

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: Sean & Linda Moore			
Project Description: Inlaw Quarters for Parents			
Project Address: 315 Valpariso Court			
Project Area (acres or square feet): 1800 sq. ft.			
Project Location (with point of reference to major cross streets AND area locator): Spanish Springs. Near the corner of La Posada Dr. & Cordoba Blvd.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
534-132-11	1.00 Acres		
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: Sean & Linda Moore		Name: Michael T. Peterson	
Address: 315 Valpariso Court		Address: 3710 Grant Dr. Suite C	
Sparks, NV	Zip: 89436	Reno, NV	Zip: 89509
Phone: 775-830-0343	Fax:	Phone: 775-856-1400	Fax:
Email: hairguysparks@gmail.com		Email: mike@mtpeterson.com	
Cell:	Other:	Cell: 775-240-4564	Other:
Contact Person:		Contact Person: Michael T. Peterson	
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):	

Property Owner Affidavit

Applicant Name: Sean Moore

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA)
COUNTY OF WASHOE)

I, Sean Moore
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 534-132-11

Printed Name Sean Moore

Signed [Signature]

Address 315 Valaparaiso Ct

Sparks, NV 89441

Subscribed and sworn to before me this 5th day of February, 2021.

[Signature]
Notary Public in and for said county and state

My commission expires: December 1, 2023



*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

Property Owner Affidavit

Applicant Name: Linda R Moore

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STATE OF NEVADA)
COUNTY OF WASHOE)

I, Linda Moore
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 534-132-11

Printed Name Linda Moore

Signed [Signature]

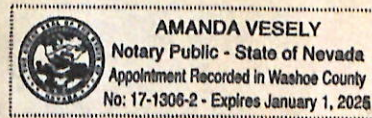
Address 315 Valparaiso Ct Sparks NV 89441

Subscribed and sworn to before me this 4th day of February, 2021.

Amanda Uley
Notary Public in and for said county and state

My commission expires: Jan. 1, 2025

(Notary Stamp)



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- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
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Special Use Permit Application Supplemental Information

(All required information may be separately attached)

1. What is the project being requested?

Building an Inlaw Quarters for Parents. 1093 sq. ft. Living area. 2 Bedroom, 2 bath, 1 car garage.

2. Provide a site plan with all existing and proposed structures (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.)

It is included.

3. What is the intended phasing schedule for the construction and completion of the project?

Start construction in May, 2021 and finish about September or October 2021

4. What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?

The New residence will look the same as the existing residence.

5. What are the anticipated beneficial aspects or affects your project will have on adjacent properties and the community?

The lot will be more developed and look more finished. The view from Cordoba Blvd. will look like a front yard instead of a back yard. It will just be a more developed property.

6. What are the anticipated negative impacts or affect your project will have on adjacent properties? How will you mitigate these impacts?

There are no negative impacts for the adjacent properties.

7. Provide specific information on landscaping, parking, type of signs and lighting, and all other code requirements pertinent to the type of use being purposed. Show and indicate these requirements on submitted drawings with the application.

Drawings are included for the New Residence.

8. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the special use permit request? (If so, please attach a copy.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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9. Utilities:

a. Sewer Service	Washoe County
b. Electrical Service	NV Energy
c. Telephone Service	AT&T or Charter Communications.
d. LPG or Natural Gas Service	NV Energy
e. Solid Waste Disposal Service	Waste Management
f. Cable Television Service	Charter Communications
g. Water Service	TMWA

For most uses, Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County. Please indicate the type and quantity of water rights you have available should dedication be required.

h. Permit #		acre-feet per year	
i. Certificate #		acre-feet per year	
j. Surface Claim #		acre-feet per year	
k. Other #		acre-feet per year	

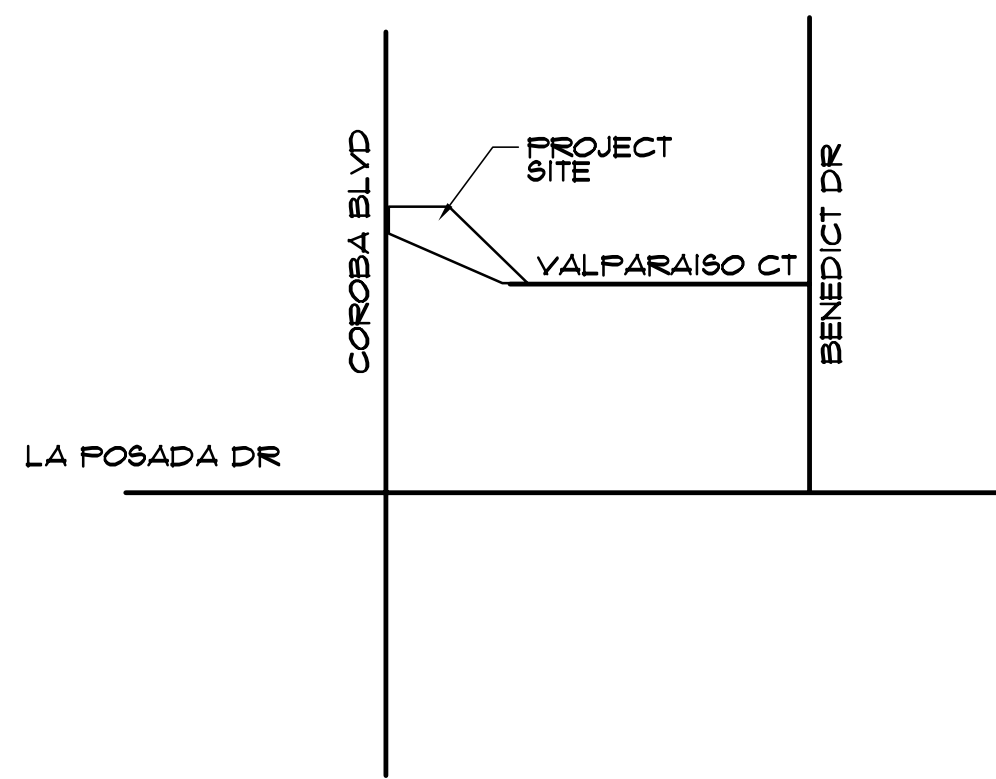
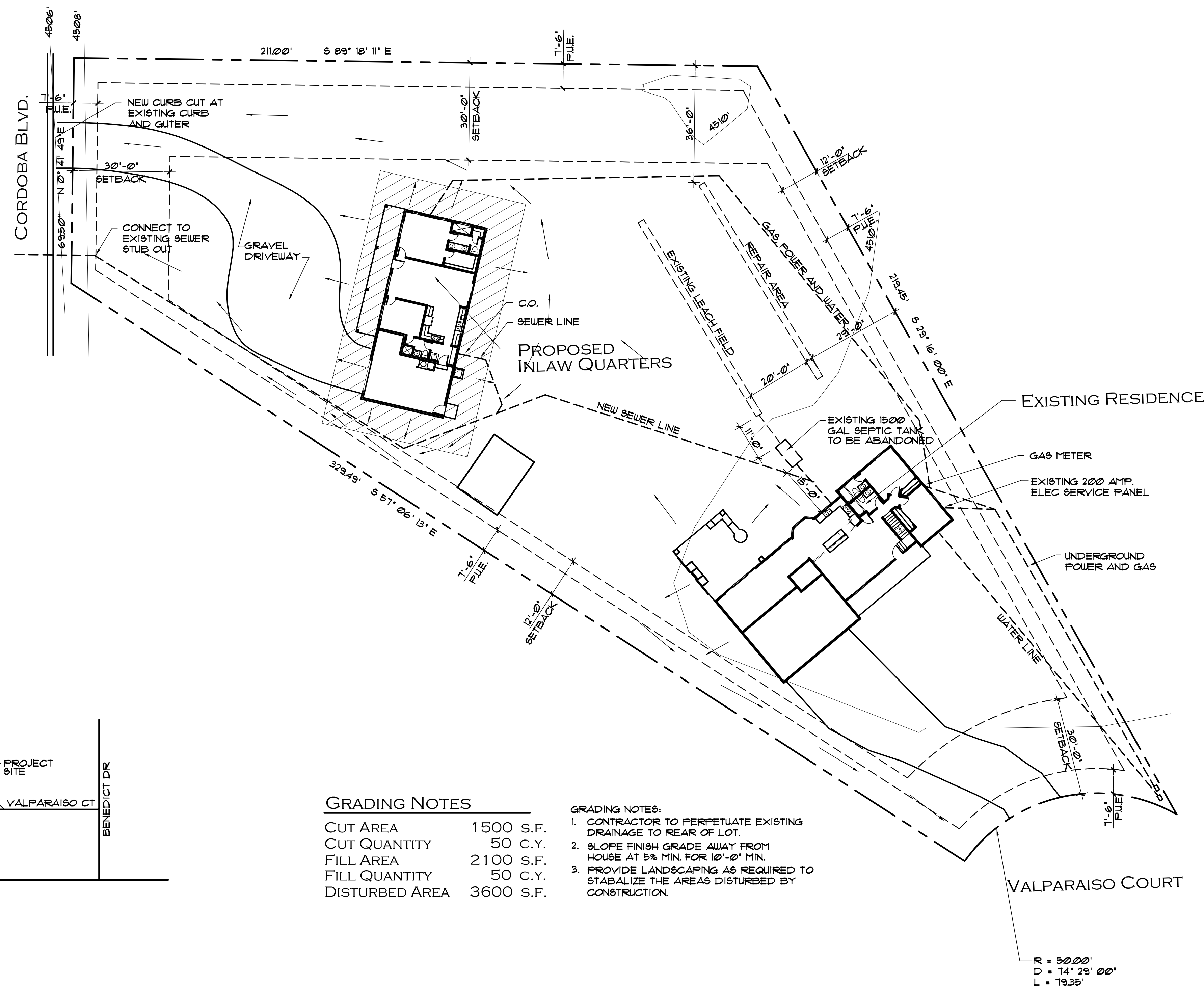
Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources).

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10. Community Services (provided and nearest facility):

a. Fire Station	Truckee Meadows Fire Station 1 mile
b. Health Care Facility	Renown Medical Group - 5.5 miles
c. Elementary School	Spanish Springs Elementary - 1/2 Mile
d. Middle School	Shaw Middle School - 1.8 miles
e. High School	Spanish Springs High - 2 miles
f. Parks	Eagle Canyon park 2 miles
g. Library	Spanish Springs Library - 5 miles
h. Citifare Bus Stop	RTC Rout 2 - 7 miles

An Addition for Sean & Linda Moore



GRADING NOTES

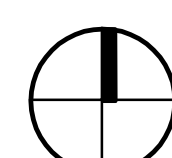
CUT AREA	1500 S.F.
CUT QUANTITY	50 C.Y.
FILL AREA	2100 S.F.
FILL QUANTITY	50 C.Y.
DISTURBED AREA	3600 S.F.

GRADING NOTES:

- CONTRACTOR TO PERPETUATE EXISTING DRAINAGE TO REAR OF LOT.
- SLOPE FINISH GRADE AWAY FROM HOUSE AT 5% MIN. FOR 10'-0" MIN.
- PROVIDE LANDSCAPING AS REQUIRED TO STABILIZE THE AREAS DISTURBED BY CONSTRUCTION.

WUI NOTES

- ACCESS DOES COMPLY WITH SECTION 4022 AND 4022.1
- WATER SUPPLY DOES NOT CONFORM TO 4022, EXCEPTION 1 WILL BE USED FOR NON-CONFORMING WATER SUPPLY. (R3 CONSTRUCTION (15 x DEFENSIBLE SPACE.)
- DEFENSIBLE SPACE SHALL BE 30' FROM HOUSE AND SHALL BE CLEARED OF ALL BRUSH AND MAINTAINED. TREES ARE ALLOWED IN THE DEFENSIBLE SPACE PROVIDED THE HORIZ. DISTANCE BETWEEN TREE CROUNGS OF ADJACENT TREES AND CROUNGS OR TREES AND STRUCTURES, OVERHEAD ELECTRICAL FACILITIES AND UNMODIFIED FUEL IS NOT LESS THAN 10'-0"



SITE PLAN

534 - 132 - 11
315 VALPARAISO COURT

1"=20'-0"

CONSULTANTS

RESIDENTIAL DESIGNER
MICHAEL T. PETERSON
3710 GRANT DRIVE SUITE C
RENO NEVADA 89509
PHONE: (775) 856-1400
CELL: (775) 240-4564
MIKE@MTPETERSON.COM
ENGINEER
K2 ENGINEERING
860 MAESTRO DR SUITE A
RENO, NEVADA 89511
PHONE: (775) 355-0505
JARED@K2ENG.NET

OWNER INFORMATION

SEAN & LINDA MOORE
315 VALPARAISO COURT
SPARKS, NEVADA 89441
PHONE (916) 517-2939

DESIGN INFORMATION

RESIDENTIAL CODE	2018 I.R.C.
ELECTRICAL CODE	2018 I.R.C.
PLUMBING CODE	2018 I.R.C.
MECHANICAL CODE	2018 I.R.C.
ENERGY CONS. CODE	2018 IECC
STRUCTURAL DESIGN	2018 I.B.C.
WIND LOAD	VULT 130 MPH EXP C
SEISMIC ZONE	D-2
ROOF LL	21 PSF SNOW
2018 IWUIC FIRE ZONE	LOW

AND ANY APPLICABLE LOCAL ORDINANCES WHICH AFFECT THIS PROJECT

GENERAL NOTES

- ALL TRADE CONTRACTORS SHALL VERIFY CONDITIONS AND DIMENSIONS IN THE FIELD. ALL QUESTIONS AS TO DIMENSIONS AND FIELD CONDITIONS SHALL BE RESOLVED BEFORE THE AFFECTED WORK PROCEEDS.
- THE GENERAL BUILDING PERMIT AND PLAN CHECK FEE SHALL BE SECURED AND PAID FOR BY THE OWNER. ALL OTHER LICENSES AND FEES SHALL BE OBTAINED BY THE APPLICABLE TRADE CONTRACTOR FOR THE ASPECTS OF THE WORK RELATED TO THEIR TRADE.
- THE BUILDER SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TEMPORARY WATER SUPPLY, LIGHT / POWER, TOILET FACILITIES, AND A TRASH DUMPSTER OR TRAILER.
- ALL TRADES SHALL AT ALL TIMES, KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY THEIR WORK, AND AT THE COMPLETION OF THEIR WORK REMOVE ALL RUBBISH FROM AND ABOUT THE JOB SITE, AND ALL THEIR TOOLS, SCAFFOLDING AND SURPLUS MATERIALS, AND SHALL LEAVE THE JOB BROOM CLEAN, INCLUDING REMOVING ALL LABELS, STICKERS, PAINT SMEARS, ETC. FROM LIGHTING FIXTURES, PLUMBING FIXTURES, GLASS SURFACES, FINISH HARDWARE, CABINETS, COUNTER TOPS, ETC.
- NOTHING INDICATED ON THESE PLANS IS INTENDED TO CONFLICT WITH ANY APPLICABLE CODE OR ORDINANCE. IN THE EVENT OF A CONFLICT THE CONTRACTOR OR SUB CONTRACTOR SHALL NOTIFY THE ARCHITECT PRIOR TO PROCEEDING WITH THE AFFECTED WORK.

RESIDENCE INFORMATION

EXISTING LIVING AREA	2253 SQ. FT.
EXISTING UNFINISHED BASEMENT	1469 SQ. FT.
EXISTING GARAGE	602 SQ. FT.
NEW COVERED PORCH	400 SQ. FT.

BUILDING INFORMATION

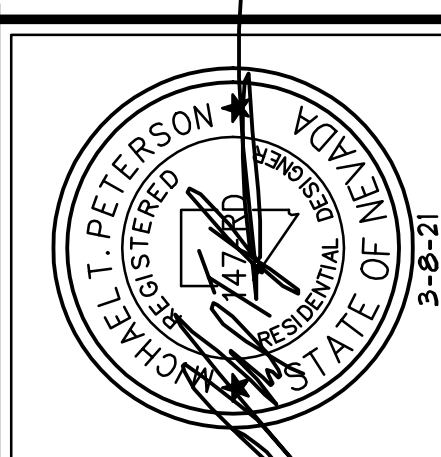
BUILDING OCCUPANCY GROUP:	IRC/R-3
TYPE OF CONSTRUCTION:	VB
A. P. N.:	534-132-11
LOT SIZE	1.00 ACRES
LOT:	6
BLOCK:	D
SUB DIVISION:	SKY RANCH NORTH 1 PH 1

SHEET SCHEDULE

A-1	COVER SHEET & SITE PLAN
A-2	EXISTING FLOOR PLAN
A-3	ARCHITECTURAL PLANS
S0.1	GENERAL NOTES
S0.2	TYPICAL DETAILS
S0.3	TYPICAL DETAILS
S1.1	STRUCTURAL PLANS
S2.1	STRUCTURAL DETAILS

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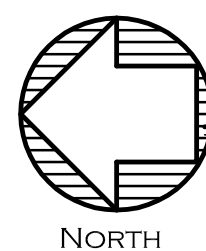
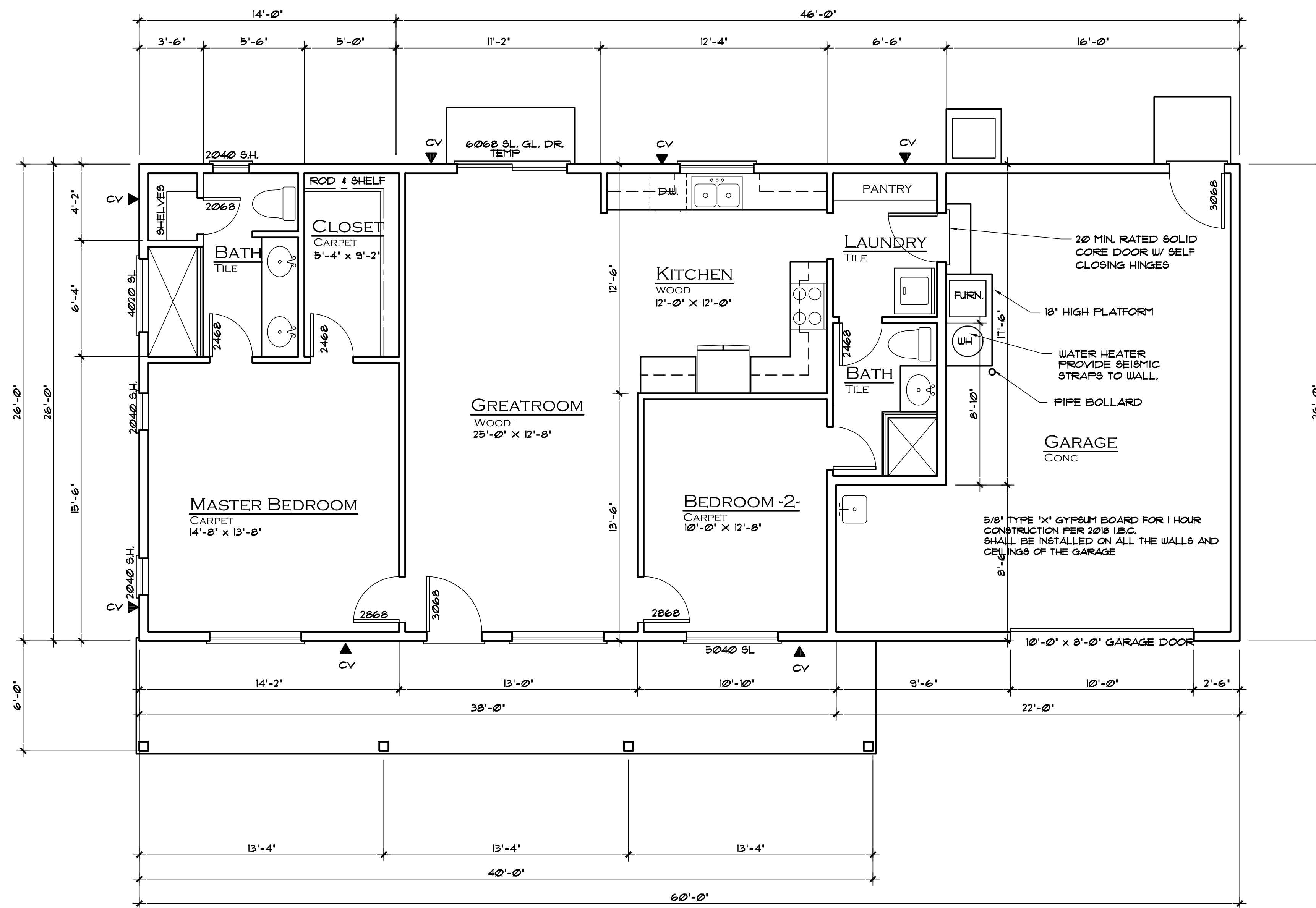
A Remodel For
Sean & Linda Moore
315 Valparaiso Court
Sparks, Nevada

Revisions	Mark	Date	Description

Drawn By M.T.P.	Date March 8, 2021
Checked By M.T.P.	Project No. 1642

Sheet Title
COVER SHEET & SITE PLAN

Sheet Number
A-1



FLOOR PLAN

LIVING AREA 1093 Sq. Ft. GARAGE AREA = 467 Sq. Ft.
 COVERED PORCH 240 Sq. Ft.

SCALE: 1/4"=1'-0"

TYPICAL NOTES:

- ALL EXTERIOR WALLS SHALL BE 2x6 @ 16" O.C. W/ R-21 FIBERGLASS BATT INSULATION W/ PAPER
- NON LOAD BEARING INTERIOR WALLS SHALL BE 2x4 @ 16" O.C. TYP. UNO.
- BATHROOM WALLS SHALL RECEIVE FIBERGLASS BATT SOUND INSULATION (TYP.)
- ALL CEILING SHALL BE 40'-0" TYP. UNO.
- PROVIDE R-2 INSULATION ON ALL HOT WATER PIPES IN CRAWL SPACE.
- SEE HEAT LOSS CALCULATIONS PER RESCHECK COMPLIANCE FOR MIN. WINDOW AND DOOR PERFORMANCE SPECIFICATIONS, AND FOR MECH. REQUIREMENTS.
- AIR LEAKAGE AND SEALING MUST BE TESTED AND MEET OR BE LESS THAN 5 AIR EXCHANGES PER HOUR IN ACCORDANCE WITH THE ADOPTED NORTHERN NEVADA AMENDMENTS TO THE 2018 IECC.
- ATTIC ACCESS DOOR OR COVER TO BE INSULATED TO THE SAME LEVEL AS THE ATTIC INSULATION. PROVIDE WEATHER STRIPPING FOR THE ACCESS DOOR OR COVER PER 2018 IECC SECTION 402.2.3
- CRAWL SPACE ACCESS DOOR OR COVER TO BE INSULATED WEATHER STRIPPING FOR THE ACCESS DOOR OR COVER PER 2018 IECC SECTION 402.2.3
- SUPPLY DUCTS IN THE ATTIC TO BE INSULATED TO A MIN. OF R-8. ALL OTHER DUCTS TO BE INSULATED TO A MIN. OF R-6.
- WALL AREAS IN TUBS AND SHOWERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH 307.2 OR OTHER NON PERMIABLE MATERIALS TO THE HEIGHT OF 12' ABOVE THE TUB OR SHOWER FINISH FLOOR.
- MECHANICAL SYSTEM SHALL PROVIDE FOR CONDITIONED MAKEUP AIR INTAKE WHEN KITCHEN HOOD IS TURNED ON.

ENERGY NOTES:

- A PERMANENT CERTIFICATE SHALL BE COMPLETED AND LOCATED IN AN APPROVED LOCATION THE LISTS THE PREDOMINANT R-VALUES OF THE INSULATION INSTALLED IN THE CEILING / ROOF, WALLS, FOUNDATION AND DUCTS OUTSIDE CONDITIONED SPACES, AND U-FACTORS FOR FENESTRATION.
- THE ATTIC ACCESS DOOR FROM THE CONDITIONED SPACE TO UNCONDITIONED SPACES (ATTIC) SHALL BE WEATHER STRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES.
- THE AIR BARRIER SHALL BE VERIFIED BY A BLOWER DOOR TEST. PER IECC R402.4.11

PLUMBING NOTES:

- HOSE BIBS SHALL BE PROVIDED WITH AN ATMOSPHERE OR PRESSURE TYPE VACUUM BREAKER.
- THE WATER HAMMER ARRESTOR ARE REQUIRED AT THE QUICK-CLOSING VALVES, IE, DISHWASHER & CLOTHES WASHER.
- THE REQUIRED TEMPERATURE LIMITING DEVICE FOR BATHTUBS AND SHOWERS SHALL BE SET AT 120°F.
- BACKWATER VALVE IS REQUIRED TO PROTECT PLUMBING FIXTURES THAT ARE LOCATED BELOW THE ELEVATION LEVEL OF THE NEAREST MAN HOLE COVER. FIXTURES THAT ARE ABOVE THE ELEVATION LEVEL OF THE MANHOLE COVER SHALL NOT DISCHARGE THROUGH THE BACKWATER VALVE.
- JETTED TUBS SHALL HAVE A 12" x 12" ACCESS OPENING. IF THE PUMP IS LOCATED WITHIN 2' FROM THE ACCESS OPENING THE OPENING SHALL BE 18" x 18"
- HOT WATER PIPING SHALL BE INSULATED WITH R-3 MIN.
- PROVIDE A WATER PRESSURE REGULATOR IN ACCORDANCE WITH 2018 UPC WHEN CITY WATER SUPPLY EXCEEDS 80 PSI.
- PROVIDE A WATER HEATER PAN AND DRAIN.
- PROVIDE A 2-WAY CLEANOUT IN THE BUILDING DRAIN WITHIN 36" OF THE BUILDING FOUNDATION PERIMETER.

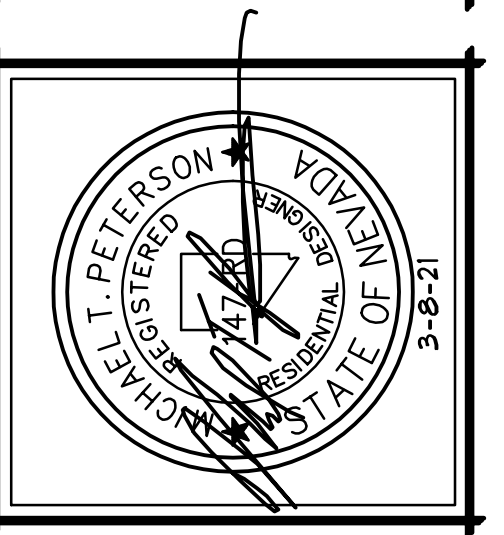
CRAWL SPACE VENT CALCULATION

PROVIDE 1 SQ. FT. OF VENTILATION PER 1500 SQ. FT. OF CRAWL SPACE. PROVIDED THAT A 6 MIL. VISQUEEN VAPOR BARRIER IS INSTALLED IN THE CRAWL SPACE. VISQUEEN SHALL BE SECURED TO THE FOOTINGS AND JOINTS SHALL BE FASTENED TOGETHER

VENTILATION REQUIRED

1292 SQ. FT. / 1500 = 26 SQ. FT. = 124 SQ. IN.
 PROVIDE 1 WITHIN 3' OF EA. CORNER AND 1 EVERY 25' MIN.
 CV ► INDICATES LOCATION OF 4' x 14' CRAWL SPACE VENTS

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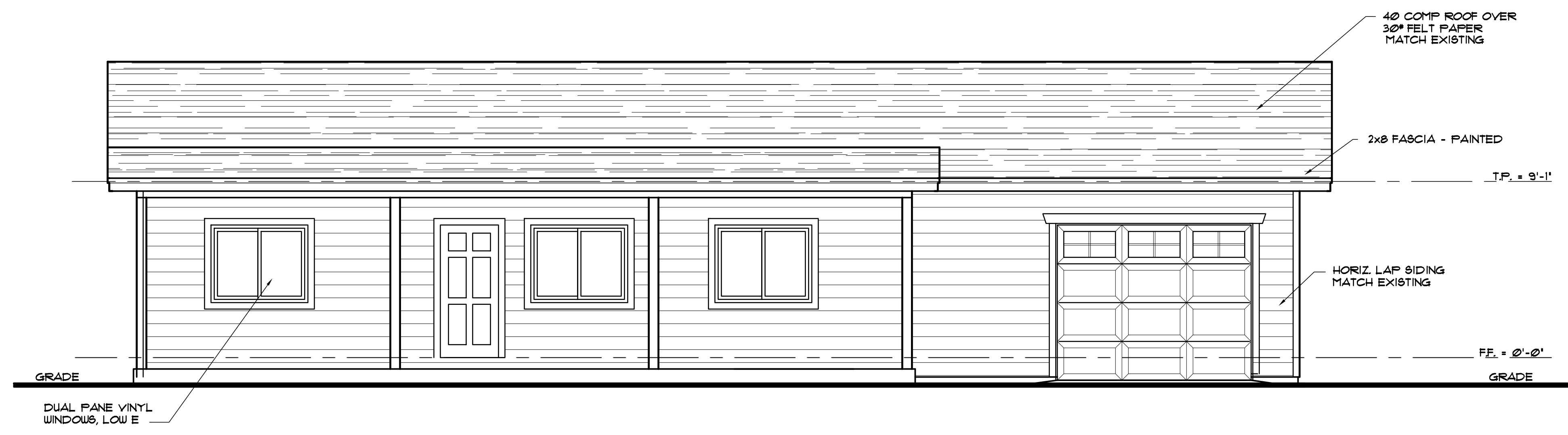


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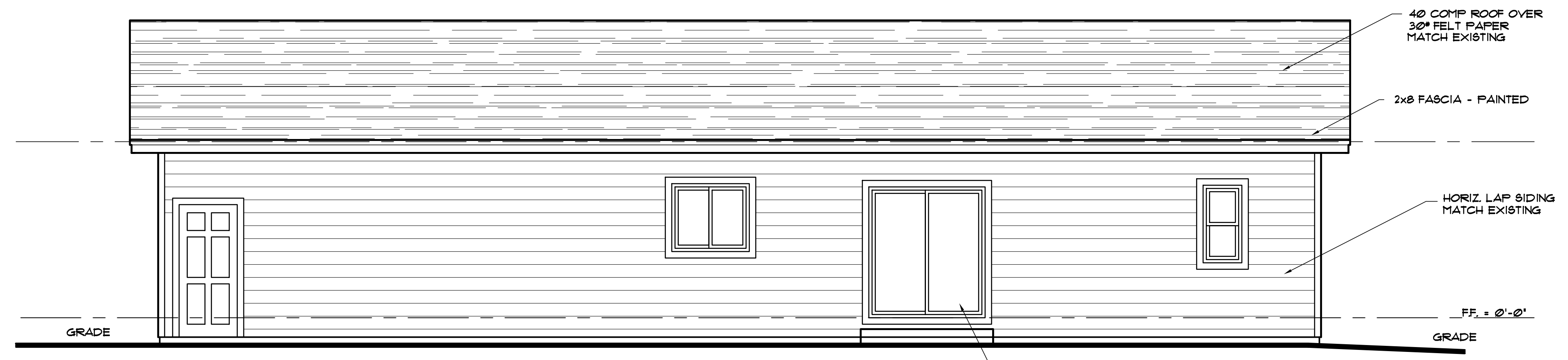
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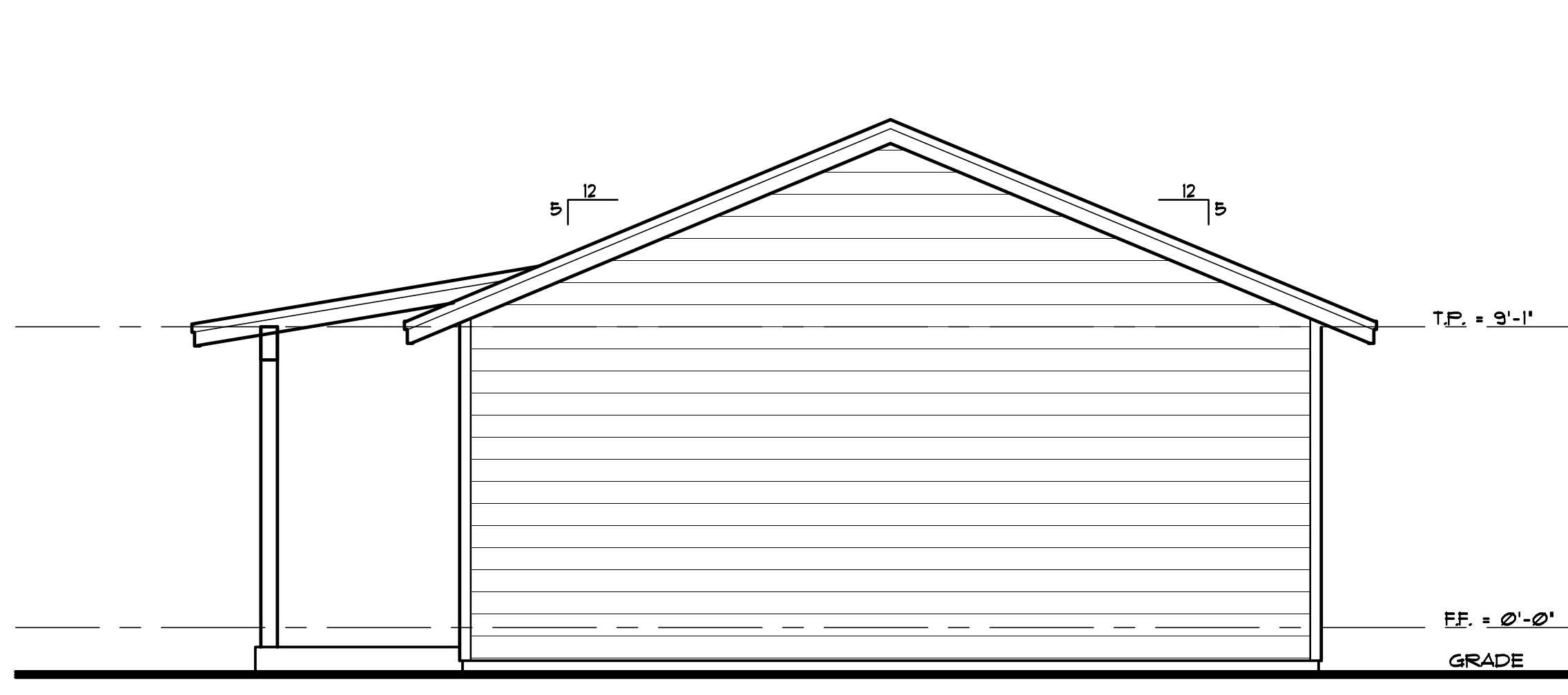
Sheet Title
FLOOR PLAN & SECTION
 Sheet Number
A-2
 Final Submittal



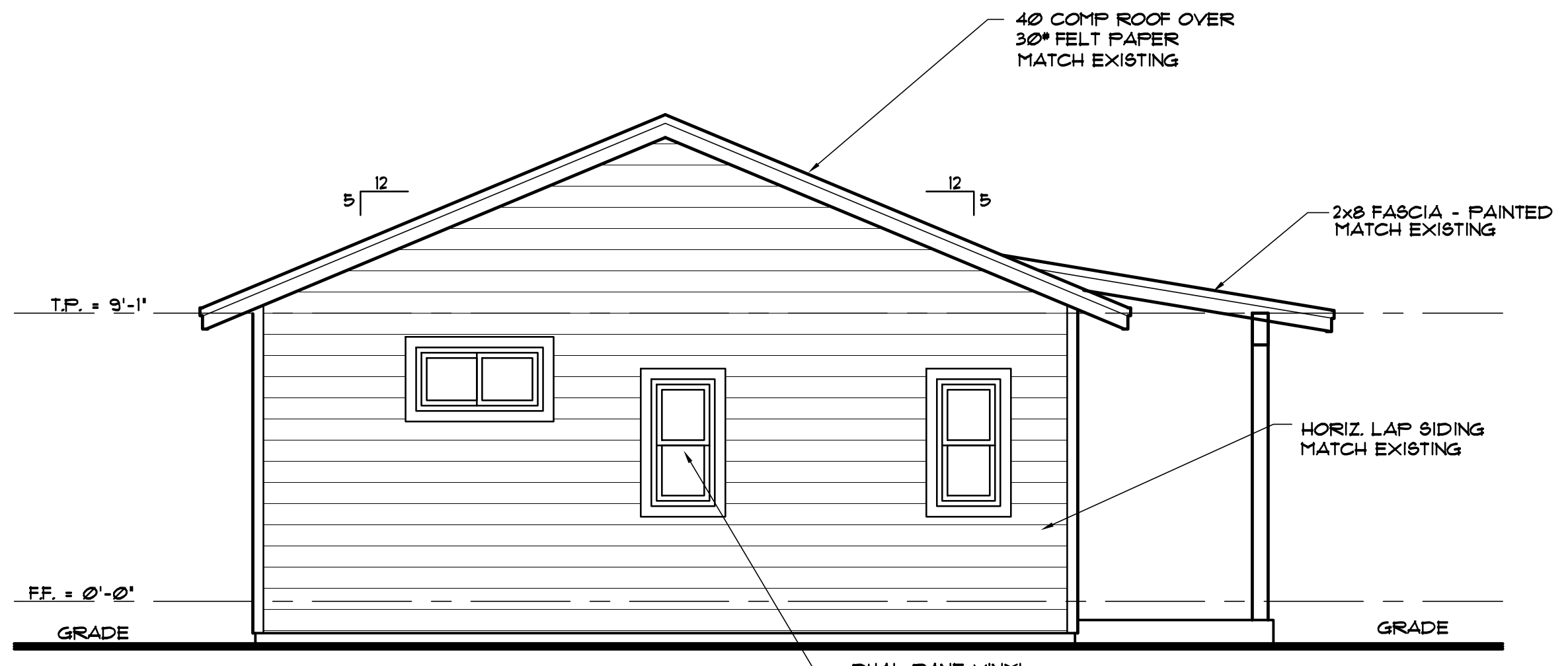
WEST ELEVATION SCALE: 1/4"=1'-0"



EAST ELEVATION SCALE: 1/4"=1'-0"

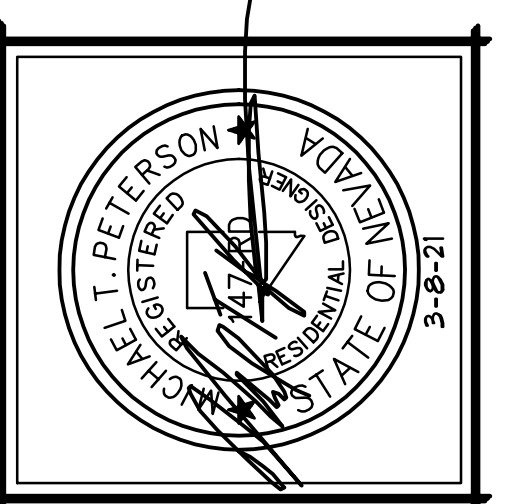


SOUTH ELEVATION SCALE: 1/4"=1'-0"



NORTH ELEVATION SCALE: 1/4"=1'-0"

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Drawn By M.T.P.	Date March 8, 2021
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Sheet Title
EXTERIOR ELEVATIONS

Sheet Number
A-3

Final Submittal