

DADARIS-02

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.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name:			
Project Description:			
Project Address: <u>6740 Rock Farm Road.</u>			
Project Area (acres or square feet): <u>7.50 Acres</u>			
Project Location (with point of reference to major cross streets AND area locator): <u>0.8 miles north from Mt. Rose Highway.</u>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
<u>15026023</u>	<u>7.50</u>		
Section(s)/Township/Range:			
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: <u>Carl V. Kniestadt</u>		Name:	
Address: <u>6740 Rock Farm Rd.</u>		Address:	
<u>Reno NV</u> Zip: <u>89511</u>		Zip:	
Phone: <u>775-853-4414</u> Fax:		Phone: Fax:	
Email: <u>cvic.kniestadt@gmail.com</u>		Email:	
Cell: Other:		Cell: Other:	
Contact Person: <u>Self</u>		Contact Person:	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: <u>Same as Owner</u>		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		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):	

## 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)?

2617sq. ft. of main house. Proposed main dwelling unit is 882sq. ft.

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

~~487~~ The existing Shop/office building that is being converted to a Detached accessory dwelling is 882sq. ft.

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?

Both structures are pre-existing and are architecturally compatible. This project's intention is to add only interior improvements (A Kitchen, shower, and washer & dryer hookups) to an existing approved Shop/office building.

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

Unit is pre-existing with well and septic.

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

Already existing.

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

Already existing.

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

Fall 2015

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?

Interior project. No external impacts anticipated. No exterior changes to the existing building are being made.

\*

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 other unit exists.

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.)

Not applicable

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

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

