

SUBMISSION OF DEVELOPMENT APPLICATION

1. Development Application
2. Owner Affidavits (2)
3. Proof of Property Tax Payment
4. Site Plan Specifications
5. Elevation of Proposed Manufactured Home
6. Proposed Floor Plan of Manufactured Home (minor modifications to interior not yet available)
7. Check in the amount of \$2,118.72, fee for Detached Accessory Dwelling Admin Review

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: Isenberg Detached Accessory Dwelling			
Project Description: 1374 sq. ft., 3-bedroom, 2-bath manufactured home			
Project Address: 750 Cottonwood Road, Reno, NV 89511			
Project Area (acres or square feet): 1374 sq. ft.			
Project Location (with point of reference to major cross streets AND area locator): 750 Cottonwood Road, Reno, NV 89511; Zolezzi Lane & Valley Springs Road			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
04935424	1.020		
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: Duane R. & Daneen A. Isenberg		Name: Applegate Design LLC	
Address: 750 Cottonwood Road		Address: 1718 Fieldcrest Drive	
Reno, NV	Zip: 89511	Sparks, NV	Zip: 89434
Phone: 775/852-8990	Fax:	Phone: 775/453-0063	Fax:
Email: nanabear@att.net		Email: russ@applegate.design	
Cell: 775/742-5050	Other:	Cell: 774/453-0063	Other:
Contact Person: Daneen Isenberg		Contact Person: Russ Applegate	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Duane R. & Daneen A. Isenberg		Name:	
Address: 750 Cottonwood Road		Address:	
Reno, NV	Zip: 89511		Zip:
Phone: 775/852-8990	Fax:	Phone:	Fax:
Email: nanabear@att.net		Email:	
Cell: 775/742-5050	Other:	Cell:	Other:
Contact Person: Daneen Isenberg		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)?

2749 sq. ft.

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.

1374 sq. ft.; new unit; 52 ft X 26 ft

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

Similar paint scheme & roofing.

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?

Three cars +

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?

We plan to fence & landscape the property to integrate it into the existing neighborhood. Lot has been dirt for 31 years.

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	Septic	Septic
Electrical Service	NVEnergy	NVEnergy
Solid Waste Disposal Service	Waters Septic Service	Waters Septic Service
Water Service	Truckee Meadows Water	Truckee Meadows Water

Property Owner Affidavit

Applicant Name: Daneen A. Isenberg

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, Daneen A. Isenberg
(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): 04935424

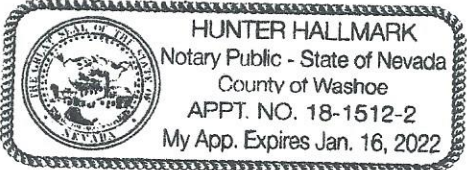
Printed Name Daneen A. Isenberg
Signed Daneen A. Isenberg
Address 750 Cottonwood Rd.
Reno, NV 89511

Subscribed and sworn to before me this
17 day of June, 2020.

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

My commission expires: 1/16/22

(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: Duane R. Isenberg

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, Duane R. Isenberg
(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): 04935424

Printed Name Duane R. Isenberg

Signed [Signature]

Address 750 Cottonwood Rd.

Reno, NV 89511

(Notary Stamp)

Subscribed and sworn to before me this 17 day of June, 2020.

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

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Account Detail

[Back to Account Detail](#) [Change of Address](#) [Print this Page](#)

CollectionCart

Collection Cart	Items	Total
	0	\$0.00

[Checkout](#) [View](#)

Pay Online

No payment due for this account.

Washoe County Parcel Information

Parcel ID	Status	Last Update
04935424	Active	6/12/2020 1:39:53 AM

Current Owner:
ISENBERG FAMILY TRUST
750 COTTONWOOD RD
RENO, NV 89511

SITUS:
750 COTTONWOOD RD
WCTY NV

Taxing District
4000

Geo CD:

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2019	\$3,792.95	\$3,792.95	\$0.00	\$0.00	\$0.00
2018	\$3,684.75	\$3,684.75	\$0.00	\$0.00	\$0.00
2017	\$3,576.37	\$3,576.37	\$0.00	\$0.00	\$0.00
2016	\$3,488.86	\$3,523.53	\$0.00	\$0.00	\$0.00
2015	\$3,483.65	\$3,483.65	\$0.00	\$0.00	\$0.00
Total					\$0.00

Disclaimer

- ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See Payment Information for details.

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
P.O. Box 20039
Reno, NV 89520-3039

Overnight Address:
1001 E. Ninth St., Ste D140
Reno, NV 89512-2845

- [Payment Information](#)
- [Special Assessment District](#)
- [Installment Date Information](#)
- [Assessment Information](#)

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

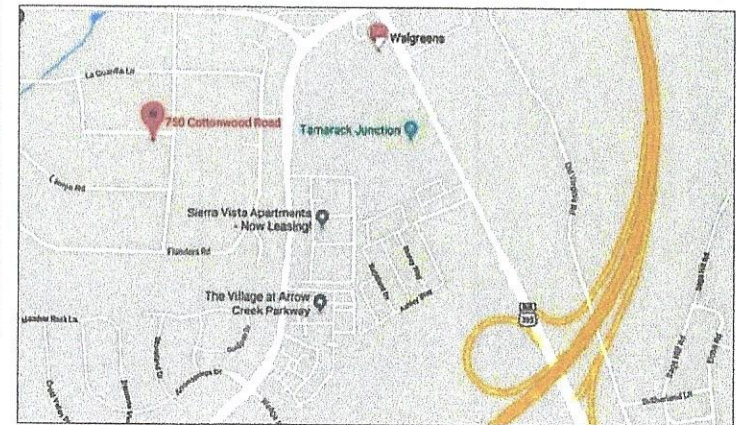
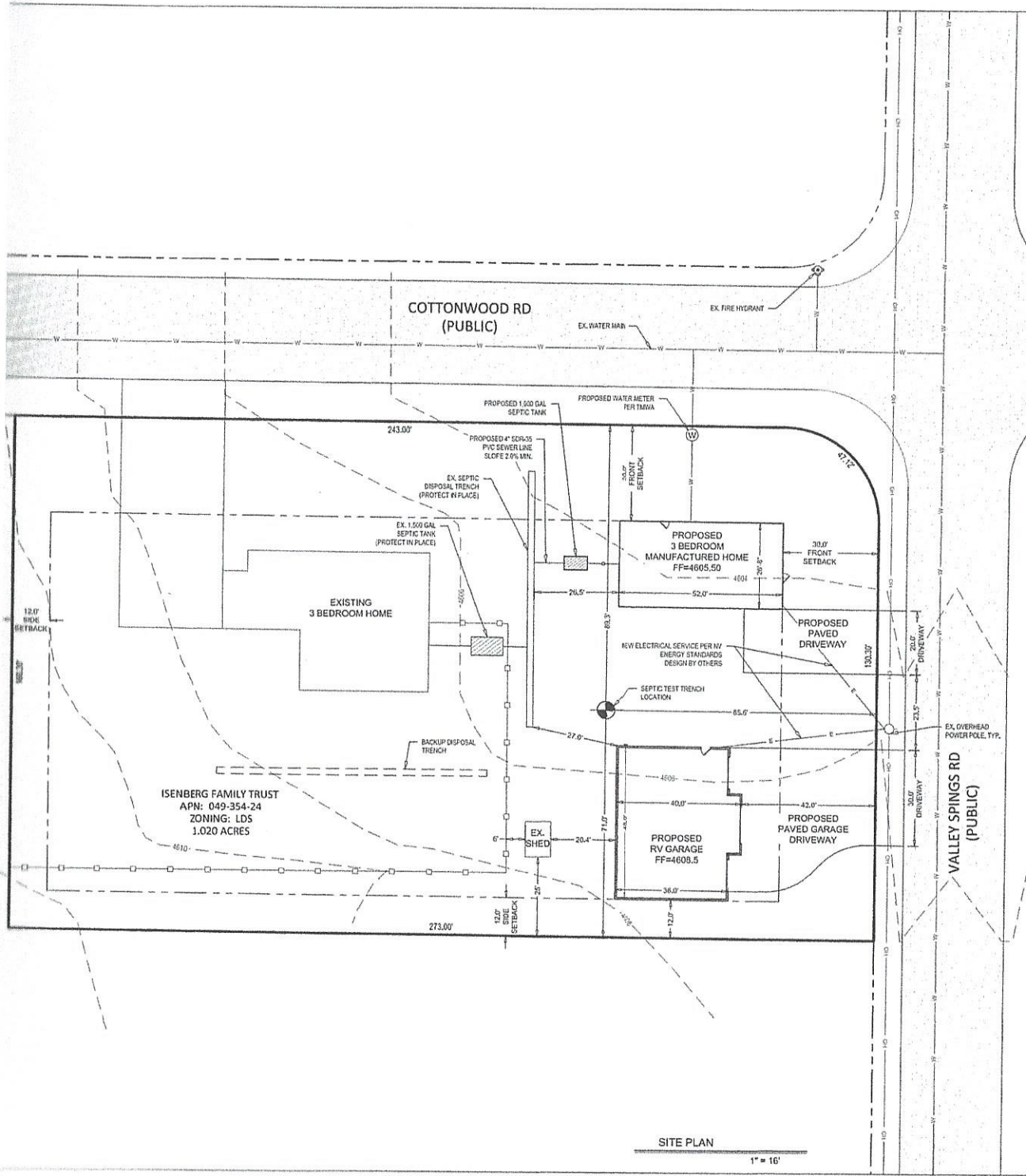
This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.

GRADING PLAN NOTES

1. SLOPE FINISH GRADE AWAY FROM BUILDINGS AT THE FOLLOWING SLOPES:
2.0% MIN. FOR IMPERVIOUS SURFACES
5.0% MIN FOR EARTH & AND PERVIOUS SURFACES
2. REMOVE ALL VEGETATION IN PAVEMENT AND BUILDING AREAS PRIOR TO EXCAVATION.
3. CONTRACTOR IS RESPONSIBLE TO PROTECT AND CONTROL SITE STORMWATER DISCHARGE DURING CONSTRUCTION TO PROTECT EXISTING SLOPES, ADJACENT PROPERTIES, AND WATERWAYS FROM EROSION DAMAGE AND SEDIMENT IN ACCORDANCE WITH THE TRUCKEE MEADOWS STORMWATER QUALITY MANAGEMENT PROGRAM.

GRADING LEGEND

- 10' --- EXISTING 10' CONTOUR
- 2' --- EXISTING 2' CONTOUR
- 0' --- PROPOSED 10' CONTOUR
- 0' --- PROPOSED 2' CONTOUR
- LANDSCAPE RETAINING WALL
- DRAINAGE SWALE
- PROPOSED / EXISTING GRADE CATCH LINE
- PROPOSED SPOT ELEVATION



VICINITY MAP
NTS

SITE PLAN PREPARER
APPLEGATE DESIGN LLC
ATTN: RUSS APPLIGATE
1718 FIELDCREST DR, SPARKS NV 89434
(775) 453-0063

OWNER INFORMATION
DUANE & DANIEEN ISENBERG
750 COTTONWOOD RD
WASHOE COUNTY, NV 89511
(775) 852-8990 (HOME)
(775) 742-5550 (MOBILE)

DETACHED RV GARAGE & CASITA
FOR
DUANE & DANIEEN ISENBERG
750 COTTONWOOD RD,
WASHOE COUNTY, NV 89511
APN: 049-354-24
SHEET: 1 of 1
Date: 6-15-2020

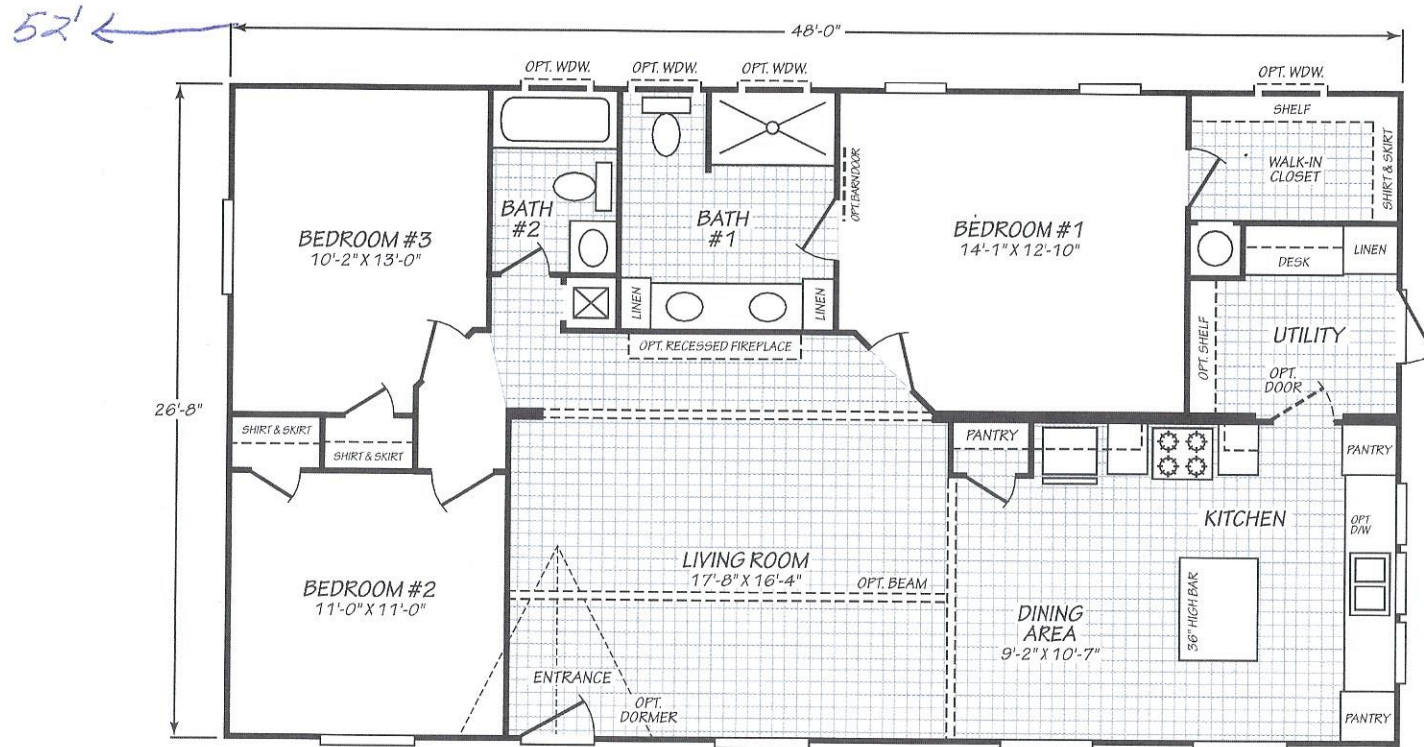
SITE PLAN
1" = 16'

Rendering.



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BROADMORE



MODEL 28483H

3 Bedroom • 2 Bath • 1,279 Square Feet

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Important: Because we continually update and modify our products, it is important for you to know that our brochures and literature are for illustrative purposes only. **ILLUSTRATIONS MAY SHOW OPTIONAL FEATURES.** All information contained herein may vary from the actual home we build. Dimensions are nominal length and width measurements are from exterior wall to exterior wall. We reserve the right to make changes at any time, without notice or obligation, in prices, colors, materials, specifications, features and models. Please check with your retailer for specific information about the home you select.

