



# Board of Adjustment Staff Report

Meeting Date: June 2, 2022

Agenda Item: 8B

ADMINISTRATIVE CASE NUMBER:

WADMIN22-0008 (Medina Barn)

BRIEF SUMMARY OF REQUEST:

To approve a 5,224 sq. ft. detached accessory structure

STAFF PLANNER:

Katy Stark, Planner  
Phone Number: 775.328.3618  
E-mail: krstark@washoecounty.gov

### CASE DESCRIPTION

For hearing, discussion, and possible action to approve an administrative permit for a detached accessory structure larger than the primary residence. The proposed detached barn is 5,224 square feet, and the primary residence is 2,282 square feet.

Applicant/Owner: Guadalupe Medina  
Location: 7660 Patrina Way, Sparks  
APN: 083-440-12  
Parcel Size: 10.65 acres  
Master Plan: Rural Residential  
Regulatory Zone: Low Density Rural (LDR)  
Area Plan: Spanish Springs (SS)  
Development Code: Authorized in Article 808, Administrative Permits  
Commission District: 4 – Commissioner Hartung



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 Washoe County Board of Adjustment approve Administrative Permit Case Number WADMIN22-0008 for Guadalupe Medina, 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)*

**Staff Report Contents**

Administrative Permit Definition ..... 3

Site Plan ..... 4

Project Evaluation ..... 7

Spanish Springs Area Plan ..... 7

Reviewing Agencies..... 7

Staff Comment on Required Findings ..... 8

Recommendation..... 9

Motion..... 9

Appeal Process..... 10

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**Exhibits Contents**

Conditions of Approval ..... Exhibit A

Agency Comments..... Exhibit B

Public Notice ..... Exhibit C

Project Application ..... Exhibit D

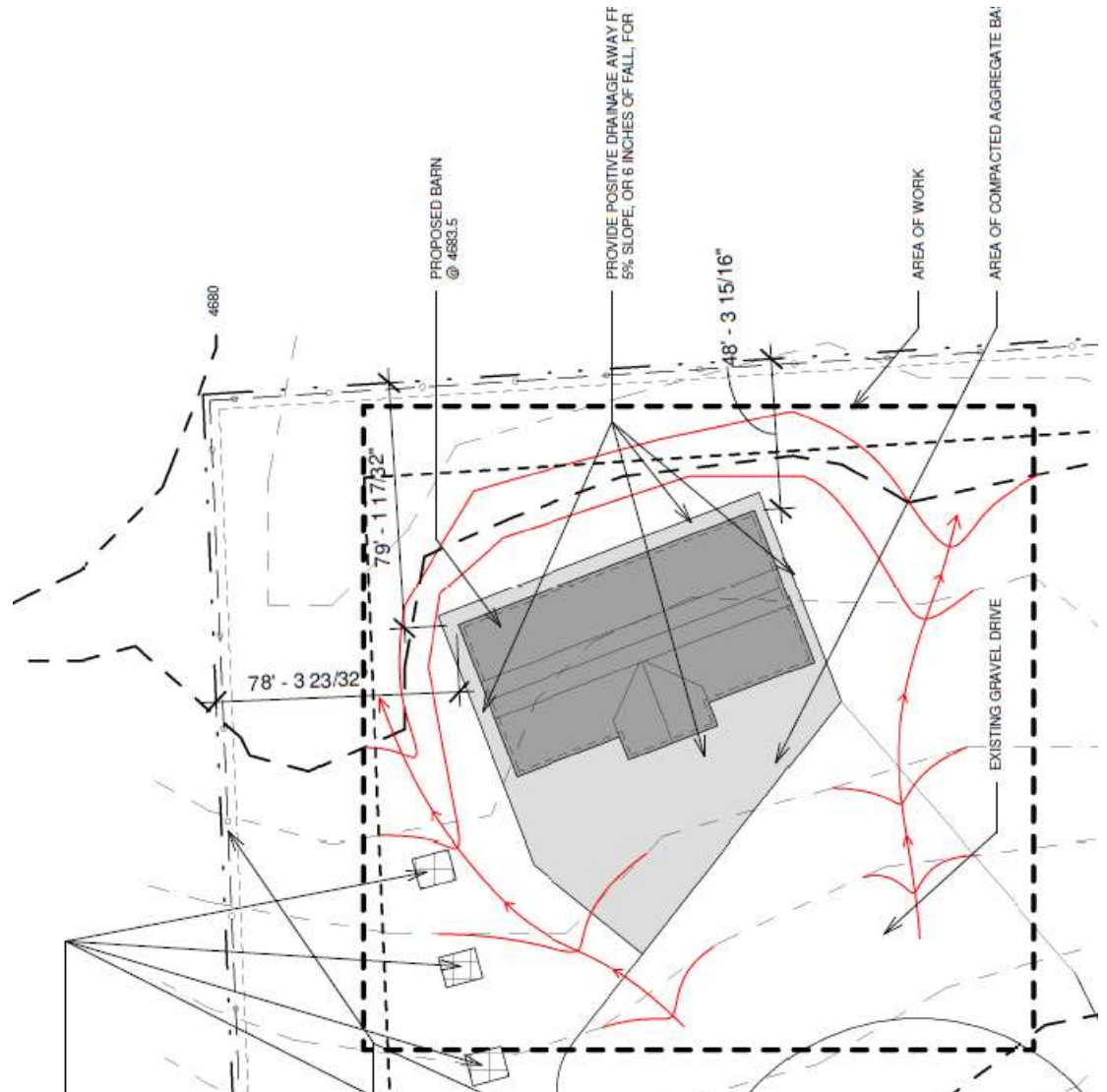
**Administrative Permit Definition**

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 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 Board of Adjustment must find that all of the required findings, if applicable, are true.

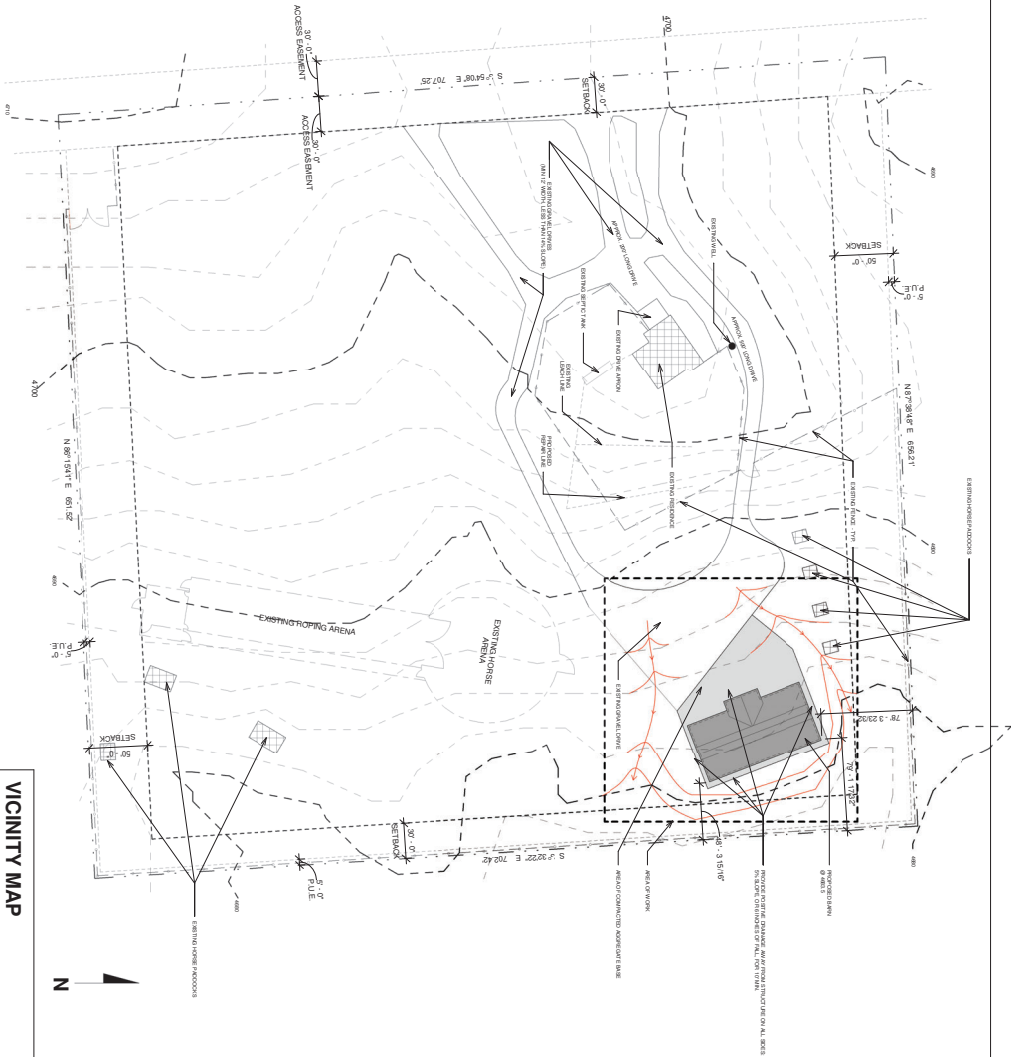
The conditions of approval for Administrative Permit Case Number WADMIN22-0008 is attached to this staff report and will be included with the action order.

The subject property is designated as Low Density Rural (LDR) in the Spanish Springs Area Plan. Detached accessory structures that are larger than the existing main structure are permitted within the LDR regulatory zone subject to approval of an administrative permit per Washoe County Code Section 110.306.10(d). The applicant is seeking approval of this administrative permit from the Board of Adjustment.





**Site Plan – Proposed Barn**



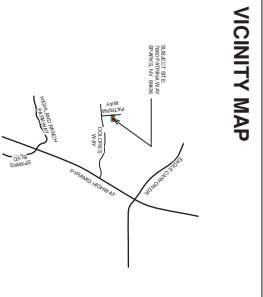
**GENERAL NOTES:**  
1. THERE ARE NO FIRE HYDRANTS WITHIN 200' OF THE PROPERTY

**AMOUNT OF DISTURBED AREA:**  
9,485 SF

**CU YDS OF EXCAVATION:**  
438

**CU YDS OF FILL:**  
438

Site Plan  
1" = 30'-0"



**OWNER / BUILDER / DESIGNER:**

Lupe Medina  
7660 Patrina Way  
Washoe County, NV 89436  
phone: (775) 690-4962  
email: medinastframers@yahoo.com

**STRUCTURAL ENGINEER:**

Infinity Engineering  
2185 Green Vista Dr.  
Sparks, NV 89431  
Contact: Waseem Akhtar  
phone: (775) 333-5211  
email:

**PARCEL:**

A.P.N. 083-440-12  
SIZE: 10.65 ACRES / 463,914 S.F.  
ZONING: LDR

**SCOPE OF WORK:**

5,224 S.F. Barn

**CODES:**

2018 International Building Code  
2018 International Wildland-Urban Interface Code

**DESIGN CRITERIA:**

Site Elevation: 4690 ft  
Ground Snow Load: 30 psf  
Design Wind Speed: 120 mph, Exposure C, Risk Category II  
Seismic Design Category: E  
Seismic Base Shear: 0.110 W  
Risk Category II  
Site Class D - Default  
Importance Factor = 1.0  
Response Modification Factor, R = 6.5  
(wood shear walls sheathed with structural panels)

**CODE ANALYSIS:**

Building Area:	5,224 SF
Building Height:	21'-8.3/4"
Number of Stories:	1
Occupancy:	GROUP U
Construction Type:	TYPE V-B
Allowable Building Height:	40 FT
Allowable Building Area:	5,500 SF
Allowable Stories:	1

**VICINITY MAP**

**SHEET INDEX**

- |      |                             |
|------|-----------------------------|
| A1   | SITE PLAN                   |
| A2   | FLOOR PLAN AND ROOF PLAN    |
| A3   | EXTERIOR ELEVATIONS         |
| A4   | BUILDING AND WALL SECTIONS  |
| S1.0 | FOUNDATION PLAN             |
| S2.0 | ROOF FRAMING PLAN           |
| S3.0 | STRUCTURAL SPECIFICATIONS   |
| S3.1 | STANDARD STRUCTURAL DETAILS |
| S3.2 | STRUCTURAL DETAILS          |

**Barn**  
7660 Patrina Way  
Washoe County, NV 89436  
APN 083-440-12

DEPT APPROVALS

PERMIT APPROVAL

**Site Plan**

Sheet Number: \_\_\_\_\_  
Drawn by: \_\_\_\_\_  
Checked by: \_\_\_\_\_  
Date: \_\_\_\_\_

AS INDICATED

**Project Evaluation**

The applicant is requesting an administrative permit to approve a 5,224 square foot detached accessory structure on the same parcel of land where a 2,282 square foot residence is located. The applicant is also considering the possibility of the barn being slightly smaller than 5,224 square feet, but the barn would not be larger than 5,224 square feet. Per Washoe County Code Section 110.306.10(d), the approval of an administrative permit is required for a detached accessory structure that is larger than the existing main structure.

The parcel is 10.65 acres and has a regulatory zone of Low Density Rural (LDR). It is surrounded by parcels of similar size with the same regulatory zone. The location for the proposed barn is in the northeast corner of the property. The minimum LDR building setbacks are 30 feet from the front and rear yard property lines and 50 feet from the side yard property lines. The proposed barn location meets those building setbacks. The applicant is not proposing electricity or plumbing in the detached accessory structure.

During the review period for the requested administrative permit, staff received a phone call from a neighboring property owner. The neighboring property owner was concerned that the applicant was moving a lot of dirt around and might be doing work without a permit. A code enforcement officer visited the applicant’s property to determine if the activity was in violation of Washoe County Code. The code enforcement officer stated that the applicant had moved some dirt, but the activity did not exceed the thresholds for WCC Article 438, *Grading Standards*, and the Code Enforcement officer did not issue a violation. The code enforcement officer also informed the applicant that further grading, digging, and material movement prior to the issuance of the barn permit could put them over the limits allowed by Article 438. The applicant indicated their understanding to the code enforcement officer and agreed to limit their activity to road maintenance.

**Spanish Springs Area Plan**

The subject parcel is located within the Spanish Springs Area Plan in the Rural Character Management Area. The following is the pertinent policy from the Area Plan:

**Relevant Area Plan Policies Reviewed**

<b>Policy</b>	<b>Brief Policy Description</b>	<b>Complies</b>	<b>Condition of Approval</b>
SS.8.2	Development in the Spanish Springs area will comply with all state and federal standards regarding Air Quality	Yes	The project application was sent to Washoe County Air Quality for review, and no comments or conditions were received.

**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	X	X	Rosa Landis, rlandis@washoecounty.gov
Washoe County Engineering & Capital Projects	X	X		Robert Wimer, rwimer@washoecounty.gov
Washoe County Land Development	X			
Washoe County Parks & Open Space	X	X		Sophia Kirschenman, skirschenman@washoecounty.gov
Washoe County Planning & Building Director	X			
Washoe County Water Rights Manager	X	X		Timber Weiss, tweiss@washoecounty.gov
WCHD Air Quality	X			
WCHD EMS	X	X		Sabrina Brasuell, sbrasuell@washoecounty.gov
WCHD Environmental Health	X	X	X	David Kelly, DAKelly@washoecounty.gov
TMFPD	X	X	X	Brittany Lemon, blemon@tmfpd.us
Regional Transportation Commission	X			
Washoe-Storey Conservation District	X	X		Jim Shaffer, shafferjam51@gmail.com

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 Spanish Springs Area Plan.

***Staff Comment:** The requested detached accessory structure does not conflict with the action programs, policies, standards and maps of the Master Plan and the Spanish Springs Area Plan. The subject parcel is located within the Rural Character Management Area of the Spanish Springs Area Plan, and the proposed barn for animals is in keeping with a rural community.*

- (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:** A detached accessory structure will not create a significant demand on the existing utilities, roadway improvements, sanitation, or water supply. The detached accessory structure will have no electricity or plumbing. The project application was reviewed by Washoe County Engineering, and no comments or conditions related to drainage were received.*



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

*Staff Comment: The subject parcel is 10.65 acres with adequate space for a detached barn. There is a residence on the site, and a 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: Issuance of a permit for a detached accessory structure 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. The project application was submitted to Washoe County Engineering and the Washoe County Health District for review, and one condition was received from the Health District (condition included in Exhibit A). Truckee Meadows Fire Protection District and Washoe County Building have submitted conditions, which are included in Exhibit A. The subject property is located within the Rural Character Management Area of the Spanish Springs Area Plan, and the proposed barn for animals is in keeping with the character of a rural community.*

- (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 WADMIN22-0008 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 Washoe County Board of Adjustment approve Administrative Permit Case Number WADMIN22-0008 for Guadalupe Medina, 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 Spanish Springs 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 a detached barn, 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/Owner:      Guadalupe Medina  
                                  medinasframers@yahoo.com



# Conditions of Approval

Administrative Permit Case Number WADMIN22-0008

The project approved under Administrative Permit Case Number WADMIN22-0008 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on June 2, 2022. 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.

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 – Katy Stark, Planner, 775.328.3618, [krstark@washoecounty.gov](mailto:krstark@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.

**Contact Name – Rosa Landis, ICC Certified Plans Examiner, 775.328.2034, [rlandis@washoecounty.gov](mailto:rlandis@washoecounty.gov)**

- e. The proposed barn must comply with the 2018 International Residential Code.

**Washoe County Health District, Environmental Health Division (EHS)**

2. The following condition is a requirement of the Washoe County Health District, which shall be responsible for determining compliance with this condition. The District Board of Health 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.

**Contact Name – David Kelly, REHS, EHS Supervisor, 775.328.2434, [dakelly@washoecounty.gov](mailto:dakelly@washoecounty.gov)**

- a. Prior to approval of additional structures on the property by EHS, the proposal must meet all applicable setbacks to the existing septic system and leave adequate room for repair.

**Truckee Meadows Fire Protection District**

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

**Contact Name – Brittany Lemon, Fire Captain – Fire Prevention, 775.326.6079, [blemon@tmfpd.us](mailto:blemon@tmfpd.us)**

Washoe County Conditions of Approval

- 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/>
- b. If the detached accessory structure is over 5,000 square feet, then it will require fire sprinklers.

\*\*\* End of Conditions \*\*\*

**From:** [Landis, Rosa](#)  
**To:** [Stark, Katherine](#)  
**Subject:** April Agency Review - Memorandum II, Items 1&2  
**Date:** Monday, April 25, 2022 2:14:31 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

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Good afternoon Katy,

I have reviewed items 1 & 2 for the Building Division and here are my comments:

**Item 1**

- A utility permit will be required if the recreational vehicle will be connected to the utilities on site. Please comply with the 2018 International Residential Code and Washoe County Chapter 100.

**Item 2**

- The proposed barn must comply with the 2018 International Residential Code.

Please let me know if you have any questions or need any additional information.

Thank you,



**Rosa Landis**

**ICC Certified Plans Examiner | Community Services Department**

[RLandis@washoecounty.gov](mailto:RLandis@washoecounty.gov) | Direct Line: 775.328.2034

In-Office Hours: Mon & Tues, 7:30 am – 4:30pm

Visit us online: [www.washoecounty.us/csd](http://www.washoecounty.us/csd)

For Building call: 775.328.2020

Building Email: [building@washoecounty.gov](mailto:building@washoecounty.gov)

1001 E. 9<sup>th</sup> Street, Reno, NV 89512



Have some kudos to share about a Community Services Department employee or experience?

☆ [Submit a Nomination](#) ☆

**\*\* Please notify the Permit Technician you have been working with or [building@washoecounty.us](mailto:building@washoecounty.us) when you have uploaded corrections, revisions, or ANY new document. \*\***



# WASHOE COUNTY

## COMMUNITY SERVICES DEPARTMENT

### Engineering and Capital Projects

1001 EAST 9<sup>TH</sup> STREET  
RENO, NEVADA 89512  
PHONE (775) 328-3600  
FAX (775) 328.3699

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### INTEROFFICE MEMORANDUM

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DATE: April 26, 2022

TO: Katy Stark, Planner, Planning and Building Division

FROM: Robert Wimer, P.E., Engineering and Capital Projects Division

SUBJECT: **WADMIN22-0008**  
**APN 083-440-12**  
**Medina Barn**

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#### GENERAL PROJECT DISCUSSION

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



**From:** [Kirschenman, Sophia](#)  
**To:** [Stark, Katherine](#)  
**Subject:** Parks Comments Re: WADMIN22-0008  
**Date:** Thursday, April 28, 2022 5:13:27 PM  
**Attachments:** [Outlook-mx35vgij.png](#)  
[Outlook-r1irrlsl.png](#)  
[Outlook-2p0t4xsq.png](#)  
[Outlook-3w4czo5c.png](#)  
[Outlook-rnnlmfyt.png](#)


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Hi Katy,

I've reviewed WADMIN22-0008 (Medina Barn) on behalf of Washoe County Regional Parks and Open Space and have no comments or conditions.

Thank you,



[Sophia Kirschenman](#)  
Park Planner | Community Services Department  
775.328.3623 | 1001 E. 9th Street, Reno, NV 89512  
  
[My working hours: Monday-Friday 8 am to 5 pm](#)

Please consider the environment before printing this e-mail.





**WASHOE COUNTY**  
**COMMUNITY SERVICES**  
**INTEGRITY COMMUNICATION SERVICE**

P.O. Box 11130  
Reno, Nevada 89520-0027  
Phone: (775) 328-3600  
Fax: (775) 328-3699

April 27, 2022

TO: Katy Stark, Planner, CSD, Planning & Development Division

FROM: Timber Weiss, Licensed Engineer, CSD

SUBJECT: Administrative Permit Case Number WADMIN22-0008 (Medina Barn)

**Project description:**

For hearing, discussion and possible action to approve an administrative permit for a detached accessory structure larger than the primary residence. The proposed detached barn is 5,224 square feet, and the primary residence is 2,282 square feet.

Location: 7660 Patrina Way, between Sun Valley and Spanish Springs. Assessor's Parcel Number: 083-440-12.

*The Community Services Department (CSD) recommends approval of this project with the following Water Rights comments and/or conditions:*

**Comments:**

There is no anticipated increase of water demand with this project. No additional water rights requirements, recommend approval of this permit.

**Conditions:**

There are no conditions of approval for this permit.

**From:** [Program, EMS](#)  
**To:** [Stark, Katherine](#)  
**Cc:** [Program, EMS](#)  
**Subject:** FW: April Agency Review Memo II  
**Date:** Thursday, April 21, 2022 7:38:46 AM  
**Attachments:** [Outlook-5ktczocx.png](#)  
[Outlook-shwvdoda.png](#)  
[Outlook-ol5jizyw.png](#)  
[Outlook-nmei4suz.png](#)  
[Outlook-ohkmubn1.png](#)  
[April Agency Review Memo II.pdf](#)

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Good morning,

The EMS Program has reviewed April Agency Review Memo II - Administrative Permit Case Number WADMIN22-0008 (Medina Barn) and has no concerns or questions at this time based on the information provided.

Thank you,

Sabrina.

**Sabrina Brasuell**

EMS Coordinator | Epidemiology and Public Health Preparedness  
Washoe County Health District  
[sbrasuell@washoecounty.gov](mailto:sbrasuell@washoecounty.gov) | Cell: (775) 830-7118 | Office: (775) 326-6043  
1001 E. Ninth St., Bldg. B. Reno, NV 89512

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**From:** Albarran, Adriana <AAlbarran@washoecounty.gov>  
**Sent:** Friday, April 15, 2022 3:42 PM  
**To:** Rosa, Genine <GRosa@washoecounty.gov>; Restori, Joshua <JRestori@washoecounty.gov>; Program, EMS <EMSProgram@washoecounty.gov>; Rubio, Wesley S <WRubio@washoecounty.gov>; English, James <JEnglish@washoecounty.gov>; Kelly, David A <DAKelly@washoecounty.gov>  
**Cc:** EHS Plan Review <EHSPlanReview@washoecounty.gov>  
**Subject:** April Agency Review Memo II

Good afternoon,

Please find the attached [Agency Review Memo II](#) with cases received in April by the Washoe County Community Services Department, Planning and Building Division.

You've been asked to review the following applications:

- Genine / Joshua - Item 2, 6-7
- Jim / Wes / David - All Items
- EMS - Item 1-5, 7-8
- 

The item descriptions and links to the applications are provided in the memo. *Comments are due by **April 26, 2022 for BOA** and **May 3, 2022 for PMRC**.*

Please remember to send any agency review responses/comments directly to the Planner for the case, rather than replying to me.

Regards,



**Adriana Albarran**

**Office Support Specialist, Planning & Building Division | Community Services Department**

[aalbarran@washoecounty.gov](mailto:aalbarran@washoecounty.gov) | Direct Line: 775.328.2721

**My working hours: Monday-Friday 8:00am to 4:30pm**

Visit us first online: [www.washoecounty.gov/csd](http://www.washoecounty.gov/csd)

Planning Division: 775.328.6100 | [Planning@washoecounty.gov](mailto:Planning@washoecounty.gov)

CSD Office Hours: Monday-Friday 8:00am to 4:00pm

1001 East Ninth Street, Reno, NV 89512



Have some kudos to share about a Community Services Department employee or experience?

[Submit a Nomination](#)

# WASHOE COUNTY HEALTH DISTRICT

ENHANCING QUALITY OF LIFE

May 12, 2022

Washoe County Community Services  
Planning and Development Division  
PO Box 11130  
Reno, NV 89520-0027

RE: Detached Barn; 083-440-12  
Administrative Permit ; WADMIN22-0008

Dear Washoe County Staff:

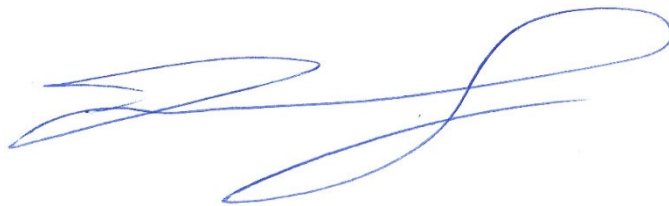
The following conditions are requirements of the Washoe County Health District, Environmental Health Division (EHS), which shall be responsible for determining compliance with these conditions.

## Contact Name – David Kelly

1. EHS sees no issues with the detached barn as proposed.
2. Prior to approval of additional structures on the property by EHS, the proposal must meet all applicable setbacks to the existing septic system and leave adequate room for repair.

If you have any questions or would like clarification regarding the foregoing, please contact Dave Kelly, EHS Supervisor at [dakelly@washoecounty.us](mailto:dakelly@washoecounty.us) regarding all Health District comments.

Sincerely,



Dave Kelly, REHS  
EHS Supervisor  
Environmental Health  
Washoe County Health District



**From:** [Lemon, Brittany](#)  
**To:** [Stark, Katherine](#)  
**Cc:** [Way, Dale](#)  
**Subject:** WADMIN22-0008 (Medina Barn) Conditions of Approval  
**Date:** Monday, April 25, 2022 7:45:21 AM  
**Attachments:** [image001.png](#)

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Good Morning Katy,

“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/>.

The detached accessory structure is over 5,000 square feet and will require fire sprinklers.

This parcel is located in a moderate WUI zone.

Thank you!

**Brittany Lemon**

**Fire Captain - Fire Prevention | Truckee Meadows Fire & Rescue**

[blemon@tmfpd.us](mailto: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"*



Washoe-Storey Conservation District

Bret Tyler Chairmen  
Jim Shaffer Treasurer  
Cathy Canfield Storey app  
Jean Herman Washoe app

1365 Corporate Blvd.  
Reno NV 89502  
775 857-8500 ext. 131  
nevadaconservation.com

April 25, 2022

Washoe County Community Services Department

C/O Katy Stark, Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

R: WADAMIN22-0008 Medina Barn

Dear Katy,

In reviewing the administrative permit for a detached accessory structure, the Conservation District has the following comment.

We recommend the barn structure has a color pallet that blends with the natural environment or match the colors of the existing primary residence.

Thank you for providing us the opportunity to review the project that may have impacts on our natural resources and if there are any questions call us at (775) 750-8272.

Sincerely,

Jim Shaffer



## Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: <b>Detached Barn</b>			
Project Description: <b>Detached Barn / 50x100 with an 8x28 popup Associated Grading / no electric; Plumbing or Mechanical</b>			
Project Address: <b>7660 Patricia Way Sparks NV 89436</b>			
Project Area (acres or square feet): <b>5.224 sf Barn</b>			
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:
<b>083-440-12</b>	<b>10.65</b>		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
<b>Applicant Information (attach additional sheets if necessary)</b>			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: <b>Guadalupe Medina</b>		Name:	
Address: <b>7660 Patricia Way Sparks NV Zip: 89436</b>		Address:	
Phone: <b>775-690-4962</b> Fax:		Phone: Fax:	
Email: <b>Medinasframers@yahoo.com</b>		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: <b>Guadalupe Medina</b>		Name:	
Address: <b>7660 Patricia Way Sparks NV Zip: 89436</b>		Address:	
Phone: <b>775-690-4962</b> Fax:		Phone: Fax:	
Email: <b>Medinasframers@yahoo.com</b>		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	



**Administrative Permit Application  
Supplemental Information**

(All required information may be separately attached)

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

Detached Barn

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

WCC Section 110.306.10(d) accessory structure larger than main dwelling

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

Barn for Animals.

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?

Associated Grading  
No Plumbing / No Electric or Mechanical

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

Yes

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?

Having Space on property wanting Barn for horses.

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

No Aspected impact

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

No Anticipated Negative Impact.

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

No Anticipated Community Impact

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

No parking Needed.

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

No landscaping.

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.)

No signs + lighting

13. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the administrative permit request? (If so, please attach a copy.)

Yes  No

14. Utilities:

a. Sewer Service	N/A
b. Water Service	N/A

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

c. Permit #		acre-feet per year	
d. Certificate #		acre-feet per year	
e. Surface Claim #		acre-feet per year	
f. Other, #		acre-feet per year	

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

