



Conditions of Approval

Administrative Review Case Number WDADAR24-0005

The project approved under Detached Accessory Dwelling Administrative Review Case Number WDADAR24-0005 shall be carried out in accordance with these conditions of approval granted on July 9, 2024. 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 the Washoe County Health District, has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District 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 – Courtney Weiche, Senior Planner, 775.328.3608,
cweiche@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 include a condition response memorandum with each subsequent permit application. That memorandum shall list each condition of approval, shall provide a narrative describing how each condition has been complied with, and the location of the information showing compliance with each condition within the improvement plan set that has been submitted.
- c. 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.
- 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.
- e. 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.
- 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 Engineering and Capital Projects, which shall be responsible for determining compliance with these conditions.

Contact Name – Janelle K. Thomas, P.E., Senior Licensed Engineer, 775.328.2059, jthomas@washoecounty.gov

- a. The applicant shall ensure that the 2018 Northern Nevada Amendments to the IBC are followed with respect to the rockery walls; specifically, Section 1807 2.1.1. The applicant shall pay particular attention to providing design of walls that are absent of surcharges and adherence to maximum height restrictions.
 - b. The applicant shall ensure that there is no grading within two feet of any property line.
 - c. With the submittal of a building permit, the applicant shall ensure to identify all of the proposed parking spaces associated with this development.
3. The following conditions are requirements of Engineering and Capital Projects, which shall be responsible for determining compliance with these conditions.

Contact Name – Robert Wimer, P.E., 775.328.2059, rwimer@washoecounty.gov

- a. 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.”

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

Contact Name – Mitchell Fink, P.E., 775.328.2050, mfink@washoecounty.gov

- a. All roadway improvements necessary (including but not limited to, curb, gutter, sidewalk, and driveway access) to serve the project shall be designed and constructed to County standards and specifications to the satisfaction of the County Engineer.
- b. Prior to issuance of a building permit, the applicant shall execute a Hold Harmless Agreement, for all structures within a front yard setback (or within 15-feet of the County right-of-way) with the County Engineer’s Office for carrying out County-related activities within the County owned right-of-way. The applicant shall request this document from the Engineering Department’s Permit Reviewer for owner signature with the application of a building permit. This document shall be recorded in the County Recorder’s Office prior to issuance of a building permit.
- c. Prior to issuance of a building permit, the applicant shall apply for and receive approval of a Revocable Occupancy Permit, for all structures or improvements within the Washoe County public right of way, with the County Engineer’s Office for carrying out County-related activities within the County owned right-of-way. This document shall be recorded in the County Recorder’s Office prior to issuance of a building permit.
- d. Prior to commencement of any work within the public right of way, the applicant shall submit an encroachment and excavation permit application for review and approval for any construction within Washoe County Right of Way.

Washoe County Health District

5. The following condition is a requirement of the Health District, which shall be responsible for determining compliance with this condition. The District Board of Health has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.

Contact Name – James English, EHS Supervisor, 775.328-2434, jenglish@nnph.org

- a. EHS has reviewed the application as submitted and has no concerns with the approval of the application as submitted.
- b. The project is proposed on a parcel served by community water and sewerage systems.

*** End of Conditions ***