

WDADAR 19-0004

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: <u>Bailey Accessory Bldg.</u>			
Project Description: <u>Verification of Accessory Bldg.</u>			
Project Address: <u>4105 OLD HWY 395 N., Washoe Valley, NV. 89704</u>			
Project Area (acres or square feet): <u>1200</u>			
Project Location (with point of reference to major cross streets AND area locator): <u>off of OLD 395, WASHOE VALLEY, NV</u>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
<u>055 041 08</u>	<u>4.74</u>		
Section(s)/Township/Range: <u>2, 3, 10 + 11 T16N - R19E</u>			
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: <u>Stanley E. Bailey</u>		Name: <u>Gordon W. Northan MA</u>	
Address: <u>4105 OLD HWY 395 N</u>		Address: <u>601 Putnam Dr.</u>	
<u>Washoe Valley</u> Zip: <u>89704</u>		Zip: <u>89503</u>	
Phone: <u>775-230-5295</u> Fax: <u>—</u>		Phone: <u>(775) 351-4699</u> Fax: <u>N/A</u>	
Email: <u>bailey89704@yahoo.com</u>		Email: <u>gwnorthan738@gmail.com</u>	
Cell: <u>—</u> Other: <u>—</u>		Cell: <u>(775) 351-4699</u> Other: <u>—</u>	
Contact Person: <u>Stanley Bailey</u>		Contact Person: <u>Gordon</u>	
Applicant/Developer:		Other Persons to be Contacted:	
Name: <u>Stanley E. Bailey</u>		Name: _____	
Address: <u>4105 OLD HWY 395 N</u>		Address: _____	
<u>Washoe Valley</u> Zip: <u>89704</u>		Zip: _____	
Phone: <u>775 236 5295</u> Fax: <u>—</u>		Phone: _____ Fax: _____	
Email: <u>bailey89704@yahoo.com</u>		Email: _____	
Cell: _____ Other: _____		Cell: _____ Other: _____	
Contact Person: <u>Stanley Bailey</u>		Contact Person: _____	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: Stanley E. Bailey

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, Stanley E. Bailey
(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): 055 041 08

Printed Name Stanley E. Bailey

Signed Stanley E. Bailey

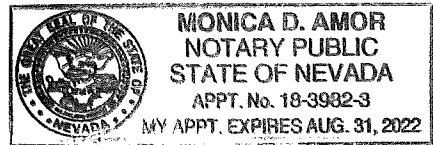
Address 4105 OLD HWY 395 N.
Washoe Valley, NV. 89704

Subscribed and sworn to before me this
7th day of March, 2019.

(Notary Stamp)

Nevada, Carson City
Notary Public in and for said county and state

My commission expires: 08.31.2022



*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

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)?

1,900 sq. ft.

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

~~1,200~~ sq. ft.
1300

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?

1. Matching existing exterior finish materials and colors.
2. Matching gable roof slopes

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

1. Existing water and sewer systems.

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

None, Access exists

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

Existing parking spaces on site

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

July 30, 2019

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 adjacent properties will be impacted for air quality, noise, traffic or view. No exterior lighting is planned or added.

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?

<input type="checkbox"/> Yes	<input checked="" 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.

One other accessory bldg. - single car garage 190 S.F.

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	None
b. Electrical Service	Nev Energy
c. Solid Waste Disposal Service	Waste Management
d. Water Service	Well on-site



NOTICE OF TAXES WASHOE COUNTY, NEVADA

tax@washoecounty.us
PHONE (775) 328-2510
FAX (775) 328-2500

TAMMI DAVIS - TREASURER

www.washoecounty.us/treas

Fiscal Year July 1, 2018- June 30, 2019
Annual Real Property - Tax Year 2018

OFFICE LOCATION:

1001 E. NINTH ST-BLDG D RM 140
RENO NV 89512 Mon - Fri 8am - 5pm

Due
1/15/19
3/14/19

TAX YEAR	PARCEL NUMBER	NAME	PROPERTY LOCATION AND DESCRIPTION
2018	05504108	BAILEY FAMILY TRUST	4105 OLD US 395
AREA	TAX RATE	BAILEY TRUSTEE, STANLEY E & SHYRL D	Lot Township 16 Block Section 3 Range 19 SubdivisionName_UNSPECIFIED
4000	3.2402		
ASSESSED VALUATION			EXEMPTION VALUES
LAND		52,929	EXEMPTION VALUE
IMPROVEMENT		140,295	0
TOTAL ASSESSED VALUE		193,224	TOTAL EXEMPTION VALUE
			0

ACCOUNT SUMMARY

GROSS AD VALOREM TAX	\$6,260.85
ABATEMENT AMOUNT	- \$27.00
ABATEMENT APPLIED LIMITS INCREASE TO 3.0%	
RECAPTURE TAX AMOUNT	\$0.00
NET AD VALOREM TAX (DETAIL BELOW)	\$6,233.85
EXEMPTION AMOUNT	\$0.00
SPECIAL ASSESSMENTS	\$0.00
PENALTIES	\$0.00
FEES	\$0.00
INTEREST	\$0.00
TOTAL AMOUNT BILLED	\$6,233.85
LESS PAYMENTS APPLIED	\$0.00
BALANCE REMAINING	\$6,233.85
PRIOR YEAR DELINQUENCIES	\$0.00
TOTAL AMOUNT OWING	\$6,233.85

SEE REVERSE SIDE FOR PAYMENT OPTIONS

**WASHOE COUNTY TREASURER
PO BOX 30039
RENO NV 89520-3039**

IF PAYING BY CHECK INCLUDE APPROPRIATE COUPONS.
MAKE CHECKS PAYABLE TO WASHOE COUNTY TREASURER.
REFERENCE PARCEL NUMBER ON ALL PAYMENTS AND
CORRESPONDENCE TO ASSURE PROPER CREDIT.

**IT IS THE PROPERTY OWNER'S RESPONSIBILITY
TO ENSURE THAT PAYMENT IS RECEIVED.**

SEE REVERSE FOR IMPORTANT INFORMATION

BILLING DETAIL

TAXING AGENCY	RATE	AMOUNT	SPECIAL ASSESSMENTS	RATE	AMOUNT
STATE OF NEVADA	0.17000000	\$327.06			
TRUCKEE MEADOWS FIRE DIST	0.54000000	\$1,038.91			
SCHOOL DEBT	0.38850000	\$747.44			
SCHOOL GENERAL	0.75000000	\$1,442.93			
COUNTY GENERAL	1.34070000	\$2,579.39			
COUNTY DEBT	0.02100000	\$40.40			
ANIMAL SHELTER	0.03000000	\$57.72			

SEE ENCLOSED COUPONS FOR DUE DATES AND AMOUNTS DUE.

If this property is protected by a bankruptcy, this notice is for your information and should not be considered an attempt to collect.

Please notify our office if your mailing address has changed by using one of the methods listed on the reverse side of this form.

New Address:

05504108

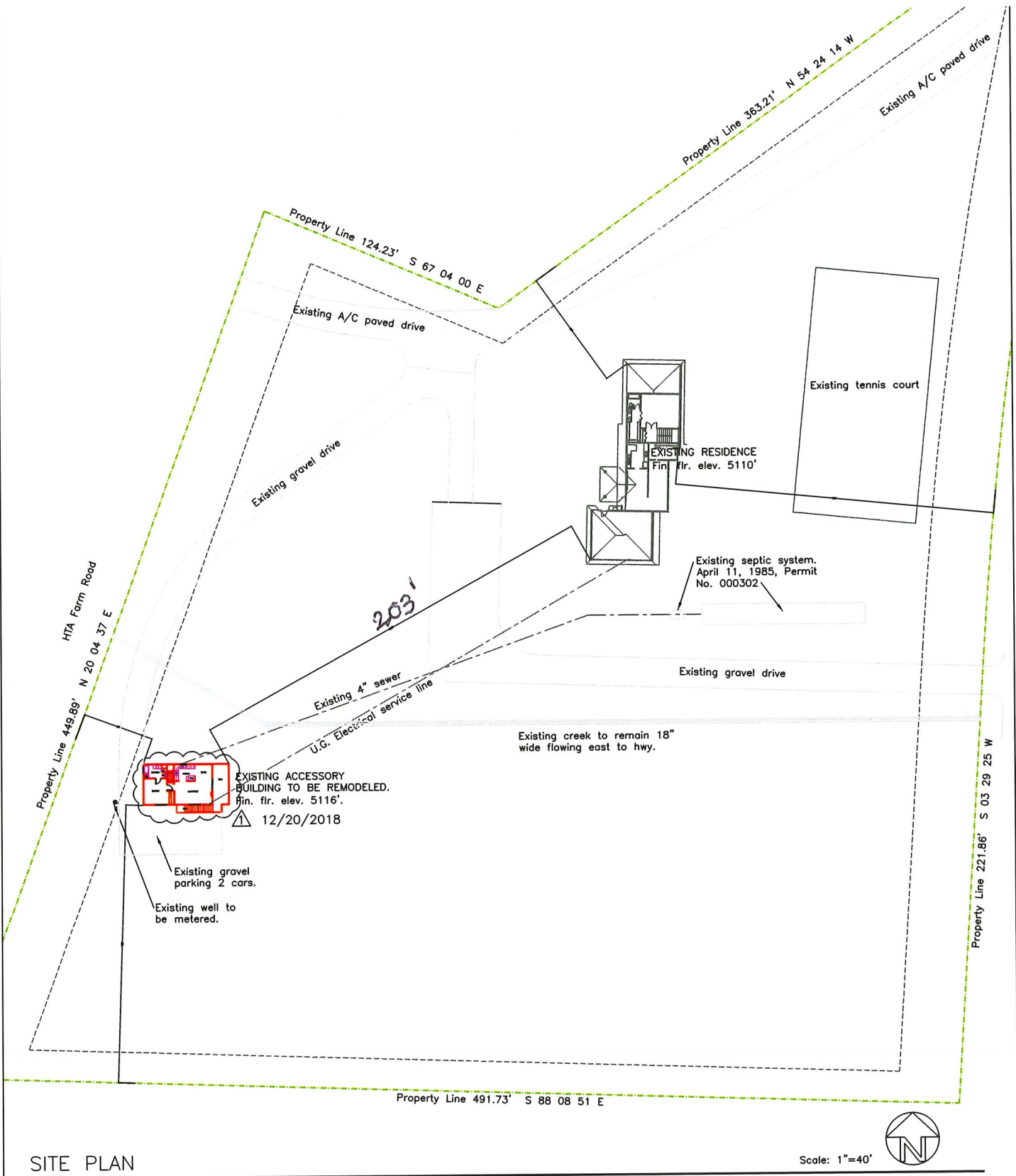
PARCEL NUMBER 05504108

BAILEY FAMILY TRUST
4105 HWY 395 N
WASHOE VALLEY NV 89704



SIGNATURE

PHONE NUMBER



SITE PLAN

Scale: 1"=40'



ZEPHYR
architecture

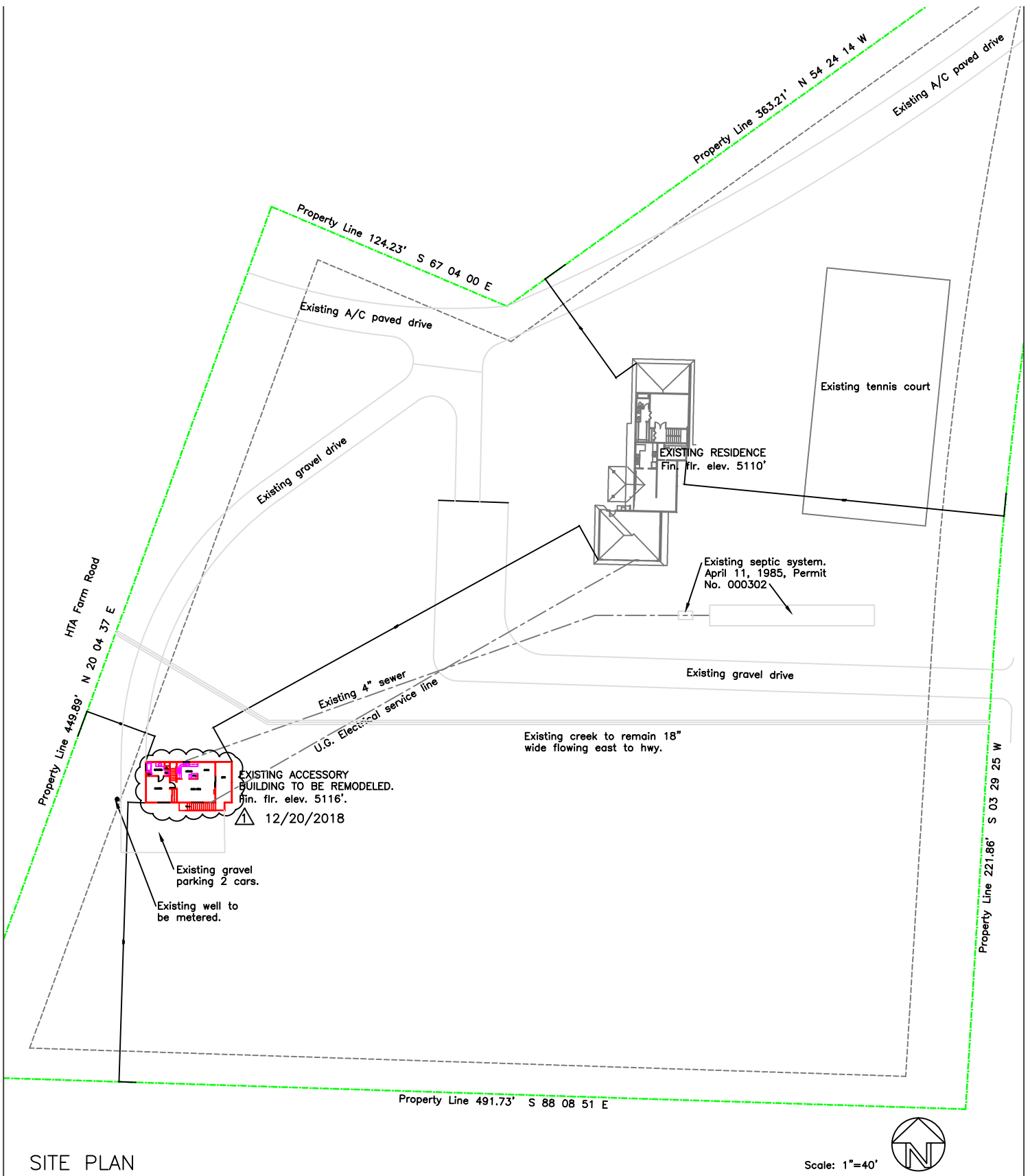
604 Putnam Drive
Reno, Nevada 89503
(775) 351-4694

zephyr14@ix.netcom.com

Project BAILEY RESIDENCE ACCESSORY BLDG. REMODEL
4105 Hwy 395, Washoe Valley, NV
APN 055-041-08

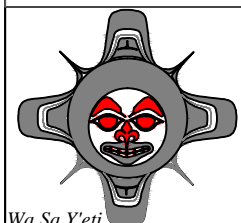
Date 3/5/2019
Scale 1"=64'-0"





SITE PLAN

Scale: 1"=40'



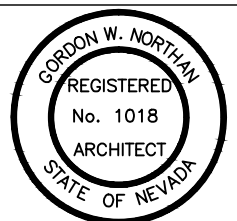
ZEPHYR
architecture

604 Putnam Drive
Reno, Nevada 89503
(775) 351-4694

zephyr14@ix.netcom.com

Project BAILEY RESIDENCE ACCESSORY BLDG. REMODEL
4105 Hwy 395, Washoe Valley, NV
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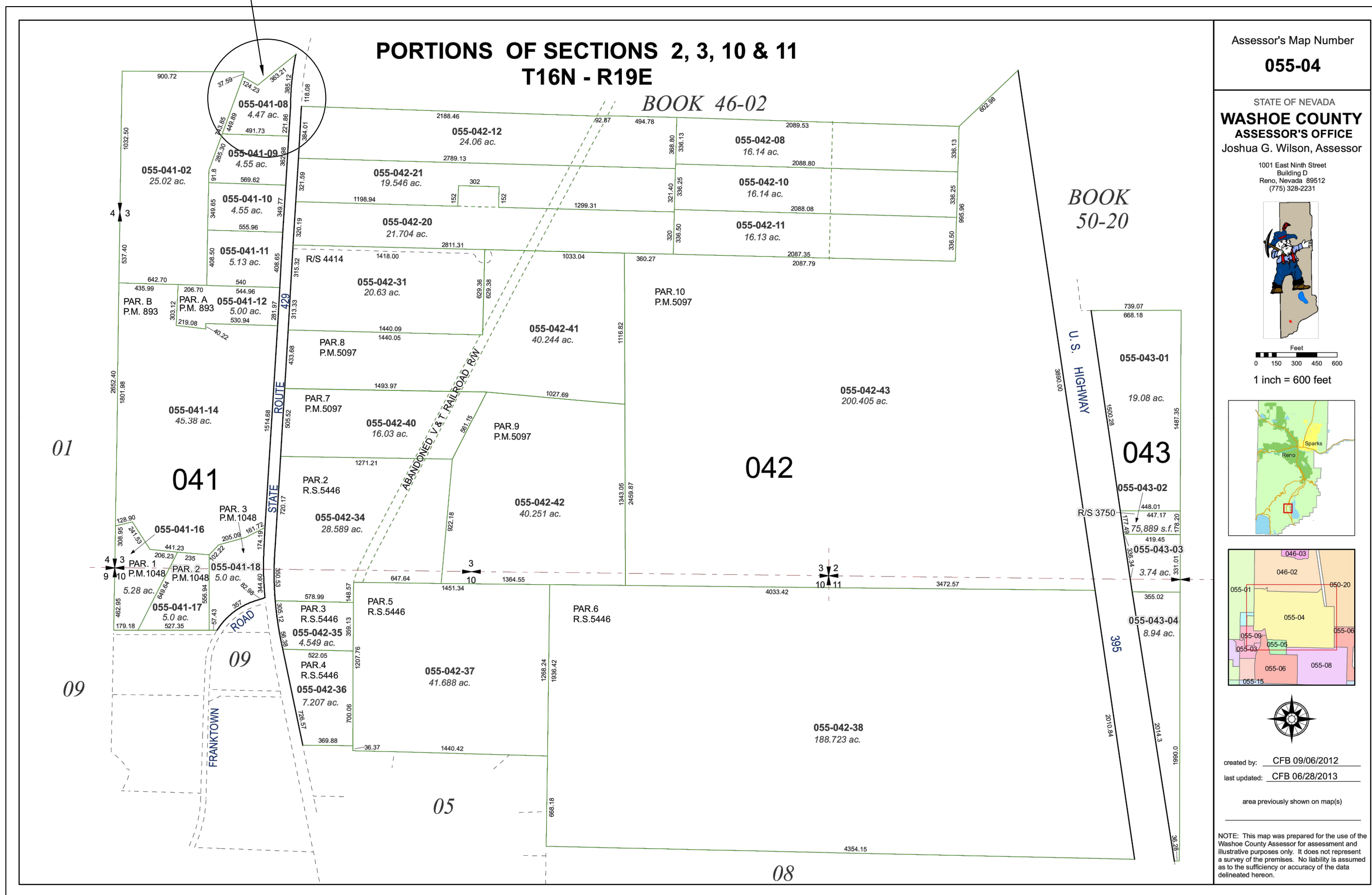
Date 3/5/2019
Scale 1"=64'-0"



BAILEY RESIDENCE ACCESSORY BLDG. REMODEL

4105 Old Highway 395, Washoe Valley, Washoe County, NV 89704, APN 055-041-08

PROJECT SITE



Assessor's Map Number
055-04

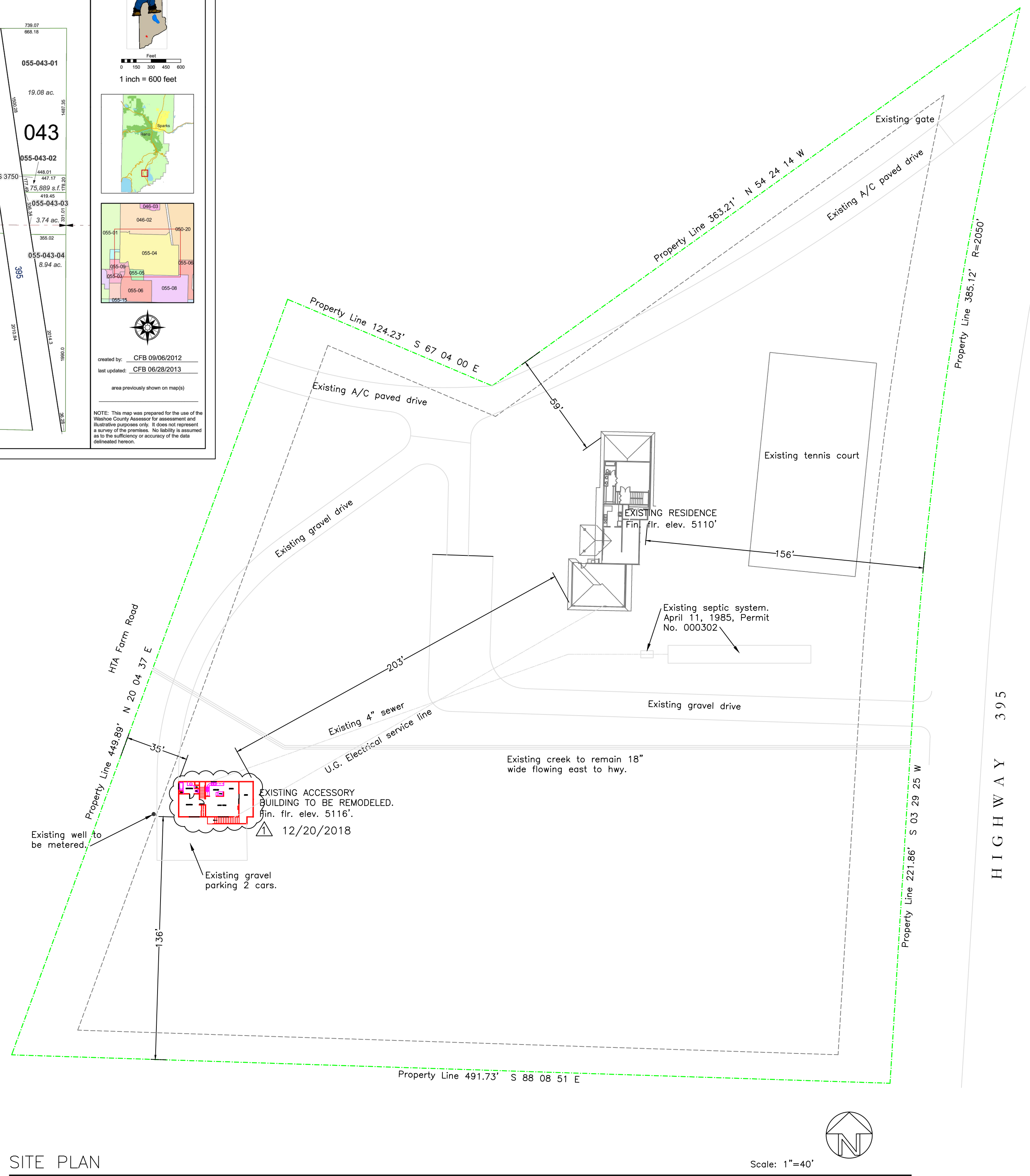
STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
Joshua G. Wilson, Assessor

1001 East Ninth Street
Reno, Nevada 89512
(775) 335-2211

1 inch = 600 feet

created by: CFB 06/08/2012
last updated: CFB 06/28/2013
areas previously shown on maps

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and is not intended for any other purpose. It does not constitute a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated herein.



PROJECT DATA

Project Owner: BAILEY FAMILY TRUST, 4105 Hwy 395 N, Washoe Valley, Washoe County, NV 89704, (775) 230-5295, bailey69704@yahoo.com
Project Address: 4105 Hwy 395 N, Washoe Valley, Washoe County, NV 89704
Subdivision: N/A
Ass. Parcel Map 055-04.
APN: 055-041-08
Project site elevation: 5116 ft.
Fire Hazard Risk Rating: Low
Utilities: On-site well, on-site septic sewer, electric and natural gas
Occupancy type: R-3 Single family residential.
Site Area: 194,713 sq. ft. (4.47 acres)
Parking on site: (4); Garage 2, Site 2
Building Site Coverage: Existing Gross Floor Area: 5,505 sq. ft. (0.028%), Accessory Bldg. 680 sq. ft. (0.003%) = 6,185 sq. ft. (0.032%)
Accessory Building Remodel Area: (Upper and lower floors) 1,360 sq. ft.
Zone: MDR
Flood Zone: X
Construction type: Type VB
Codes: International Residential Code (IRC) 2016 ed. as amended and adopted by Washoe County.

PROJECT DESCRIPTION: Remodel of upper and lower floors of existing wood frame, two story, accessory building. Scope of Work includes minor demolition of existing walls, paint, and electrical system modifications and corrections.

- SCHEDULE OF DRAWINGS**
- A0.0 REMODEL TITLE AND SITE PLAN
 - 2 EXISTING FOUNDATION PLAN 24"x 18"
 - 3 EXISTING 1st FLOOR PLAN 24"x 18"
 - 4 EXISTING 2nd FLOOR PLAN 24"x 18"
 - 5 EXISTING ELEVATION 24"x 18"
 - 6 EXISTING BUILDING SECTION 24"x 18"
 - C-1 EXISTING REMODEL SITE PLAN OF 1997
 - A-1 EXISTING REMODEL FLOOR PLAN OF 1997
 - A-2 EXISTING REMODEL ELEVATIONS OF 1997
 - A1.0 REMODEL FLOOR PLANS & NOTES
 - A2.0 REMODEL BUILDING ELEVATIONS
 - S-1 FOUNDATION PLANS, NOTES AND DETAILS
 - A3.0 STRUCTURAL PLANS & WALLS FRAMING

GENERAL NOTES:

The intent of the drawings and specifications is to show the Work of this project in compliance with the International Residential Code (IRC), 2016 edition, the National Electrical Code (NEC), latest edition, and other code conditions as amended and adopted by Washoe County. The Contractor shall not knowingly install or construct Work which violates, or may violate, these standards and regulatory conditions. Utility work shall also comply with the serving utility standards and requirements for service connections and extensions.

Changes to the Work of this project shall be made only by written directives such as Field Directives or Change Orders prepared and issued by the Architect.

The Contractor is responsible for administering the site conditions and the performance of the Work in compliance with industry safety standards and environmental protective standards as contained in the Federal EPA and local agencies. In the event of an emergency which endangers life and/or property the Contractor may act in the defense of life and property without prior notification and approval of the Architect.

The Contractor shall provide access to the Work during ordinary work hours for the inspection and testing activities and personnel of the owner, the Architect and governing public agency personnel.

Workmanship shall meet or exceed the accepted industry standards as defined by the various trades and no allowance shall be made for lack of skill or experience. All installed materials and equipment shall be new and in compliance with the specified standards. The Contractor shall provide weather protective measures during the course of the Work and shall provide project security against vandalism and theft.

Waste materials shall be regularly removed from the site and disposed in a legal manner in compliance with Federal EPA and local governing agency requirements. Trash shall be kept in an approved manner until removal.

The Contractor shall provide fire prevention practices and fire suppression systems and devices as required by governing public agencies and the project insurers.

ZEPHYR architecture
604 Patman Drive, Reno, Nevada 89503
(775) 331-4094, gwnorhan738@gmail.com

Date: November 8, 2018
To: Washoe County Building & Safety Dept.
Att'n: Plans Examiner
Re: BAILEY RESIDENCE ACCESSORY BUILDING REMODEL, 4105 Highway 395, Washoe County, NV APN 055-041-08

SCOPE OF WORK: List of corrections to existing structure; The following items of correction are required to comply with the governing standards, codes and requirements:

ARCHITECTURAL: Eave attic vents shall be cleared. Existing attic insulation shall be checked for coverage and continuity. No other corrective architectural work is required.

STRUCTURAL: No corrective structural work is required - see structural drawings A3.0 and S-1.

MECHANICAL: The existing ground floor gas-fired heater is to be removed and the wall exhaust flue closed. The existing bathroom exhaust fan shall be removed and replaced. Install a new house 150 CFM exhaust fan in the kitchen with a humidistat control. No other mechanical work is required.

PLUMBING: Install water heater pressure relief valve piping to the exterior. Insulate existing water heater and piping. Water supply shall be tested for contaminants. Remove existing water closet on the lower floor and close floor opening and remove supply water piping. All existing water piping in exterior walls, in the ground floor spaces and the attic shall be insulated with R-3 foam jacketing. Water service piping to the building shall be verified for depth of burial as 6" below frost line per 2015 P2604.5. No other corrective work is required.

ELECTRICAL: Existing electrical system shall be verified for code compliance including grounding, circuit protection devices for all circuits, circuit loads panel capacity, conductors type and size, accessory (switches and outlets) function and installation. New smoke detectors, carbon monoxide detectors, outlets and electrical fixtures as shown on drawing A1.0 are to be installed. The interior face of the electrical panel shall be installed. Exposed water heater wiring shall be enclosed with conduit. The existing duplex outlet below the panel shall be re-circuited and a ground fault circuit installed.

Please refer to Home Inspection report of July 26, 2016, by Criterium Henderson Engineers attached herewith. Based on my inspection and the corrections made as listed herein I certify that to the best of my knowledge the building complies with governing codes and standards.

Yours Truly,
Gordon W. Northan Architect AIA

1 | Page

12/20/2018

12/20/2018

SITE PLAN

Scale: 1"=40'

REVISIONS

TITLE & SITE PLAN

ZEPHYR architecture

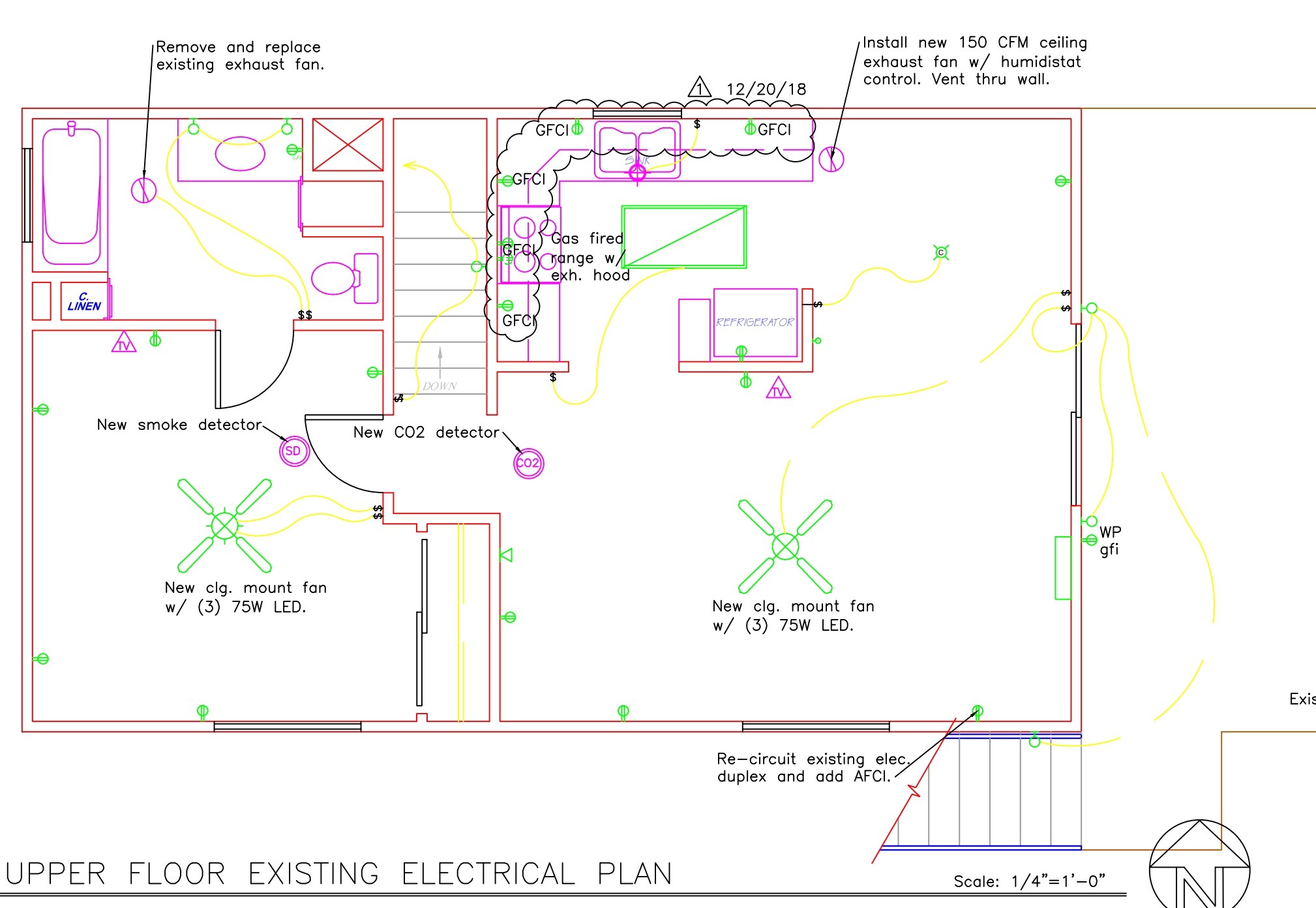
604 Patman Drive
Reno, Nevada 89503
(775) 351-4694
gwnorhan738@gmail.com

GORDON W. NORTHAN
REGISTERED
No. 1018
ARCHITECT
STATE OF NEVADA

BAILEY RES. ACCESS. BLDG REMODEL
4105 Hwy 395 N., Washoe Valley, Washoe County, NV
Stanley & Sheryl Bailey, (775) 230-5295
4105 Hwy 395N, Washoe Valley, Washoe County, NV 89704
APN 055-041-08

Scale 1"=40'-0"
Rev. final
Date 10/23/2018
File No. bailey_ao
Drawing Identity

A0.0
of



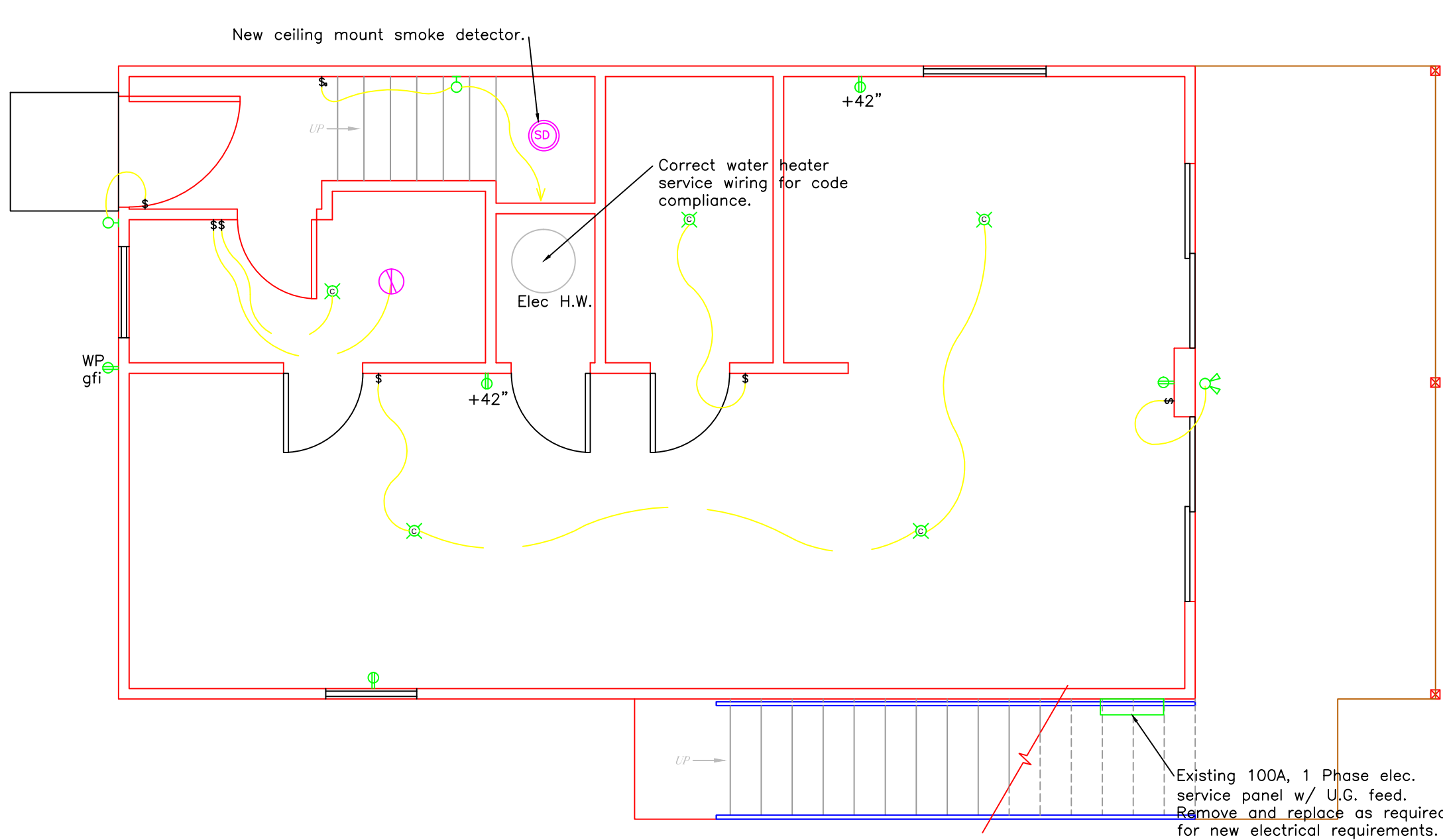
UPPER FLOOR EXISTING ELECTRICAL PLAN

ELECTRICAL NOTES

1. Connect new electrical circuits to existing electrical service and re-circuit as required in accordance with 2015 IRC and applicable codes. Check existing electrical service panel for capacity and function and correct non-compliant conditions before beginning the work. All outlet circuits shall be A.F.C.I. protected and shall be tamper resistant type.
2. All branch circuits that supply 125V, single phase 15 and 20 ampere outlets in bedrooms shall be protected by an arc fault circuit interrupter (AFCI) listed to provide protection of the entire branch circuit including smoke and carbon monoxide detectors. Verify that outlet locations comply with code standards for spacing and location in all habitable spaces.
3. Receptacles over counters shall be installed so that no point along the wall is more than 24" from an outlet measured horizontally. All receptacles over counters shall be A.F.C.I. protected and tamper resistant type.
4. Check existing circuiting panel for function and capacity and modify or replace as required for compliance with the 2015 IRC and current NEC code. All circuits to be A.F.C.I. protected.
5. All electrical outlets shall be Tamper Resistant type, protected by A.F.C.I. and installed in accordance with the general provisions specified in Sections E3901.2.1 through E3901.2.3.

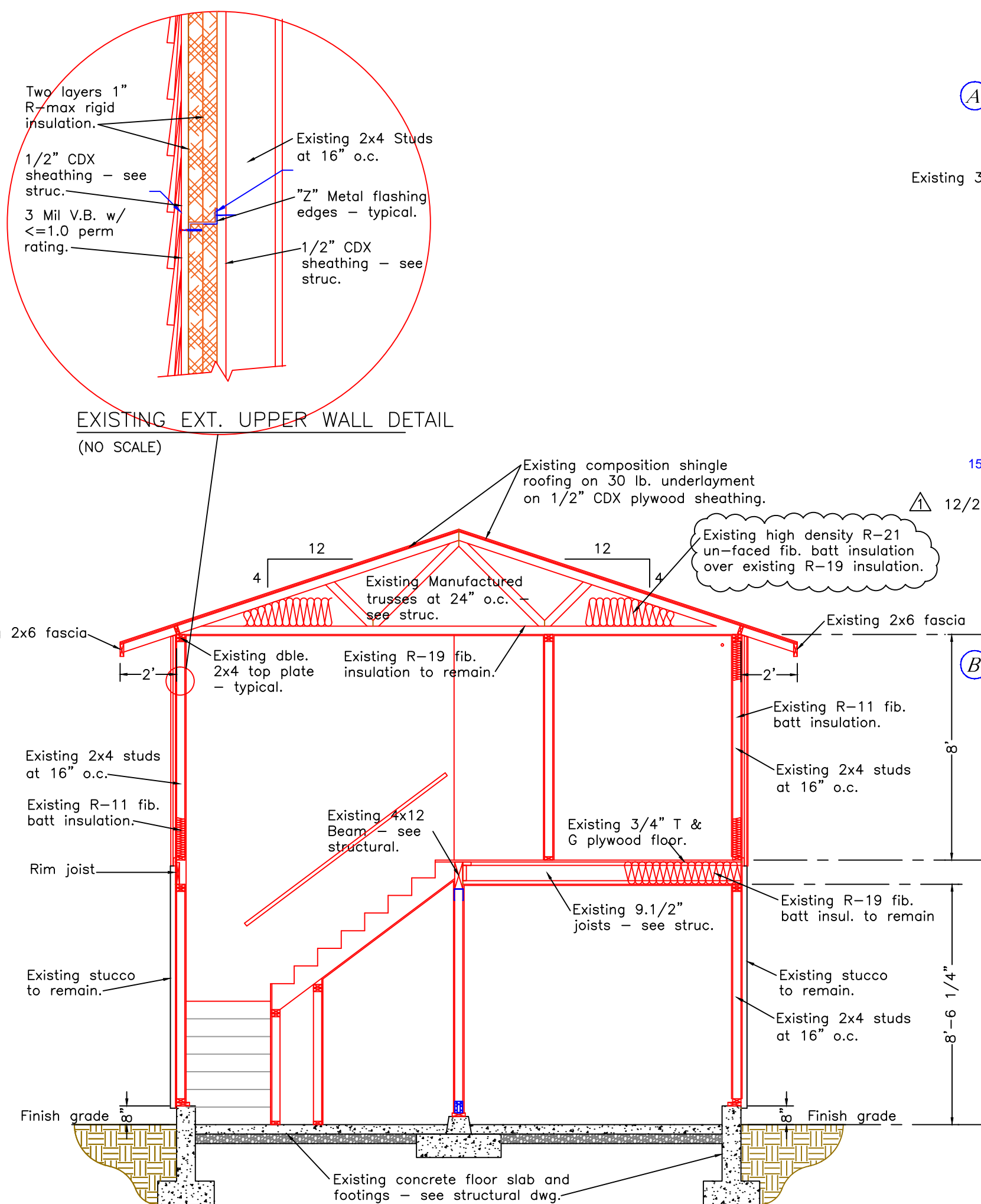
ELECTRICAL SCHEDULE

- All 110V wall electrical duplex outlets shall be AFCI and GFCI protected and tamper resistant type at +18" a.f.f. and at +40" over counters. Exterior outlet shall be GFCI protected and weather proof type.
- Direct elec. connection with disconnect.
- TV Outlet at +18" aff.
- Single pole light switch at +40" a.f.f.
- Ceiling mount exhaust fan 75 CFM duct through ext. wall.
- Ceiling mount 75W LED light fixture.
- Wall mount 75W LED light fixture at 80" a.f.f.
- Ceiling mount recessed type 75W LED light fixture.
- 110V Interconnected smoke detector
- 110V Interconnected CO2 detector
- Exterior wall mount LED Area light fixture 100W rated
- 24"x 48" T-8 3 tube surface mount fluorescent

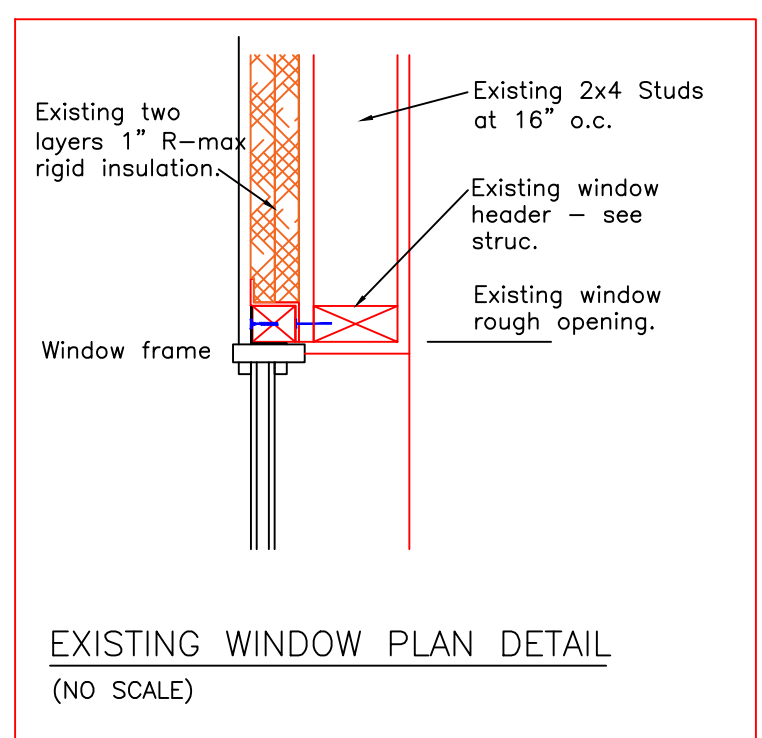


GROUND FLOOR EXISTING ELECTRICAL PLAN

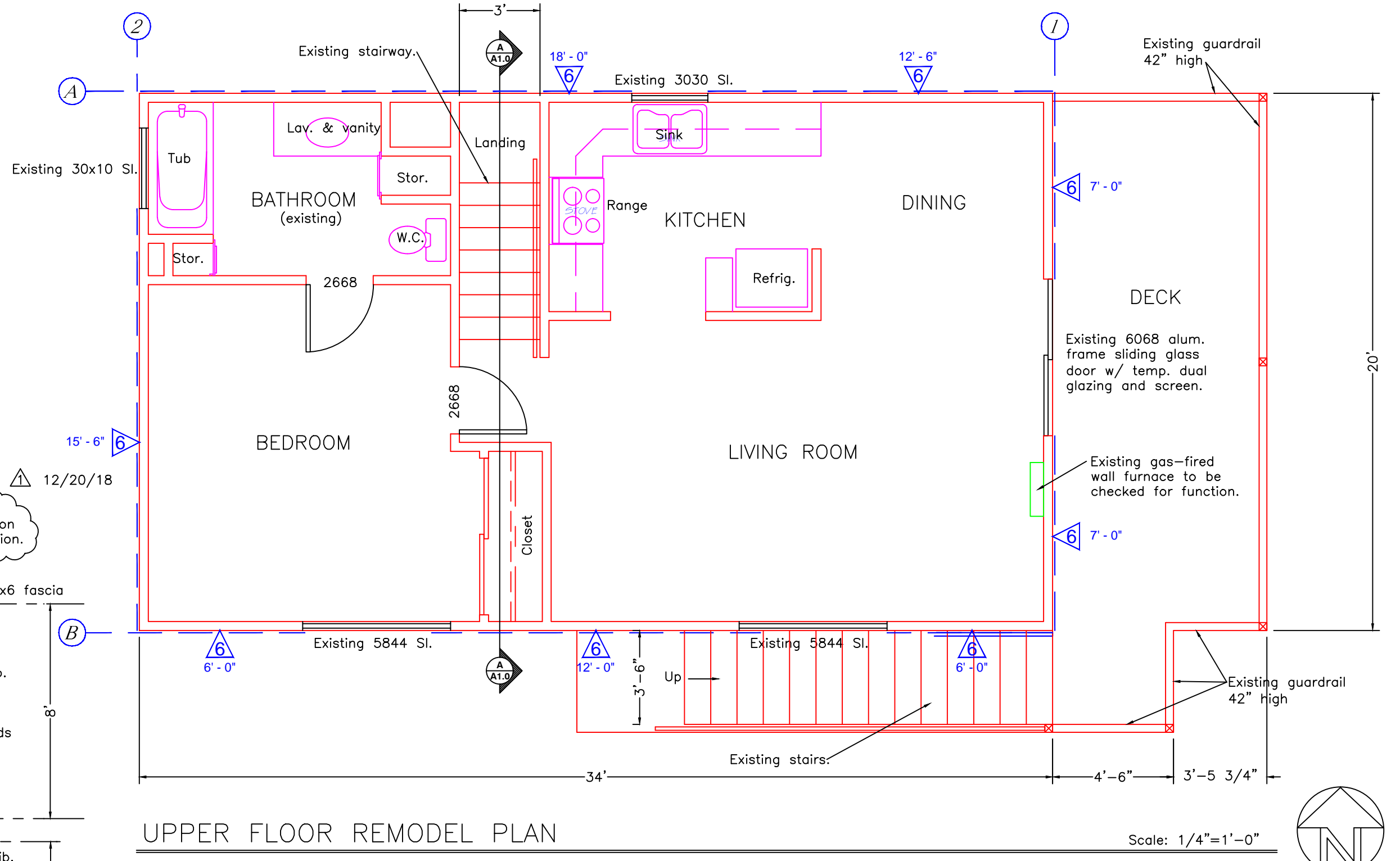
NOTE: See electrical corrections notes for required Scope of Corrective Work.



BLDG. SECTION A--A



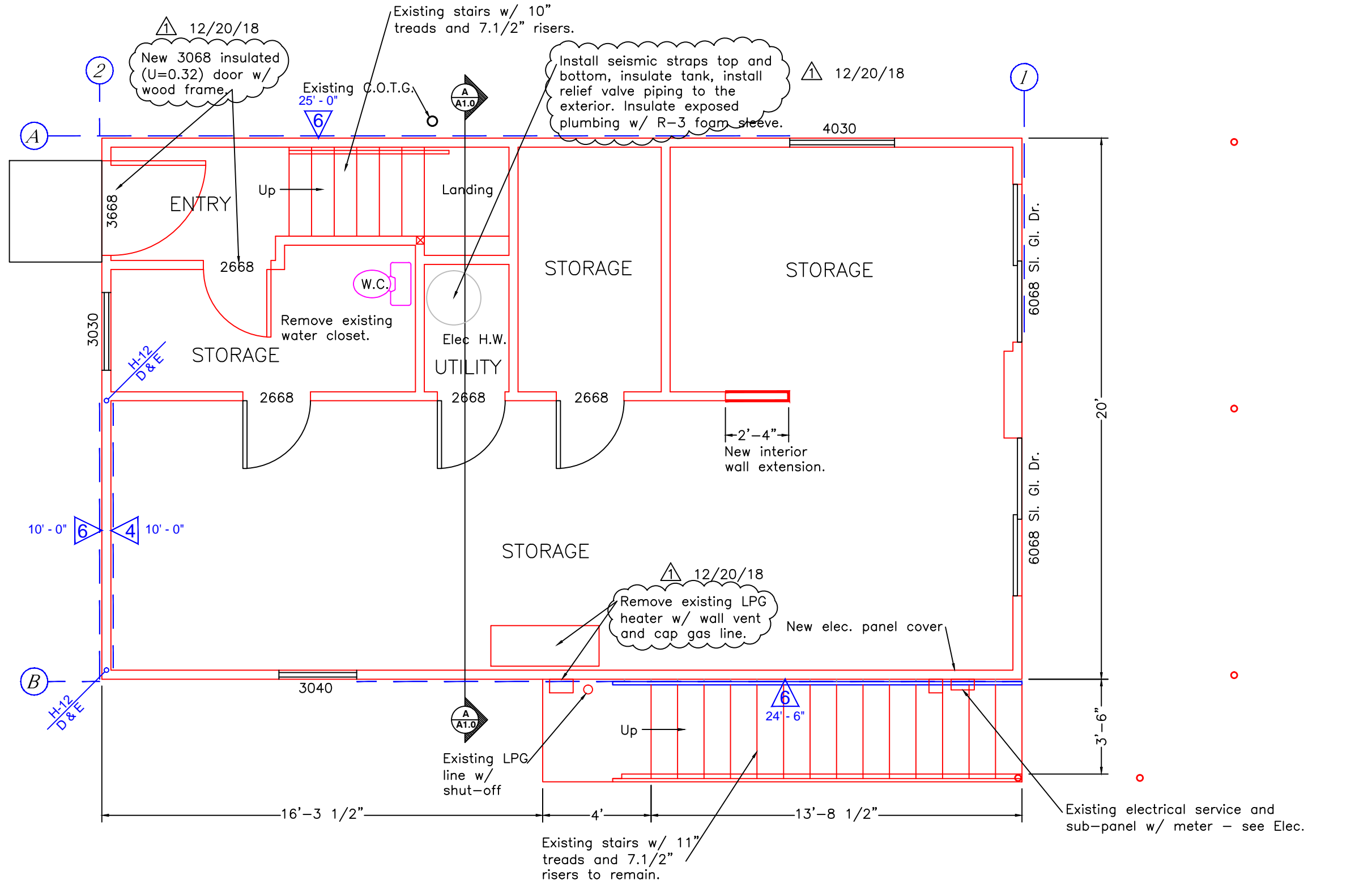
EXISTING WINDOW PLAN DETAIL



UPPER FLOOR REMODEL PLAN

REMODEL NOTES

1. ATTIC: Verify installation and venting.
2. Locate and verify existing water service lines that are in exterior walls, under the upper floor framing and insulation, in the attic, or any exposed location and to insulate all lines w/ R-3 foam jacketing. Also, verify the burial depth of the building service supply line as six inches below the frost line. Correct non-compliant conditions.



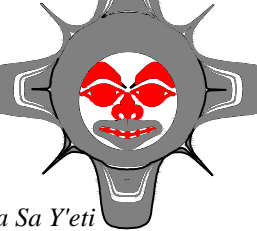
GROUND FLOOR REMODEL PLAN

NOTES

1. No change in use to be made in the Ground Floor Plan.
2. No site work is included in the Scope of Work.

ZEPHYR

architecture

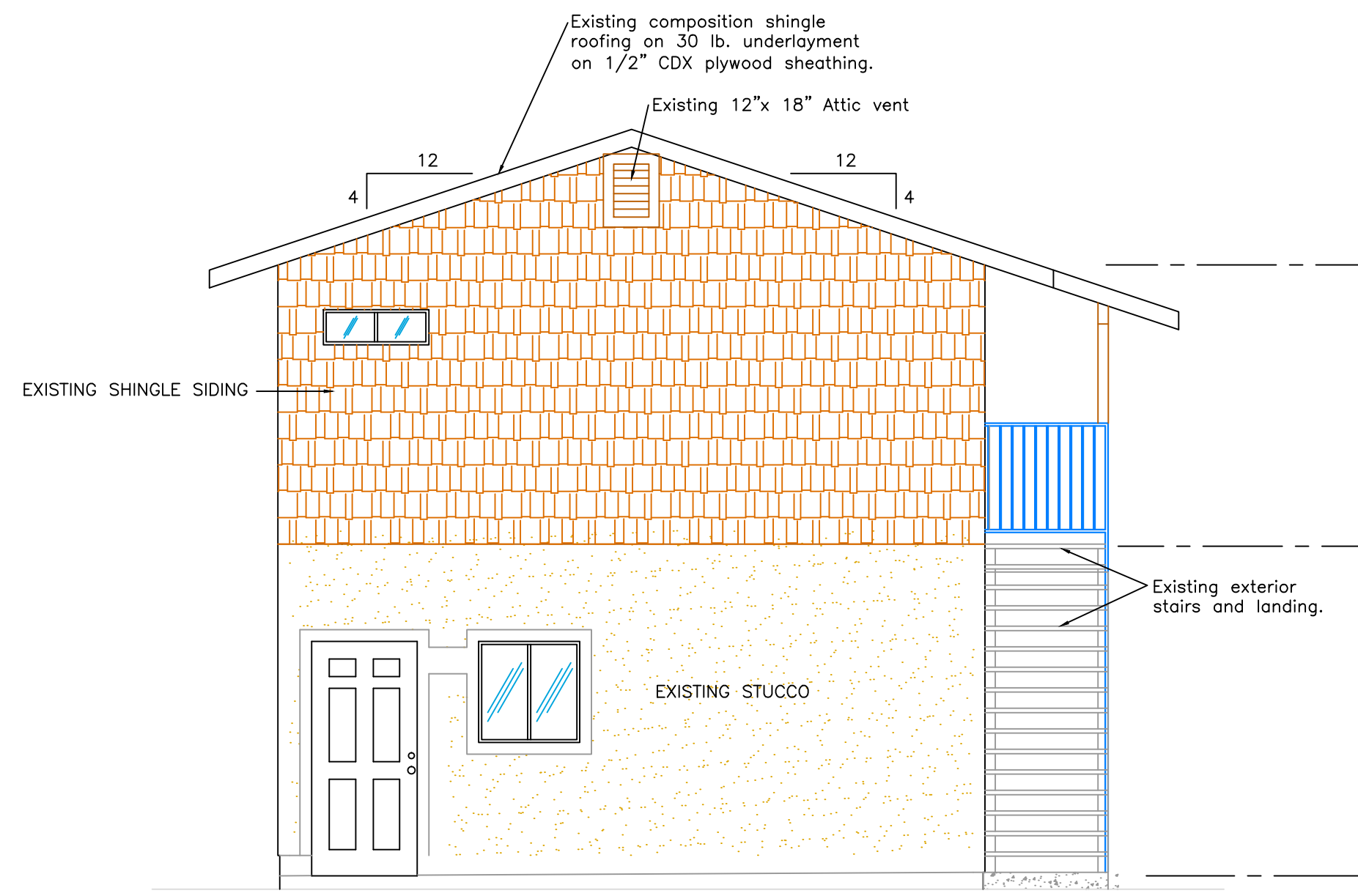


604 Putnam Drive
 Reno, Nevada 89503
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 gwnorthan738@gmail.com



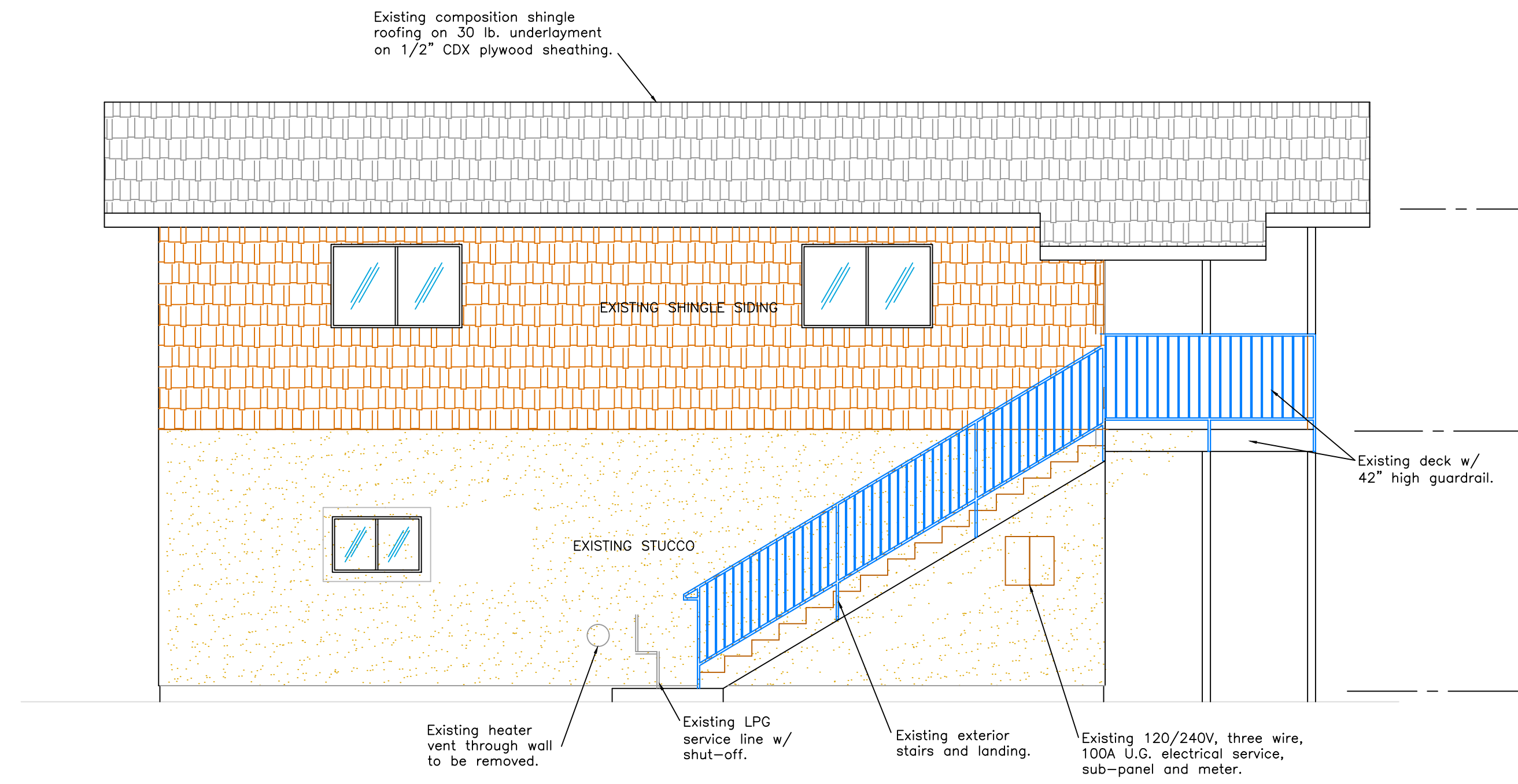
BAILEY RES. ACCESS, BLDG REMODEL,
 4105 Hwy 395 N., Washoe Valley, Washoe County, NV
 Stanley & Sheryl Bailey, (775) 230-5295
 4105 Hwy 395N, Washoe Valley, Washoe County, NV 89704
 APN 055-041-08

Scale: 1/4"=1'-0"
 Rev: final
 Date: 10/24/2018
 File No: bailey a10
 Drawing Identity



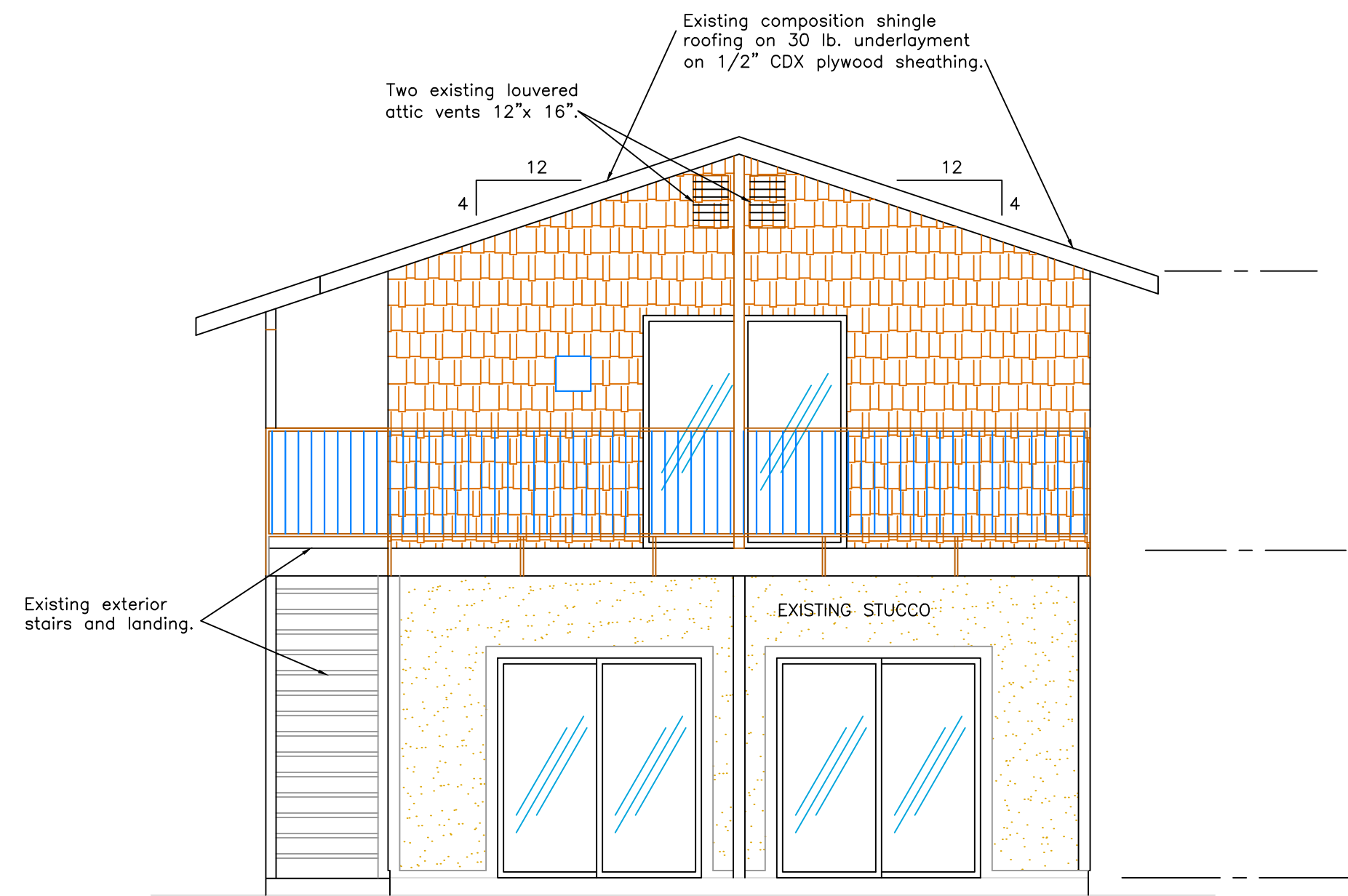
EXISTING WEST ELEVATION

Scale: 1/4"=1'-0"



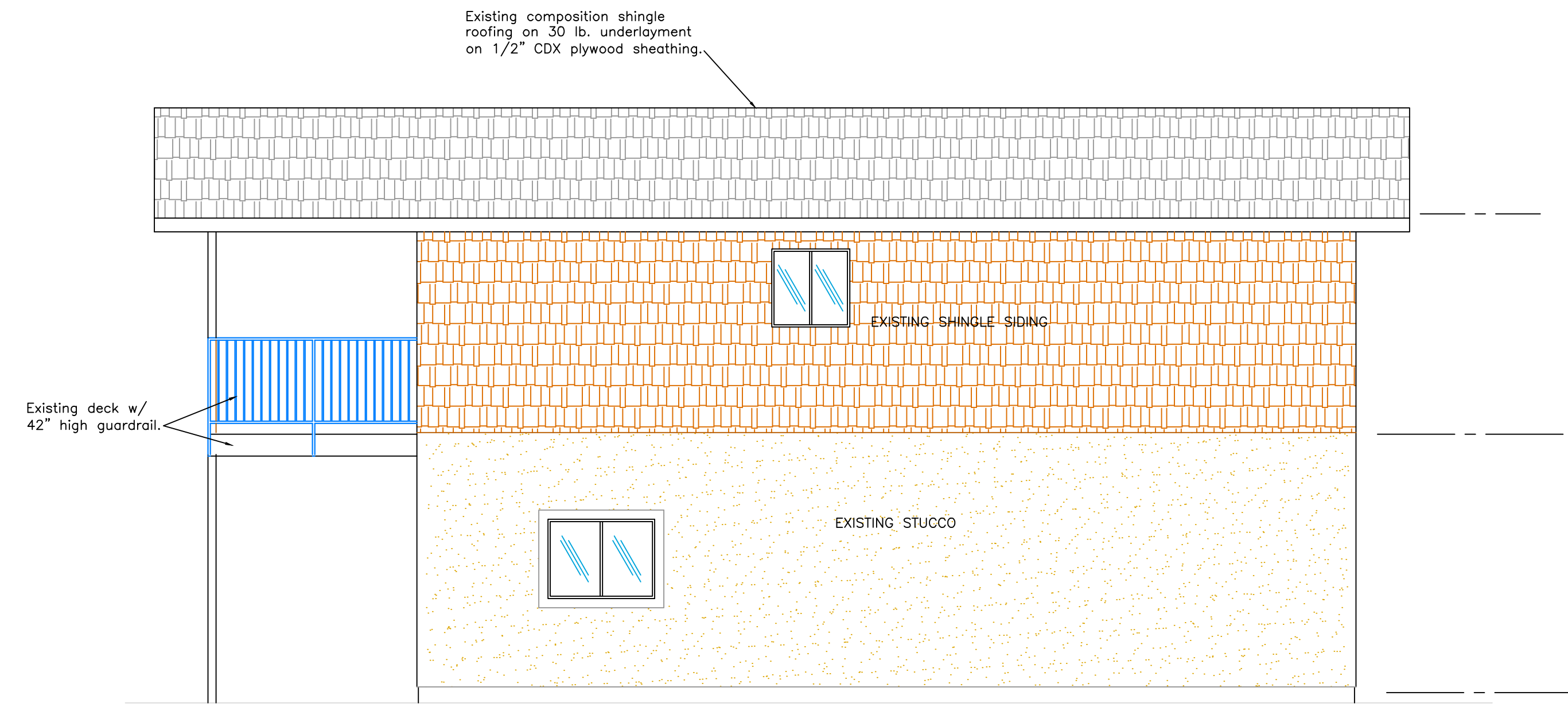
EXISTING SOUTH ELEVATION

Scale: 1/4"=1'-0"



EXISTING EAST ELEVATION

Scale: 1/4"=1'-0"



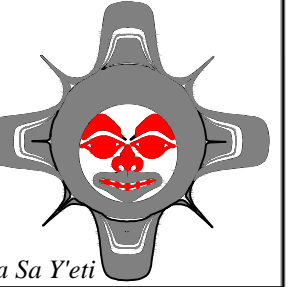
EXISTING NORTH ELEVATION

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REVISIONS

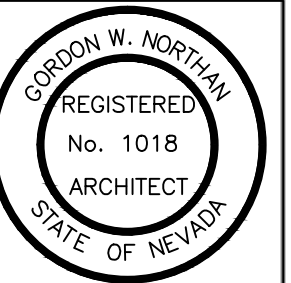
EXISTING BUILDING ELEVATIONS

ZEPHYR
architecture



604 Patnam Drive
Reno, Nevada 89503
(775) 351-4694

gwnorthan738@gmail.com



BAILEY RES. ACCESS, BLDG REMODEL,
4105 Hwy 395 N., Washoe Valley, Washoe County, NV
Stanley & Sheryl Bailey, (775) 230-5295
4105 Hwy 395N, Washoe Valley, Washoe County, NV 89704
APN 055-041-08

Scale
1/4"= 1'-0"

Rev.
final

Date
10/24/2018

File No.
sbailey a20

Drawing Identity

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