

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: Mendoza ADU			
Project Description: Accessory Dwelling Unit			
Project Address: 15375 Toll Road, Reno NV 89521			
Project Area (acres or square feet): One Acre			
Project Location (with point of reference to major cross streets AND area locator): Geiger Grade and Toll Road			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
01711317	one acre		
Section(s)/Township/Range: FRAC N2 SEC 34 TWP 18N RGE 20E			
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: Gilberto and Gabriela Mendoza		Name:	
Address: [REDACTED]		Address:	
Zip:		Zip:	
Phone:		Phone:	
Fax:		Fax:	
Email:		Email:	
Cell: [REDACTED] Other:		Cell: Other:	
Contact Person: Dwight Gilbert		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Dwight Gilbert		Name:	
Address: [REDACTED]		Address:	
Zip:		Zip:	
Phone: [REDACTED] Fax:		Phone: Fax:	
Email: [REDACTED]		Email:	
Cell: Other:		Cell: Other:	
Contact Person: Dwight Gilbert		Contact Person:	
For Office Use Only			
Date Received:		Initial:	
County Commission District:		Planning Area:	
CAB(s):		Master Plan Designation(s):	
		Regulatory Zoning(s):	

Administrative Review Permit Application

Supplemental Information

(All required information may be separately attached)

1. Describe the type of development that is proposed (e.g. accessory dwelling unit, accessory structure, etc.)

accessory dwelling unit

2. If this proposed administrative review permit application is for an accessory dwelling or structure, what is the square footage of the proposed building? If the building is a manufactured or modular home, also list the age and size of the unit.

707 square feetmanufacturedhomeandexisting1977,1664squarefeetmanufacturedhome.

3. How are you planning to integrate the proposed building to provide architectural compatibility with the subject property and neighborhood?

neighborhood consists of both sitebuilt and manufactured homes.

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

There is a parking area with existing separate driveways.

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?

It is a flat lot with existing lighting with no impacts on existing properties.

7. If your project falls under WCC 110.220.60 Sitting on Corner and Sloped Lots, address how the project meets the requirements of WCC 110.220.60(a)(1-6).

It is a flat lot with developed drainage.

8. Is the proposed building intended to be used for a business or as a short term rental (STR)? If so, have you obtained a business license or STR permit?

No

9. 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.
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10. 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.
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11. 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.
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12. List who the service providers are for the main dwelling and accessory dwelling:

	Main Dwelling	Accessory Dwelling
Sewer Service	Septic	Separate Septic
Electrical Service	Meter	Separate Meter
Solid Waste Disposal Service	Waste Management	Waste Management
Water Service	Well	Same Well

