

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: Accessory Dwelling Unit for Tom & Wendy Sullivan			
Project Description: New 2-story 1,260 sq.ft. detached garage with 2-bedroom 1,050 sq.ft. Accessory Dwelling unit above.			
Project Address: 5525 Tannerwood Drive			
Project Area (acres or square feet): 43,500 sq.ft.			
Project Location (with point of reference to major cross streets AND area locator): Galena Terrace Estates Unit No. 1, Lot #43, Tannerwood Dr. East of Callahan Rd.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
045-541-08	0.999		
Section(s)/Township/Range: North half of Section 2/Township 17N/Range 19E			
Indicate any previous Washoe County approvals associated with this application:			
Case No.(s). None			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Thomas & Wendy Sullivan		Name: Al Salzano, Architect	
Address: 5525 Tannerwood Dr.		Address: 5935 Grass Valley Rd.	
Reno	Zip: 89511	Reno	Zip: 89510
Phone: 775-762-1323	Fax:	Phone: 775.233.1984	Fax: 475.0796
Email: tsullivannv@yahoo.com		Email: ajsalzano@aol.com	
Cell:	Other:	Cell: 775.233.1984	Other:
Contact Person: Tom Sullivan		Contact Person: Al Salzano, Architect	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Same as Owner		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 Permit Application Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to administrative permits may be found in Article 808, Administrative Permits.

1. What is the type of project or use being requested?

Detached Accessory Dwelling Unit

2. What currently developed portions of the property or existing structures are going to be used with this permit?

The permit is for a detached Accessory Dwelling Unit/Garage on the rear portion (North) of a residentially zoned property with an existing Primary Residence.

3. What improvements (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.) will have to be constructed or installed and what is the projected time frame for the completion of each?

New structure consisting of a grade level garage of approx. 1,260 sq.ft. with second-story 1,050 sq.ft. accessory dwelling above. Timeframe would be to start construction as soon as possible after permitting (weather permitting), late Winter/early Spring 2019. Approx. 3-4 month construction period anticipated.

4. What is the intended phasing schedule for the construction and completion of the project?

Single phase construction with anticipated start in the Spring of 2019 and completion approx. 3 months later.

5. What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?

Rear portion of the approx. 1 acre lot if level and adequate size. Adjacent property to the North is open space vacant land. Other properties in the area have detached accessory dwelling units.

6. What are the anticipated beneficial aspects or effect your project will have on adjacent properties and the community?

Increase in property values.

7. What will you do to minimize the anticipated negative impacts or effect your project will have on adjacent properties?

Locating the accessory dwelling unit to the rear of the property will lessen the impact on the existing property and adjacent properties.

8. Please describe operational parameters and/or voluntary conditions of approval to be imposed on the administrative permit to address community impacts.

None anticipated.

9. How many improved parking spaces, both on-site and off-site, are available or will be provided? (Please indicate on site plan.)

Existing primary residence has a 2-car garage and long circular driveway. The ground floor of the detached accessory structure will be a new 3-car garage and additional driveway access.

10. What types of landscaping (e.g. shrubs, trees, fencing, painting scheme, etc.) are proposed? (Please indicate location on site plan.)

Existing landscaping disturbance will be minimized and enhanced with new plantings as required due to the new structure. New accessory structure will be designed to match the primary residence colors & materials.

11. What type of signs and lighting will be provided? On a separate sheet, show a depiction (height, width, construction materials, colors, illumination methods, lighting intensity, base landscaping, etc.) of each sign and the typical lighting standards. (Please indicate location of signs and lights on site plan.)

No signage other than address markings. Lighting will be cut-off type wall mounted porch-type fixtures that will match the primary residence, placed at the new garage doors and man door access.

12. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the administrative permit request? (If so, please attach a copy.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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13. Utilities:

a. Sewer Service	Private septic
b. Water Service	Private well

For most uses, the Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County. Please indicate the type and quantity of water rights you have available should dedication be required:

c. Permit #	None	acre-feet per year	
d. Certificate #		acre-feet per year	
e. Surface Claim #		acre-feet per year	
f. Other, #		acre-feet per year	

l. Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources):

N/A

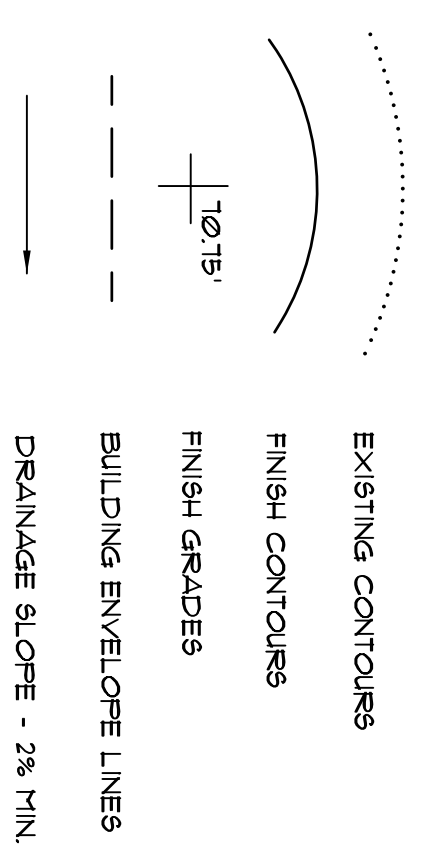
general notes:

1. ALL CONSTRUCTION SHALL MEET THE CURRENT REQUIREMENTS OF THE I.R.C. WASHOE COUNTY BUILDING & PLANNING DEPARTMENTS & ANY APPLICABLE C.C.A.R.S WITHIN THIS DEVELOPMENT.
2. FIELD VERIFY EXISTING SITE GRADES AND CONDITIONS.
3. FIELD VERIFY ALL UTILITY LOCATIONS - CONVECTION SHALL BE MADE IN CONFORMANCE WITH ALL APPLICABLE CODES & REQUIREMENTS.
4. ALL PREFABRICATED PRODUCTS SHALL BE INSTALLED PER MANUF. SPECIFICATIONS.

SPALZANO
ARCHITECT

5995 91855 VALLEY ROAD
18100, N9V90D8 895110
775.2881984 CELL
775.475.0795 FAX
AUSA@SPALZANO.COM
WWW.SPALZANO.COM

site legend:

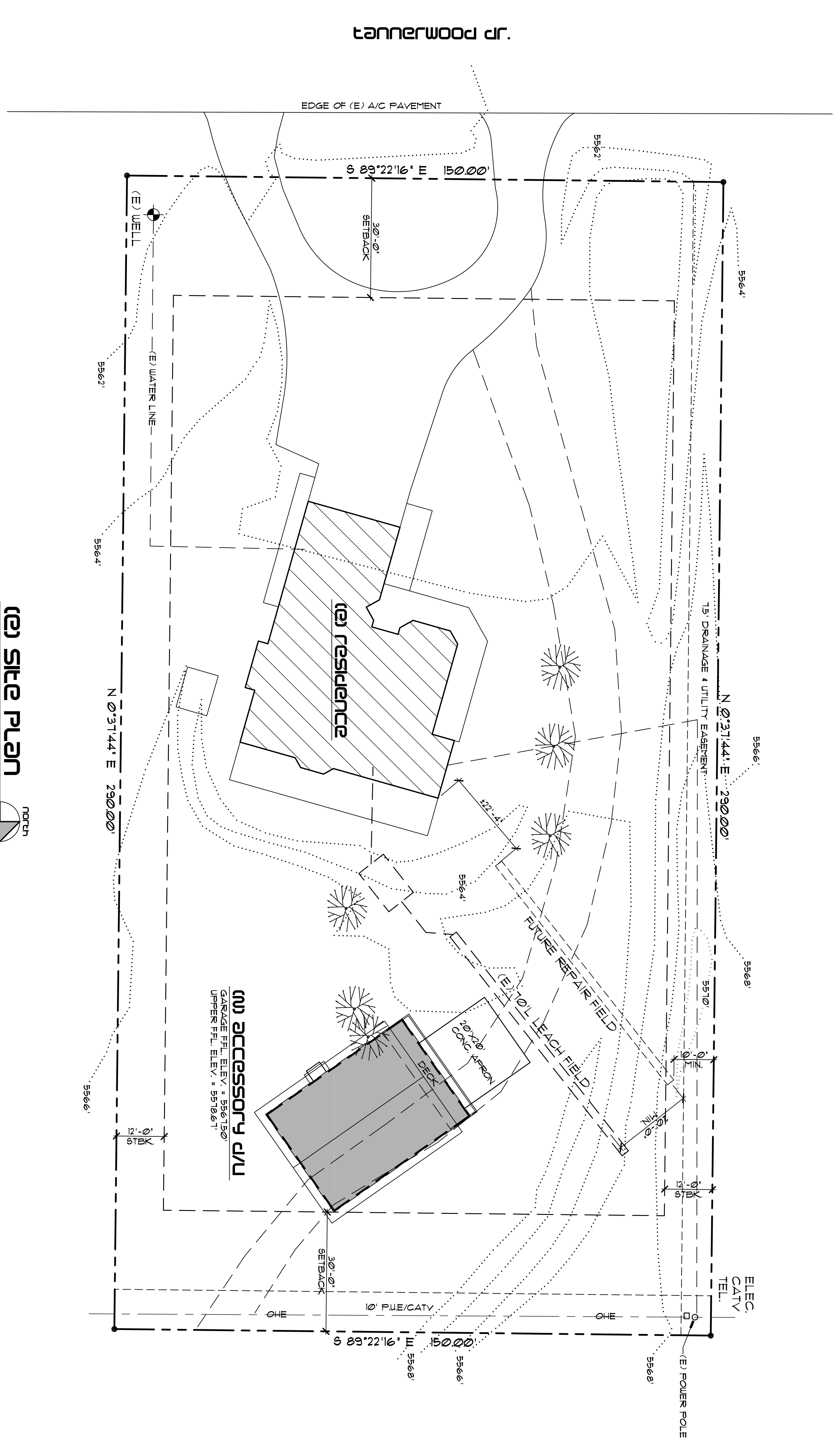


site notes:

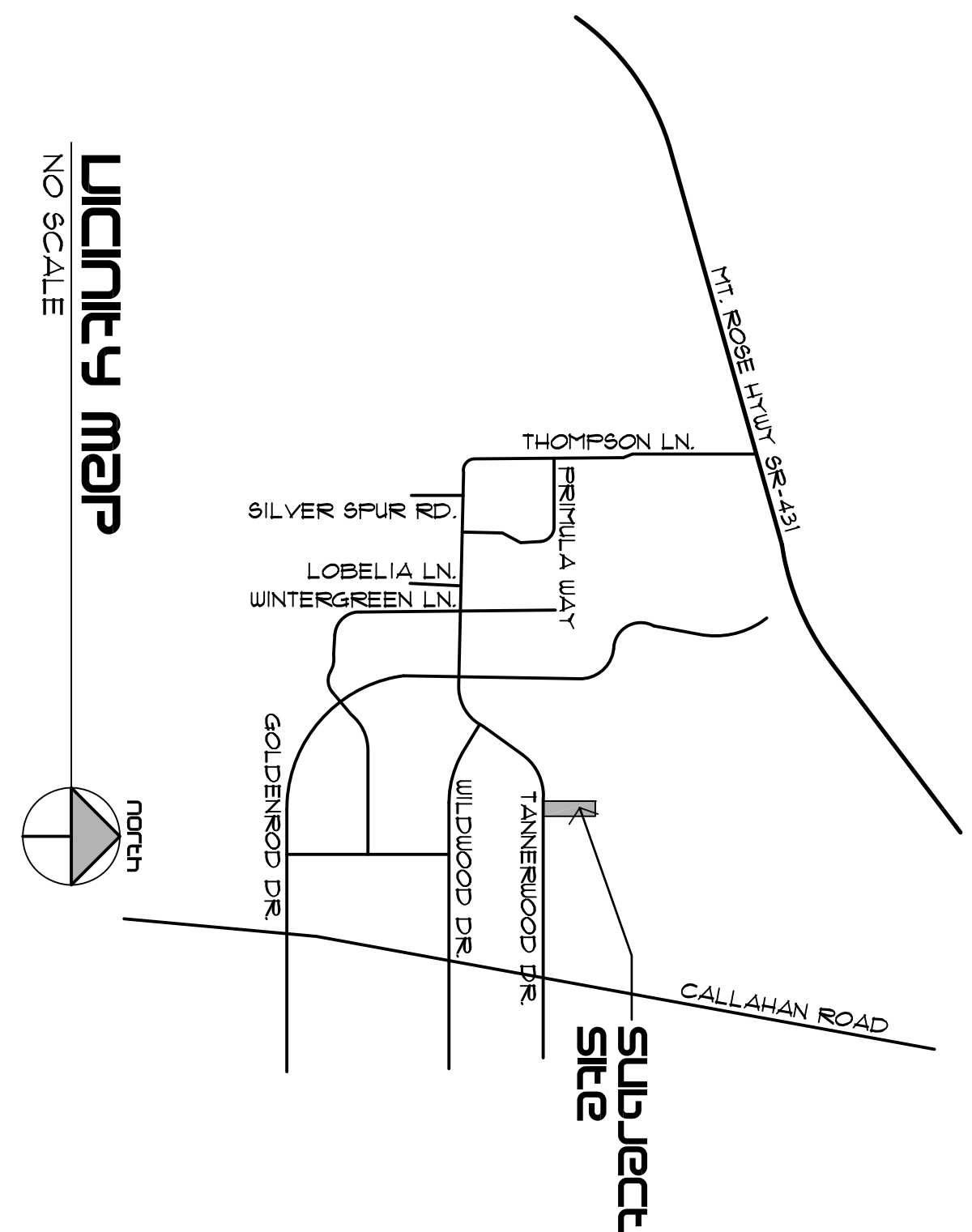
1. SOILS ENGINEER SHALL EXAMINE SITE AFTER EXCAVATION AND PRIOR TO SETTING ANY CONC. FORMS, SOIL'S ENGINEER RECOMMENDATIONS CONCERNING FOOTING SIZE, DEPTH, COMPACTION, ETC. SHALL BE FOLLOWED.
2. ALL WALKS, DRIVERS AND PATIOS NOTED ON SITE PLAN SHALL BE 4" CONC. WITH FIBER MESH OVER 6" TYPE-II BASE COMPACTED TO 95%.
3. CARE SHALL BE TAKEN THAT ALL VEGETATION IN UNDERLINED AREAS IS PROTECTED DURING CONSTRUCTION. ALL VEHICLES & MATERIAL STORAGE SHALL BE RESTRICTED TO (E) DRIVE AREAS.
4. RETAIN ALL STONES FROM EXCAVATION, LARGER Boulders SHALL BE PLACED RANDOMLY IN PLANTER AREAS.
5. GRADE SITE TO DRAIN 5% MIN FOR 10'-0" AWAY FROM RESIDENCE.

accessory dwelling unit
tom & wendy sullivan
5525 Tannerwood Drive
WASHOE COUNTY, NEVADA

Por.:



(E) site Plan
SCALE 1/16" = 1'-0"
APN: 045-541-08
GALENA TERRACE ESTATES UNIT NO. 1
LOT #43



VICINITY MAP
NO SCALE

11-20-18

- 1
- 2
- 3
- 4

drawing index	
A-1	(E) SITE PLAN, DRAWING INDEX
A-2	FOUNDATION PLAN
A-3	FLOOR PLANS
A-4	FRAMING PLANS
A-5	BUILDING SECTION & WALL NOTES
A-6	EXTERIOR ELEVATIONS
SD1	STRUCTURAL NOTES & SCHEDULES
SD2	STRUCTURAL DETAILS
SD3	STRUCTURAL DETAILS
ME-1	MECH/ELEC. PLAN

ALL DESIGNS & DRAWINGS AS NOTED BY ARCHITECT SHALL BE IN ACCORDANCE WITH ALL CITY AND COUNTY ORDINANCES, REGULATIONS, ORDINANCES, AND CODES. ANY REVISIONS OR CHANGES SHALL BE MADE BY THE ARCHITECT AND APPROVED BY THE CLIENT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE DESIGN. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL STANDARD OF CARE AND SHALL NOT BE EXTENDED TO ANY OTHER MATTER.

DATE: 11-20-18
DRAWING INDEX
(E) SITE PLAN
DRAWING INDEX

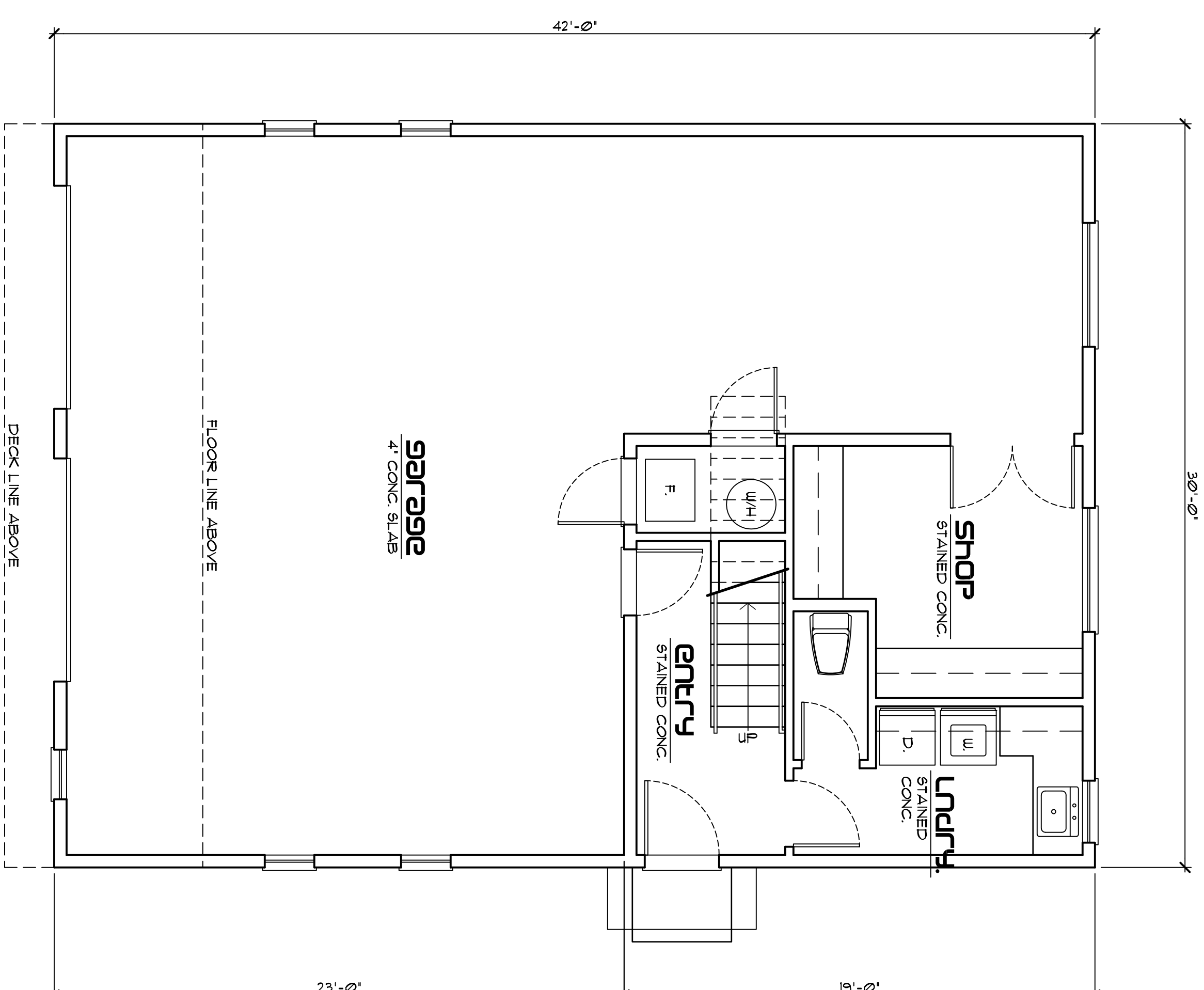
11-20-18

REVISIONS:

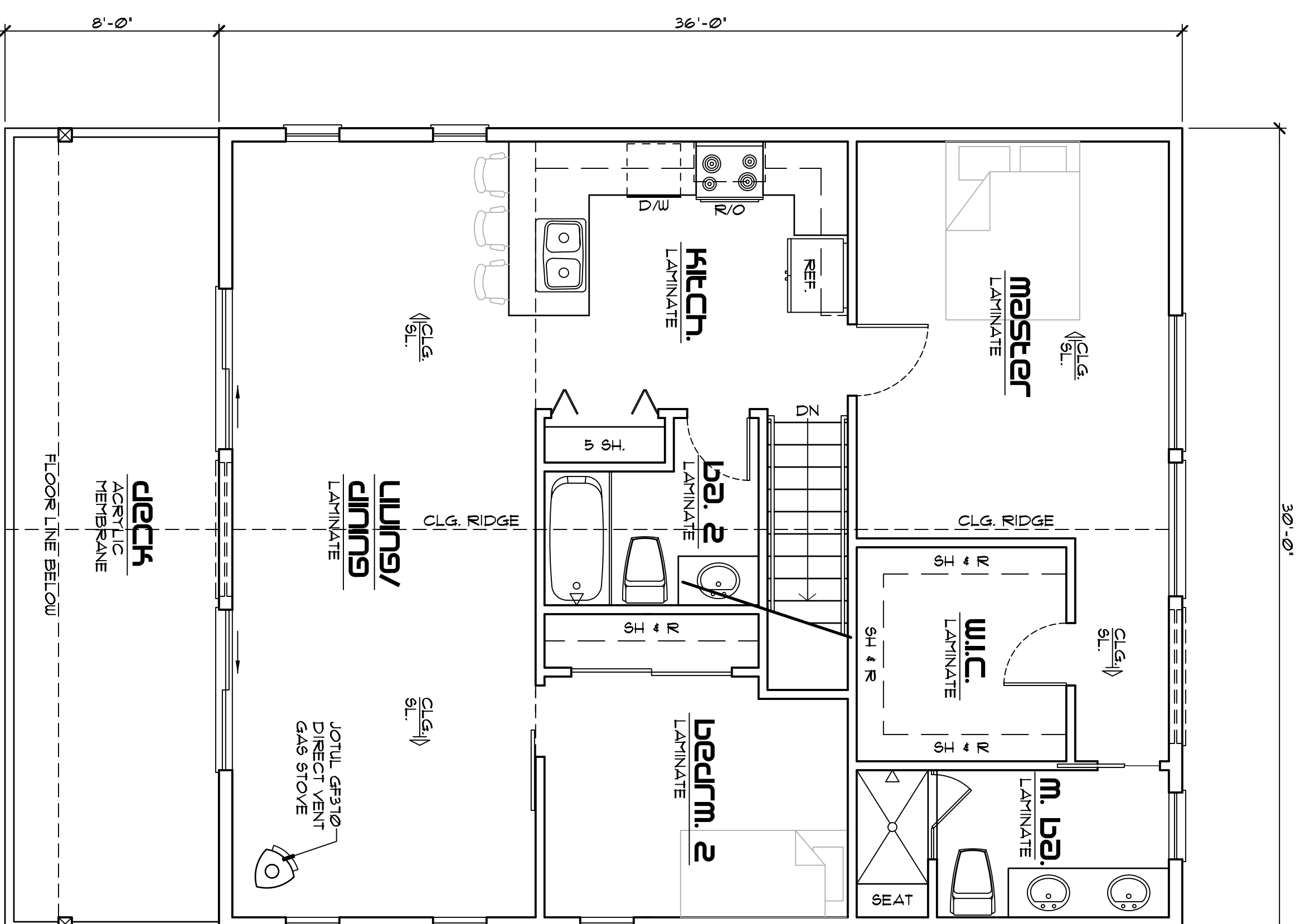
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- 2
- 3
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ACCESSORY DWELLING UNIT
 FOR: Tom & Wendy Sullivan
 5525 TANNERWOOD DRIVE
 WASHOE COUNTY, NEVADA

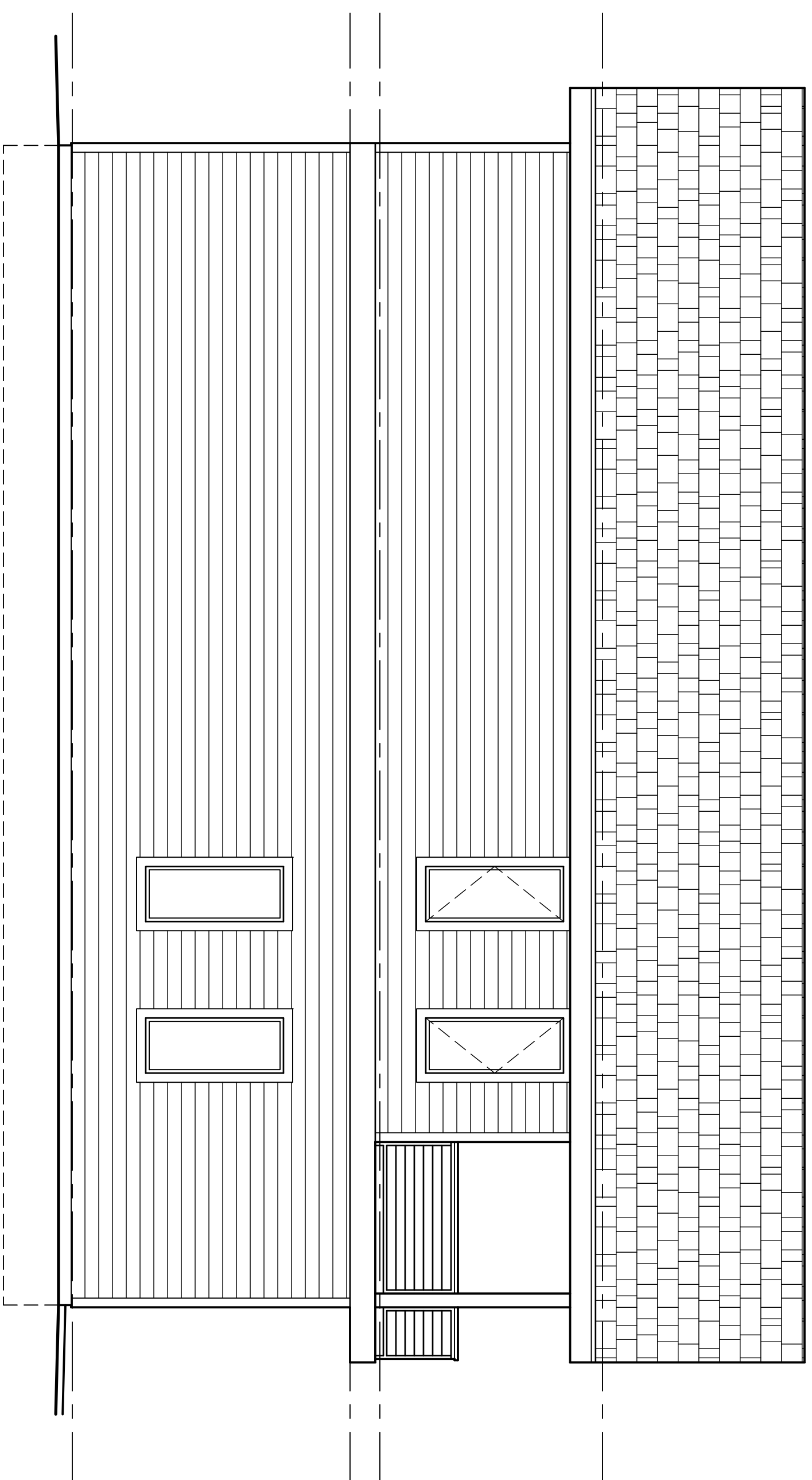
ALL DESIGNS & DRAWINGS AS
 NOTED. REVISIONS OR SEAMLESS AND
 COORDINATE BY THE ARCHITECT
 UNDER PROVISIONS OF NRS 628.
 UNRELIABLE OR DISSEMINATION OF
 DESIGNS OR DISSEMINATION OF
 DRAWINGS IS PROHIBITED.
 DRAWN DATE:
 FLOOR PLANS



1ST FLOOR PLAN
 SCALE 1/4" = 1'-0"
 STAIR/LAUNDRY AREA APPROX. 333 SQ.FT.
 GARAGE AREA APPROX. 921 SQ.FT.

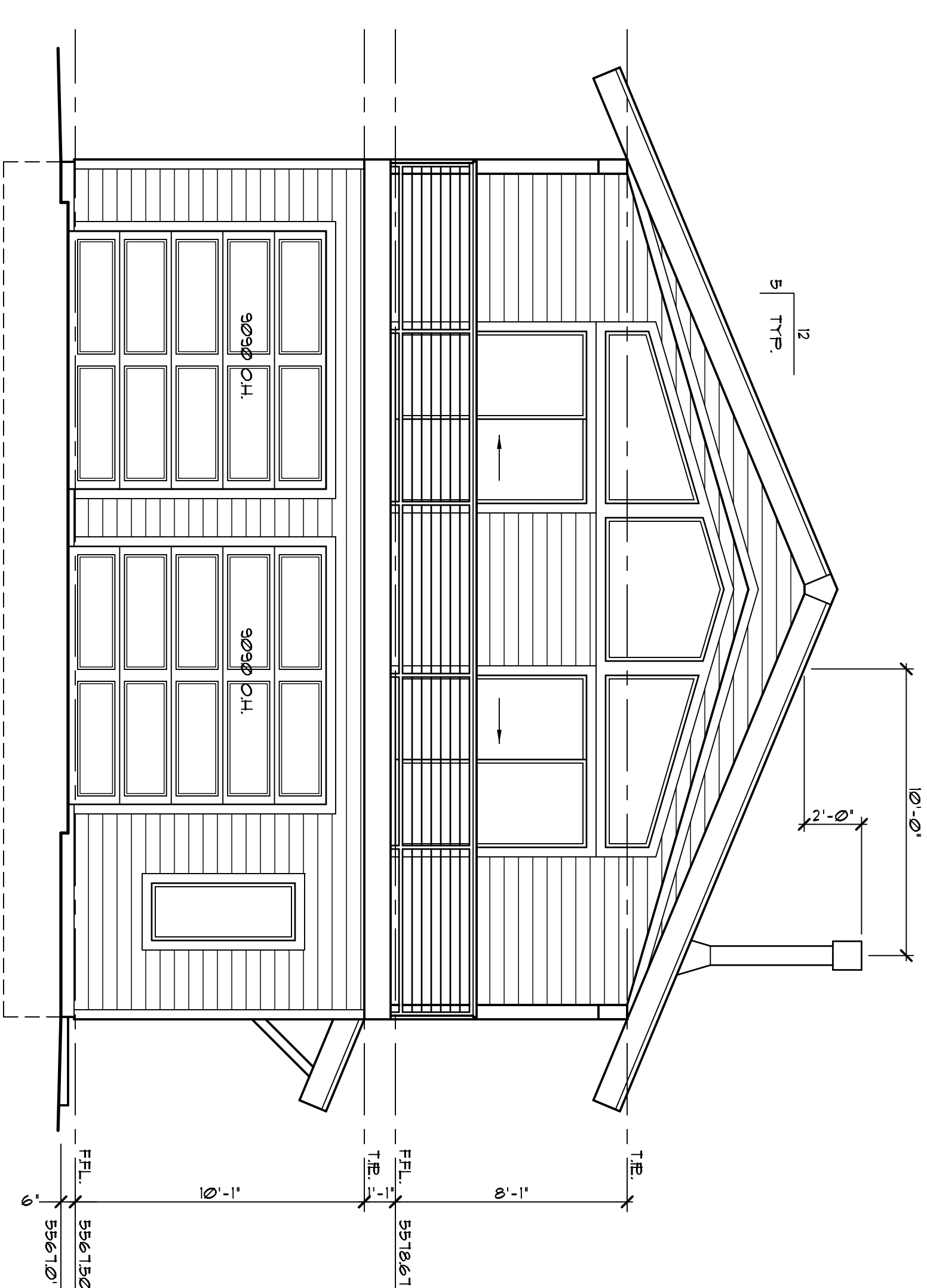


2ND FLOOR PLAN
 SCALE 1/4" = 1'-0"
 2ND FLOOR LIVABLE AREA APPROX. 1050 SQ.FT.



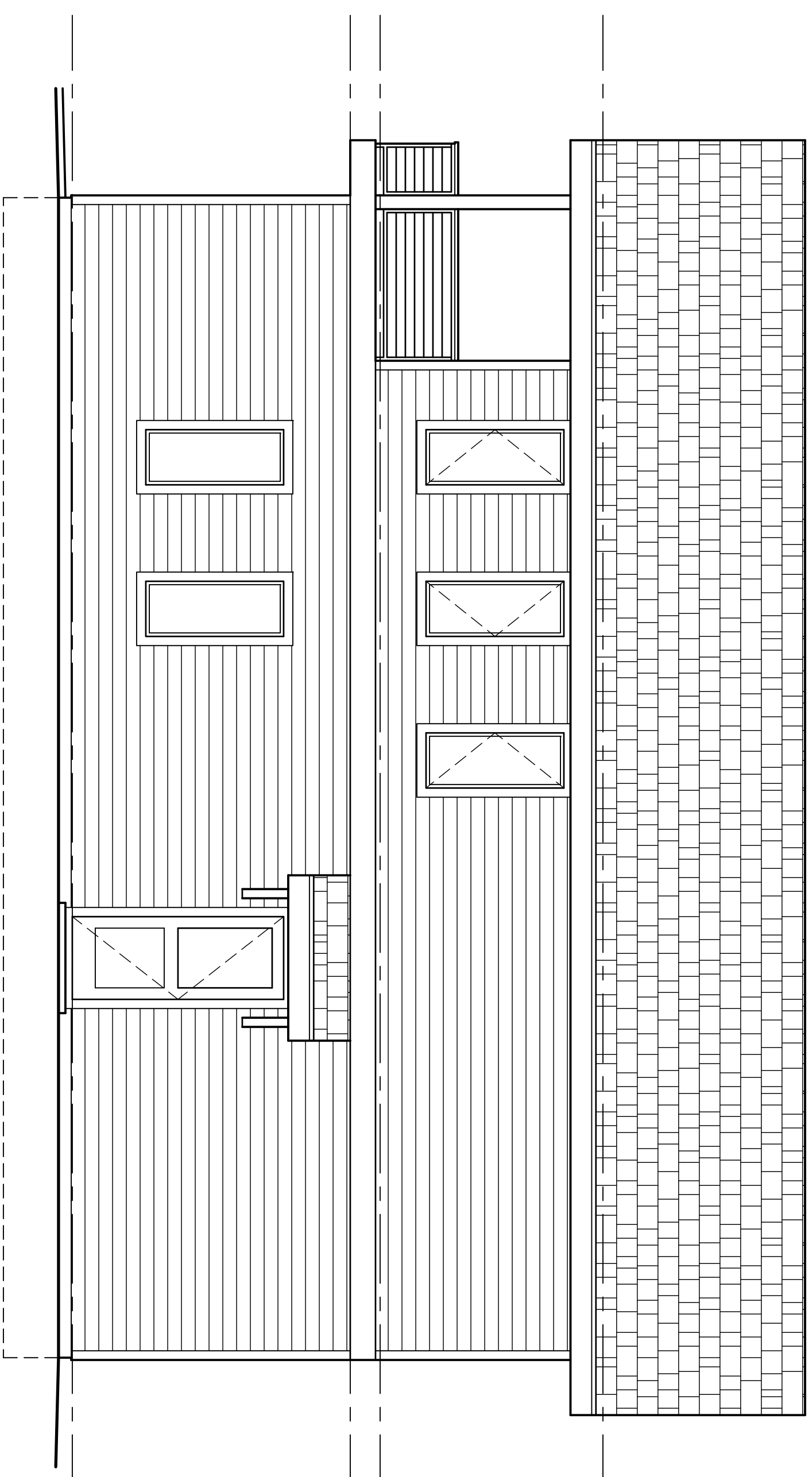
north elevation

SCALE 1/4" = 1'-0"



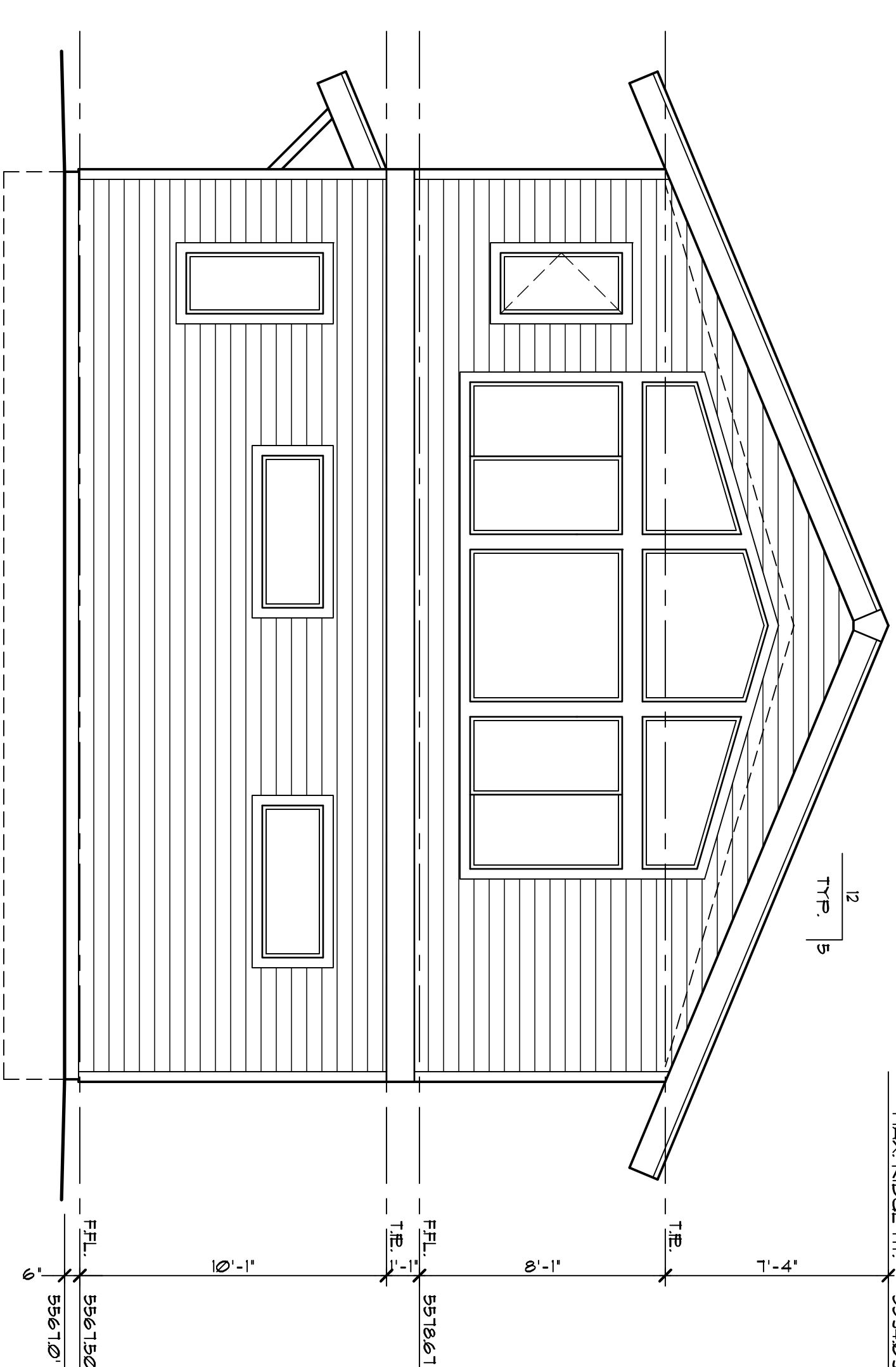
east elevation

SCALE 1/4" = 1'-0"



south elevation

SCALE 1/4" = 1'-0"



west elevation

SCALE 1/4" = 1'-0"

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 ARCHITECTS
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 ALSALZANO@AOL.COM
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11-20-18

REVISIONS:

- 1
- 2
- 3
- 4

ACCESSORY DWELLING UNIT
 FOR: Tom & Wendy Sullivan
 5525 TANNERWOOD DRIVE
 WASHOE COUNTY, NEVADA

ALL DESIGNS & DRAWINGS AS
 NOTATIONS OR SEVERAL ARE
 COPYRIGHTED BY THE ARCHITECT
 UNDER PROVISIONS OF NRS 628.
 UNLAWFUL REPRODUCTION OR
 DESIGN OR DISSEMINATION OF
 DRAWINGS IS PROHIBITED.

EXTERIOR
 ELEVATIONS

JOB NO.

1880

A-5