

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: Tannerwood DADU | | | |
| Project Description: DADU | | | |
| Project Address: 5470 Tannerwood Drive | | | |
| Project Area (acres or square feet): 1360 sqft | | | |
| Project Location (with point of reference to major cross streets AND area locator): Callahan Ranch Rd. and Tannerwood Dr. 89511 | | | |
| Assessor's Parcel No.(s): | Parcel Acreage: | Assessor's Parcel No.(s): | Parcel Acreage: |
| 045-542-07 | 1.035 Acres | | |
| Indicate any previous Washoe County approvals associated with this application: Case No.(s). | | | |
| Applicant Information (attach additional sheets if necessary) | | | |
| Property Owner: | | Professional Consultant: | |
| Name: Matthew and Cheryl Alder | | Name: | |
| Address: 5470 Tannerwood Drive | | Address: | |
| Reno, NV | Zip: 89511 | | Zip: |
| Phone: 775-387-0852 | Fax: | Phone: | Fax: |
| Email: mdalder@protonmail.com | | Email: | |
| Cell: | Other: | Cell: | Other: |
| Contact Person: Matt Alder | | Contact Person: | |
| Applicant/Developer: | | Other Persons to be Contacted: | |
| Name: | | 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): | |

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)?

1560

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.

950

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

They are separate structures. They will have similar styling in their exterior appearance.

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?

Three car garage is included in the building. Additional parking in front of garage will also be created. Driveway to ADU will need to be improved.

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?

Lighting will all be downturned. Existing vegetation is just weeds and rocks.

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

| | | |
|------------------------------|--|-----------------------------------|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | If yes, please list the HOA name. |
|------------------------------|--|-----------------------------------|

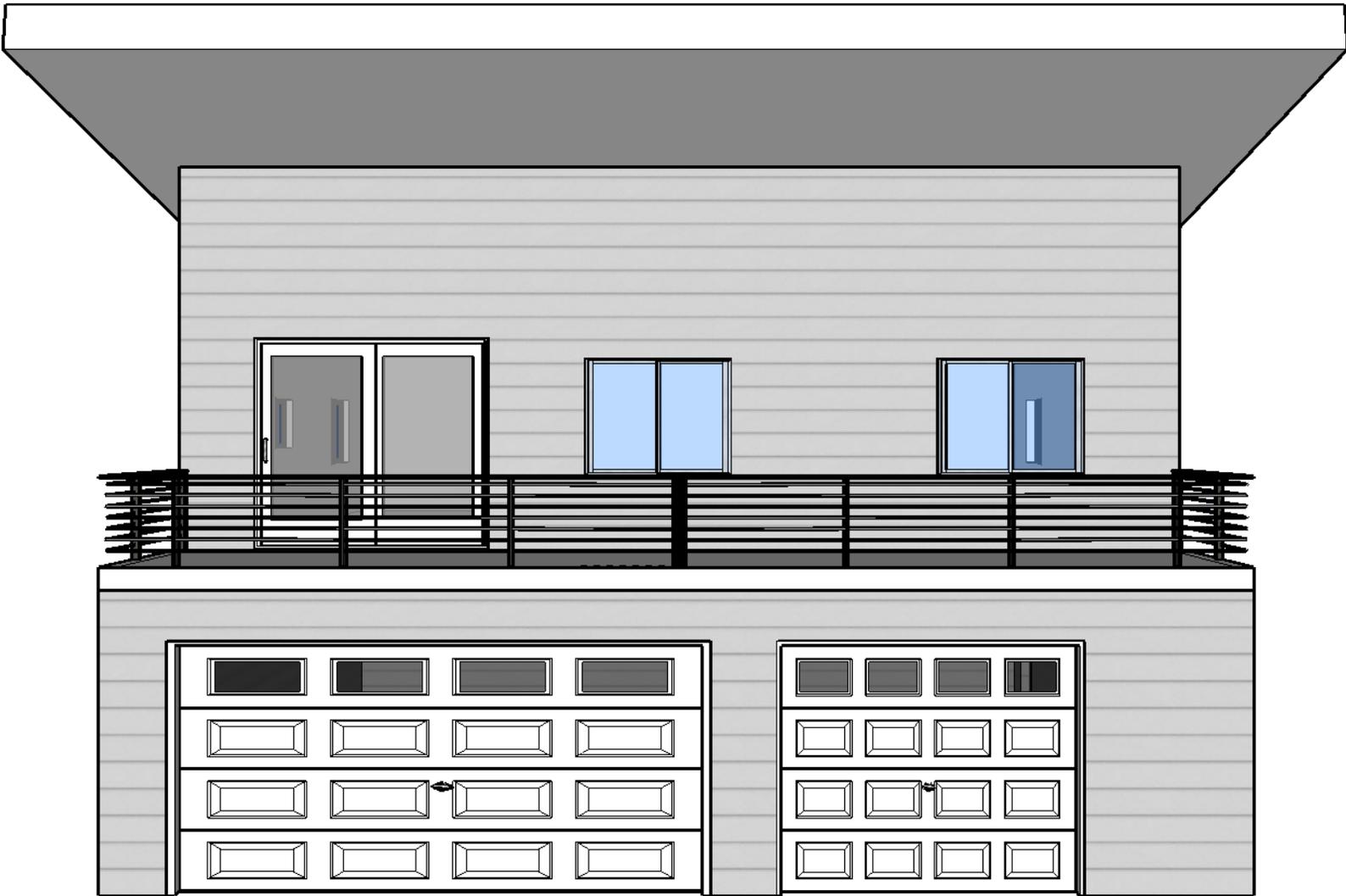
8. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that may prohibit a detached accessory dwelling on your property?

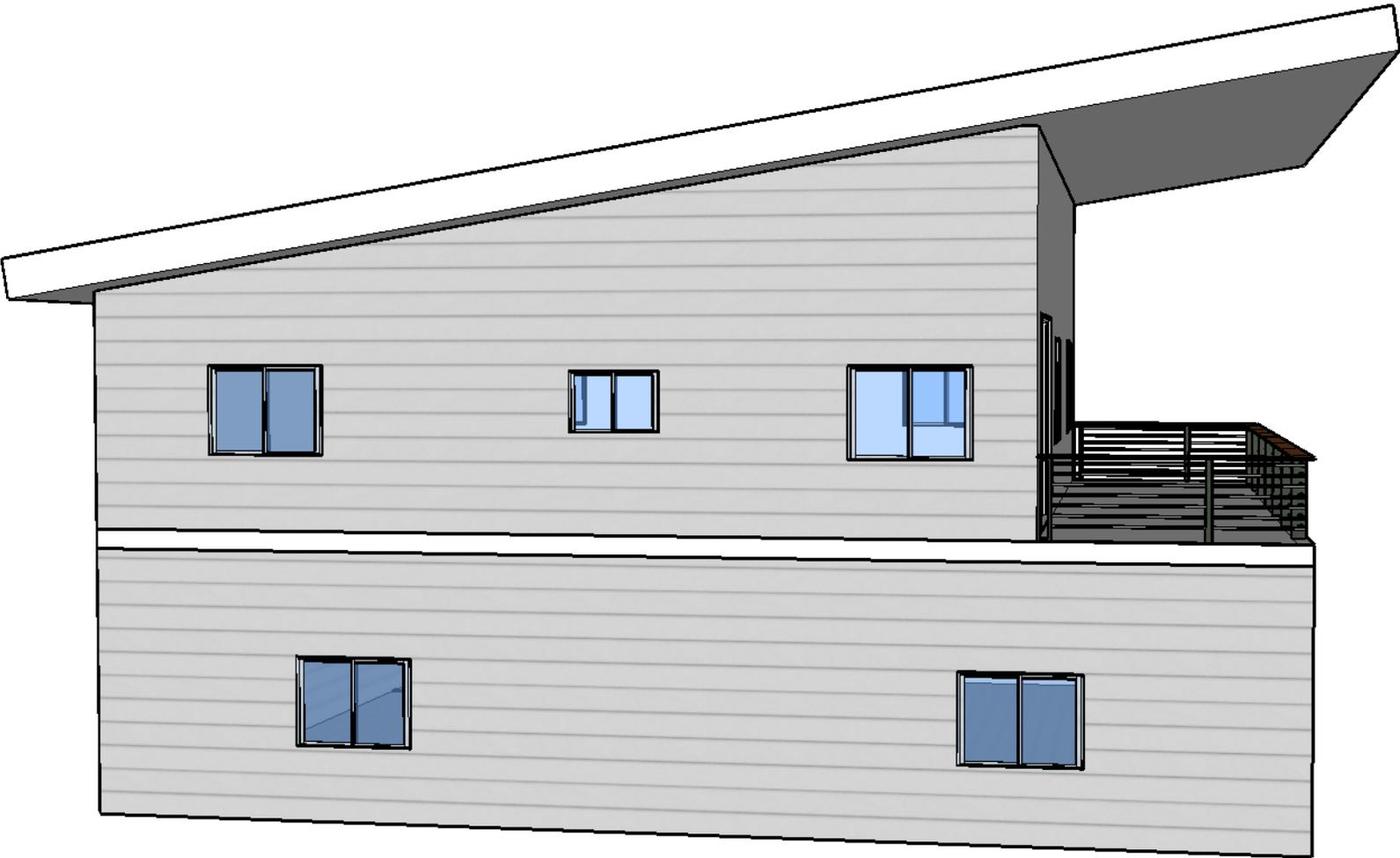
| | | |
|------------------------------|--|-------------------------------|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | If yes, please attach a copy. |
|------------------------------|--|-------------------------------|

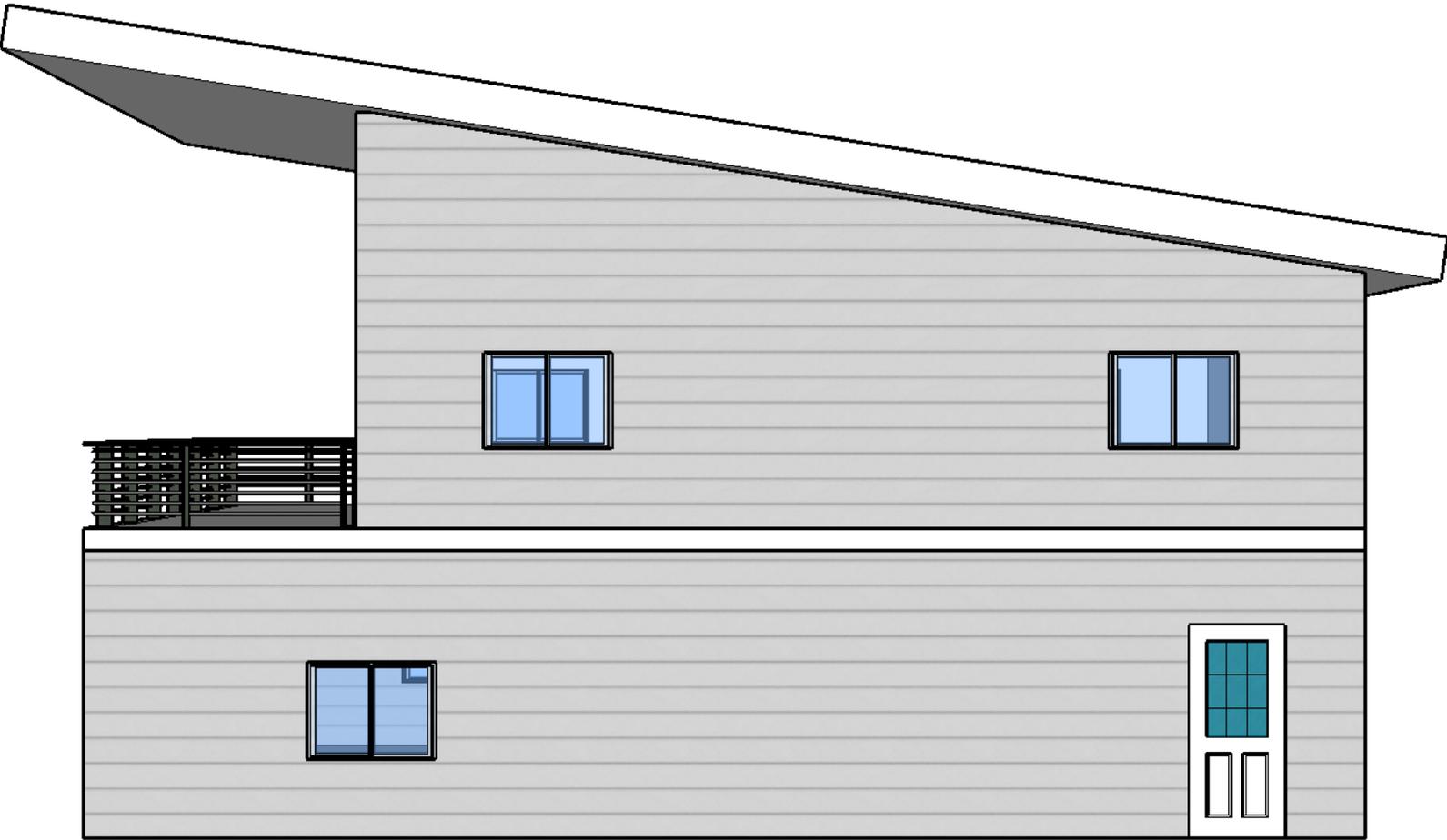
9. Only one accessory dwelling unit, whether attached or detached, is allowed per parcel. Is there a guest apartment, mother-in-law unit, next-gen addition with kitchen or any other type of secondary dwelling on the subject property?

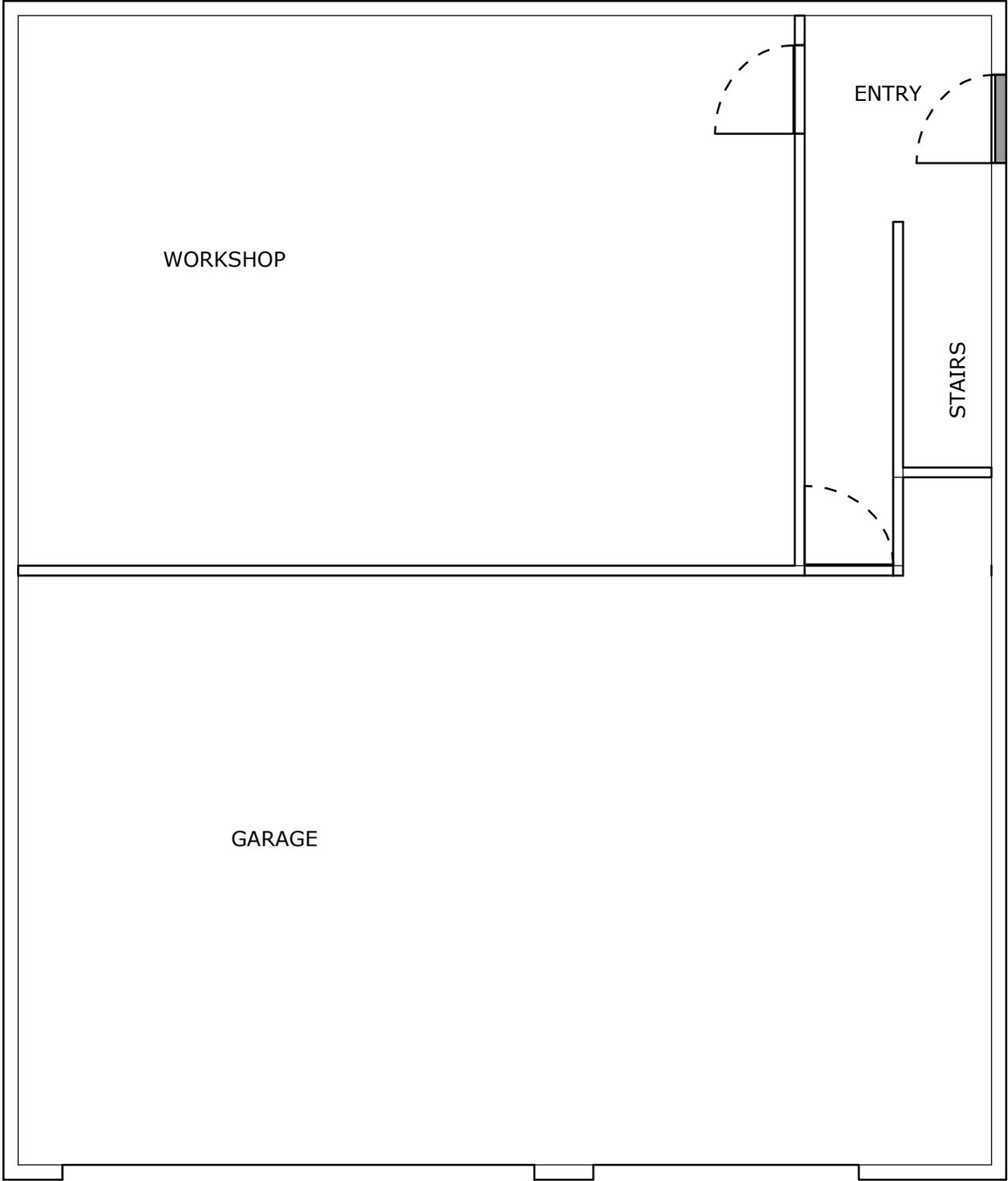
| | | |
|------------------------------|--|---|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | If yes, please provide information on the secondary unit. |
|------------------------------|--|---|









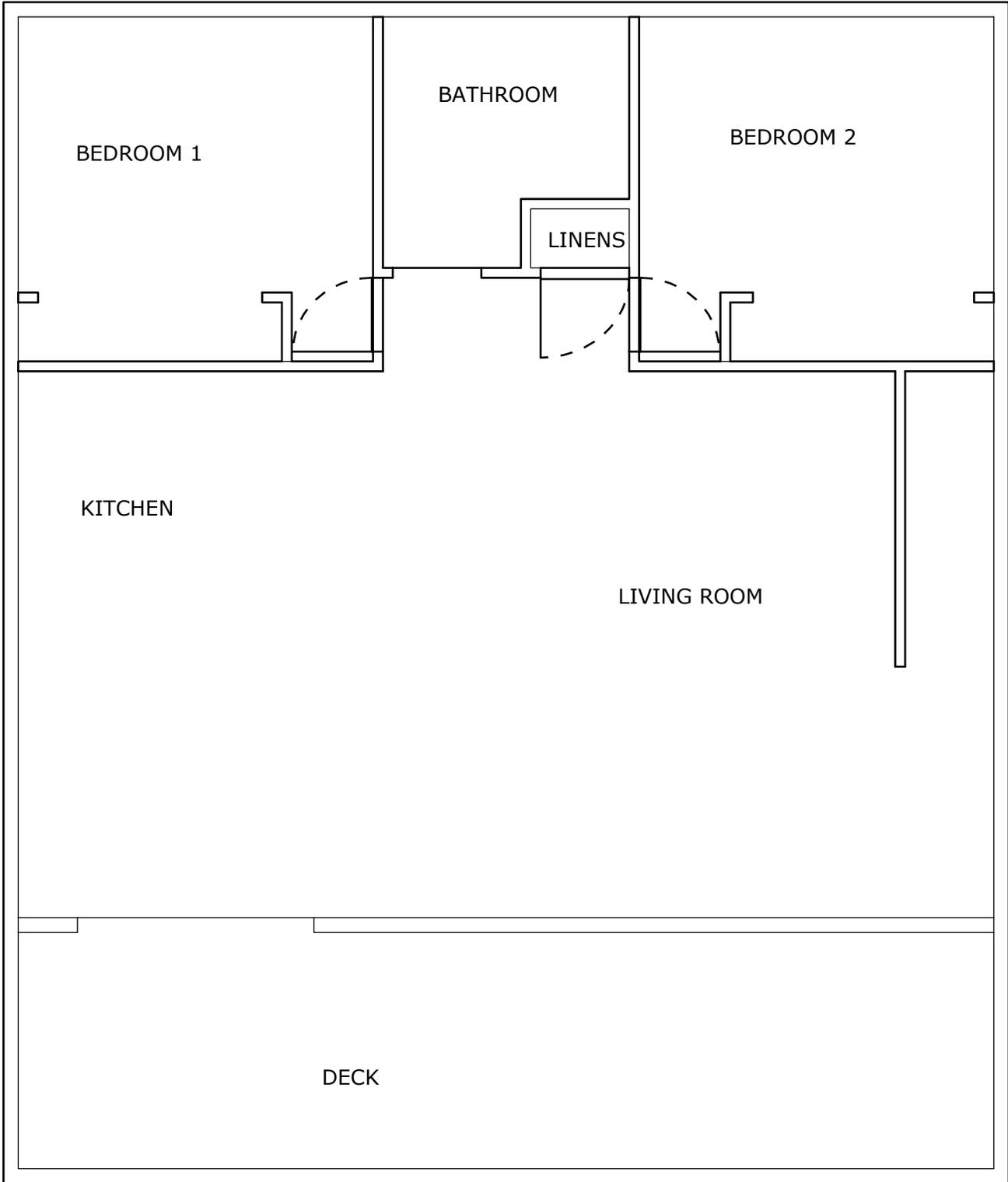


WORKSHOP

GARAGE

ENTRY

STAIRS



TANNERWOOD DR.

65'-3 15/16"

SHED
MUNICIPAL WATER

WELL



28'-0"

26'-5 35/64"

EXISTING STRUCTURE

N



EXISTING SEPTIC

128'-10 15/32"

PROPOSED STRUCTURE

10'-0"

30'-0"

10'-0"

10/6/2023
Matt Alder
SCALE: 1":50'
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