### **Compton Detached Casita**

**Community Services Department** 

### **Planning and Development**

### DETATCHED ACCESSORY DWELLING ADMINISTRATIVE REVIEW APPLICATION



Community Services Department Planning and Development 1001 E. Ninth St., Bldg A Reno, NV 89520

Telephone: 775.328.3600

### Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

Project Information	taff Assigned Case No.:				
Project Name:					
Project Description:					
Project Address:					
Project Area (acres or square fee	et):				
Project Location (with point of re	ference to major cross	streets AND area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:		
Section(s)/Township/Range:					
Indicate any previous Washo Case No.(s).	be County approval	s associated with this applicat	ion:		
Applicant	Information (atta	ch additional sheets if necessary	/)		
Property Owner:		Professional Consultant:			
Name:		Name:			
Address:		Address:			
	Zip:		Zip:		
Phone:	Fax:	Phone:	Fax:		
Email:		Email:			
Cell:	Other:	Cell: Other:			
Contact Person:		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)

This application is for proposals to establish a Detached Accessory Dwelling unit in the Low Density Rural, Medium Density Rural, High Density Rural, and Low Density Suburban regulatory zones. Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to the administrative review permit process for Detached Accessory Dwellings may be found in Article 306, Accessory Uses and Structures, Section 25(i). A Detached Accessory Dwelling is also referred to as a "secondary dwelling" in this application. The "main dwelling" is the original or larger dwelling on the property.

- 1. What is the size (square footage) of the main dwelling unit or proposed main dwelling unit (exclude size of garage)?
- 2. What is the size of the detached accessory dwelling unit or proposed detached accessory dwelling unit (exclude size of garage)?
- 3. How are you planning to integrate both the main dwelling and secondary dwelling to provide architectural compatibility and a sense of project integration of the two structures?

4. How are you planning to provide water and wastewater disposal (sewer or septic) to the secondary dwelling unit?

5. What additional roadway, driveway, or access improvements are you planning?

6. A parking space is required. How are you providing the additional parking?

7. When do you plan to complete construction of the secondary dwelling and obtain a certificate of occupancy?

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

9. Is the subject property part of an active Home Owners Association (HOA) or Architectural Control Committee? If yes, please include the name and contact information for the applicable board.

10. 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.

- 11. Only one accessory dwelling unit, whether attached or detached, is allowed per parcel. Please verify that an accessory dwelling (i.e. secondary dwelling) currently does not exist on the subject property.
- 12. List the age and size of the unit If you plan to utilize a manufactured or modular home as the secondary dwelling. (Note: manufactured or modular homes must be permanently affixed and converted to real property.)
- 13. List who the service provider will be for the following utilities:

a. Sewer Service	
b. Electrical Service	
c. Solid Waste Disposal Service	
d. Water Service	

### PLANNING & DEVELOPMENT FY 2013/2014 MASTER FEE SCHEDULE

			DE	PARTMENT	ENT FEES					
	Planning			District Health Department						
APPLICATIONS	PLANNING	Noticing	ENGINEERING	ENVIRON.	VECTOR	PARKS	WATER	TOTAL		
ABANDONMENT										
Not Tahoe	\$1,111	\$200	\$195		\$155		\$26	\$1,758		
Tahoe	\$1,111	\$200	\$195	\$71	\$155	-	-	\$1,732		
ADMINISTRATIVE PERMIT										
Not Tahoe	\$1,265	\$200		\$71	\$155		\$38	\$1,794		
Tahoe	\$1,265	\$200	\$65	\$71	\$155	-	-	\$1,756		
AGRICULTURAL EXEMPTION LAND DIVISION (Note 5)	\$250	-	\$500	\$776	-	-	-	\$1,526		
AMENDMENT OF CONDITIONS	\$700	\$200	\$390	-	-	-	-	\$1,290		
APPEALS/INITATION OF REVOCATION										
No Map	\$803	\$200	-	-	-	-	-	\$1,003		
With Map	\$803	\$200	\$390	-	-	-	-	\$1,393		
Administrative/Code Enforcement Decision	-	-	-	-	-	-	-	\$0		
BOUNDARY LINE ADJUSTMENT (Note 5)										
Not Tahoe	\$51	-	\$268		-	-	\$38	\$428		
Tahoe	\$51	-	\$268	\$71	-	-	-	\$390		
CONSTRUCTION PLAN REVIEW	\$308	-	\$1,949	-	-	-	-	\$2,257		
COOPERATIVE PLANNING	\$1,230	-	-	-	-	-	-	\$1,230		
DETACHED ACCESSORY DWELLING ADMIN REVIEW										
Not Tahoe	<mark>\$1,000 (</mark>	<mark>\$200</mark>	<mark>\$65</mark>	<mark>\$244</mark>	<mark>\$118 (</mark>	-	<mark>\$203</mark>	<mark>\$1,830</mark>		
Tahoe	<mark>\$1,000</mark>	<mark>\$200</mark>	<mark>\$121 (</mark>	<mark>\$244</mark>	<mark>\$118</mark>		-	<mark>\$1,683</mark>		
DEVELOPMENT AGREEMENT										
Less Than 5 Parcels	\$3,500	\$200		\$244	\$118		-	\$4,062		
5 or More Parcels (Note 1)	\$5,000	\$200		\$244	\$118	-	-	\$5,562		
DEVELOPMENT CODE AMENDMENT	\$2,242	\$200	\$1,299	-	-	-	-	\$3,741		
DIRECTOR'S MODIFICATION OF PARKING/LANDSCAPING										
STANDARDS	\$338	-	-	-	-	-	-	\$338		

# Compton Residence New Detached Casita

HOLCOMB RANCH LANE

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- A.1 Site Plan and Site Notes
- Ala Site Profiles A and B
- A.2 New Casita Floor Plan
- A.3 New Casita Exterior Elevations



### Sheet Index

- e, Index, Vicinity Map
- A.4 New Casita Roof PlanA.5 (E) Main Residence Floor Plan
- A.6 (E) Main Residence West and
- North Elevations
- A.7 (E) Main Residence East, South and Motor Court Elevations





date July 30, 2014 **job no.** 784b





### Site Notes:

- 1. THE EXISTING SITE INFORMATION AND TOPOGRAPHY HAS BEEN BASED ON A TOPOGRAPHIC MAP PROVIDED BY THE OWNER FOR USE BY THE ARCHITECT. THE ARCHITECT ASSUMES NO LIABILITY FOR THE EXISTING INFORMATION PROVIDED OR THE ACCURACY OF THAT INFORMATION. THIS INCLUDES BUT IS NOT LIMITED TO: ALL UTILITY LOCATIONS, UTILITIES DESIGNATED FOR USE ON THIS PARCEL, TOPOGRAPHIC DATA, TOP OF CURB REFERENCES, EDGE OF ASPHALT, EXISTING FENCES OR OTHER EXISTING FEATURES OR ELEMENTS, SETBACKS, EASEMENTS, ETC
- 2. THE CONTRACTOR MUST PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING PERIMETER MIN. 5% SLOPE AWAY FOR THE FIRST 10'-0"
- THE SITE PLAN
- PRIOR TO ANY DISTURBANCE

3. THE CONTRACTOR MUST VERIFY ALL UTILITY LOCATIONS SHOWN AS WELL AS THE UTILITY SERVICES THAT ARE DESIGNATED OR ASSIGNED FOR THIS USE WITH THIS LOT. THOSE SHOWN AND THE CONNECTIONS SHOWN ARE TO THE BEST OF THE ARCHITECTS KNOWLEDGE FOR USE BY THIS LOT, ALTHOUGH THEY MUST STILL BE VERIFIED. EXTEND SERVICE CONNECTIONS TO THE LOCATIONS AS REQUIRED IF DIFFERENT FROM THAT SHOWN ON

4. ALL GRADING AND DRAINAGE AT AND AROUND THE EXISTING MAIN RESIDENCE SHALL REMAIN UNDISTURBED. THE ONLY GRADING TO OCCUR WILL BE THAT SHOWN FOR THE NEW CASITA ANY GRADING REQUIRED FOR UTILITY CONNECTIONS SHALL BE SHALL BE RETURNED TO THE CONDITION THE GRADES EXISTED



1"=20'-0"



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**date** July 30, 2014 **job no.** 784b



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Miles Architectural Group

Miles Architectural Group

4395 Great Falls Loop Reno, Nevada 89511

phone 775.852.8802 www.renoarchitect.com

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New Casita Floor Plan



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revisions





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**A.2** 



### New Casita Northwest Elevation 1/4"=1'-0" EXIST MAIN RESIDENCE RIDGE/MAX. RIDGE -+24'-9" (4703.25')



1/4"=1'-0"

### Elevation Notes:

- 1. ALL WINDOWS, DOORS, TRIMS, ROOF MATERIAL, STONE VENEER, ETC. SHALL MATCH THAT OF THE EXISTING MAIN RESIDENCE, TYPICAL
- 2. NEW 2 COAT STUCCO FINISH OVER PAPER BACKED METAL LATH SHALL HAVE STUCCO FINISH COAT AND TEXTURE TO MATCH THAT TO BE PROVIDED ON THE MAIN RESIDENCE.
- 3. NEW FASCIA BOARD SHALL MATCH THAT OF THE EXISTING MAIN RESIDENCE AND SHALL BE PAINTED TO MATCH THAT TO BE PROVIDED ON THE MAIN RESIDENCE.

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4395 Great Falls Loop

Reno, Nevada 89511

**phone** 775.852.8802 www.renoarchitect.com







1/4"=1'-0"

4/12 ROOF PITCH, U.N.O.



4395 Great Falls Loop Reno, Nevada 89511

**phone** 775.852.8802 www.renoarchitect.com

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**A.4** 







revision









## Existing Main Residence North Elevation

# Existing Main Residence West Elevation



revision



date July 30, 2014 **job no.** 784b

**A.6** 













**A.7**