

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: 295 W 6th Ave. W			
Project Description: New 533 S.F. manufactured home			
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): Corner od W 6th Ave. W & Chocolate Drive			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor'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).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Jorge G. Anavisca-Lorenzo		Name: Brian Murphy Construction and Development, Inc.	
Address:		Address:	
Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person: Jorge G. Anavisca-Lorenzo		Contact Person: Brian Murphy	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name:	
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.)

New F. manufactured home on 0.35 acre lot with existing 1,136 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 533 S.F. manufactured 2026 13'4" x 40' 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?

☐ 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?

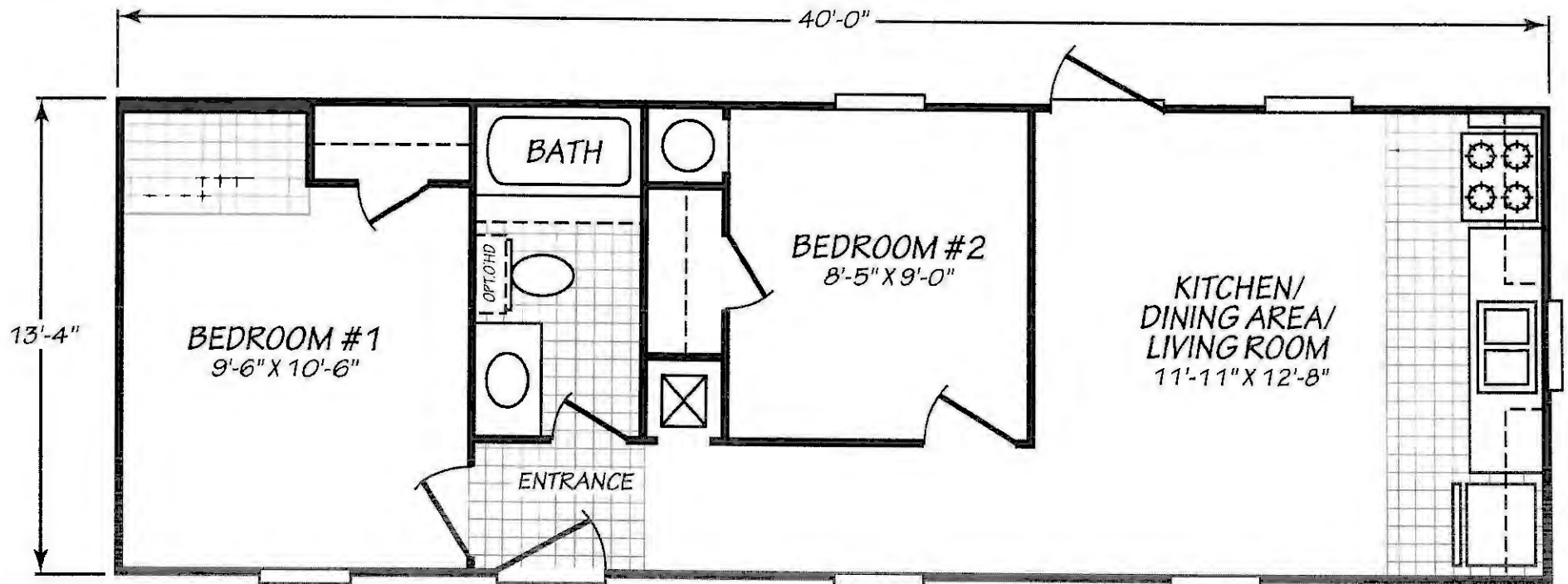
☐ Yes	☒ No	If yes, please attach a copy.
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11. Only one accessory dwelling unit, whether attached or detached, is allowed per parcel. Is there a guest apartment, mother-in-law unit, next-gen addition with kitchen or any other type of secondary dwelling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

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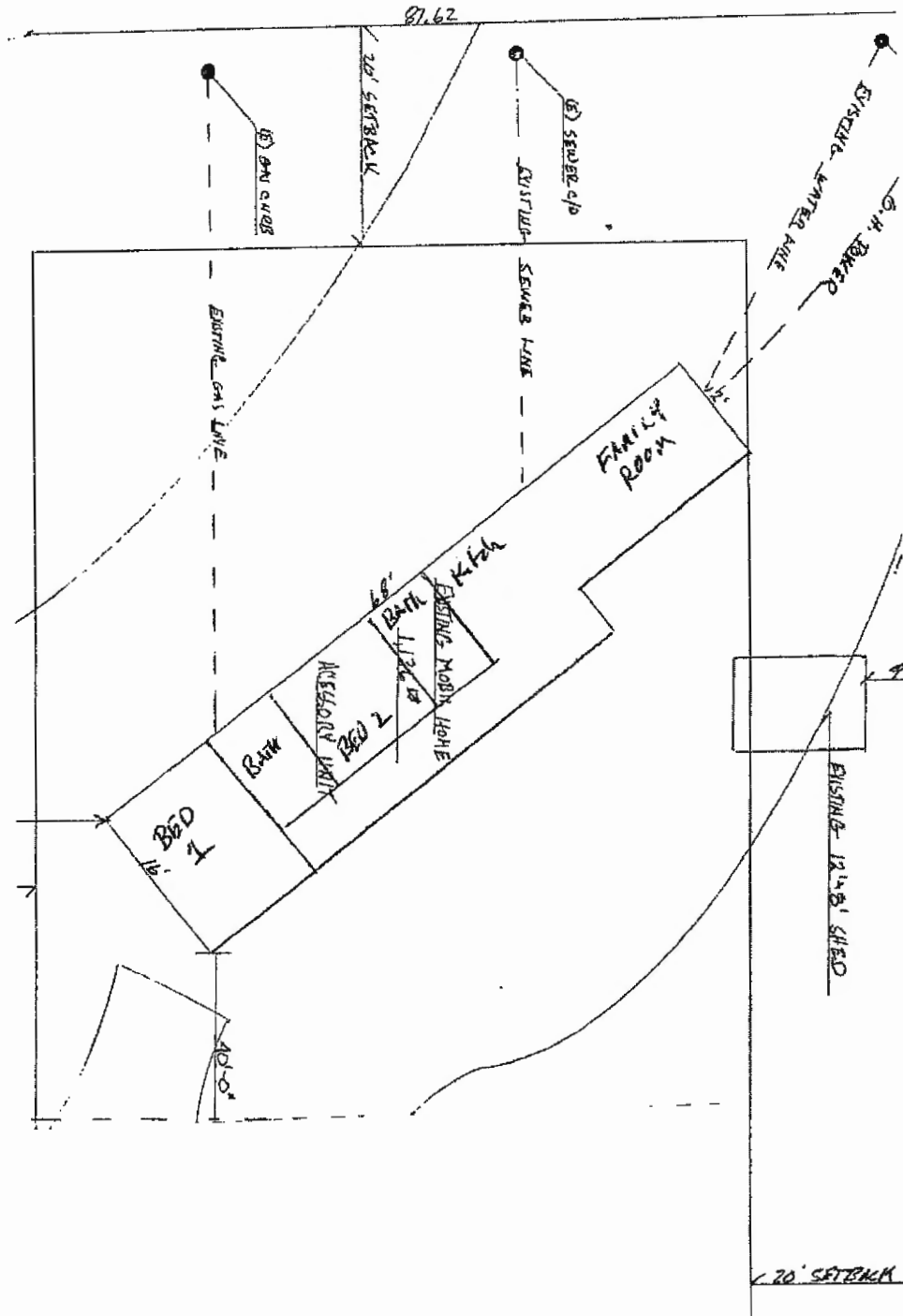
12. List who the service providers are for the main dwelling and accessory dwelling:

	Main Dwelling	Accessory Dwelling
Sewer Service	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





Artist Rendering



25'-0"

40'-0"

