



# Planning Commission

Meeting Date: May 4, 2021

Agenda Item: 8D

SPECIAL USE PERMIT CASE NUMBER: WSUP21-0006

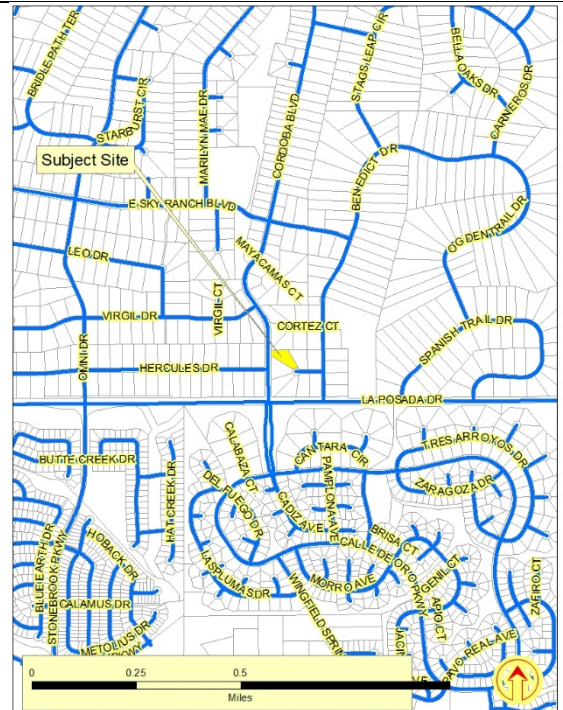
BRIEF SUMMARY OF REQUEST: Consideration of a special use permit to allow a ±1,196 sq. ft. detached accessory dwelling in Spanish Springs.

STAFF PLANNER: Planner's Name: Courtney Weiche
Phone Number: 775.328.3608
E-mail: cweiche@washoecounty.us

### CASE DESCRIPTION

For hearing, discussion and possible action to approve a special use permit to allow a detached accessory dwelling at 315 Valparaiso Court (APN 534-132-11) within the Low Density Suburban (LDS) regulatory zone, as required by the Spanish Springs Area Plan, Appendix C, Table C-1.

Applicant: Linda & Sean Moore
Property Owner: Linda & Sean Moore
Location: 315 Valparaiso Ct.
APN: 534-132-11
Parcel Size: 1 ac / 43,560 sf
Master Plan: Suburban Residential
Regulatory Zone: Low Density Suburban (LDS)
Area Plan: Spanish Springs
Citizen Advisory Board: Spanish Springs
Development Code: Authorized in Article 302, Allowed Uses; Article 306, Accessory Uses and Structures; and Article 810, Special Use Permits
Commission District: 4 - Commissioner Hartung



Vicinity Map

### STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

### POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve, with conditions, Special Use Permit Case Number WSUP21-0006 for Linda and Sean Moore, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30

(Motion with Findings on Page 9)

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**Special Use Permit**

The purpose of a special use permit is to allow a method of review to identify any potential harmful impacts on adjacent properties or surrounding areas for uses that may be appropriate within a regulatory zone; and to provide for a procedure whereby such uses might be permitted by further restricting or conditioning them so as to mitigate or eliminate possible adverse impacts. If the Planning Commission grants an approval of the special use permit, that approval is subject to conditions of approval. Conditions of approval are requirements that need to be completed during different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e. a grading permit, a building permit, etc.)
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure
- Prior to the issuance of a business license or other permits/licenses
- Some conditions of approval are referred to as “operational conditions.” These conditions must be continually complied with for the life of the business or project.

The conditions of approval for Special Use Permit Case Number WSUP21-0006 are attached to this staff report and will be included with the action order.

The subject property is approximately 1 acre and has a regulatory zone of Low Density Suburban (LDS). The proposed use of a detached accessory dwelling (DAD) which is classified a residential use type is permitted in LDS with a special use permit per the Spanish Springs Area Plan, Appendix C, Table C-1. Therefore, the applicant is seeking approval of this SUP from the Planning Commission.



**Satellite Image**



**Project Evaluation**

The project applicant is requesting a special use permit to allow for a +/-1,196 sq. ft. detached accessory dwelling (DAD) at 315 Valparaiso Court where there is an existing +/-3,722 sq. ft. main dwelling. The subject property has a regulatory zone of Low Density Suburban (LDS) and a special use permit is required for LDS regulatory zoned properties within the Spanish Springs Area Plan per Appendix C, Table C-1, for detached accessory dwellings subject to Planning Commission approval.

Approval of the proposed detached accessory dwelling (DAD) would allow for the construction of a two-bedroom/two bath 1-story residential structure, with an attached garage. Please see below for floor plans and elevations. The proposed structure would connect to existing community sewer/water and gas/power services.

The required setbacks for LDS regulatory zones are 30 feet in the front and rear, and 12 feet on the sides. As proposed, the DAD would meet all the required yard setbacks. Please note, the hatched area outlining the DAD footprint, represents the “disturbed area” for construction purposes only.

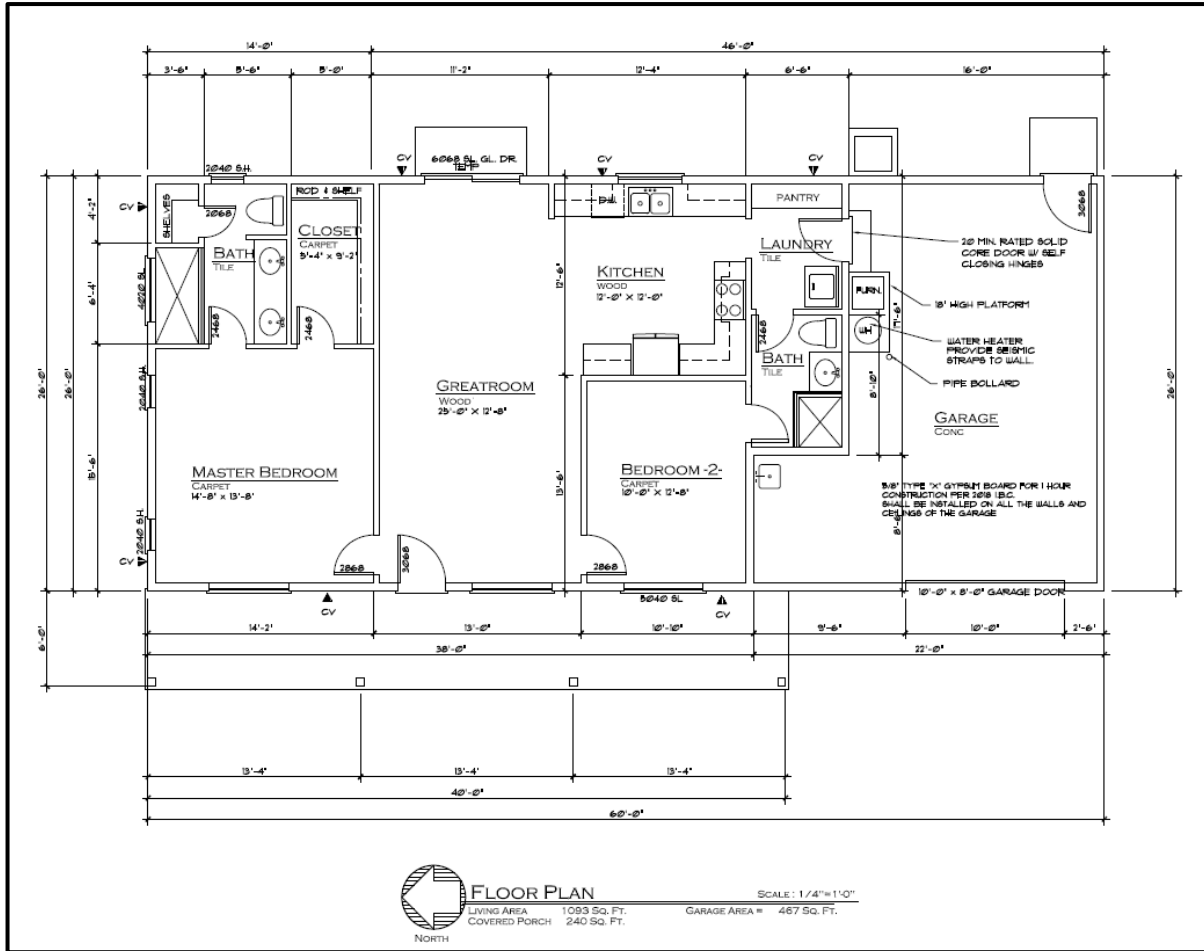
The property is approximately 1.29 miles to the east of Pyramid Highway and 500 feet to the north of La Posada Drive. Washoe County Code defines the parcel as a “Through Lot”, meaning the lot is bounded by two (2) streets. The existing residence gains access from Valparaiso Court. In order to serve the DAD, a new point of access is proposed on the west side of the parcel via Cordoba Blvd. See above satellite image.

The proposed DAD is less than 50% the size of the existing main residence (3,772 sq. ft.) and less than the maximum 1,500 sq. ft., as required per WCC 110.306.25(d). The new DAD will match the architecture of the existing main house. The surrounding properties are developed similarly with accessory structures.

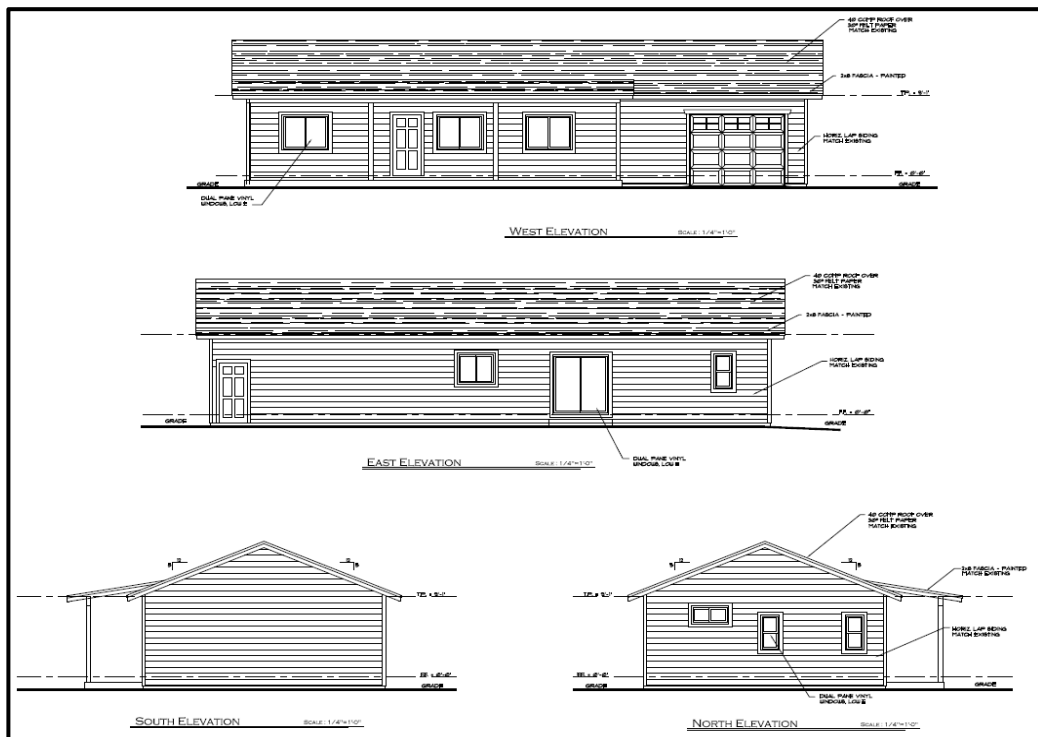
WCC 110.306.25, Detached Accessory Dwellings requires compliance with the following:

Requirement	Proposal Complies
A main dwelling exists and no other accessory dwelling is on site	Yes
A minimum lot area of 12,000 square feet	Yes
Standard building setbacks are maintained	Yes
1,500 square feet or smaller (& 50% or smaller than the size of main dwelling)	Yes
Manufactured home is constructed within 6 years and over 1,200 sq. ft. in size	Yes
One off-street parking space added	Yes
One accessory dwelling only on site	Yes

### Floor Plan



### Elevations



**Area Plan Evaluation**

The subject parcel is located within the Spanish Springs Area Plan. The following is the pertinent policy from the Area Plan:

***Relevant Area Plan Policies Reviewed***

Policy	Brief Policy Description	Complies	Condition of Approval
<b>SS.5.1</b>	Development within the Spanish Springs planning area will comply with the appropriate development standards and design guidelines as detailed in Appendix A.	Yes	No

**Spanish Springs Citizen Advisory Board (SS CAB)**

The proposed project was presented by the applicants, Linda and Sean Moore, at the Spanish Springs Citizen Advisory Board meeting on April 7, 2021. The CAB voted unanimously in support of the application. The CAB minutes were not available at the time that the staff report was prepared. The comments made at the CAB meeting included:

- Clarified the DAD will require new access from Cordoba Blvd.
- Confirmed the DAD will be less than 50% of the existing residence

**Public Notice**

The application was noticed per WCC 110.810.25, which includes mailing notices to all property owners within five hundred (500) feet of the subject parcel and to Citizen Advisory Board members.

**Reviewing Agencies**

The following agencies/individuals received a copy of the project application for review and evaluation.

Agency	Sent to Review	Responded	Provided Conditions	Contact
US Postal Service	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe County Building & Safety	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe County Water Rights	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Vahid Behmaram <a href="mailto:vbehmaram@washoecounty.us">vbehmaram@washoecounty.us</a>
Washoe County Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Leo Vesely <a href="mailto:lvesely@washoecounty.us">lvesely@washoecounty.us</a> ; Mitchell Fink <a href="mailto:mfink@washoecounty.us">mfink@washoecounty.us</a>
Washoe County Sherriff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
WCHD – Air Quality	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
WCHD – Environment Health	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
WCHD- EMS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Truckee Meadows Fire Protection District	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
RTC Washoe	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe Storey Conservation District	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Bret Tyler <a href="mailto:brettyler2@gmail.com">brettyler2@gmail.com</a> ;



				Jim Shaffer <a href="mailto:shafferjam51@gmail.com">shafferjam51@gmail.com</a>
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All conditions required by the contacted agencies can be found in Exhibit A, Conditions of Approval.

### **Staff Comment on Required Findings**

WCC Section 110.810.30, Article 810, *Special Use Permits*, requires that all of the following findings be made to the satisfaction of the Washoe County Planning Commission before granting approval of the request. Staff has completed an analysis of the special use permit application and has determined that the proposal is in compliance with the required findings as follows.

1. **Consistency.** That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Spanish Springs Area Plan.

*Staff Comment: The proposed project meets all applicable development standards; most notably, the required yard setbacks and maximum allowable size for a detached accessory dwelling. As demonstrated above, the project furthers the goals and policies of the Spanish Springs Area Plan by complying with the development and design guidelines. Therefore, the application, as proposed, is consistent with the requirements of the Master Plan and the Spanish Springs Area Plan.*

2. **Improvements.** That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven.

*Staff Comment: The proposed detached accessory dwelling will connect to existing services, including sewer service, water service and power that are used by the existing residence on the site.*

3. **Site Suitability.** That the site is physically suitable for a detached accessory dwelling, and for the intensity of such a development.

*Staff Comment: The property is being used for residential housing and is physically suitable for a detached accessory dwelling unit. The detached dwelling will meet the setbacks for the regulatory zone of the parcel. The design, color and required landscaping is anticipated to complement the primary residence and surrounding properties.*

4. **Issuance Not Detrimental.** That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area.

*Staff Comment: The property is located in an area characterized by low-density, single family residences and the proposed project would be consistent with adjoining uses. The parcel has an existing primary residence on the property, similar to the surrounding properties. The addition of a detached accessory dwelling unit will have minimum impact to the area.*

5. **Effect on a Military Installation.** Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

*Staff Comment: There are no military installations in the area.*

### **Recommendation**

After a thorough analysis and review, Special Use Permit Case Number WSUP21-0006 is being recommended for approval with conditions. Staff offers the following motion for the Commission's consideration.

**Motion**

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve with conditions Special Use Permit Case Number WSUP21-0006 for Linda and Sean Moore, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30:

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Spanish Springs Area Plan;
2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
3. Site Suitability. That the site is physically suitable for a detached accessory dwelling unit and for the intensity of such a development;
4. Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area; and,
5. Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

**Appeal Process**

Planning Commission action will be effective 10 calendar days after the written decision is filed with the Secretary to the Planning Commission and mailed to the applicant, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Planning Commission and mailed to the applicant.

Applicant: Sean and Linda Moore, 315 Valparaiso Court, Sparks, NV 89436  
Email: [hairguysparks@gmail.com](mailto:hairguysparks@gmail.com)

Owner: Same as Applicant.

Consultant: Michael T. Peterson, 3710 Grant Dr., Suite C, Reno, NV 89509  
Email: [mike@mtpeterson.com](mailto:mike@mtpeterson.com)



# Conditions of Approval

Special Use Permit Case Number WSUP21-0006

The project approved under Special Use Permit Case Number WSUP21-0006 shall be carried out in accordance with the conditions of approval granted by the Planning Commission on May 4, 2021. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act.

**Unless otherwise specified**, all conditions related to the approval of this special use permit shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Building Division.

Compliance with the conditions of approval related to this special use permit is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the special use permit may result in the institution of revocation procedures.

Washoe County reserves the right to review and revise the conditions of approval related to this Special Use Permit should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, “may” is permissive and “shall” or “must” is mandatory.

Conditions of approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some “conditions of approval” are referred to as “operational conditions.” These conditions must be continually complied with for the life of the project or business.

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

## **Washoe County Planning and Building Division**

- a. The following conditions are requirements of Planning and Building, which shall be responsible for determining compliance with these conditions.

**Contact Name** – Courtney Weiche, (775) 308-3608, [cweiche@washoecounty.us](mailto:cweiche@washoecounty.us)

- a. **The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this special use permit.**
- b. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit. The Planning and Building Division shall determine compliance with this condition.
- c. The applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and initial building permits shall be issued within two years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits. Compliance with this condition shall be determined by the Planning and Building Division.
- d. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any cairn or grave of a Native American be discovered during site development, work shall temporarily be halted at the specific site and the Sheriff's Office as well as the State Historic Preservation Office of the Department of Conservation and Natural Resources shall be immediately notified per NRS 383.170.

**Washoe County Engineering and Capital Projects**

2. The following conditions are requirements of the Engineering Division, which shall be responsible for determining compliance with these conditions.

**Contact Name** – Leo Vesely, P.E., 775-328-2041, [ivesely@washoecounty.us](mailto:ivesely@washoecounty.us) & Mitchell Fink, 775-328-2050, [mfink@washoecounty.us](mailto:mfink@washoecounty.us)

- a. The Regional Road Impact Fee (RRIF) will be charged at the multi-family rate for one unit with the building permit for the accessory dwelling.
- b. An Excavation/Encroachment permit will be required for the new driveway approach connecting to Cordoba Blvd. for the accessory dwelling.
- c. The driveway approach shall be constructed per Washoe County standard detail W-5.11 sheets 2 and 4.
- d. With the construction of the proposed driveway, verification will be required that the existing fence does not obstruct the sight distance of the vehicles coming out of the driveway. Mitigation will be required if the fence obstructs the sight distance.

**Washoe County Water Management Planner Coordinator**

3. The following conditions are requirements of Washoe County Water Management Planner Coordinator, who shall be responsible for determining compliance with these conditions.

**Contact:** Vahid Behmaram, 775.954.4647, [vbehmaram@washoecounty.us](mailto:vbehmaram@washoecounty.us)

- a. The parcel is currently receiving water service from the Truckee Meadows Water Authority (TMWA). The applicant shall provide a letter of acknowledgement from TMWA which will indicate the adequacy of water rights to support the Detached Dwelling.

- a. TMWA may require additional water rights or if there is sufficient water rights to support the Detached Dwelling, TMWA will simply issues a letter indicating no additional water rights are necessary.

\*\*\* End of Conditions \*\*\*



# WASHOE COUNTY

## COMMUNITY SERVICES DEPARTMENT

### Engineering and Capital Projects

1001 EAST 9<sup>TH</sup> STREET  
RENO, NEVADA 89512  
PHONE (775) 328-3600  
FAX (775) 328.3699

Date: March 29, 2021

To: Courtney Weiche, Planner

From: Leo Vesely, P.E., Licensed Engineer

Re: Special Use Permit Case **WSUP21-0006 – Moore DAD**  
APN 534-132-11

#### GENERAL PROJECT DISCUSSION

Washoe County Engineering staff has reviewed the above referenced application. The Special Use Permit is to allow a detached accessory dwelling unit on a parcel with the regulatory zoning of Low Density Suburban (LDS). The Engineering Division recommends approval with the following comments and conditions of approval which supplement applicable County Code and are based upon our review of the site and the application prepared by the applicant. The County Engineer shall determine compliance with the following conditions of approval.

For questions related to sections below, please see the contact name provided.

#### GENERAL CONDITIONS

Contact Information: Leo Vesely, P.E. (775) 328-2041 or Mitchell Fink (775) 328-2050

1. The Regional Road Impact Fee (RRIF) will be charged at the multi-family rate for one unit with the building permit for the accessory dwelling.
2. An Excavation/Encroachment permit will be required for the new driveway approach connecting to Cordoba Blvd. for the accessory dwelling.
3. The driveway approach shall be constructed per Washoe County standard detail W-5.11 sheets 2 and 4.
4. With the construction of the proposed driveway, verification will be required that the existing fence does not obstruct the sight distance of the vehicles coming out of the driveway. Mitigation will be required if the fence obstructs the sight distance.



INTEGRITY



EFFECTIVE  
COMMUNICATION



QUALITY  
PUBLIC SERVICE



Washoe-Storey Conservation District

Bret Tyler Chairmen  
Jim Shaffer Treasurer  
Cathy Canfield Storey app  
Jean Herman Washoe app

1365 Corporate Blvd.  
Reno NV 89502  
775 857-8500 ext. 131  
nevadaconservation.com

March 23, 2021

Washoe County Community Services Department

C/O Courtney Weiche, Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

R: WSUP21-0006 Moore DAD

Dear Courtney,

In reviewing the special use permit for a detached accessory dwelling, the Conservation District has the following comments.

We request that the detached accessory unit have the same color as the primary residence including the roofing material.

In addition, the District requires planting a minimum of two trees in the front and rear of the accessory dwelling for visual screening of the detached dwelling.

Thank you for providing us the opportunity to review the project that may have impacts on our natural resources.

Sincerely,

Shaffer-Tyler



**WASHOE COUNTY**  
**COMMUNITY SERVICES**  
**INTEGRITY COMMUNICATION SERVICE**

P.O. Box 11130  
Reno, Nevada 89520-0027  
Phone: (775) 328-3600  
Fax: (775) 328-3699

March 18, 2021

TO: Courtney Weiche, Planner, CSD, Planning & Development Division  
FROM: Vahid Behmaram, Water Rights & Water Resources Consultant, CSD  
SUBJECT: Special Use Permit Case Number WSUP21-0006 (Moore DAD)

**Project description:**

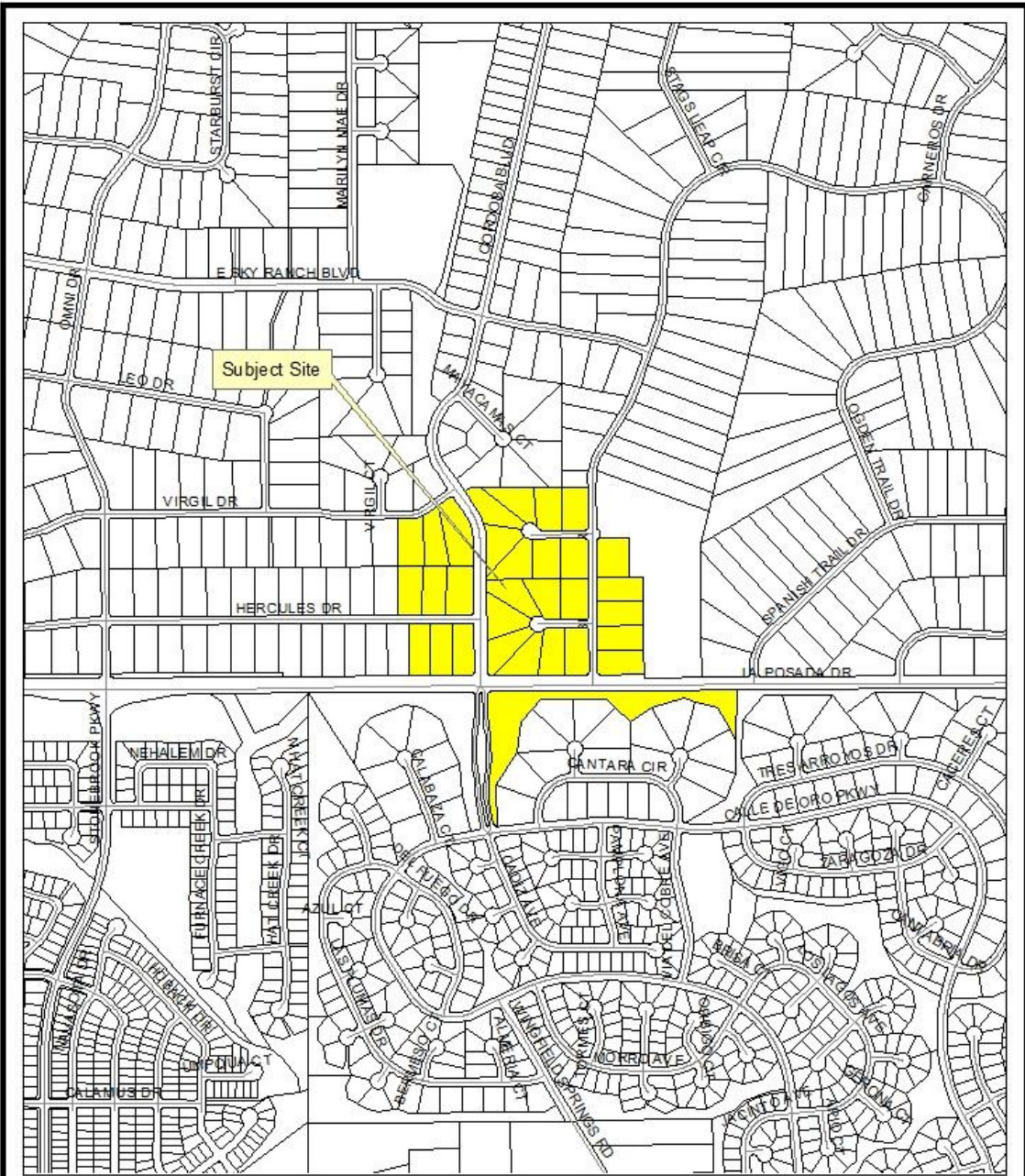
The applicant is proposing to approve a special use permit to allow a detached accessory dwelling unit on a parcel with the regulatory zoning of Low Density Suburban (LDS), as required by Washoe County Code 110.306.25 at 315 Valpariso Court.

***The Community Services Department (CSD) recommends approval of this project with the following Water Rights conditions:***

The parcel is currently receiving water service from the Truckee Meadows Water Authority (TMWA). The applicant shall provide a letter of acknowledgement from TMWA which will indicate the adequacy of water rights to support the Detached Dwelling.

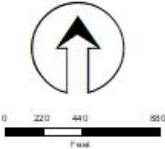
TMWA may require additional water rights or if there is sufficient water rights to support the Detached Dwelling, TMWA will simply issues a letter indicating no additional water rights are necessary.





Mailing and Vicinity Map

WSUP21-0006  
 31 parcels selected at 500 feet



Source: Planning and Building Division/Department/Boards and Commissions/Planning Commission/PC Case 2021/WSUP21-0006, Model: QAD/No. 1001 Date: 9/10/2021

## 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: <b>Sean &amp; Linda Moore</b>			
Project Description: Inlaw Quarters for Parents			
Project Address: 315 Valpariso Court			
Project Area (acres or square feet): 1800 sq. ft.			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): <b>Spanish Springs. Near the corner of La Posada Dr. &amp; Cordoba Blvd.</b>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
534-132-11	1.00 Acres		
<b>Indicate any previous Washoe County approvals associated with this application:</b> Case No.(s).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Sean & Linda Moore		Name: Michael T. Peterson	
Address: 315 Valpariso Court		Address: 3710 Grant Dr. Suite C	
Sparks, NV	Zip: 89436	Reno, NV	Zip: 89509
Phone: 775-830-0343	Fax:	Phone: 775-856-1400	Fax:
Email: hairguysparks@gmail.com		Email: mike@mtpeterson.com	
Cell:	Other:	Cell: 775-240-4564	Other:
Contact Person:		Contact Person: Michael T. Peterson	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name:		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):	

Property Owner Affidavit

Applicant Name: Sean Moore

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, Sean Moore  
(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): 534-132-11

Printed Name Sean Moore

Signed [Signature]

Address 315 Valaparaiso Ct

Sparks, NV 89441

Subscribed and sworn to before me this 5th day of February, 2021.

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

My commission expires: December 1, 2023



\*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:** Linda R Moore

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, Linda Moore  
(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): 534-132-11

Printed Name Linda Moore

Signed [Signature]

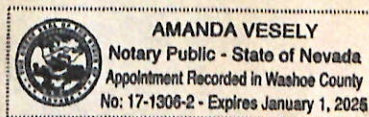
Address 315 Valparaiso Ct Sparks NV 89441

Subscribed and sworn to before me this 4th day of February, 2021.

Amanda Uley  
Notary Public in and for said county and state

My commission expires: Jan. 1, 2025

(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

## Special Use Permit Application Supplemental Information

(All required information may be separately attached)

1. What is the project being requested?

Building an Inlaw Quarters for Parents. 1093 sq. ft. Living area. 2 Bedroom, 2 bath, 1 car garage.

2. Provide a site plan with all existing and proposed structures (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.)

It is included.

3. What is the intended phasing schedule for the construction and completion of the project?

Start construction in May, 2021 and finish about September or October 2021

4. What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?

The New residence will look the same as the existing residence.

5. What are the anticipated beneficial aspects or affects your project will have on adjacent properties and the community?

The lot will be more developed and look more finished. The view from Cordoba Blvd. will look like a front yard instead of a back yard. It will just be a more developed property.

6. What are the anticipated negative impacts or affect your project will have on adjacent properties? How will you mitigate these impacts?

There are no negative impacts for the adjacent properties.

7. Provide specific information on landscaping, parking, type of signs and lighting, and all other code requirements pertinent to the type of use being purposed. Show and indicate these requirements on submitted drawings with the application.

Drawings are included for the New Residence.

8. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the special use permit request? (If so, please attach a copy.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

9. Utilities:

a. Sewer Service	Washoe County
b. Electrical Service	NV Energy
c. Telephone Service	AT&T or Charter Communications.
d. LPG or Natural Gas Service	NV Energy
e. Solid Waste Disposal Service	Waste Management
f. Cable Television Service	Charter Communications
g. Water Service	TMWA

For most uses, Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County. Please indicate the type and quantity of water rights you have available should dedication be required.

h. Permit #		acre-feet per year	
i. Certificate #		acre-feet per year	
j. Surface Claim #		acre-feet per year	
k. Other #		acre-feet per year	

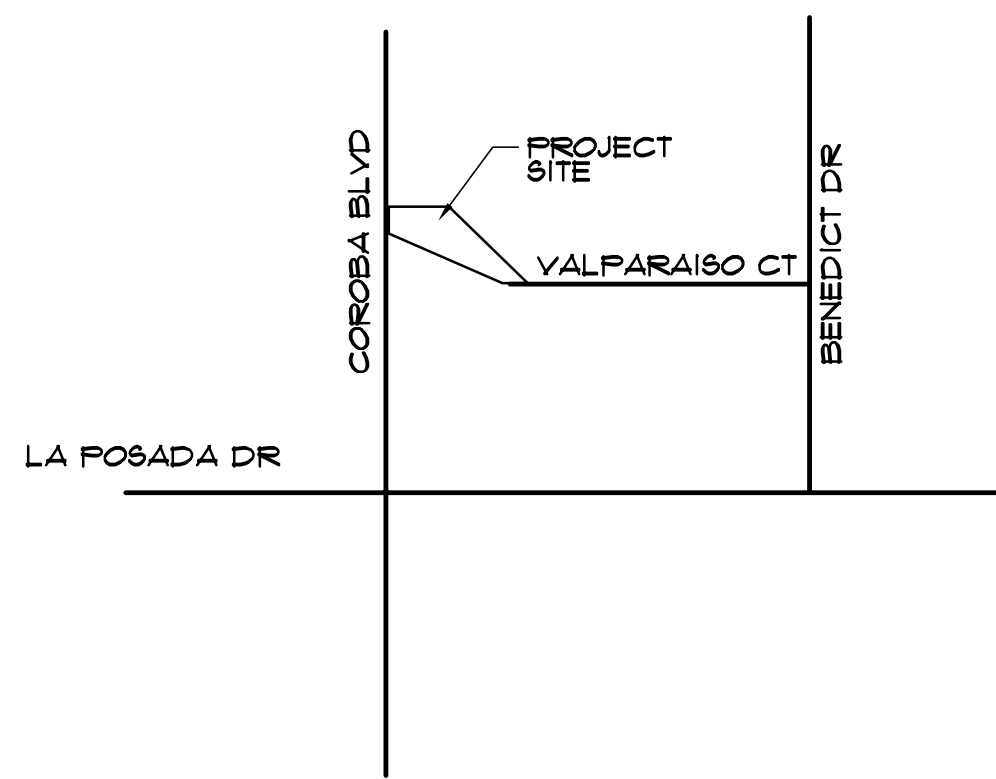
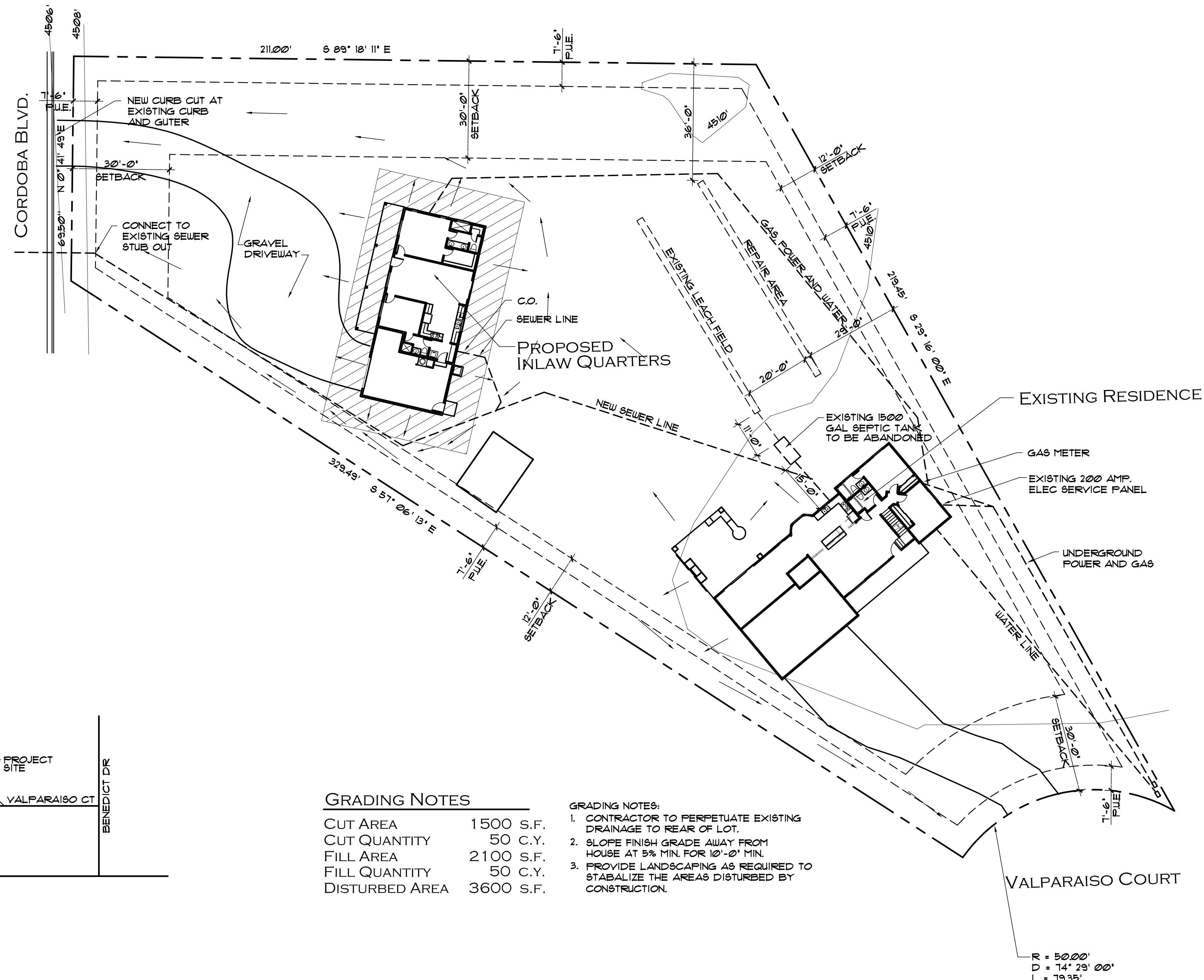
Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources).

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10. Community Services (provided and nearest facility):

a. Fire Station	Truckee Meadows Fire Station 1 mile
b. Health Care Facility	Renown Medical Group - 5.5 miles
c. Elementary School	Spanish Springs Elementary - 1/2 Mile
d. Middle School	Shaw Middle School - 1.8 miles
e. High School	Spanish Springs High - 2 miles
f. Parks	Eagle Canyon park 2 miles
g. Library	Spanish Springs Library - 5 miles
h. Citifare Bus Stop	RTC Rout 2 - 7 miles

# An Addition for Sean & Linda Moore



**GRADING NOTES**

CUT AREA	1500 S.F.
CUT QUANTITY	50 C.Y.
FILL AREA	2100 S.F.
FILL QUANTITY	50 C.Y.
DISTURBED AREA	3600 S.F.

- GRADING NOTES:**
- CONTRACTOR TO PERPETUATE EXISTING DRAINAGE TO REAR OF LOT.
  - SLOPE FINISH GRADE AWAY FROM HOUSE AT 5% MIN. FOR 10'-0" MIN.
  - PROVIDE LANDSCAPING AS REQUIRED TO STABILIZE THE AREAS DISTURBED BY CONSTRUCTION.

- WUI NOTES**
- ACCESS DOES COMPLY WITH SECTION 4022 AND 4022.1
  - WATER SUPPLY DOES NOT CONFORM TO 4022, EXCEPTION 1 WILL BE USED FOR NON-CONFORMING WATER SUPPLY. (R3 CONSTRUCTION (15 x DEFENSIBLE SPACE.)
  - DEFENSIBLE SPACE SHALL BE 30' FROM HOUSE AND SHALL BE CLEARED OF ALL BRUSH AND MAINTAINED. TREES ARE ALLOWED IN THE DEFENSIBLE SPACE PROVIDED THE HORIZ. DISTANCE BETWEEN TREE CROUNGS OF ADJACENT TREES AND CROUNGS OR TREES AND STRUCTURES, OVERHEAD ELECTRICAL FACILITIES AND UNMODIFIED FUEL IS NOT LESS THAN 10'-0"

**CONSULTANTS**  
**RESIDENTIAL DESIGNER**  
 MICHAEL T. PETERSON  
 3710 GRANT DRIVE SUITE C  
 RENO NEVADA 89509  
 PHONE : (775) 856-1400  
 CELL: (775) 240-4564  
 MIKE@MTPETERSON.COM  
**ENGINEER**  
**K2 ENGINEERING**  
 860 MAESTRO DR SUITE A  
 RENO, NEVADA 89511  
 PHONE : (775) 355-0505  
 JARED@K2ENG.NET

**OWNER INFORMATION**  
 SEAN & LINDA MOORE  
 315 VALPARAISO COURT  
 SPARKS, NEVADA 89441  
 PHONE (916) 517-2939

**DESIGN INFORMATION**

RESIDENTIAL CODE	2018 I.R.C.
ELECTRICAL CODE	2018 I.R.C.
PLUMBING CODE	2018 I.R.C.
MECHANICAL CODE	2018 I.R.C.
ENERGY CONS. CODE	2018 IECC
STRUCTURAL DESIGN	2018 I.B.C.
WIND LOAD	VULT 130 MPH EXP C
SEISMIC ZONE	D-2
ROOF LL	21 PSF SNOW
2018 IWUIC FIRE ZONE	LOW

AND ANY APPLICABLE LOCAL ORDINANCES WHICH AFFECT THIS PROJECT

- GENERAL NOTES**
- ALL TRADE CONTRACTORS SHALL VERIFY CONDITIONS AND DIMENSIONS IN THE FIELD. ALL QUESTIONS AS TO DIMENSIONS AND FIELD CONDITIONS SHALL BE RESOLVED BEFORE THE AFFECTED WORK PROCEEDS.
  - THE GENERAL BUILDING PERMIT AND PLAN CHECK FEE SHALL BE SECURED AND PAID FOR BY THE OWNER. ALL OTHER LICENSES AND FEES SHALL BE OBTAINED BY THE APPLICABLE TRADE CONTRACTOR FOR THE ASPECTS OF THE WORK RELATED TO THEIR TRADE.
  - THE BUILDER SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TEMPORARY WATER SUPPLY, LIGHT / POWER, TOILET FACILITIES, AND A TRASH DUMPSTER OR TRAILER.
  - ALL TRADES SHALL AT ALL TIMES, KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY THEIR WORK, AND AT THE COMPLETION OF THEIR WORK REMOVE ALL RUBBISH FROM AND ABOUT THE JOB SITE, AND ALL THEIR TOOLS, SCAFFOLDING AND SURPLUS MATERIALS, AND SHALL LEAVE THE JOB BROOM CLEAN, INCLUDING REMOVING ALL LABELS, STICKERS, PAINT SMEARS, ETC. FROM LIGHTING FIXTURES, PLUMBING FIXTURES, GLASS SURFACES, FINISH HARDWARE, CABINETS, COUNTER TOPS, ETC.
  - NOTHING INDICATED ON THESE PLANS IS INTENDED TO CONFLICT WITH ANY APPLICABLE CODE OR ORDINANCE. IN THE EVENT OF A CONFLICT THE CONTRACTOR OR SUB CONTRACTOR SHALL NOTIFY THE ARCHITECT PRIOR TO PROCEEDING WITH THE AFFECTED WORK.

**RESIDENCE INFORMATION**

EXISTING LIVING AREA	2253 SQ. FT.
EXISTING UNFINISHED BASEMENT	1469 SQ. FT.
EXISTING GARAGE	602 SQ. FT.
NEW COVERED PORCH	400 SQ. FT.

**BUILDING INFORMATION**  
 BUILDING OCCUPANCY GROUP : IRC/R-3  
 TYPE OF CONSTRUCTION : VB  
 A. P. N. : 534-132-11  
 LOT SIZE : 1.00 ACRES  
 LOT : 6 BLOCK : D  
 SUB DIVISION : SKY RANCH NORTH 1 PH 1

**SHEET SCHEDULE**

A-1	COVER SHEET & SITE PLAN
A-2	EXISTING FLOOR PLAN
A-3	ARCHITECTURAL PLANS
S0.1	GENERAL NOTES
S0.2	TYPICAL DETAILS
S0.3	TYPICAL DETAILS
S1.1	STRUCTURAL PLANS
S2.1	STRUCTURAL DETAILS

**Revisions**

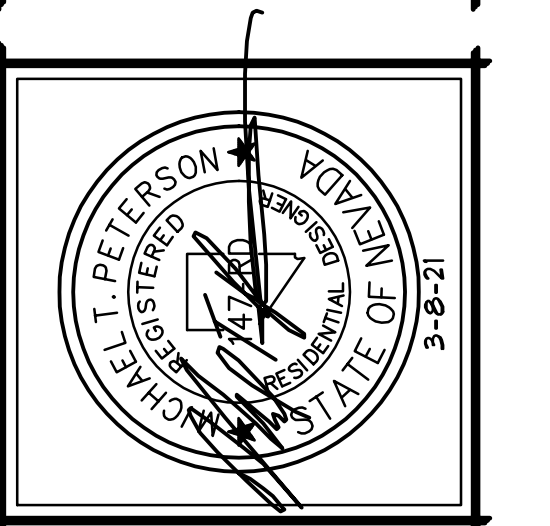
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Drawn By: M.T.P. Date: March 8, 2021  
 Checked By: M.T.P. Project No.: 1642



**SITE PLAN**  
 534-132-11  
 315 VALPARAISO COURT  
 1"=20'-0"

Michael T. Peterson  
 Residential Designer  
 www.mtpeterson.com  
 mike@mtpeterson.com  
 Phone: (775) 856-1400  
 Cell: (775) 240-4564  
 610 S. Rock Blvd #220  
 Sparks, Nevada 89431



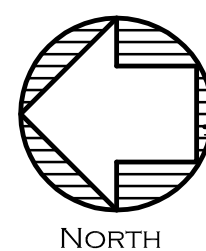
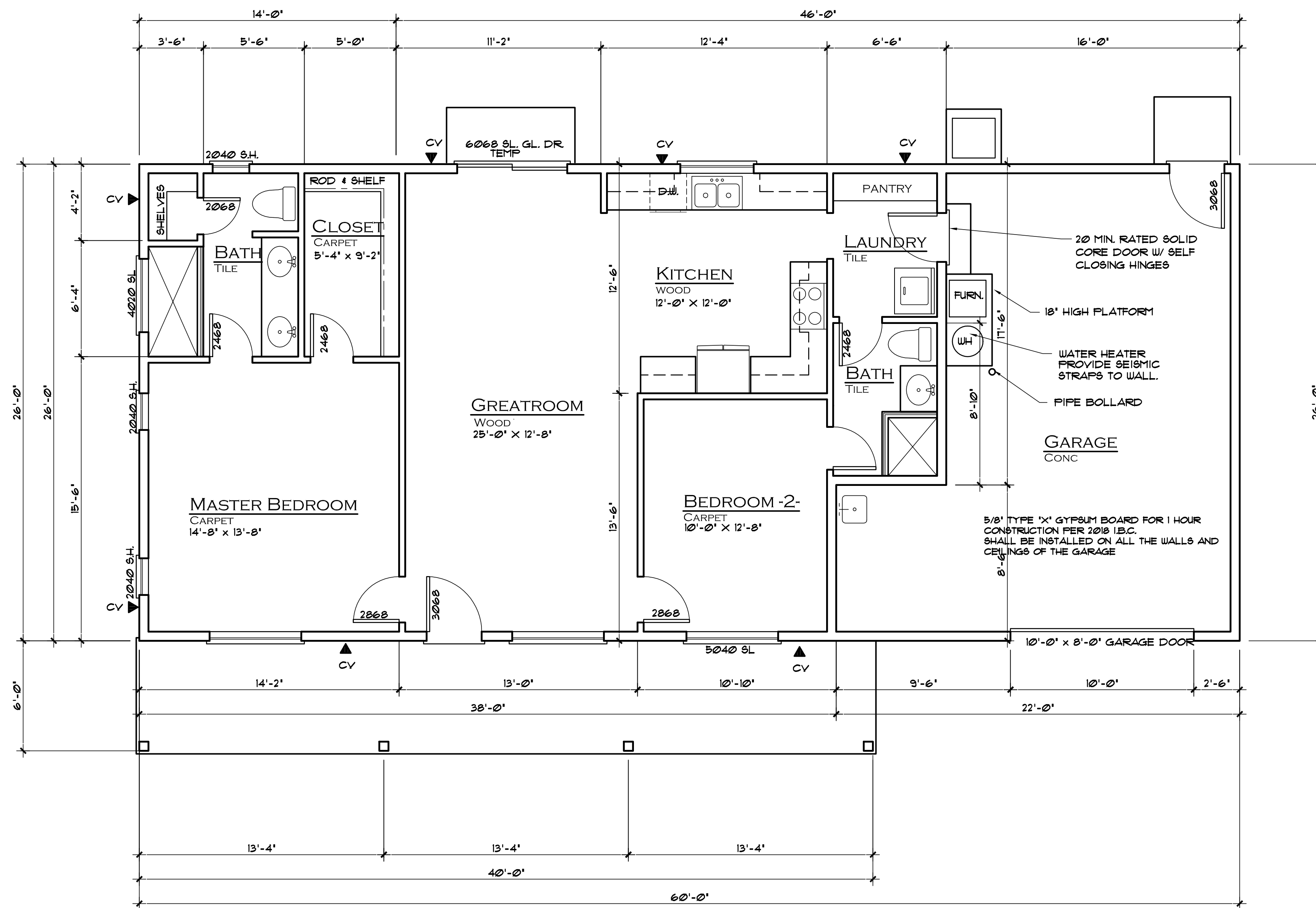
A Remodel For  
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 Sparks, Nevada

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Sheet Title  
**COVER SHEET & SITE PLAN**  
 Sheet Number  
**A-1**



**FLOOR PLAN**  
 SCALE: 1/4"=1'-0"  
 LIVING AREA 1093 Sq. Ft.  
 COVERED PORCH 240 Sq. Ft.  
 GARAGE AREA = 467 Sq. Ft.

**TYPICAL NOTES:**

- ALL EXTERIOR WALLS SHALL BE 2x6 @ 16" O.C. W/ R-21 FIBERGLASS BATT INSULATION W/ PAPER
- NON LOAD BEARING INTERIOR WALLS SHALL BE 2x4 @ 16" O.C. TYP. UNO.
- BATHROOM WALLS SHALL RECEIVE FIBERGLASS BATT SOUND INSULATION (TYP.)
- ALL CEILING SHALL BE 40'-0" TYP. UNO.
- PROVIDE R-2 INSULATION ON ALL HOT WATER PIPES IN CRAWL SPACE.
- SEE HEAT LOSS CALCULATIONS PER RESCHECK COMPLIANCE FOR MIN. WINDOW AND DOOR PERFORMANCE SPECIFICATIONS, AND FOR MECH. REQUIREMENTS.
- AIR LEAKAGE AND SEALING MUST BE TESTED AND MEET OR BE LESS THAN 5 AIR EXCHANGES PER HOUR IN ACCORDANCE WITH THE ADOPTED NORTHERN NEVADA AMENDMENTS TO THE 2018 IECC.
- ATTIC ACCESS DOOR OR COVER TO BE INSULATED TO THE SAME LEVEL AS THE ATTIC INSULATION. PROVIDE WEATHER STRIPPING FOR THE ACCESS DOOR OR COVER PER 2018 IECC SECTION 402.2.3
- CRAWL SPACE ACCESS DOOR OR COVER TO BE INSULATED WEATHER STRIPPING FOR THE ACCESS DOOR OR COVER PER 2018 IECC SECTION 402.2.3
- SUPPLY DUCTS IN THE ATTIC TO BE INSULATED TO A MIN. OF R-8. ALL OTHER DUCTS TO BE INSULATED TO A MIN. OF R-6.
- WALL AREAS IN TUBS AND SHOWERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH 307.2 OR OTHER NON PERMIABLE MATERIALS TO THE HEIGHT OF 12' ABOVE THE TUB OR SHOWER FINISH FLOOR.
- MECHANICAL SYSTEM SHALL PROVIDE FOR CONDITIONED MAKEUP AIR INTAKE WHEN KITCHEN HOOD IS TURNED ON.

**ENERGY NOTES:**

- A PERMANENT CERTIFICATE SHALL BE COMPLETED AND LOCATED IN AN APPROVED LOCATION THE LISTS THE PREDOMINANT R-VALUES OF THE INSULATION INSTALLED IN THE CEILING / ROOF, WALLS, FOUNDATION AND DUCTS OUTSIDE CONDITIONED SPACES, AND U-FACTORS FOR FENESTRATION.
- THE ATTIC ACCESS DOOR FROM THE CONDITIONED SPACE TO UNCONDITIONED SPACES (ATTIC) SHALL BE WEATHER STRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES.
- THE AIR BARRIER SHALL BE VERIFIED BY A BLOWER DOOR TEST. PER IECC R402.4.11

**PLUMBING NOTES:**

- HOSE BIBS SHALL BE PROVIDED WITH AN ATMOSPHERE OR PRESSURE TYPE VACUUM BREAKER.
- THE WATER HAMMER ARRESTOR ARE REQUIRED AT THE QUICK-CLOSING VALVES, IE, DISHWASHER & CLOTHES WASHER.
- THE REQUIRED TEMPERATURE LIMITING DEVICE FOR BATHTUBS AND SHOWERS SHALL BE SET AT 120°F.
- BACKWATER VALVE IS REQUIRED TO PROTECT PLUMBING FIXTURES THAT ARE LOCATED BELOW THE ELEVATION LEVEL OF THE NEAREST MAN HOLE COVER. FIXTURES THAT ARE ABOVE THE ELEVATION LEVEL OF THE MANHOLE COVER SHALL NOT DISCHARGE THROUGH THE BACKWATER VALVE.
- JETTED TUBS SHALL HAVE A 12" x 12" ACCESS OPENING. IF THE PUMP IS LOCATED WITHIN 2' FROM THE ACCESS OPENING THE OPENING SHALL BE 18" x 18"
- HOT WATER PIPING SHALL BE INSULATED WITH R-3 MIN.
- PROVIDE A WATER PRESSURE REGULATOR IN ACCORDANCE WITH 2018 UPC WHEN CITY WATER SUPPLY EXCEEDS 80 PSI.
- PROVIDE A WATER HEATER PAN AND DRAIN.
- PROVIDE A 2-WAY CLEANOUT IN THE BUILDING DRAIN WITHIN 36" OF THE BUILDING FOUNDATION PERIMETER.

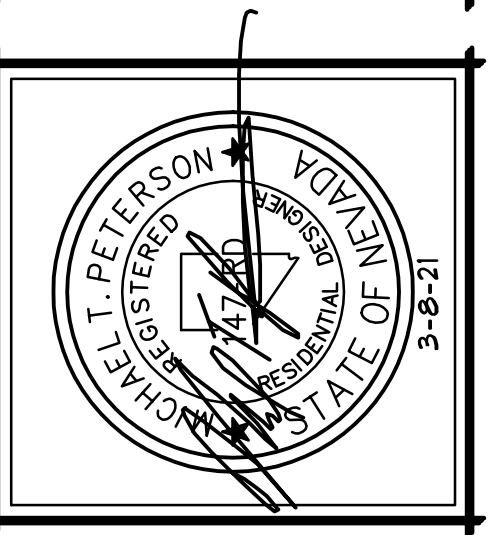
**CRAWL SPACE VENT CALCULATION**

PROVIDE 1 SQ. FT. OF VENTILATION PER 1500 SQ. FT. OF CRAWL SPACE. PROVIDED THAT A 6 MIL. VISQUEEN VAPOR BARRIER IS INSTALLED IN THE CRAWL SPACE. VISQUEEN SHALL BE SECURED TO THE FOOTINGS AND JOINTS SHALL BE FASTENED TOGETHER

**VENTILATION REQUIRED**  
 1292 SQ. FT. / 1500 = 26 SQ. FT. = 124 SQ. IN.  
 PROVIDE 1 WITHIN 3' OF EA. CORNER AND 1 EVERY 25' MIN.

CV ► INDICATES LOCATION OF 4' x 14' CRAWL SPACE VENTS

Michael T. Peterson  
 Residential Designer  
 www.mtpeterson.com  
 mike@mtpeterson.com  
 Phone: (775) 856-1400  
 Cell: (775) 240-4564  
 610 S. Rock Blvd #220  
 Sparks, Nevada 89431



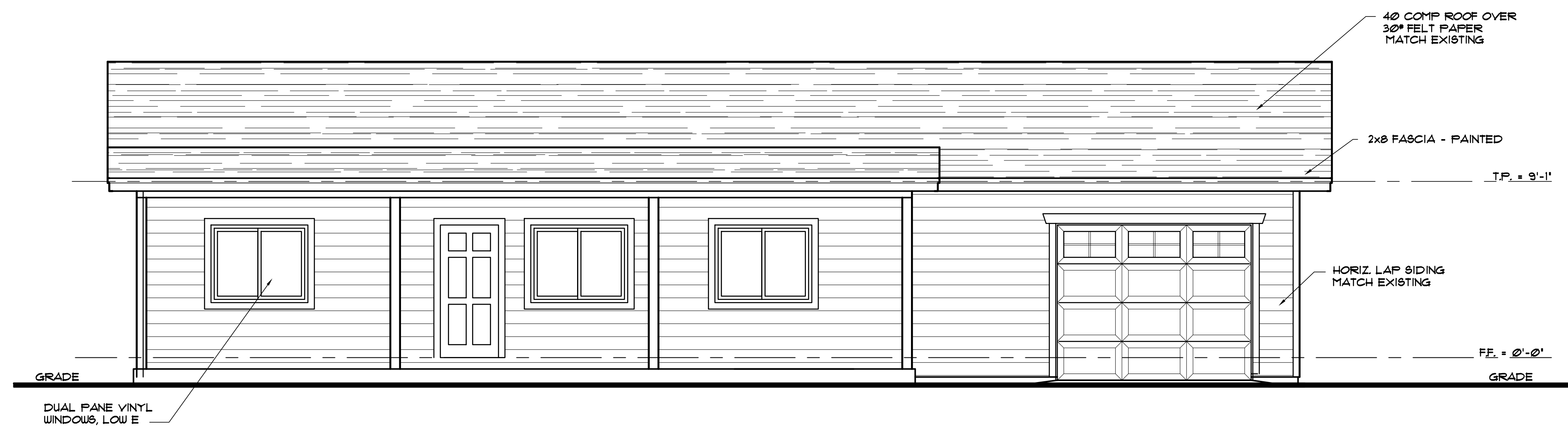
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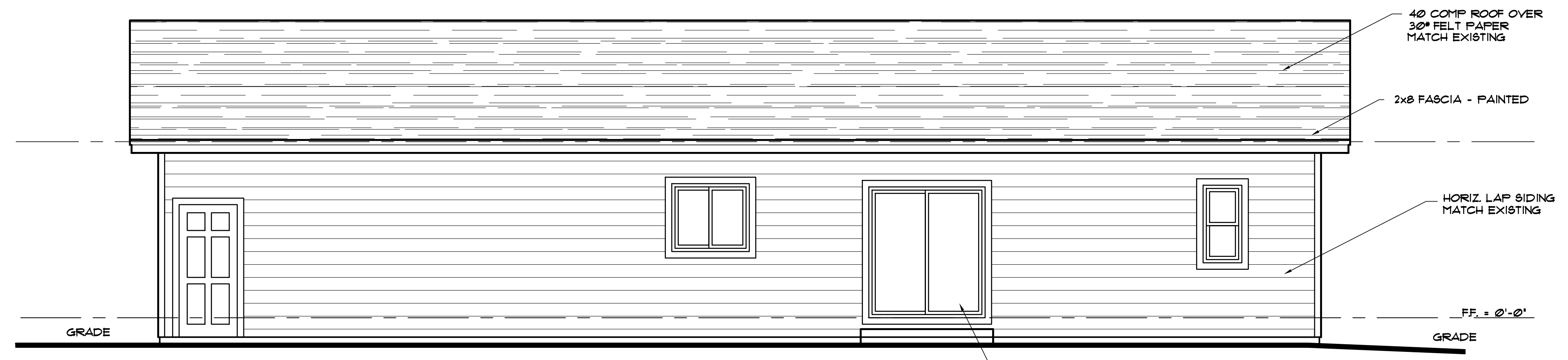
Drawn By: M.T.P. Date: March 8, 2021  
 Checked By: M.T.P. Project No.: 1642

Sheet Title  
**FLOOR PLAN & SECTION**  
 Sheet Number  
**A-2**

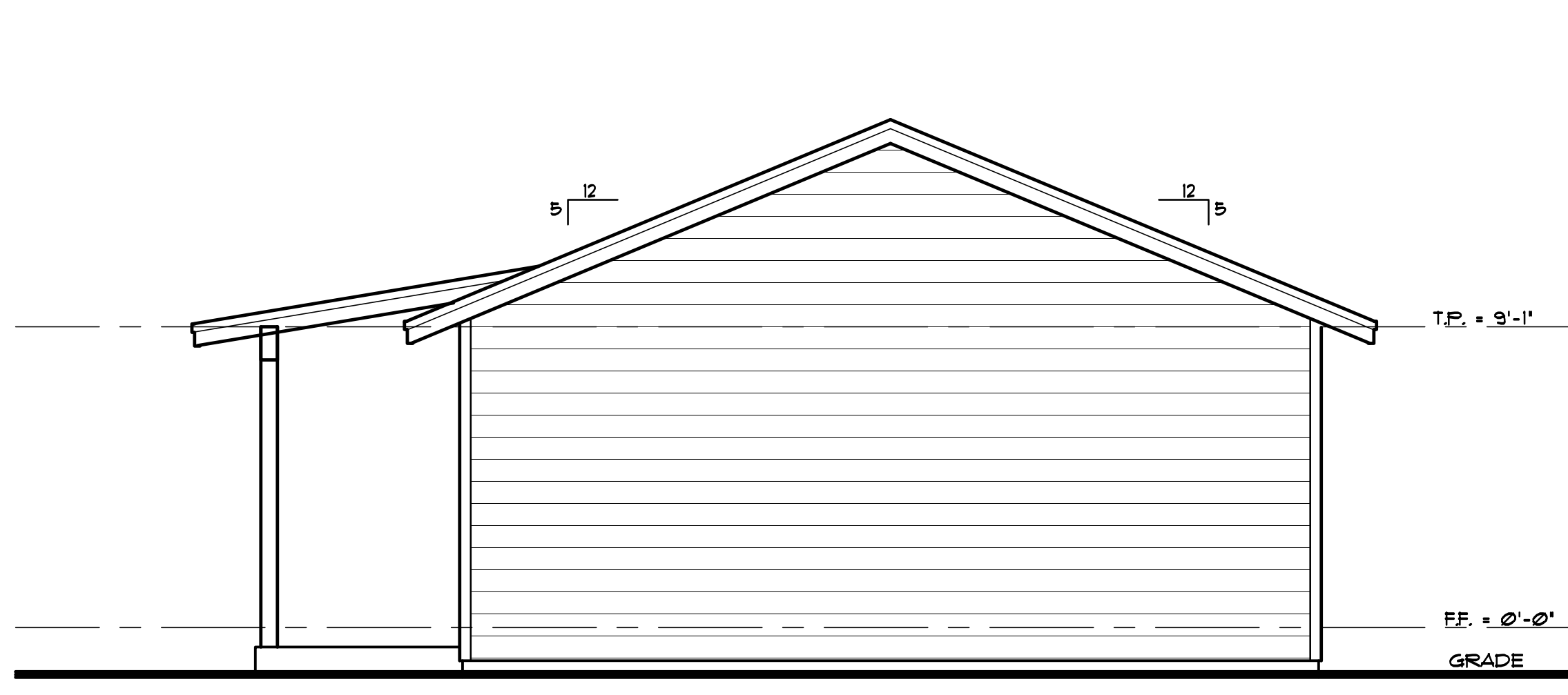




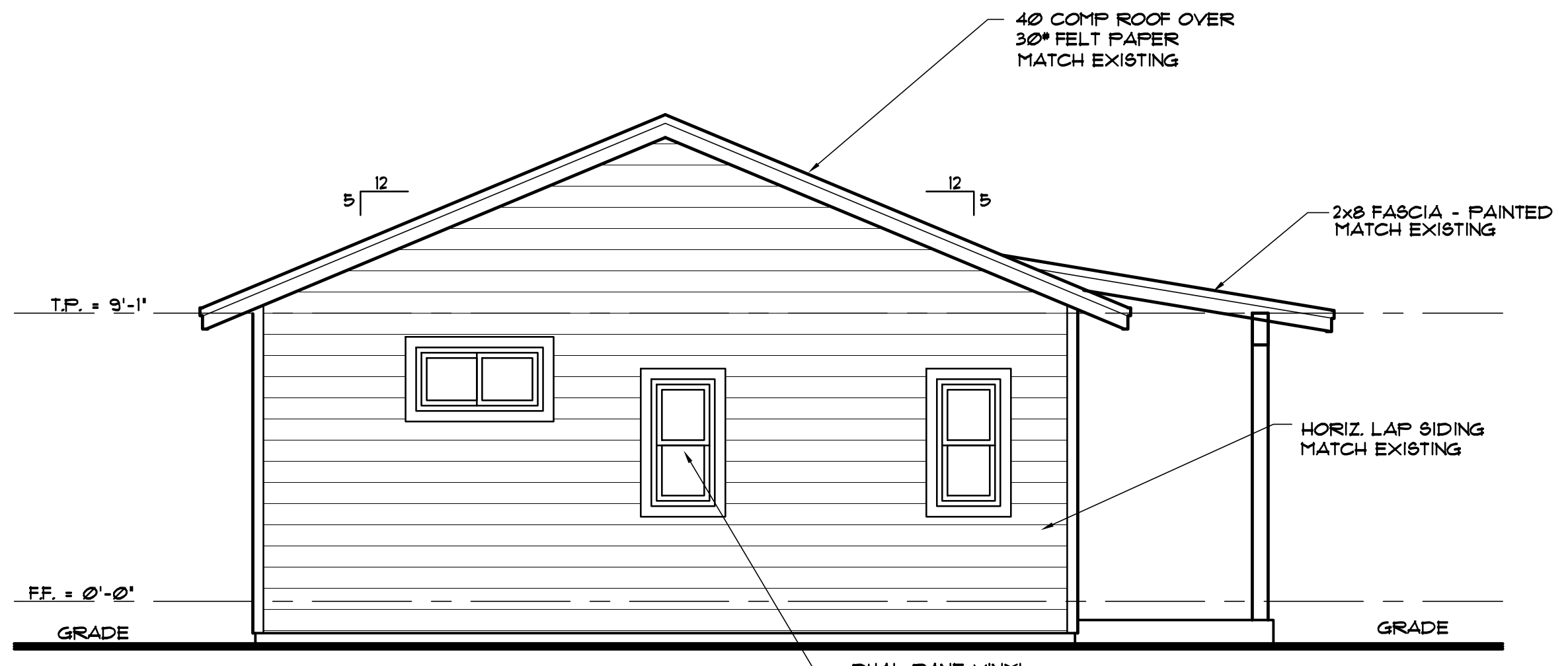
**WEST ELEVATION** SCALE: 1/4"=1'-0"



**EAST ELEVATION** SCALE: 1/4"=1'-0"

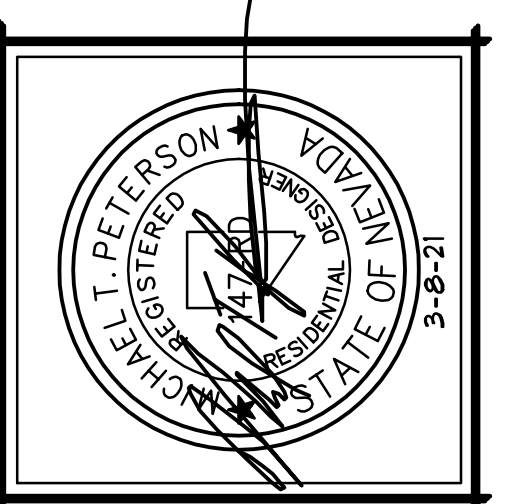


**SOUTH ELEVATION** SCALE: 1/4"=1'-0"



**NORTH ELEVATION** SCALE: 1/4"=1'-0"

Michael T. Peterson  
Residential Designer  
www.mtpeterson.com  
mike@mtpeterson.com  
Phone: (775) 856-1400  
Cell: (775) 240-4564  
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Checked By M.T.P.	Project No. 1642

Sheet Title  
**EXTERIOR ELEVATIONS**

Sheet Number  
**A-3**