

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: <i>Mahoney/Clay Guest House</i>			
Project Description: <i>Dwelling added to existing, permitted shed</i>			
Project Address: <i>625 Rhodes Rd Reno</i>			
Project Area (acres or square feet): <i>608 sq ft</i>			
Project Location (with point of reference to major cross streets AND area locator): <i>Rhodes Rd and Ox Yoke Lane</i>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
<i>17-400-20</i>	<i>4</i>		
<i>017-400-47</i>			
Section(s)/Township/Range:			
Indicate any previous Washoe County approvals associated with this application:			
Case No.(s). <i>Existing shed has permitted water and electricity</i>			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: <i>Richard Mahoney</i>		Name: <i>James Crippen</i>	
Address: <i>625 Rhodes Rd</i>		Address: <i>PO Box 4067</i>	
<i>Reno</i> Zip: <i>89521</i>		<i>Sparks, NV</i> Zip: <i>89432</i>	
Phone: <i>805.217.3939</i> Fax:		Phone: <i>775.448.6356</i> Fax:	
Email: <i>dick.mahoney@gmail.com</i>		Email: <i>crippenarch@gmail.com</i>	
Cell: Other:		Cell: <i>775.303.4517</i> Other:	
Contact Person: <i>Richard Mahoney</i>		Contact Person: <i>James Crippen</i>	
Applicant/Developer:		Other Persons to be Contacted:	
Name: <i>- See above -</i>		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)?

~~246~~ 19 ft
608 ft

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

~~246~~ 19 ft 54 ft X 16 ft
608

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?

It will look like a barn next to our home. Similar siding, same color

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

Water on site. Septic installed with construction of dwelling

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

None

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

next to building or
in garage

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

One yr.

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?

No negative impacts

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 accessory dwelling on 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.)

N/A

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

a. Sewer Service	Septic
b. Electrical Service	NV Energy
c. Solid Waste Disposal Service	HA Waste Management
d. Water Service	Well

Property Owner Affidavit

Applicant Name: Richard Paul Mahoney

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, Richard Paul Mahoney
(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 Development.

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

Assessor Parcel Number(s): 017 400 47

Printed Name Richard Paul Mahoney

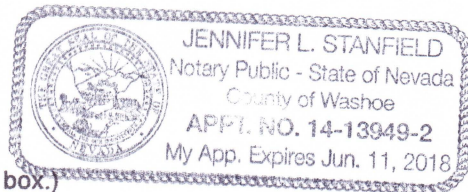
Signed Richard Paul Mahoney

Address 625 Rhodes Rd
Reno NV 89521

Subscribed and sworn to before me this 11 day of September, 2017.

(Notary Stamp)

Jennifer L. Stanfield
Notary Public in and for said county and state



My commission expires: 6-11-18

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

- Owner
- Corporate Officer/Partner (Provide copy of recorded 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: Susan A Clay

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, Susan A Clay (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 Development.

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

Assessor Parcel Number(s): 017 400 47

Printed Name Susan A. Clay

Signed Susan A. Clay

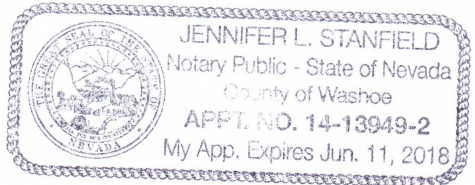
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 Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
 Property Agent (Provide copy of record document indicating authority to sign.)
 Letter from Government Agency with Stewardship

Washoe County Treasurer
Tammie Davis

Washoe County Treasurer
P.O. Box 30039, Reno, NV 89520-3039
ph: (775) 328-2510 fax: (775) 328-2500
Email: tax@washoecounty.us

Bill Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

Washoe County Parcel Information

Parcel ID	Status	Last Update
01740047	Active	9/11/2017 2:11:09 AM
Current Owner: MAHONEY & CLAY TRUST 625 RHODES RD RENO, NV 89521		SITUS: 625 RHODES RD WCTY NV
Taxing District	Geo CD:	
Legal Description		
SubdivisionName _UNSPECIFIED Block Lot Township 17 Range 20 Section 4		

Installments

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/21/2017	2017	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/2/2017	2017	\$1,140.21	\$0.00	\$0.00	\$1,140.21
INST 3	1/1/2018	2017	\$1,140.21	\$0.00	\$0.00	\$1,140.21
INST 4	3/5/2018	2017	\$1,140.20	\$0.00	\$0.00	\$1,140.20
Total Due:			\$3,420.62	\$0.00	\$0.00	\$3,420.62

Tax Detail

	Gross Tax	Credit	Net Tax
State of Nevada	\$239.29	\$0.00	\$239.29
Truckee Meadows Fire Dist	\$760.09	\$0.00	\$760.09
Washoe County	\$1,958.93	\$0.00	\$1,958.93
Washoe County Sc	\$1,602.52	\$0.00	\$1,602.52
PLEASANT VALLEY WATER BASIN	\$0.86	\$0.00	\$0.86
Total Tax	\$4,561.69	\$0.00	\$4,561.69

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2017	2017123032	B17.62168	\$1,141.07	8/21/2017

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
P.O. Box 30039
Reno, NV 89520-3039

Overnight Address:
1001 E. Ninth St., Ste D140
Reno, NV 89512-2845

Change of Address

All requests for a mailing address change must be submitted in writing, including a signature (unless using the online form).

To submit your address change online [click here](#)

Address change requests may also be faxed to: (775) 328-2500

Address change requests may also be mailed to:
Washoe County Treasurer
P O Box 30039
Reno, NV 89520-3039

The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washoecounty.us

This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.

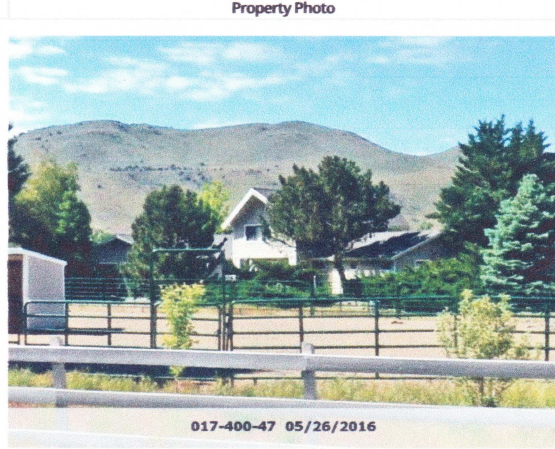
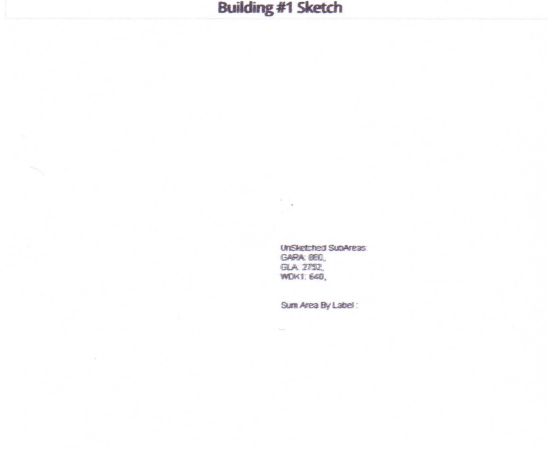
WASHOE COUNTY ASSESSOR PROPERTY DATA 09/11/2017

APN: 017-400-47 Card 1 of 1

Owner Information & Legal Description				Building Information			
Situs	625 RHODES RD , WASHOE COUNTY 89521			Quality	R35 Average-Good	Bldg Type	Sgl Fam Res
Owner 1	MAHONEY & CLAY TRUST			Stories	1.5 STRY FN	Square Feet	2,752
Mail Address	625 RHODES RD RENO NV 89521			Year Built	1990	Square Feet does not include Basement or Garage Conversion Area.	
Owner 2 or Trustee	MAHONEY TRUSTEE, RICHARD			W.A.Y.	1990	Finished Bsmt	0
Owner 3 or Trustee	CLAY TRUSTEE, SUSAN			Bedrooms	3	Unfin Bsmt	0
Rec Doc No	4735808	Rec Date	08/18/2017	Full Baths	3	Bsmt Type	
Prior Owner	MAHONEY, RICHARD P			Half Baths	1	Gar Conv Sq Foot	0
Prior Doc	4511911			Fixtures	16	Total Gar Area	880
Keyline Desc	FR NE4 NE4 SEC 4 TWP 17 TWP 20 RS 3629			Fireplaces	0	Gar Type	ATTACHED
Subdivision	UNSPECIFIED			Heat Type	FA/AC	Det Garage	0
Lot:	Block:	Sub Map#		Sec Heat Type		Bsmt Gar Door	0
Record of Survey Map: 3629		Parcel Map# 0		Ext Walls	SIDING/FR	Sub Floor	WOOD
Section: 4	Township: 17	Range: 20		Sec Ext Walls		Frame	FRAME
Tax Dist	4000	Add'l Tax Info	Prior APN 017-400-46	Roof Cover	COMP SHINGLE	Construction Mod	0
Tax Cap Status	Low Cap Qualified Primary Residence			Obso/Bldg Adj	0	Units/Bldg	1
				% Incomplete		Units/Parcel	1

Land Information							
Land Use	200	Zoning	LDS	Sewer	Septic	NBC	IEJF
Size	4.01 Acre or ~ 174,676 SqFt	Water	Well	Street	Paved	NBC Map	IE NBC Map

Valuation Information				Sales/Transfer Information/Recorded Document				
Valuation History	2016/17 FV	2017/18 FV	V-Code	LUC	Doc Date	Value/Sale Price	Grantor	Grantee
Taxable Land Value	200,500	200,500	3BGG	200	08-18-2017	0	MAHONEY, RICHARD P	MAHONEY & CLAY TRUST
Taxable Improvement Value	209,033	201,663	3BGG	200	09-10-2015	0	MAHONEY, RICHARD A	MAHONEY, RICHARD P
Taxable Total	409,533	402,163	2D	200	03-11-2013	530,000	GADBOIS, SHERRI R	MAHONEY, RICHARD A
Assessed Land Value	70,175	70,175	3BCT	200	03-11-2013	0	GADBOIS, GARRY A & SHERRI R	GADBOIS, SHERRI R
Assessed Improvement Value	73,162	70,582	3MB	120	06-25-1999	40,000		GADBOIS, GARRY A & SHERRI R
Total Assessed	143,337	140,757						



If the property sketch is not available on-line you can obtain a copy by calling (775) 328-2277 or send an email to exemptions@washoecounty.us with 'Sketch Request' in the subject line. Please include the APN.

All parcel data on this page is for use by the Washoe County Assessor for assessment purposes only. Zoning information should be verified with the appropriate planning agency. Summary data may not be a complete representation of the parcel. All Parcels are reappraised each year. This is a true and accurate copy of the records of the Washoe County Assessor's Office as of 09/10/2017.



James Crippen Architect

PO BOX 4067
 SPARKS, NV 89432
 Tel (775) 448-6556
 Cell (775) 303-4917
 crippenarch@gmail.com

DETACHED ACCESSORY DWELLING:

RICHARD MAHONEY

625 RHODES RD
 WASHOE COUNTY
 NEVADA

PRELIM DATES
 MAY 2017

CONST DOC DATES
 AUG 2017

REVISION DATES

PROJECT # 1705
 SHEET TITLE
 SITE PLAN

SHEET NUMBER
C1

OWNER:
 RICHARD MAHONEY & SUSAN CLAY
 625 RHODES RD
 SPARKS, NV 89432
 PHONE 805-217-3939

PROPERTY DESCRIPTION:
 625 RHODES RD
 SPARKS, NV 89432
 APN 017400147
 WASHOE COUNTY, NEVADA

DESIGN LOADS:
 SNOW, GROUND= 30 PSF
 SNOW, ROOF = 23 PSF
 ROOF DEAD= 20 PSF
 FLOOR LIVE= 40 PSF
 FLOOR DEAD= 15 PSF
 WIND SPEED= 130 MPH

EXPOSURE CLASS B
 FINISHING CLASS D
 SEIS DESIGN CATEGORY D
 CLIMATE ZONE 5
 WUI RISK CATEGORY LOW

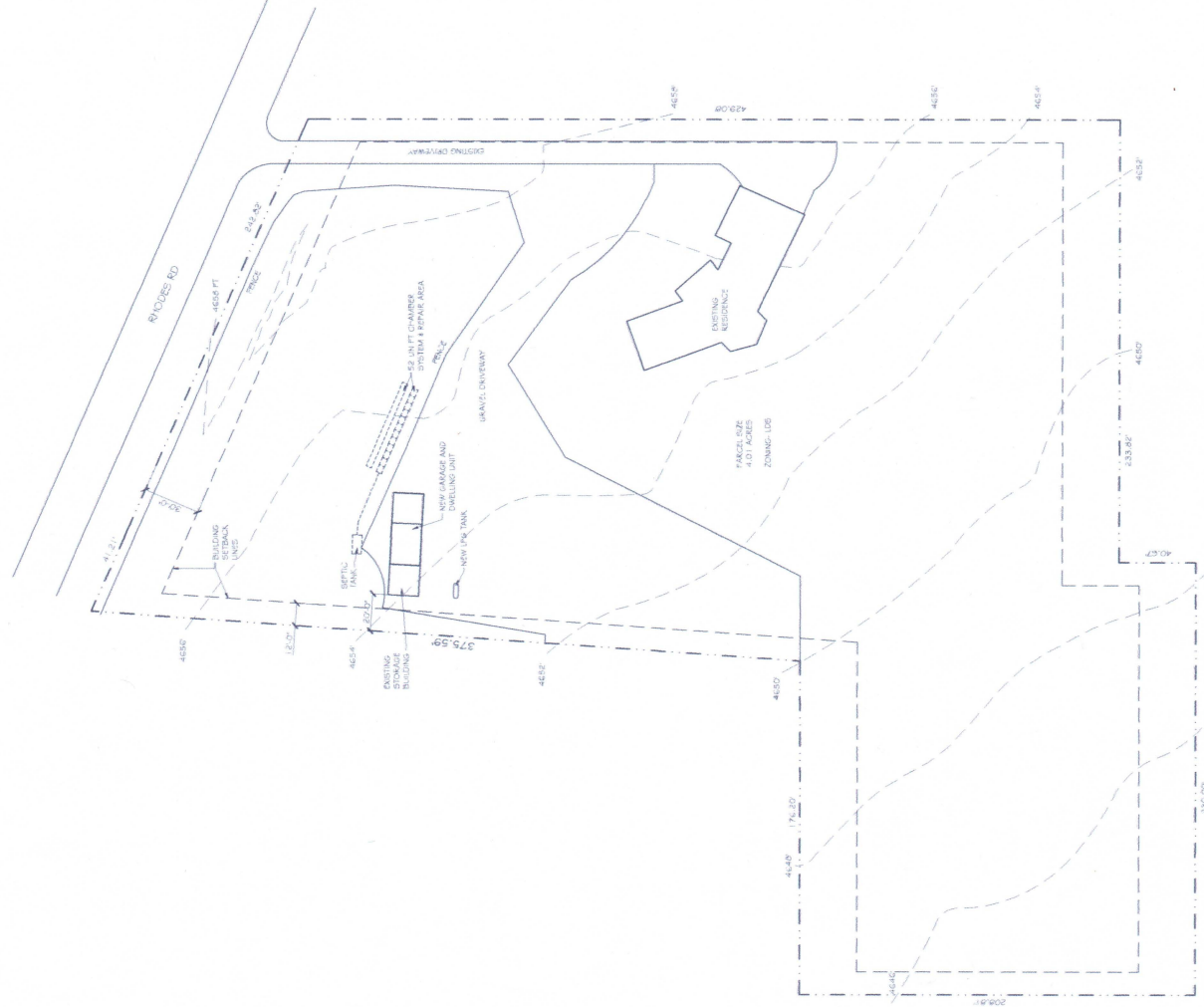
PROJECT INFORMATION:

PROJECT INFORMATION:
 BUILDING CODES:
 2012 INTERNATIONAL BUILDING CODE
 2012 INTERNATIONAL RESIDENTIAL CODE
 2012 INTERNATIONAL ENERGY CODE
 2011 NATIONAL ELECTRICAL CODE

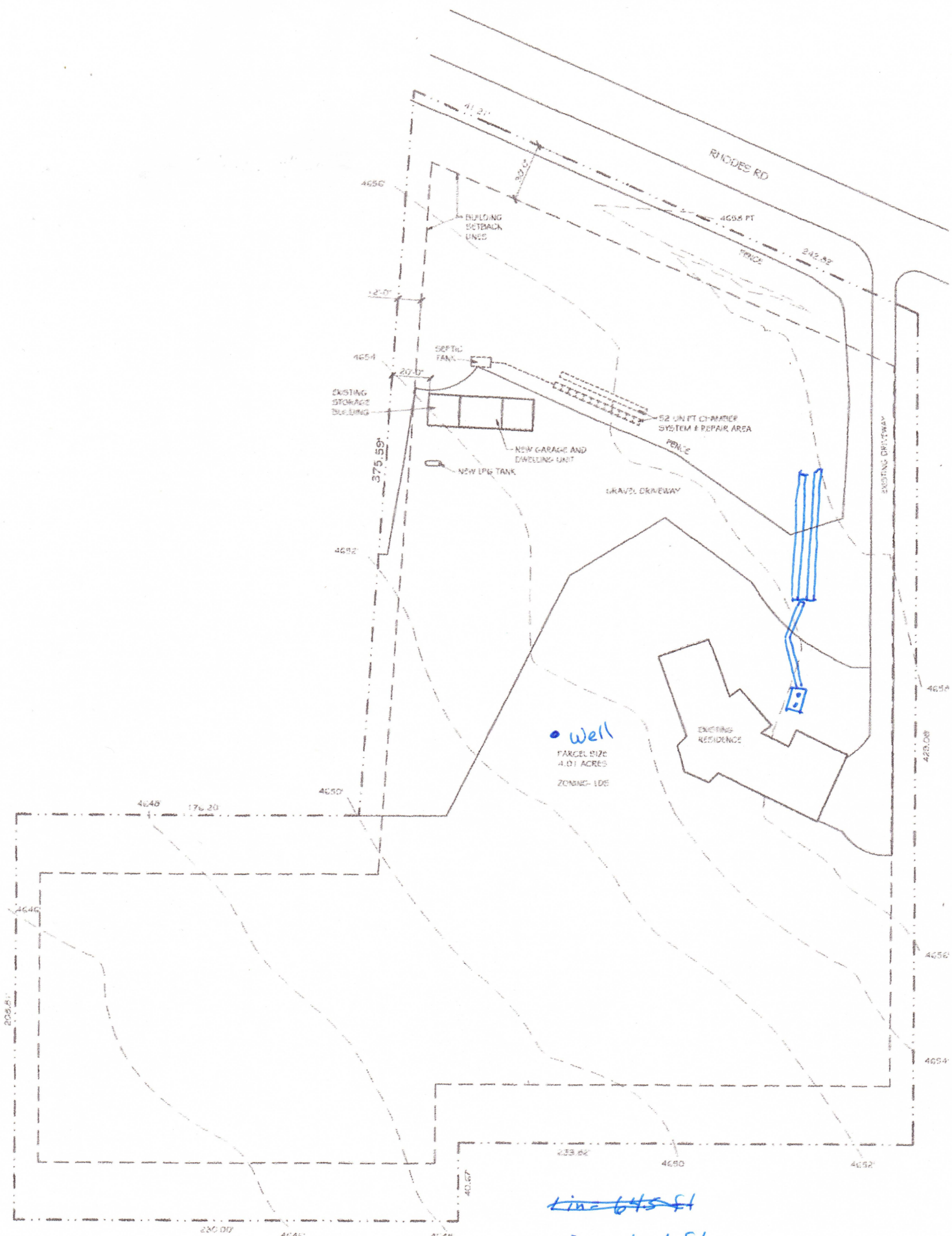
SCOPE OF WORK:
 CONSTRUCT NEW DETACHED ACCESSORY DWELLING

OCCUPANCY GROUP:
 R3 RESIDENCE ACCESSORY TO R3
 CONSTRUCTION TYPE VB
 FIRE RATING: ONE-HOUR FINISH AT 'U' WALLS AND CEILING WHERE REQUIRED BY CODE

AREAS:
 LIVING AREA= 616 SQ FT
 GARAGE AREA= 344
 EXISTING STORAGE= 256
 OPEN DECK AREA= 126



N SITE PLAN
 SCALE: 1"=30'-0"



Line = ~~645 ft~~
 1 in. = 42.6 ft



SITE PLAN

SCALE: 1" = 30'-0"

②
 Sept 14, 2017
 page 2 of 3

Google Maps

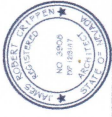


Imagery ©2017 Google, Map data ©2017 Google United States 500 ft

Sept 14, 2017

③

page 3 of 3



**James
Crippen
Architect**

PO BOX 4067
SPARKS, NV 89432
Tel (775) 440-6356
Cell (775) 303-4317
crippenarch@gmail.com

**DETACHED
ACCESSORY
DWELLING:**

**RICHARD
MAHONEY**

625 RHODES RD
WASHOE COUNTY
NEVADA

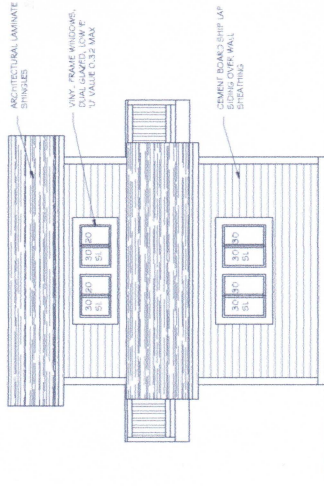
PRELIM DATES
MAY 2017

CONST DOC DATES
AUG 2017

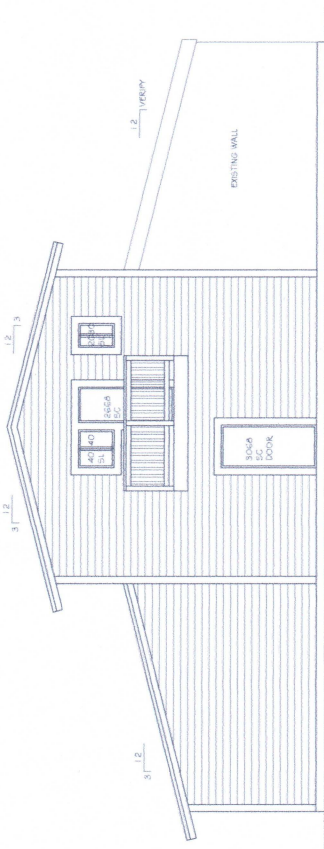
REVISION DATES

PROJECT # 1705
SHEET TITLE
ELEVATIONS

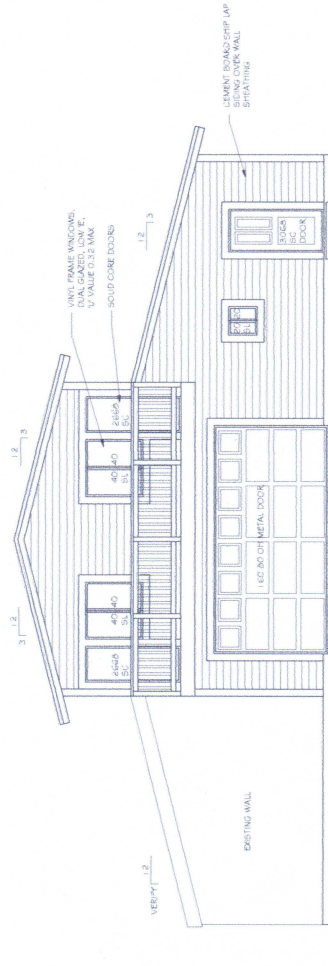
SHEET NUMBER
A 2



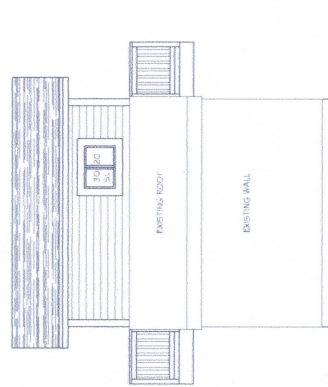
EAST ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

