

Community Services Department
Planning and Building
DETACHED ACCESSORY DWELLING
ADMINISTRATIVE REVIEW
APPLICATION



Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89512-2845

Telephone: 775.328.6100

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: Franco Accessory Dwelling			
Project Description: New detached accessory dwelling in the rear of the property.			
Project Address: 65 N. Spring Mountain Cir., Washoe County, NV 89436			
Project Area (acres or square feet): 800 Square Feet			
Project Location (with point of reference to major cross streets AND area locator): David James Blvd and Pyramid Highway are the nearest major cross streets, West Spanish Springs - Desert Springs Suburb			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
089-200-45	0.378		
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: Rocio Franco		Name: Lumber, Steel and Precast Engineering, LLC	
Address: 65 N Spring Mountain Cir.		Address: 3100 Mill St. Suite 112C	
Sparks, NV	Zip: 89436	Reno, NV	Zip: 89502
Phone:	Fax:	Phone: 775-378-7904	Fax:
Email:		Email: steven.LSPE@gmail.com	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person: Steven J Sheldrup, PE	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Hugo Gomez-Garcia		Name:	
Address: 65 N Spring Mountain Cir.		Address:	
Sparks, NV	Zip: 89436		Zip:
Phone: 775-530-8094	Fax:	Phone:	Fax:
Email: hugogomez2095@gmail.com		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Hugo		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)

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

2080 S.F.

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.

800 S.F.

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

Architectural features to match existing and surrounding homes to incorporate a similar look to other surrounding homes

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?

9 total = 7 driveway spots + 2 garage spots

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?

Clearing existing non-building structures and surrounding brush, relocating rear fence to encompass entire site

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

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	If yes, please list the HOA name. Dessert Springs Homeowners' Association
---	-----------------------------	---

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

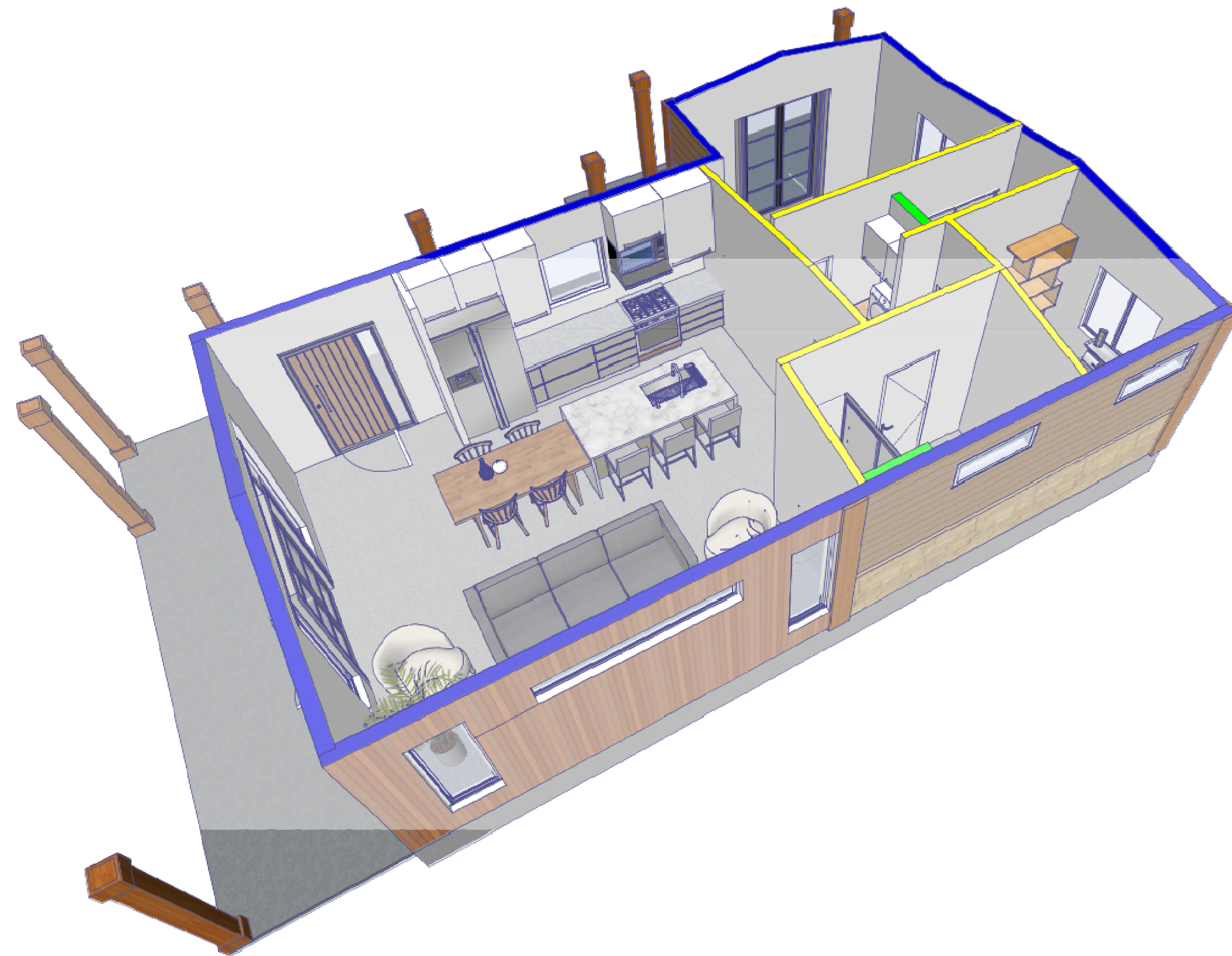
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, please attach a copy.
------------------------------	--	-------------------------------

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?

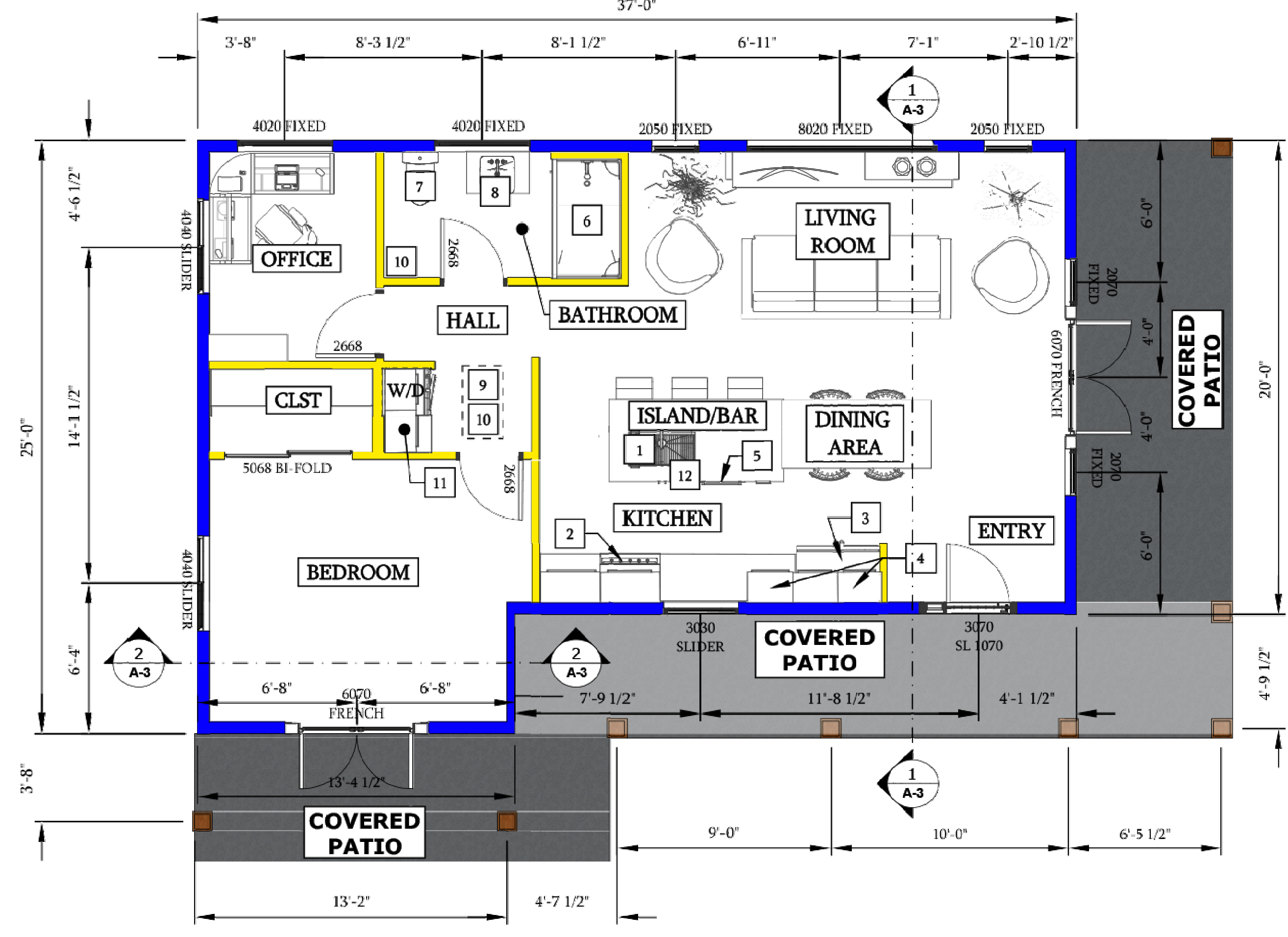
<input type="checkbox"/> Yes	<input type="checkbox"/> No	If yes, please provide information on the secondary unit.
------------------------------	-----------------------------	---

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

	Main Dwelling	Accessory Dwelling
Sewer Service	1500 Gallon Existing Septic	1500 Gallon Existing Septic
Electrical Service	NV Energy	NV Energy
Solid Waste Disposal Service	1500 Gallon Existing Septic	1500 Gallon Existing Septic
Water Service	Municipal	Municipal



3 FLOOR PLAN PERSPECTIVE 1
A-1 SCALE: N.T.S.



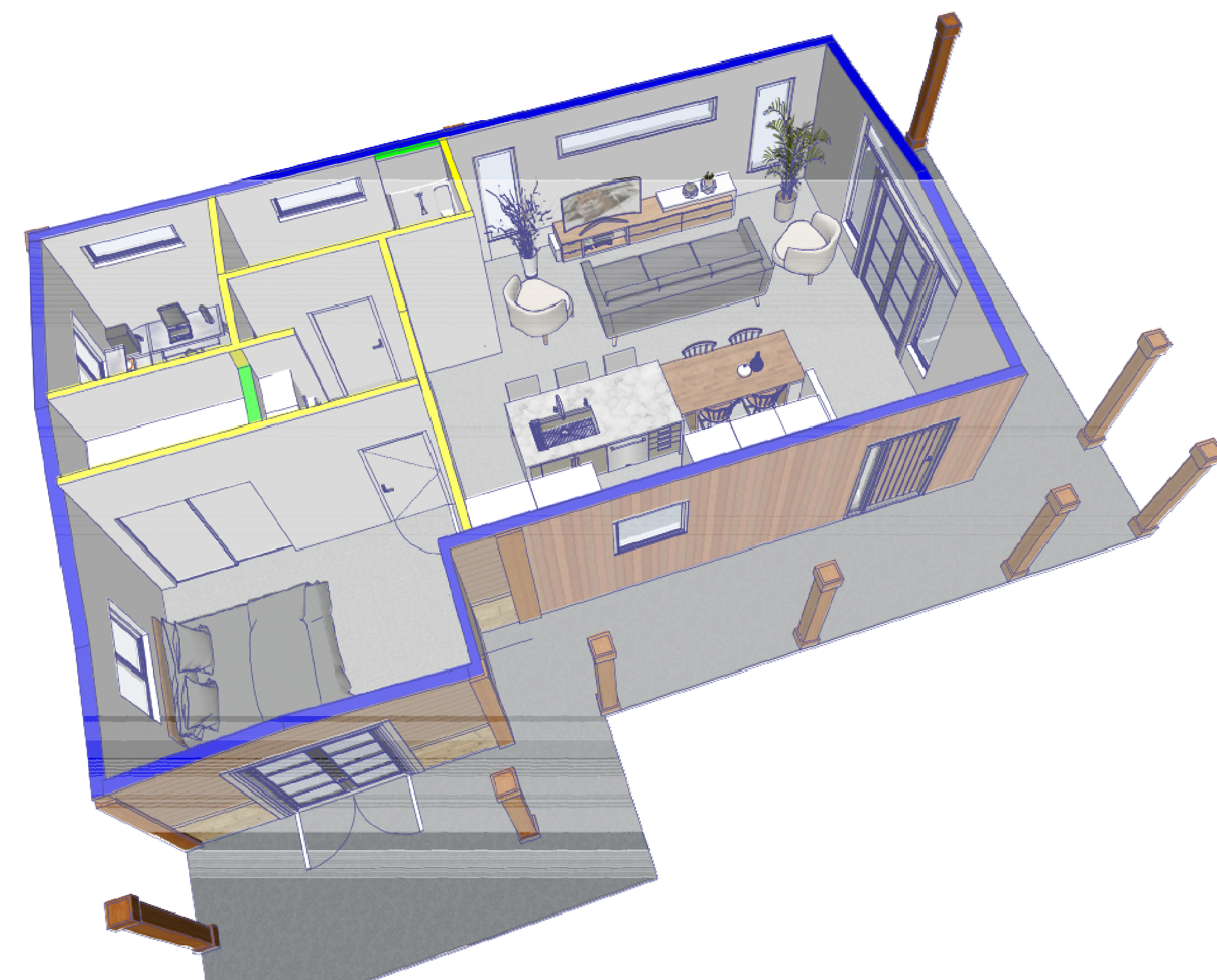
4 PROPOSED FLOOR PLAN
A-1 SCALE: 1/4" = 1'-0"

FLOOR PLAN LEGEND

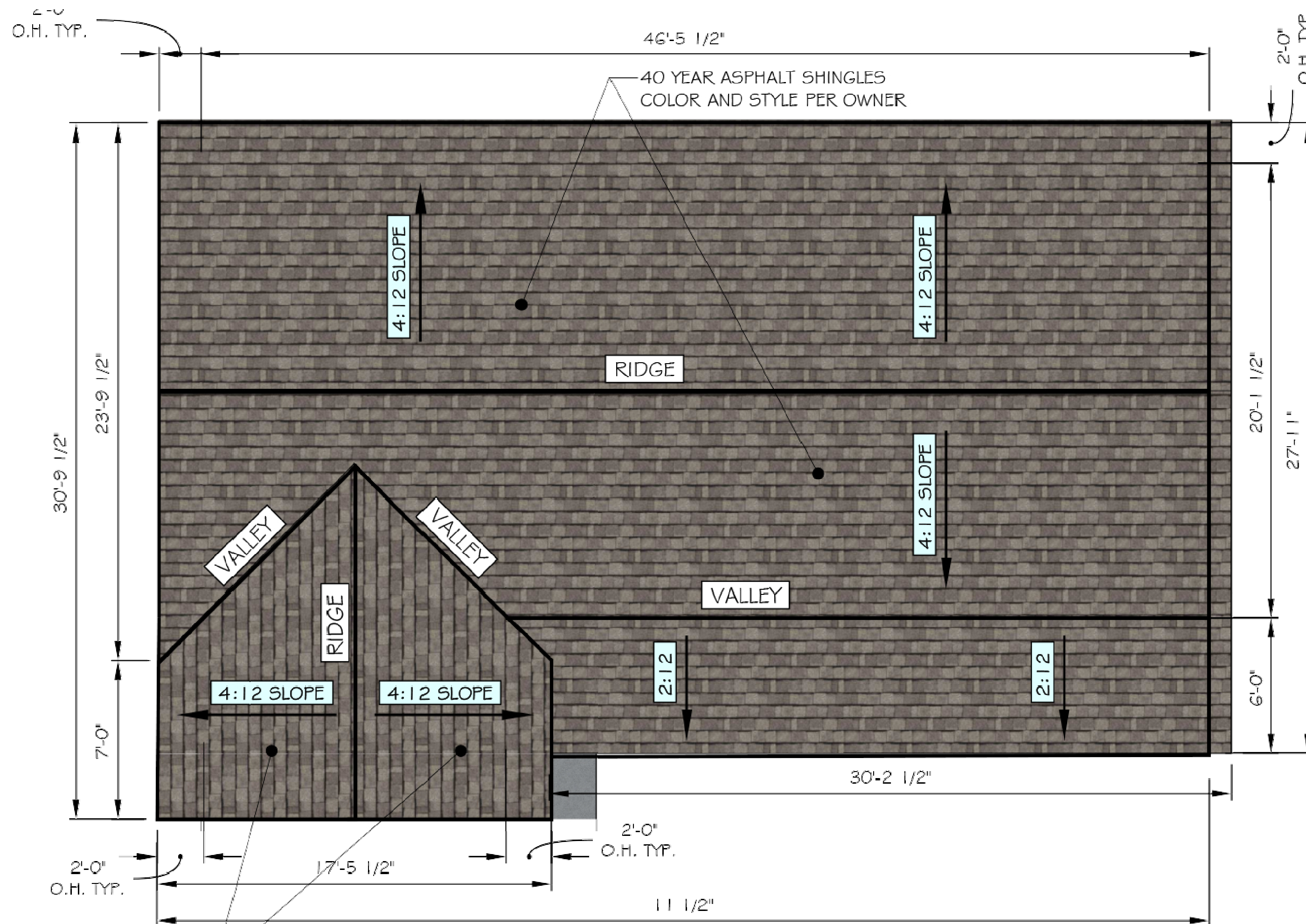
- 2x6 EXTERIOR WOOD WALLS: 1/2" GYP. BD. E.S.
- 2x4 INTERIOR WOOD WALLS: 1/2" GYP. BD. E.S.
- XXXX WINDOW - SIZE AND TYPE PER PLAN
- (N) DOOR - SIZE AND TYPE PER PLAN

FLOOR PLAN KEYNOTES

- KITCHEN SINK - STYLE PER OWNER/CONTRACTOR
- RANGE WITH OVERHEAD EXHAUST FAN - STYLE PER OWNER/CONTRACTOR
- REFRIGERATOR - STYLE PER OWNER/CONTRACTOR
- KITCHEN CABINETS - STYLE PER OWNER/CONTRACTOR
- DISHWASHER - STYLE PER OWNER/CONTRACTOR
- SHOWER PAN AND TILE SHOWER - STYLE PER OWNER/CONTRACTOR
- TOILET - STYLE PER OWNER/CONTRACTOR
- BATHROOM SINK WITH WALL MOUNTED VANITY - STYLE PER OWNER/CONTRACTOR
- ATTIC ACCESS - HVAC SYSTEM INSTALLED PER MANUF. SPECIFICATIONS IN ATTIC SPACE ABOVE LOFT
- TANKLESS WATERHEATER INSTALLED PER MANUF. SPECS. IN ATTIC SPACE
- WASHER, DRYER AND CABINETS - STYLE PER OWNER/CONTRACTOR
- LOWER CABINETS @ ISLAND/BAR
- SINK @ ISLAND/BAR



4 FLOOR PLAN PERSPECTIVE 2&3
A-1 SCALE: N.T.S.



2 PROPOSED ROOF PLAN
A-1 SCALE: 1/4" = 1'-0"

2018 INTERNATIONAL RESIDENTIAL CODE

R310.2 Emergency escape and rescue openings.
Emergency escape and rescue openings shall have minimum dimensions as specified in this section.

R310.2.1 Minimum opening area.
Emergency and escape rescue openings shall have a net clear opening of not less than **5.7 square feet (0.530 m2)**. The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. The net clear height of the opening shall be not less than **24 inches (610 mm)**, and the net clear width shall be not less than **20 inches (508 mm)**.

Exception: Grade floor openings or below-grade openings shall have a net clear opening area of not less than 5 square feet (0.465 m2).

2018 INTERNATIONAL RESIDENTIAL CODE

SECTION R303 LIGHT, VENTILATION AND HEATING
R303.1 Habitable rooms.

Habitable rooms shall have an aggregate glazing area of not less than 8 percent of the floor area of such rooms. Natural ventilation shall be through windows, skylights, doors, louvers or other approved openings to the outdoor air. Such openings shall be provided with ready access or shall otherwise be readily controllable by the building occupants. The operable area to the outdoors shall be not less than 4 percent of the floor area being ventilated.

Exceptions:

- The glazed areas need not be operable where the opening is not required by Section R310 and a whole-house mechanical ventilation system is installed in accordance with Section M1505.
- The glazed areas need not be installed in rooms where Exception 1 is satisfied and artificial light is provided that is capable of producing an average illumination of 6 footcandles (65 lux) over the area of the room at a height of 30 inches (762 mm) above the floor level.
- Use of sunroom and patio covers, as defined in Section R202, shall be permitted for natural ventilation if in excess of 40 percent of the exterior sunroom walls are open, or are enclosed only by insect screening.



1 PERSPECTIVE 1
A-2 SCALE: 1/4" = 1'-0"



3 PERSPECTIVE 3
A-2 SCALE: 1/4" = 1'-0"



2 PERSPECTIVE 2
A-2 SCALE: 1/4" = 1'-0"

REVISIONS

Drawn JDV
Checked SJS

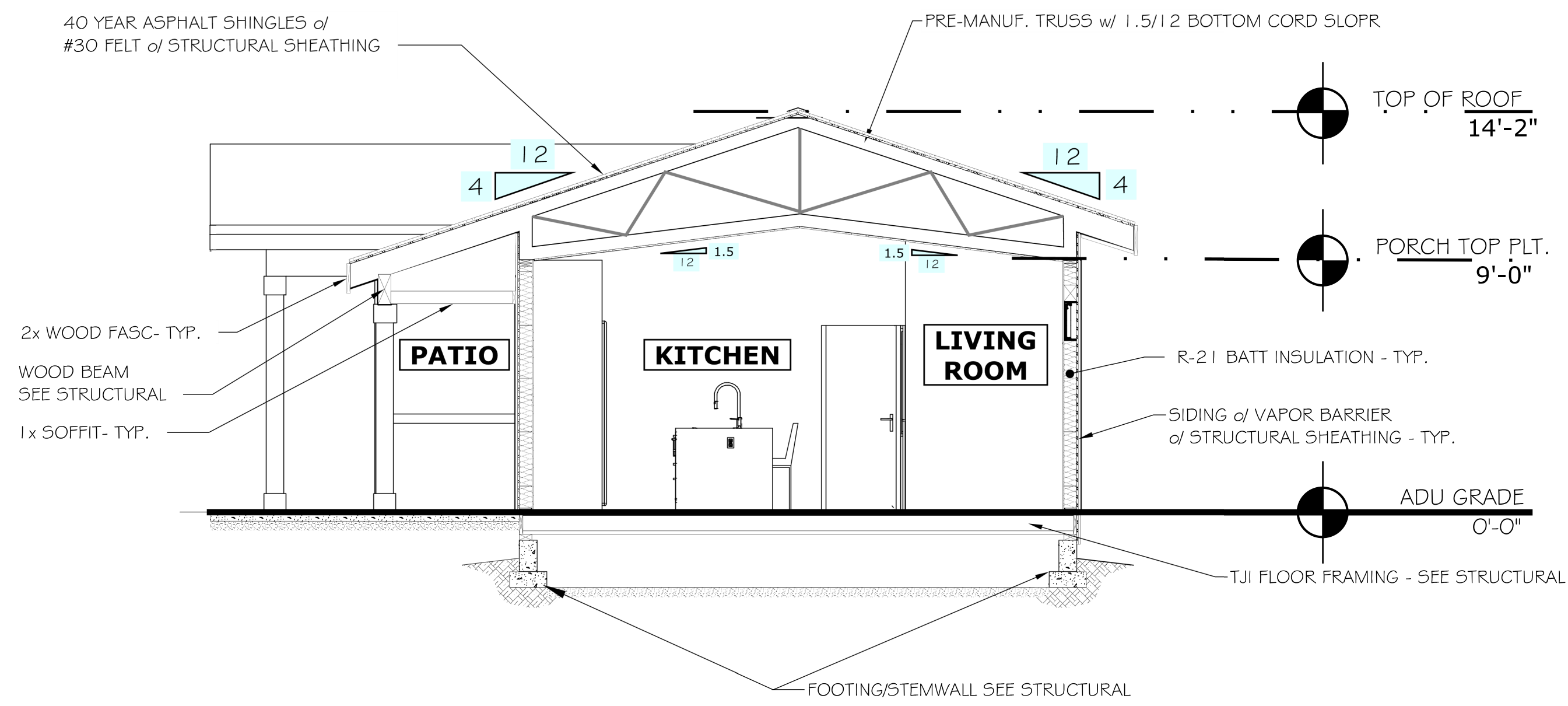
Date
06/20/2024

Job Number
24013

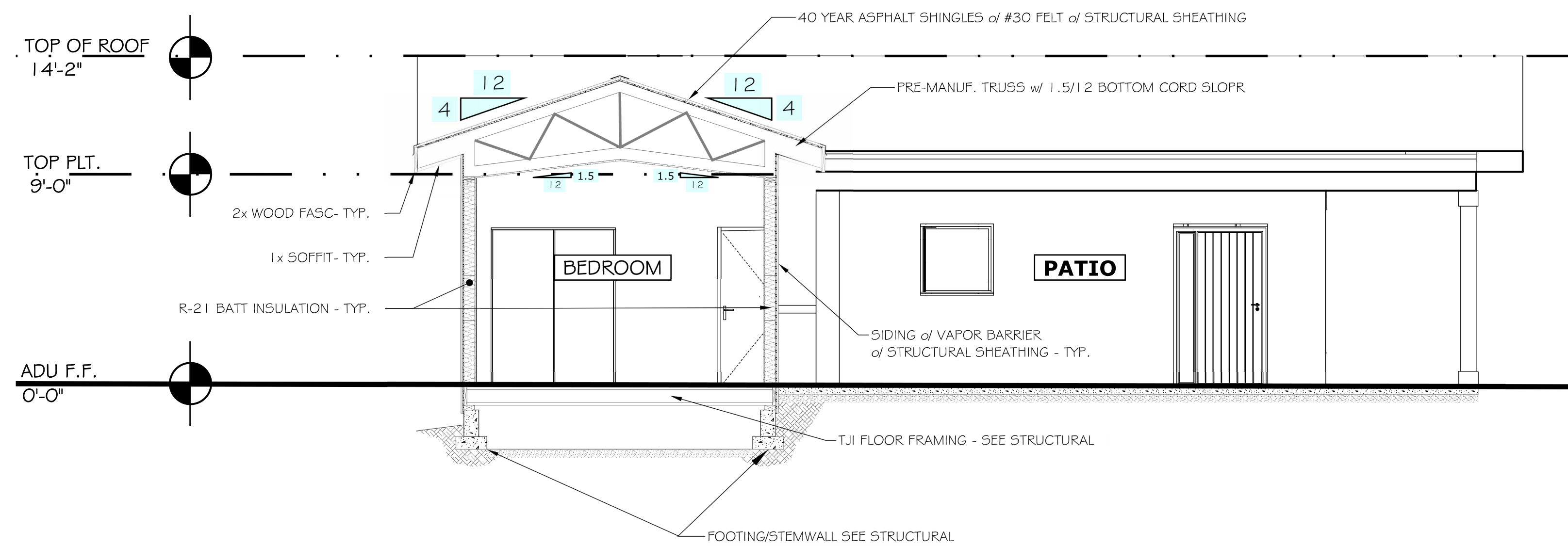
Drawing Title
EXTERIOR PERSPECTIVES

Sheet Number

A-2



1 BUILDING SECTION 1
A-3 SCALE: 1/4" = 1'-0"



2 BUILDING SECTION 2
A-3 SCALE: 1/4" = 1'-0"



06/21/2024

Steven J. Sheldrup
Principal Engineer
NV License #029666

CONSTRUCTION
DOCUMENTS

Accessory Dwelling Unit
65 N. Spring Mountain Circle
Washoe County, NV 89436
A.P.N.: 089-200-45

REVISIONS

Drawn JDV
Checked SJS

Date
06/20/2024

Job Number
24013

Drawing Title
BUILDING SECTIONS

Sheet Number

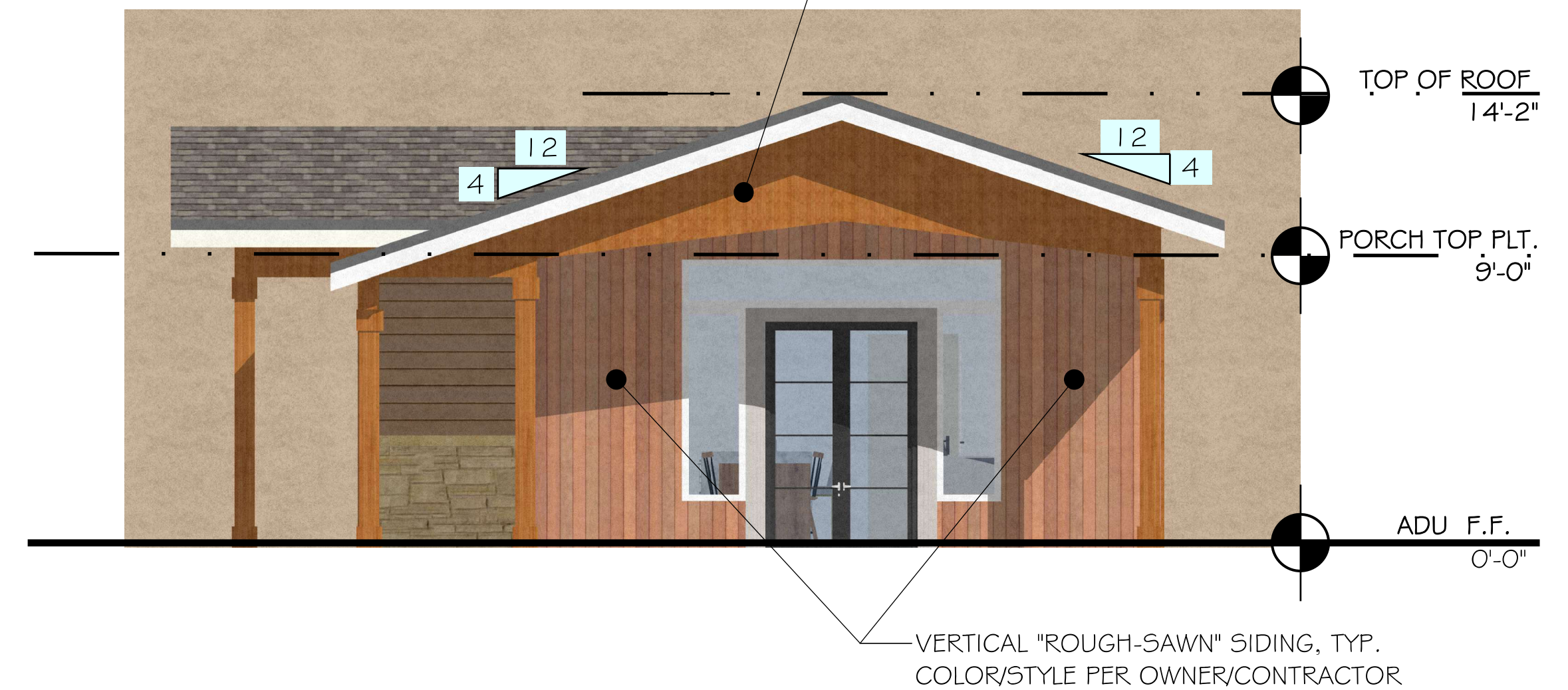
A-3

"40 YEAR ASPHALT SHINGLES, TYP.
COLOR/STYLE PER OWNER/CONTRACTOR



B PROPOSED SOUTH EXTERIOR ELEVATION
A-4 SCALE: 1/4" = 1'-0"

"ROUGH-SAWN" CEDAR
FINISH EXTERIOR GRADE
PLYWOOD STAINED & SEALED, TYP.
COLOR/STYLE PER OWNER/CONTRACTOR



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

"40 YEAR ASPHALT SHINGLES, TYP.
COLOR/STYLE PER OWNER/CONTRACTOR

VINYL WINDOWS, TYP.
COLOR/STYLE PER
OWNER/CONTRACTOR

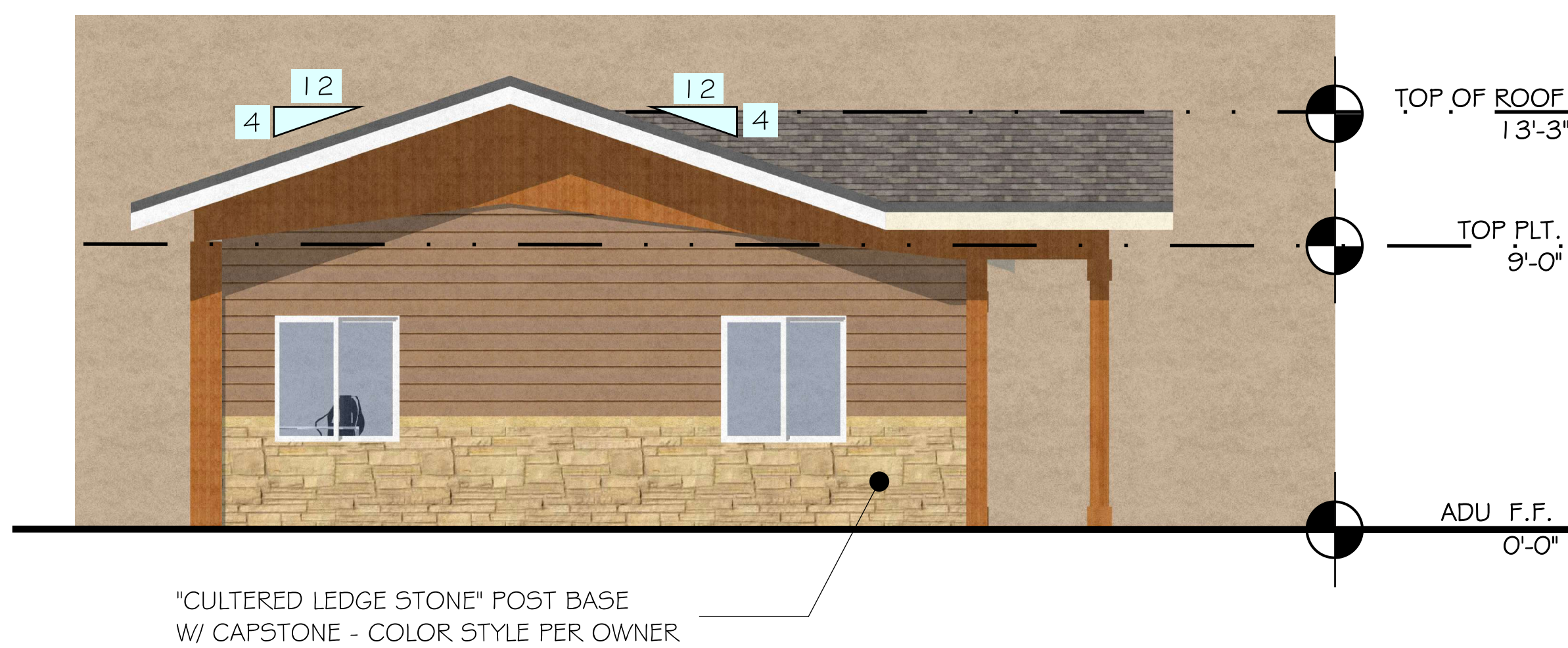
ROUGH-SAW WOOD TRIM, TYP.
COLOR/STYLE PER OWNER/CONTRACTOR

FASCIA, TYP.
COLOR/STYLE
PER OWNER/CONTRACTOR

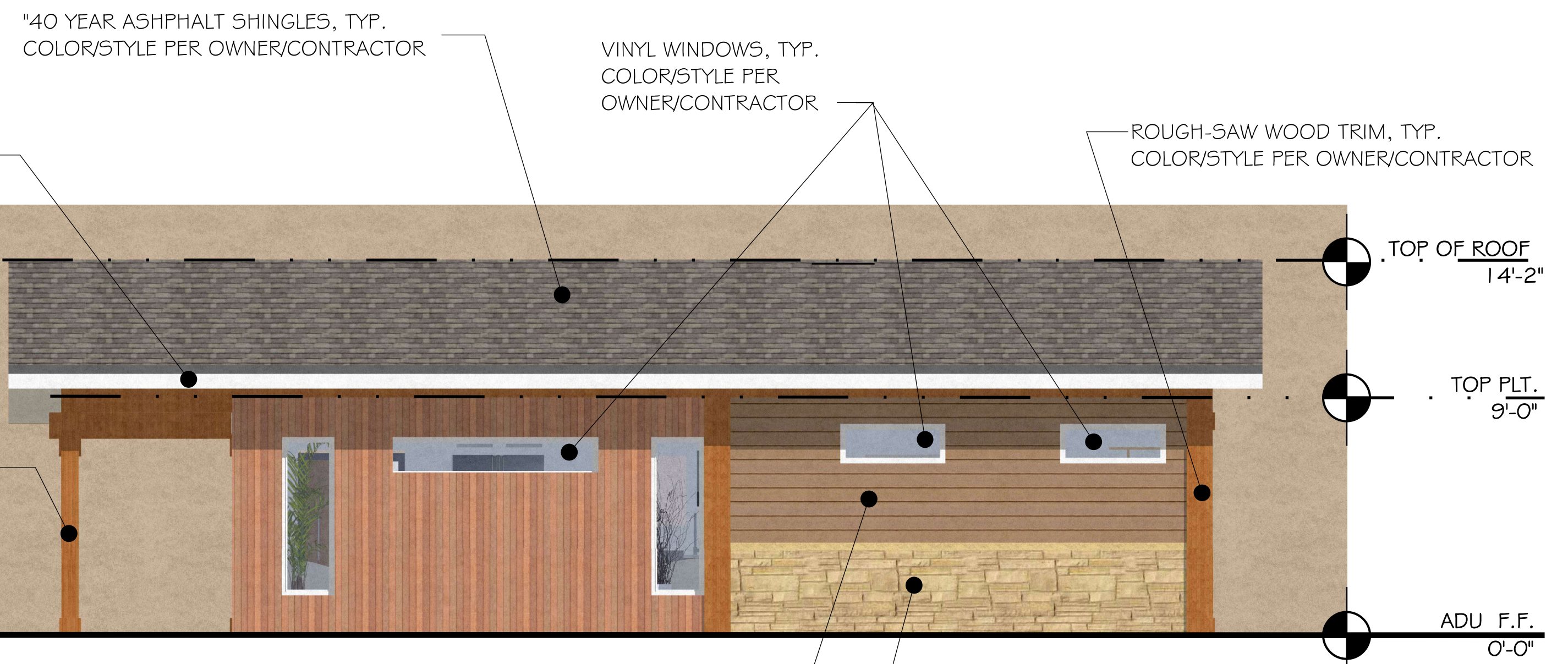
WOOD POST
SEE STRUCTURAL

"LP - LAP SIDING" OR EQUAL
COLOR STYLE PER OWNER

"CULTURED LEDGE STONE" OR EQUAL
W/ CAPSTONE - COLOR STYLE PER OWNER



D PROPOSED WEST EXTERIOR ELEVATION
A-4 SCALE: 1/4" = 1'-0"



C PROPOSED NORTH EXTERIOR ELEVATION
A-4 SCALE: 1/4" = 1'-0"