



**Amendment of Conditions Written Decision for
Detached Accessory Dwelling Administrative Review**
**Amendment of Decision Case Number WAC23-0010 (Scheetz) for
DADAR Case Number WDADAR21-0006**

Subject: Extension of time request for a Detached Accessory Dwelling (DAD)
unit of 1,448 square feet

Decision: Approve with Conditions

Decision Date: August 21, 2023

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

Project Description

Amendment of Conditions Case Number WAC23-0010 (Scheetz) for Detached Accessory Dwelling Administrative Review Case Number WDADAR21-0006 – For hearing, discussion, and possible action to approve an amendment of conditions for Detached Accessory Dwelling Administrative Review Case Number WDADAR21-0006. A two-year time extension is being requested. No changes to construction from approved WDADAR21-0006 are being requested.

- Applicant/Property Owner: Eric Scheetz
- Location: 16780 Dry Creek Road, Reno, NV 89511
- APN: 047-032-34
- Parcel Size: 1.032 acres
- Master Plan Category: Suburban Residential
- Regulatory Zone: Low Density Suburban (LDS)
- Area Plan: Forest
- Development Code: Authorized in Article 306, Accessory Uses and Structures
- Commission District: 2 – Commissioner Clark

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 WAC23-0010** 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

To: Eric Scheetz
Subject: WAC23-0010 (Scheetz) for WDADAR21-0006
Page: Page 2 of 2

calendar days of the mailing date. If appealed, the outcome of the appeal shall be determined by the Washoe County Board of Adjustment.

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.



Kelly Millin, Planning and Building Division Director
Washoe County Community Services Department

Enclosed: Conditions of Approval

Applicant/Owner: Eric Scheetz, P.E., 16780 Dry Creek Rd, Reno, NV 89511,
ericscheetzpe@hotmail.com

Action Order xc: Jennifer Gustafson, District Attorney's Office; Keirsten Beck, Assessor's Office; Rigo Lopez, Steve Clement, Assessor's Office; Janelle Thomas, P.E. & Rob Wimer, P.E., Engineering and Capital Projects; Dale Way & Brittany Lemon, Truckee Meadows Fire Protection District; Timber Weiss, Water Rights



Amended Conditions of Approval

Amendment of Conditions Case Number WAC23-0010

For Detached Accessory Dwelling Administrative Review Case Number
WDADAR21-0006

The project approved under Amendment of Conditions Case Number WAC23-0010 for Detached Accessory Dwelling Administrative Review Case Number WDADAR21-0006 shall be carried out in accordance with the Amended Conditions of Approval granted on August 21, 2023. 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 amendment of conditions approval regarding the Detached Accessory Dwelling Administrative Review Case Number WDADAR21-0006 shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be 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 the County Engineer and the Planning and Building Division.

Compliance with the amended conditions of approval WAC23-0010 related to the Detached Accessory Dwelling Administrative Review Case Number WDADAR21-0006 is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the amended conditions may result in the initiation of revocation procedures.

Washoe County reserves the right to review and revise the amended conditions of approval related to this Detached Accessory Dwelling Administrative Review Case Number WDADAR21-0006 should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

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

Conditions of approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some “Conditions of Approval” are referred to as “Operational Conditions.” These conditions must be continually complied with for the life of the project or business.

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 orders approving this project for WAC23-0010 and Detached Accessory Dwelling Administrative Review Case Number WDADAR21-0006 to all permits and applications (including building permits) applied for as part of this approval.**
- b. **The applicant shall meet all conditions of approval previously approved on June 30, 2021, for Detached Accessory Dwelling Administrative Review Case Number WDADAR21-0006**
- 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 grading within the time specified by the building permits. Compliance with this condition shall be determined by the Planning and Building Division.**

*** End of Amended Conditions ***