



Detached Accessory Dwelling Administrative Review Written Decision DADAR Case Number WDADAR22-0013

Subject: To establish a Detached Accessory Dwelling (DAD) unit of 710 square feet

Decision: Approve with Conditions

Decision Date: December 22, 2022

Staff Planner: Katy Stark, Planner
Phone Number: 775.328.3618
E-mail: krstark@washoecounty.gov

Project Description

Detached Accessory Dwelling Administrative Review Case Number WDADAR22-0013 (Hill) – For possible action by the Washoe County Director of Planning and Building to approve an administrative review permit for a detached accessory dwelling with 710 square feet of dwelling space, 293 square feet of stairway, and an attached 1,707 square-foot garage. The parcel of land is developed with an existing main dwelling of 3,096 square feet.

- Applicant/Property Owner: Jeanne & Cregg Hill
- Location: 105 Desatoya Ct., Reno, NV 89511
- APN: 142-250-10
- Parcel Size: 1.083 acres
- Master Plan Category: Suburban Residential
- Regulatory Zone: Low Density Suburban (LDS)
- Area Plan: Southwest Truckee Meadows
- Development Code: Authorized in 306, Accessory Uses and Structures
- Commission District: 2 – Commissioner Lucey

Notice is hereby given that the Washoe County Planning and Building Division has granted approval with conditions of the above referenced case number/project based on compliance with Washoe County Code Section 110.306.25 and the specified conditions of approval. Conditions of Approval can be found on our website, https://www.washoecounty.gov/csd/planning_and_development/applications/index.php, choose your Commission District, and scroll to **Case Number WDADAR22-0013** or by contacting the Planning and Building Division at Planning@washoecounty.gov to request a paper copy (free of charge).

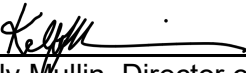
Any business license, certificate of occupancy or final approval shall not be issued until all of the Conditions of Approval are satisfied. Additionally, compliance shall be required with all federal, state and local statutes, ordinances and regulations applicable to the approved project.

This Written Decision will be effective 10 calendar days after the mailing date, as shown on the United States Postal Services' postmark on the outside of the envelope, unless the action is appealed. Appeals must be filed in writing with the Planning and Building Division within 10 calendar days of the mailing date. If appealed, the outcome of the appeal shall be determined by the Washoe County Board of Adjustment.

To: Jeanne & Cregg Hill
Subject: WDADAR22-0013
Page: Page 2 of 2

This Written Decision does not authorize grading or building without issuance of the necessary permits from the Washoe County Planning and Building Division. You must obtain a building permit to convert the structure into a legal dwelling.

Washoe County Community Services Department
Planning and Building Division



Kelly Mullin, Director of Planning and Building

Enclosed: Conditions of Approval

Applicant/Property Owner: Jeanne & Cregg Hill, 105 Desatoya Ct., Reno, NV 89511,
hilljeannem@gmail.com

Representative: Gary Ainsworth, PO Box 10054, Reno, NV 89510,
ainsworthdesign@att.net



Conditions of Approval

Detached Accessory Dwelling Administrative Review Case Number
WDADAR22-0013

The project approved under Detached Accessory Dwelling Administrative Review Case Number WDADAR22-0013 shall be carried out in accordance with these conditions of approval granted on December 22, 2022. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

Unless otherwise specified, all conditions related to the approval of this detached accessory dwelling administrative review shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a certificate of occupancy by the Planning and Building Division. The agency responsible for determining compliance with a specific condition shall determine whether the condition has been fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with Planning and Building.

Compliance with the conditions of approval related to this administrative review is the responsibility of the applicant, his/her successor in interest, and all owners, and occupants of the property. Failure to comply with any of the conditions imposed in the approval of the Administrative Review Permit may result in the initiation of revocation procedures.

For the purpose of conditions imposed by Washoe County, “may” is permissive and “shall” or “must” is mandatory.

The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.**

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Planning and Building Division

1. The following conditions are requirements of Planning and Building, which shall be responsible for determining compliance with these conditions.

Contact Name – Katy Stark, Planner, 775.328.3618, krstark@washoecounty.gov

- a. **The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this detached accessory dwelling administrative review.**

- b. The applicant shall demonstrate substantial conformance to the plans approved as part of this administrative review permit. Planning and Building shall determine compliance with this condition.
- c. The applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and initial building permits shall be issued within two years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits.
- d. Construction hours are 7am to 7pm Monday through Saturday.
- e. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any cairn or grave of a Native American be discovered during site development, work shall temporarily be halted at the specific site and the Sheriff's Office as well as the State Historic Preservation Office of the Department of Conservation and Natural Resources shall be immediately notified per NRS 383.170.

- f. Prior to issuance of the certificate of occupancy, the applicant shall construct a fence along the rear of the property that will prevent future access to Arrowcreek Parkway in the northwest corner of their property.

Washoe County Water Management

- 2. The following conditions are requirements of Washoe County Water Management, who shall be responsible for determining compliance with these conditions.

Contact Name – Timber Weiss, 775.954.4626, tweiss@washoecounty.gov

- a. The parcel is currently receiving water service from the Truckee Meadows Water Authority (TMWA). The applicant shall provide a letter of acknowledgement from TMWA which will indicate the adequacy of water rights to support the Detached Dwelling. TMWA may require additional water rights or if there are sufficient water rights to support the Detached Dwelling, TMWA will simply issue a letter indicating no additional water rights are necessary. Submit a copy of this letter of acknowledgement from TMWA as a document to the building permit or email the letter of acknowledgement from TMWA to tweiss@washoecounty.gov.

Truckee Meadows Fire Protection District (TMFPD)

- 3. The following conditions are requirements of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with these conditions. Unless otherwise stated, these conditions shall be met prior to the issuance of any building or grading permit or on an ongoing basis (phased development) as determined by TMFPD.

Contact Name – Brittany Lemon, 775.326.6079, blemon@tmfpd.us

- a. This project shall meet and comply with all requirements of currently adopted Truckee Meadows Fire Protection District (TMFPD) fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply: <https://tmfpd.us/fire-code/>.
- b. This parcel is located in a moderate fire hazard severity area. The parcel has conforming water but will not meet the defensible space requirement of 30 feet with the proposed

garage location. Ignition Resistant Construction Class 2 (IR2) per the 2018 WUI code will be required.

Washoe County Health District, Air Quality Division

4. The following condition is a requirement of the Health District, Air Quality Division, which shall be responsible for determining compliance with this condition. The District Board of Health has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.

Contact Name – Genine Rosa, Senior Air Quality Specialist, 775.784.7204, grosa@washoecounty.gov

- b. Any dust generating activity, regardless of size of disturbance, will be subject to the Washoe County District Board of Health Regulation Governing the Air Quality Management Division, 040.030 Dust Control. Except when engaged in commercial agricultural operations, no person may disturb the topsoil by removing, altering, or overlaying the ground cover through scraping, burning, excavating, storing of fill, application of palliative, or any other method on any real property unless reasonable precautions are taken to prevent generation of dust during both the active development phases and thereafter if the property is to remain unoccupied, unused, vacant or undeveloped.
- c. If disturbance will be greater than 1 acre then a Dust Control Permit will be required prior to breaking ground, failure to do so may result in enforcement action resulting in a Notice of Violation with associated fines. For Dust Control Permit questions call AQMD at 775-784-7200 or visit www.OurCleanAir.com.

*** End of Conditions ***