

## 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.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: 700 Flanders DAD			
Project Description: A 2 story 1400 sq. ft. detached dwelling.			
Project Address: 700 Flanders Rd, Reno, NV 89511			
Project Area (acres or square feet): 1.0			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): 700 Flanders Rd, Cross road Arrowcreek parkway and Rubblestone			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
142-051-20	1.0		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Brent Von Twistern		Name: NEXTEK Construction	
Address: 700 Flanders Rd		Address: 4850 Joule St #A4	
Reno, NV	Zip: 89511	Reno, nV	Zip: 89502
Phone: 253-985-3824	Fax:	Phone: 775-233-7350	Fax:
Email: bvtwistern@me.com		Email: joshm@nextek.construction	
Cell: 253-985-3824	Other:	Cell: 775-233-7350	Other:
Contact Person: Bret Von Twistern		Contact Person: Joshua Munns	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Brent Von Twistern		Name:	
Address: 700 Flanders RD		Address:	
Reno, NV	Zip: 89511		Zip:
Phone: 253-985-3824	Fax:	Phone:	Fax:
Email: bvtwistern@me.com		Email:	
Cell: 253-985-3824	Other:	Cell:	Other:
Contact Person: Brent Von Twistern		Contact Person:	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

**Property Owner Affidavit**

**Applicant Name:** Brent von Twister

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, Brent von Twister  
(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): 142-051-20

Printed Name Brent von Twister

Signed [Signature]

Address 700 Flanders Rd

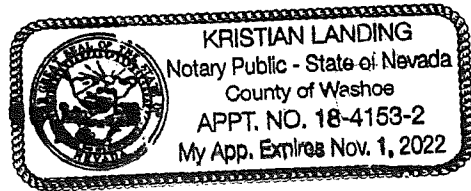
Reno, NV 89511

Subscribed and sworn to before me this 2<sup>nd</sup> day of August, 2021.

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

My commission expires: 11/1/2022

(Notary Stamp)



\*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:** Robin Laurel Wilson

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, Robin Laurel Wilson  
(please print name)

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Assessor Parcel Number(s): 147-051-20

Printed Name Robin Laurel Wilson

Signed [Signature]

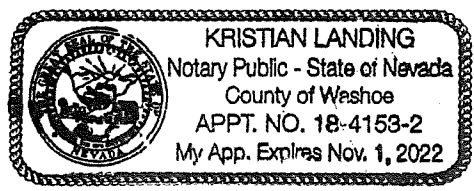
Address 700 Flanders Rd  
Reno, NV 89511

Subscribed and sworn to before me this 2 day of April, 2021.

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

My commission expires: 11/1/2022

(Notary Stamp)



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**Applicant Name:** Robin Laurel Wilson

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STATE OF NEVADA     )  
                                  )  
COUNTY OF WASHOE    )

I, Robin Laurel Wilson  
(please print name)

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Printed Name Robin Laurel Wilson

Signed [Signature]

Address 700 Flanders Rd

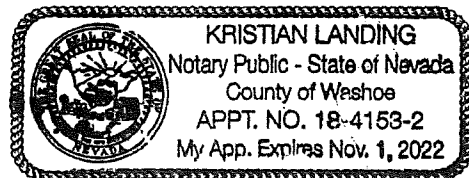
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- Letter from Government Agency with Stewardship

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

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) 328-3642

Address change requests may also be mailed to: Washoe County Assessor  
 1001 E 9th Street  
 Reno, NV 89512-2845

**Washoe County Parcel Information**

Parcel ID 14205120	Status Active	Last Update 7/31/2021 1:38:52 AM
<b>Current Owner:</b> VON TWISTERN, BRENT 700 FLANDERS RD RENO, NV 89511	<b>SITUS:</b> 700 FLANDERS RD WCTY NV	
<b>Taxing District</b> 4000	<b>Geo CD:</b>	
<b>Legal Description</b>		
Township 18 Section Block A Lot 2 SubdivisionName WHITES CREEK ESTATES 2 Range 20		

**Installments**

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/17/2020	2020	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/5/2020	2020	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/4/2021	2020	\$0.00	\$0.00	\$0.00	\$0.00
INST 4	3/1/2021	2020	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total Due:</b>			<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

**Tax Detail**

	Gross Tax	Credit	Net Tax
Remediation	\$13.01	\$0.00	\$13.01
State of Nevada	\$282.15	(\$36.17)	\$245.98
Truckee Meadows Fire Dist	\$896.24	(\$114.90)	\$781.34
Washoe County	\$2,309.81	(\$296.13)	\$2,013.68
Washoe County Sc	\$1,889.57	(\$242.24)	\$1,647.33
TRUCKEE MDWS/SUN VALLEY WATER BASIN	\$0.03	\$0.00	\$0.03
<b>Total Tax</b>	<b>\$5,390.81</b>	<b>(\$689.44)</b>	<b>\$4,701.37</b>

**Payment History**

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2020	2020461494	B20.238305	\$1,172.08	3/1/2021
2020	2020461494	B20.171514	\$1,172.08	12/28/2020
2020	2020461494	B20.116733	\$1,172.08	10/5/2020
2020	2020461494	B20.53446	\$1,185.13	8/17/2020

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

## Administrative Review Permit Application for a Detached Accessory Dwelling Supplemental Information

(All required information may be separately attached)

1. What is the size (square footage) of the main dwelling or proposed main dwelling (exclude size of garage)?

3038

2. What is the size of the proposed detached accessory dwelling (exclude size of garage)? If a manufactured or modular home is the secondary dwelling, list the age and size of the unit.

1400

3. How are you planning to integrate the main dwelling and secondary dwelling to provide architectural compatibility of the two structures?

1370

5. How many off-street parking spaces are available? Parking spaces must be shown on site plan. Are any new roadway, driveway, or access improvements be required?

no parking restriction on roadway. No new access or driveway improvements required

6. What will you do to minimize any potential negative impacts (e.g. increased lighting, removal of existing vegetation, etc.) your project may have on adjacent properties?

The project is located on the back part of the property away from other residences,

7. Is the subject property part of an active Home Owners Association (HOA) or Architectural Control Committee?

Yes     No    If yes, please list the HOA name.

8. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that may prohibit a detached accessory dwelling on your property?

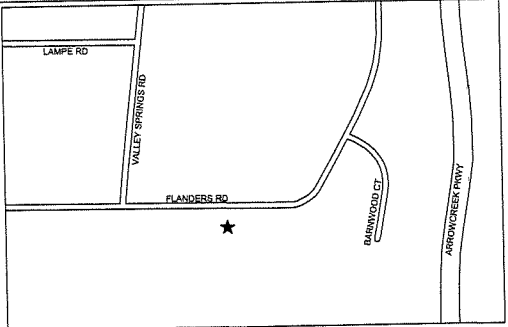
Yes     No    If yes, please attach a copy.

9. Only one accessory dwelling unit, whether attached or detached, is allowed per parcel. Is there a guest apartment, mother-in-law unit, next-gen addition with kitchen or any other type of secondary dwelling on the subject property?

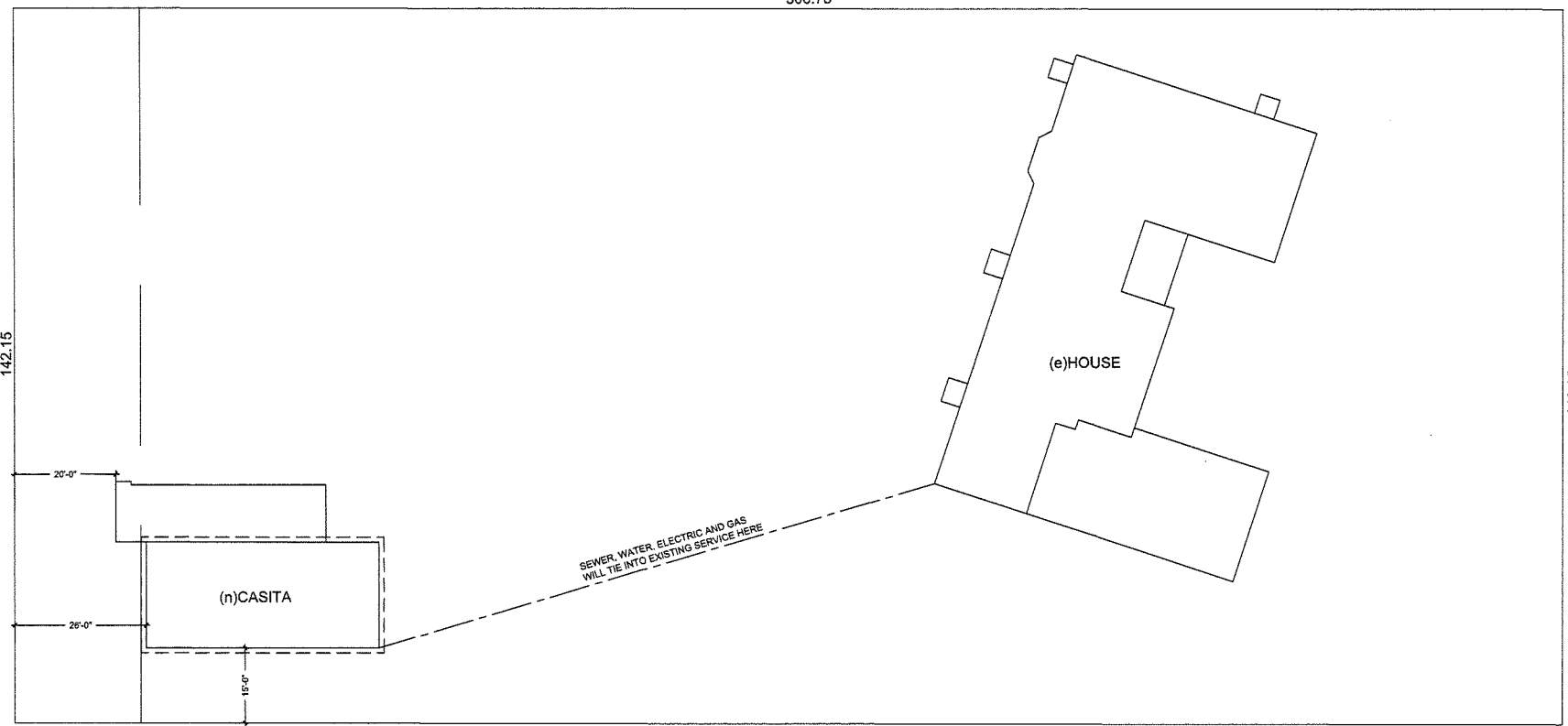
Yes     No    If yes, please provide information on the secondary unit.

10. List who the service providers are for the main dwelling and accessory dwelling:

	Main Dwelling	Accessory Dwelling
Sewer Service	Washoe County	Washoe C
Electrical Service	NV Energy	NV Energy
Solid Waste Disposal Service	Waste Management	Waste Management
Water Service	TMWA	TMWA



VICINITY MAP  
APN 142-051-20



SEWER, WATER, ELECTRIC AND GAS  
WILL TIE INTO EXISTING SERVICE HERE

PLOT PLAN  
3/32" = 1'-0"

**NEXTEC**  
CONSTRUCTION

Von Twistern  
700 Flanders Rd  
Reno, NV 89511

No.	Revision/Issue	Date

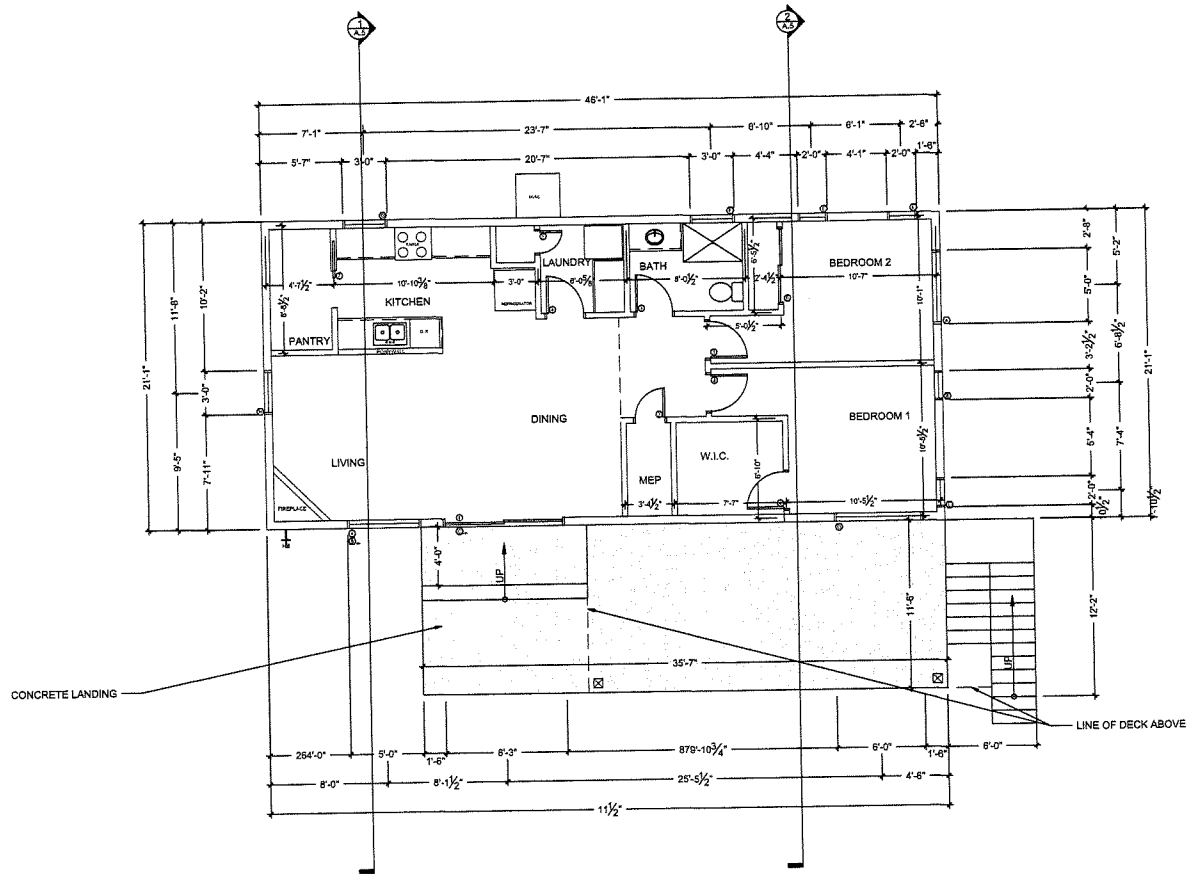
Plot Plan

DATE	BY
7.22.21	
SCALE	
3/32" = 1'-0"	

A.1



Von Twistern  
700 Flanders Rd  
Reno, NV 89511



**LOWER FLOOR PLAN**

LIVING SPACE= 900sq.ft.

No. Revision/Issue Date

No.	Revision/Issue	Date

Project No.

Lower Floor  
Plan

Date

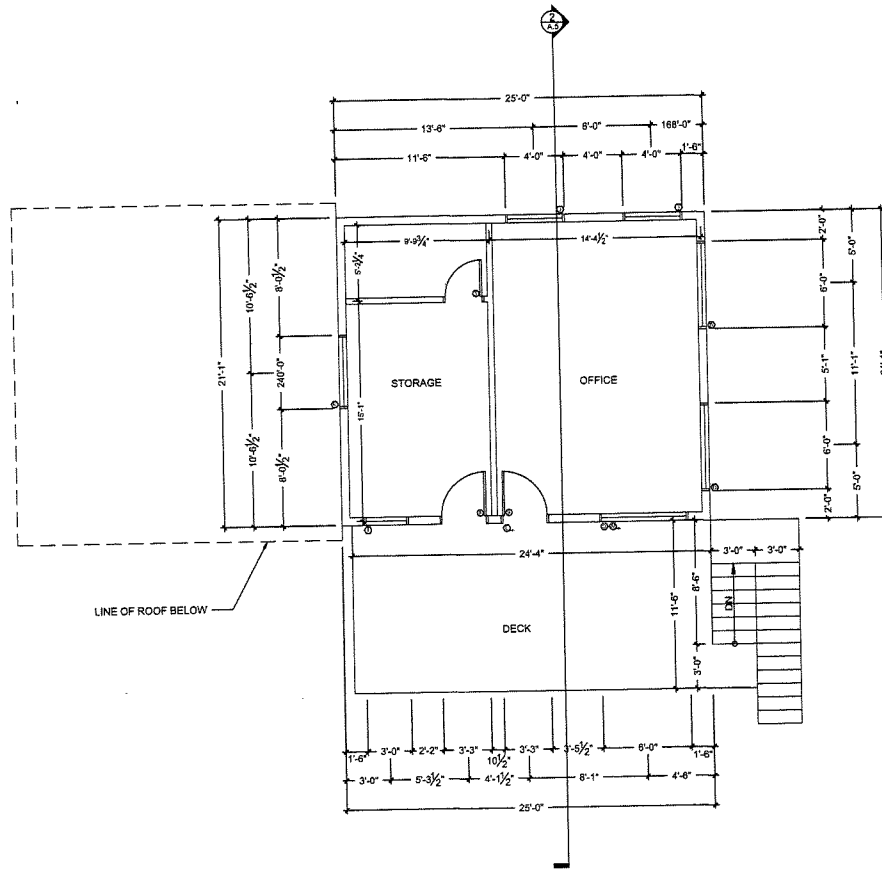
7.22.21

Scale

1/4" = 1'-0"

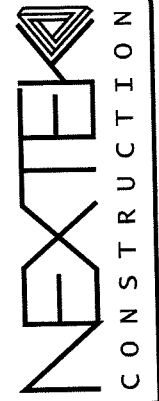
Sheet

A.2



**UPPER FLOOR PLAN**

LIVING SPACE= 278sq.ft.  
STORAGE SPACE= 192sq.ft



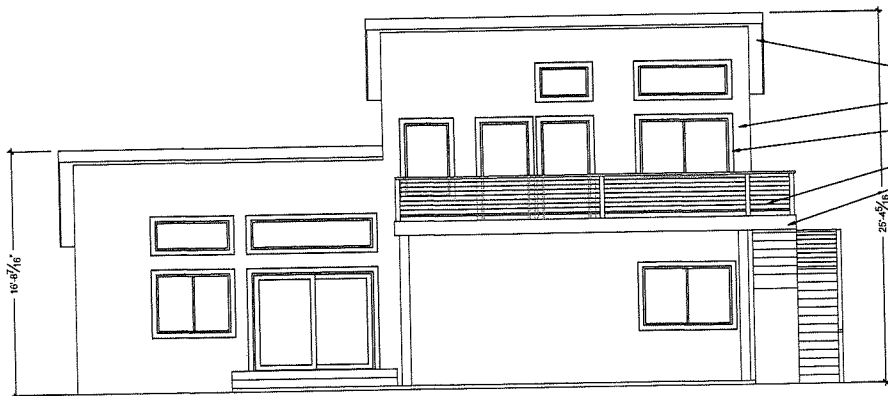
Von Twistern  
700 Flanders Rd  
Reno, NV 89511

No.	Revisor/Issue	Date

Upper Floor  
Plan

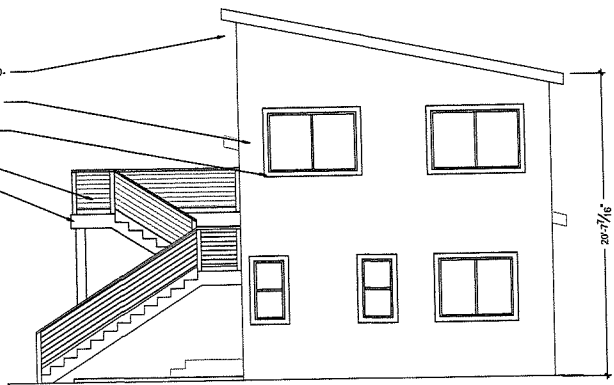
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Scale	1/4" = 1'-0"

A.3

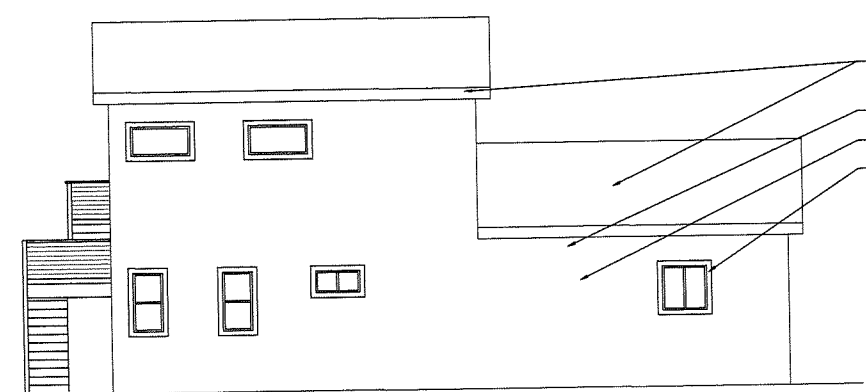


NORTH ELEVATION

- PAINTED FASCIA BOARD - SW7084 - PASSIVE
- STUCCO - COLOR TO BE SW7650 - EARL GREY
- STUCCO FOAM TRIM SW7064 - PASSIVE
- CABLE RAILING
- TREX DECKING

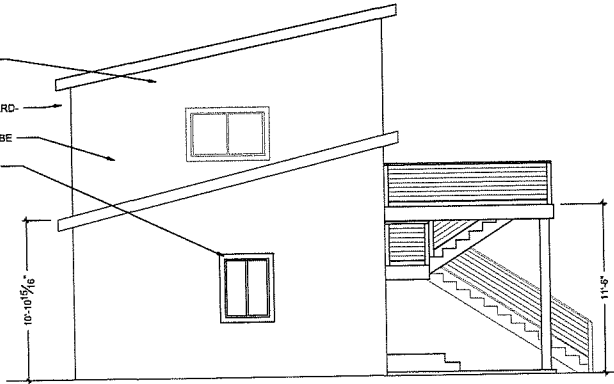


WEST ELEVATION



SOUTH ELEVATION

- TILE ROOFING TO MATCH EXISTING HOUSE
- PAINTED FASCIA BOARD - SW7084 - PASSIVE
- STUCCO - COLOR TO BE SW7650 - EARL GREY
- STUCCO FOAM TRIM SW7064 - PASSIVE



EAST ELEVATION

**NEXTER**  
CONSTRUCTION

Von Twistern  
700 Flanders Rd  
Reno, NV 89511

No.	Revision/Issue	Date

Project Title  
**Elevations**

Date  
7.22.21

Scale  
1/4" = 1'-0"

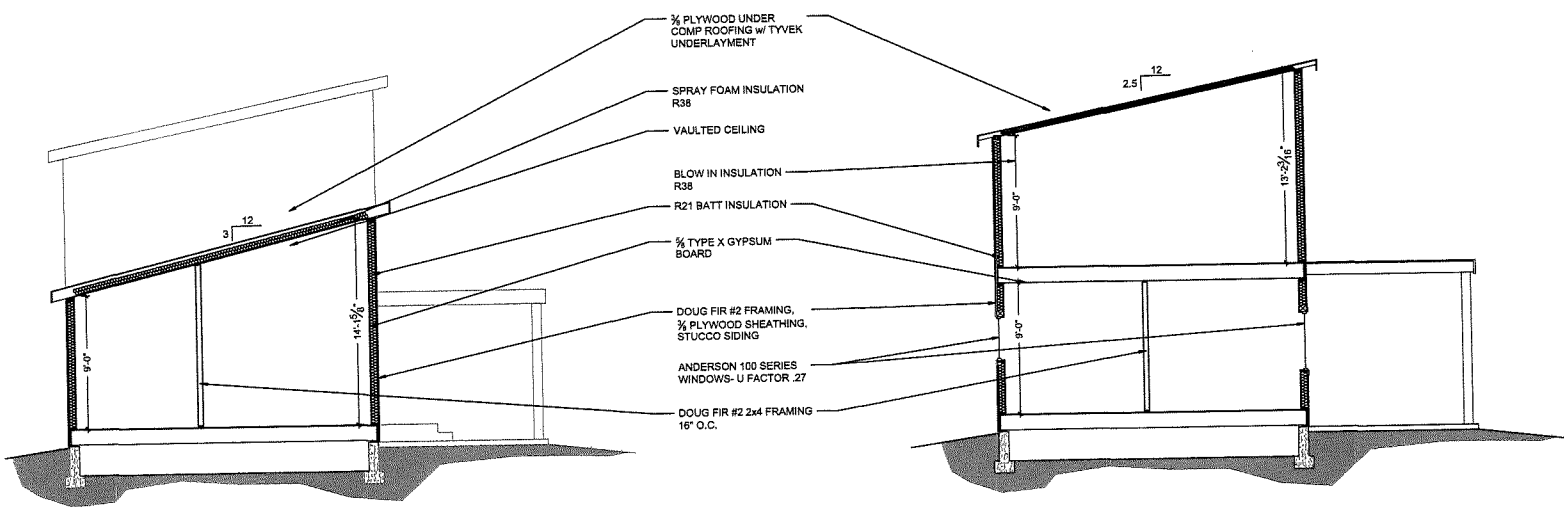
Sheet No.  
A.4

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Sections

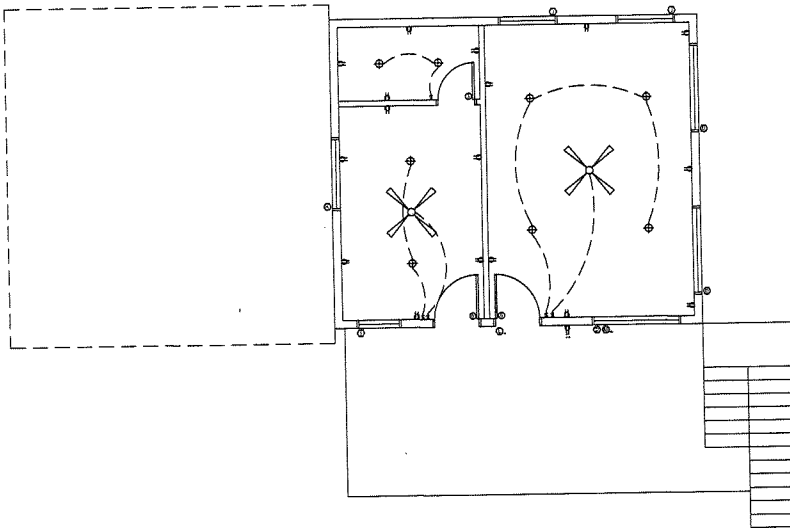
DATE	SCALE
7.22.21	A.5

1/4" = 1'-0"

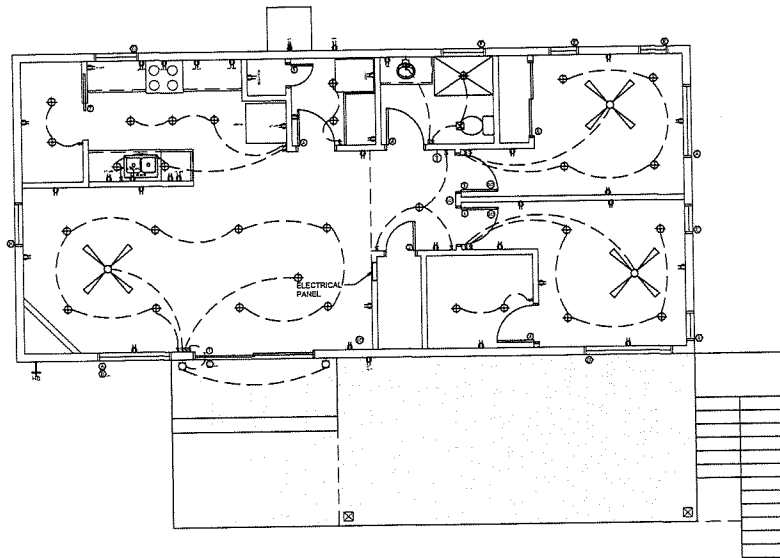


SECTION 1

SECTION 2



UPPER FLOOR



LOWER FLOOR

LEGEND	
⊕	SURFACE MOUNT LIGHT
□	WALL MOUNT LIGHT
⊗	EXHAUST FAN
⊙	SMOKE DETECTOR w/CO2 ALARM
⊕	DUPLEX RECEPTACLE
⊕	GFI DUPLEX RECEPTACLE
⊕	GROUND FAULT AND ARC FAULT RECEPTACLE
⊕	GFI DUPLEX RECEPTACLE- WATER PROOF
⊕	220 VOLT/ 50 AMP RECEPTACLE
⊕	SINGLE POLE SWITCH
⊕	FOUR WAY SWITCH
⊗	CEILING FAN

\*NOTE- ALL SURFACE MOUNT LIGHT BOXES TO BE 4-0 20 CU. IN. MIN.

**NEXTEC**  
CONSTRUCTION

Von Twistern  
700 Flanders Rd  
Reno, NV 89511

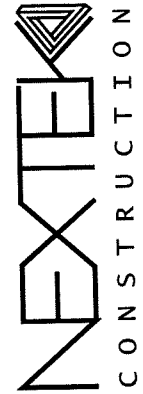
No.	Revision/Issue	Date
Drawing Title <b>Electrical</b>		
Date		
7.22.21		
Scale		
1/4" = 1'-0"		A.6

ROOM FINISH SCHEDULE							
ROOM NAME	FLOOR	BASE	WALLS				CEILING
			NORTH	EAST	SOUTH	WEST	
PANTRY	-	-	-	-	-	-	-
KITCHEN	-	-	-	-	-	-	-
LAUNDRY	-	-	-	-	-	-	-
LIVING	-	-	-	-	-	-	-
DINING	-	-	-	-	-	-	-
M.E.P.	-	-	-	-	-	-	-
W.I.C.	-	-	-	-	-	-	-
BEDROOM 1	-	-	-	-	-	-	-
BEDROOM 2	-	-	-	-	-	-	-
BATH	-	-	-	-	-	-	-
STORAGE	-	-	-	-	-	-	-
OFFICE	-	-	-	-	-	-	-

DOOR SCHEDULE				
TYPE	SIZE	FINISH	SWING	NOTES
①	8-0 x 6-6	-	LEFT	Patio Slider- Operating Left
②	2-0 x 6-8	-	RIGHT	
③	2-6 x 6-8	-	RIGHT	
④	2-6 x 6-8	-	LEFT	
⑤	1-6 x 6-8	-	LEFT	
⑥	5-0 x 6-8	-	BYPASS	CLOSET
⑦	2-6 x 6-8	-	N/A	POCKET
⑧	3-0 x 6-8	-	RIGHT	EXTERIOR
⑨	3-0 x 6-8	-	LEFT	EXTERIOR

WINDOW SCHEDULE				
TYPE	SIZE	SILL HT	NOTES	
(A)	5-0 x 4-0	2'-8"	SLIDER- EGRESS	
(B)	5-0 x 2-0	8'-4"	FIXED	
(C)	8-3 x 2-0	8'-4"	FIXED	
(D)	6-0 x 4-0	2'-8"	SLIDER- EGRESS	
(E)	2-0 x 4-0	2'-8"	DOUBLE HUNG	
(F)	3-0 x 1-6	5'-2"	SLIDER	
(G)	3-0 x 3-0	3'-8"	SLIDER	
(H)	3-0 x 4-0	2'-8"	SLIDER	
(I)	3-0 x 5-0	1'-8"	TEMPERED	
(J)	4-0 x 2-0	4'-8"	FIXED	
(K)	5-0 x 3-0	3'-8"	SLIDER	
(L)	3-3 x 2-0	8'-4"	FIXED	
(M)	6-0 x 2-0	8'-4"	FIXED	

WHITE AMSCO VINYL WINDOWS



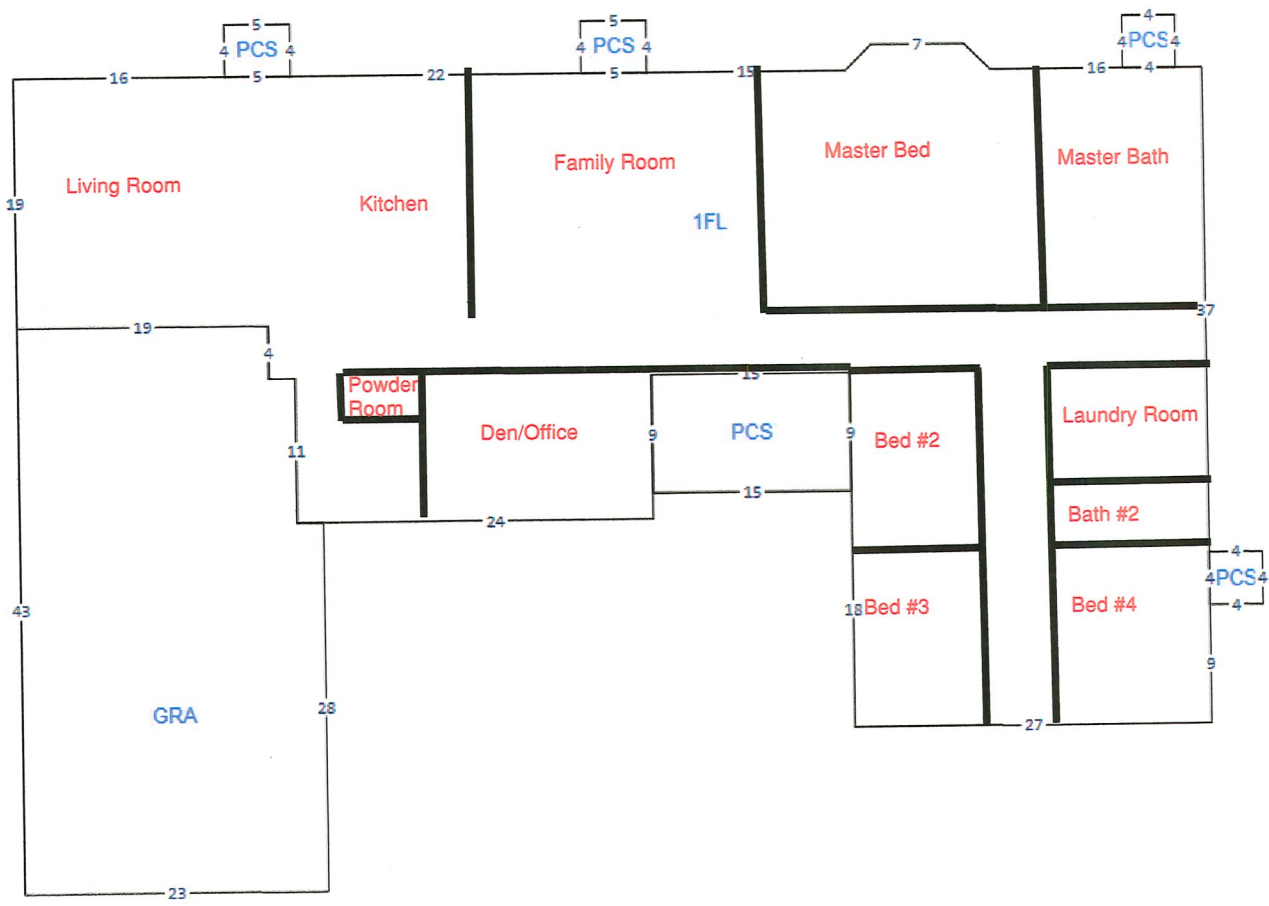
Von Twistern  
700 Flanders Rd  
Reno, NV 89511

No. Revision/Issue Date

No.	Revision/Issue	Date

Schedules

Issue Date	Rev
7.22.21	A.7
N.A.	



**NEXTECH**  
CONSTRUCTION

Von Twistern  
700 Flanders Rd  
Reno, NV 89511

Existing Floor Plan

1/8" = 1"









