

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		Staff Assigned Case No.: _____	
Project Name:			
Project Description:			
Project Address:			
Project Area (acres or square feet):			
Project Location (with point of reference 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 Washoe County approvals associated with this application:			
Case No.(s).			
Applicant Information (attach 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.

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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 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. Please verify that an accessory dwelling (i.e. secondary dwelling) currently does not exist on the subject property.

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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.)

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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**

APPLICATIONS	DEPARTMENT FEES							
	Planning		ENGINEERING	District Health Department		PARKS	WATER	TOTAL
	PLANNING	Noticing		ENVIRON.	VECTOR			
ABANDONMENT								
Not Tahoe	\$1,111	\$200	\$195	\$71	\$155	-	\$26	\$1,758
Tahoe	\$1,111	\$200	\$195	\$71	\$155	-	-	\$1,732
ADMINISTRATIVE PERMIT								
Not Tahoe	\$1,265	\$200	\$65	\$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	\$71	-	-	\$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	\$1,000	\$200	\$65	\$244	\$118	-	\$203	\$1,830
Tahoe	\$1,000	\$200	\$121	\$244	\$118	-	-	\$1,683
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

