

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: Marino Residence, Guest House & RV Garage			
Project Description: New residence, guest house and detached RV garage			
Project Address: 6410 Legend Vista Drive			
Project Area (acres or square feet): house & garage 4,600 sq.ft, guest house 446, detached garage 1,067			
Project Location (with point of reference to major cross streets AND area locator): 6410 Legend Vista off of Timberline/Mt Rose Hwy			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
049 751 05	2.472		
Section(s)/Township/Range:			
Indicate any previous Washoe County approvals associated with this application:			
Case No.(s). n/a			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Marino Family Trust		Name: Dan Rentsch	
Address: 751 Tyner Way		Address: 2321 Main Street	
Incline Village, NV Zip: 89451		Santa Monica, CA Zip: 90405	
Phone: 410 215-1203 Fax:		Phone: 310 849-4211 Fax:	
Email:		Email: dan@belzbergarchitects.com	
Cell: Other:		Cell: 310 849-4211 Other:	
Contact Person: Wayne Marino		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name: BILL RENTSCH CONSTRUCTION CO INC		Name: Daron Lynch	
Address: 1435 Willomonte Road		Address:	
Reno, NV Zip: 89521		Zip:	
Phone: 775 560-5198 Fax: 775 849-317		Phone: Fax:	
Email: bcrentsch@gmail.com		Email: daronlynch@gmail.com	
Cell: Other:		Cell: 775 742-0724 Other:	
Contact Person: Bill Rentsch		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 for a Detached Accessory Dwelling Supplemental Information

(All required information may be separately attached)

This application is for proposals to establish a Detached Accessory Dwelling unit in the Low Density Rural, Medium Density Rural, High Density Rural, and Low Density Suburban regulatory zones. Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to the administrative review permit process for Detached Accessory Dwellings may be found in Article 306, Accessory Uses and Structures, Section 25(i). A Detached Accessory Dwelling is also referred to as a "secondary dwelling" in this application. The "main dwelling" is the original or larger dwelling on the property.

1. What is the size (square footage) of the main dwelling unit or proposed main dwelling unit (exclude size of garage)?

Main dwelling is 3,984 sq. ft.

2. What is the size of the detached accessory dwelling unit or proposed detached accessory dwelling unit (exclude size of garage)?

446 sq. ft.

3. How are you planning to integrate both the main dwelling and secondary dwelling to provide architectural compatibility and a sense of project integration of the two structures?

See architectural plans dated June 28, 2017

4. How are you planning to provide water and wastewater disposal (sewer or septic) to the secondary dwelling unit?

City water and city sewer

5. What additional roadway, driveway, or access improvements are you planning?

No additional roadway or driveway or access improvements are required.

6. A parking space is required. How are you providing the additional parking?

Driveway will accomodate any guest house vehicle parking.

7. When do you plan to complete construction of the secondary dwelling and obtain a certificate of occupancy?

We would like to start and complete this secondary dwelling while constructing the main dwelling and RV garage.

8. What will you do to minimize any potential negative impacts (e.g. increased lighting, obstruction of views, removal of existing vegetation, etc.) your project may have on adjacent properties?

We will take every precaution not to disturb existing vegetation. This secondary dwelling will not require any increased lighting or obstruct any views.

2

9. Is the subject property part of an active Home Owners Association (HOA) or Architectural Control Committee? If yes, please include the name and contact information for the applicable board.

Yes. The Association is Legend Trails Homeowners Association. Please see attached approval letter. Joe Lopez, Nevada Certified Community Manager, Agent for Legend Trails Homeowners Association. 775 334-7445. This project was approved on June 23, 2017.

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.

11. Only one accessory dwelling unit, whether attached or detached, is allowed per parcel. Please verify that an accessory dwelling (i.e. secondary dwelling) currently does not exist on the subject property.

There will be no other accessory dwelling unit on this property.

12. List the age and size of the unit if you plan to utilize a manufactured or modular home as the secondary dwelling. (Note: manufactured or modular homes must be permanently affixed and converted to real property.)

N/A

13. List who the service provider will be for the following utilities:

a. Sewer Service	Truckee Meadows
b. Electrical Service	NV Energy
c. Solid Waste Disposal Service	Truckee Meadows or Washoe County
d. Water Service	Truckee Meadows Water

Property Owner Affidavit

Applicant Name: Karen P Marino

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA)
COUNTY OF WASHOE)

Karen P Marino
(please print name)

being duly sworn, depose and say that I am the owner of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 09470105

Printed Name Karen P Marino

Signed Karen P. Marino

Address 216 1/2 Ave Way

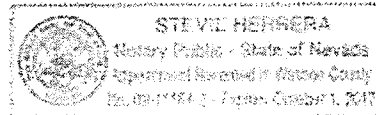
Notary Swearing in 2004 at N.

Subscribed and sworn to before me this 18 day of AUGUST, 2017

(Notary Stamp)

[Signature]
Notary Public in and for said county and state

My commission expires: 10/01/17



*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

Property Owner Affidavit

Applicant Name: Wayne A Marino

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA)
COUNTY OF WASHOE)

I, Wayne A Marino
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 02475 000

Printed Name Wayne A Marino

Signed [Signature]

Address (if home stay) _____

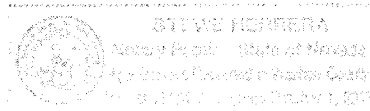
Mean dwelling is 2004 sq. ft. _____

Subscribed and sworn to before me this 12 day of AUGUST, 2007

(Notary Stamp)

[Signature]
Notary Public in and for said county and state

My commission expires: 10/31/07



*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

LEGEND TRAILS HOMEOWNERS ASSOCIATION

Professionally Managed by:

Associa Sierra North

An Associa Member Company

10509 Professional Cr. Ste. 200 Reno, NV 89521

Phone: (775) 626-7333; Fax: (775) 626-7374; ltaservice@associasn.com; Website: www.associasn.com

June 23, 2017

Wayne & Karen Marino
751 Tyner Way
Incline Village, NV 89451

Re: New Home Construction Application Lot 21
6410 Legend Vista, Reno, NV 89511
Letter of Conditional Approval

Dear Valued Homeowner(s):

Thank you for meeting with the Legend Trails Design Review Committee ("DRC") on June 21, 2017. As a result of the meeting, the DRC has approved your application for construction of your home and landscape plans.

NOTE: Please note that for the purpose of this letter, the date of this communication shall serve as the formal date of approval as referenced below.

Construction Deposit

Please submit your **\$5,000 (refundable) Construction Deposit** within 30 days of this notice, or prior to construction start (whichever date is sooner). Check must be made payable to "Legend Trails Homeowners Association". Once construction is completed, you will need to notify the Association and the DRC and a project review will be completed by the DRC prior to release of the funds. This letter of conditional approval is subject to the receipt of the deposit by the timeline set forth above.

Proceeding with Work

As provided under the CC&Rs, Section 8.9, it states as follows:

"Upon receipt of approval from the Committee pursuant to Section 8.6, the Owner shall, as soon as practicable, satisfy all conditions thereof and diligently proceed with the commencement and

Proceeding with Work - Continued

completion of all construction, reconstruction, refinishing, alterations, and excavations pursuant to the approval. Construction of the approved Improvements shall commence, in all cases, **within one year from the date of such approval**. If the Owner shall fail to comply with this Section, any approval given pursuant to Section 8.6 shall be deemed revoked unless the Committee, upon written request of the Owner made prior to the expiration of the one year period, extends the time for such commencement. No such extension shall be granted except upon a finding by the Committee that there has been no change in the circumstances upon which the original approval was granted.”

Failure to Complete Work

As provided under the CC&Rs, Section 8.10, it states as follows:

“The Owner shall in any event complete the construction, reconstruction, refinishing, or alternation of any such Improvement **within one year after commencing construction thereof**, except and for so long as such completion is rendered impossible or would result in great hardship to the Owner due to strikes, fires, national emergencies, natural calamities, or other supervening forces beyond the control of the Owner or his agents.”

Waiver

As provided under the CC&Rs, Section 8.11, it states as follows:

“The approval by the Committee of any plans, drawings, or specifications for any work done or proposed or for any other matter requiring the approval of the Committee under the Declaration or Supplemental Declaration shall not be deemed to constitute a waiver of any right to withhold approval of any similar plan, drawing, specification, or matter subsequently submitted for approval.”

SPEED LIMIT

As the Owner, you are responsible for the actions of your construction workers while on property. It is imperative that you ensure your sub-contractors or employees working on your project adhere to the posted speed limits in the community for the safety all residents and workers while on property.

Liability

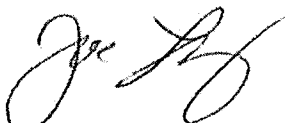
As provided under the CC&Rs, Section 8.12, it states as follows:

“Provided that the Committee or a particular member of the Committee has acted in good faith on the basis of the information as may be possessed by the Committee or the member, as the case may be, then neither the Committee nor any member thereof shall be liable to the Association, to any Owner, or any other person for any damage, loss, or prejudice suffered or claimed on account of: (a) the approval or disapproval of any plans, drawings, and specifications, whether or not defective, with respect to the construction or performance of any work, whether or not such performance complied with approved plans, drawings, and specifications; (c) the development of any property subject to this Declaration. Without limiting the generality of the foregoing, the Committee and any member thereof may, but is not required to, consult with or hear the views of the Association or any Owner with respect to any plans, drawings, specifications, or any other proposal submitted to the Committee.”

Please note that any changes to the plans or materials outside of what has been approved by the DRC will require prior approval from the DRC. At the end of project construction it is found that the alternate materials were used, other than what was pre-approved by the DRC or design changes were made, outside of what was approved by the DRC per the plans provided, will constitute this conditional approval being void and the Association will have the power to exert its rights under the CC&Rs to remedy the non-compliance by any such means as permissible by law.

Please ensure to communicate with the Association on any changes that may arise during the construction process which may impact these matters as outlined above.

Sincerely,

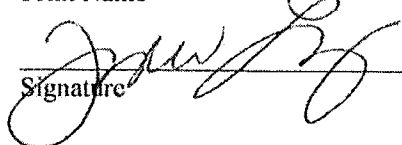


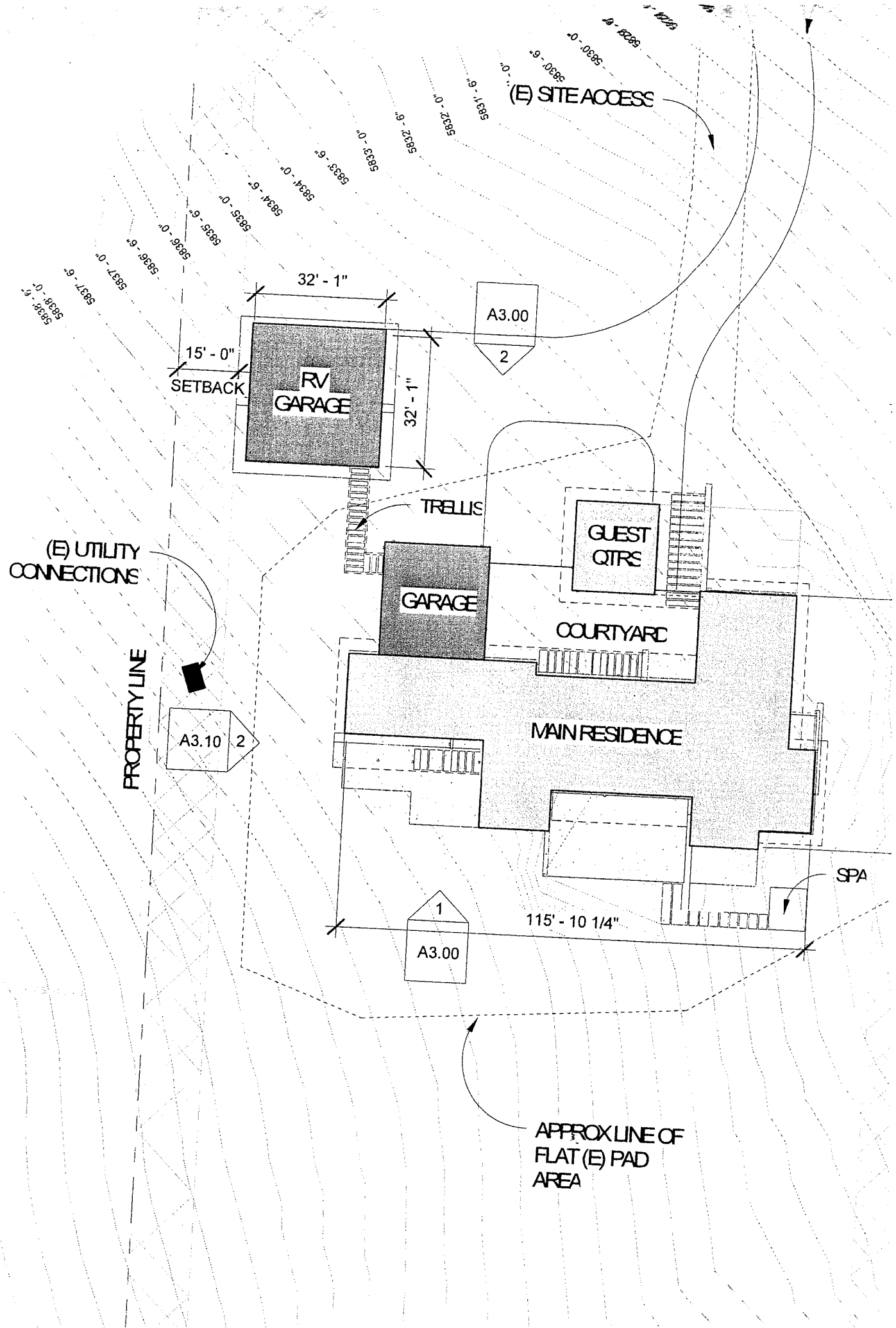
Joe Lopez
Nevada Certified Community Manager
Agent for Legend Trails Homeowners Association
Associa Sierra North – An Associa® Company
10509 Professional Circle, Suite 200, Reno, NV 89521
Direct Line: 775-334-7445
Office: 775-626-7333
Fax: 775-626-7424

Legend Trails Design Review Committee Authorization

JOSEPH W. LOPEZ FOR DRC
Print Name

6-23-17
Date


Signature



(E) UTILITY CONNECTIONS

PROPERTY LINE

(E) SITE ACCESS

15'-0"
SETBACK

32'-1"

32'-1"

A3.00
2

TRELLIS

GARAGE

GUEST QTRS

COURTYARD

MAIN RESIDENCE

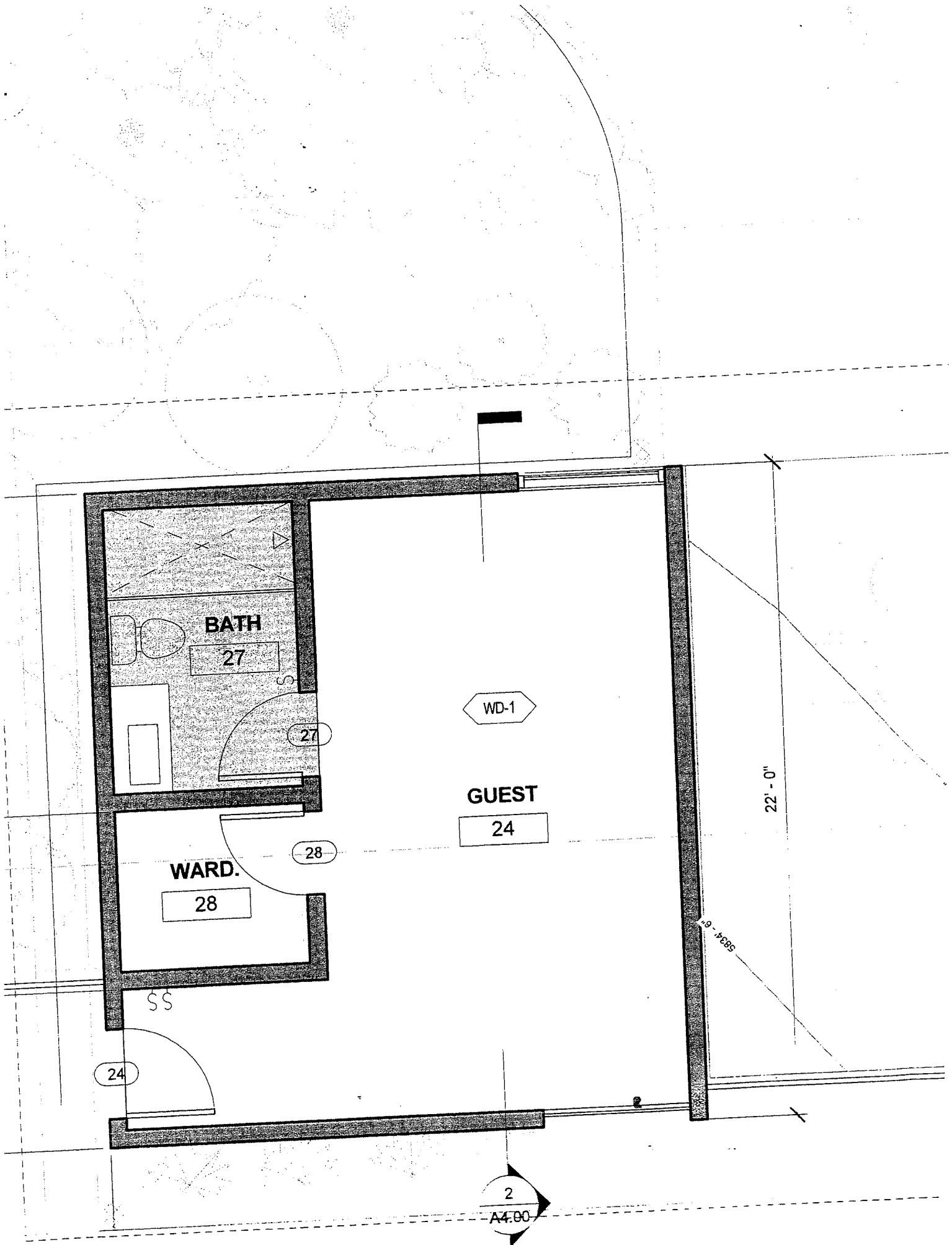
SPA

A3.10
2

A3.00
1

115'-10 1/4"

APPROX LINE OF
FLAT (E) PAD
AREA



4

5

16' - 3 3/4"

