

Community Services Department
Planning and Building
AMENDMENT OF CONDITIONS
APPLICATION



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

Telephone: 775.328.6100

**April 9, 2023 submittal of
Amendment of Conditions to
WSUP23-0023 (Rose DADAR)**

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 detached 768sf Garage with a 324sf Attic above into a 800sf Detached Accessory Dwelling			
Project Address: 35 Riata Court. Reno. Nv. 89521			
Project Area (acres or square feet): 800sf			
Project Location (with point of reference to major cross streets AND area locator): Virginia Foothills, 1/4mi. east of Veterans Parkway and 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). WSUP22-0023 (Rose DADAR) 12-1-2022			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Kenneth G. Rose Trust		Name: Ken Rose Architect	
Address: 35 Riata Ct., Reno. Nv.		Address: 35 Riata Ct. Reno. Nv.	
Zip: 89521		Zip: 89521	
Phone: 775-560-8935	Fax:	Phone: 775-560-8935	Fax:
Email: krse101@gmail.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 as above	
Zip:		Zip:	
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):	

Amendment of Conditions Application Supplemental Information

(All required Information may be separately attached)

Required Information

1. The following information is required for an Amendment of Conditions:
 - a. Provide a written explanation of the proposed amendment, why you are asking for the amendment, and how the amendment will modify the approval.
 - b. Identify the specific Condition or Conditions that you are requesting to amend.
 - c. Provide the requested amendment language to each Condition or Conditions, and provide both the **existing** and **proposed condition(s)**.

The proposed amendment will relocate the approved DADAR from a 2nd floor to ground level. Construction cost estimates indicate 50% savings for the same features. This amendment also improves architectural compatibility with the main house.

2. Describe any potential impacts to public health, safety, or welfare that could result from granting the amendment. Describe how the amendment affects the required findings as approved.

This amendment has no potential impacts to public health, safety, or welfare beyond the findings and approval of WSUP22-0023.

APN: 140-051-16	Case # 1
Block: 132 RIATA CT	Map # 1
Owner: ROSE TRUST KENNETH G	TRUST
Owner 3 or 4: ROSE TRUST KENNETH G	TRUST
Full Address: 35 RIATA CT	
City: WASHOE NV 89521	

Parcel Info & Legal Description	
Map: SAGEWOOD EST 1 OF 2 & 4	
Section: Township 16 Range 20	
Acres of Survey: 0.1000	Sub-Map # 241
Special Property Code:	
2020 Tax Amount: \$200	Final APN: 140-051-16
2020 Tax Status: 000	The One Street POB - Low Cost Qualified Primary Residence
APR: 000000	Survey: 00000000

Building Information	
Map # 1: SAGEWOOD EST 1 OF 2 & 4	Property Name: SAGEWOOD EST 1 OF 2 & 4
Map # 2: SAGEWOOD EST 1 OF 2 & 4	Building Type: Single Family Residence
Map # 3: SAGEWOOD EST 1 OF 2 & 4	Year Built: 1988
Map # 4: SAGEWOOD EST 1 OF 2 & 4	Roof Type: Asphalt/Flt
Map # 5: SAGEWOOD EST 1 OF 2 & 4	Foundation: Concrete
Map # 6: SAGEWOOD EST 1 OF 2 & 4	Garage Type: Attached
Map # 7: SAGEWOOD EST 1 OF 2 & 4	Garage Area: 700
Map # 8: SAGEWOOD EST 1 OF 2 & 4	Garage Type: Attached
Map # 9: SAGEWOOD EST 1 OF 2 & 4	Basement: None
Map # 10: SAGEWOOD EST 1 OF 2 & 4	Basement Area: 0
Map # 11: SAGEWOOD EST 1 OF 2 & 4	Basement: None
Map # 12: SAGEWOOD EST 1 OF 2 & 4	Basement Area: 0
Map # 13: SAGEWOOD EST 1 OF 2 & 4	Basement: None
Map # 14: SAGEWOOD EST 1 OF 2 & 4	Basement Area: 0
Map # 15: SAGEWOOD EST 1 OF 2 & 4	Basement: None
Map # 16: SAGEWOOD EST 1 OF 2 & 4	Basement Area: 0
Map # 17: SAGEWOOD EST 1 OF 2 & 4	Basement: None
Map # 18: SAGEWOOD EST 1 OF 2 & 4	Basement Area: 0
Map # 19: SAGEWOOD EST 1 OF 2 & 4	Basement: None
Map # 20: SAGEWOOD EST 1 OF 2 & 4	Basement Area: 0

Permits	
Permit #	Agency
17-474	WASHOE CO. COMM. DEVELOPMENT
17-474	WASHOE CO. COMM. DEVELOPMENT

SubAreas					
Map #	Code	Description	Year Built	Year Exp	Rate
1-1	RES	SINGLE-FAMILY RESIDENCE	1988	1988	198
1-2	RES	SINGLE-FAMILY RESIDENCE	1988	1988	198
1-3	RES	SINGLE-FAMILY RESIDENCE	1988	1988	198
1-4	RES	SINGLE-FAMILY RESIDENCE	1988	1988	198
1-5	RES	SINGLE-FAMILY RESIDENCE	1988	1988	198
1-6	RES	SINGLE-FAMILY RESIDENCE	1988	1988	198
1-7	RES	SINGLE-FAMILY RESIDENCE	1988	1988	198
1-8	RES	SINGLE-FAMILY RESIDENCE	1988	1988	198
1-9	RES	SINGLE-FAMILY RESIDENCE	1988	1988	198
1-10	RES	SINGLE-FAMILY RESIDENCE	1988	1988	198

XFIDS				
Code	Description	Quantity	Year	Value
1	REPLACE SINGLE STAIRS	1	1988	1
2	REPLACE STAIRS	1	1988	1
3	REPLACE STAIRS	1	1988	1
4	REPLACE STAIRS	1	1988	1
5	REPLACE STAIRS	1	1988	1

Land Information			
Parcel #	Area	Volume	Value
140-051-16	0.1000	113,300	6,000,000

Sales and Transfer Records					
Owner	Acquire	Doc #	Doc Date	Doc Value	Doc Rate
ROSE TRUST KENNETH G	ROSE TRUST KENNETH G	17-474	08-29-2017	200	0.0000
ROSE TRUST KENNETH G	ROSE TRUST KENNETH G	17-474	08-29-2017	200	0.0000
ROSE TRUST KENNETH G	ROSE TRUST KENNETH G	17-474	08-29-2017	200	0.0000
ROSE TRUST KENNETH G	ROSE TRUST KENNETH G	17-474	08-29-2017	200	0.0000
ROSE TRUST KENNETH G	ROSE TRUST KENNETH G	17-474	08-29-2017	200	0.0000
ROSE TRUST KENNETH G	ROSE TRUST KENNETH G	17-474	08-29-2017	200	0.0000
ROSE TRUST KENNETH G	ROSE TRUST KENNETH G	17-474	08-29-2017	200	0.0000
ROSE TRUST KENNETH G	ROSE TRUST KENNETH G	17-474	08-29-2017	200	0.0000
ROSE TRUST KENNETH G	ROSE TRUST KENNETH G	17-474	08-29-2017	200	0.0000

Valuation Information			
Assessed Land Value	Assessed Improvement Value	Total Assessed Value	Market Value
\$200	\$113,300	\$113,500	\$113,500



VICINITY MAP

SHEET INDEX

- T-1 COVER SHEET W/ DESIGN CRITERIA, ETC
- C-1 SITE PLAN, UTILITY TRENCH DETAIL
- A-1 EXISTING FLOOR & ROOF PLANS, DEMO NOTES
- A-2 EXISTING ELEVATIONS & DEMO NOTES
- A-3 NEW FLOOR & ROOF PLANS, VENT CALL'S
- A-4 NEW ELEVATIONS
- A-5 NEW BUILDING SECTIONS, STAIRS, W/RL DETAIL
- E-1 NEW ELECTRICAL PLAN & SYMBOLS

NOTE: MECHANICAL, PLUMBING AND STRUCTURAL PLANS TO BE DETERMINED PENDING BOARD OF ADJUSTMENT REVIEW



ROSE RESIDENCE ACCESSORY DWELLING

35 RIATA COURT
WASHOE CO., NV, 89521
APN: 140-051-16

OWNER: KENNETH G. ROSE TRUST
(SEE ADDRESS ABOVE)
"KRSE101@GMAIL.COM" #775-560-8935

PROJECT DESCRIPTION

CONVERSION OF AN EXISTING 700 S.F. DETACHED GARAGE WITH AN EXISTING 524 S.F. STORAGE ATTIC ABOVE INTO A 800 S.F. ACCESSORY DWELLING BELOW A 374 S.F. STORAGE ATTIC ABOVE WITH SEPARATE ACCESS

DESIGN CRITERIA

BASIS OF DESIGN:

- 2018 INTERNATIONAL BUILDING CODE (IBC)
- 2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
- 2018 INTERNATIONAL ENERGY CODE (IEEC)
- 2018 INTERNATIONAL MECHANICAL CODE (IMC)
- 2017 NATIONAL ELECTRICAL CODE (NEC)
- 2018 UNIFORM MECHANICAL CODE (UMC)
- 2018 UNIFORM PLUMBING CODE (UPC)
- 2018 NORTHERN NEVADA AMENDMENTS
- 2018 WASHOE COUNTY DEVELOPMENT CODE (WCDC)
- 2018 NATIONAL FIRE PROTECTION CODE (NFPA)

OCCUPANCY GROUP: R-3, SINGLE FAMILY RESIDENCE
TYPE OF CONSTRUCTION: V-B (NO SPRINKLERS)
BUILDING HEIGHT: 35'0" MAX. ALLOWED, 2'10" PROVIDED
OF STORIES: 3 ALLOWED, 2 PROVIDED (EXISTING)
AREA ALLOWED: 800 S.F. (HABITABLE), 800 S.F. PROVIDED.
WCDC 110.304.15 (2): MDS ZONING = 800 S.F. MAX. OR 50% OF MAIN DWELLING (2115 S.F. / 2 = 1,057 S.F.). EXTERIOR UNCOVERED STAIRS PROVIDED FOR SEPARATE ACCESS/EGRESS ABOVE.
OCCUPANCY SEPARATION: 1 HR. FLOOR/CEILING @ GARAGE
ZONING: MDS LAND USE: 200 NEIGHBORHOOD: EDGE
FIRE DISTRICT: TMAPD, STATION HYDRANT: 067
SET-BACKS: FRONT = 20', SIDES = 5', BACK = 20'
RISK CATEGORY: ELEVATION: FROST DEPTH: 24"
LIVE LOADS: DECKS: WIND:
SNOW LOADS: GROUND: ROOF:
SEISMIC LOADS:

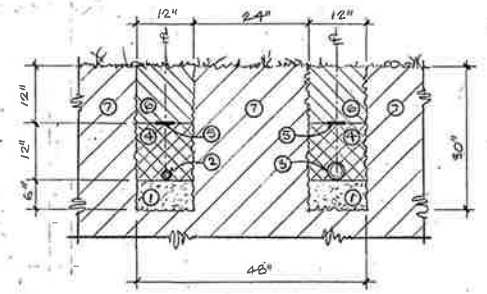


PROJECT: ROSE RESIDENCE ACCESSORY DWELLING
35 RIATA CT, WASHOE CO., NV, 89521
APN: 140-051-16

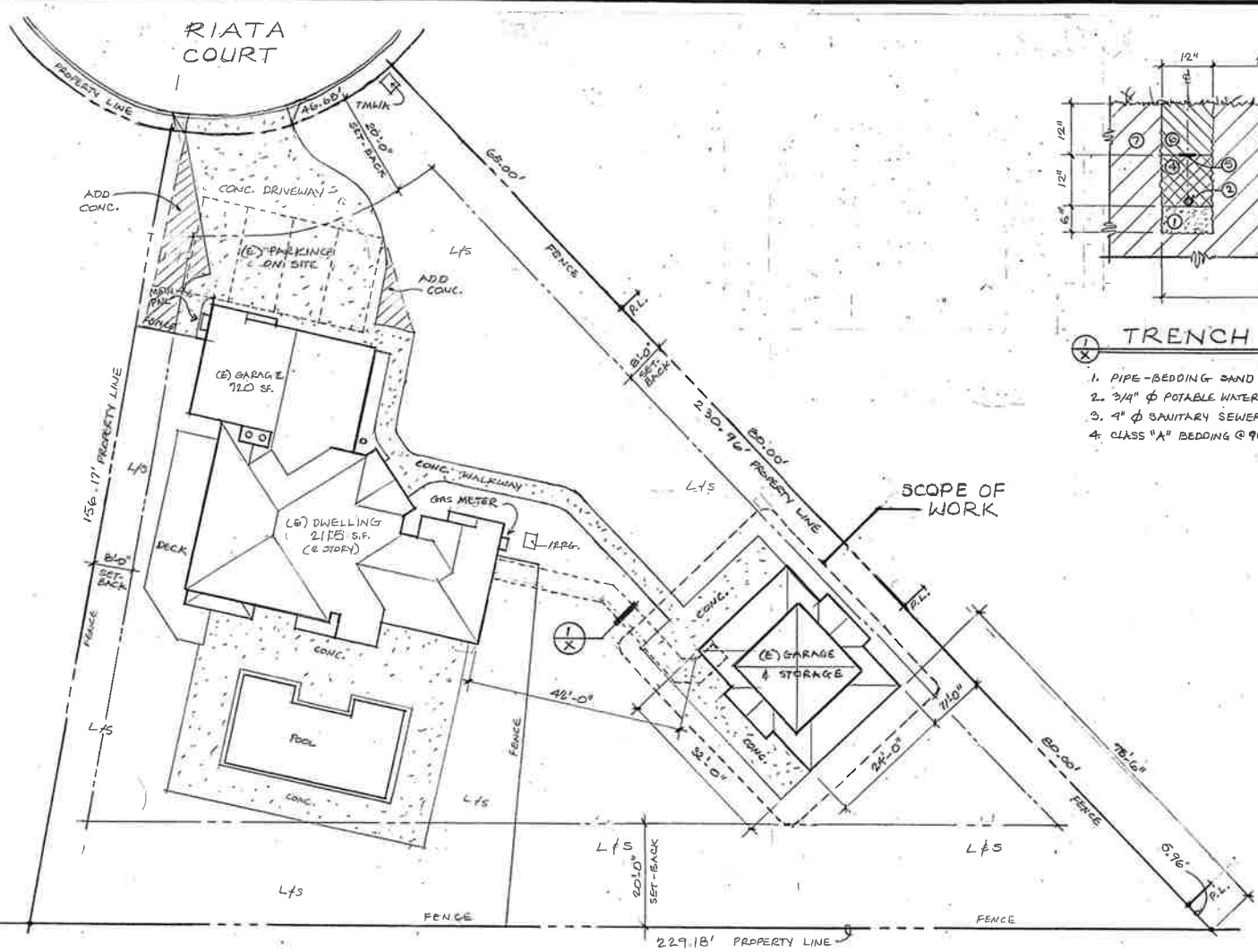
DRAWING: TITLE SHEET, DESIGN CRITERIA, INDEX
PROJECT DESCRIPTION, VICINITY MAP

SCALE: 1" = 1'-0"
DATE: 08/29/2017
DRAWN BY: [Signature]
CHECKED BY: [Signature]
ISSUES: [Table with columns for DATE and TYPE]

DRAWING: T-1



- TRENCH DETAIL***
1" = 1'-0"
1. PIPE-BEDDING SAND
 2. 3/4" ϕ POTABLE WATER
 3. 4" ϕ SANITARY SEWER
 4. CLASS "A" BEDDING @ 90%
 5. UTILITY LOCATOR TAPE
 6. CLASS "E" BACKFILL @ 85%
 7. NATIVE SOILS, UNDISTURBED
- * REF: WASHOE CO. WR-1.1+1.2



SITE PLAN

APN: 140-051-16, 0.508 AC., 22,113 S.F.

1/10" = 1'-0"

- EXISTING DWELLING : 2,115 SF
- ATTACHED GARAGE : 720 SF
- EXISTING DETACHED GARAGE : 768 SF < 800 SF
- (E) DETACHED STORAGE ATTIC ABOVE : 324 SF (N/A)

W.C.D.C SECTION 110.304. (5 (a)(2)): DETACHED ACCESSORY DWELLING UNIT, EXCEPTION M.O.S. REGULATORY ZONE: SHALL NOT EXCEED 800 SF, APPROVAL REQUIRED BY BOARD OF ADJUSTMENTS.

PROJECT:
ROSE RESIDENCE ACCESSORY DWELLING
35 RIATA CT., WASHOE CO., NV., 89521
APN: 140-051-16

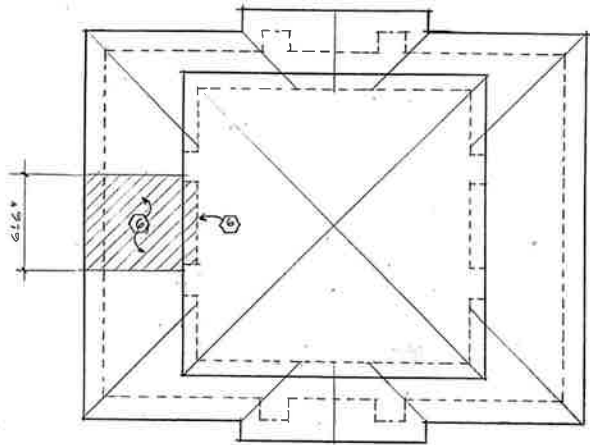
DRAWING:
SITE PLAN, UTILITY TRENCH DETAIL

SCALE:
DATE:
DRAWN BY:
CHECKED BY:

ISSUES:	
DATE	TYPE

DRAWING:

C-1

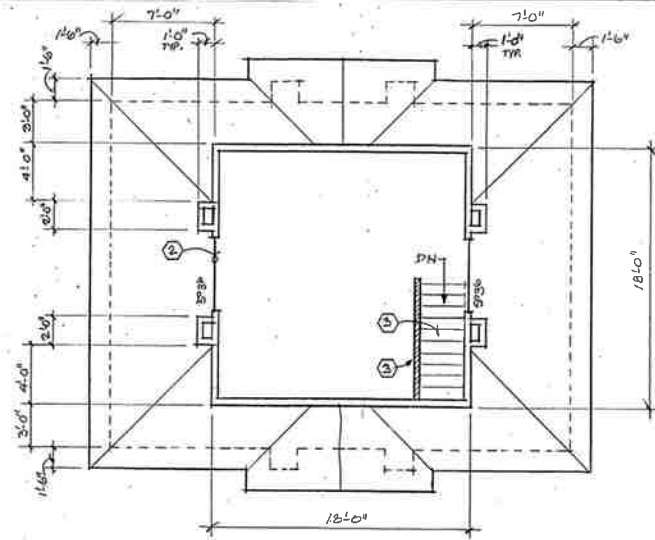


(E) ROOF PLAN

1/4" = 7'-0"

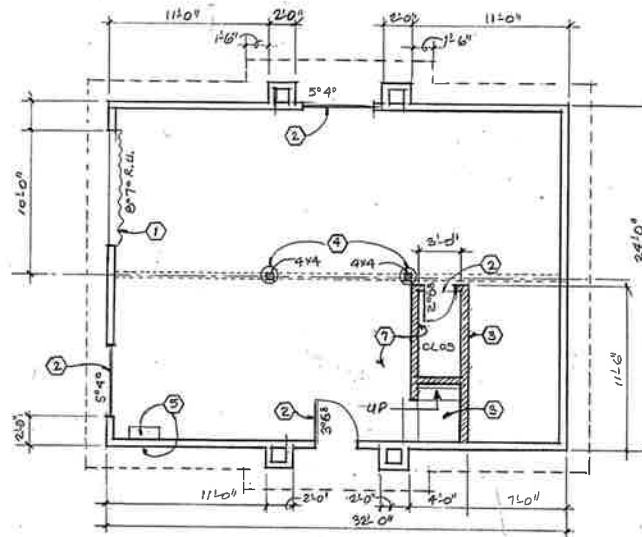
DEMOLITION NOTES

1. REMOVE & SALVAGE (E) GARAGE DOOR & TRACKS.
2. REMOVE & SALVAGE (E) WINDOW / DOOR.
3. REMOVE (E) STAIRWAY & CLOSET, INFILL W/ (N) CEILING JOISTS.
4. REMOVE (E) 4x4' COLUMNS & BASES, SHORE & BRACE (E) BEMA FOR REPLACEMENT.
5. RELOCATE (E) ELECT. SERVICE PANEL TO OPPOSITE SIDE OF (E) WALL.
6. REMOVE PORTION OF LOWER ROOF JACK RAFTERS, REMOVE WALL BELOW (E) WINDOW.
7. REMOVE & RELOCATE (E) 220V. OUTLET TO (N) KITCHEN STOVE.



(E) 2ND FLOOR PLAN

1/4" = 1'-0"



(E) 1ST FLOOR PLAN

1/4" = 1'-0"



KEVIN ROSE - ARCHITECT
335 BAYVIEW COURT, RENO, NV 89521
775-960-8955

PROJECT:
ROSE RESIDENCE ACCESSORY DWELLING
35 RIATA CT, WASHOE CO., NV, 89521
APN: 140-051-15

DRAWING:
EXISTING FLOOR & ROOF PLANS,
DEMOLITION NOTES

SCALE:
DATE:
DRAWN BY:
CHECKED BY:

ISSUES:
DATE TYPE

DRAWING:

A-1



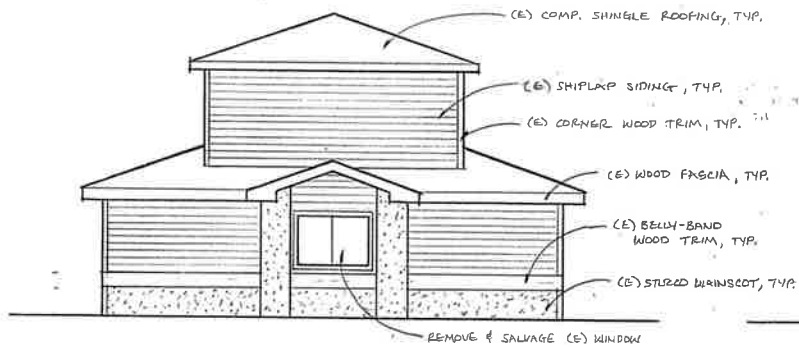
(E) WEST ELEVATION

1/4" = 1'-0"



(E) NORTH ELEVATION

1/4" = 1'-0"



(E) EAST ELEVATION

1/4" = 1'-0"



(E) SOUTH ELEVATION

1/4" = 1'-0"



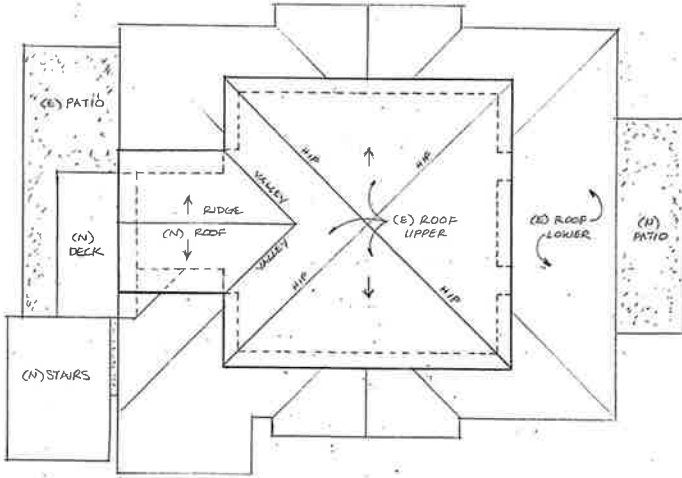
PROJECT:
ROSE RESIDENCE ACCESSORY DWELLING
35 RIATA CT, WASHOE CO., NV, 89521
APH: 300-85136

DRAWING:
EXISTING ELEVATIONS &
DEMOLITION NOTES

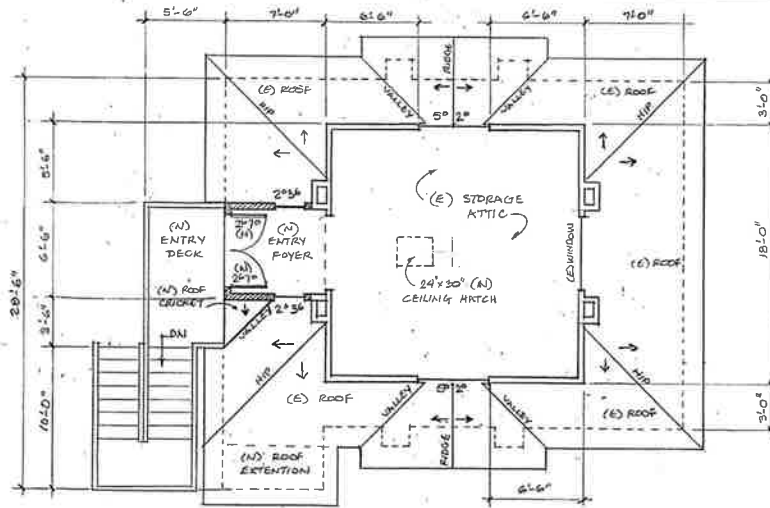
SCALE:	
DATE:	
DRAWN BY:	
CHECKED BY:	
ISSUES:	
DATE	TYPE

DRAWING:

A-2



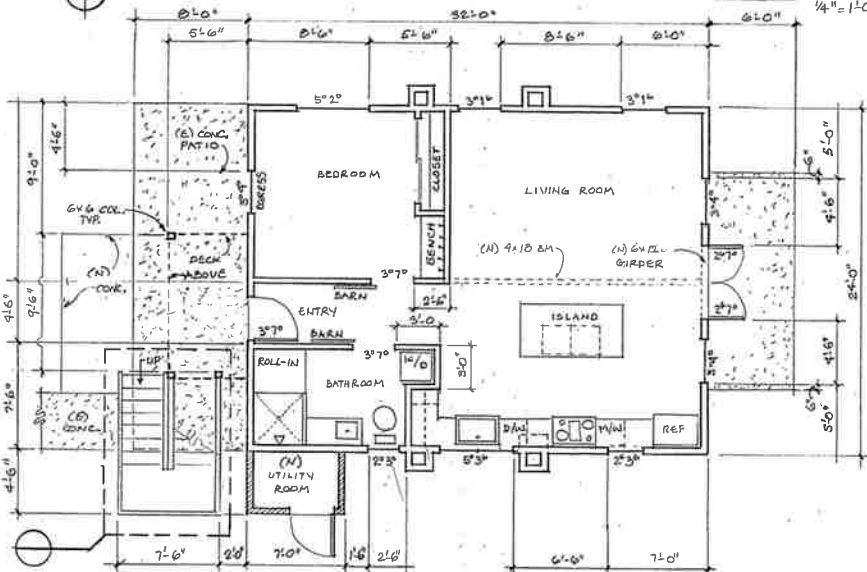
(N) ROOF PLAN
1/4" = 1'-0"



(N) UPPER FLOOR PLAN
1/4" = 1'-0"

ROOM FINISH SCHEDULE

NAME	FLOOR MAT. FIN.	BASE MAT. FIN.	N. WALL MAT. FIN.	E. WALL MAT. FIN.	S. WALL MAT. FIN.	W. WALL MAT. FIN.	CEILING MAT. FIN.
ENTRY	CONC. SMOOTH	WOOD PAINT	G. B. KNOCK DOWN	G. B. KNOCK DOWN	G. B. KNOCK DOWN	G. B. KNOCK DOWN	G. B. KNOCK DOWN
BEDROOM	CONC. SMOOTH	WOOD PAINT	G. B. KNOCK DOWN	G. B. KNOCK DOWN	G. B. KNOCK DOWN	G. B. KNOCK DOWN	G. B. KNOCK DOWN
BATHROOM	CONC. SMOOTH	TILE COVE #2	G. B. TILE #1	G. B. TILE #2	G. B. KNOCK DOWN	G. B. TILE #2	G. B. KNOCK DOWN
LIVING ROOM	CONC. SMOOTH	WOOD PAINT	G. B. KNOCK DOWN	G. B. KNOCK DOWN	G. B. KNOCK DOWN	G. B. KNOCK DOWN	G. B. KNOCK DOWN
KITCHEN	CONC. SMOOTH	WOOD PAINT	G. B. KNOCK DOWN	G. B. KNOCK DOWN	G. B. KNOCK DOWN	G. B. KNOCK DOWN	G. B. KNOCK DOWN
ATTIC	3/4" Ply PAINT	WOOD PAINT	G. B. SMOOTH	G. B. SMOOTH	G. B. SMOOTH	G. B. SMOOTH	G. B. SMOOTH
UTILITY	3/4" Ply PAINT	WOOD PAINT	G. B. SMOOTH	G. B. SMOOTH	G. B. SMOOTH	G. B. SMOOTH	G. B. SMOOTH



(N) LOWER FLOOR PLAN
1/4" = 1'-0"



PROJECT:
ROSE RESIDENCE ACCESSORY DWELLING
35 RATA CT, WASHOE CO., NV., 89521
APN: 140-051-16

DRAWING:
NEW FLOOR & ROOF PLANS,
ROOF VENT CALCULATIONS

SCALE:

DATE:

DRAWN BY:

CHECKED BY:

ISSUES:

DATE	TYPE

DRAWING:
A-3



RISE ARCHITECT
 MEN ROSIE - ARCHITECT
 399 BATA COURT, BIRMGHAM, NY 10921
 717-960-0728

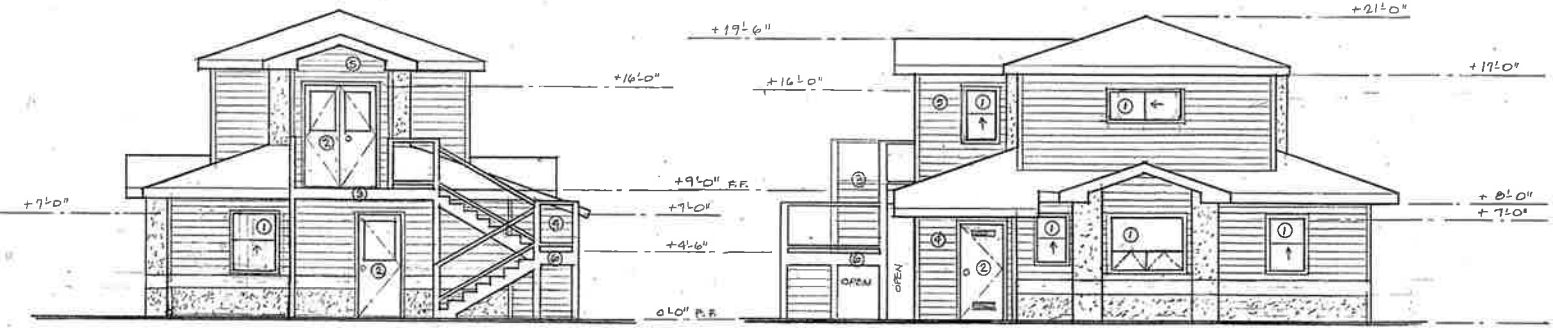
PROJECT:
 ROSE RESIDENCE ACCESSORY DWELLING
 35 RIATA CT., WATKINS CO., NY, 13851
 APN: 140-051-36

DRAWING:
 NEW ELEVATIONS

SCALE:	
DATE:	
DRAWN BY:	
CHECKED BY:	
ISSUES:	
DATE	TYPE

DRAWING:

A-4



(N) NORTH ELEVATION

- 1/4" = 1'-0"
- 1. NEW WINDOW
 - 2. NEW DOOR(S)
 - 3. NEW DECK
 - 4. NEW UTILITY ROOM
 - 5. NEW 2ND FLOOR EXTENSION
 - 6. NEW STAIRCASE & GUARDRAILS

(N) WEST ELEVATION

- 1/4" = 1'-0"
- 1. NEW WINDOW
 - 2. NEW DOOR
 - 3. NEW DECK
 - 4. NEW UTILITY ROOM
 - 5. NEW 2ND FLOOR EXTENSION



(N) SOUTH ELEVATION

- 1/4" = 1'-0"
- 1. NEW WINDOW
 - 2. NEW DOOR



(N) EAST ELEVATION

- 1/4" = 1'-0"
- 1. NEW WINDOW
 - 2. NEW DECK
 - 5. NEW 2ND FLOOR EXTENSION
 - 6. NEW STAIRCASE & GUARDRAILS



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