



Administrative Review Written Decision
Case Number WAR26-0002

Subject: To establish a Detached Accessory Dwelling (DAD) unit of 472 square feet

Decision: Approve with Conditions

Decision Date: May 15, 2026

Staff Planner: Julee Olander, Planner
775.328.3627
jolander@washoecounty.gov

Project Description

Administrative Review Case Number WAR26-0002 (Middle Fork ADU) – For possible action by the Washoe County Planning and Building Division Director to approve an administrative review permit for a 472 SF detached accessory dwelling. This application is submitted by Rettagliata Family Trust. The subject property is located at 220 Middle Fork Place (APN: 508-073-09) and consists of approximately 0.346 acre.

The proposal is being reviewed under Development Code Article 306, Accessory Structures and Uses, and Article 809, Administrative Review and is situated within Commission District 5 - Commissioner Herman. The site is currently governed by the Suburban Residential (SR) Master Plan land use designation and the Medium Density Suburban (MDS) Regulatory Zone zoning district, falling within the boundaries of the Sun Valley Planning Area.

Notice is hereby given that the Washoe County Planning and Building Division Director has granted approval with conditions of the above referenced case number/project based on compliance with Washoe County Code Section 110.306.26 and the specified conditions of approval. Conditions of Approval can be found on our website, https://www.washoecounty.gov/csd/planning_and_development/applications/index.php, choose your Commission District, and scroll to **Case Number WAR26-0002** or by contacting the Planning and Building Division at Planning@washoecounty.gov to request a paper copy (free of charge).

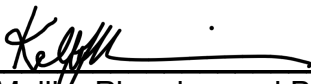
Any business license, certificate of occupancy or final approval shall not be issued until all of the Conditions of Approval are satisfied. Additionally, compliance shall be required with all federal, state and local statutes, ordinances and regulations applicable to the approved project.

This Written Decision will be effective 10 calendar days after the mailing date, as shown on the United States Postal Services' postmark on the outside of the envelope, unless the action is appealed. Appeals must be filed in writing with the Planning and Building

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Division within 10 calendar days of the mailing date. If appealed, the outcome of the appeal shall be determined by the Washoe County Board of Adjustment.

This Written Decision does not authorize grading or building without issuance of the necessary permits from the Washoe County Planning and Building Division. You must obtain a building permit to convert the structure into a legal dwelling.



Kelly Mullin, Planning and Building Division Director
Washoe County Community Services Department

Enclosed: Conditions of Approval



Conditions of Approval

Administrative Review Case Number WAR26-0002

The project approved under Administrative Review Case Number WAR26-0002 shall be carried out in accordance with these conditions of approval granted on May 15, 2026. 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. 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 Division, which shall be responsible for determining compliance with these conditions.

**Contact Name – Julee Olander Planner, 775.328.3627,
jolander@washoecounty.gov**

Washoe County Conditions of Approval

- 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 all applicable 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 hours are 7am to 7pm Monday through Saturday. Any construction machinery activity or any noise associated with the construction activity are also limited to these hours.
- e. Need to meeting spacing between buildings per IRC Table R302.
- f. 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 Planning and Development, which shall be responsible for determining compliance with these conditions.

Contact Name – Rob Wimer, P.E., 775.328.2059, 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 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."

Sun Valley General Improvement District (SVGID)

3. The following condition is a requirement of the SVGID, which shall be responsible for determining compliance with these conditions.

Contact Name - Brad Baeckel, Public Works Director, 775-673.2220, bbaeckel@svgid.com

- a. This project requires the District plan review and review fee, Water/Sewer capacity study to determine if SVGID has the capacity to serve, water and sewer tap, water and sewer facility fees, additional water rights, water project review and approval.

Truckee Meadows Fire Protection District (TMFPD)

4. The following condition is a requirement of the TMFPD, which shall be responsible for determining compliance with these conditions.

Contact Name - Jenny Williamson, 775-444-8521, jewilliamson@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. New ADU shall have its own discreet address. Address numbers shall be a minimum of 6" high with a 1/2" stroke on a contrasting background facing the street.
- c. Fire hydrant shall be within 600' to the most remote portion of the structure. If this requirement cannot be met, then an additional hydrant will be required.
- d. Project is in a moderate fire hazard zone; to have conforming defensible space the fuel modification distance shall be not less than 30 feet. If you cannot obtain the required 30', building shall be built to IR2 ignition resistance.

*** End of Conditions ***