



Detached Accessory Dwelling Administrative Review Written Decision **DADAR Case Number WDADAR24-0003**

Subject: Conversion of an existing detached 576 sq. ft. garage to a detached accessory dwelling unit

Decision: **Approve with Conditions**

Decision Date: June 28, 2024

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

Project Description

Detached Accessory Dwelling Administrative Review Case Number WDADAR24-0003 (Martinez Garage Conversion) – For possible action by the Washoe County Director of Planning and Building to approve an administrative review permit for the conversion of the existing 576-square-foot detached garage into a detached accessory dwelling unit.

- Applicant/Property Owner: Jose Martinez and Maria Salas Jimenez
- Location: 5430 Pearl Drive
- APN: 085-721-21
- Parcel Size: 0.35 acres
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Medium Density Suburban (MDS)
- Area Plan: Sun Valley
- Development Code: Authorized in Article 306, Accessory Structures and Uses
- Commission District: 3 – Commissioner Mariluz Garcia

Notice is hereby given that the Washoe County Planning and Building Division 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 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 WDADAR24-0003** 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.

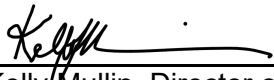
This Written Decision will be effective 10 calendar days after the mailing date, as shown on the United States Postal Services' postmark on the outside of the envelope, unless the action is appealed. Appeals must be filed in writing with the Planning and Building Division within 10

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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.

Washoe County Community Services Department
Planning and Building Division



Kelly Mullin, Director of Planning and Building
KM/TE/BR

Enclosed: Conditions of Approval

Applicant/Property Owner: Jose Martinez and Maria Salas Jimenez; martinj1291@gmail.com>

Written Decision xc: Jennifer Gustafson, District Attorney's Office; Keirsten Beck, Assessor's Office; Rigo Lopez, Assessor's Office; Rob Wimer, Engineering and Capital Projects; Scott Huntley, Building Division; Brad Baeckel, Sun Valley General Improvement District



Conditions of Approval

Detached Accessory Dwelling Administrative Review Case Number
WDADAR24-0003

The project approved under Detached Accessory Dwelling Administrative Review Case Number WDADAR24-0003 shall be carried out in accordance with these conditions of approval granted on May 28, 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 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, 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.**

- 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 hours are 7am to 7pm Monday through Saturday.

**Contact Name – Scott Huntley, Building Official, 775.328.2314 ,
SHuntley@washoecounty.gov**

- e. Converted garage shall meet all current codes or, if proof provided, the codes at the time the garage was converted to an accessory dwelling unit. The converted garage to a dwelling unit shall pass a “Res check.”

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 – 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 then property that may have detrimental impacts to surrounding properties.

Sun Valley General Improvement District (SVGID)

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

**Contact Name – Brad Baeckel, Public Works Director, 775.673.2220 ,
BBaeckel@svgid.com**

- a. SVGID requires submittal of hard copy plans with review fee and application, separation of water and sewer service at owner/developer expense, facility fees paid, and additional water rights are required.

*** End of Conditions ***