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	S	taff Assigned Case No.:	
Project Name: Esslin Barn			
Project This project consists of the construction of a 7185 SF barn / garage on a residential home lot. The barn will serve as volleybard and basketball practice facility for the owner's children as well as a storage facility for the owners. This barn / garage will have 4985 SF of barn space and 2200 sf of garage. This new barn / garage will replace an existing 2500 SF garage. There is 294 SF home existing and will remain for the next 2-3 years when it will be removed and a new 3000+ SF home will be built.			nis barn / garage will have SF garage. There is 2942
Project Address: 1600 Holcomb Ranch Lane, Reno, NV 89511			
Project Area (acres or square feet): 7185 SF of new structure / 2942 SF of existing structure (home) to sta			ure (home) to stay
Project Location (with point of reference to major cross streets AND area locator):			
South Virginia and Holcomb Ranch Lane			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
044-27-008	3		
	noe County approval	s associated with this applica	tion:
Case No.(s).			
Applicant In	formation (attach	additional sheets if necess	sary)
Property Owner:		Professional Consultant:	
Name: Esslin Trust, Scott D and Kerry L		Name: Matt Fettig- CFBR	
Address: 8975 Double Diamond Parkway Suite A4		Address: PO Box 113	
Reno	Zip: 89521	Reno	Zip: 89504
Phone: Fax:		Phone:	Fax:
Email: sesslin@reliableframing.com		Email: matt@cfbrgroup.com	
Cell: 7757452043	Other:	Cell: 7755251113	Other:
Contact Person: Scott Esslin		Contact Person; Matt Fettig- CFBR	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Sage River Developme	nt	Name:	
Address: 9460 Double R Blvd, Su	ite 100, Reno, NV 89521	Address:	
Reno	Zip: 89521		Zip:
Phone: 7756833400	Fax: 7756833401	Phone:	Fax:
Email: jeffturk@sageriverinc.com		Email:	
Cell: 7752325941	Other:	Cell:	Other:
Contact Person: Jeff P. Turk		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)

1.	What is the type of project or use being requested?
	Construction of barn / garage to serve as a storage facility and a volleyball / basketball practice facility
2.	What section of the Washoe County code requires the Administrative permit required?
	306
3.	What currently developed portions of the property or existing structures are going to be used with this permit?
	Existing single family home will remain on the property to accompany the new garage / barn. The structures will coordinate together until a new residence is constructed.
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?
	None
5.	Is there a phasing schedule for the construction and completion of the project?
	No
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?
	No change
7.	What are the anticipated beneficial aspects or effect your project will have on adjacent properties and the community?
	Project will improve drainage and local property values
8.	What will you do to minimize the anticipated negative impacts or effect your project will have on adjacent properties?
	No negative impacts
9.	Please describe any operational parameters and/or voluntary conditions of approval to be imposed on the administrative permit to address community impacts.
	N/A

What types of landscap ndicate location on site		fencing, painting scheme,	etc.) are proposed? (Plo
Existing Lands	caping to rema	in	
width, construction mat	erials, colors, illumination	ed? On a separate sheon methods, lighting inter c. (Please indicate location	nsity, base landscaping,
No site lighting	is being propos	sed	
		conditions, or deed restri quest? (If so, please attac	
☐ Yes		☑ No	
Jtilities:			
a. Sewer Service	existing sep	tic system	
b. Water Service	existing wel	l	
Requirements, requires	the dedication of water	chapter 110, Article 422, er rights to Washoe Coun should dedication be requarre-feet per year	ty. Please indicate the
c. Permit #	l	I SCIA-TABLE DAT VACE	i .
		acre-feet per year acre-feet per year	

Property Owner Affidavit

The receipt of this application at the time of submittal does not guarantee the application complies with all

Applicant Name: SCOT D & VBD2Y L ESSLIN FAMILY TRUST

requirements of the Washoe County Development applicable area plan, the applicable regulatory zoning, be processed.		
STATE OF NEVADA)		
COUNTY OF WASHOE)		
SCOT ESSLIN	· · · · · · · · · · · · · · · · · · ·	
(please prin	nt name)	
being duly sworn, depose and say that I am the ow application as listed below and that the foregoing s information herewith submitted are in all respects com and belief. I understand that no assurance or guar Building.	tatements and answers herein contained and the plete, true, and correct to the best of my knowledge	
(A separate Affidavit must be provided by eac	h property owner named in the title report.)	
Assessor Parcel Number(s): 044-27	-008	
Prin	nted Name SCOTT ESSUN	
	Signed Signed	
	Address 8975 DOUBLE DIAMOND PK	wy
	SUITE A-4 12ENO 89521	
Subscribed and sworn to before me this \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	(Notary Stamp)	
Runda Wasseyta Notary Public in and for said county and state My commission expires: 4 26 22	LINDA WARRINGTON NOTARY PUBLIC STATE OF NEVADA My Commission Expires: 4-26-22 Certificate No: 06-109833-2	
My commission expires. The last	**************************************	
*Owner refers to the following: (Please mark appropria	ate box.)	
© Owner		
☐ Corporate Officer/Partner (Provide copy of rec	ord document indicating authority to sign.)	
☐ Power of Attorney (Provide copy of Power of A	Attorney.)	

Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)

☐ Property Agent (Provide copy of record document indicating authority to sign.)

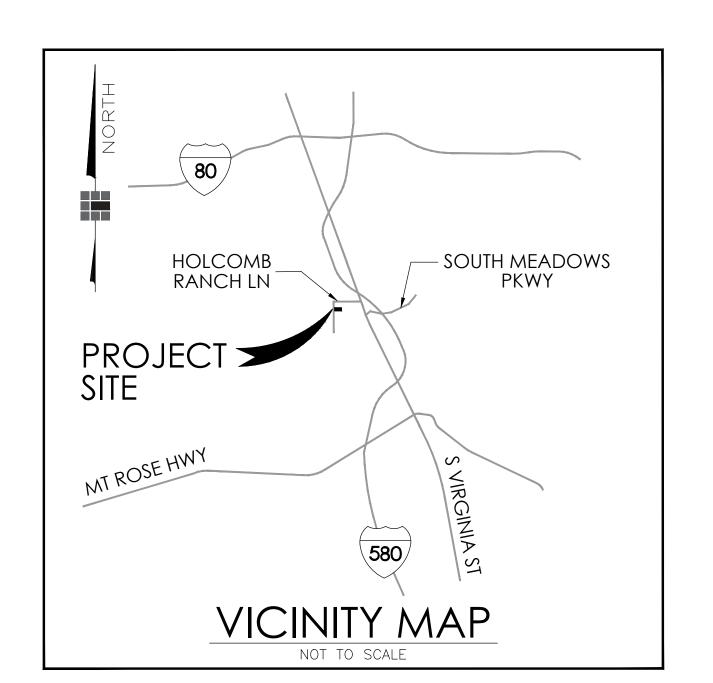
☐ Letter from Government Agency with Stewardship

Property Owner Affidavit

Applicant Name: SLOTI P & KERRY L ESSLIN 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	
)	
LERRY ESSLIN	$\sum_{i=1}^{n}$
	se print name)
information herewith submitted are in all respects	ne owner* of the property or properties involved in this ing statements and answers herein contained and the complete, true, and correct to the best of my knowledge guarantee can be given by members of Planning and
(A separate Affidavit must be provided by	each property owner named in the title report.)
Assessor Parcel Number(s): 044-2	
	Printed Name KERIZY ESSUN
	nl (1)
	Signed/S
	Address 8975 POUBLE MAMOND PK
Subscribed and august 4	SUITE A-4 RENO 89521
Subscribed and sworn to before me this 18th day of MARCH , 2019	(Notary Stamp)
Λ·	Especialistico de la constitución de la constitució
Kinda Warright	UNDA WARRINGTON NOTARY PUBLIC
Notary Public in and for said county and state	STATE OF NEVADA My Commission Expires: 4-26-22
My commission expires: 4 26 22	Certificate No: 06-109933-2
*Owner refers to the following: (Diagram or and approximately	and the second
*Owner refers to the following: (Please mark appr *Downer* *Owner* *Owner*	opriate pox.)
	fragord do ourse ant in direction (1)
Power of Attorney (Provide copy of Power	f record document indicating authority to sign.)
	n property owner giving legal authority to agent.)
Property Agent (Provide copy of record do	
Letter from Government Agency with Stew	



4570.34

GRADING NOTES:

ADD 4500 TO FINISHED GRADE ELEVATIONS IF LISTED WITH ONLY TWO SIGNIFICANT FIGURES.

ANY DISCREPANCIES SHALL BE BROUGHT TO THE ENGINEERS ATTENTION IMMEDIATELY IN ORDER FOR A DETERMINATION TO BE MADE

ELEVATIONS SHOWN ARE TOP OF CURB WHEN LOCATED AT THE CURB LINE, OR FINISH GRADE WHEN
LOCATED AT STREET CENTERLINE OR WITHIN A LOT.

FINISH GRADE REPRESENTS THE ELEVATION OF THE FINISHED SURFACE. IF LOCATED IN A LOT OR COMMON AREA, THE GRADE REPRESENTS THE FINAL SURFACE. IF TOP SOIL IS TO BE PLACED, THE CONTRACTOR SHALL ADJUST THE GRADE SHOWN. IF SHOWN AT CENTERLINE, THE GRADE REPRESENTS THE FINISHED SURFACE GRADE OF THE AC. IF SHOWN AT A HOUSE PAD, THE GRADE REPRESENTS THE FINISHED GRADE AROUND THE EXTERIOR OF THE HOUSE, INCLUDING LANDSCAPING TREATMENTS.

CONTRACTOR AND/OR OWNER SHALL OBTAIN ALL PERMITS REQUIRED TO PERFORM WORK

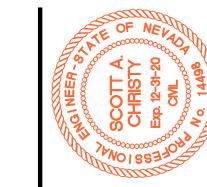
THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; AND THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY, AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

CUT FILL SUMMARY

 NAME
 DISTURBED AREA
 CUT
 FILL
 NET

 VOLUME
 16,077 SQ. FT.
 3.52 C.Y.
 897.55 C.Y.
 894.03 C.Y. < FILL>





CORPORATION
| Sparks Nevada 89436

CORP 1000 Kiley Pkwy | Sparks Nev

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B KANCH LAN

SITE / GRADING PLAN FOR 1600 HOLCOMB
APN:044-270-08

Date: FEBRUARY 2019

Designed by: SAM

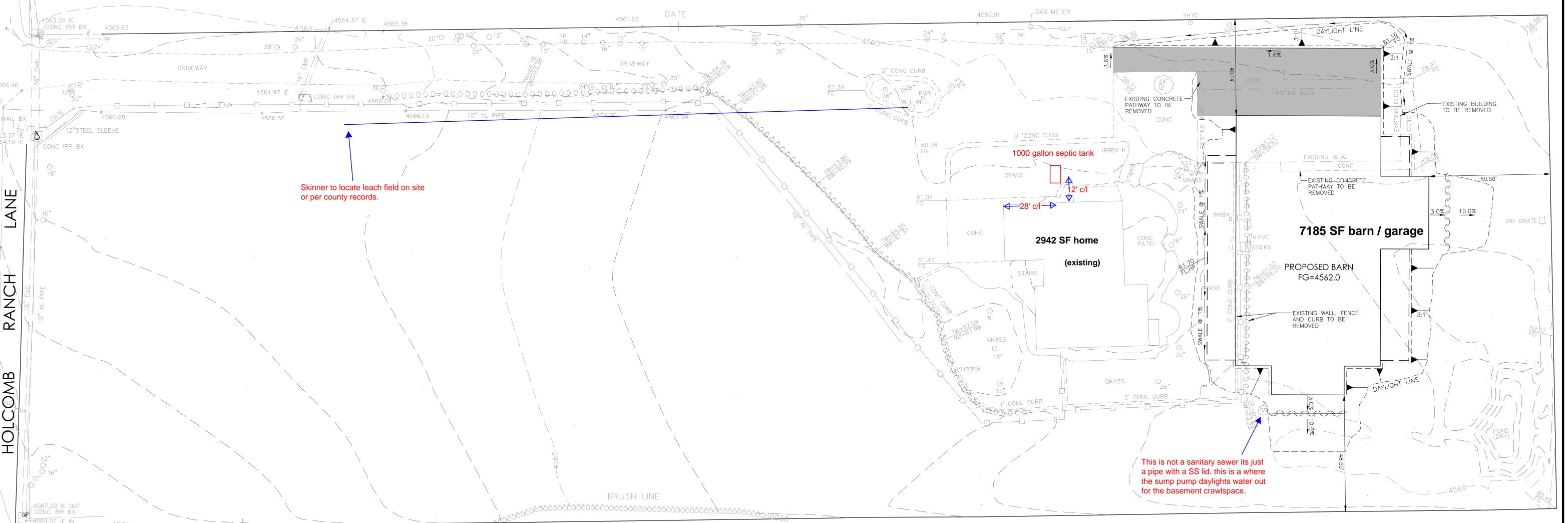
Checked by: SAC

DRAWING

C-1

SHEET 1 OF 1

Job No.





STRUCTURAL DESIGN CRITERIA

STRUCTURAL DESIGN BASED ON THE 2012 INTERNATIONAL BUILDING CODE (I.B.C.) & LOCAL ORDINANCIES APPLICABLE SNOW LOAD:

PROJECT ELEVATION: GROUND SNOW LOAD: REDUCED ROOF SNOW LOAD:	4,575 ft. 30 PSF 21 PSF
VERTICAL DESIGN LOADS (ROOFS):	
ROOF LIVE LOAD: ROOF DEAD LOAD:	20 PSF 20 PSF
VERTICAL DESIGN LOADS (LOFT):	
FLOOR DEAD LOAD: FLOOR LIVE LOAD:	20 PSF 40 PSF
VERTICAL DESIGN LOADS (WALLS):	
EXTERIOR WALL DEAD LOAD: INTERIOR WALL DEAD LOAD:	18 PSF 10 PSF
LATERAL DESIGN LOADS (MIND):	
MIND SPEED (3) SEC GUST: EXPOSURE CATEGORY: RISK CATEGORY: IMPORTANCE FACTOR (I): TOPOGRAPHIC FACTOR (KZL):	130 MPH C II 1.0 1.0
LATERAL DESIGN LOADS (SEISMIC):	
SEISMIC DESIGN CATEGORY (IBC 1613.5.6): RISK CATEGORY: IMPORTANCE FACTOR (I): SS: S1: Fa: Fv: SDS: SD1: NORTH / SOUTH R VALUE: EAST / MEST R VALUE:	E II 1.0 2.209g 0.755g 1.0 1.5 1.473g 0.755g 6.5 6.5
SOIL DESIGN CRITERIA:	
WASHOE COUNTY CODE MINIMUM VALUES:	
SOIL BEARING PRESSURE: SOIL BEARING PRESSURE (SHORT TERM): FROST DEPTH:	2000 PSF 2600 PSF 24 INCHES

LOCATION OF PROJECT -

VICINITY MAP

	CFBR	STRUCTURAL	GROUP,	LLC
	P.O. BOX 1113, RENO, NV 89504		P: 775	.525.1
	MATTHEW FETTIG, P.E. NV LIC. #20004		TYSON COLOV NV LIC.	. # 1937
•	CA LIC. #7 <i>4</i> 178		CA LIC. # 7600	

ESSLIN BARN

CHRIS ROPER, PE/SE NV LIC. #15032 CA LIC. #4734

1600 HOLCOMB RANCH LANE RENO, NV 89511 A.P.N. 044-27-008



DESCRIPTION DATE

DESIGNED BY:	MCF	COVER SHEE
CHECKED BY:	TMC	
PROJECT DATE:	6.20.2016	
		$\lambda \wedge 1$

ISSUE DATE: 1.14.2019 PROJECT NO.: 057_14 SCALE:

STRUCTURAL NOTES & SPECIFICATIONS
TYPICAL DETAILS 1.14.2019 1.14.2019 TYPICAL DETAILS 1.14.2019 FOUNDATION PLAN 1.14.2019 3D FOUNDATION PLANS 1.14.2019 SHEAR & HOLDOWN PLAN 1.14.2019 LOFT FRAMING PLAN 1.14.2019 ROOF FRAMING PLAN 1.14.2019 3D FRAMING PLANS 1.14.2019 FOUNDATION DETAILS 1.14.2019 ROOF FRAMING DETAILS 1.14.2019

Sheet Number

Sheet Name

FLOOR PLAN

ROOF PLAN ELEVATIONS

ELEVATIONS

BUILDING SECTION

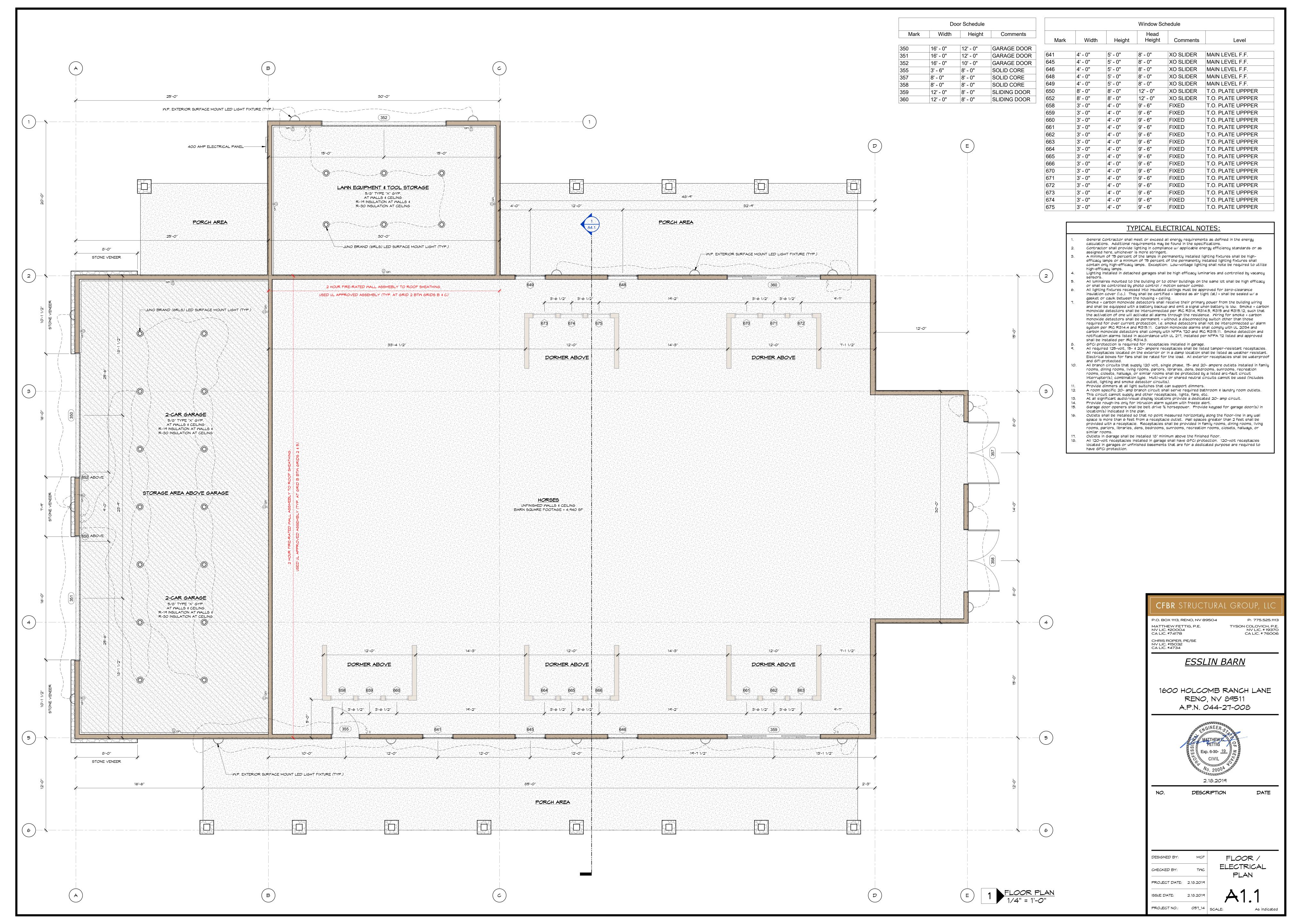
<u>Sheet Issue Date</u> 1.14.2019

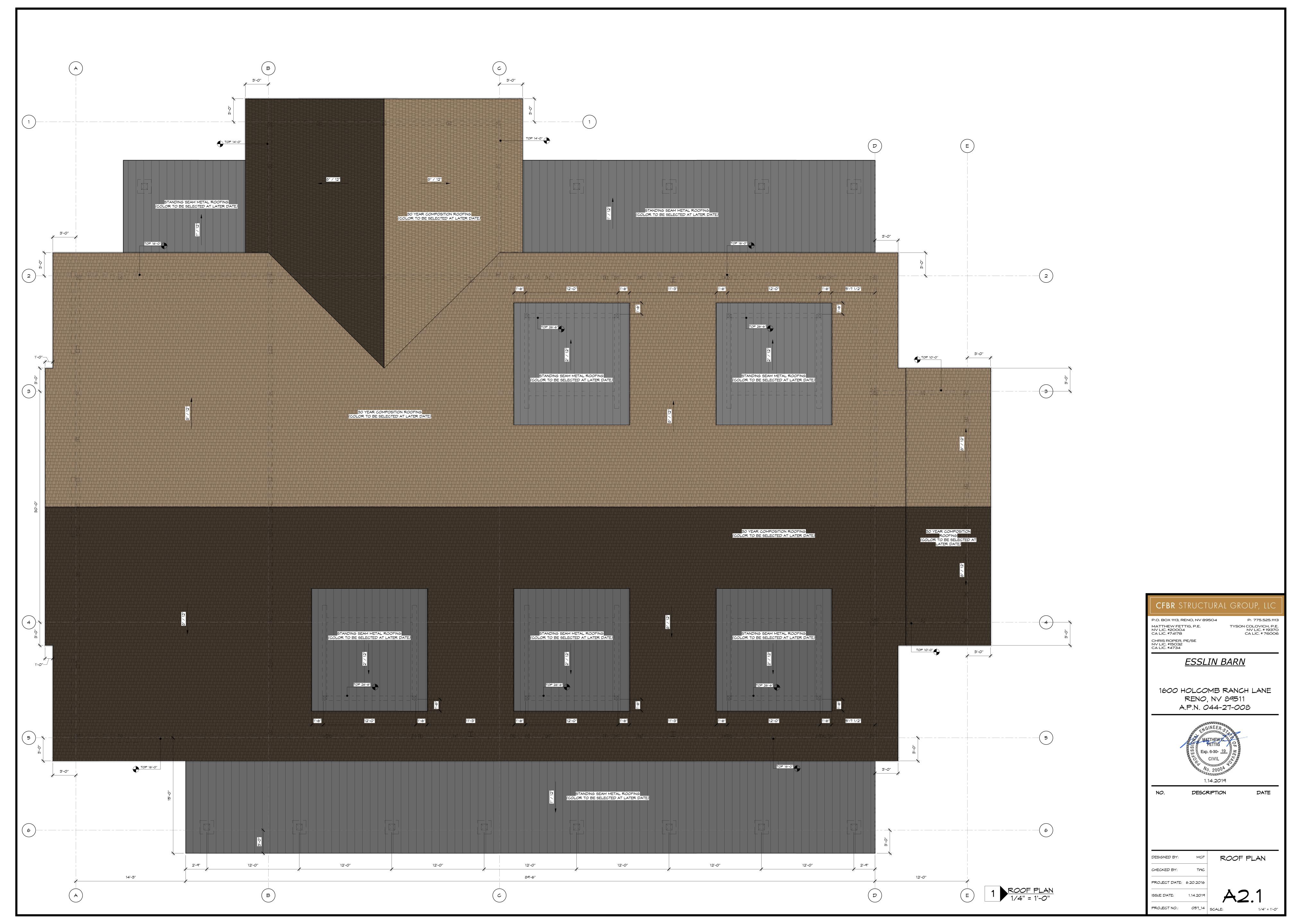
1.14.2019

1.14.2019 1.14.2019

1.14.2019 1.14.2019

1.14.2019









P.O. BOX 1113, RENO, NV 89504 P: 775.525.1113 MATTHEW FETTIG, P.E. NV LIC. #20004 CA LIC. #74178 TYSON COLOVICH, P.E. NV LIC. # 19370 CA LIC. # 76006 CHRIS ROPER, PE/SE NV LIC. #15032 CA LIC. #4734 ESSLIN BARN 1600 HOLCOMB RANCH LANE RENO, NV 89511 A.P.N. 044-27-008 DESCRIPTION ELEVATIONS CHECKED BY: PROJECT DATE: 6.20.2016 PROJECT NO.: 057_14

