

Community Services Department
Planning and Development
**DETACHED ACCESSORY DWELLING
ADMINISTRATIVE REVIEW
APPLICATION**



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

Telephone: 775.328.3600

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	

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).

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- 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 Development 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 Development.**
 - (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 Development 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.

Property Owner Affidavit

Applicant Name: Salong Family Trust & Margaret A. Salong
Trustee

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, Margaret Salong, trustee, Salong Family Trust
(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): 14830102

Printed Name Margaret A. Salong

Signed Margaret A. Salong

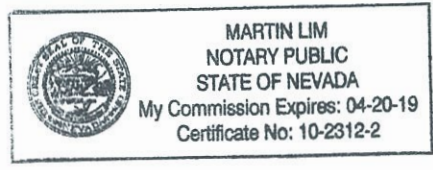
Address 5265 Callahan Ranch Trail
Reno, NV 89511

Subscribed and sworn to before me this
10 day of November, 2010.

(Notary Stamp)

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

My commission expires: 04-20-2019



*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

Washoe County Treasurer
 Tammi Davis

Bill Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

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 mailed to:
 Washoe County Treasurer
 P O Box 30039
 Reno, NV 89520-3039

Washoe County Parcel Information

Parcel ID	Status	Last Update
14830102	Active	11/30/2016 2:09:39 AM
Current Owner: SAILING FAMILY TRUST 5265 CALLAHAN RANCH TRL RENO, NV 89511		SITUS: 5265 CALLAHAN RANCH TRL WCTY NV
Taxing District 4000	Geo CD:	
Legal Description		
Township 17 Range 19 SubdivisionName GALENA CANYON SUBDIVISION 2B Lot 21		

Installments

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/15/2016	2016	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/3/2016	2016	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/2/2017	2016	\$1,643.82	\$0.00	\$0.00	\$1,643.82
INST 4	3/6/2017	2016	\$1,643.81	\$0.00	\$0.00	\$1,643.81
Total Due:			\$3,287.63	\$0.00	\$0.00	\$3,287.63

Tax Detail

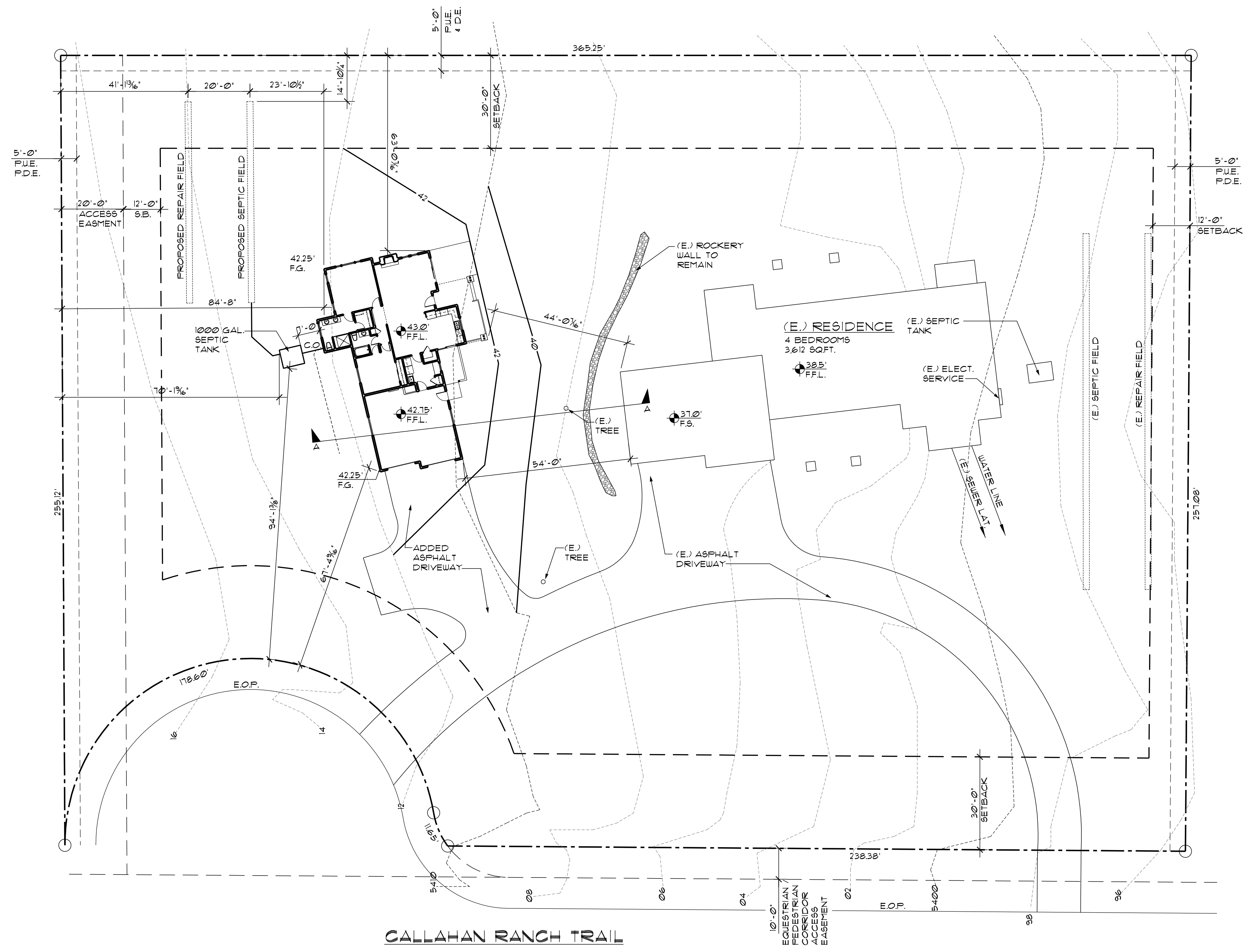
	Gross Tax	Credit	Net Tax
State of Nevada	\$508.27	(\$163.39)	\$344.88
Truckee Meadows Fire Dist	\$1,614.52	(\$518.99)	\$1,095.53
Washoe County	\$4,160.98	(\$1,337.55)	\$2,823.43
Washoe County Sc	\$3,403.95	(\$1,094.21)	\$2,309.74
PLEASANT VALLEY WATER BASIN	\$1.69	\$0.00	\$1.69
Total Tax	\$9,689.41	(\$3,114.14)	\$6,575.27

Payment History

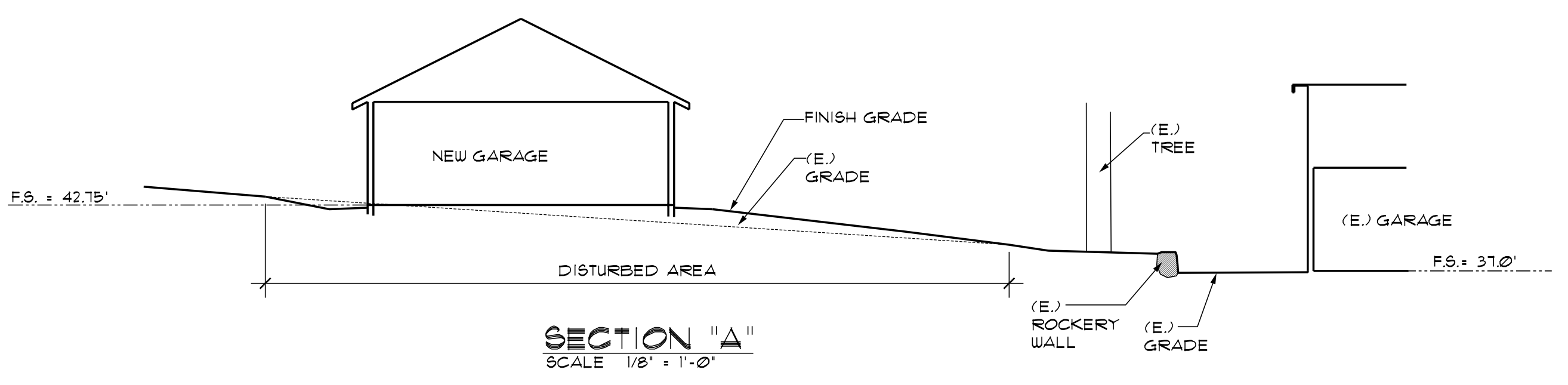
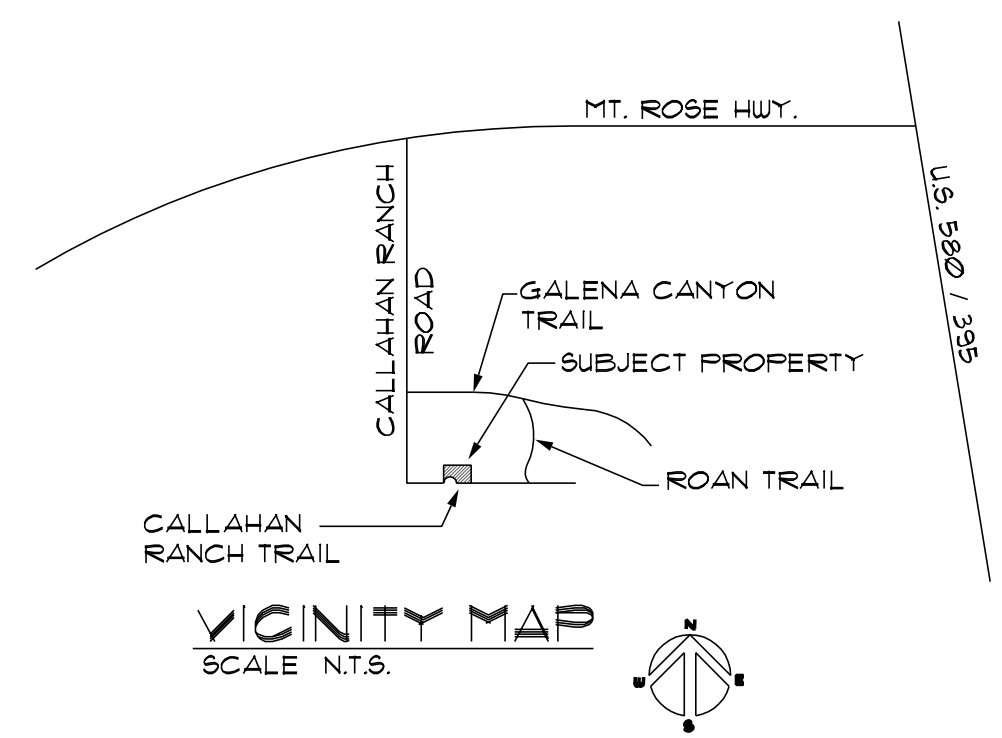
Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2016	2016146608	B16.114233	\$1,643.82	9/30/2016
2016	2016146608	B16.47938	\$1,643.82	8/15/2016

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.

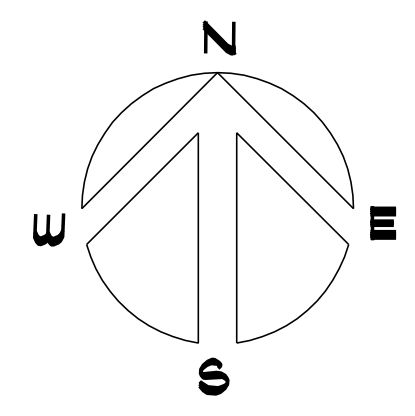


- GENERAL NOTES:**
1. PROTECTIVE SLOPE GRADE AWAY FROM EXTERIOR WALL @ 5% MINIMUM.
 2. BACK FILL WITHIN 8' MIN. OF SIDING.
 3. CONC. FLATWORK TO BE FINISHED PER OWNERS REQ'TS.
 4. SLOPE LAWN AREAS FOR DRAINAGE MIN. 1/4" PER 1'-0".
 5. ALL WORK MUST CONFORM W/ LOCAL BUILDING CODES, CITY, COUNTY AND STATE ORDINANCES, SUBDIVISION REGULATIONS AND THE I.R.C. (2012 EDITION), 2012 I.E.C.C. ALSO 2011 N.E.C. AND 2012 I.U.L.C.
 6. PLACEMENT OF STRUCTURE WITHIN SETBACKS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
 7. PROVIDE DRAINAGE SWALE 2'-6" MIN. IN FROM PROPERTY LINES AS REQUIRED TO PREVENT DRAINAGE ONTO ADJACENT PRIVATE PROPERTY.
 8. OWNER TO PROVIDE SOILS INVESTIGATION AND COMPACTION TESTS FOR ALL CUT AND FILL AREAS AS REQ'D BY GOVERNING AGENCIES.
 9. PROVIDE A HOUSE STREET NUMBER VISIBLE AND LEGIBLE FROM THE STREET.
 10. THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATE, CONSTRUCTION WASTE MATERIALS, OR WASTEWATER GENERATED ON CONSTRUCTION SITE OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM.
 11. THIS PROPERTY REQUIRES IGNITION RESISTANCE CLASS 2 CONSTRUCTION.
 12. A VEGETATION MANAGEMENT PLAN WILL BE REQUIRED PRIOR TO FINAL INSPECTIONS AND OCCUPANCY.



A.P.N. = 149-301-02
 ZONING - L.D.S.
 LOT SIZE = 2.005 ACRES
 FIRE HAZARD RISK - HIGH

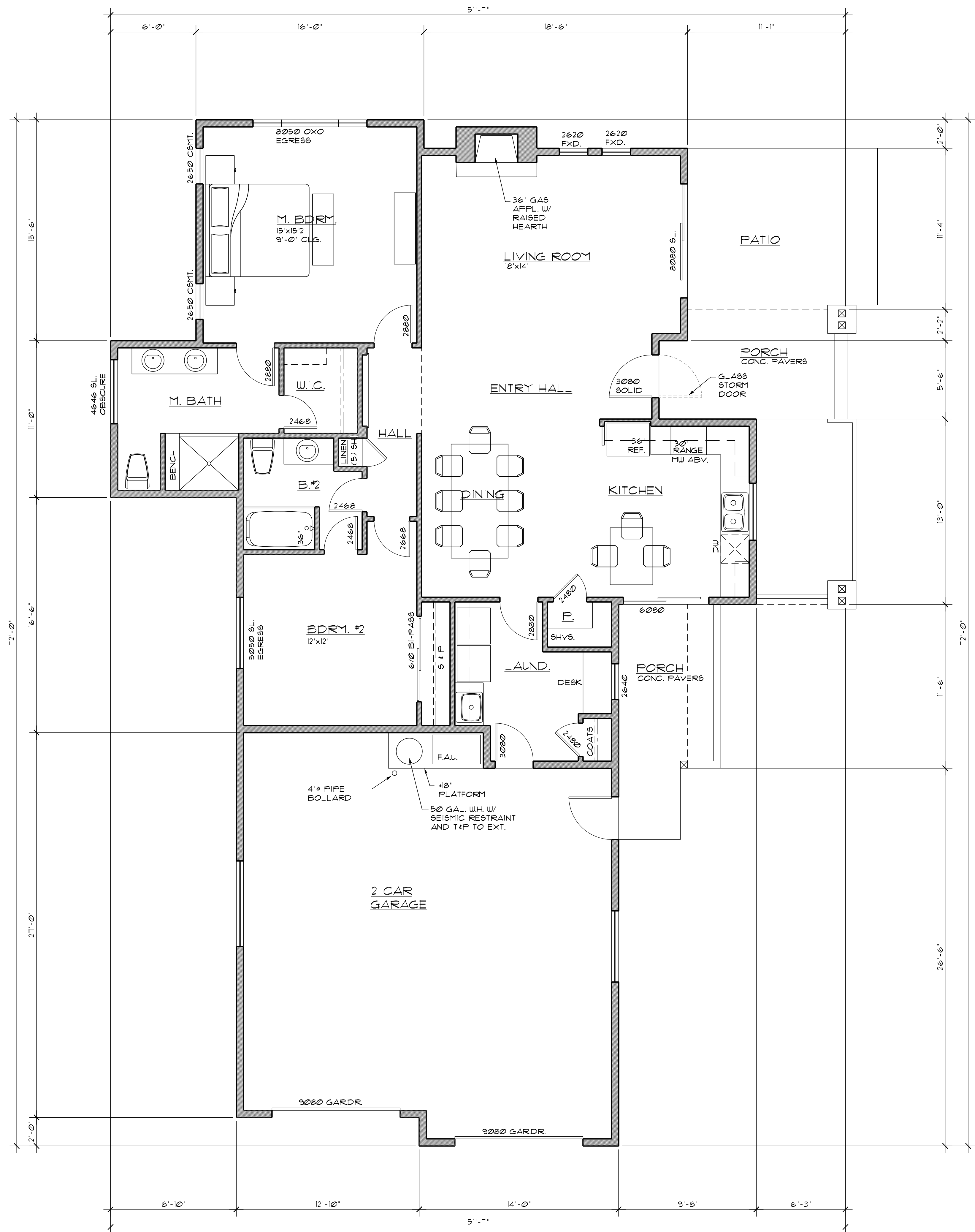
SITE PLAN
SCALE 1" = 20'-0"



JASON WARFIELD
RESIDENTIAL DESIGN L.L.C.
 LICENSE # 253-P
 542 LANDER STREET
 RENO, NV 89508
 775-324-8327 O. 775-749-8603 F.

SALING RESIDENCE
 DETACHED ACCESSORY DWELLING
 5265 CALLAHAN RANCH TRAIL
 WASHOE COUNTY, NEVADA

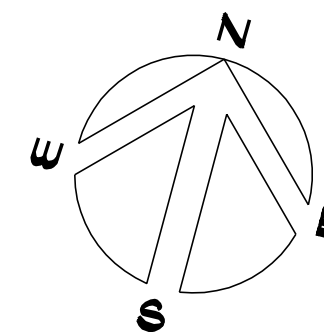
A1.0
 SHEET 1 OF 4
 12-2-16



FLOOR PLAN

SCALE 1/4" = 1'-0"

1,498 SQ.FT. - LIVING SPACE
729 SQ.FT. - GARAGE



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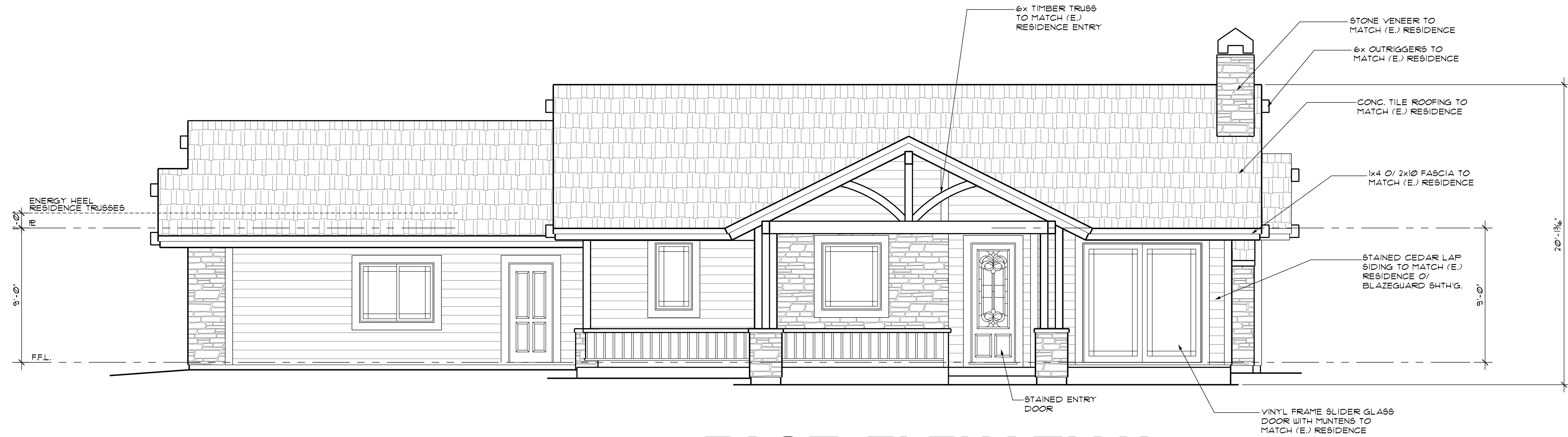
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A20

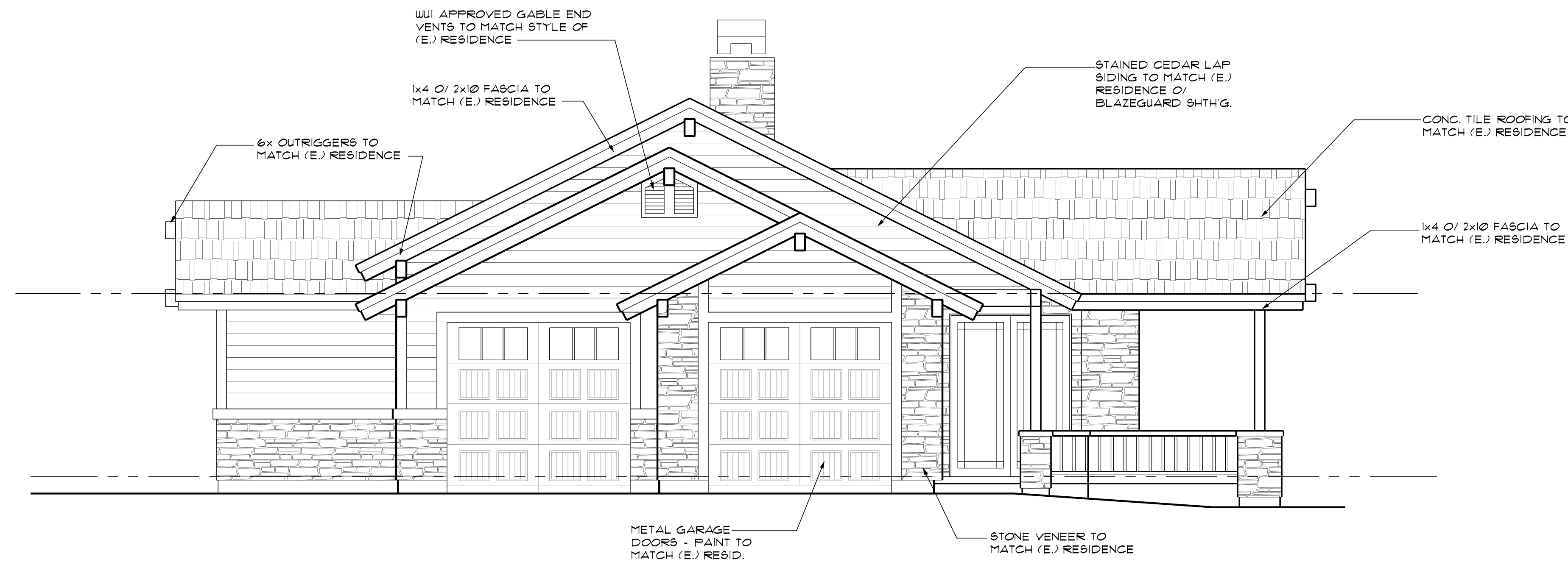
SHEET 2 OF 4

12-2-16



EAST ELEVATION

SCALE 1/4" = 1'-0"



SOUTH ELEVATION

SCALE 1/4" = 1'-0"

EXTERIOR WALL AND SOFFIT PROTECTION

Company Name: BARRIER TECHNOLOGY CORP.
510 4th Street North, Watkins, MN 55389
Product Description: Blazeguard® sheathing with
Fyrotite bonded to 1/8" oriented strand board (OSB), 3/8", 15/32", 1/2", 5/8" or 3/4" thickness, panel size 4x8'.

EXTERIOR FINISH MATERIAL REQUIREMENTS

NOTE: ALL EXTERIOR MATERIALS SHALL CONFORM TO WASHOE COUNTY REQUIREMENTS FOR WILDLAND INTERFACE

EXTERIOR WALL VENTS: ALL VENT OPENINGS IN EXTERIOR WALLS SHALL RESIST THE INTRUSION OF FLAME & EMBERS INTO THE STRUCTURE OR VENTS SHALL BE SCREENED W/ A CORROSION-RESISTANT, NON-COMBUSTIBLE WIRE MESH W/ 1/4" (6mm) OPENINGS OR ITS EQUIVALENT.

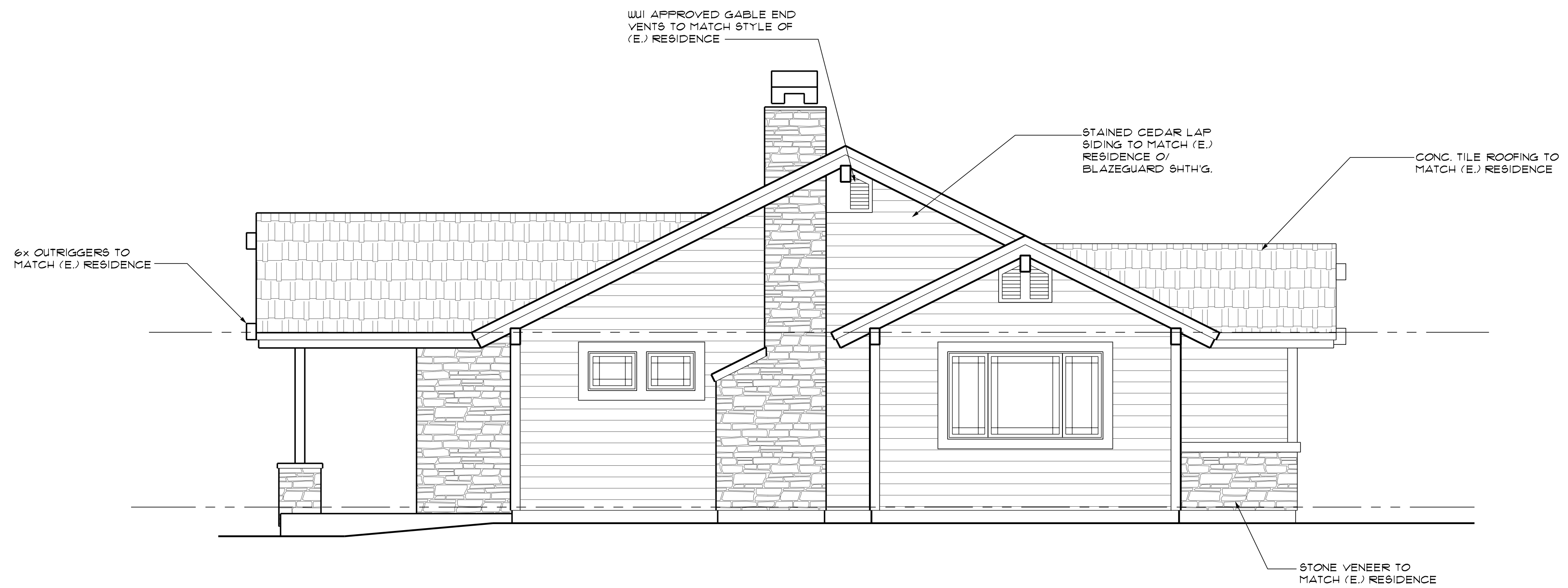
WINDOWS: EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS, & GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL BE INSULATING-GLASS UNITS W/ DUAL GLAZING, OR A MINIMUM OF ONE TEMPERED PANE, OR GLASS BLOCK UNITS, OR HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES, WHEN TESTED ACCORDING TO ASTM E 2012, OR CONFORM TO THE PERFORMANCE REQUIREMENTS OF SFM 12-1A-2.

EXTERIOR DOORS: EXTERIOR DOOR ASSEMBLIES SHALL CONFORM TO THE PERFORMANCE REQUIREMENTS OF STANDARD SFM 12-1A-1 OR SHALL BE APPROVED NONCOMBUSTIBLE CONSTRUCTION, OR SOLID CORE WOOD HAVING STILES & RAILS NOT LESS THAN 1-3/4" THICK W/ INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1-1/4" THICK, OR SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO ASTM E 2014.

EXCEPTION: NONCOMBUSTIBLE OR EXTERIOR FIRE-RETARDANT TREATED WOOD VEHICLE ACCESS DOORS ARE NOT REQUIRED TO COMPLY.



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



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

EXTERIOR WALL AND SOFFIT PROTECTION
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510 4th Street North, Watkins, MN 55389
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EXTERIOR FINISH MATERIAL REQUIREMENTS
NOTE: ALL EXTERIOR MATERIALS SHALL CONFORM TO WASHOE COUNTY REQUIREMENTS FOR WILDLAND INTERFACE

EXTERIOR WALL VENTS - ALL VENT OPENINGS IN EXTERIOR WALLS SHALL RESIST THE INTRUSION OF FLAME & EMBERS INTO THE STRUCTURE OR VENTS SHALL BE SCREENED W/ A CORROSION-RESISTANT, NON-COMBUSTIBLE WIRE MESH w/ 1/4" (6mm) OPENINGS OR ITS EQUIVALENT.

WINDOWS - EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS, & GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL BE INSULATING-GLASS UNITS W/ DUAL GLAZING, OR A MINIMUM OF ONE TEMPERED PANE, OR GLASS BLOCK UNITS, OR HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES, WHEN TESTED ACCORDING TO ASTM E 2010, OR CONFORM TO THE PERFORMANCE REQUIREMENTS OF SFM 12-1A-2.

EXTERIOR DOORS - EXTERIOR DOOR ASSEMBLIES SHALL CONFORM TO THE PERFORMANCE REQUIREMENTS OF STANDARD SFM 12-1A-1 OR SHALL BE APPROVED NONCOMBUSTIBLE CONSTRUCTION, OR SOLID CORE WOOD HAVING STILES & RAILS NOT LESS THAN 1-3/4" THICK W/ INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1-1/4" THICK, OR SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO ASTM E 2014.

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A3.1
SHEET 4 OF 4
12-2-16