

Community Services Department
Planning and Building
DETACHED ACCESSORY DWELLING
ADMINISTRATIVE REVIEW
APPLICATION



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

Telephone: 775.328.6100

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: Hagler Accessory Dwelling			
Project Description: Installation of new accessory dwelling			
Project Address: 8840 Spearhead Way Reno, NV 89506			
Project Area (acres or square feet): 656			
Project Location (with point of reference to major cross streets AND area locator): Located in Golden Valley adjacent to Golden Valley Road. Across Spearhead Way from North Valleys High School.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
082-512-11	1.036		
Section(s)/Township/Range: LOT 2 TOWNSHIP 20 BLOCK SECTION RANGE 19 SUBDIVISIONNAME GOLDEN VALLEY ESTATES 1			
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: Ernest Hagler		Name:	
Address: 8840 Spearhead Way Reno, NV		Address:	
Zip: 89506		Zip:	
Phone: 7755303229	Fax:	Phone:	Fax:
Email: egibson@plpt.nsn.us		Email:	
Cell: 7755303229	Other:	Cell:	Other:
Contact Person: Ernest Hagler		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)?

1348

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

656

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 structures will be developed in a tasteful and compatible manner to ensure architectural compatibility. The two dwelling will be compatible in color and structure. All sheds and dwellings on the parcel currently and into the future will share the same color pallet.

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

Yes, it is planned to provide water and wastewater to the secondary dwelling unit.

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

It is planned to install a gravel driveway to the second dwelling.

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

The required parking space will be constructed of gravel.

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

It is planned to have the construction of the secondary dwelling completed by April 2019.

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?

The secondary dwelling will be located in the corner of our property and will be one story. No aspects of this project will obstruct the views of adjacent properties. The property behind the parcel is approximately 6 acres and is not developed directly behind the parcel. Other adjacent properties bordering the parcel have fences and buildings that will not be impacted. No vegetation will be removed during this project. The additional lighting will be kept to a minimum, the size of the dwelling will limit lighting impact.

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, there is no HOA.

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 unit exists on parcel.

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.)

New manufactured construction

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

a. Sewer Service	Washoe County
b. Electrical Service	NV Energy
c. Solid Waste Disposal Service	Waste Management
d. Water Service	Washoe County

Administrative Review Permit for Detached Accessory Dwelling Development Application Submittal Requirements

1. **Fees:** See Master Fee Schedule. **Bring payment with your application to Community Services Department (CSD). Make check payable to Washoe County.**
2. **Development Application:** A completed Washoe County Development Application form.
3. **Owner Affidavit:** The Owner Affidavit must be signed and notarized by all owners of the property subject to the application request.
4. **Proof of Property Tax Payment:** The applicant must provide a written statement from the Washoe County Treasurer's Office indicating all property taxes for the current quarter of the fiscal year on the land have been paid.
5. **Application Materials:** The completed Administrative Review Permit for Detached Accessory Dwelling Application materials.
6. **Title Report:** A preliminary title report, with an effective date of no more than one hundred twenty (120) days of the submittal date, by a title company which provides the following information:
 - Name and address of property owners.
 - Legal description of property.
 - Description of all easements and/or deed restrictions.
 - Description of all liens against property.
 - Any covenants, conditions, and restrictions (CC&Rs) that apply.

Submit Title Report with "Original Packet" only. You may be requested to provide additional copies, but do not include Title Report in other copies of the packet.

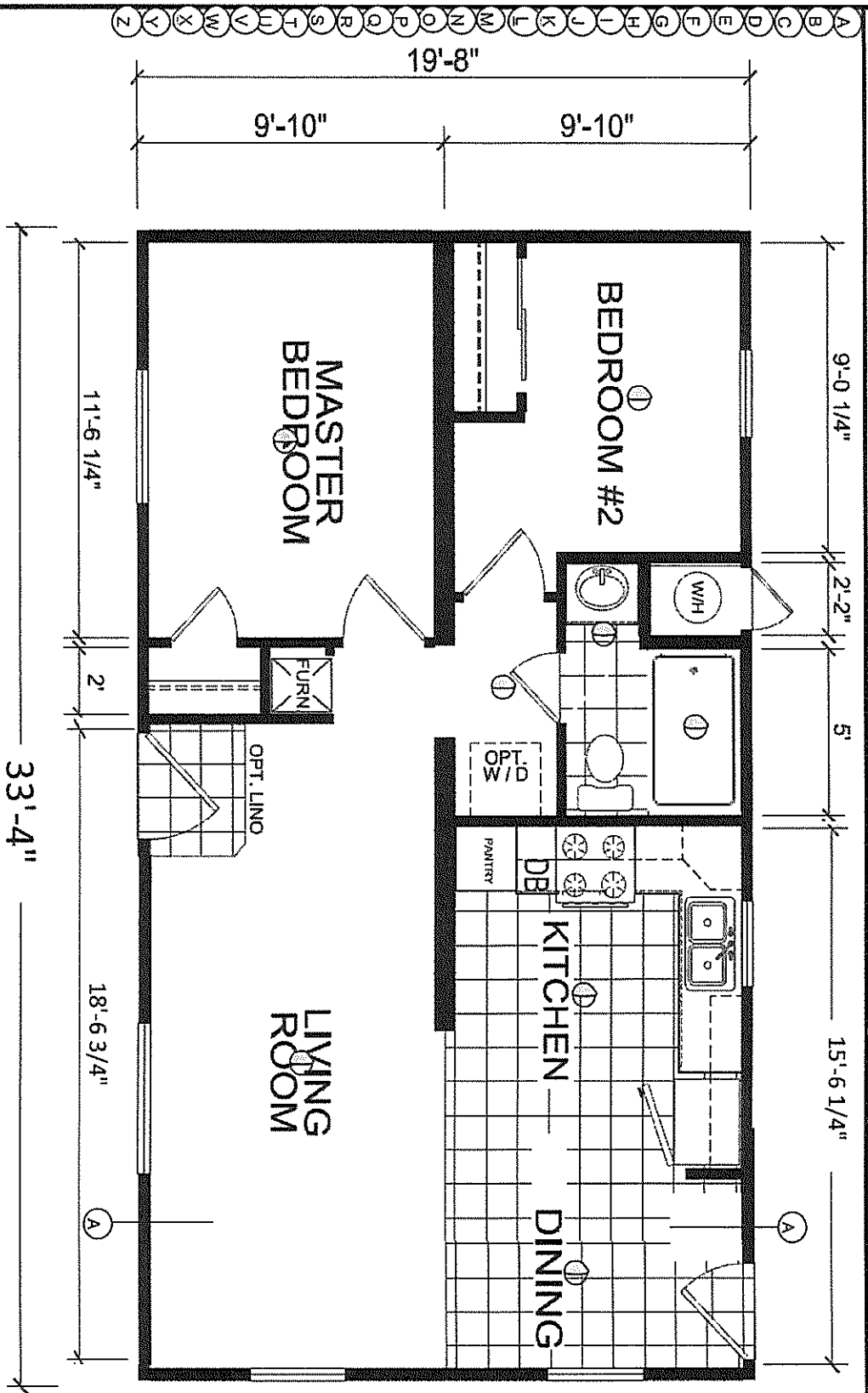
7. **Site Plan Specifications:**
 - a. Lot size with dimensions drawn using standard engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500') showing all streets and ingress/egress to the property.
 - b. Show the location and configuration of all proposed buildings (with distances from the property lines and from each other), all existing buildings that will remain (with distances from the property lines and from each other), all existing buildings that will be removed, and site improvements on a base map with topography expressed in intervals of no more than five (5) feet IF there is a difference in elevation of the two dwellings of five (5) feet or more.
 - c. Show the location and configuration of wells and well house, septic systems and leach fields, overhead utilities, water and sewer lines, and all easements.
 - d. If any portion of the land within the boundary of the development is subject to inundation or storm water overflow, as shown on the adopted Federal Emergency Management Agency's Flood Boundary and Floodway Maps, that fact and the land so affected shall be clearly shown on the map by a prominent note on each sheet, as well as width and direction of flow of each water course within the boundaries of the development.
 - e. Vicinity map showing the proposed project in relation to Interstate 80, Highway 395 or a major arterial. The vicinity map shall also include a north arrow.
 - f. Date, north arrow, scale and number of each sheet in relation to the total number of sheets, and the name of person preparing the plans.
 - g. Location of areas with slopes greater than fifteen (15) percent and thirty (30) percent.
 - h. Boundary of any wetland areas and/or floodplains within the project site.

- i. Significant Hydrologic Resources. Indicate the critical and sensitive buffer zones according to Article 418 of the Washoe County Development Code.
8. **Grading:** In accordance with the grading provisions of Washoe County Code, Article 438, if the thresholds for a grading permit are met or exceeded, the grading plans shall indicate the existing and proposed grades, slope treatments (i.e. rockery walls, erosion control, etc.) and drainage channels and the direction of flow. **Cross sections must be provided at a minimum of two key locations.**
9. **Building Elevations:** Elevations of the main dwelling unit and the detached accessory dwelling, existing or proposed for construction, shall be clearly depicted in vertical architectural drawings provided in accurate architectural scale. All architectural elevations from all building faces shall be presented.
10. **Floor Plans:** Floor plans to scale with all rooms and spaces labeled for both the main dwelling unit and the detached accessory dwelling.
11. **Packets:** Three (3) packets and flash drive or DVD. One (1) packet must be labeled "Original" and must include the fee schedule (including the appropriate fees) and the original signed and notarized Owner Affidavit. Each packet shall include one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. These materials must be readable. Labeling on these reproductions should be no smaller than 8 point on the 8½ x 11" display. Large format sheets should be included in a slide pocket(s).

- Notes:
- (i) Application and map submittals must comply with all specific criteria as established in the Washoe County Development Code and/or the Nevada Revised Statutes.
 - (ii) Appropriate map engineering and building architectural scales are subject to the approval of Planning and Building and/or Engineering.
 - (iii) All oversized maps and plans must be folded to a 9" x 12" size.
 - (iv) Based on the specific nature of the development request, Washoe County reserves the right to specify additional submittal packets, additional information and/or specialized studies to clarify the potential impacts and potential conditions of development to minimize or mitigate impacts resulting from the project. **No application shall be processed until the information necessary to review and evaluate the proposed project is deemed complete by the Director of Planning and Building.**
 - (v) **Labels:** If there is a mobile home park within five hundred (500) feet of the proposed project, the applicant is required to submit three (3) sets of mailing labels for every tenant residing in the mobile home park.
 - (vi) Please be advised that the Washoe County Director of Planning and Building or his designee, Washoe County Board of Adjustment, and/or Washoe County Planning Commission have the ability to determine an application incomplete if they cannot ascertain what the applicant is requesting, or if there is insufficient information to determine a favorable outcome.

611BEK1

- Globe Light
- Switch
- Recept
- GFCI
- Can Light
- Ceiling Fan
- TV Jack
- Phone Jack
- USB recept
- Solar Tube
- Pendant Light
- J-Box
- DB Bank of Drawers
- RS Rollout Shelves
- HB Hose Bbl
- Paddle fan prep
- Quote# Customer
- 22875 FACTORY HOME CENTER
- ZM REV
- RS



A STRETCH 16"

A B C D E F G H I J K L M N O P Q R S T U V W X Y Z



NOTICE OF TAXES WASHOE COUNTY, NEVADA

TAMMI DAVIS TREASURER
tax@washoecounty.us
Annual - Real

2018076011
www.washoecounty.us/treas
PHONE 775-328-2510
FAX 775-328-2500
10/30/2018 1:38 pm

OFFICE LOCATION:
1001 E NINTH ST-BLDG D RM140
RENO, NV

TAX YEAR	PIN	NAME	PROPERTY LOCATION AND DESCRIPTION
2018	08251211	HAGLER, ERNEST	8840 SPEARHEAD WAY LOT 2 TOWNSHIP 20 BLOCK SECTION RANGE 19 SUBDIVISIONNAME GOLDEN VALLEY ESTATES 1
AREA	TAX RATE		
4000	3.2402000000		
ASSESSED VALUATION			EXEMPTION VALUES
LAND		17,465	EXEMPTION 0.00
IMPROVEMENT		17,242	
TOTAL ASSESSED VALUE			34,707

2018 ACCOUNT SUMMARY

GROSS AD VALOREM TAX	1,124.56
ABATEMENT AMOUNT	-112.21
<small>*ABATEMENT APPLIED LIMITS INCREASE TO 3.0%*</small>	
RECAPTURE TAX	0.00
NET AD VALOREM TAX	1,012.35
EXEMPTION AMOUNT	0.00
SPECIAL ASSESSMENTS	0.00
PENALTIES	0.00
FEES	0.00
INTEREST	0.00
TOTAL AMOUNT BILLED	1,012.35
LESS PAYMENTS APPLIED	1,012.35
BALANCE REMAINING	0.00
PRIOR YEAR DELINQUENCIES	0.00
TOTAL BALANCE OWING	\$0.00
Amount good through 10/30/2018	

2018 BILLING DETAIL

TAXING AGENCY	RATE	AMOUNT	SPEC. ASSESSMENTS	RATE	AMOUNT
STATE OF NEVADA	0.170000000	53.11			
TRUCKEE MEADOWS FIRE	0.540000000	168.72			
SCHOOL DEBT	0.388500000	121.39			
SCHOOL GENERAL	0.750000000	234.33			
COUNTY GENERAL	1.340700000	418.87			
COUNTY DEBT	0.021000000	6.56			
ANIMAL SHELTER	0.030000000	9.37			

IF PROPERTY IS PROTECTED BY BANKRUPTCY, THIS IS FOR YOUR INFORMATION. DO NOT CONSIDER THIS AS AN ATTEMPT TO COLLECT.

PAYMENTS RECEIVED WILL BE APPLIED TO THE OLDEST CHARGES FIRST.
TO AVOID LATE CHARGES, PAYMENTS MUST BE POSTMARKED BY THE DUE DATE.
ALL DELINQUENT AMOUNTS ARE DUE IMMEDIATELY.

PLEASE INCLUDE APPROPRIATE STUBS
WITH PAYMENT TO ASSURE PROPER
CREDIT.

08251211
ERNEST HAGLER
8840 SPEARHEAD WAY
RENO NV 89506

MAKE REMITTANCES PAYABLE TO:
WASHOE COUNTY TREASURER
P O BOX 30039
RENO NV 89520-3039

SEE REVERSE FOR INFORMATION.

Parcel Location

South of Golden Valley Road

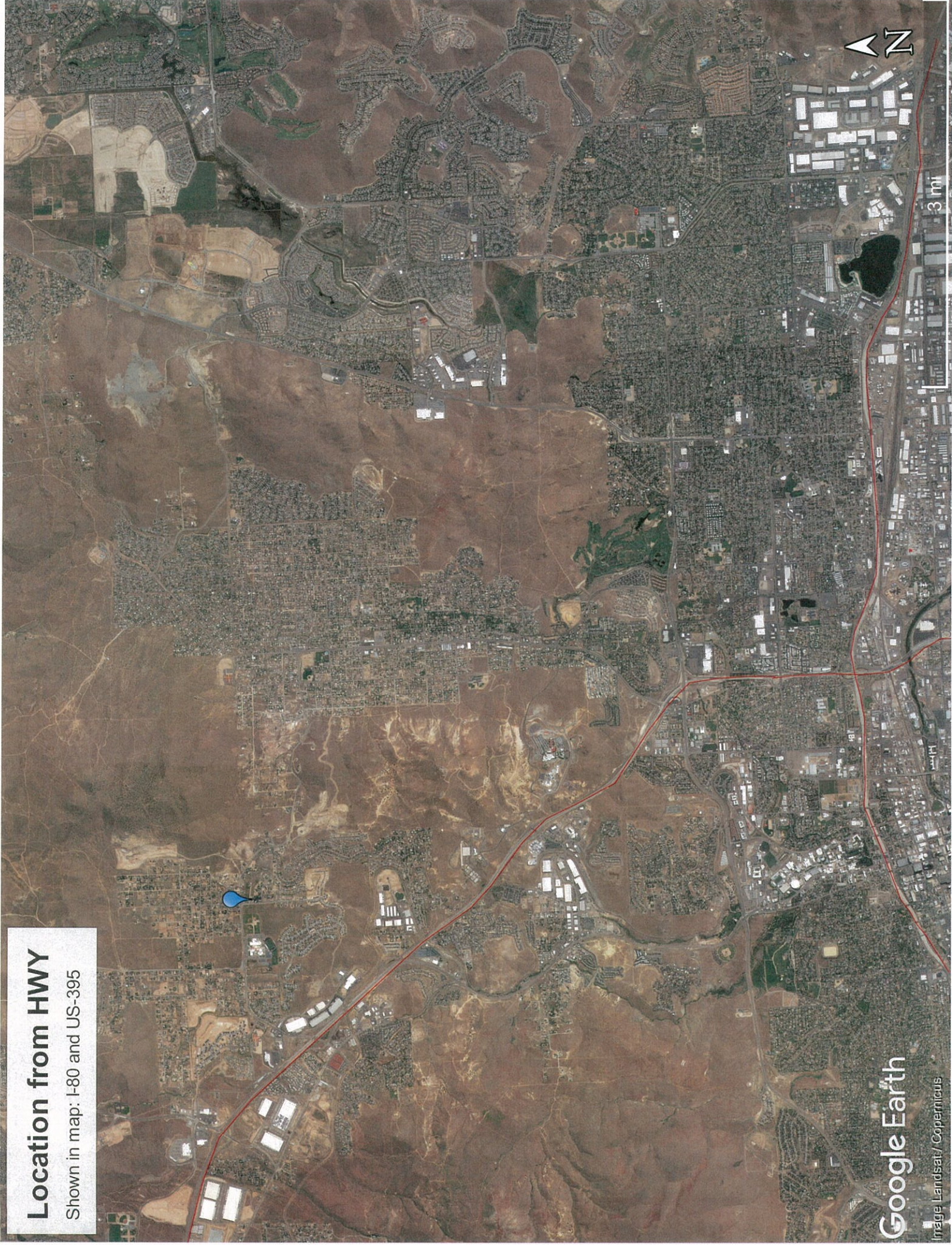


Google Earth

1000 ft

Location from HWY

Shown in map: I-80 and US-395



Location from HWY

Shown in map: I-80 and US-395



3 km

Google Earth

Parcel Map



Google Earth

100 ft



Parcel Map

Location of development project



100 ft

Google Earth

Parcel Map

Location of development project



100 ft



100 ft

Assessor Map | Assessment | Tax Report
Building Permits | Google Maps | Bing Maps
Pictometry (Login Required)

APN: 082-512-11 [Click to zoom](#)

First Name: ERNEST

Last Name: HAGLER

Address: 8840 SPEARHEAD WAY

Area: Unincorporated
County

Acres: 1.036

Bedrooms: 3

Baths: 2

Year Built: 1970

Zoning: LDS

Tax District: 4000

Assessed Value
2016/2017: 32656

Gross Tax
Subject to: 1058.14

Abatement:

Abated Tax: -100.19

Exempt Tax: 0

Final Tax 2016/2017: 957.95

Subdivision: [GOLDEN VALLEY ESTATES 1](#)

Location: WCTY

Planning Area: NORTH VALLEYS

Citizen Advisory Board: North Valleys

Elementary School: SMITH A

Middle School: O'BRIEN

High School: NORTH VALLEYS

Fire District: Truckee Meadows FPD

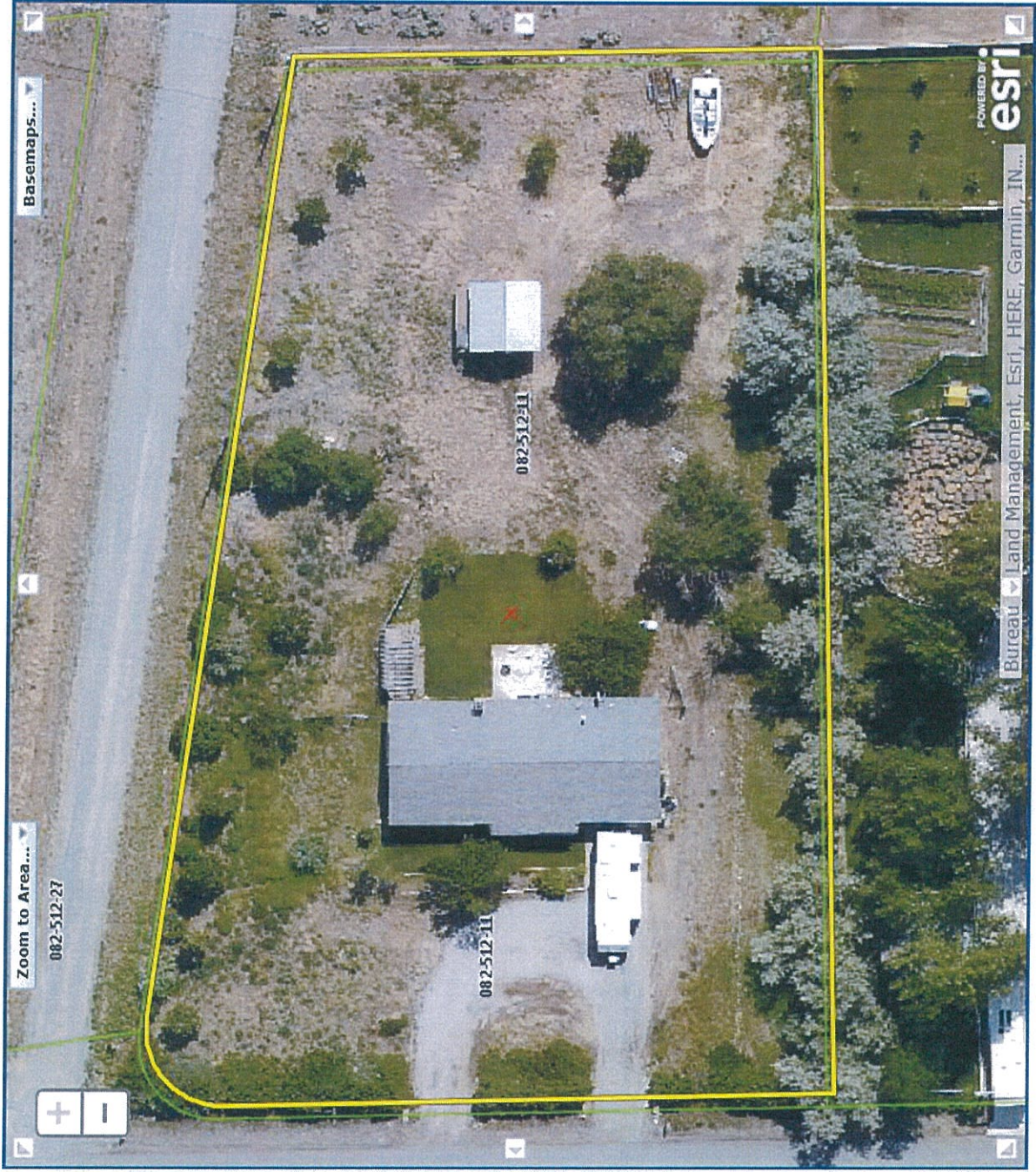
Voter Precinct: 7570 [Precinct Map](#)

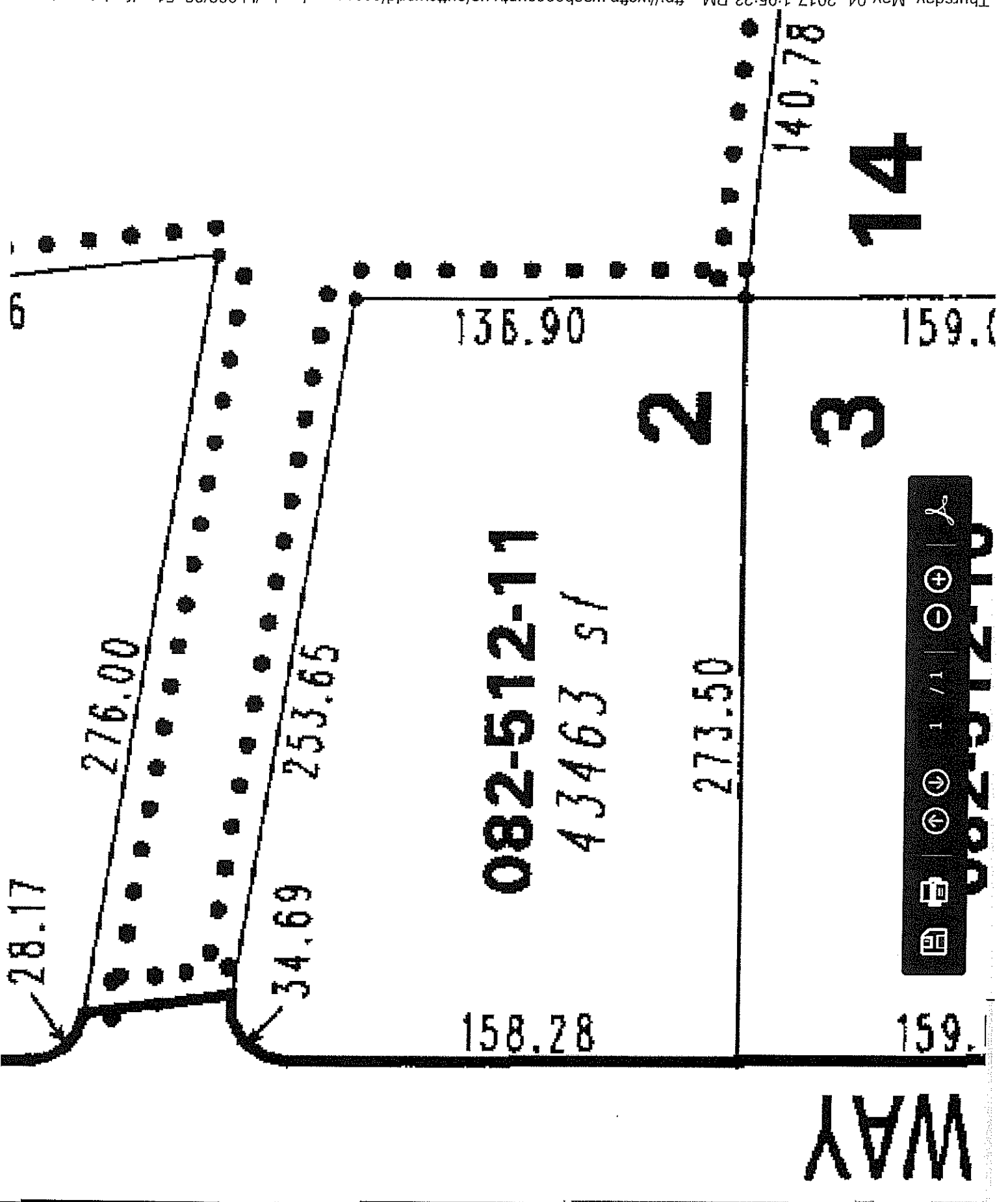
Senate District: 15

Assembly District: 27

Board of Education: 2

University Regents: 11





28.17

276.00

34.69

253.65

136.90

082-512-11

43463 s/

158.28

2

273.50

140.78

WAY

3

159.

14

Navigation toolbar with icons for home, back, forward, search, and zoom, along with the text '082-512-11'.

1

082-51

BOOK 552

POR. N 1/2 OF THE NE 1/4 SECTION 14
T20N - R19E

BOOK 88

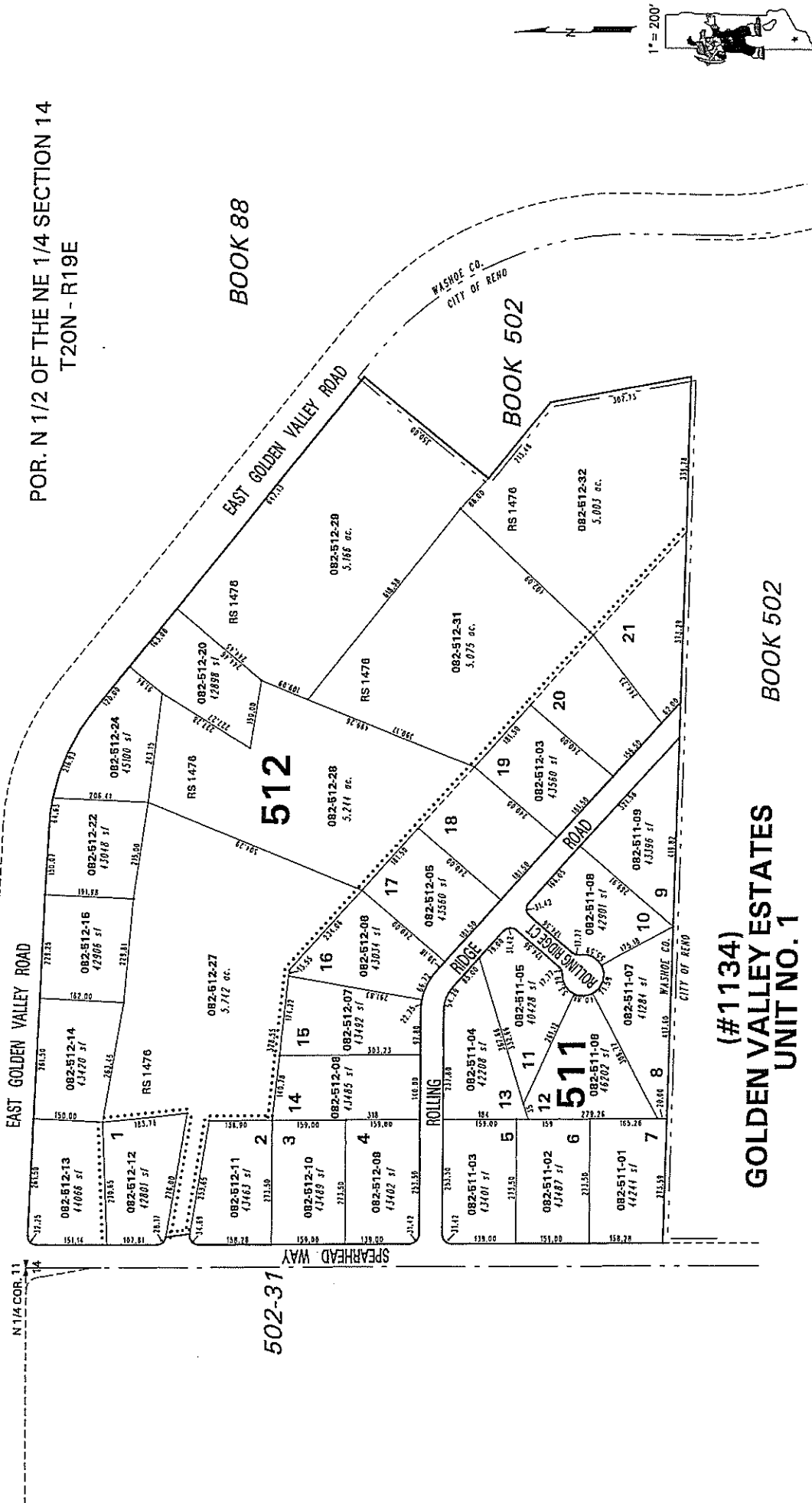
502-31

512

BOOK 502

**(#1134)
GOLDEN VALLEY ESTATES
UNIT NO. 1**

BOOK 502



NOTE: This map is prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or the accuracy of the data delineated hereon.

This area previously shown on 82-46 & 82-47
NOTE: Areas of parcels which are less than 2 acres are shown in square feet.

Drawn by HCS 07/02/02
Revised XSB 2/10/03 PK 4127/04
PK 933/04 PK 8112/05
ACR/CFO & C. WINDOWS 2000 S.S.

Office of Washoe County Assessor, Nevada - Robert W. McGowan

Assessor Map
 Click here to get the map in PDF
 Click here to get the map in TIF

082-51

POR. N 1/2 OF THE NE 1/4 SECTION 14
 T20N - R19E

BOOK 552

BOOK 88

502-31

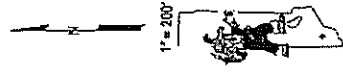
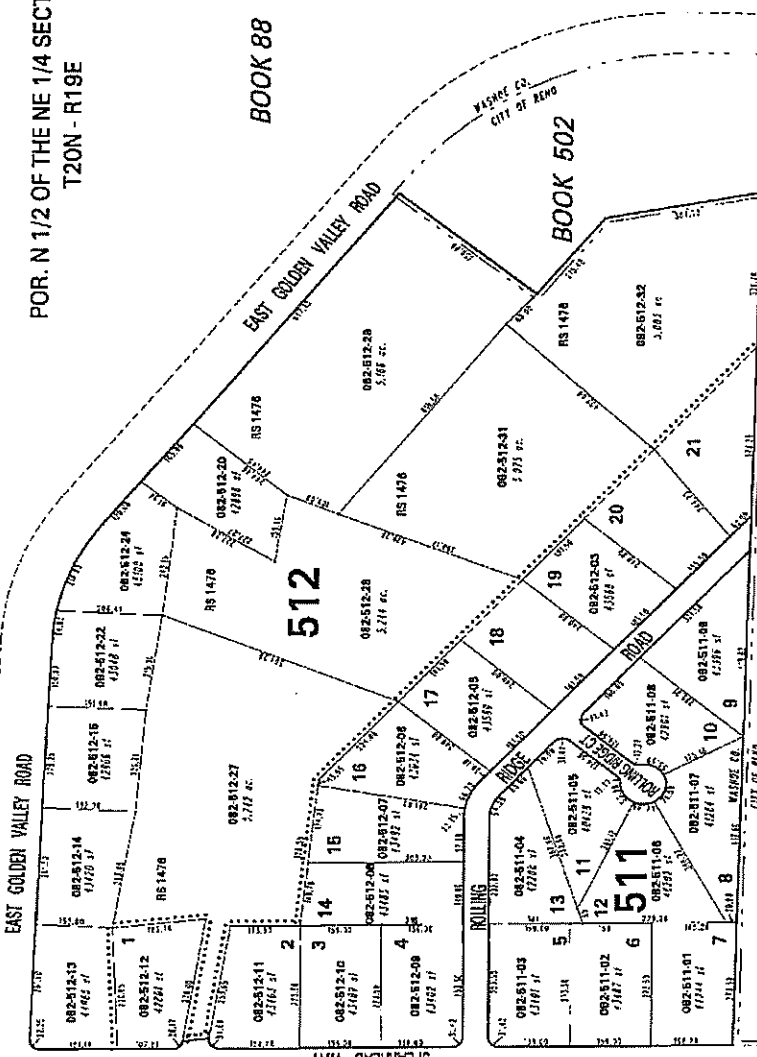
512

EAST GOLDEN VALLEY ROAD

BOOK 502

(#11134)
 GOLDEN VALLEY ESTATES
 UNIT NO. 1

BOOK 502



Drawn by: HCS - 8/7/07/07
 Revised: KSB-ZTIG09, PK-9/2/04
 PK-9/30/04 PK-8/12/05
 082-512-13

This area previously shown on 02-51-6, 82-42.
 NOTE: Areas of parcels which are less than 2 acres
 are shown in square feet.

Office of Washoe County Assessor, Nevada - Robert W. McGowan

NOTE: This map is prepared for the use of the Washoe County Assessor for
 assessment and figurative purposes only. It does not represent a survey of
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