

By Whom Paid:

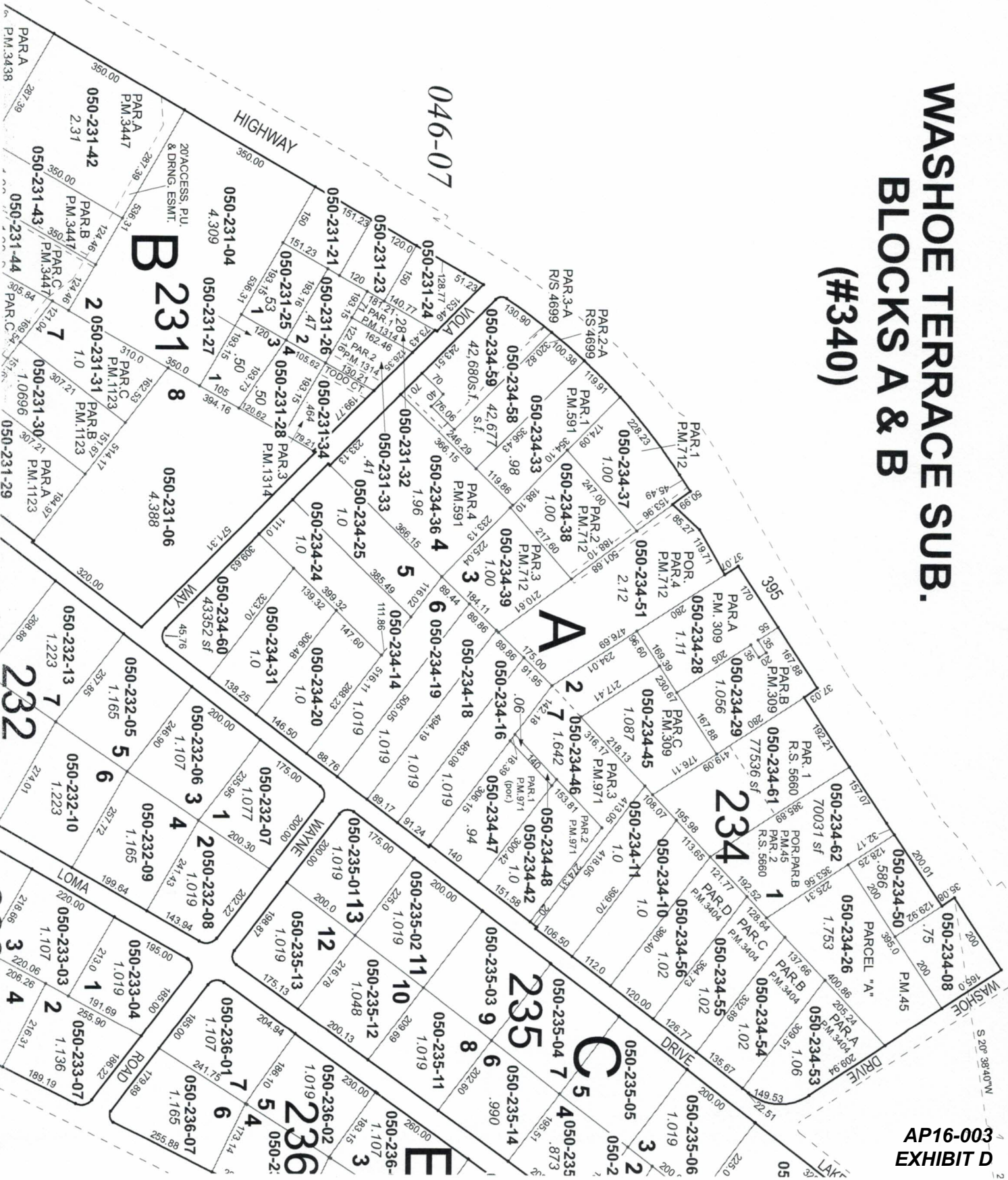
WAYNE DENNY
 500 WASHOE DR
 WASHOE VALLEY NV 89704

BALANCE REMAINING	0.00
CHARGES	510.00
PAID	510.00
OVERPAYMENT	510.00
CHANGE	0.00

**AP16-003
 EXHIBIT D**

WASHOE TERRACE SUB. BLOCKS A & B

(#340)

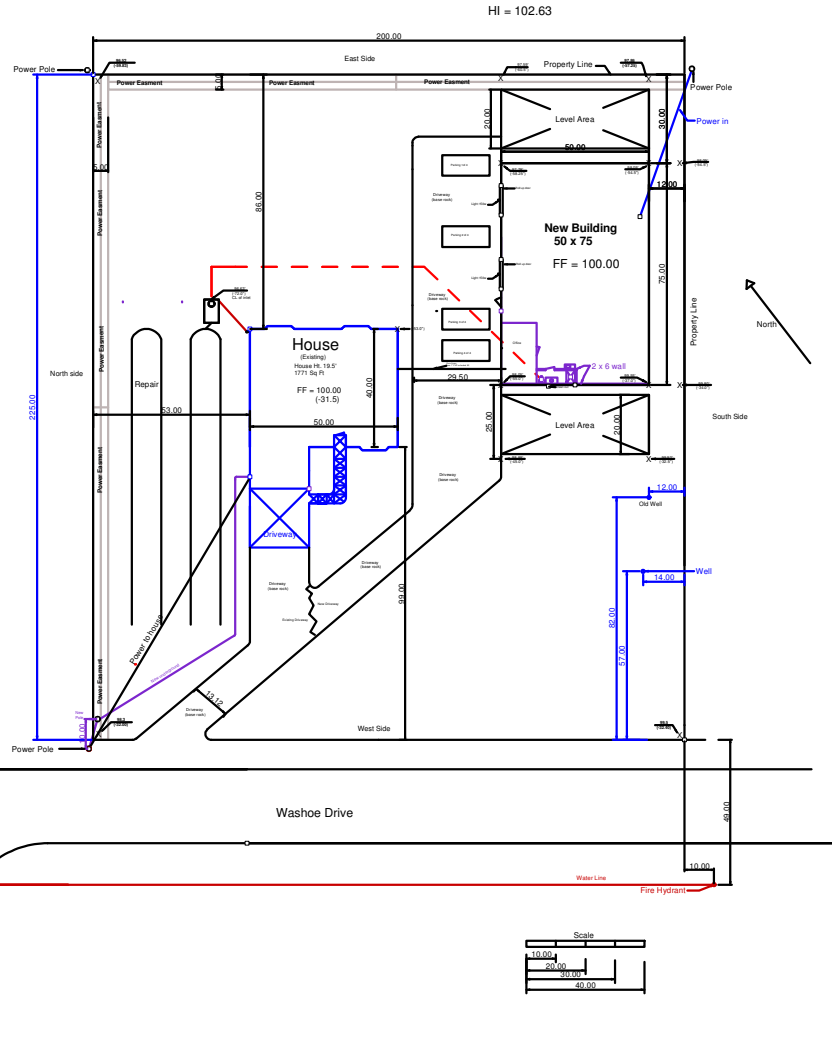


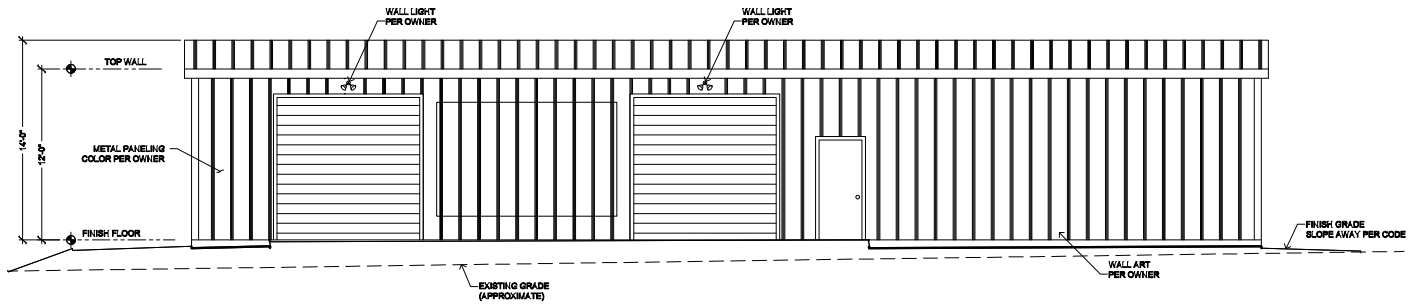
Denny Barn Construction
500 Washoe Dr
Washoe City Nv 89704

Owner Wayne Denny
 Mailing >> Wayne Denny
 4350 Sleepy Hollow Dr
 Reno, Nv 89502

Project address
 500 Washoe Dr
 Washoe Valley, Nv 89704
 Assessor # 050-235-06

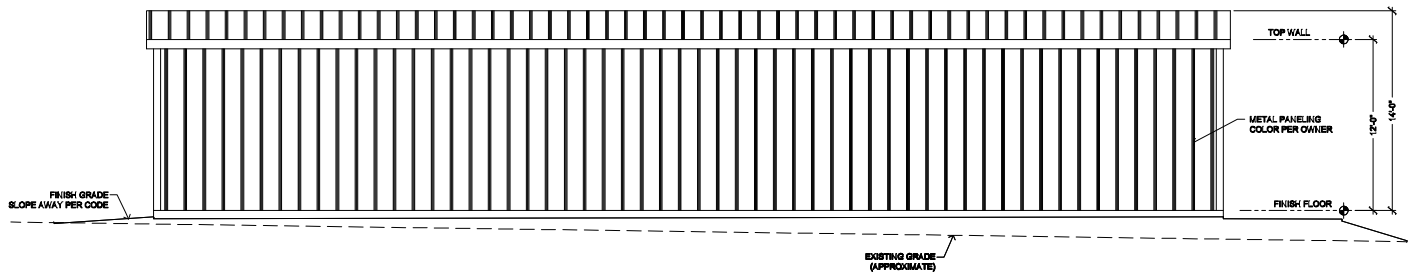
Questions Wayne Denny 775-232-5162 cell 775-525-6498
 wdenny34@gmail.com





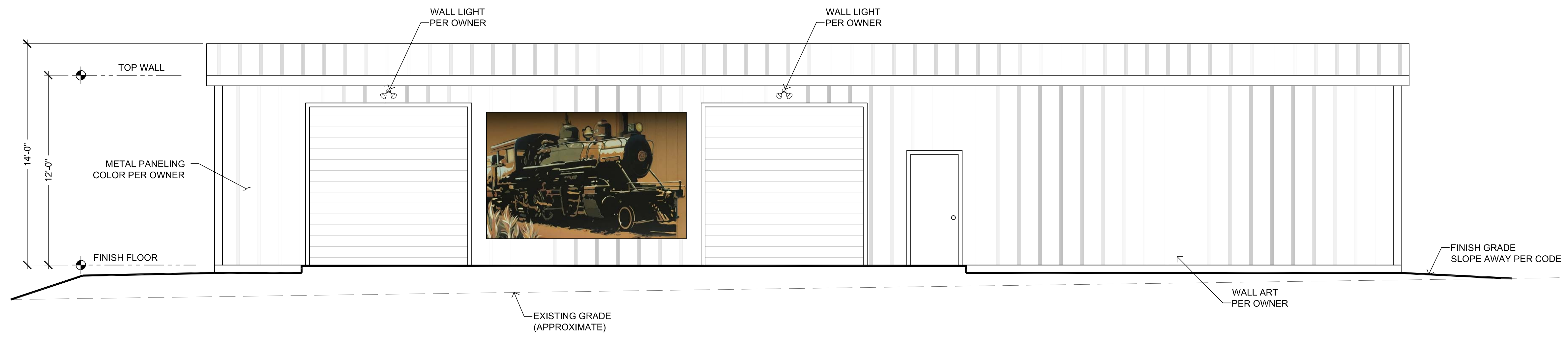
FRONT ELEVATION

1/4" = 1'



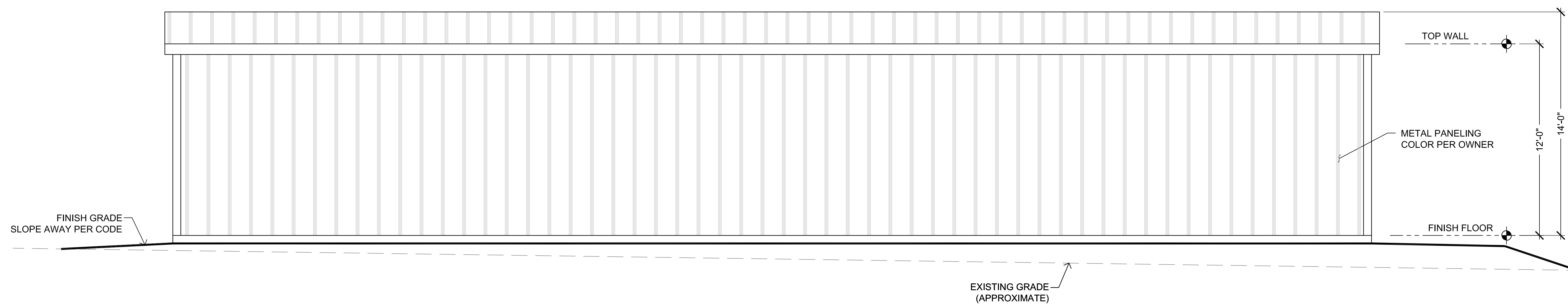
REAR ELEVATION

1/4" = 1'



FRONT ELEVATION

1/4" = 1'



REAR ELEVATION

1/4" = 1'

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APPLGATE DESIGN

- CUSTOM HOME & CABIN DESIGN
- ENGINEERING

1718 FIELDCREST DRIVE, SPARKS NEVADA 89434
 TEL: 775.453.0063
 EMAIL: russ.apple@yahoo.com

DATE	NO.	REVISION

PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT: **WAYNE DENNY SHOP BUILDING**

LOCATION: 500 WASHOE DRIVE
CARSON CITY NV 89704

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LOCATION: 500 WASHOE DRIVE
CARSON CITY NV 89704

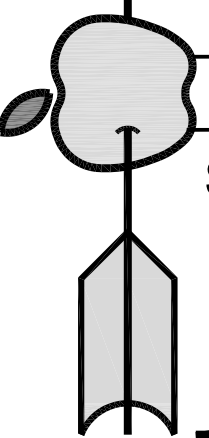
VERIFY SCALE
 THE PUBLISHED SCALE IS
 INTENDED FOR 24"x36" DRAWINGS

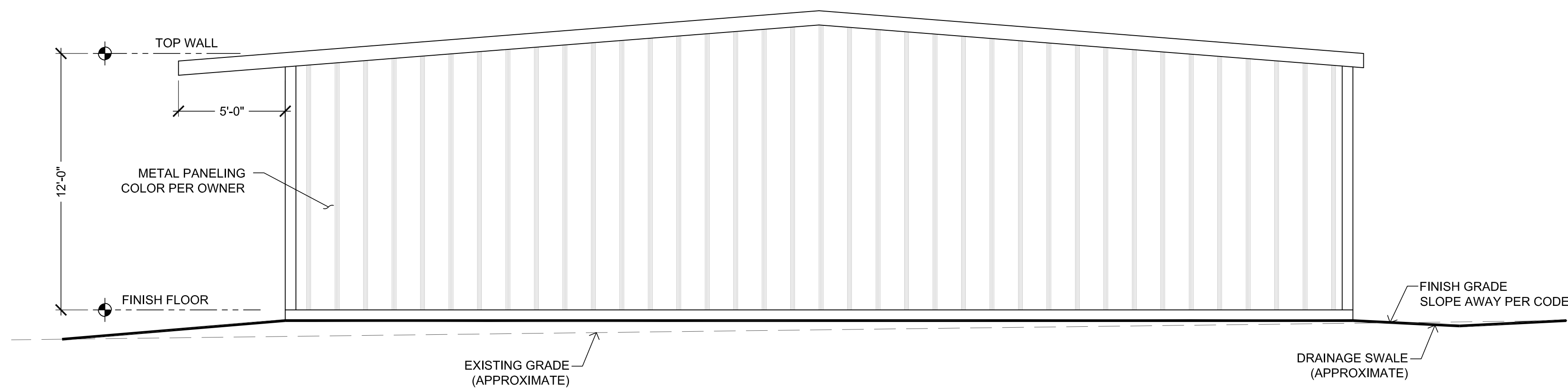
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 JOB NUMBER: 16-043
 SHEET TITLE:

ELEVATIONS
 FOR CONSTRUCTION
 SHEET NUMBER

EL-1

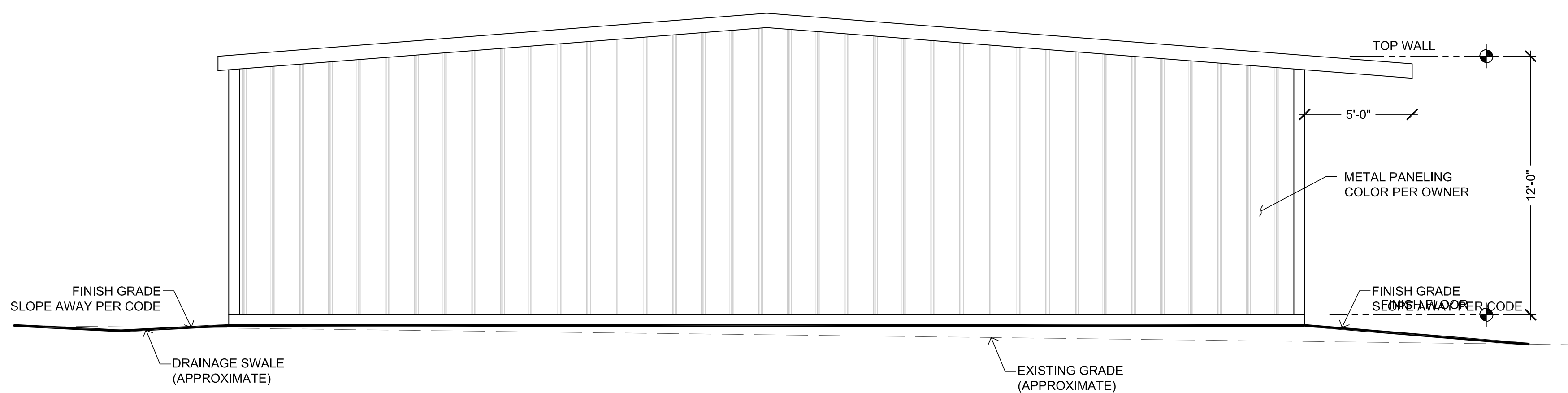
APPLGATE DESIGN





RIGHT ELEVATION

1/4" = 1'



LEFT ELEVATION

1/4" = 1'

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PROJECT: WAYNE DENNY SHOP BUILDING

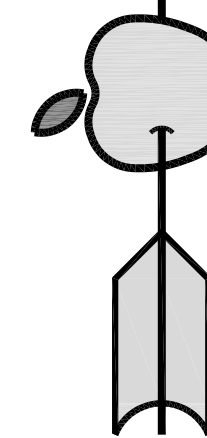
**LOCATION: 500 WASHOE DRIVE
CARSON CITY NV 89704**

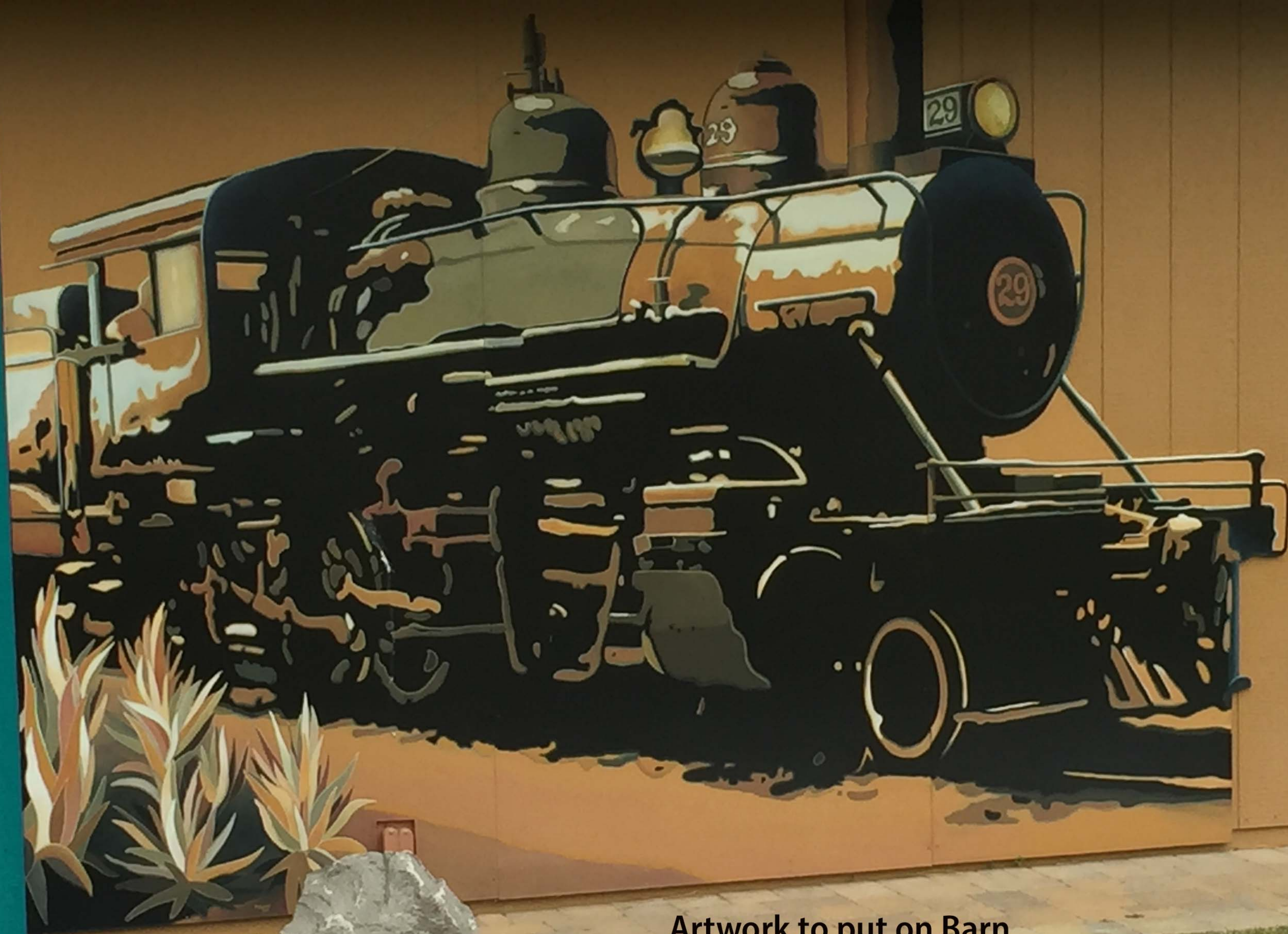
VERIFY SCALE
 THE PUBLISHED SCALE IS INTENDED FOR 24"x36" DRAWINGS

SCALE: SEE PLAN
 COMPUTER FILE: A3_4-EL.DWG
 DRAWN BY: RA
 ISSUE DATE: JUNE 27, 2016
 JOB NUMBER: 16-043
 SHEET TITLE:

ELEVATIONS
 FOR CONSTRUCTION
 SHEET NUMBER

EL-2





Artwork to put on Barn



Looking South



Lookig East



Looking East



Looking East



Looking East



Looking North

Looking Northeast





Looking Northwest



Looking Southeast



Looking Southwest



Looking West