



# Conditions of Approval

Detached Accessory Dwelling Administrative Review Case Number  
WDADAR23-0011

The project approved under Detached Accessory Dwelling Administrative Review Case Number WDADAR23-0011 shall be carried out in accordance with these conditions of approval granted on December 21, 2023. 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 detached accessory dwelling administrative review shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a certificate of occupancy by the Planning and Building Division. The agency responsible for determining compliance with a specific condition shall determine whether the condition has been 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 Planning and Building.

Compliance with the conditions of approval related to this administrative review is the responsibility of the applicant, his/her successor in interest, and all owners, and occupants of the property. Failure to comply with any of the conditions imposed in the approval of the Administrative Review Permit may result in the initiation of revocation procedures.

For the purpose of conditions imposed by Washoe County, “may” is permissive and “shall” or “must” is mandatory.

**The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.**

- **The DISTRICT BOARD OF HEALTH, through Northern Nevada Public Health (NNPH), has jurisdiction over all public health matters in NNPH. Any conditions set by NNPH must be appealed to the District Board of Health.**

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 Planning and Building, 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 detached accessory dwelling administrative review.**

- b. The applicant shall demonstrate substantial conformance to the plans approved as part of this administrative review 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.
- d. Construction activities shall be limited to the hours between 7am to 7pm, Monday through Saturday only. Any construction machinery activity or any noise associated with the construction activity are also limited to these hours.
- e. 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.

- f. A detached accessory dwelling unit proposing to use a domestic well as its source of water shall install a water meter.
- g. A building permit can only be issued for the detached accessory dwelling if/when the portion of Development Code Amendment Case Number WDCA23-0004 specific to the minimum square footage of manufactured housing is adopted by Washoe County.

**Washoe County Engineering and Capital Projects**

- 2. The following conditions are requirements of Washoe County Engineering and Capital Projects, which shall be responsible for determining compliance with these conditions.

**Contact Names –**

**Janelle K. Thomas, P.E., 775.328.3603, [jkthomas@washoecounty.gov](mailto:jkthomas@washoecounty.gov)**

**Robert Wimer, P.E., 775.328.2059, [rwimer@washoecounty.gov](mailto:rwimer@washoecounty.gov)**

- a. The Regional Road Impact Fee (RRIF) will be charged at the multi-family rate for one unit with the building permit for the accessory dwelling.
- b. The applicant should confirm with Northern Nevada Public Health that the well and septic systems are designed to the appropriate standards in consideration of the size of the lot and appropriate setbacks.
- c. The following note shall be added to the construction drawings; "All properties, regardless of if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."

**Northern Nevada Public Health (NNPH), Environmental Health Division, (EHS)**

3. The following condition is a requirement of Northern Nevada Public Health (NNPH), Environmental Health Division, (EHS), which shall be responsible for determining compliance with this condition. The District Board of Health has jurisdiction over all public health matters in NNPH. Any conditions set by NNPH must be appealed to the District Board of Health.

**Contact Name – James English, EHS Supervisor, 775.900.7239, [jenglish@washoecounty.gov](mailto:jenglish@washoecounty.gov)**

- a. The detached accessory dwelling must have a separate onsite sewage disposal system installed with a reserve field.
- b. The detached accessory dwelling must have separate water line from the domestic well with a water meter installed to track water usage.
- c. All subsequent building plans associated with the detached accessory dwelling must be routed to EHS for review and approval; the plans will be reviewed to the most current version of the *Regulations of the Washoe County District Board of Health Governing Sewage, Wastewater and Sanitation and the Regulations of the Washoe County District Board of Health Governing Well Construction*.

**Truckee Meadows Fire Protection District**

4. 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)**

- 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. This parcel is located in a high fire hazard severity area and it appears per the plan they will meet the defensible space requirement of 50 feet. This parcel has non-conforming water and will require IR1 construction.

**Washoe County Water Rights**

5. The following conditions are a requirement of Washoe County Water Rights, which shall be responsible for determining compliance with these conditions.

**Contact Name – Timber Weiss, Licensed Engineer, 775.954.4626, [tweiss@washoecounty.gov](mailto:tweiss@washoecounty.gov)**

- a. The following shall occur prior to approval of any building permit related to this detached accessory dwelling:
  - 1. The applicant shall complete the form titled “Acceptance of Conditions and Approval for Domestic Water Well Use for an Accessory Dwelling” and return to Community Services Department (CSD) for approval. Upon approval, CSD and / or the applicant will submit the form to the Nevada Division of Water Resources. This form is available from the State of Nevada Division of Water Resources website: [http://water.nv.gov/forms/forms09/Accessory\\_Dwelling09.pdf](http://water.nv.gov/forms/forms09/Accessory_Dwelling09.pdf) The Nevada Division of Water Resources will file this form in their archives. This form

constitutes an agreement between the property owner and the State of Nevada, in which the property owner agrees to all conditions in said form, which include:

- i. The combined water use from the well for the main residence and any accessory dwelling shall not exceed two (2) acre-feet per year as provided in Chapter 534.180 of the Nevada Revised Statutes (NRS).
- ii. A totalizing meter shall be installed near the discharge of the well that provides water to the main residence and the accessory dwelling. The State of Nevada, not Washoe County, is the responsible party in determining meter type and placement. The State's phone number is 775-684-2800. This meter shall be easily accessible for meter reading by the Nevada State Engineer staff and maintained in good working order and shall be installed to measure all water pumped from the well for the purposes of this approval.
- iii. Water usage measurements from the totalizing meter must be submitted by the parcel owner to Nevada State Engineer no later than January 31st of each calendar year.

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