

Community Services Department
Planning and Development
**DETACHED ACCESSORY DWELLING
ADMINISTRATIVE REVIEW
APPLICATION**



Community Services Department
Planning and Development
1001 E. Ninth St., Bldg A
Reno, NV 89520

Telephone: 775.328.3600

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.

Project Information		Staff Assigned Case No.: _____	
Project Name: Knight Ferry Family Trust Guest House			
Project Description: Construction of a detached Guest House of approx. 780 sq. ft. with an attached garage. The garage is not designed for automobile parking but instead will for storage of snow cats, snowmobiles and OHV's. There will be rafter storage above the living areas.			
Project Address: 20025 Mt. Rose Highway			
Project Area (acres or square feet): 5.79 Acres			
Project Location (with point of reference to major cross streets AND area locator): Southeast of the intersection of Mt. Rose Highway and Sunridge Drive			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
048-062-05	5.79		
Section(s)/Township/Range:			
Indicate any previous Washoe County approvals associated with this application: Case No.(s). Building permit for the existing residence.			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Knight Ferry Family Trust		Name: George K. Trowbridge	
Address: 1299 Ocean Ave. Ste. 333		Address: 1325 Airotive Way Ste. 285	
Santa Monica, CA	Zip: 90401	Reno, NV	Zip: 89502
Phone: 310-451-0744	Fax:	Phone: 775-322-5997 ex. 12	Fax:
Email: JJacobs@goodfriendjacobs.com		Email: gktarch@gmail.com	
Cell: 310-367-4989	Other:	Cell: 775-741-4704	Other:
Contact Person: Jeffery Jacobs		Contact Person: George Trowbridge	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Same		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):	

Property Owner Affidavit

Applicant Name: JEFFREY JACOBS

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, Jeffrey Jacobs
(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 Development.

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

Assessor Parcel Number(s): 048-062-05

Printed Name Jeffrey Jacobs

Signed [Signature]

Address 1299 OCEAN AVE. #333
SANTA MONICA, CA 90401

Subscribed and sworn to before me this 14 day of February, 2019.

(Notary Stamp)

Los Angeles, California
Notary Public in and for said county and state

My commission expires: _____

See Attached

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

- Owner
- Corporate Officer/Partner (Provide copy of recorded 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

CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-6 to be completed only by document signer[s], *not* Notary)

1
2
3
4
5
6

See Attached

Signature of Document Signer No. 1
Signature of Document Signer No. 2 (if any)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

Subscribed and sworn to (or affirmed) before me
on this 14 day of February, 2019,
by Jeffrey Jawors
(1) _____
(and (2) _____),
Name(s) of Signer(s)



proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature [Signature]
Signature of Notary Public

Seal
Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

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)?

5,823 sq. ft.

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

1140 780 sq. ft. of livable area and 780 sq. ft. of rafter storage for collectable small musical instruments and sports memorabilia. Rafter storage is accessed with pull down ladders.

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?

The Guest House building form, roof slope and exterior finishes will all match the existing residence.

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

Water service is provided by Mount Rose Water Company. Waste water disposal will be a septic system.

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

A new asphalt driveway spur will be connected to the existing driveway.

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

Two uncovered parking spaces are provided.

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

Late 2019 or early 2020.

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?

The new Guest House will not be visible from any adjacent parcels.

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.

There is no HOA for this property.

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.

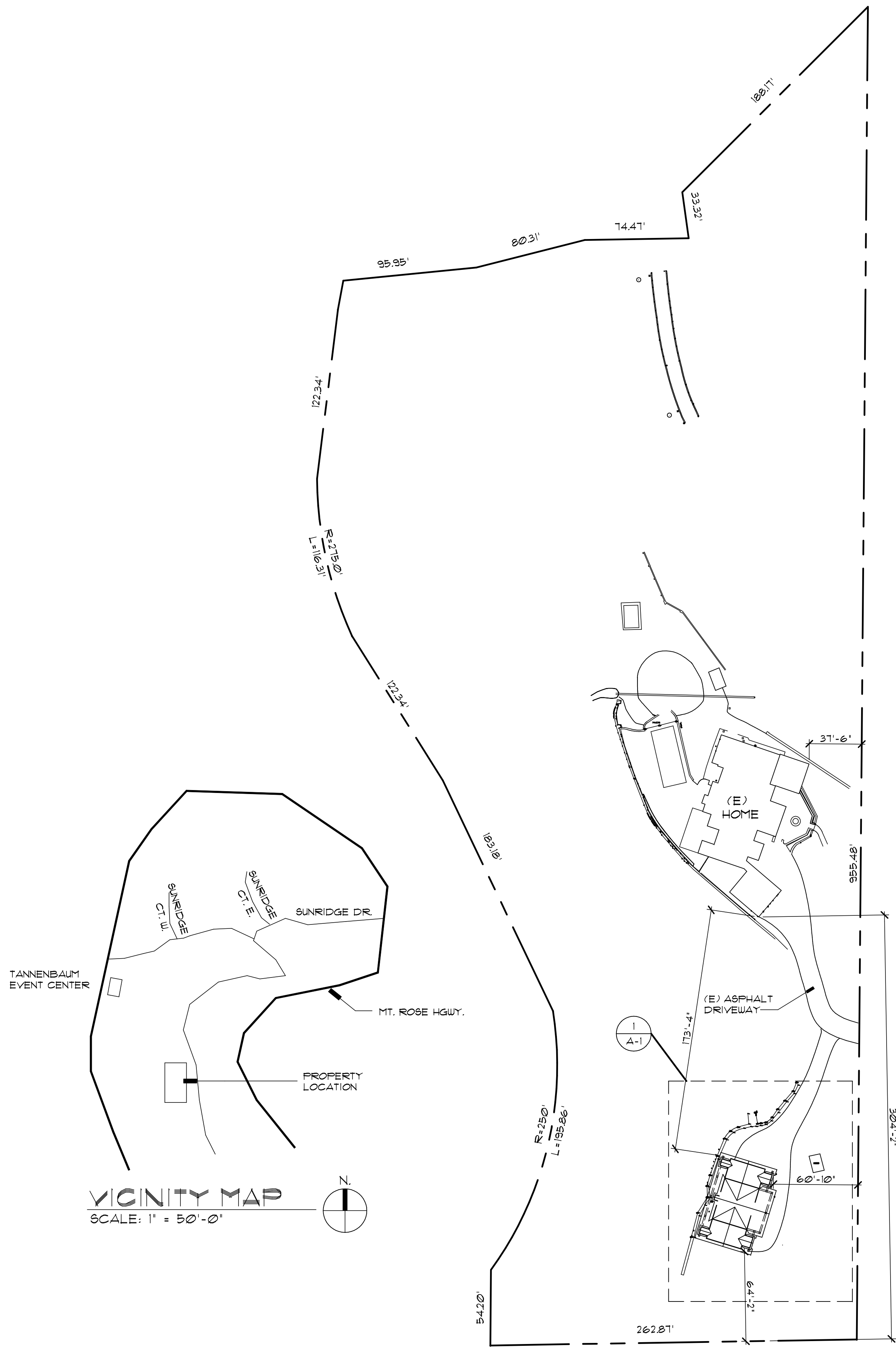
There is no attached or detached accessory dwelling on this property.

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

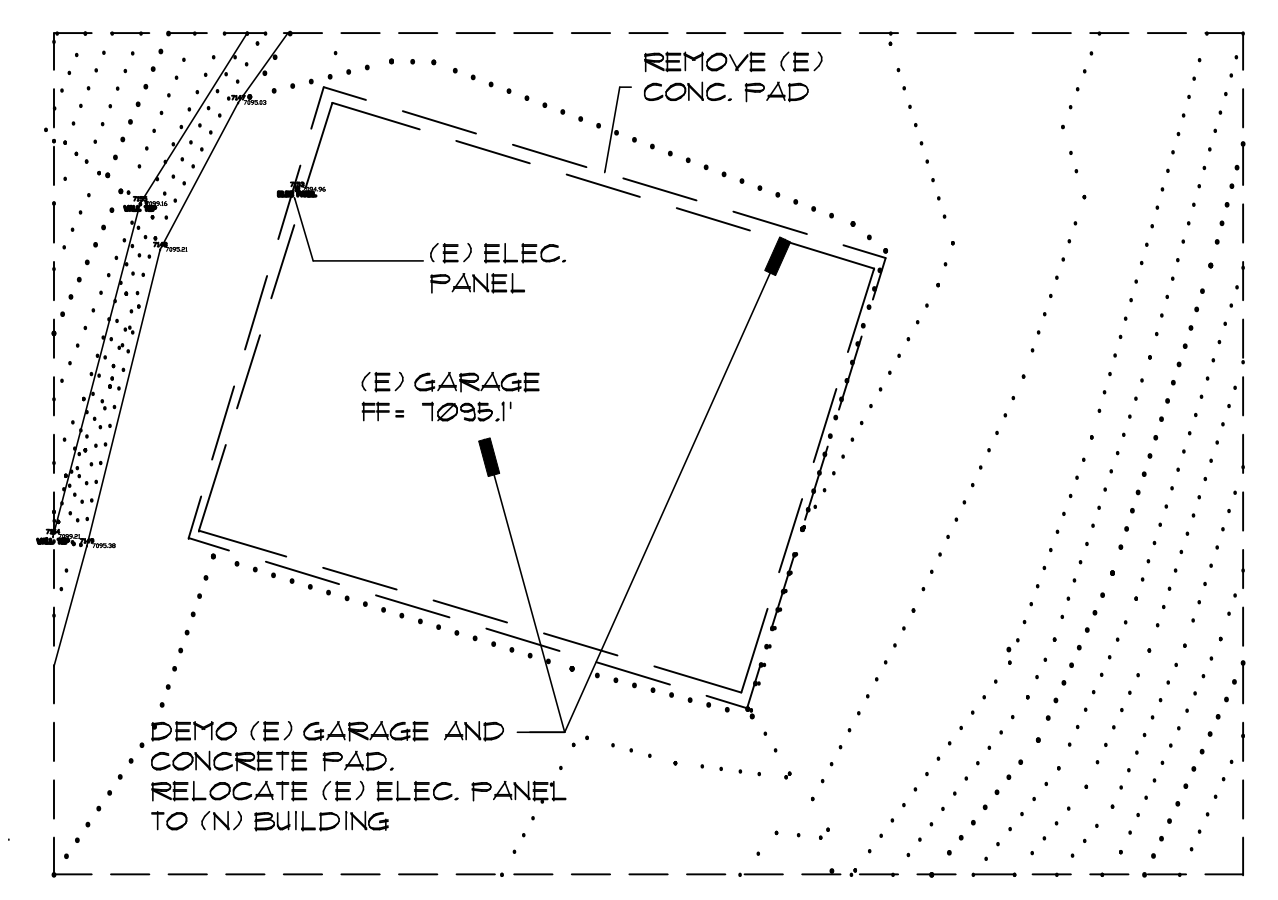
13. List who the service provider will be for the following utilities:

a. Sewer Service	Septic
b. Electrical Service	NV Energy
c. Solid Waste Disposal Service	Waste Management
d. Water Service	Mount Rose Water Company

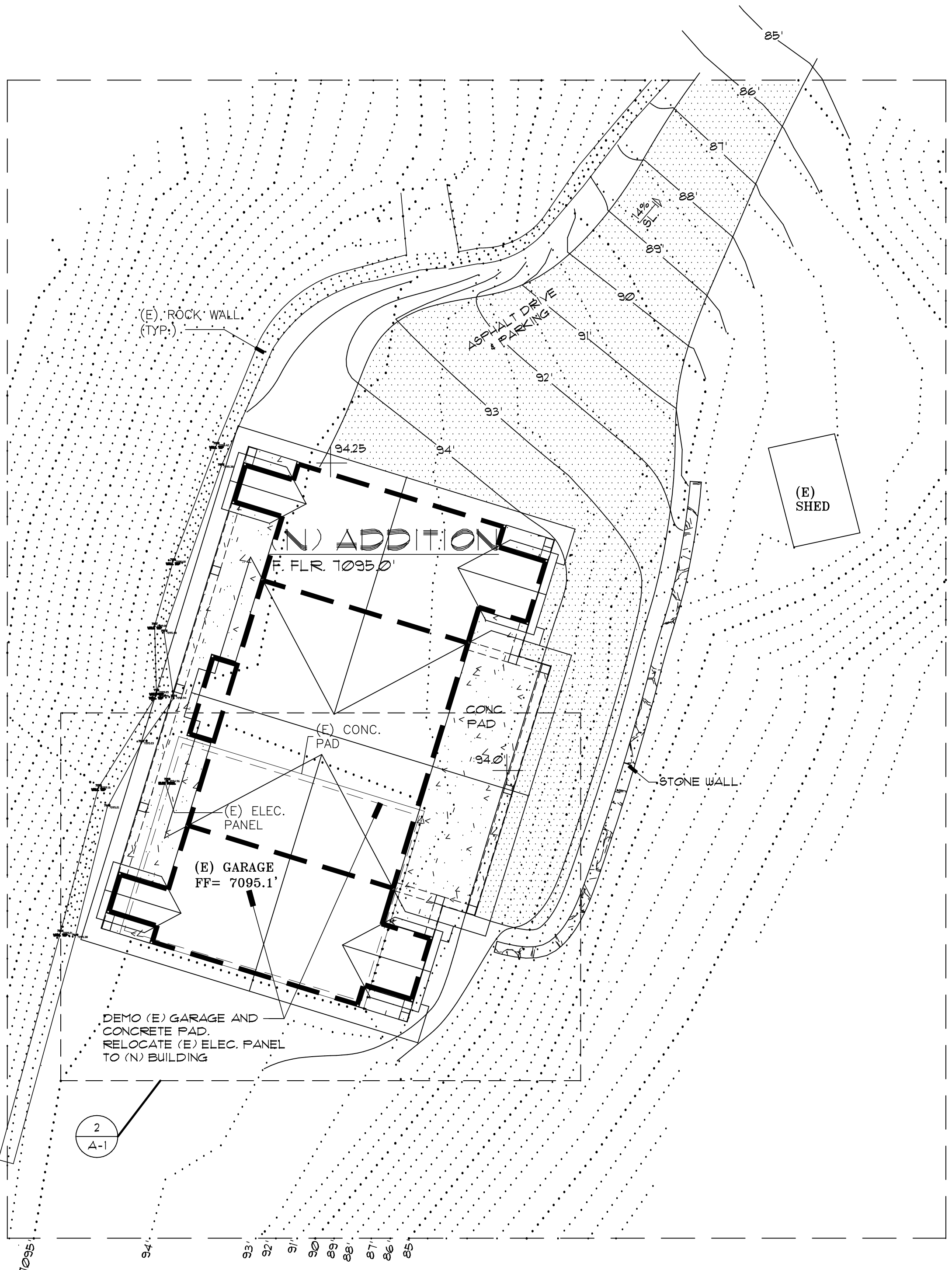


OVERALL SITE PLAN
SCALE: 1" = 50'-0"

A.P.N. 048-062-05
5.79 ACRES



2 ENLARGED PLAN
SCALE: 1" = 10'-0"



1 ENLARGED PLAN
SCALE: 1" = 10'-0"

- GENERAL NOTES:**
- CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE 2012 I.R.C., 2012 I.E.C.C., WASHOE COUNTY BUILDING & PLANNING DEPARTMENTS AND ANY APPLICABLE C.C.R.'S WITHIN THIS SUBDIVISION.
 - FIELD VERIFY EXISTING SITE GRADES AND CONDITIONS.
 - FIELD VERIFY ALL UTILITY LOCATIONS - CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH ALL APPLICABLE CODES & REQUIREMENTS.
 - ALL PREFABRICATED PRODUCTS SHALL BE INSTALLED PER MANUF. SPECIFICATIONS.
 - STRUCTURAL DETAILS AND CALCULATIONS HAVE BEEN PREPARED FOR THIS PROJECT & ARE AN INTEGRAL PART OF THE CONSTRUCTION DOCUMENTS.

- SITE LEGEND**
- EXISTING CONTOURS
 - FINISH CONTOURS
 - FINISH GRADES
 - BUILDING ENVELOPE LINES
 - DRAINAGE SLOPE - 2% MIN.

- SITE NOTES:**
- GEOTECHNICAL ENGINEER SHALL EXAMINE SITE AFTER EXCAVATION AND PRIOR TO SETTING ANY CONCRETE FORMS. GEOTECHNICAL ENGINEER'S RECOMMENDATIONS CONCERNING FOOTING DEPTH, COMPACTION, ETC. SHALL BE FOLLOWED.
 - ALL (N) WALKS, DRIVES AND PATIOS NOTED ON SITE PLAN SHALL BE 4" CONCRETE (4000 PSI MIN.) w/ #3 BARS @ 18" O.C. EA. WAY, CHAIRED TO MID-SLAB w/ 6" TYPE-II BASE, COMP. TO 95%
 - CARE SHALL BE TAKEN THAT ALL VEGETATION IN DEVELOPED AREAS IS PROTECTED DURING CONSTRUCTION. ALL VEHICLES & MATERIAL STORAGE SHALL BE RESTRICTED TO DRIVE AREA.
 - RETAIN ALL STONES FROM EXCAVATION. LARGER BOULDERS SHALL BE PLACED RANDOMLY IN PLANTER AREAS.
 - SITE GRADES SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10' FROM THE STRUCTURE.
 - IF ROCK RIP-RAP IS USED IT SHALL BE GRADED FROM 3/4" TO 8" SIZE MIN. 4" DEPTH & PLACED AS A MIXED AGGREGATE

DRAWING INDEX	
A-1	SITE PLAN, DRAWING INDEX
A-2	FOUNDATION PLAN
A-3	MAIN FLOOR PLAN
A-4	UPPER FLOOR FRAMING PLAN
A-5	UPPER FLOOR PLAN
A-6	ROOF FRAMING PLAN
A-7	BUILDING SECTION
A-8	EXTERIOR ELEVATIONS
A-9	EXTERIOR ELEVATIONS
SD1	STRUCTURAL DETAILS
SD2	STRUCTURAL NOTES / SCHEDULES & DETAILS
SD3	STRUCTURAL DETAILS
ME-1	MECHANICAL/ELECTRICAL PLANS

DATE:	2-25-19
REVISIONS	

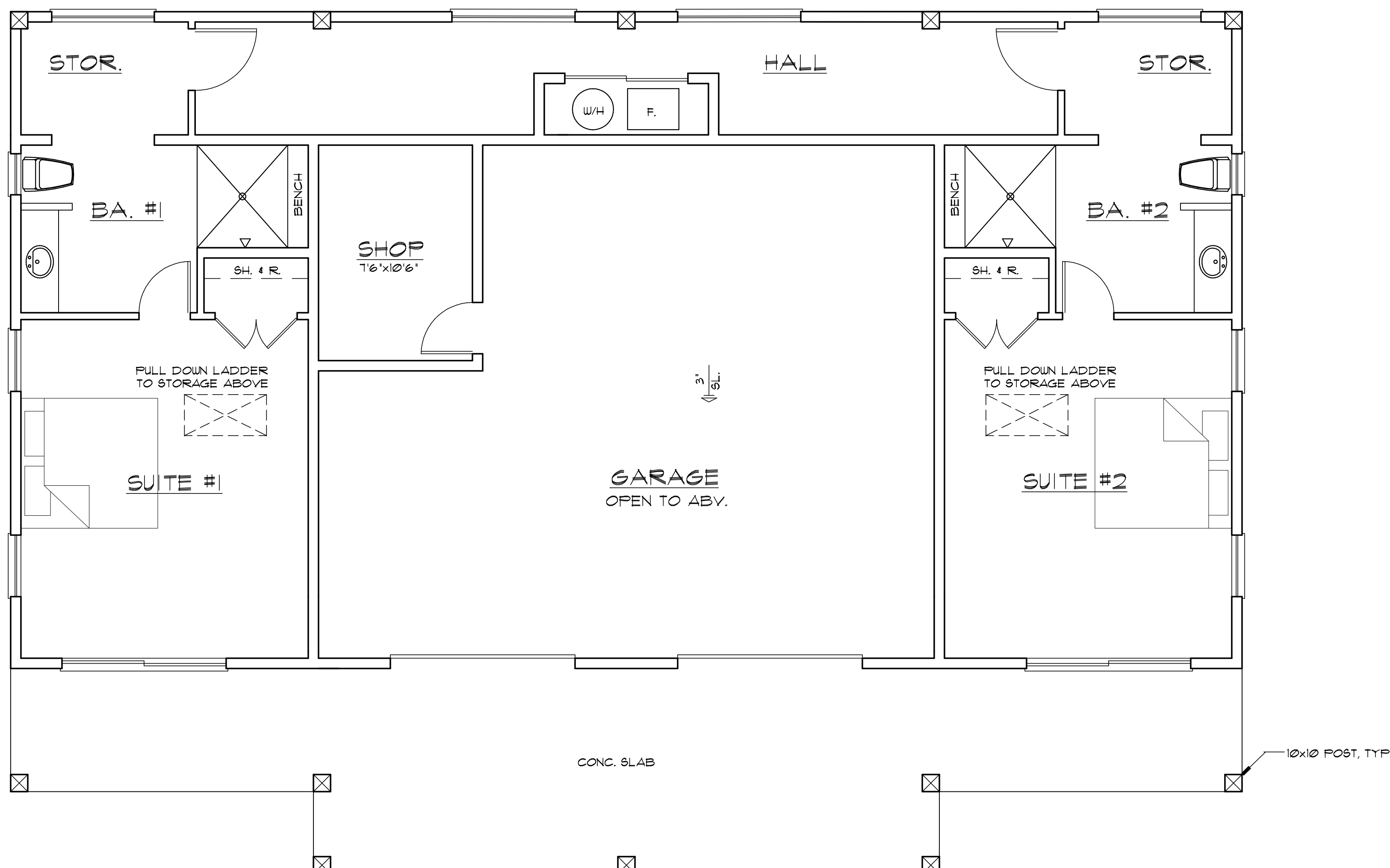
1325 AIRMOTIVE WAY, STE. 285
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GKArch@gmail.com

George K. Tombridge
ARCHITECT

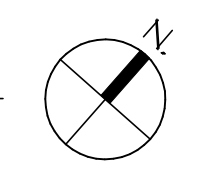
NEW GUEST HOUSE
FOR: KNIGHT FERRY FAMILY TRUST
20025 MT. ROSE HWY.
WASHOE COUNTY, NEVADA

FILE NO.	1822.1
SHEET:	A-1

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MAIN FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 LIVING AREA APPROX. 1,140 SQ. FT.
 GARAGE AREA APPROX. 180 SQ. FT.



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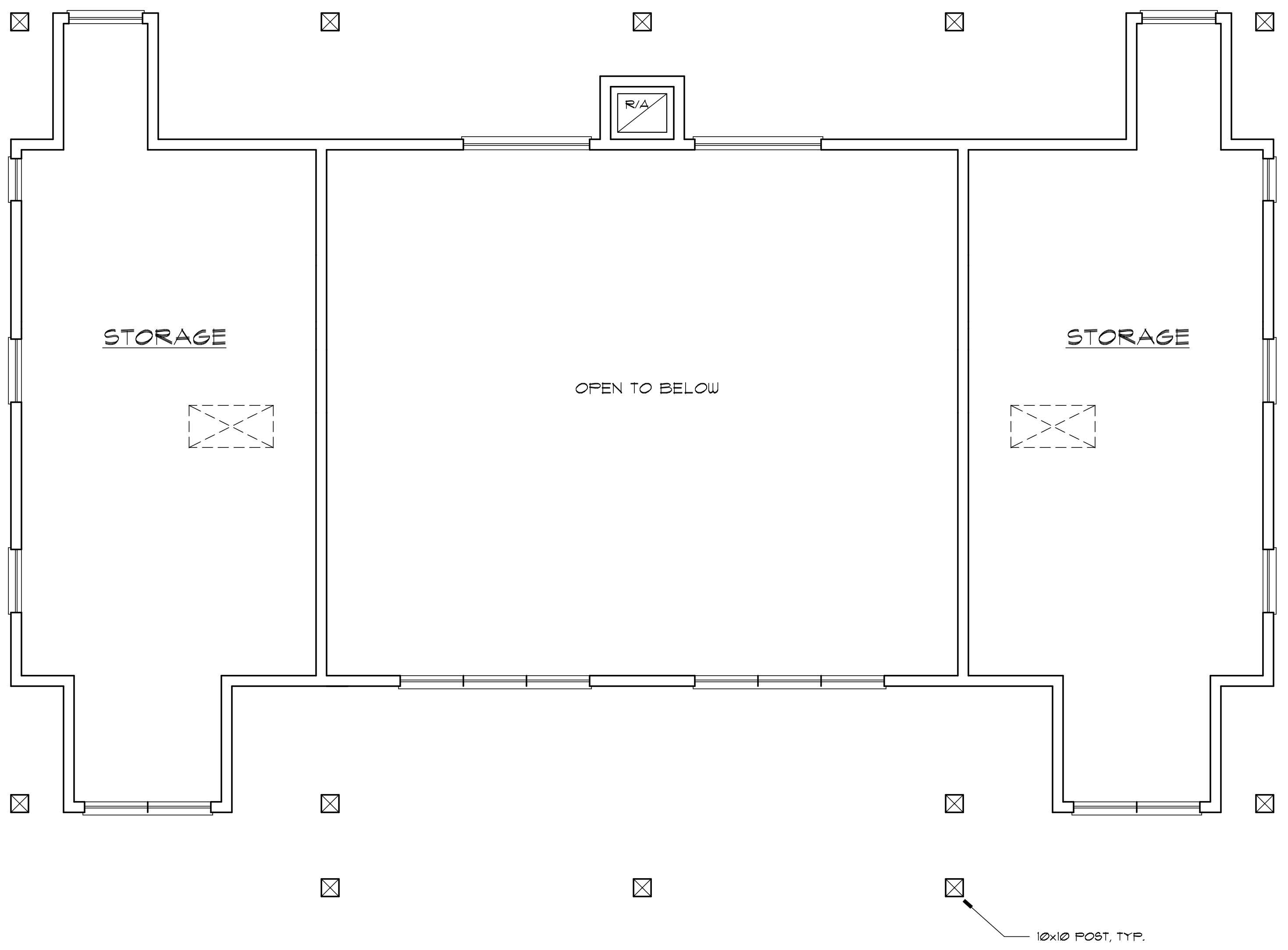
DATE:	2-21-19
REVISIONS	

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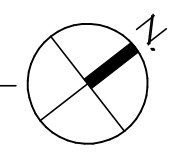
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FILE NO.	1822.1
SHEET:	3



UPPER FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 RAFTER STORAGE AREA APPROX. 180 SQ. FT.



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DATE:	2-25-19
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EAST ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATION NOTES & EXTERIOR COLORS

- 1 METAL ROOF:
MATCH (E) SIZE
COLOR: MATCH (E)
- 2 LAP SIDING
CLASS "A" FIRE RATING MATCH (E) SIZE
COLOR: MATCH (E)
- 3 WINDOW & DOOR TRIM:
'ICI DELUX' FLAT ACRYLIC PAINT
COLOR: MATCH (E)
- 4 WOOD FASCIA w/ COPPER DRIP EDGE
'ICI DELUX' FLAT ACRYLIC PAINT
COLOR: MATCH (E)
- 5 STONE VENEER:
RIVER ROCK
COLOR: MATCH (E)
- 6 WINDOWS:
'ANDERSEN' 400 SERIES
'CARDINAL' LOE 366, MIN. U-FACTOR 0.29
COLOR: MATCH (E)
- 7 BEAMS, RAFTERS & POSTS:
'OLYMPIC' SEMI-TRANSPARENT STAIN
COLOR: MATCH (E)
- 8 VENTS, FLASHING & FLUES:
COLOR: PAINT TO MATCH (E)

DATE:	2-21-19
REVISIONS	

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FILE NO.	1822.1
SHEET:	A-8

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WEST ELEVATION
SCALE: 1/4" = 1'-0"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"

**ELEVATION NOTES &
EXTERIOR COLORS**

- 1 METAL ROOF:
MATCH (E) SIZE
COLOR: MATCH (E)
- 2 LAP SIDING
CLASS 'A' FIRE RATING MATCH (E) SIZE
COLOR: MATCH (E)
- 3 WINDOW & DOOR TRIM:
'ICI DELUX' FLAT ACRYLIC PAINT
COLOR: MATCH (E)
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FILE NO.
1822.1
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1-9

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