

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: Fanelli ADU			
Project Description: Adding an ADU to our property to care for my aging parents in the coming years.			
Project Address: 6805 Meyers Ave., Reno, NV 89506			
Project Area (acres or square feet): 1.59 Acres			
Project Location (with point of reference to major cross streets AND area locator): 6805 Meyers Ave., cross street - Heindel Rd			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
085-650-02	1.59		
Section(s)/Township/Range:			
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Michael Fanelli		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:
Cell:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name: Joseph and Marie Fanelli	
Address:		Address:	
Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Administrative Review Permit Application

Supplemental Information

(All required information may be separately attached)

1. Describe the type of development that is proposed (e.g. accessory dwelling unit, accessory structure, etc.)

Accessory Dwelling Unit

2. If this proposed administrative review permit application is for an accessory dwelling or structure, what is the square footage of the proposed building? If the building is a manufactured or modular home, also list the age and size of the unit.

The ADU is 1280 Sq. Ft.; this is a new construction and will be placed on a full perimeter foundation.

3. How are you planning to integrate the proposed building to provide architectural compatibility with the subject property and neighborhood?

It will have a similar paint scheme as the primary dwelling and will also be on a full perimeter foundation.

5. How many off-street parking spaces are available? Parking spaces must be shown on site plan. Will any new roadway, driveway, or access improvements be required?

There is a carport for two vehicles and an existing foundation for a garage which will fit two additional vehicles.

6. What will you do to minimize any potential negative impacts (e.g. increased lighting, removal of existing vegetation, etc.) your project may have on adjacent properties?

There is no significant impact to adjacent properties; due to the fire danger we (us and the neighbors) keep the vegetation at a minimum.

7. If your project falls under WCC 110.220.60 Sitting on Corner and Sloped Lots, address how the project meets the requirements of WCC 110.220.60(a)(1-6).

In the site plan grading notes are provided.

8. Is the proposed building intended to be used for a business or as a short term rental (STR)? If so, have you obtained a business license or STR permit?

This ADU is not intended to be used in this manner.

9. Is the subject property part of an active Home Owners Association (HOA) or Architectural Control Committee?

☐ Yes	☒ No	If yes, please list the HOA name.
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10. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that may prohibit a detached accessory dwelling on your property?

☐ Yes	☒ No	If yes, please attach a copy.
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11. Only one accessory dwelling unit, whether attached or detached, is allowed per parcel. Is there a guest apartment, mother-in-law unit, next-gen addition with kitchen or any other type of secondary dwelling on the subject property?

☐ Yes	☒ No	If yes, please provide information on the secondary unit.
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12. List who the service providers are for the main dwelling and accessory dwelling:

	Main Dwelling	Accessory Dwelling
Sewer Service	Washoe County	Washoe County
Electrical Service	NV Energy	NV Energy
Solid Waste Disposal Service	Waste Management	Waste Management
Water Service	Well	Well

WASHOE COUNTY
PO BOX 30039
RENO, NV 89520-3039
775-328-2510

PIN: 08265002
AIN:

Balance Good Through:	08/07/2026
Current Year Balance:	\$2,482.63
Prior Year(s) Balance: (see below for details)	\$0.00
Total Due:	\$2,482.63

AUTO
|||||

MICHAEL FANELLI
3820 BRITTON PL
WEST SACRAMENTO CA 95691

Description:

Situs: 6805 MEYERS AVE
WCTY

This is a courtesy notice. If you have an impound account through your lender or are not sure if you have an impound account and need more information, please contact your lender directly. Please submit payment for the remaining amount(s) according to the due dates shown. Always include your PIN number with your payment. Please visit our website: www.washoecounty.gov/treas

Current Charges									
PIN	Year	Bill Number	Inst	Due Date	Charges	Interest	Pen/Fees	Paid	Balance
08265002	2026	2026083223	1	08/17/2026	621.16	0.00	0.00	0.00	621.16
08265002	2026		2	10/05/2026	620.49	0.00	0.00	0.00	620.49
08265002	2026		3	01/04/2027	620.49	0.00	0.00	0.00	620.49
08265002	2026		4	03/01/2027	620.49	0.00	0.00	0.00	620.49
Current Year Totals					2,482.63	0.00	0.00	0.00	2,482.63

Prior Years							
PIN	Year	Bill Number	Charges	Interest	Pen/Fees	Paid	Balance
		Totals					
Prior Years Total							

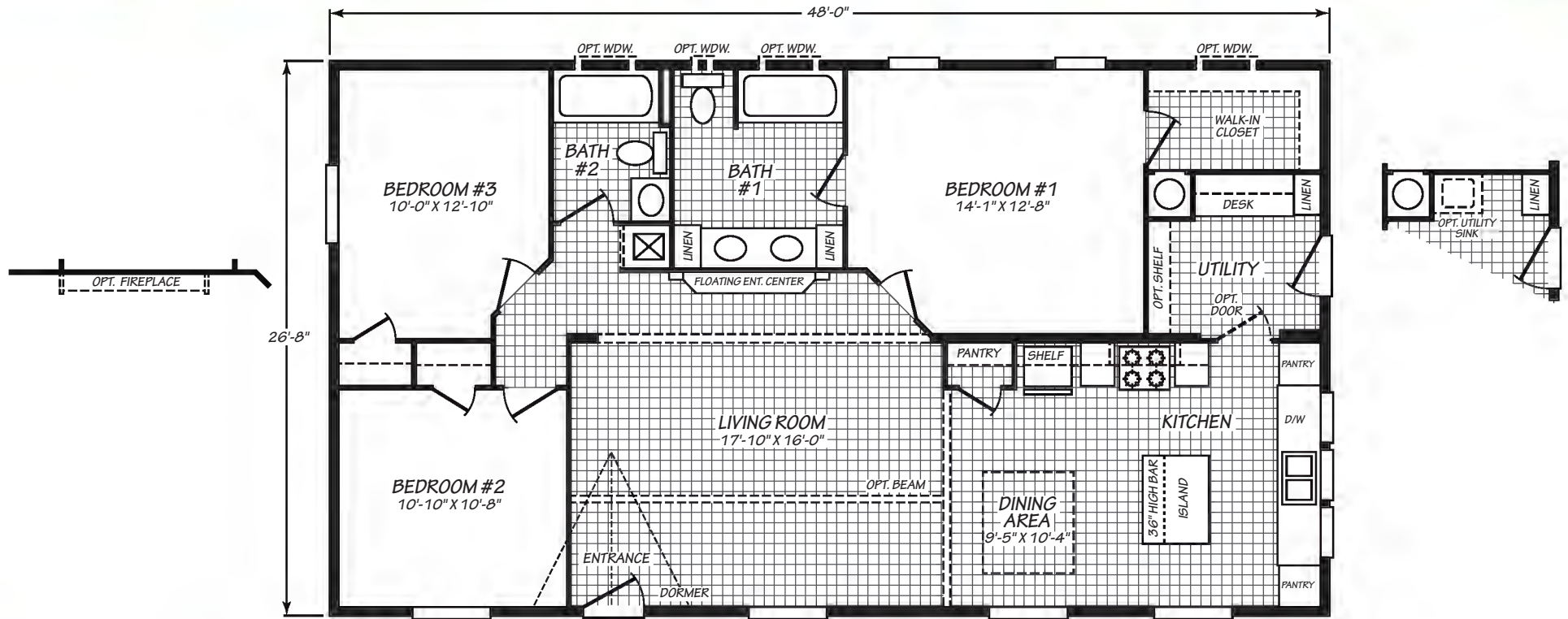
Overall Totals

2,482.630.000.000.002,482.63



WAVERLY CREST PRESTIGE

28483F
3 bedroom • 2 bathroom • 1,280 sqft



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Where *exceptional*
meets *affordable*.

WI/230/15APR26
APPROVAL_04/14/26

cavconampa.com