



Board of Adjustment Staff Report

Meeting Date: July 7, 2022

Agenda Item: 9C

ADMINISTRATIVE CASE NUMBER:

WADMIN22-0014 (Kapperman Metal Building)

BRIEF SUMMARY OF REQUEST:

Approval for a detached accessory structure that is larger than the dwelling on the same parcel.

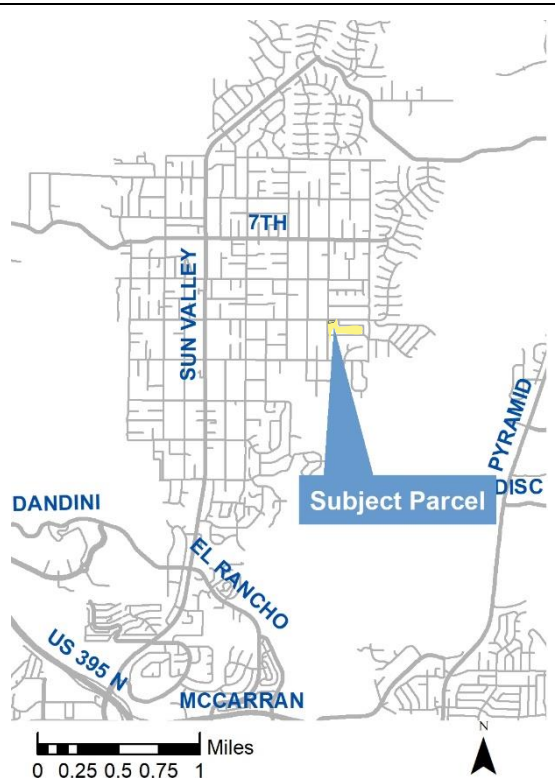
STAFF PLANNER:

Mitch Markey, Planner
Phone Number: 775.328.6100
E-mail: mmarkey@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion, and possible action to approve an administrative permit for a detached accessory structure larger than the dwelling on the same parcel. The detached accessory structure is a 3,200 square foot metal garage and the dwelling is 924 square feet.

Applicant: Ken Kapperman
 Property Owner: Kapperman Family Trust
 Location: 500 East Fifth Ave., Sun Valley, NV on the SE corner of E. Fifth Ave. and Yukon Dr
 APN: 085-142-22
 Parcel Size: ± 0.35 Acres
 Master Plan: Suburban Residential (SR)
 Regulatory Zone: Medium Density Suburban (MDS)
 Area Plan: Sun Valley
 Development Code: Authorized in Article 306, Accessory Uses and Structures
 Commission District: 3 – Commissioner Jung



Vicinity Map

AFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Board of Adjustment approve Administrative Permit Case Number WADMIN22-0014 for Ken Kapperman, 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

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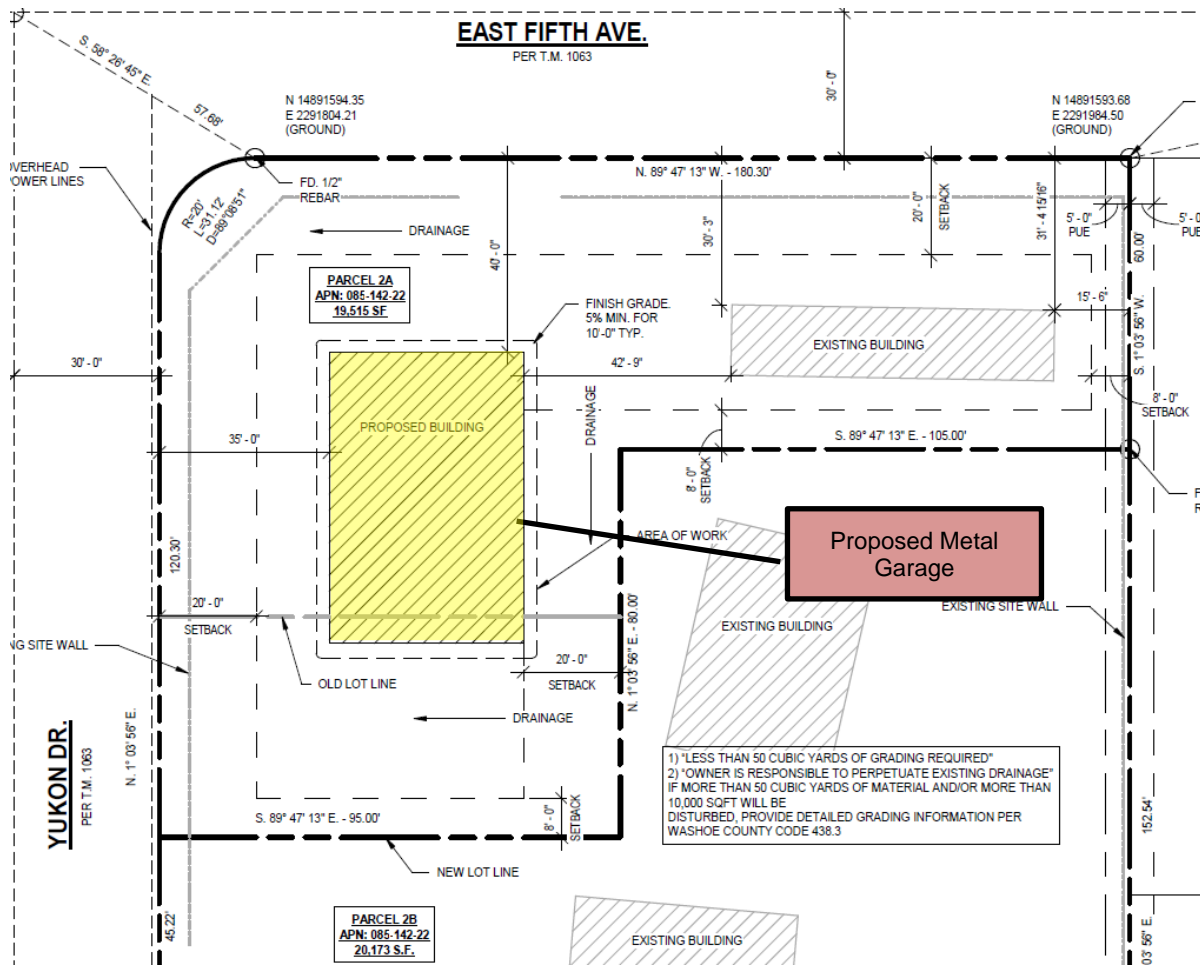
Photos Exhibit E

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 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 WADMIN22-0014 is attached to this staff report and will be included with the action order.

The subject property is designated as Medium Density Suburban (MDS) in the Sun Valley Area Plan. Detached accessory structures that are larger than the existing main structure are permitted within the MDS regulatory zone subject to approval of an administrative permit per Washoe County Code Section 110.306.10(d). This ensures review of the building height and architecture compatibility with surrounding dwellings prior to the issuance of a building permit. The applicant is seeking approval of this administrative permit from the Board of Adjustment.



Site Plan

Project Evaluation

The applicant is requesting an administrative permit to approve a 3,200 square foot metal panel detached accessory structure on the same parcel of land where a 924 square foot residence is located. The foundation of the structure will be a concrete and steel reinforced pad. The structure will be an average of 18 feet in height and no color was proposed in the application submittal. There is an existing concrete wall set back from the property lines that will partially shield the building from view. The applicant is proposing electricity but no plumbing in the structure. Washoe County Code Section 110.306.10(d) requires the approval of an administrative permit for a detached accessory structure that is larger than the existing main structure.

The parcel is ± 0.35 acres and has a regulatory zone of Medium Density Suburban (MDS). The surrounding parcels are of a similar size and are also zoned Medium Density Suburban (MDS). The proposed garage is located on the western side of the parcel. Since the structure is larger than 12 feet average height it must comply with yard setbacks for the main dwelling unit stipulated in Article 406 Building Setback Requirements. The minimum MDS building setback requirement is 20 feet on the front and rear of the property and 8 feet on the sides of the property. The proposed garage meets these setback requirements.

Sun Valley Area Plan

The subject parcel is located within the Sun Valley Area Plan. There are no pertinent policies from the Area Plan that are applicable to the proposed request.

Reviewing Agencies

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

Agencies	Sent to Review	Responded	Provided Conditions	Contact
Washoe County Building & Safety	X			
Washoe County Engineering & Capital Projects	X	X	X	Robert Wimer, rwimer@washoecounty.gov
Washoe County Land Development	X			
WCHD Air Quality	X			
WCHD EMS	X	X		
TMFPD	X	X	X	Brittany Lemon, BLemon@tmfpd.us
Sun Valley GID	X	X		

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

Staff Comment on Required Findings

WCC 110.808.25 requires that all of the following findings be made to the satisfaction of the Washoe County Board of Adjustment before granting approval of the administrative permit request. Staff has completed an analysis of the application and has determined that the proposal is in compliance with the required findings as follows.

- (a) Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Sun Valley 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 Sun Valley Area Plan. The parcel is located within the Medium Density Suburban (MDS) zone which allows for detached accessory structures larger than the primary dwelling on the same parcel pursuant to the issuance of an administrative permit granted by the Board of Adjustment.

- (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 electricity. There will be no plumbing associated with the structure. The project application was reviewed by Washoe County Engineering, which did not express any issues with regards to utilities, public facilities, and adjacent roads.

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

Staff Comment: The subject parcel is \pm 0.35 acres with adequate space for a detached garage providing the ability to meet all setback requirements.

- (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 reviewed by Washoe County Health Department and the Engineering Division, both of which did not express issues related to public health, safety, or welfare.

- (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 WADMIN22-0014 is being recommended for approval with conditions. Staff offers the following motion for the Board's consideration.

Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Board of Adjustment approve Administrative Permit Case Number WADMIN22-0014 for Ken Kapperman, 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 Sun Valley 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 metal garage, 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: Ken Kapperman
kenkapperman1@gmail.com

Developer: Joel Heidema, P.E.,
Joel@sierrabim.com



Conditions of Approval

Administrative Permit Case Number WADMIN22-0014

The project approved under Administrative Permit Case Number WADMIN22-0014 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on July 7, 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.

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 – Mitch Markey, Planner, 775.328.2722, mmarkey@washoecounty.gov

- a. **The metal building shall be a non-reflective, subdued color so that the building is compatible with the surrounding high desert environment.**
- b. **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.**
- c. 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.
- d. 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.

Washoe County Engineering and Capital Projects

2. The following conditions are requirements of the Engineering Division, which shall be responsible for determining compliance with these conditions.
Contact Name – Robert Wimer, P.E., 775.328.2059, rwimer@washoecounty.gov
 - a. The applicant/developer shall obtain from CSD – Planning and Building, a building/grading permit for construction of this project.
 - b. A complete set of construction improvement drawings, including an on-site grading /site plan, shall be submitted when applying for a building/grading permit. Grading shall comply with Best Management Practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), and slope stabilization. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
 - c. A boundary line adjustment shall be recorded prior to building permit approval.

Truckee Meadows Fire Protection District

3. The following condition is a requirement of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with this condition.
Contact Name – Brittany Lemon, 775.326.6079, blemon@tmfpd.us
 - a. This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply. <https://tmfpd.us/fire-code/>

*** End of Conditions ***



WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects

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

INTEROFFICE MEMORANDUM

DATE: May 26, 2022

TO: Mitch Markey, Planner, Planning and Building Division

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

SUBJECT: **WADMIN22-0014**
APN 085-142-22
Kapperman Metal Building

GENERAL PROJECT DISCUSSION

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

1. A boundary line adjustment shall be recorded prior to building permit approval.



From: [Lemon, Brittany](#)
To: [Markey, Mitch](#)
Cc: [Way, Dale](#)
Subject: WADMIN220014 (Kapperman Metal Building) Conditions of Approval
Date: Monday, May 23, 2022 8:47:46 AM
Attachments: [image001.png](#)

Good Morning Mitch,

“This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply.”

<https://tmfpd.us/fire-code/>.

Thank you.

Brittany Lemon

Fire Captain - Fire Prevention | Truckee Meadows Fire & Rescue

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

3663 Barron Way, Reno, NV 89511



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

From: [Program, EMS](#)
To: [Markey, Mitch](#)
Cc: [Program, EMS](#)
Subject: FW: May Agency Review Memo I
Date: Thursday, May 19, 2022 8:00:04 AM
Attachments: [May Agency Review Memo I.pdf](#)
[Outlook-bif1otnh.png](#)
[Outlook-4vh1jzca.png](#)
[Outlook-ukay33je.png](#)
[Outlook-mlixdykl.png](#)
[Outlook-wtmrpb0l.png](#)

Good morning,

The EMS Program has reviewed the May Agency Review Memo I - Administrative Permit Case Number WADMIN22-0014 (Kapperman Metal Building) 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 | Cell: (775) 830-7118 | Office: (775) 326-6043
1001 E. Ninth St., Bldg. B. Reno, NV 89512

From: Albarran, Adriana <AAlbarran@washoecounty.gov>
Sent: Thursday, May 12, 2022 3:50 PM
To: Rosa, Genine <GRosa@washoecounty.gov>; Restori, Joshua <JRestori@washoecounty.gov>; Program, EMS <EMSProgram@washoecounty.gov>; English, James <JEnglish@washoecounty.gov>; Rubio, Wesley S <WRubio@washoecounty.gov>; Kelly, David A <DAKelly@washoecounty.gov>
Cc: EHS Plan Review <EHSPlanReview@washoecounty.gov>
Subject: May Agency Review Memo I

Good afternoon,

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

You've been asked to review the following applications:

From: cmelton@svgid.com
To: [Markey, Mitch](#)
Cc: "[Brad](#)"
Subject: WADMIN22-0014 Kapperman Metal Building
Date: Thursday, May 12, 2022 4:28:35 PM

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

Mitch,

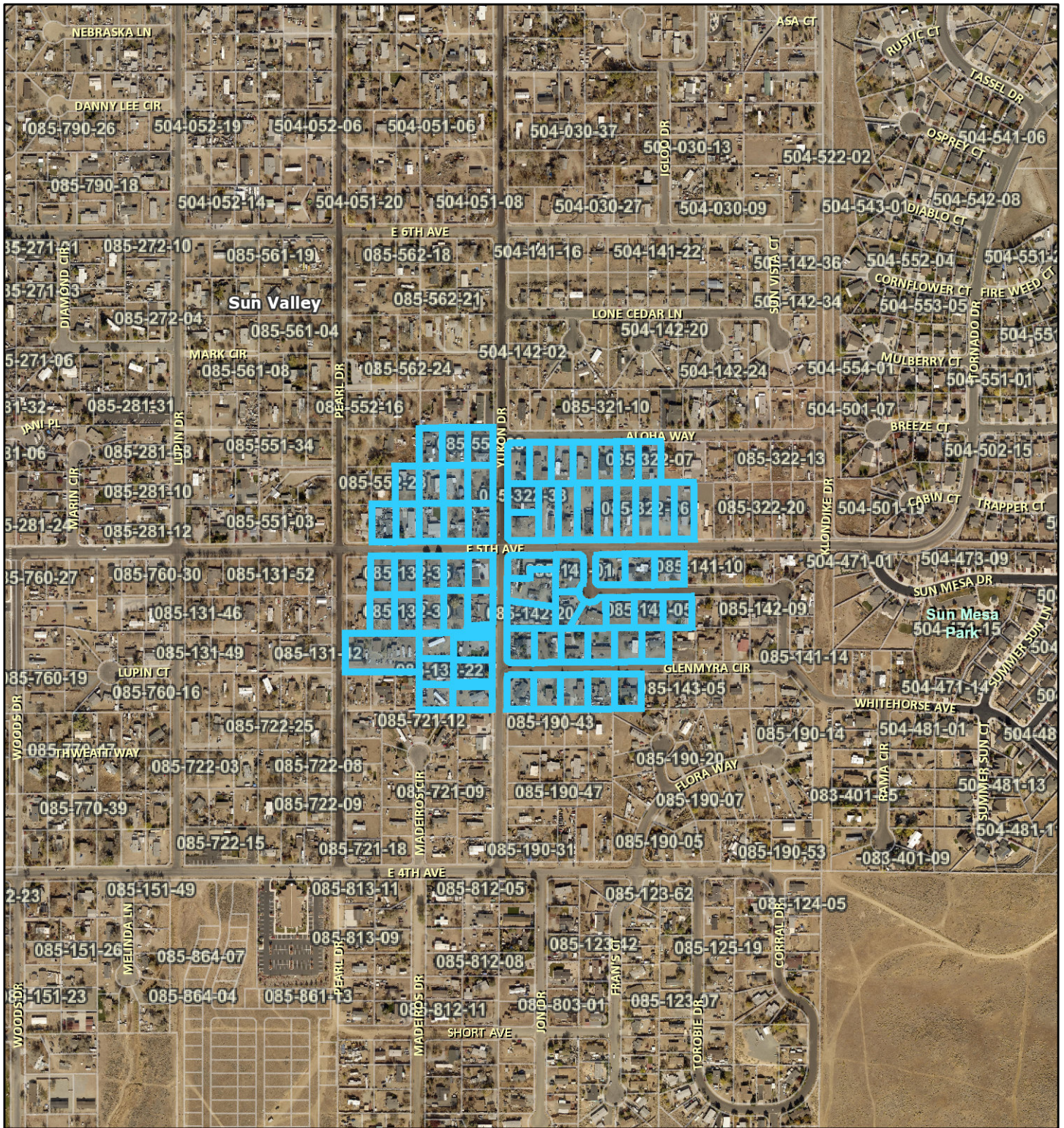
No comment regarding this item. Proposed building has no plumbing, storage only. Let me know if you have any questions or concerns.

Thanks,

Chris Melton
General Manager
Sun Valley General Improvement District
5000 Sun Valley Blvd.
Sun Valley, NV 89433
Phone: 775-673-7700
Fax: 775-673-7707
CMelton@svgid.com
Website: www.svgid.com

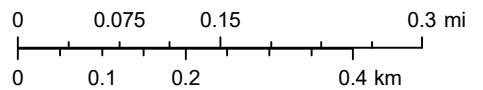
"The information contained in this e-mail is confidential and may be legally privileged. It is intended only for the use of the individual or entity named above. If you are not an intended recipient or if you have received this message in error, you are hereby notified that any dissemination, distribution, or copy of this e-mail is strictly prohibited. If you have received this e-mail in error, please immediately notify us by return e-mail or telephone if the sender's phone number is listed above, then promptly and permanently delete this message. Thank you for your cooperation and consideration."

69 Parcels Notice within 500 feet



May 11, 2022

1:9,028



Washoe County GIS
 Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

14
 This information for illustrative purposes only. Not be used for boundary resolution or location and not intended to be used for measurement, calculation, or delineation.
 Washoe County Technology Services - Regional Services Division, 1001 E. 9th St, Building C-200, Reno, NV 89512 www.washoecounty.us/gis (775) 328-2345

WADMIN22-0014
EXHIBIT C

Administrative Review Permit Application

Kapperman Metal Building Garage
500 East Fifth Avenue,
Sun Valley, NV 89433

Prepared For:

Ken Kapperman
5496 Yukon Drive,
Sun Valley, NV 89433

Prepared By:



SIERRA BIM SOLUTIONS LLC

Engineering • BIM • DETAILING

Joel Heidema P.E.
Joel@sierrabim.com
775-223-1248

May, 2022

ADMINISTRATIVE PERMIT APPLICATION CHECKLIST-

- ☒ 1. **Fees:**
Provided see attached
- ☒ 2. **Development Application:**
Provided see attached
- ☒ 3. **Owner Affidavit:**
Provided see attached
- ☒ 4. **Proof of Property Tax Payment:**
Provided see attached
- ☒ 5. **Application Materials:**
Provided see attached
- ☒ 6. **Site Plan :**
Provided see attached
- ☒ 7. **Additional Site Plan Specifications for Grading:**
See site plan
- ☒ 8. **Traffic Impact Report:**
Not required
- ☒ 9. **Floor Plan Specifications:**
Provide see attached
- ☒ 10. **Landscaping:**
Not required
- ☒ 11. **Signage Plan:**
Not required
- ☒ 12. **Lighting Plan**
Not required, Electrical Plan provided
- ☒ 13. **Building Elevations:**
Provide see attached
- ☒ 14. **Packets:** Three (3) packets and a flash drive - any digital documents need to have a resolution of 300 dpi. One (1) packet must be labeled "Original" and contain a signed and notarized Owner Affidavit. Each packet shall include one (1) 8.5" x 11" reduction of any applicable site plan, the development plan, and/or application map. These materials must be readable. Labeling on these reproductions should be no smaller than 8 point on the 8½ x 11" display. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

Community Services Department
Planning and Building
ADMINISTRATIVE PERMIT APPLICATION
(Care for the Infirm see page 8)



Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89512-2845

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: KAPPERMAN METAL BUILDING GARAGE			
Project Description: PLACEMENT OF 40'X80' METAL GARAGE SET BACK FROM NW CORNER OF E. FIFTH AVE. AND YUKON DR. IN SUN VALLEY			
Project Address: 500 EAST FIFTH AVE., SUN VALLEY NV 89433			
Project Area (acres or square feet): BUILDING & PAD : 3200 SQ FT			
Project Location (with point of reference to major cross streets AND area locator): 500 EAST FIFTH (5TH) AVE., SUN VALLEY, NV 89433 AT CORNER OF EAST FIFTH 7 YUKON DR. AREA LOCATOR:			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
085-142-22	15,241 (CURRENT)		
WITH BOUNDARY LINE ADJUST.	19,515 (PENDING)		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). (PENDING) CASE #			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: KAPPERMAN FAMILY TRUST		Name: JOEL HEIDEMA, P.E.	
Address: 5496 YUKON DRIVE		Address: 275 HERCULES DRIVE	
SUN VALLEY, NV	Zip: 89433	SPARKS, NV	Zip: 89441
Phone: (775)232-0330	Fax:	Phone:	Fax:
Email: kenkapperman1@gmail.com		Email: JOEL@SIERRABIM.COM	
Cell: (775)232-0330	Other:	Cell: 775-223-1248	Other:
Contact Person: KEN/ERIC		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name: KAPPERMAN FAMILY TRUST		Name:	
Address: 5496 YUKON DRIVE		Address:	
SUN VALLEY, NV	Zip: 89433		Zip:
Phone: (775)232-0330	Fax:	Phone:	Fax:
Email: kenkapperman1@gmail.com		Email:	
Cell: (775)232-0330	Other:	Cell:	Other:
Contact Person: KEN/ERIC		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: KENDALL KAPPERMAN, TRUSTEE OF THE KAPPERMAN FAMILY TRUST

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, Kendall Kapperman
 (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): 085-142-22 & 085-142-23

Printed Name Kendall Kapperman

Signed Kendall Kapperman

Address 5496 Vulkan Dr.

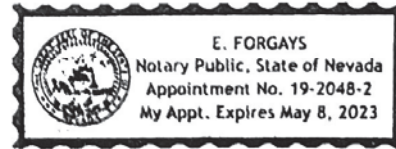
Sun Valley, NV 89433

(Notary Stamp)

Subscribed and sworn to before me this 22 day of February, 2022.

E. Forgays
 Notary Public in and for said county and state

My commission expires: May 8, 2023



*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

Boundary Line Adjustment Application Supplemental Information

(All required information may be separately attached)

1. What is the purpose of the proposed boundary line adjustment?

To increase set backs for a garage placement. Same owner for both lots involved.

2. What is the current square footage of the lots involved in the adjustment and what are the resultant sizes of the lots if the boundary line adjustment is approved?

Current -22=15,241 sq ft, -23=24,448 sq ft, Proposed -22=12,106sq ft, -23=27,583

3. These lots must meet the requirements of Table 110.406.05.1 of Chapter 110 of the Washoe County Code regarding lot size, lot width, and setbacks for all buildings and structures. Explain how the modified lots meet each of these standards. Results of not meeting standards may be grounds for denial of the request.

Lot 085-142-22 is currently under the MDS min. lot width requirement - I am applying to make the whole lot that width.

4. Are there any easements that will need to be abandoned or relocated in order to allow this boundary line adjustment to be recorded?

No - no easement abandonment or relocation will be required to move lot lines

5. Are the parcels part of an existing subdivision? If it is, what is the subdivision name and does it have special setback?

Parcels in the Bruce Subdivision (PM 378 LT A&B) - parcel specified as 085-142-22 is a corner lot.



**Administrative Permit Application
Supplemental Information**
(All required information may be separately attached)

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

Construction: Erection of a metal garage on a concrete pad

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

110.306.10 (d)

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

None - the proposed structure is an engineered Placement of a stand-alone structure

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?

Concrete and reinforced steel pad - 3,200 sq ft, Metal Garage Building 40'x80' Time Frame:est. 3 months

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

There is only one phase planned - a 3 month single phase after approval of application

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?

Located in a Medium Density Suburban area with a large number of detached metal and wood frame garages present

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

A large detached garage will hide heavy equipment located on the parcel from view.

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

The building will be set back at least 20 ft. from both corners of the parcel behind an existing 4 foot wall

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

Project is subject to approval by committee. All construction to be performed during normal business hours.

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

None - project will not create need for additional parking spaces

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

There is an existing concrete wall set back from property lines that will partially shield building from view

12. What type of signs and lighting will be provided? On a separate sheet, show a depiction (height, width, construction materials, colors, illumination methods, lighting intensity, base landscaping, etc.) of each sign and the typical lighting standards. (Please indicate location of signs and lights on site plan.)

Not a commercial structure. Only shielded lighting above access doors will be installed.

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	YES - SUN VALLEY GENERAL IMPROVEMENT DISTRICT
b. Water Service	YES - SUN VALLEY GENERAL IMPROVEMENT DISTRICT

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 #	NO DEDICATION REQUIRED	acre-feet per year	N/A
d. Certificate #	NO ADDITIONAL WATER USE	acre-feet per year	N/A
e. Surface Claim #	NO DEDICATION REQUIRED	acre-feet per year	N/A
f. Other, #	NO ADDITIONAL WATER USE	acre-feet per year	N/A

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

N/A - NO ADDITIONAL REQUIREMENT FOR WATER RESOURCES NECESSARY FOR THIS PROJECT

Administrative Permit Application Supplemental Information for Care of the Infirm

(All required information, to include the physician's signed affidavit, is considered a public record and will be treated as such by Washoe County. Information may be attached separately)

1. Name of the Infirm:

N/A

2. 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, form on page 11):

N/A

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

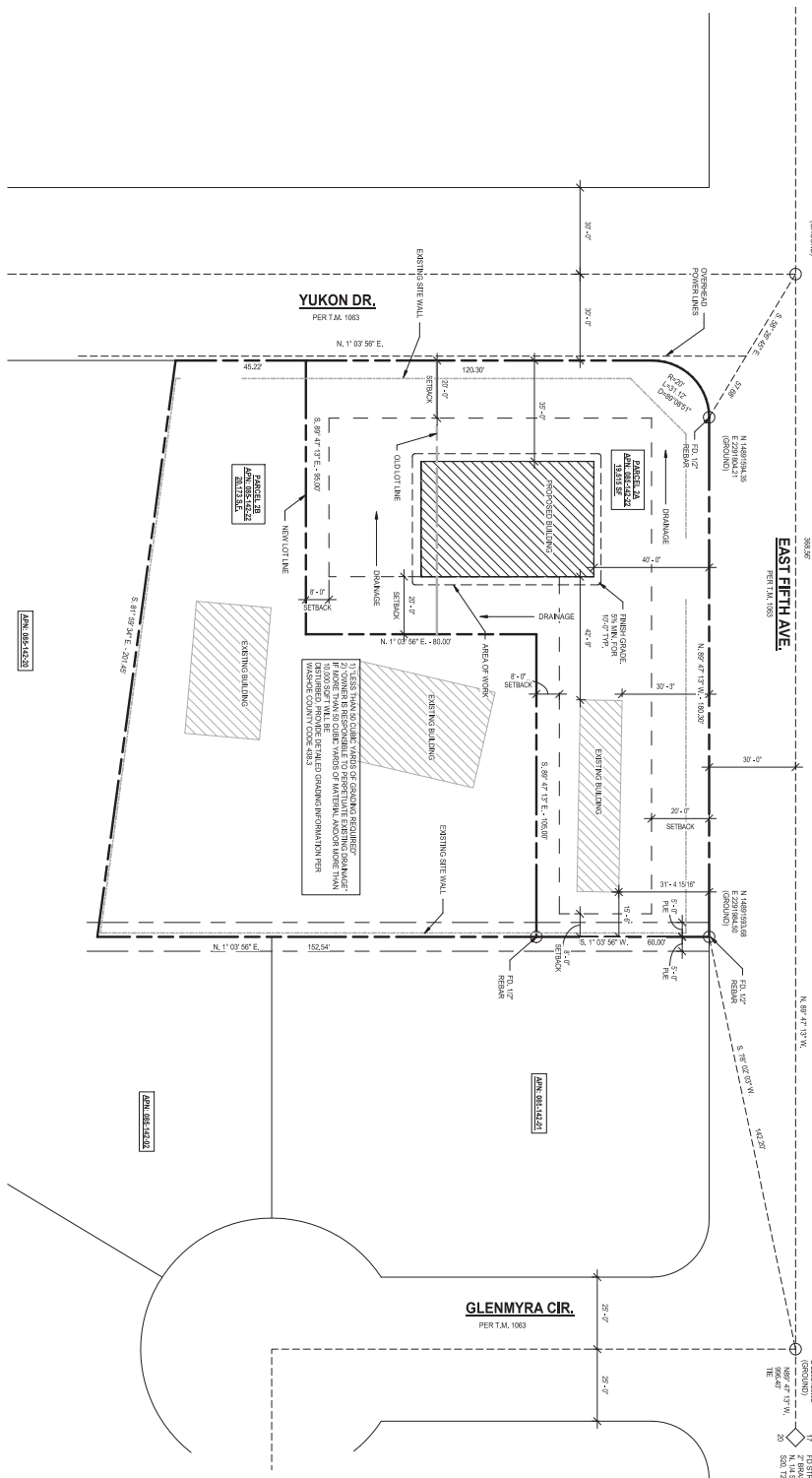
N/A

4. 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.)

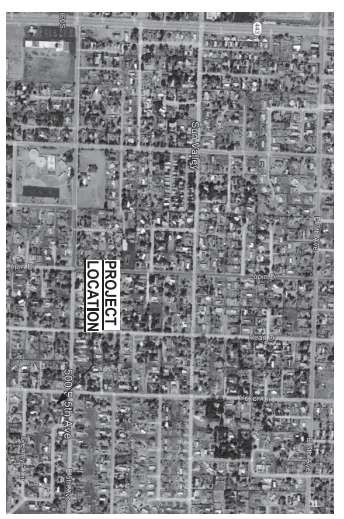
5. Describe the arrangements/methods proposed for the temporary provision of:

a. Water Service:

SITE PLAN
1" = 20'-0"

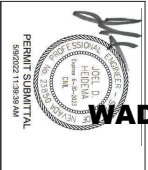


VICINITY MAP



Revision Schedule		
No.	Description	Date

Job Name: KAPPERMAN METAL BUILDING GARAGE
 Client Name: KEN KEPPERMAN
 Project Location: 500 EAST FIFTH AVE.
 SUN VALLEY, NV 89433



SIERRA BIM SOLUTIONS, INC.
 175233
WADMIN22-0014
EXHIBIT D

SITE PLAN

Project number: 220011
 Date: 1/08/2019
 Drawn by: WMR
 Checked by: JKH
A001
 Scale: 1" = 20'-0"

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED OWNERS OF THE AFFECTED PARCELS AS SHOWN ON THE PLOT OR REBER'S STATE RECORDS, HAVE EXAMINED THE PLAT AND APPROVE AND AUTHORIZE ITS EXECUTION AND RECORDATION. WE HAVE AGREED TO SECURE THE REQUIRED DOCUMENTS CREATING ANY EASEMENT WHEN SO SHOWN HEREIN.

1. WE AGREE TO SECURE THE REQUIRED DOCUMENTS ABANDONING ANY EXISTING EASEMENTS PURSUANT TO THE PROVISIONS OF NRS 238.010 TO 238.015.
2. WE AGREE TO SECURE THE REQUIRED DOCUMENTS CREATING ANY EASEMENT WHEN SO SHOWN HEREIN.
3. WE AGREE TO SECURE THE REQUIRED DOCUMENTS ABANDONING ANY EXISTING EASEMENTS PURSUANT TO THE PROVISIONS OF NRS 238.010 TO 238.015.
4. ALL THE PROPERTY TAXES ON THE LAND FOR THE FISCAL YEAR HAVE BEEN PAID.
5. ANY LENDER WITH AN unpaid account for the payment of taxes HAS BEEN NOTIFIED OF THE ADJUSTMENT OF THE BOUNDARY LINE OF THE PARCELS OF LAND OF THE PROPERTY FROM AGRICULTURAL USE FROM THE BOUNDARY LINE ADJUSTMENT.

RODOL KAPSPAN
 SHERIFF OF KASPAN
 FAMILY TRUST

NOTARY CERTIFICATE

COUNTY OF WASHINGTON) SS.
 I, _____, GENERAL KASPAN, DO HEREBY CERTIFY THAT THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I AND MYSELF HAVE APPEARED BEFORE ME AND I HAVE PERSONALLY ASKED EACH OF THEM TO SIGN AND SWEAR TO THE CONTENTS OF THE INSTRUMENT AND I HAVE READ THE INSTRUMENT TO THEM AND THEY HAVE ACKNOWLEDGED THE SAME TO ME AND I HAVE SIGNED AND DATED THESE NOTARIAL RECORDS ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY SIGNATURE _____

NOTARY CERTIFICATE

COUNTY OF WASHINGTON) SS.
 I, _____, GENERAL KASPAN, DO HEREBY CERTIFY THAT THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I AND MYSELF HAVE APPEARED BEFORE ME AND I HAVE PERSONALLY ASKED EACH OF THEM TO SIGN AND SWEAR TO THE CONTENTS OF THE INSTRUMENT AND I HAVE READ THE INSTRUMENT TO THEM AND THEY HAVE ACKNOWLEDGED THE SAME TO ME AND I HAVE SIGNED AND DATED THESE NOTARIAL RECORDS ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY SIGNATURE _____

TAX CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFY THAT ALL PROPERTY TAXES ON PARCELS OF LAND SHOWN ON THIS PLAT HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVEYANCE OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO NRS 238.015.

WASHE COUNTY TREASURER
 TITLE _____ DATE _____

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP CONSISTING OF 2 SHEETS OF THE SURVEY AND THAT THE SAME COMPLY WITH THE REQUIREMENTS OF NRS 238.010 TO 238.015 AND THAT AN ADEQUATE PERFORMANCE GUARANTEE HAS BEEN FILED GUARANTEEING THE MONUMENTS AS SHOWN WILL BE SET BY _____.

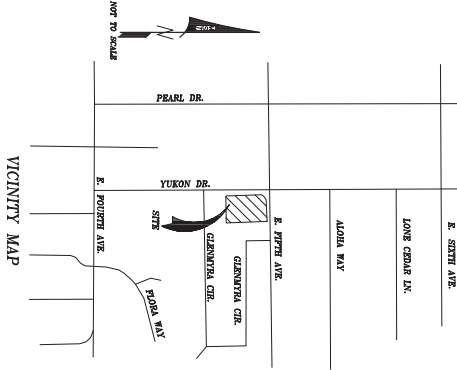
WAYNE HANCOCK P.L.S. 20484
 WASHINGTON COUNTY SURVEYOR
 DATE _____

SURVEYOR'S CERTIFICATE

I, MICHAEL TALONEN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

1. I HAVE PERSONALLY CONDUCTED A FIELD SURVEY SUFFICIENT TO LOCATE AND IDENTIFY PROBABLY THE PROPOSED BOUNDARY LINE ADJUSTMENT.
2. ALL CORNERS AND ANGLE POINTS OF THE ADJUSTED BOUNDARY HAVE BEEN IDENTIFIED BY MONUMENTS OR WILL BE OTHERWISE IDENTIFIED ON A DOCUMENT OF RECORD AS REQUIRED BY NRS 238.010 TO 238.015.
3. THE PLAT IS NOT IN CONFLICT WITH THE PROVISIONS OF NRS 238.010 TO 238.015, INCLUSIVE.
4. I HAVE PREPARED THIS MAP AT THE INSTANCE OF THE KASPAN FAMILY TRUST.
5. THE SURVEY WAS COMPLETED ON MARCH 23, 2022.
6. THE INSTRUMENT IS REGISTERED AND RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF WASHINGTON, NEVADA, IN THE NORTHWEST ONE-QUARTER AND 1/20 OF SECTION TWENTY TWO, TOWNSHIP 20N, RANGE 12E, MERIDIAN 12W, COUNTY OF WASHINGTON, NEVADA.
7. NO ADJACENT PARCELS WERE CREATED AS A RESULT OF THE BOUNDARY LINE ADJUSTMENT.

PROF. MICHAEL TALONEN
 EXP. 06/30/2022
 DATE _____



TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT THE SAME COMPLY WITH THE REQUIREMENTS OF NRS 238.010 TO 238.015 AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVEYANCE OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO NRS 238.015.

BY: _____ DATE _____
 TITLE _____

DISTRICT BOARD OF HEALTH CERTIFICATE

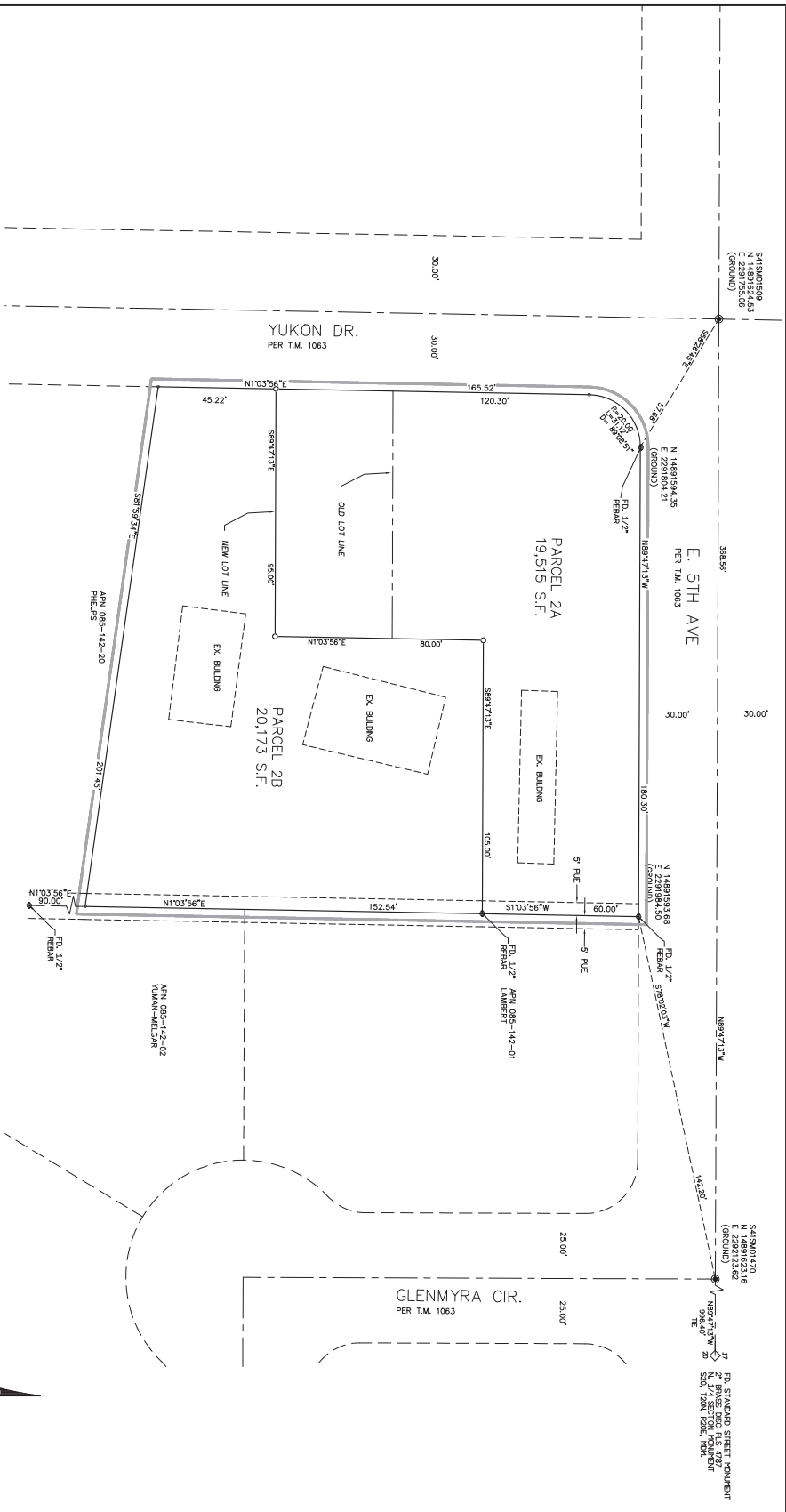
THIS MAP IS APPROVED BY THE WASHINGTON COUNTY DISTRICT BOARD OF HEALTH, THE AGRICULTURAL, CONSERVATION, SEWER, WASTEWATER, WATER POLLUTION, WATER QUALITY, AND WATER SAFETY FACILITIES. THIS MAP HAS BEEN FOUND TO MEET ALL APPLICABLE REQUIREMENTS AND PROVISIONS OF THE ENVIRONMENTAL HEALTH SERVICES DIVISION OF THE WASHINGTON COUNTY HEALTH DISTRICT.

FOR THE DISTRICT BOARD OF HEALTH _____ DATE _____

MST
 Surveying
 SHERIDAN
 1556 Quaker Dr. Reno, Nevada 89511
 (775) 946-7817 x (775) 677-9698 Fax x mstsurveying@hotmail.com

FILE NO. _____
 FOR RECORD AT THE
 COUNTY RECORDS OFFICE
 COUNTY OF WASHINGTON,
 NEVADA
 COUNTY RECORDER
 BY: _____
 DEPUTY

RECORD OF SURVEY
 SUPPORTING A BOUNDARY LINE ADJUSTMENT
 FOR
 THE KASPAN FAMILY TRUST
 AN ADJUSTMENT OF PARCELS 37 & 4 OF PARCELS MAP NO. 219
 SITUATE IN THE 1/4 OF THE NW 1/4 OF SECTION 20, T20N, R02E, 12W
 WASHINGTON COUNTY
 SHEET 1 OF 2
 NEVADA



BASIS OF BEARINGS

NEVADA STATE PLAT COMPASSIVE SYSTEM AND 83.984 WEST ZONE DERIVED BY OBSERVATIONS OF WASHOE COUNTY CONTROL POINTS SURVEY AND BEARING VALUES BASED UPON A REFLECTION WHICH UTILIZES A CORRECTION TO GROUND FACTOR OF 1.000197938.

REFERENCES

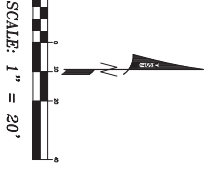
1. PARCEL MAP NO. 378 FILE NO. 449488 RECORDED 2/16/1987.
2. TRACT MAP NO. 1063 FILE NO. 116870 RECORDED 6/9/1988.
3. PRELIMINARY TITLE REPORT PREPARED BY MONUMENT TITLE INSURANCE, INC. AS COMMENT No. 220329848 & 220329849 DATED 2-10-2022

NOTES

1. THE RECORD OF SURVEY IS IN CONFORMANCE WITH N.E.S. CHAPTER 623A.A.
2. ALL PUBLIC UTILITY EASEMENTS SHALL INCLUDE CHAIN T.V.
3. THE TOTAL NUMBER OF PARCELS TO BE ADJUSTED - 2
4. NO NEW LOTS ARE BEING CREATED BY A RESULT OF THIS MAP.
5. THE PURPOSE OF THIS MAP IS TO ESTABLISH THE BOUNDARY LINE ADJUSTMENT EXCEPT BY DOC. NO. _____

LEGEND

- FOUND MONUMENT AS INDICATED
- SET 5/8" REBAR CORNER PLS 1956'S, UNLESS INDICATED OTHERWISE
- DIMENSION POINT NOTHING FOUND OR SET
- WASHOE COUNTY CONTROL POINT
- ⊗ SECTION MONUMENT
- ⊗ SECTION MONUMENT
- R2 REFERENCE NUMBER
- FD FOUND
- FD PUBLIC UTILITY EASEMENT
- BOUNDARY LINE THIS PLAT
- PUBLIC UTILITY EASEMENT
- ADJOINER PROPERTY LINE
- GRAPHIC BARRIER
- OLD PROPERTY LINE



AREA = 16.85 ACRES ±

MST Surveying

SURVEYORS
15306 Quaker Dr., Reno, Nevada 89511
775-544-7817 • 775-877-8408 Fax • [mstsurveying.com](mailto:info@mstsurveying.com)

RECORD OF SURVEY
FOR
SUPPORTING A BOUNDARY LINE ADJUSTMENT
THE KASPERMAN TRACT TRUST

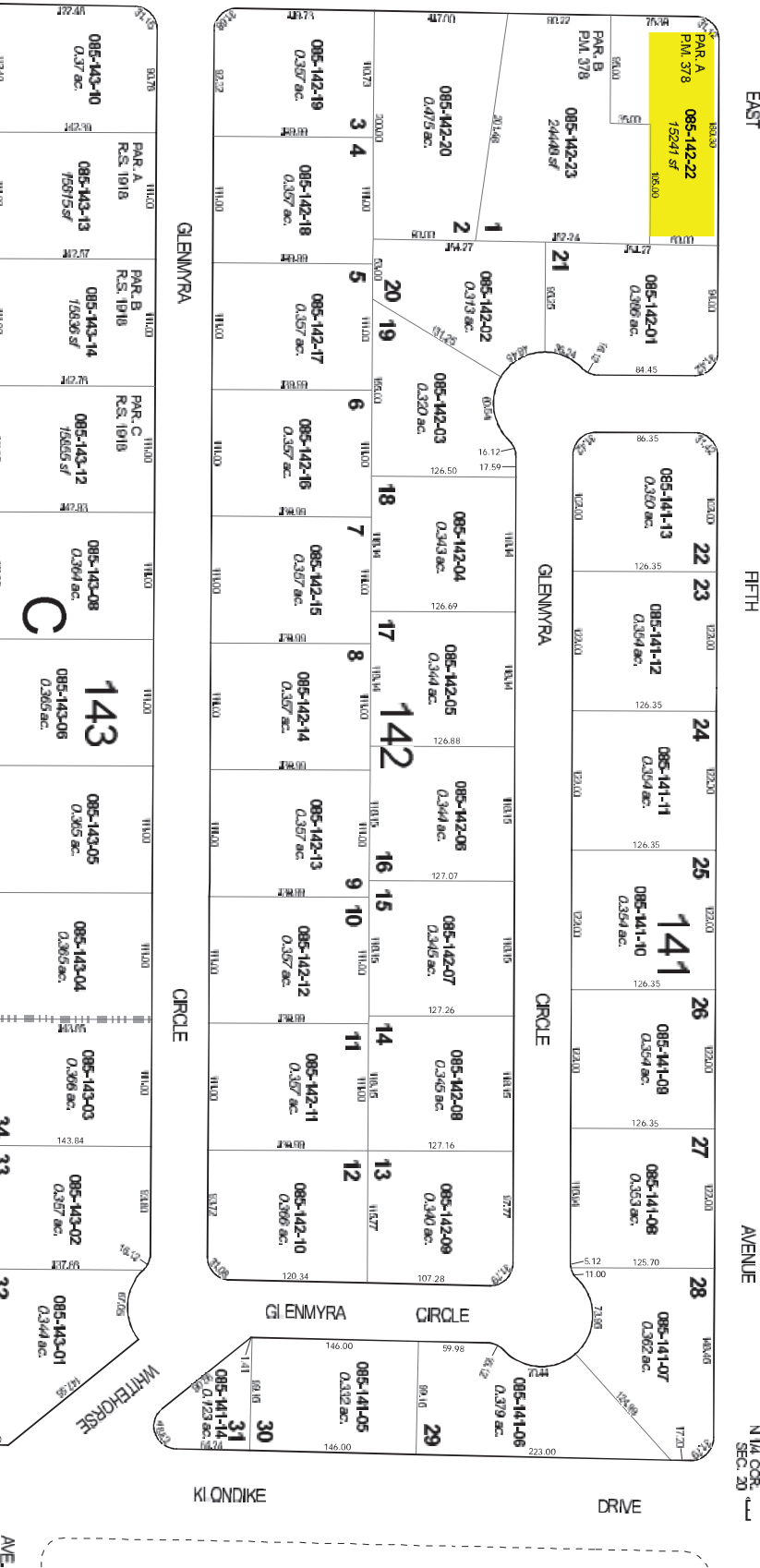
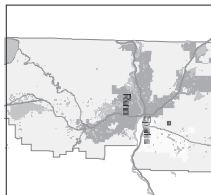
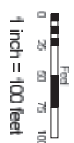
AN ADJUSTOR OF PARCELS, 1/4 & 1/8 PARCELS MAP NO. 378
FILED IN THE NE 1/4 OF THE NW 1/4 SECTION 23, T28N, R25E, N3W
WASHOE COUNTY SHEET 2 OF 2

(#1063)
BRUCE SUBDIVISION
 N 1/2 OF NE 1/4 OF NW 1/4 OF SECTION 20
 T20N - R20E

WADMIN22-0014
EXHIBIT D

Assessor's Map Number
085-14

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
 Joshua G. Wilson, Assessor
 1001 East Main Street
 Carson City, NV 89402
 (775) 335-2322



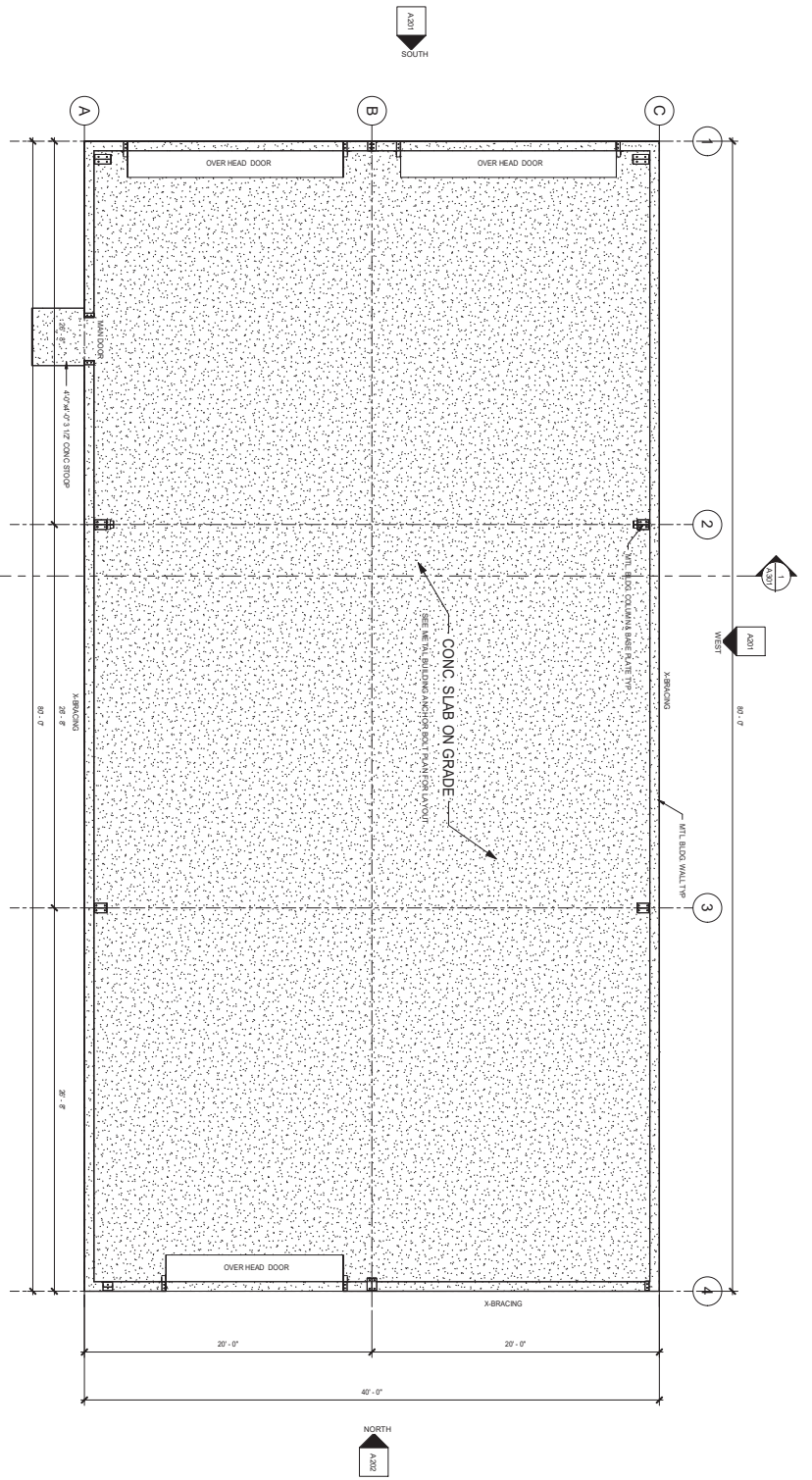
PORTION OF LOT 1, BLOCK C, SUN VALLEY SUB. No. 6 (#574)



085-43	085-44	085-45	085-46
085-47	085-48	085-49	085-50
085-51	085-52	085-53	085-54
085-55	085-56	085-57	085-58
085-59	085-60	085-61	085-62

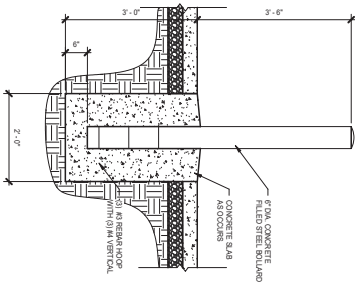
created by: **TWT 6/29/2011**
 last update: _____
 as/revisionary shown on map: (X)

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and is not a legal document. It is not intended to establish the validity or accuracy of the data shown hereon.



FLOOR PLAN
1/4" = 1'-0"

TYP. BOLLARD DETAIL
3/4" = 1'-0"



**WADMIN22-0014
EXHIBIT D**

Job Name: KAPPERMAN METAL BUILDING GARAGE
 Client Name: KEN KAPPERMAN
 Project Location: 500 EAST FIFTH AVE., SUN VALLEY 89433



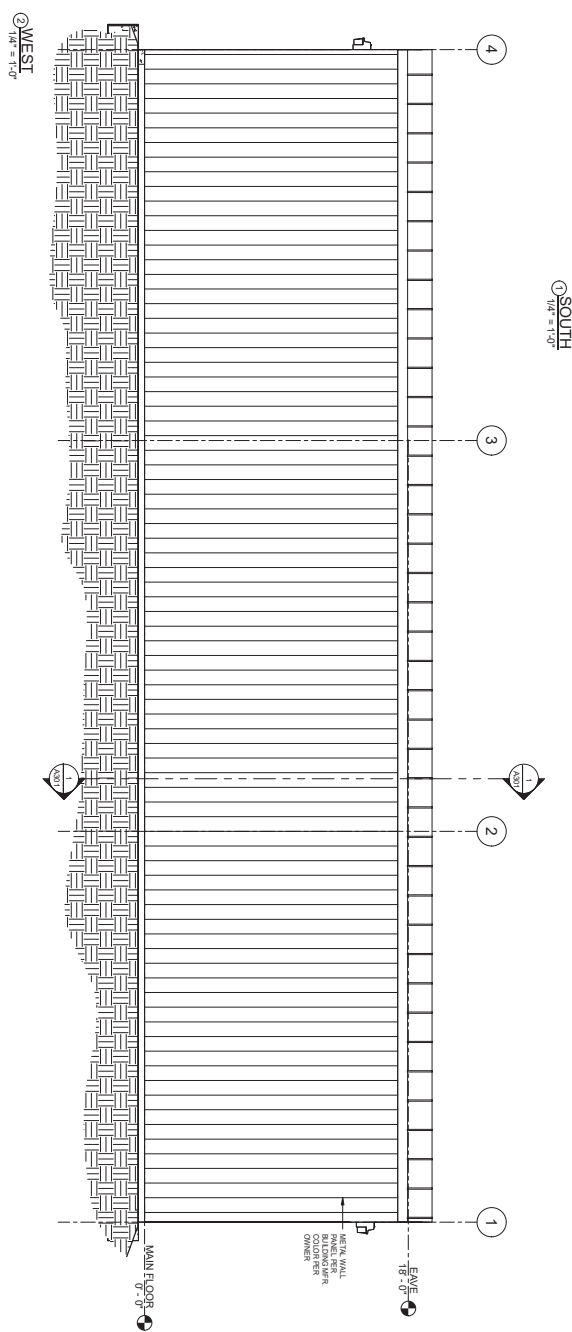
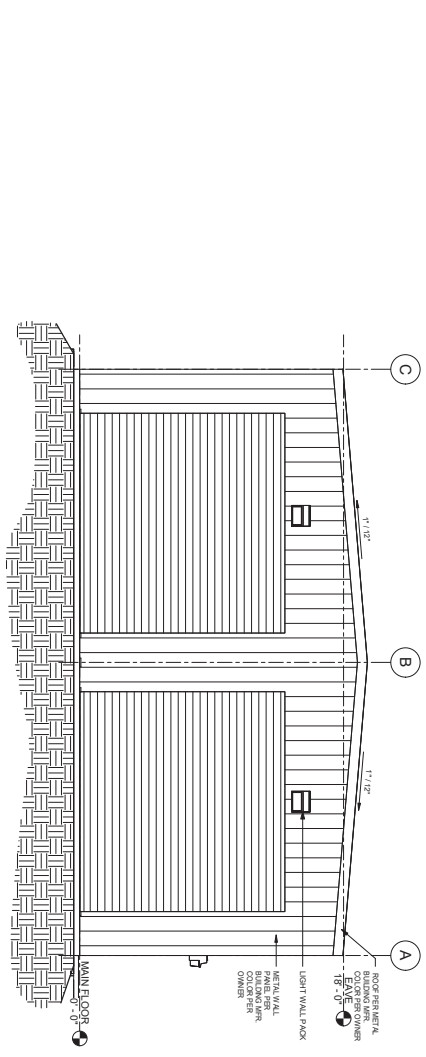
SIERRA BM SOLUTIONS LLC
 email: jbs@sierrabm.com
 775-223-1248

Revision Schedule		
No.	Description	Date

FLOOR PLAN

Project Number	211102
Date	5.8.2022
Drawn By	WVK
Checked By	SPV/KAS
Scale	As indicated
A101	

**WADMIN22-0014
EXHIBIT D**



SIERRA BIM SOLUTIONS, LLC
email: info@sierrabim.com
775-223-1248



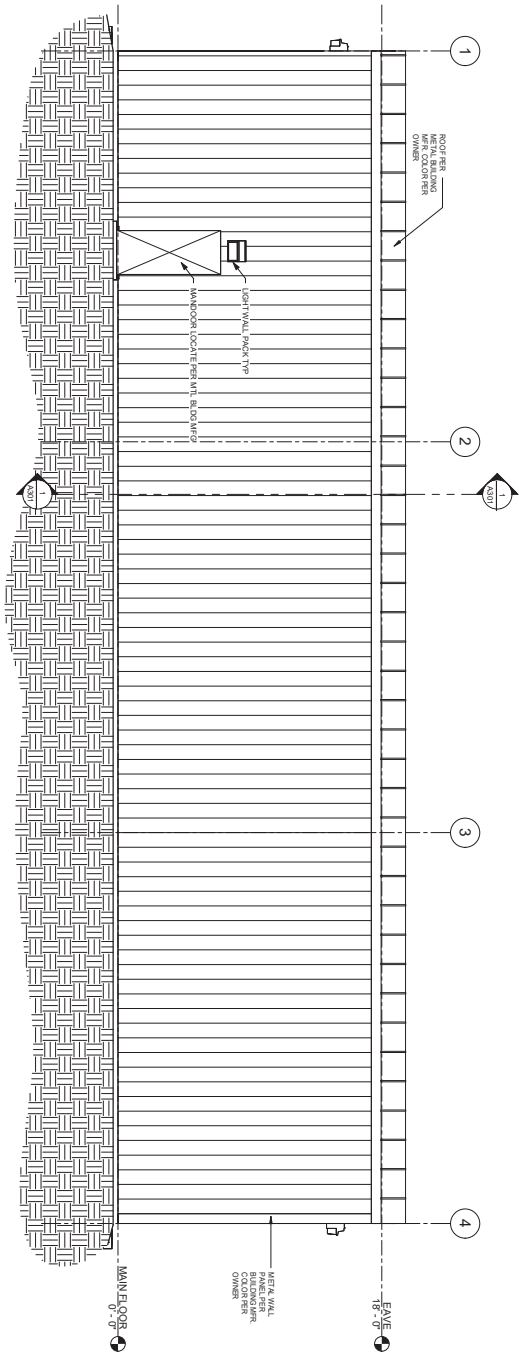
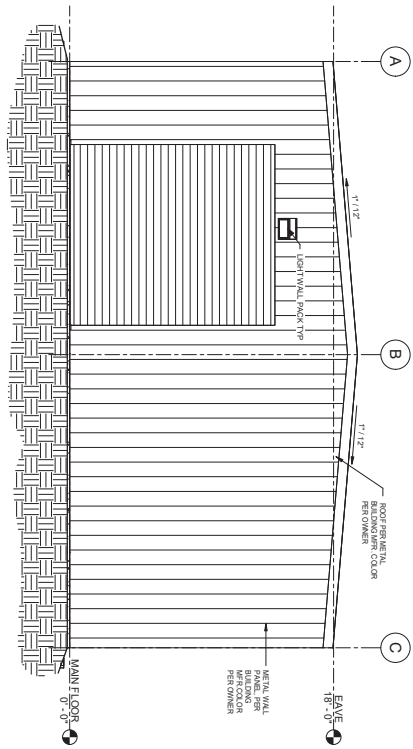
Job Name: KAPPERMAN METAL BUILDING GARAGE
Client Name: KEN KAPPERMAN
Project Location: 500 EAST FIFTH AVE., SUN VALLEY 89433

Revision Schedule

No.	Description	Date

ELEVATIONS

Project Number: 211102
Date: 5.8.2022
Drawn by: WVK
Checked by: JPH/VKS
A201
Scale: 1/4" = 1'-0"



**WADMIN22-0014
EXHIBIT D**

SIERRA BIM SOLUTIONS, LLC
email: info@sierrabim.com
775-223-1248



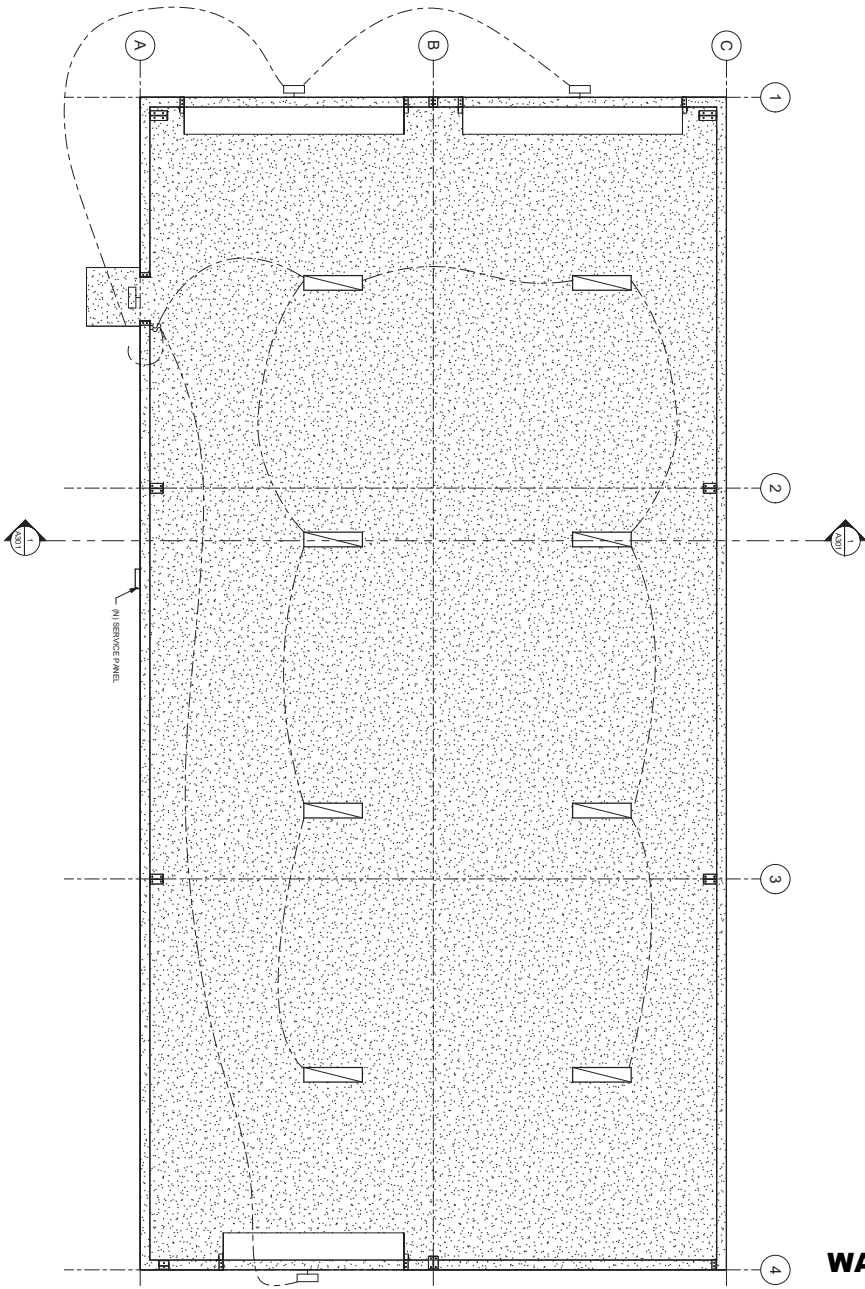
Job Name: KAPPERMAN METAL BUILDING GARAGE
Client Name: KEN KAPPERMAN
Project Location: 500 EAST FIFTH AVE., SUN VALLEY 89433

Revision Schedule		
No.	Description	Date

ELEVATIONS

Project Number: 211102
Date: 5.8.2022
Drawn by: WVK
Checked by: JPH/VKS
A202
Scale: 1/8" = 1'-0"

ELECTRICAL FLOOR PLAN
1/8" = 1'-0"



**WADMIN22-0014
EXHIBIT D**

ELECTRICAL LEGEND

	110V AC FAN 1' CIRCUIT INTERRUPTER PANEL OUTLET
	20V APPLANCE OUTLET
	110V AC FAN 1' CIRCUIT INTERRUPTER FLOOR OUTLET
	110V GROUND FAULT INTERRUPTER PROTECTED PANEL OUTLET
	110V GROUND FAULT INTERRUPTER PROTECTED PANEL OUTLET W/ WATER PROOF OUTLET
	SINGLE POLE SWITCH
	THREE WAY POLE SWITCH
	DIMMER SWITCH
	CEILING MOUNTED LIGHT FIXTURE
	RECESSED FLOURESCENT CAN LIGHT FIXTURE
	WALL MOUNTED LIGHT FIXTURE
	1 x 4 FT RECESSED FLUORESCENT LIGHT FIXTURE
	CEILING MOUNTED EXHAUST FAN
	CEILING MOUNTED EXHAUST FAN WITH LIGHT
	GARAGE DOOR OPENER
	SINGLE LINE FLUORESCENT MOUNTED OVER CABINET
	TELEVISION CABLE OUTLET
	SINGLE LINE FLUORESCENT MOUNTED OVER CABINET
	JUNCTION BOX
	ILLUMINATED EXIT SIGN - CEILING MOUNTED
	ILLUMINATED EXIT SIGN - WALL MOUNTED
	PENDANT LIGHT FIXTURE
	WALL SCONCE

SIERRA BIM SOLUTIONS LLC
email: info@sierrabim.com
775-223-1248

PERMIT SUBMITTAL
5/26/22 11:38:43 AM

Job Name: KAPPERMAN METAL BUILDING GARAGE
Client Name: KEN KAPPERMAN
Project Location: 500 EAST FIFTH AVE., SUN VALLEY 89433

Revision Schedule

No.	Description	Date

ELECTRICAL PLAN

Project Number	21102
Date	5.8.2022
Drawn By	ESL/TWAT
Checked By	CHW/WR
Scale	As Indicated

E1.0





NO PARKING
IN THIS ZONE

STOP



WADMIN22-0014
EXHIBIT E