

WDADAR17-0002

**Washoe County Development Application**

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: ACCESSORY DWELLING - 100 LEWERS CREEK WASHOE VALLEY			
Project Description: 1100 SQ' ACCESSORY DWELLING FOR 100 LEWERS CREEK RD WASHOE VALLEY, NV 89704			
Project Address: 100 LEWERS CREEK RD WASHOE VALLEY NV			
Project Area (acres or square feet): HOUSE TRAIL = 16.01 A			
Project Location (with point of reference to major cross streets AND area locator): WASHOE VALLEY OFF LEWERS CREEK OFF OLD 395			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
<del>55-140-15</del>	14.92		
55-150-39			
Section(s)/Township/Range:			
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
<b>Applicant Information (attach additional sheets if necessary)</b>			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: GARY LACK		Name: _____	
Address: 100 LEWERS CREEK RD WASHOE VALLEY, NV Zip: 89704		Address: _____ Zip: _____	
Phone: 775-742-5915 Fax: _____		Phone: _____ Fax: _____	
Email: LACKCONSTRUCTION@GMAIL.COM		Email: _____	
Cell: SAME Other: _____		Cell: _____ Other: _____	
Contact Person: GARY		Contact Person: _____	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: SAME		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 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)?

2216 #
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2. What is the size of the detached accessory dwelling unit or proposed detached accessory dwelling unit (exclude size of garage)?

1105 #
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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?

RANCH STYLE - SIMILAR SIDING / ROOFING / COLOR
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4. How are you planning to provide water and wastewater disposal (sewer or septic) to the secondary dwelling unit?

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

NONE NECESSARY

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

OUTSIDE GARAGE

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

WITHIN 60 DAYS OF OBTAINING PERMIT

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?

MINIMAL LIGHTING - LOCATION IS WELL DISTANT ON PROPERTY  
THAT WILL ACCOMMODATE SEPTIC - WELL PAVED - MINIMAL YARD

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.

N/A

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.

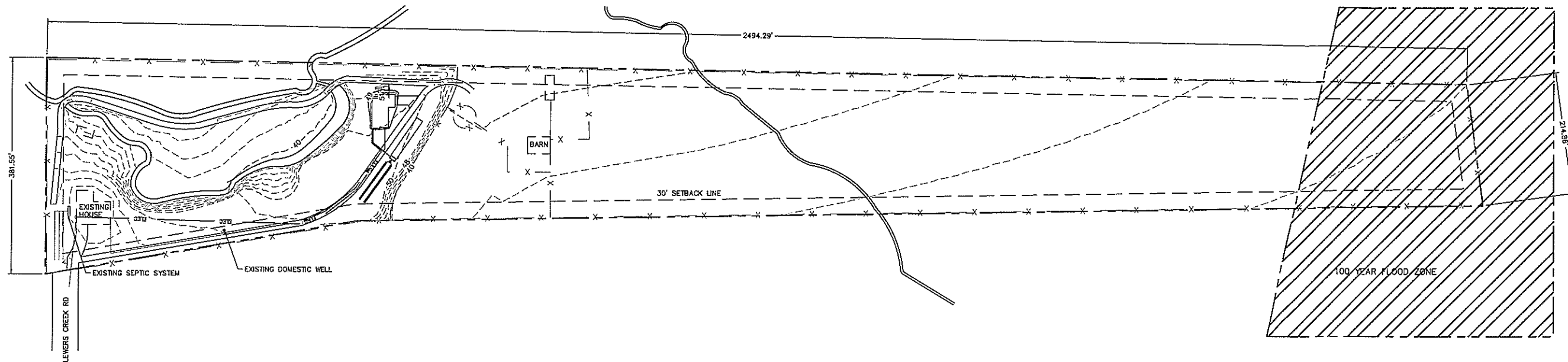
NONE OTHER EXIST

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.)

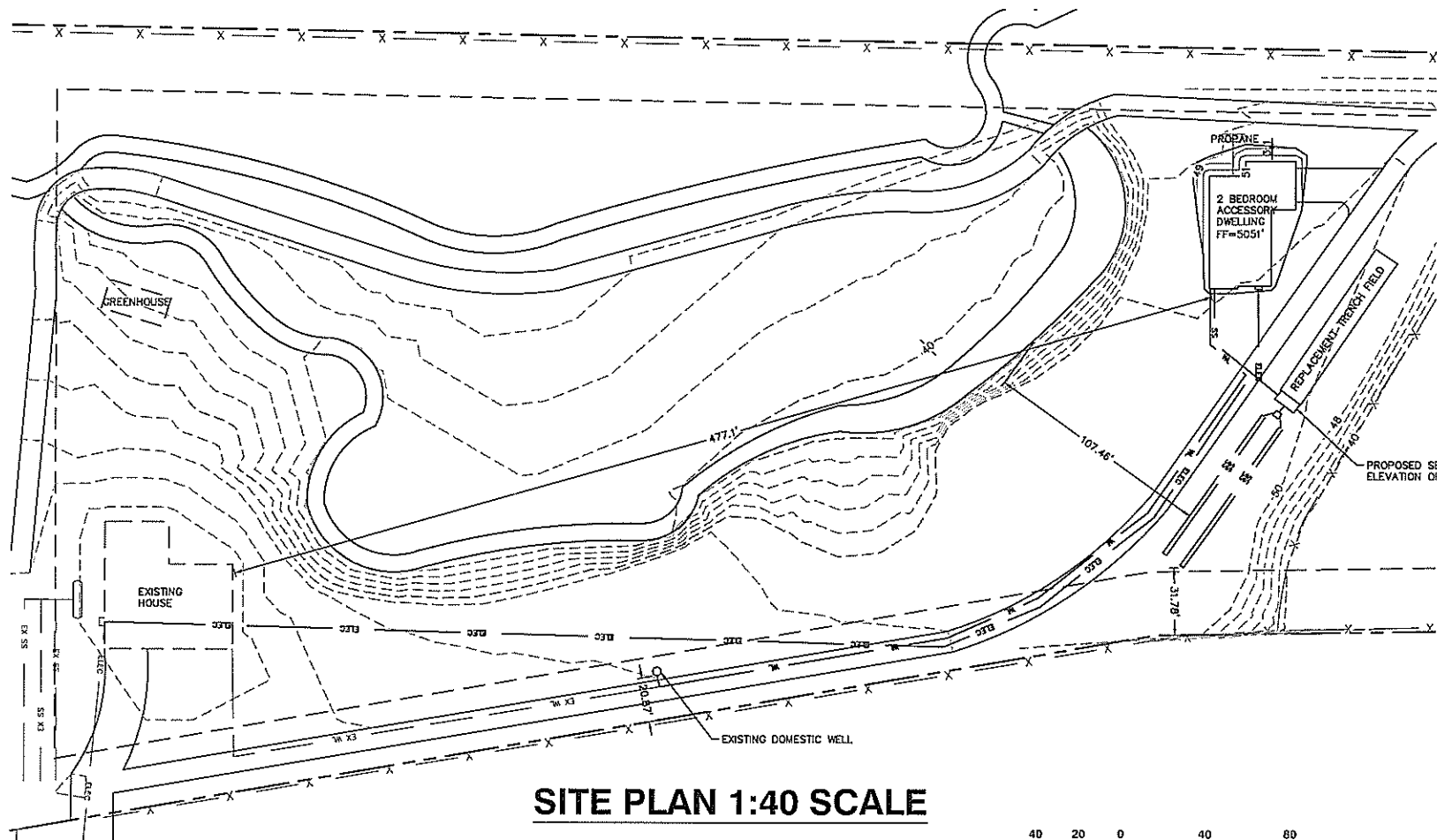
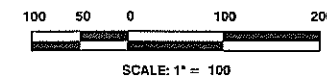
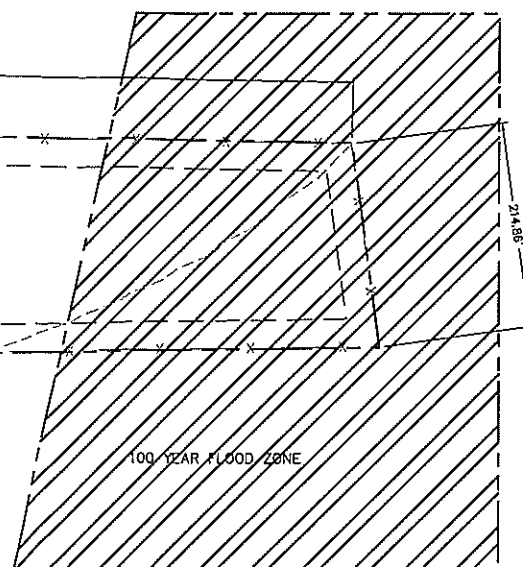
N/A

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

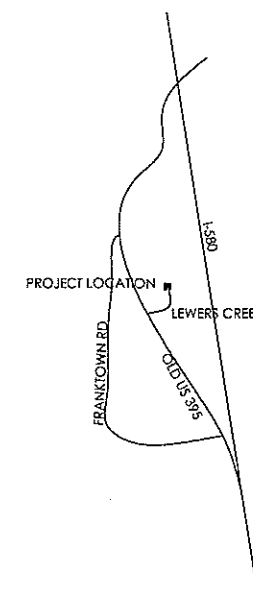
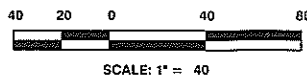
a. Sewer Service	SEPTIC
b. Electrical Service	NV ENERGY
c. Solid Waste Disposal Service	WASTE MANAGEMENT
d. Water Service	WELL



**SITE PLAN**



**SITE PLAN 1:40 SCALE**



**VICINITY**

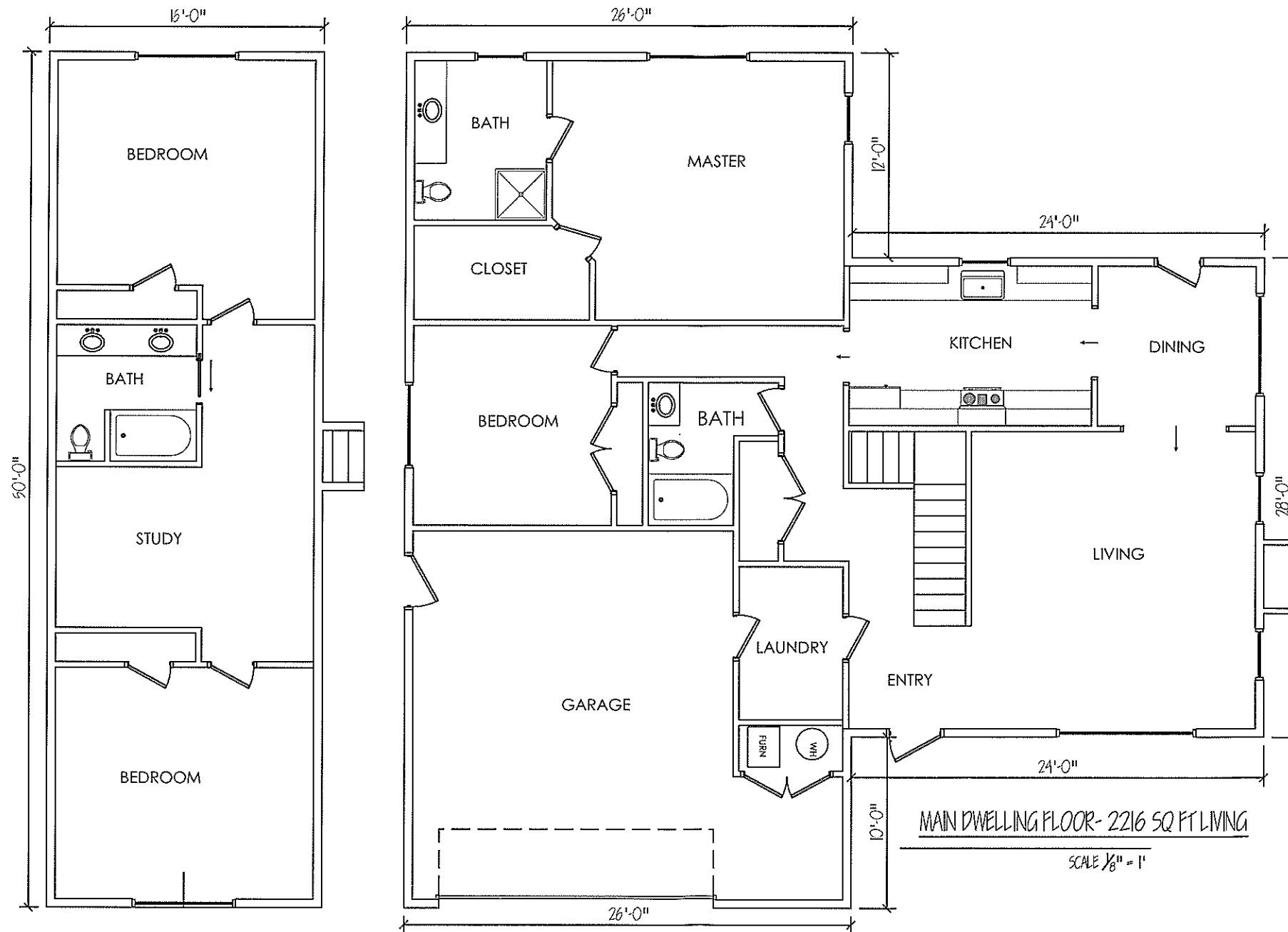
- GENERAL NOTES:**
1. NO STORM SEWER, SANITARY SEWER, OR PUBLIC WATER AVAILABLE WITHIN 400' OF THE PROPERTY
  2. NO PRIVATE WELLS OR SEPTIC SYSTEMS WITHIN 100' OF PROPOSED SEPTIC SITE
  3. NO FIRE HYDRANTS WITHIN 200' OF PROPERTY
  4. NO UTILITY OR ACCESS EASEMENTS ON PROPERTY

**Gary Laack Construction, Inc.**  
 100 Lewers Creek Rd - Washoe Valley, nv. 89704  
 (775) 742-5915 nevada license no. 20029a  
 laackconstruction@gmail.com  
 Lic. limit 3,000,000

**PROJECT: Gary and Kerrie Laack**  
 100 Lewers Creek Rd  
 Washoe Valley, NV 89704  
 APN: 55-140-15

DATE: 02/23/17  
 REVISED: 02/23/17  
 DRAWN BY: G LAACK  
 CHECKED BY: GL  
 SHEET TOTAL: 11  
 JOB NO.: 178

DRAWING: Site  
 SCALE: Per Plan



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 APN: 55-140-15

DATE: 03/22/17  
 REVISED: 03/22/17  
 DRAWN BY: G LAACK  
 CHECKED BY: GL  
 SHEET TOTAL: 2  
 JOB NO.: 178

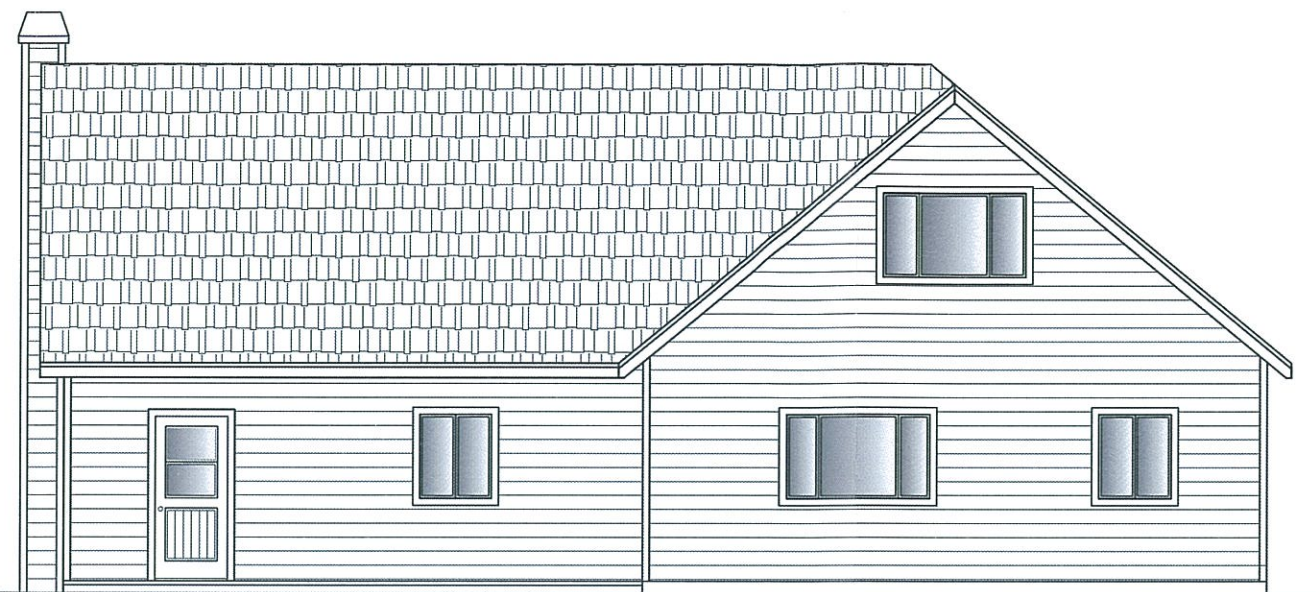
DRAWING: FLR  
 SCALE: Per Plan

A-101



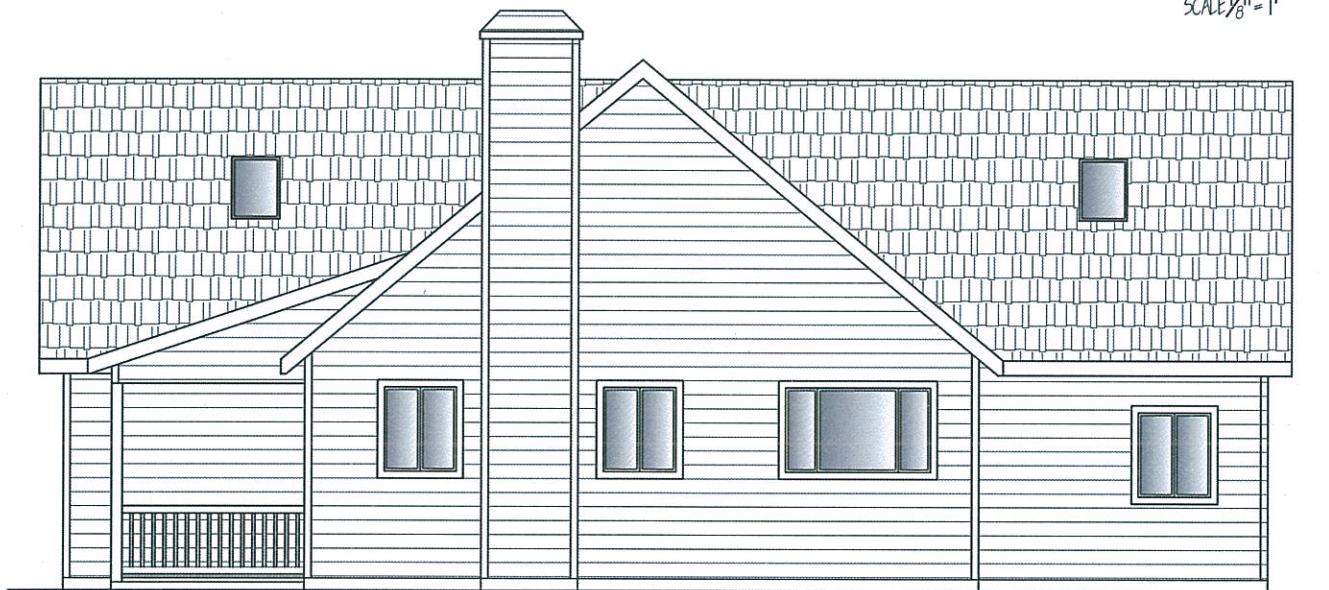
MAIN DWELLING SOUTH ELEV

SCALE 1/8" = 1'



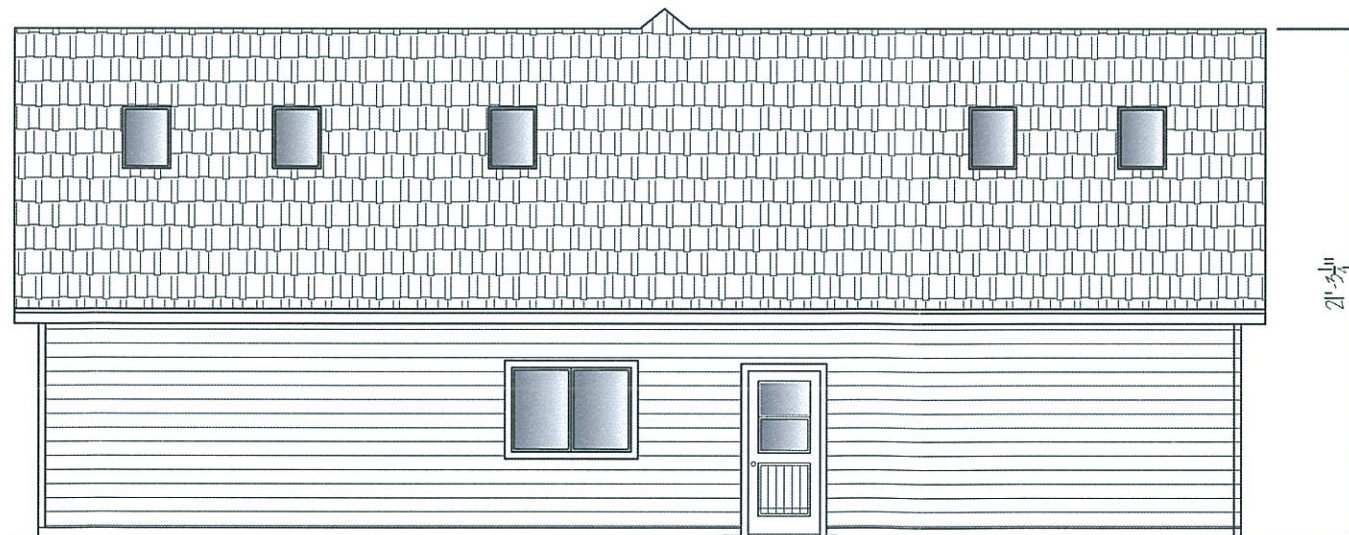
MAIN DWELLING NORTH ELEV

SCALE 1/8" = 1'



MAIN DWELLING EAST ELEV

SCALE 1/8" = 1'



MAIN DWELLING WEST ELEV

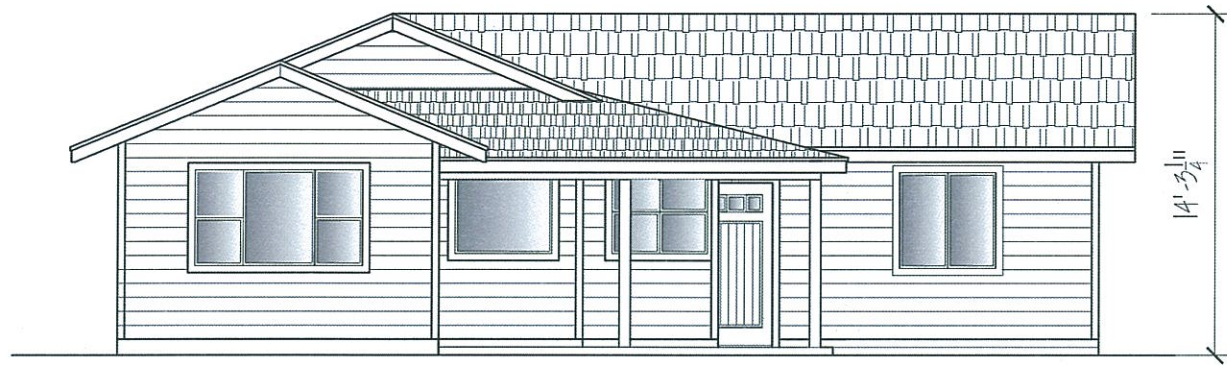
SCALE 1/8" = 1'

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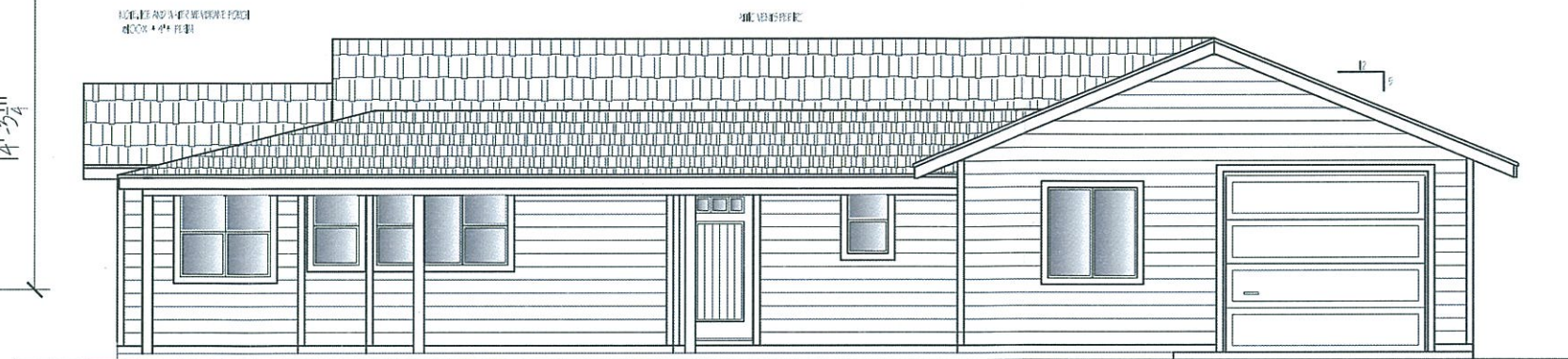
DATE: 02/23/17  
 REVISED: 02/23/17  
 DRAWN BY: G LAACK  
 CHECKED BY: GL  
 SHEET TOTAL: 2  
 JOB NO.: 178

DRAWING: ELEVS  
 SCALE: Per Plan



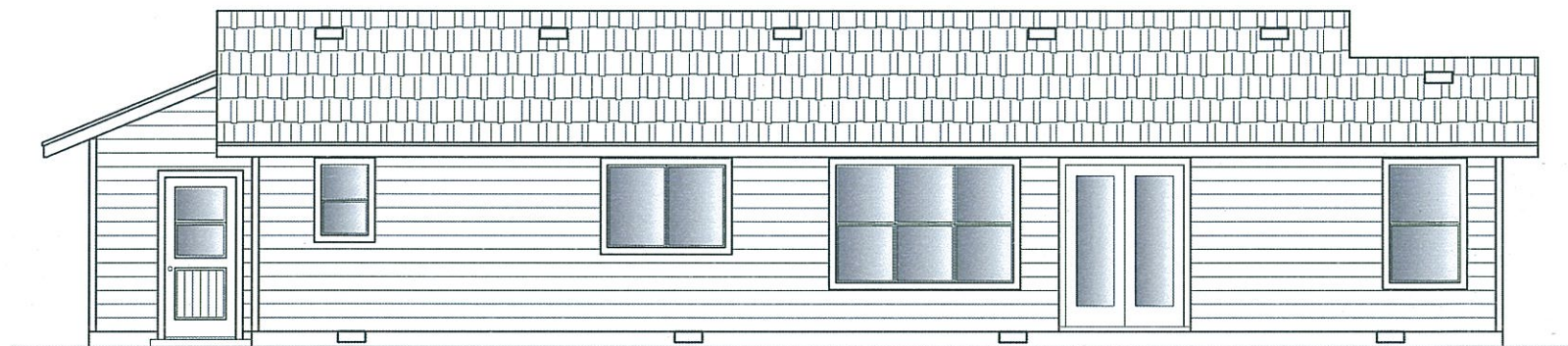
SOUTH ELEVATION

SCALE 1/8" = 1'



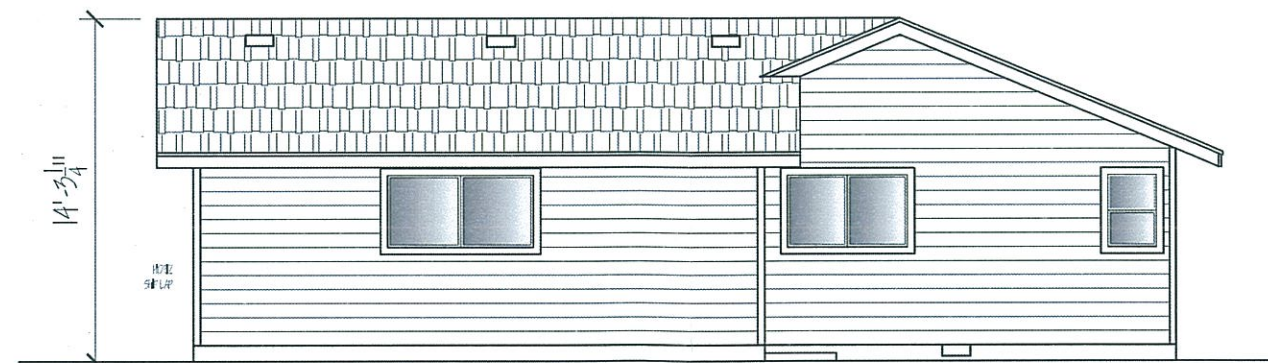
EAST ELEVATION

SCALE 1/8" = 1'



WEST ELEVATION

SCALE 1/8" = 1'



NORTH ELEVATION

SCALE 1/8" = 1'

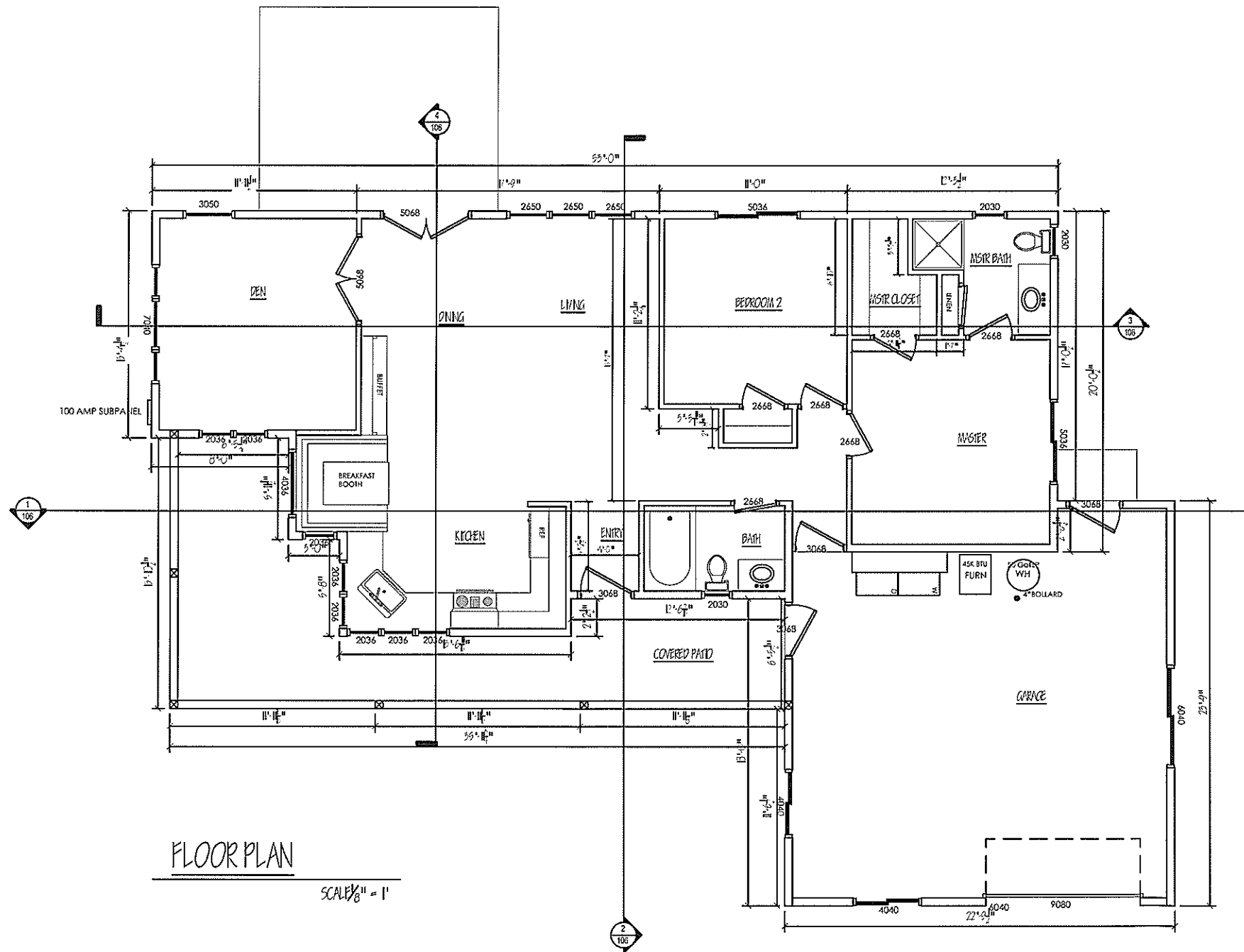
**Gary Laack Construction, Inc.**  
 100 lewers creek rd - washoe valley, nv. 89704  
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 CHECKED BY: GL  
 SHEET TOTAL: 2  
 JOB NO.: 179

DRAWING: ELEVS  
 SCALE: Per Plan





FLOOR PLAN  
SCALE: 1/8" = 1'

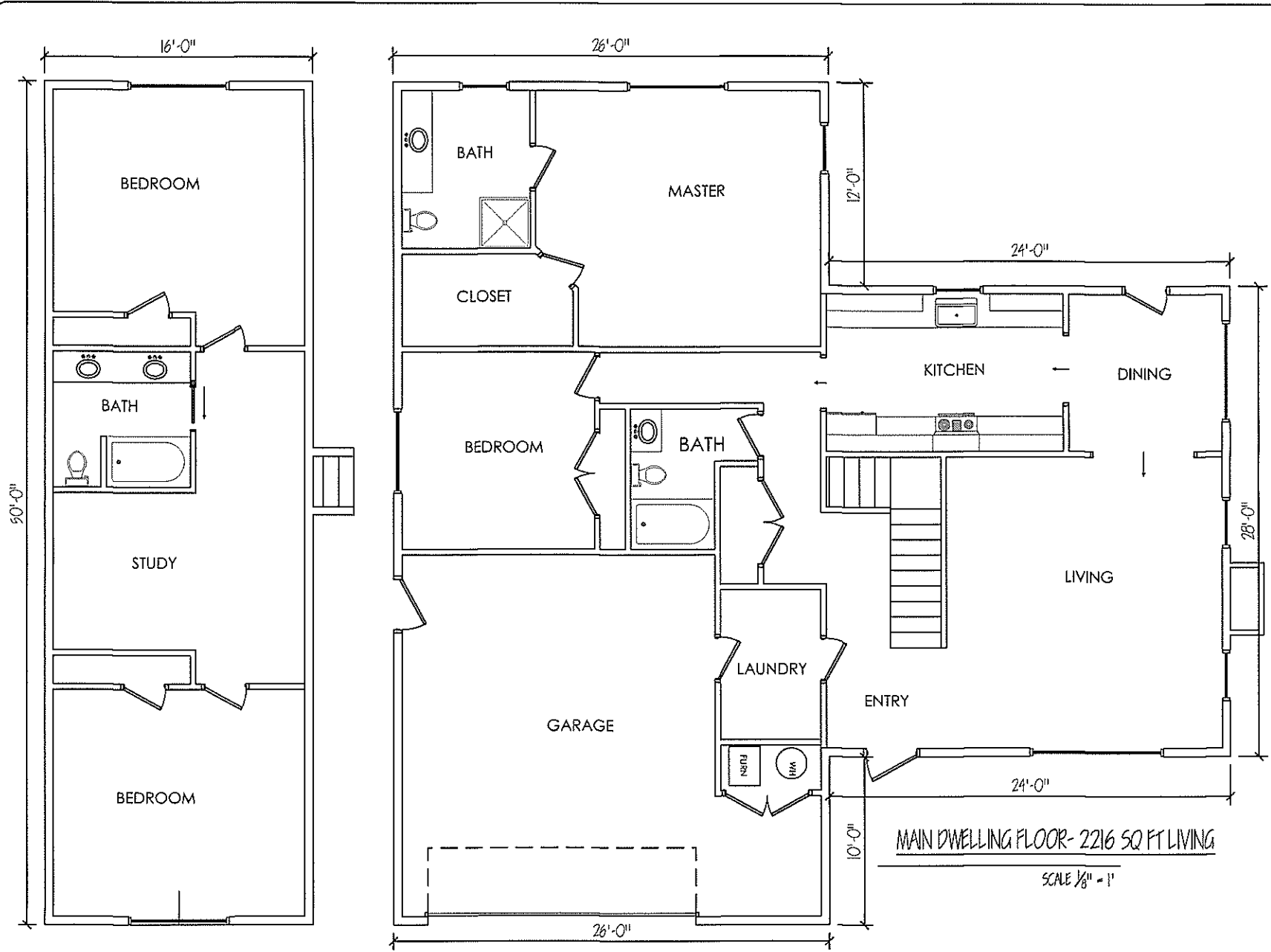
Gary Laack Construction, Inc.  
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Lic. limit 3,000,000

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APN: 55-140-15

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REVISED: 03/22/17  
DRAWN BY: G LAACK  
CHECKED BY: GL  
SHEET TOTAL: 2  
JOB NO.: 179

DRAWING: FLR  
SCALE: Per Plan

A-101



MAIN DWELLING FLOOR- 2216 SQ FT LIVING  
 SCALE 1/8" = 1'

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 Lic. limit 3,000,000

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 100 Lewers Creek Rd  
 Washoe Valley, NV 89704  
 APN: 55-140-15

DATE: 03/22/17  
 REVISED: 03/22/17  
 DRAWN BY: G LAACK  
 CHECKED BY: GL  
 SHEET TOTAL: 3  
 JOB NO.: 111

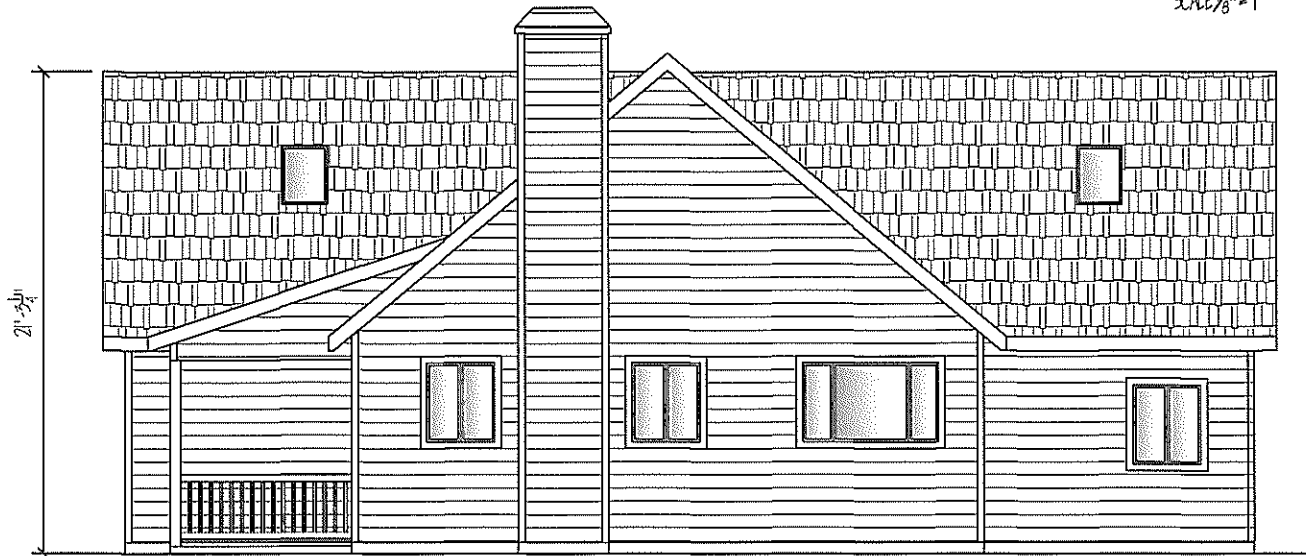
DRAWING: Floor  
 SCALE: PER PLAN

SHEET NO.: **A-101**



MAIN DWELLING SOUTH ELEV

SCALE 1/8" = 1'



MAIN DWELLING EAST ELEV

SCALE 1/8" = 1'

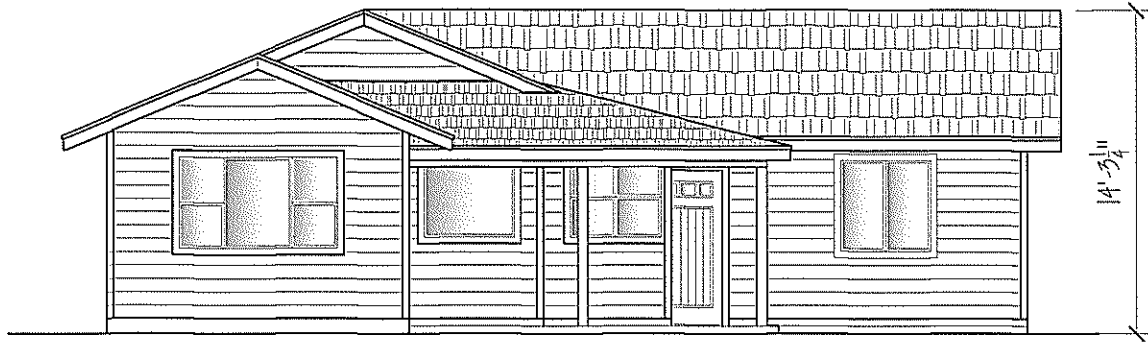
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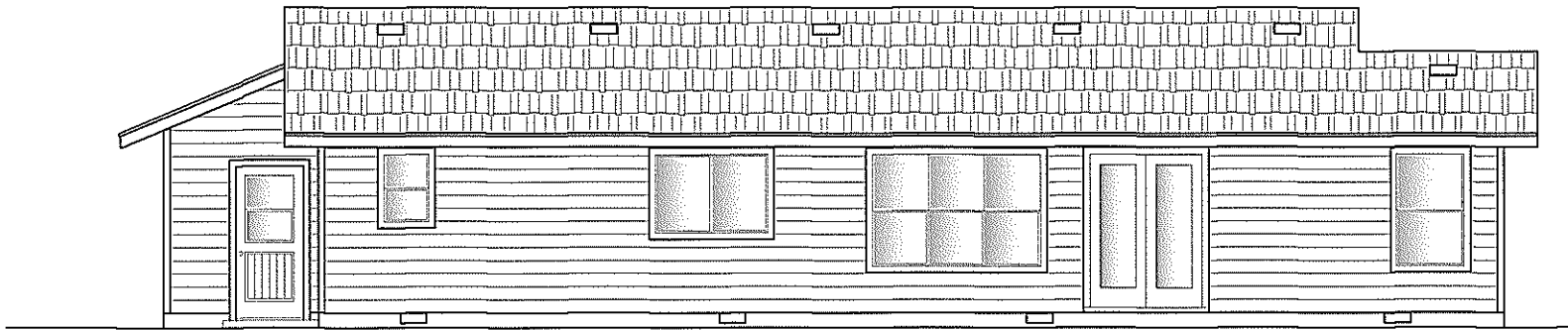
DRAWING: ELEV 1  
 SCALE: PER PLAN

SHEET NO.: **A-102**



SOUTH ELEVATION

SCALE 1/8" = 1'



WEST ELEVATION

SCALE 1/8" = 1'

**Gary Laack Construction, Inc.**  
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 gackconstruction@gmail.com  
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DATE: 03/22/17  
 REVISED: 03/22/17  
 DRAWN BY: G LAACK  
 CHECKED BY: GL  
 SHEET TOTAL: 3  
 JOB NO.: 111

DRAWING: ELEV1  
 SCALE: PER PLAN

SHEET NO.: **A-102**

