Community Services Department

Planning and Building

DETATCHED ACCESSORY DWELLING ADMINISTRATIVE REVIEW APPLICATION

Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89512-2845

Telephone: 775.328.6100

October 10, 2022 submittal of revisions to WSUP22-0023

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: Rose Residence Detached Accessory Dwelling	
Project Description: Convert existing 324sf storage attic above an existing 768sf detached garage into an 800sf detached accessory dwelling above an 800ft detached garage (add 32sf utilities closet to the existing detached garage). Add separate exterior stairway access/egress to dwelling above.	
Project Address: 35 Riata Court. Reno. Nv. 89521	
Project Area (acres or square feet): 800 s.f.	
Project Location (with point of reference to major cross streets **AND** area locator): Virginia foothills,1/4 mi. East of Veterans Pkwy & Hwy 341	

Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
140-051-16	0.508		

Indicate any previous Washoe County approvals associated with this application:
Case No.(s). This is an amendment to WSUP22-0023 application submitted previously.

Applicant Information (attach additional sheets if necessary)

Property Owner:		**Professional Consultant:**	
Name: Kenneth G. Rose Trust		Name: Ken Rose Architect	
Address: 25 Riata Ct.		Address: 35 Riata Ct.	
	Zip: 89521		Zip: 89521
Phone: 775-560-8935	Fax:	Phone: 775-560-8935	Fax:
Email: krse101@gail.com		Email: krse101@gmail.com	
Cell: 775=560-8935	Other:	Cell: 775-560-8935	Other:
Contact Person: Ken Rose		Contact Person: Ken Rose	
Applicant/Developer:		**Other Persons to be Contacted:**	
Name: same as above		Name: Kate Rose	
Address:		Address: same	
	Zip:		Zip: same
Phone:	Fax:	Phone: 775-750-2306	Fax:
Email:		Email: kateinreno@aol.com	
Cell:	Other:	Cell: 775-750-2306	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 Review Permit Application for a Detached Accessory Dwelling Supplemental Information

(All required information may be separately attached)

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

2115 s.f. (per current WC Assessor data)

2. What is the size of the proposed detached accessory dwelling (exclude size of garage)? If a manufactured or modular home is the secondary dwelling, list the age and size of the unit.

800 s.f.

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

Match existing siding, trim, and roof features shared by both

5. How many off-street parking spaces are available? Parking spaces must be shown on site plan. Are any new roadway, driveway, or access improvements be required?

four. no additional parking required

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

minimize windows visible to Southeast neighbors

7. Is the subject property part of an active Home Owners Association (HOA) or Architectural Control Committee?

☐ Yes	■ No	If yes, please list the HOA name.

8. 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.

9. Only one accessory dwelling unit, whether attached or detached, is allowed per parcel. Is there a guest apartment, mother-in-law unit, next-gen addition with kitchen or any other type of secondary dwelling on the subject property?

☐ Yes	■ No	If yes, please provide information on the secondary unit.

10. List who the service providers are for the main dwelling and accessory dwelling:

	Main Dwelling	Accessory Dwelling
Sewer Service	SETMPUD	same
Electrical Service	Nv Energy	same
Solid Waste Disposal Service	Waste Mgmt.	same
Water Service	TMWA	same

WASHOE COUNTY ASSESSOR PROPERTY DATA 10/6/2022

Owner Information

APN	**140-051-16**	Card 1 of 1
Situs 1	35 RIATA CT WASHOE COUNTY NV 89521	Bld # 1
Owner 1	ROSE TRUST, KENNETH G	TRUST
Owner 2 or Trustee	ROSE TRUSTEE, KENNETH G	TRUSTEE
Mail Address	35 RIATA CT RENO NV 89521	

Parcel Information

Keyline Desc	SAGEWOOD EST 1 LT 6 BLK E		
Subdivision	SAGEWOOD ESTATES SUBDIVISION 1		
	Section Township 18 **Range** 20		
Record of Survey Map : **Parcel Map#** 0 : **Sub Map#** 2421			
	Special Property Code		
2022 Tax District	4000	**Prior APN**	016-571-29
2021 Tax District	4000	**Tax Cap Status**	Low Cap Qualified Primary Residence
PERMITS	llambert 02/21/2008		

Building Information

XFOB SUBAREA

Bld #1 Situs	35 RIATA CT	**Property Name**	
Quality	R35 Average-Good	**Building Type**	Single Family Residence
Stories	Split Level	**2nd Occupancy**	
Year Built	1988	**WAY**	1988
Bedrooms	3	**Square Feet**	2115
Full Baths	2	**Finished Bsmt**	0
Half Baths	1	**Unfin Bsmt**	0
Fixtures	11	**Basement Type**	
Fireplaces	1	**Gar Conv Sq Feet**	768 GC3
Heat Type	FORCED AIR	**Total Garage Area**	720
2nd Heat Type		**Garage Type**	ATTACHED
Exterior Walls	HARDBOARD ON FRAME	**Detached Garage**	0
2nd Ext Walls		**Basement Gar Door**	0
Roof Cover	COMPOSITION SHINGLE	**Sub Floor**	WOOD
% Complete	100	**Frame**	FRAME
Obso/Bldg Adj	0	**Units/Bldg**	1
Construction Modifier		**Units/Parcel**	1

Land Information

LAND DETAILS

Land Use	200	**DOR Code**	200	**Sewer**	Municipal	**Neighborhood**	EDHE	ED Neighborhood Map

Size	22,113 SqFt	**Size**	0.508 Acres	**Street**	Paved	**Zoning Code**	MDS
				Water	Muni		

Sales and Transfer Records

RECORDER SEARCH

Grantor	Grantee	Doc #	Doc Type	Doc Date	DOR Code	Value/Sale Price	Sale Code	Note
ROSE, KENNETH G	ROSE REVOCABLE TRUST, KENNETH G	4697366	DEED	04-20-2017	200	0	3BGG	INTO TRUST
SCHUERMANN LIVING TRUST, PAUL & PATTY	ROSE, KENNETH G	3697283	DEED	10-16-2008	200	435,000	2D	
SCHUERMANN, PAUL E	SCHUERMANN LIVING TRUST,PAUL & PATTY	3538018	QC	05-30-2007	200	0	3BEA	MARITAL STATUS CHANGE & INTO TRUST
CORBETT, PATRICIA J	SCHUERMANN,PAUL E	2974251	DEED	12-29-2003	200	0	3NTT	
	CORBETT,PATRICIA J	2273639	DEED	11-10-1998	200	0	3NTT	

Valuation Information

	Taxable Land	New Value	Taxable Imps	OBSO	Tax Cap Value	Taxable Total	Land Assessed	Imps Assessed	Total Assessed	Exemption Value
2022/23 FV	123,570	0	210,666	0	292,943	334,236	43,249	73,733	116,983	0

All parcel data on this page is for use by the Washoe County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Washoe County Assessor's Office as of 10-05-2022

If you have questions or corrections about our property data you can call us at 775-328-2277 or email us at exemptions@washoecounty.gov