

## 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.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: <b>295 W6th Ave. W</b>			
Project Description: <b>New 1,280 S.F. manufactured home</b>			
Project Address: 295 W 6th Ave W			
Project Area (acres or square feet): 0.353 acres			
Project Location (with point of reference to major cross streets AND area locator): <b>Corner od W 6th Ave. W &amp; Chocolate Drive</b>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assess0r's Parcel No.(s):	Parcel Acreage:
085-610-72	0.353		
Section(s)/Township/Range: Section 13 Township 20			
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Jorge G. Anavisca-Lorenzo		Name: Brian Murphy Construction and Development, Inc.	
Address: 1723 Cloud Peak Dr. Sparks, NV 89436		Address: 695 Mile Circle Drive Reno, NV 89511	
Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:
Email: [REDACTED]		Email: [REDACTED]	
Cell: [REDACTED]	Other:	Cell: [REDACTED]	Other:
Contact Person: [REDACTED]	[REDACTED] 20	Contact Person: <i>Brian Murphy</i>	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
<b>For Office Use Only</b>			
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.)

New 1,280 S.F. manufactured home on 0.35 acre lot with existing 696 S.F. mobile home.

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.

New 1,280 S.F. manufactured 2026 26'X48' home.

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

New manufactured home will be situated on lot similar to the existing residences.

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?

Two off street parking spaces. No new driveway access or improvements. Using existing access.

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?

New trees/shrubs will be planted.

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).

N/A

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?

Long Term Rental only.

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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> 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?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, please attach acopy.
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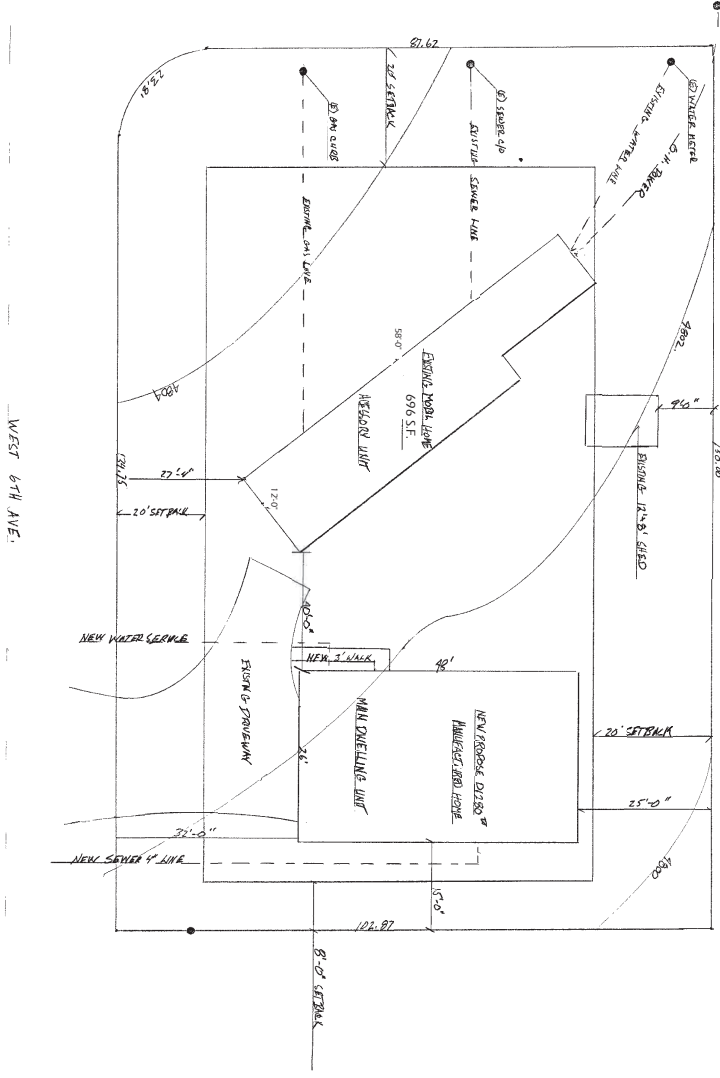
11. Onlyone accessory dwelling unit, whether attached or detached, is allowed per parcel. Is there a guest apartment, mother-in-law unit, next-gen addition with kitchen or any other type of secondary dwelling on the subject property?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, please provide information on the secondary unit.
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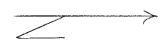
12. List who the service providers are for the main dwelling and accessory dwelling:

	Main Dwelling	Accessory Dwelling
Sewer Service	Sun Valley GID	Sun Valley GID
Electrical Service	NV Energy	NV Energy
Solid Waste Disposal Service	Waste Management	Waste Management
Water Service	Sun Valley GID	Sun Valley GID

CHOCOLATE DRIVE



WEST 6TH AVE.



1" = 20'-0"

NEW PROPOSED MANUFACTURED RESIDENCE FOR JORGE ANAVISCA-LORENZO  
 295 W. 6TH AVE. W SUN VALLEY

Drawn	BA
Scale	1" = 20'-0"
Date	3-1-2026
Sheet	1
Of 1	Sheets

REVISIONS	BY

LEGEND

- RECEPTACLE
- THERMOSTAT
- SWITCH
- LIGHT FIXTURE
- RECESSED LIGHT
- EXHAUST FAN
- PANEL BOX
- SOLAR TUBE
- AIR SUPPLY FAN
- 14" RETURN AIR
- RETURN AIR GRILLE
- OVERHEAD REGISTER
- FLOOR REGISTER
- CROSS-OVER LOCATION
- SUPPORT POST
- SHEARWALL
- SMOKE ALARM
- OPT CO ALARM (STD W/GAS)
- 160 x 48'-0"
- 160 x 48'-0"
- x

**Cavco**  
INDUSTRIALS, INC.

NAMPA  
230

PRODUCT NAME  
RHYTHM

MODEL NO.  
28483R

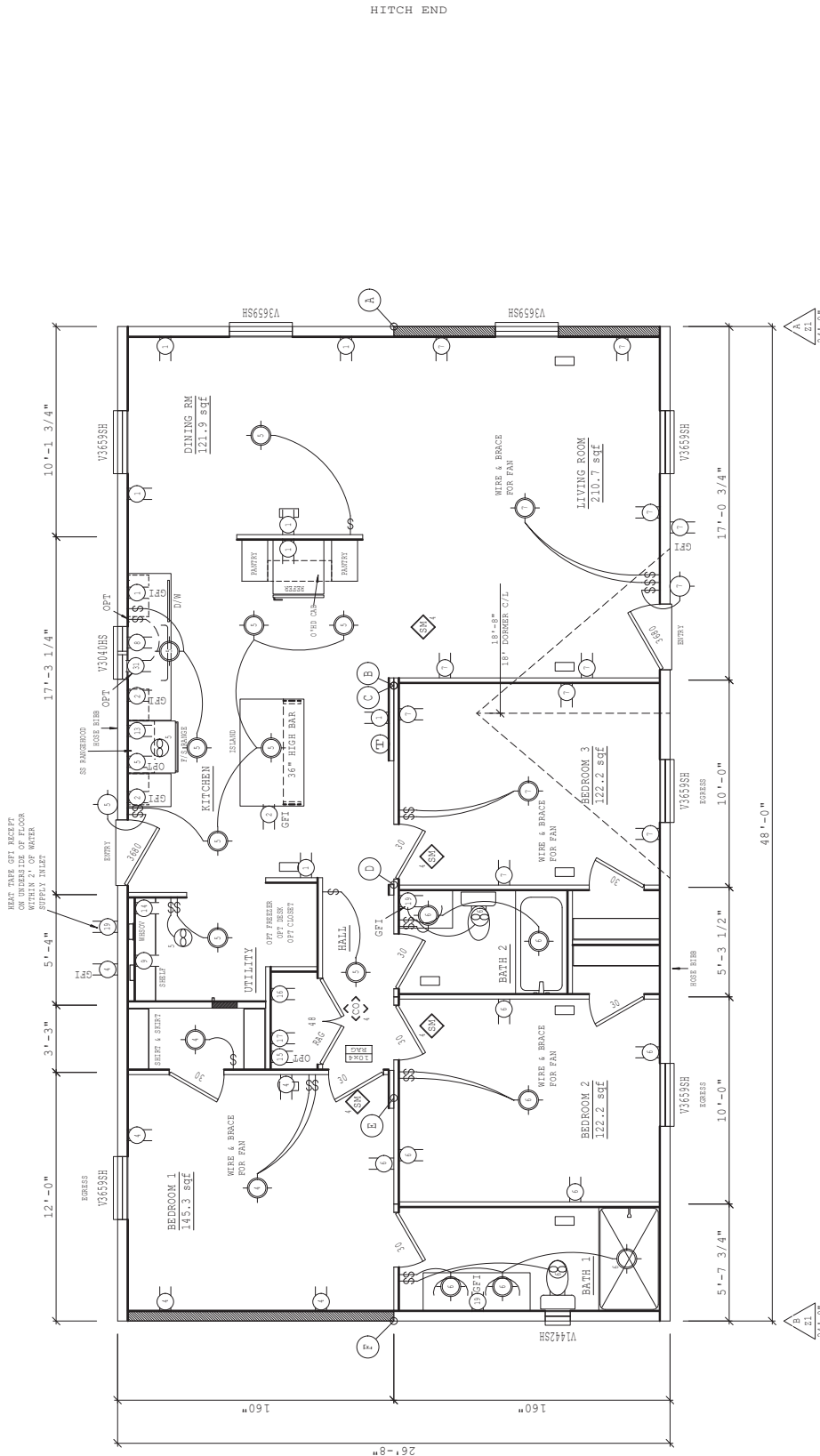
DRAWING TITLE  
FLOOR PLAN

DRAWN BY: AIVAR K.

DATE: 02/19/26

SHT	REV
FP.1	B

23RM28483R



- NOTES:
- RECEPT SHALL NOT BE INSTALLED WITHIN 30" OF TUB/SHOWER SPACE.
  - ELECTRICAL WALL PLATES SHALL NOT BE INSTALLED WITHIN 6" OF A RANGE OR COOKTOP.
  - ROOM TITLES INCLUDING (#) INDICATES SQUARE FOOTAGE HAS BEEN COMBINED FOR GLAZING/VENTING REQUIREMENTS.
  - THE MAXIMUM TRAVEL DISTANCE FROM ANY BEDROOM DOORWAY TO AN ENTRY DOOR IS 22.1 LF.
  - FLAT CEILING THROUGHOUT.
  - PERIMETER PIERING REQUIRED.

THIS FLOOR PLAN AND ATTACHED OPTION DETAILS (IF APPLICABLE) IS DESIGNED TO MEET THE FOLLOWING STRUCTURAL REQUIREMENTS:  
WIND ZONE(S) 1 ROOF LOAD(S) 30 LBS.

PFS certifies this document is current as of 02/19/2026



L E G E N D

- T TEE
- L 90° ELL
- 1/2" PIPING
- 3/4" PIPING
- 1" PIPING

30" COLDOWN LENGTH FOR ENTIRE SYSTEM

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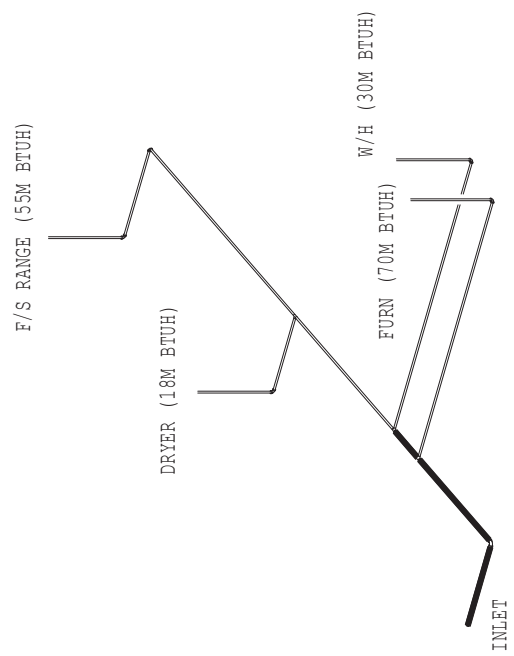
DRAWING TITLE  
PLUMBING GAS  
OPTIONS

DRAWN BY: AIVAR K.

DATE: 02/06/24

SHT  
REV  
PLGO.1  
A

23RM28483R



L E G E N D

STANDARD FOOTING

NOTES:  
 1. THIS DRAWING IS DESIGNED FOR THE STANDARD WIND ZONE AND IS TO BE USED IN CONJUNCTION WITH THE INSTALLATION MANUAL AND ITS SUPPLEMENTS.  
 2. FOOTINGS ARE SHOWN FOR EXAMPLE ONLY. QUANTITY AND SPACING MAY VARY BASED ON PAD TYPE, SOIL CONDITION, ETC.

3. FOOTING PADS & PIERS ARE REQUIRED AT SUPPORT POSTS. SEE INSTALLATION MANUAL FOR REQUIREMENTS.

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PRODUCT NAME  
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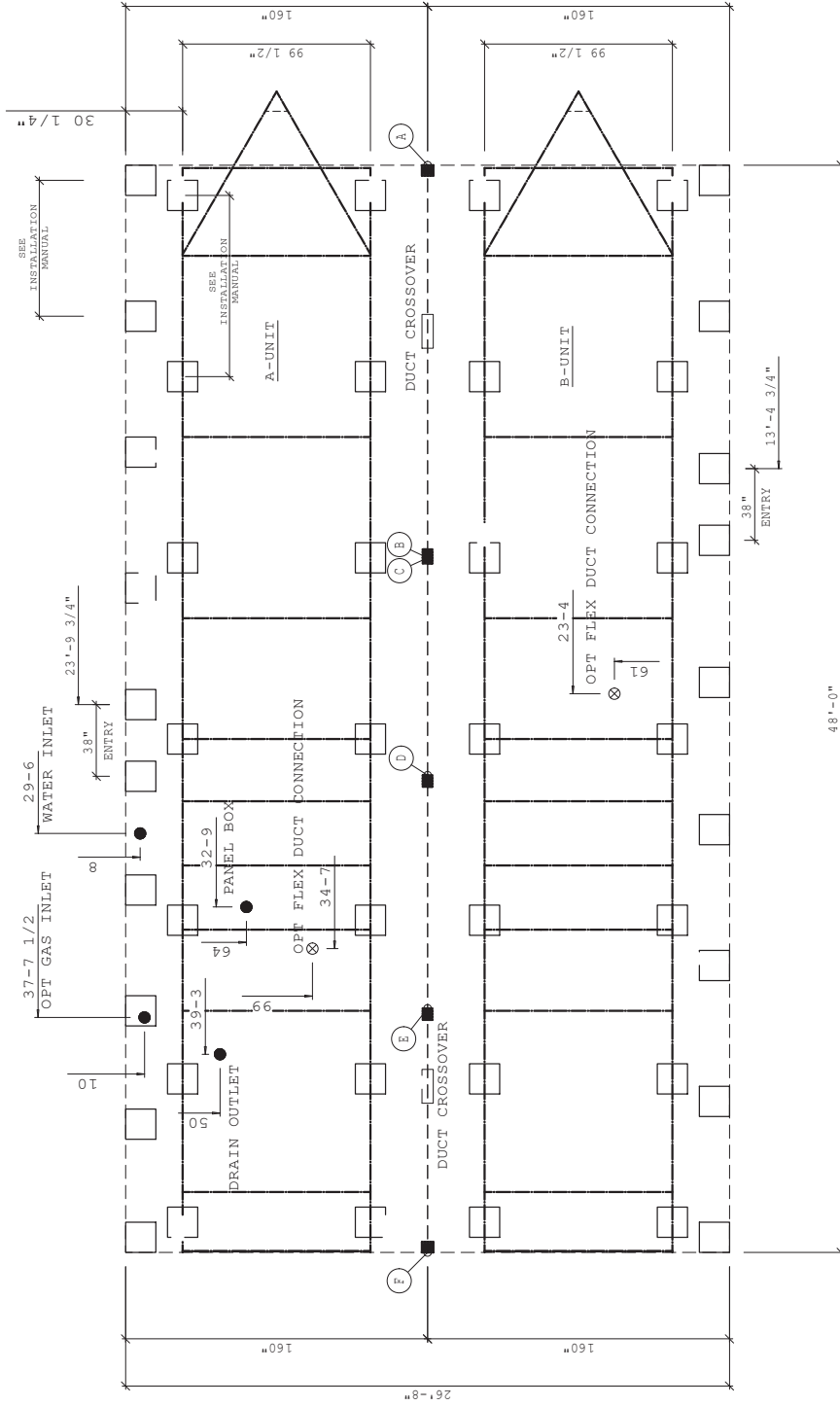
DRAWING TITLE  
PIER LAYOUT  
30# ROOF LOAD

DRAWN BY:  
AIVAR K.

DATE:  
02/06/24

SHT  
REV  
SP. 1.E.1 A

23RM28483R



POST DATA		LIVE LOAD: 30 LBS.	
LABEL	LOCATION	UNIT	PIER LOAD*
A	A	A	5200
A	B	A	6700
B	A	B	6700
B	B	B	6700
C	A	A	5800
C	B	B	5800
D	A	A	5800
D	B	B	5800
E	A	A	6400
E	B	B	6400
F	A	A	2900
F	B	B	2900

\* EMPTY PIER LOAD IS COMBINED IN NUMBER ABOVE

STRAP DATA	UNIT	STRAP
OVERHANGS (F/R): 12 / 12		
WIND ZONE: 1		
LOCATION	UNIT	STRAP
27'-2.1/4"	A&B	3 x 26 GA
48'-0"	A&B	G-1
	A&B	3 x 26 GA

L E G E N D

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  - FOOTINGS ARE SHOWN FOR EXAMPLE ONLY. QUANTITY AND SPACING MAY VARY BASED ON PAD TYPE, SOIL CONDITION, ETC.
  - NOTCH PERIMETER WALL WHERE NOTED TO ALLOW CHASSIS MAIN BEAM TO PASS THROUGH.
  - FOOTING PADS & PIERS ARE REQUIRED AT SUPPORT POSTS. SEE INSTALLATION MANUAL FOR REQUIREMENTS.

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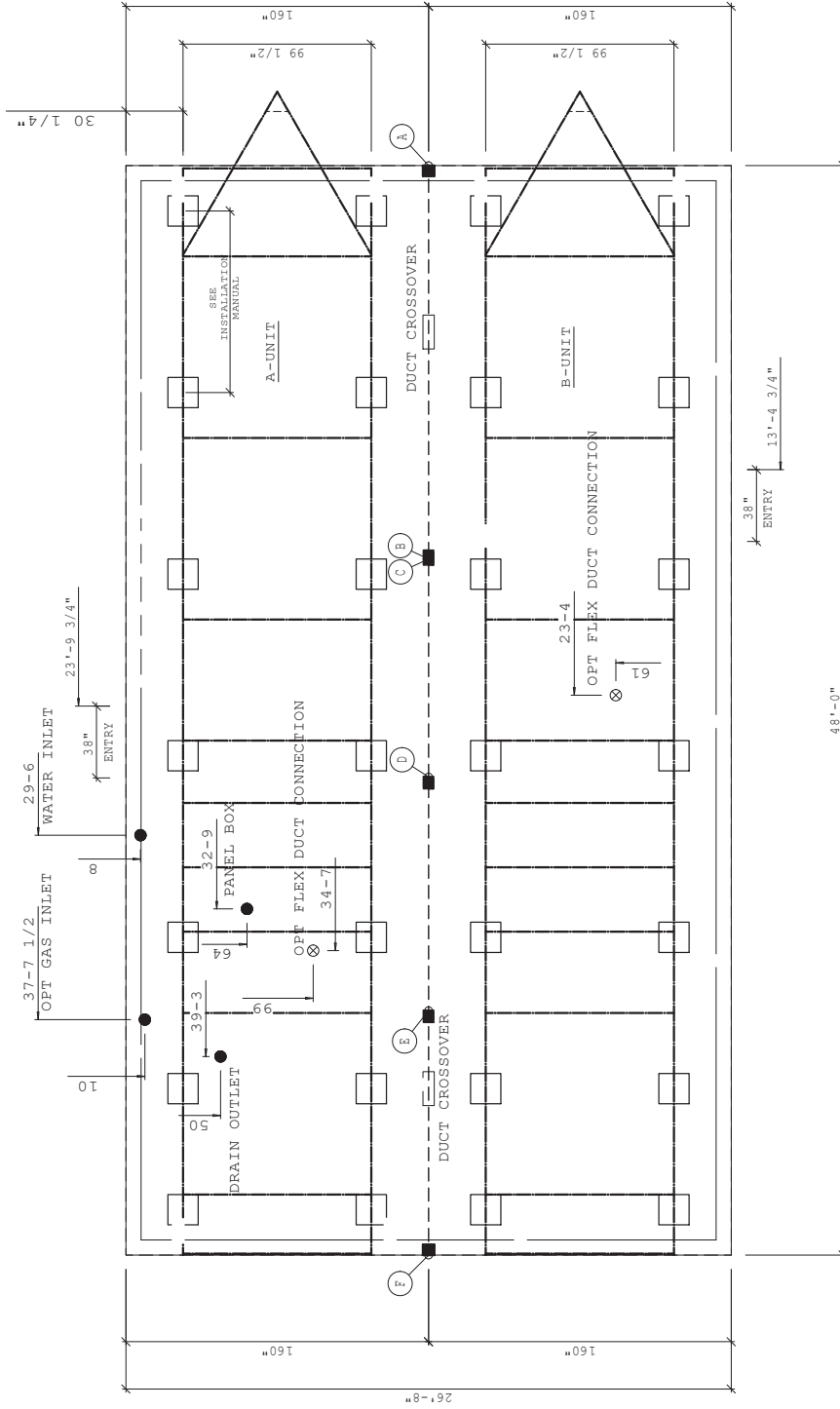
DRAWING TITLE  
PERMANENT FDN  
30# ROOF LOAD

DRAWN BY: AIVAR K.

DATE: 02/06/24

REV  
PPF.1.E.1 A

23RM28483R



POST DATA		
LABEL	LOCATION	UNIT PIER LOAD*
A	A	5200
B	17'-4" A	6700
C	17'-4" A	5800
D	26'-11 1/4" A	6400
E	37'-2 3/4" A	2900
F	48'-0" B	

\* EMPTY PIER LOAD IS COMBINED IN NUMBER ABOVE

STRAP DATA	
OVERHANGS (F/R):	12 / 12
WIND ZONE:	1
LOCATION	UNIT STRAP
	A&B 3 x 26 ga
	G 1
	48'-0" A&B 13 x 26 ga

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PRODUCT NAME

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MODEL NO.

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DRAWING TITLE

EXTERIOR  
ELEVATIONS

DRAWN BY:

AIVAR K.

DATE:

02/06/24

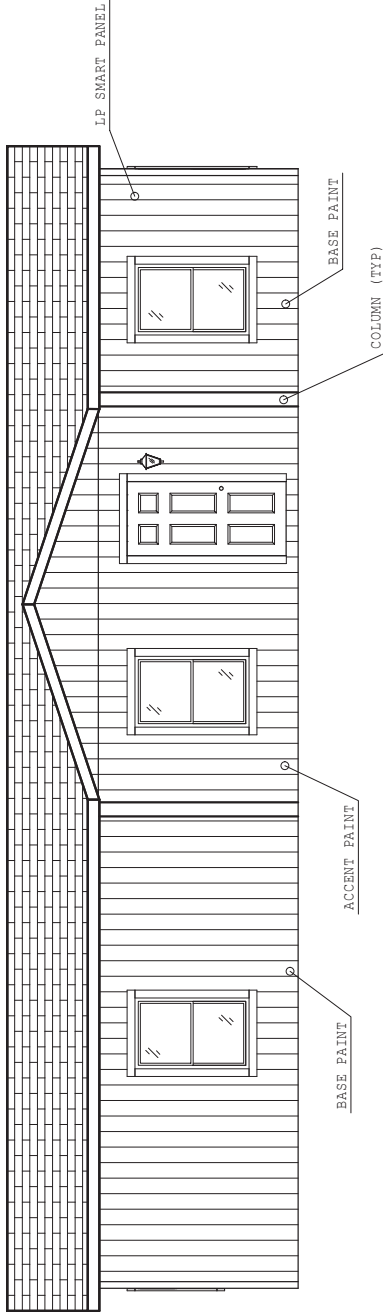
SHT

REV

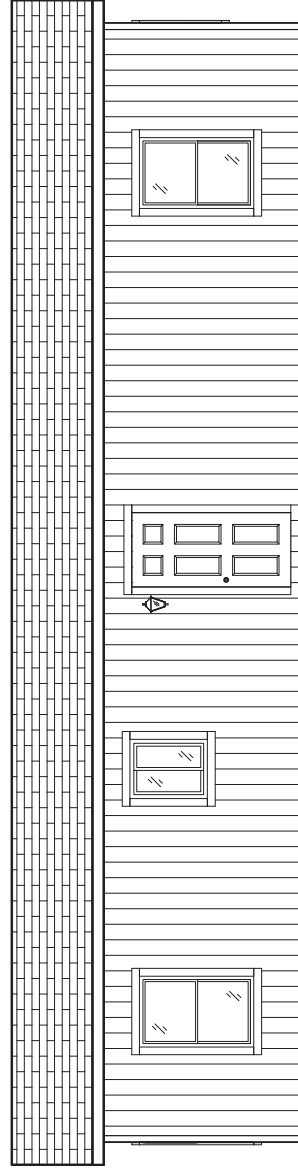
EE.1

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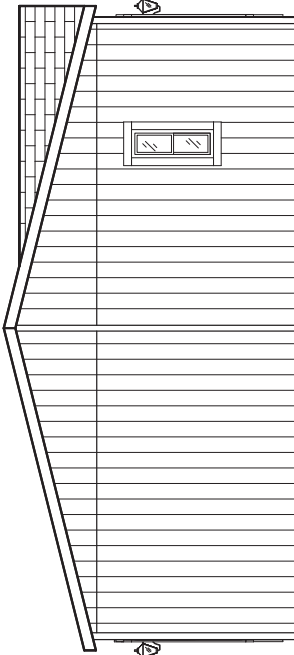
FRONT



BACK



REAR



FRONT

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MODEL NO.  
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DRAWING TITLE  
EXTERIOR  
ELEVATIONS

DRAWN BY: AIVAR K.

DATE: 02/06/24

SHT	REV
EE.2	A

23RM28483R

