

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.: <u>DADAR14-05</u>	
Project Name: Accessory Dwelling for Mikhail & Irina Prishchepa			
Project Description: Accessory dwelling above existing detached barn.			
Project Address: 25 Lonesome Polecat Lane			
Project Area (acres or square feet): 594 sq.ft.			
Project Location (with point of reference to major cross streets AND area locator): West of I-580 between Eastlake Blvd. & Franktown Road at the Southern end of Washoe Valley.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
055-310-09	4.95		
Section(s)/Township/Range:			
Indicate any previous Washoe County approvals associated with this application: Case No.(s). Building Permits #12-0598, 13-0173 & 14-1819			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Mikhail & Irina Prishchepa		Name: Al Salzano, Architect	
Address: 25 Lonesome Polecat Lane		Address: 5935 Grass Valley Road	
Carson City, NV	Zip: 89704	Reno, NV	Zip: 89510
Phone: (775) 461-5251	Fax:	Phone: (775) 233-1984	Fax: 775-475-0796
Email: irina.prishchepa@gmail.com		Email: ajsalzano@aol.com	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person: Al Salzano	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Same as property owner		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)?

Existing residence is 2,609 sq.ft.

2. What is the size of the detached accessory dwelling unit or proposed detached accessory dwelling unit (exclude size of garage)?

594 sq.ft.

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?

The accessory dwelling is located in the loft space of an existing detached barn already constructed on the property.

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

The existing barn is already connected to the existing property well and will be tied into the existing septic system which is of adequate size to accommodate the accessory use.

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

Access & driveway improvements to the barn are existing. A new stair to access the loft is to be permitted with the accessory dwelling.

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

The existing barn and/or the existing barn access driveway can provide required parking.

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

The accessory dwelling has already been constructed without a permit and is now being permitted after the fact. Certificate of Occupancy will be obtained as soon as possible once this application is approved.

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?

Since the accessory dwelling is constructed in the loft of an existing barn, all of the above are minimized. Any new lighting will be cut-off type fixtures to reduce glare.

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.

No

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.

No other accessory dwelling exists on the 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.)

Not Applicable

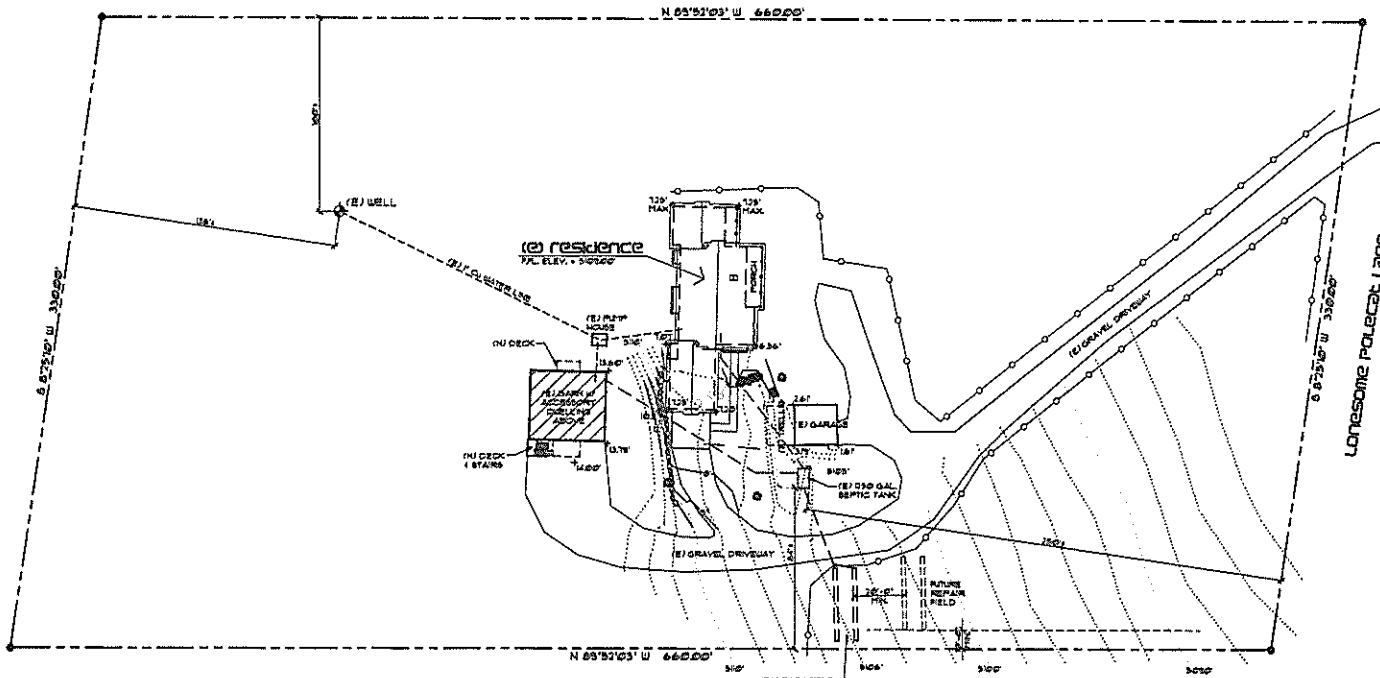
13. List who the service provider will be for the following utilities:

a. Sewer Service	On-site existing septic system
b. Electrical Service	Nevada Power - existing service
c. Solid Waste Disposal Service	Waste Management
d. Water Service	On-site existing domestic well

general notes:

1. ALL CONSTRUCTION SHALL MEET THE CURRENT REQUIREMENTS OF THE TRIC, WASHOE COUNTY BUILDING & PLANNING DEPARTMENTS & ANY APPLICABLE CODES WITH THIS DEVELOPMENT.
2. FIELD VERIFY EXISTING SITE GRADES AND CONDITIONS.
3. FIELD VERIFY ALL UTILITY LOCATIONS - CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH ALL APPLICABLE CODES & REQUIREMENTS.
4. ALL PRECIPITATED PRODUCTS SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS.

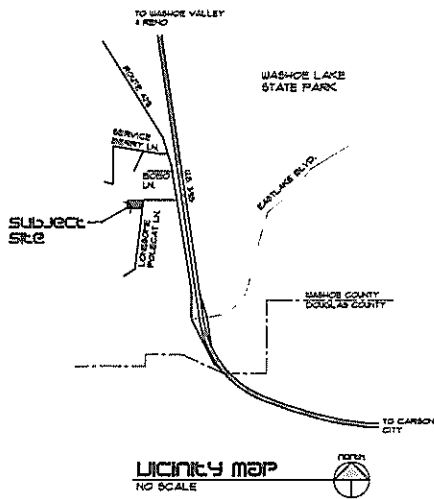
Salzano ARCHITECT
 5935 BLOSS VALLEY ROAD
 1800, NVADA 89510
 775.298.1994 CELL
 775.475.0796 P&X
 B.US@SZANO.COM
 WWW.SALZANO.COM



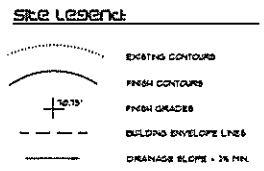
Lonesome Polecat Lane



7-8-12



(E) SITE PLAN
 SCALE 1" = 30'-0"
 APN: 055-310-05



Site Notes:

1. SITE PLAN PROVIDED FOR REFERENCE ONLY, NO NEW SITEWORK IS REQUIRED AS PART OF THIS PERMIT.

APPLICANT:
 JAMES W. LIGHTY CONSTRUCTION
 P.O. BOX 10934
 RENO, NV 89510
 (775) 742-8390

NO PUBLIC WATER WITHIN 400 FEET
4 BEDROOMS TOTAL - 3 IN RESIDENCE + 1 ACCESSORY DU
TOTAL LOT AREA APPROX 79,514 SQFT. (1.43 ACRES)
NO DRAINAGE CHANNELS WITHIN 100 FT.
NO 100-YR FLOOD PLANS WITHIN 100 FT.
NO WELLS WITHIN 100 FT. + NO PUBLIC WELLS WITHIN 200 FT.

drawing index	
A-1	(E) SITE PLAN, DRAWING INDEX
A-2	BARN FLOOR PLANS
A-3	BARN FRAMING PLANS
A-4	EXTERIOR ELEV. & BLDG. SECTION
SD1	STRUCTURAL NOTES & SCHEDULES
ME-1	ACCESSORY UNIT MECH./ELEC. PLANS

ACCESSORY DWELLING
 MICHAEL & LINDA FISCHER
 25 LONESOME POLECAT LANE
 WASHOE COUNTY, NEVADA

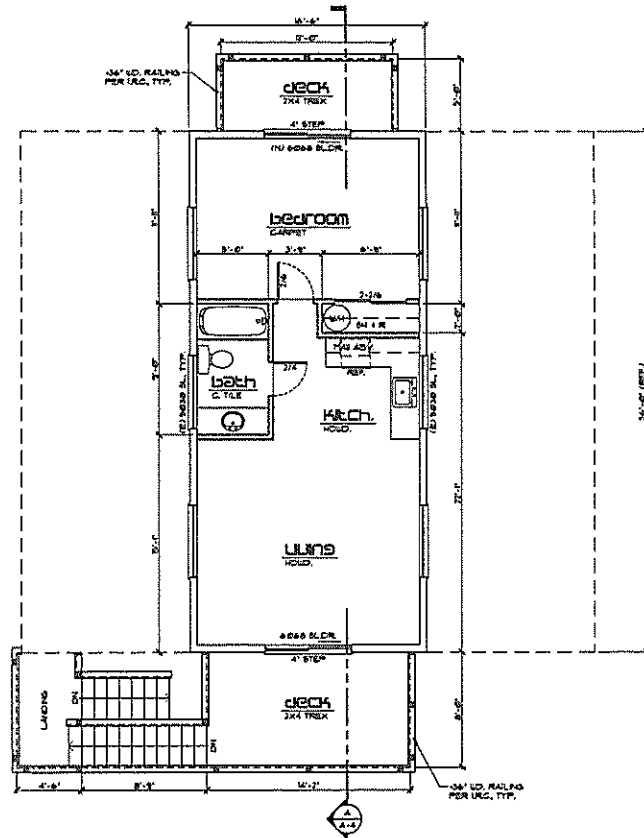
FOR:

ALL DESIGN & DRAWING SERVICES OF SERVICES OR OTHERWISE BY THE DRAWING USER PURSUANT TO HIS OR HER INDIVIDUAL AGREEMENT OR OTHERWISE IS PROHIBITED.

(E) SITE PLAN, DRAWING INDEX

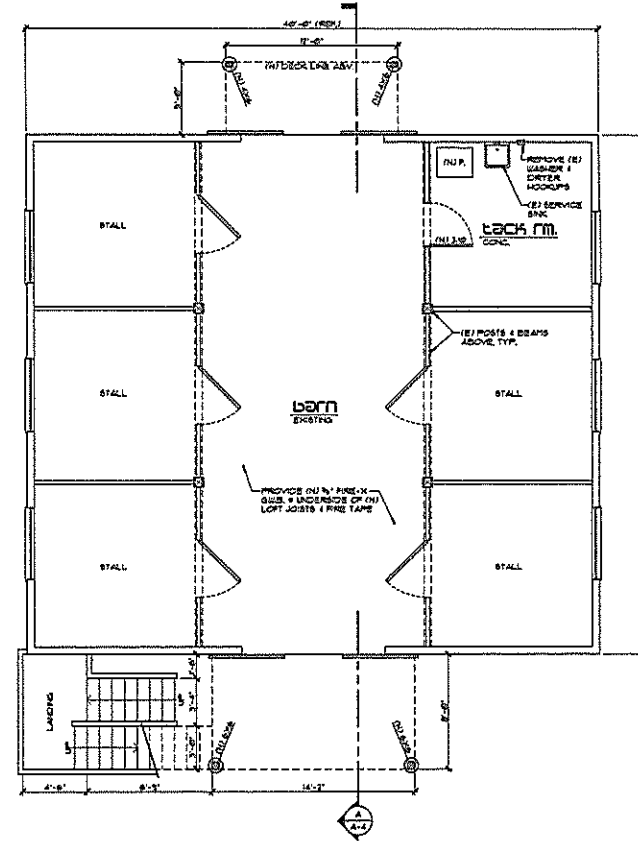
1456

A-1



Loft Plan
SCALE 1/4" = 1'-0"

(N) LIVABLE AREA APPROX. 394 SQFT.
(N) TOTAL DECK AREA APPROX. 113 SQFT.



(E) FLOOR PLAN
SCALE 1/4" = 1'-0"

(E) BARN AREA APPROX. 1,440 SQFT.

FLOOR PLAN NOTES:

- ALL EXTERIOR WALLS ARE (E) 2x4 STUDS @ 16" O.C. w/ PLYUD. SHEAR. PROVIDE (N) R-31 BATT INSUL. TYP.
- (N) 1/2" G.I.B. @ WALLS & 1/2" G.I.B. @ CEILING TYP. USE 1/2" FIRE-X G.I.B. @ UNDERSOLE OF (E) FLOOR JOISTS IN BARN & TILE BACKER BD. IN WET AREAS.
- (E) PLATE HEIGHT IS 8'-7" AFF. GUNOA (E) WINDOW HEADERS HEIGHT IS 8'-8" AFF. GUNOA (N) INTERIOR DOOR HEIGHT SHALL BE 6'-8" AFF. (N) GUNOA.
- (E) WINDOWS ARE DUAL-GLAZED VINYL.
- INSULATE ALL INTERIOR WALLS, USE R-13 @ 2x4 WALLS & R-19 @ 2x6 WALLS, TYP.
- ALL SHOWER HEADS TO BE MOUNTED @ 6'-4" AFF.
- PROVIDE FIRE SLOTTING @ MAX 10'-0" O.C. HORSE AT ANY WALL @ THAT EXCEEDS 10'-0" IN HEIGHT.
- PROVIDE R-38 BATT INSUL. @ (E) ATTIC & R-20 BATT INSUL. @ (N) FLOOR JOISTS.

Stair Notes:

- 2x6 RISERS @ 7/8" - USE TREX TRIM BD.
- 15 TREADS @ 10 1/2" w/ 1/2" NOSING - USE TREX TREAD.
- 1/2" 2x2 STAIR STRINGERS - FIN. W/ 1/2" TREAD.
- STAIRS SHALL BE 3'-0" WIDE.
- ALL TREADS & RISERS SHALL BE GALV. & SCREWED.
- WOOD HANDRAILS PER UFG. - PATTERN TO BE SELECTED BY OWNER.
- HANDRAILS MUST BE CONTINUOUS w/ RETURNED OR ROUNDED TERMINATIONS.

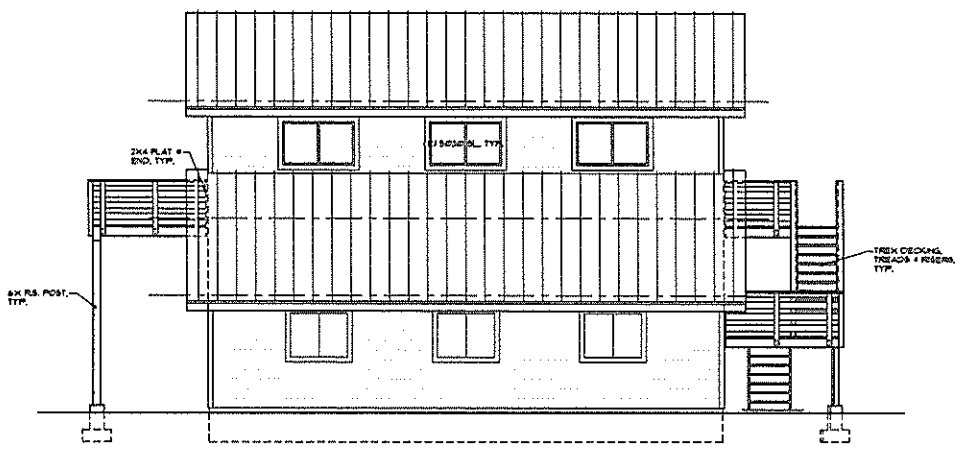


ACCESSORY DWELLING
MARK HILL & ERIC PRISHCHUPRA
25 LUTHERSBURG BOULEVARD LEHIGH
WASHOE COUNTY, NEVADA

POI:
BARN FLOOR PLANS

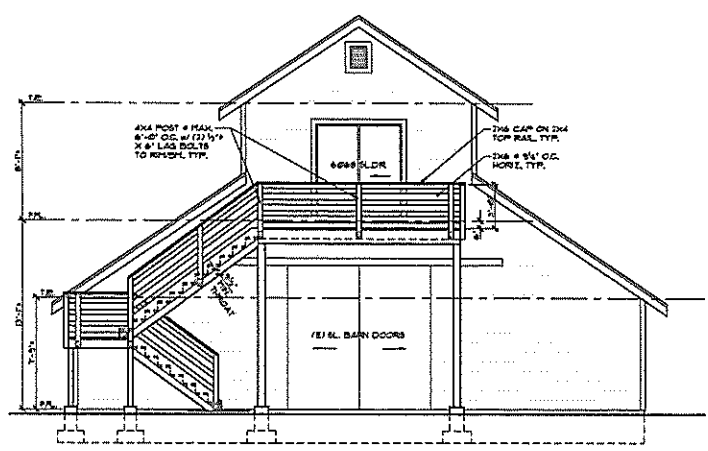
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- REVISIONS
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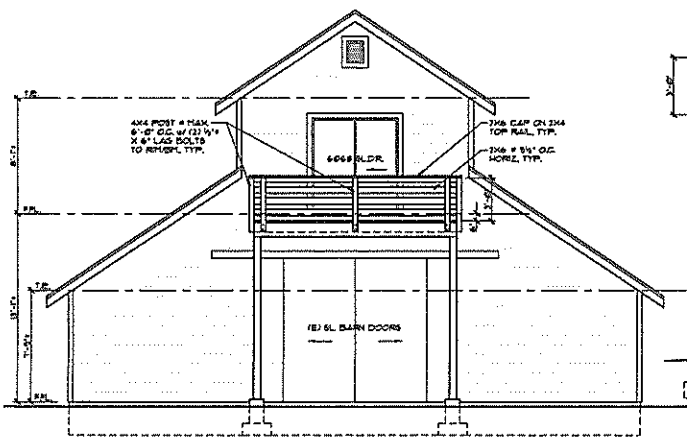


east elevation
SCALE 1/4" = 1'-0"

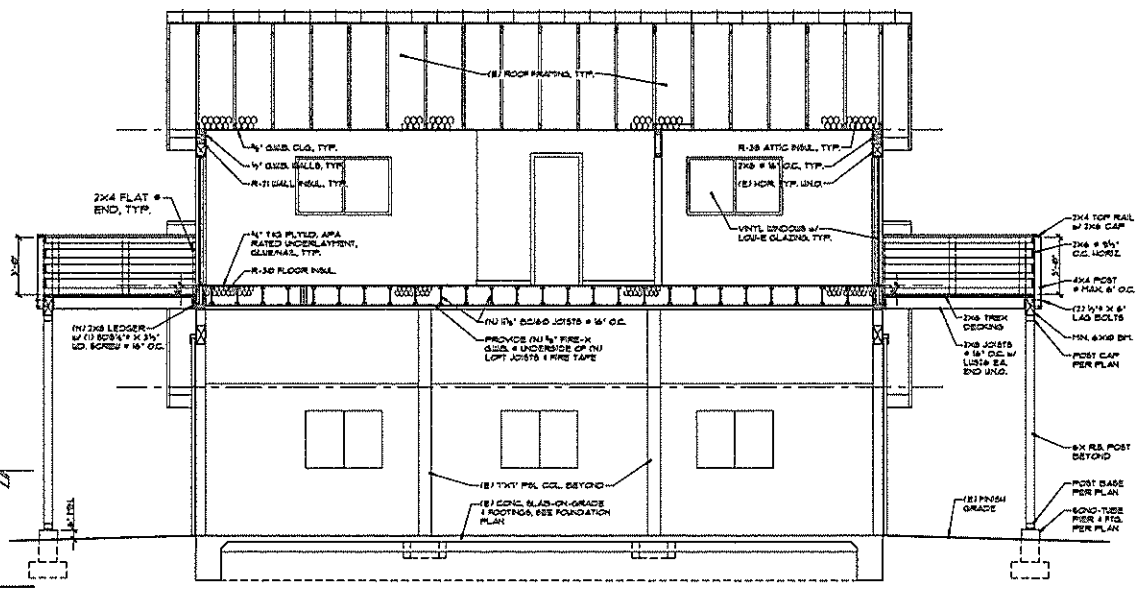
WEST ELEVATION OPPOSITE HAND SIDE



south elevation
SCALE 1/4" = 1'-0"



north elevation
SCALE 1/4" = 1'-0"



building section 'A'
SCALE 3/8" = 1'-0"

ACCESSORY DWELLING
MIRABEL & LINDA PRISHCHUPPA
25 LUTHERSUMB POTTERIE LANE
WASHOE COUNTY, NEVADA

RFI:

ALL DETAILS & DRAWINGS ARE
EXEMPTIONS OF SERVICES ARE
OBTAINING BY THE ARCHITECT
UNDER PROVISIONS OF THE CODE
SCHEDULED DEPARTMENT OF
CONTRACTS IS PROVIDED

DATE: 01/12/12
EXTERIOR ELEV. &
BLDG. SECTION

NO. 1456

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