



Detached Accessory Dwelling Administrative Review Written Decision **DADAR Case Number WDADAR25-0002**

Subject: To establish a Detached Accessory Dwelling (DAD) unit of 918 square feet

Decision: **Approve with Conditions**

Decision Date: May 23, 2025

Staff Planner: Tim Evans, Planner
Phone Number: 775.328.2314
E-mail: TEvans@washoecounty.gov

Project Description

Detached Accessory Dwelling Administrative Review Case Number WDADAR25-0002 (Fleischmann) – For possible action by the Washoe County Director of Planning and Building to approve an administrative review permit for a 918-square-foot detached accessory dwelling, with an attached garage.

- Applicant/Property Owner: William and Evelyn Fleischmann
- Location: 2030 Ron Way
- APN: 017-443-13
- Parcel Size: 0.709 acres
- Master Plan Category: Suburban Residential
- Regulatory Zone: Medium Density Suburban (MDS)
- Planning Area: Southeast Truckee Meadows
- Development Code: Authorized in Article 306, Accessory Structures and Uses & Article 809, Administrative Review Permits
- Commission District: 2 – Commissioner Clark

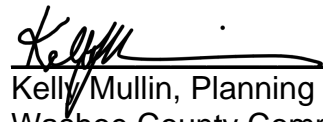
Notice is hereby given that the Washoe County Planning and Building Division Director has granted approval with conditions of the above referenced case number/project based on compliance with Washoe County Code Section 110.306.25 and the specified conditions of approval. Conditions of Approval can also 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 WDADAR25-0002** 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.

To: William and Evelyn Fleischmann
Subject: WDADAR25-0002
Page: Page 2 of 2

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 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 construct the detached accessory dwelling unit.



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

KM/TE/BR

Enclosed: Conditions of Approval

Applicant/Owner: William and Evelyn Fleischmann, Gabilnevada@gmail.com

Written Decision xc: Jennifer Gustafson, District Attorney's Office; Keirsten Beck, Assessor's Office; Rigo Lopez, Assessor's Office; Katrina Pascual, Utilities; Rob Wimer, Engineering and Capital Projects; Dale Way, Truckee Meadows Fire Protection District



Conditions of Approval

Detached Accessory Dwelling Administrative Review Case Number
WDADAR25-0002

The project approved under Detached Accessory Dwelling Administrative Review Case Number WDADAR25-0002 shall be carried out in accordance with these conditions of approval granted on May 23, 2025. 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.

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 – Tim Evans, Planner, 775.328.2314 ,
TEvans@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.

Washoe County Conditions of Approval

- 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. 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 Weimer, P.E., 775.328.2059 , RWimer@washoecounty.gov

- a. The applicant shall submit an application for a Revocable Occupancy Permit to the Community Services Department for the second driveway onto Scarlet Way.

Truckee Meadows Fire Protection District (TMFPD)

- 3. The following conditions are requirements of Planning and Development, which shall be responsible for determining compliance with these conditions.

Contact Name – Dale Way, Fire Chief, 775.326.6000 , dway@tmfpd.us

- b. 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/>.

*** End of Conditions ***