

WDAD AR19 - 0001

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: <i>Rios New Mobile Home</i>			
Project Description: <i>New Mobile Home</i>			
Project Address: <i>65 Pompe Way</i>			
Project Area (acres or square feet): <i>1 acre</i>			
Project Location (with point of reference to major cross streets AND area locator): <i>Pompe.</i>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
<i>084-522-29</i>	<i>1.0</i>		
<i>084 284-05</i>			
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner: <i>Oscar Rios</i>		Professional Consultant:	
Name: <i>Jose Rios</i>		Name:	
Address: <i>65 Pompe st.</i>		Address:	
Zip:		Zip:	
Phone: <i>775 276-2187</i> Fax:		Phone: Fax:	
Email: <i>riosconcrete21@yahoo.com</i>		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		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: Oscar Pios

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, Oscar Pios (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):

Printed Name Oscar Pios

Signed Oscar Pios

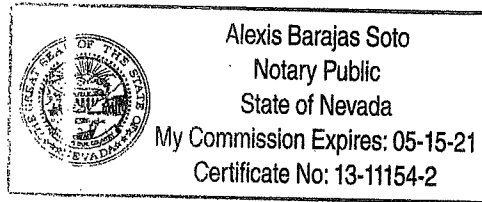
Address 65 Pompe St.
Reno, NV 89506

Subscribed and sworn to before me this 11 day of November, 2019

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

My commission expires: 05-15-2021

(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

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)?

1344 sqft

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.

672 sqft.

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

by plan.

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?

Parking is inside the property

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?

Open land not vegetation.

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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, please list the HOA name.
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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.
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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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	If yes, please provide information on the secondary unit.
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Mother-in-law

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

	Main Dwelling	Accessory Dwelling
Sewer Service		<i>New</i>
Electrical Service		<i>New</i>
Solid Waste Disposal Service		
Water Service		

Washoe County Treasurer
Tammi Davis

Washoe County Treasurer
P.O. Box 30039, Reno, NV 89520-3039
ph: (775) 328-2510 fax: (775) 328-2500
Email: tax@washoecounty.us

Account Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

CollectionCart

Collection Cart	Items	Total	Checkout	View
	0	\$0.00		

Pay Online

Payments will be applied to the oldest charge first.

Select a payment option:

- Total Due \$316.00
- Oldest Due \$158.00
- Partial

[ADD TO CART](#)

Washoe County Parcel Information

Parcel ID	Status	Last Update
08628405	Active	11/15/2019 2:08:08 AM

Current Owner:
MIRANDA, OSCAR E R

11595 SITKA ST
RENO, NV 89506

SITUS:
65 POMPE WAY
WCTY NV

Taxing District
4000

Geo CD:

Legal Description

Township 21 Section SubdivisionName BRITTON SUBDIVISION Lot 21 Block Range 19

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	\$638.95	\$322.95	\$0.00	\$0.00	\$316.00
2018	\$621.32	\$633.90	\$0.00	\$0.00	\$0.00
2017	\$604.70	\$616.98	\$0.00	\$0.00	\$0.00
2016	\$586.69	\$586.69	\$0.00	\$0.00	\$0.00
2015	\$579.48	\$585.27	\$0.00	\$0.00	\$0.00
Total					\$316.00

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.

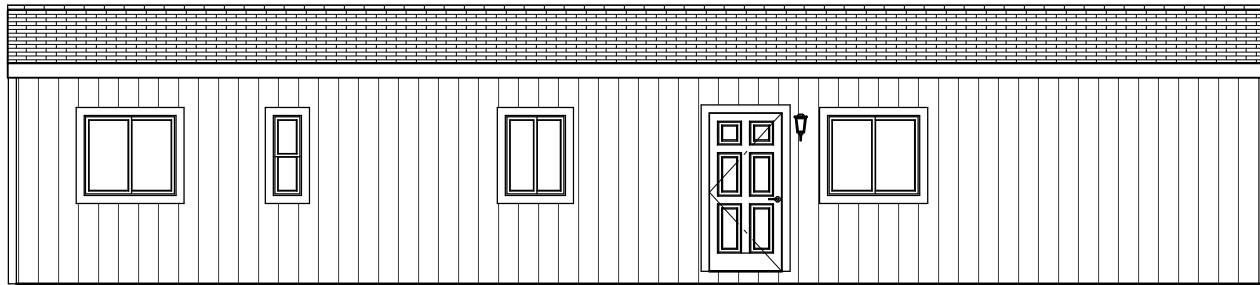
Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

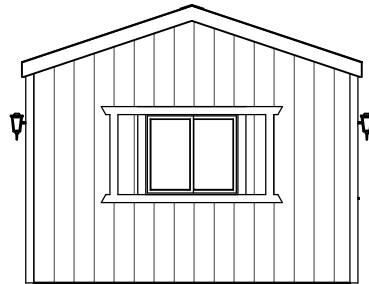
Mailing Address:
P.O. Box 30039
Reno, NV 89520-3039

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

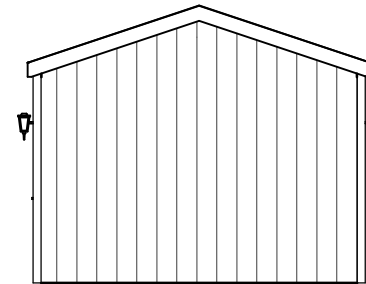




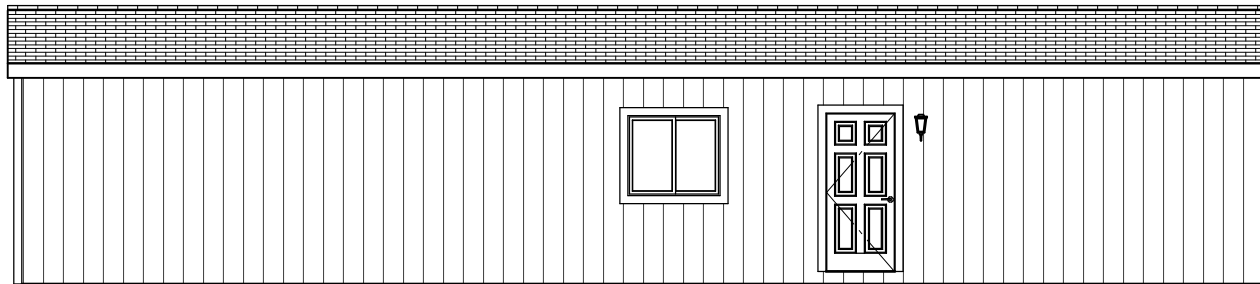
FRONT SIDEWALL ELEVATION



FRONT ENDWALL ELEVATION



REAR ENDWALL ELEVATION



REAR SIDEWALL ELEVATION

Notes:

- 1 - All windows and doors are labeled in actual size in inches.
- 2 - Cabs are labeled by length of face frame in inches.



Product Name:
Broadmore

Model No:
14522B

Scale:
1/8" = 1'-0"

Title: **Exterior Elevations**
Standard Plan
Plt #230 Nampa

Drawn By:
Russell Bratcher

Issue Date: 4-9-15

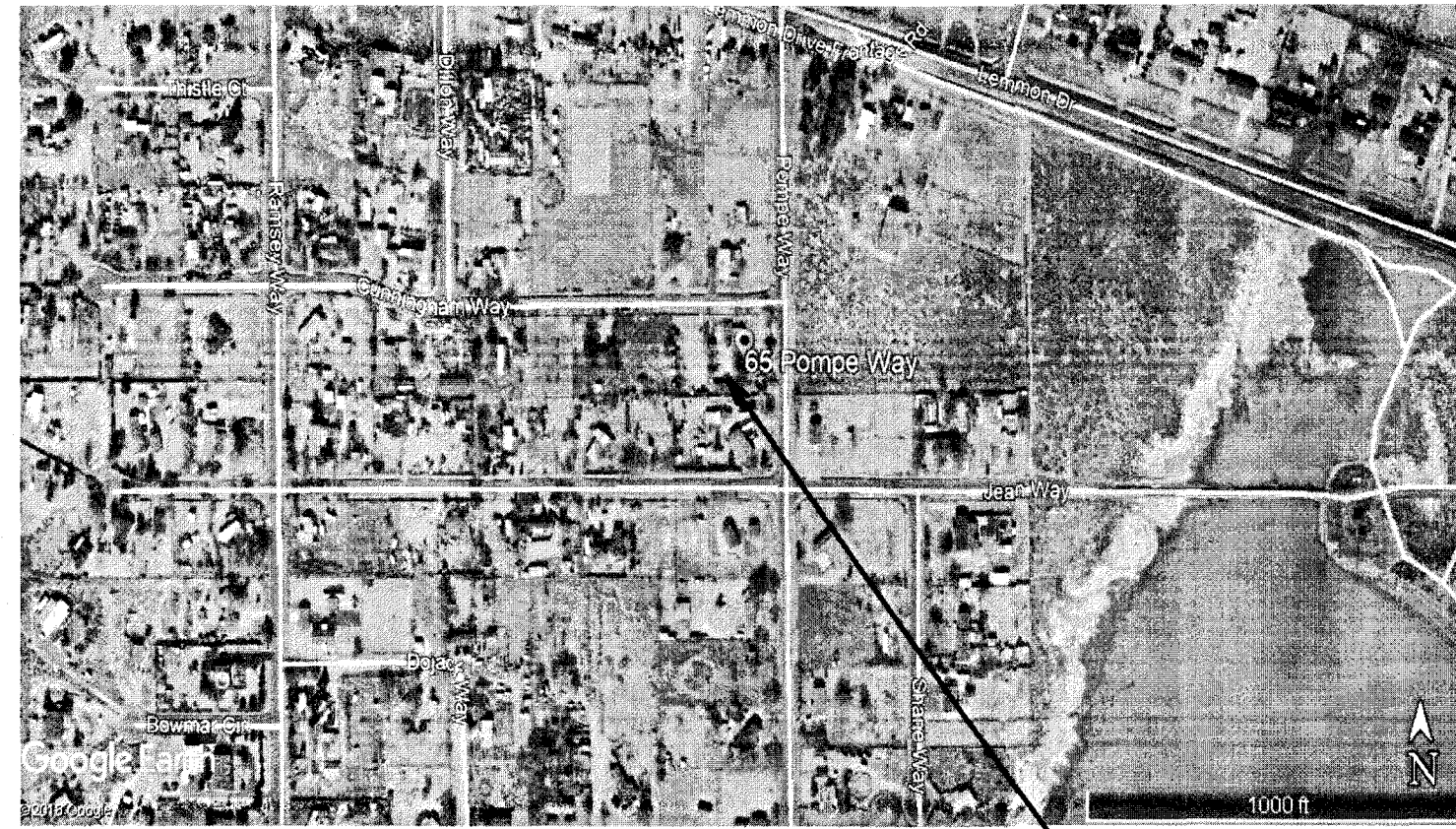
Rev. Date: X

Approvals

President: X

Sq. Ft.: 534

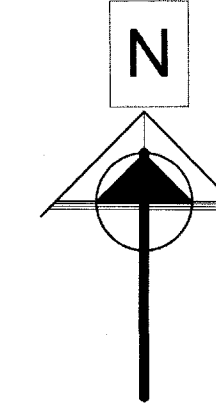
Sheet: 2 of 2



VICINITY MAP

SITE LOCATION

LOT 21
1.072 Acre



NOTE:
THE FOUNDATION WILL BE:
8" WIDTH STEMWALL WITH A 16"x8" FOOTING
AND TWO 16"x8" CONT. FOOTING AT 8' O.C.
UNDERNEATH EACH W3x8 STEEL BEAM
OF MOBILE HOME.

EARTHWORK SUMMARY:

NO GRADING, CUT, OR FILL REQUIRED.
OWNER TO PERPETUATE NATURAL DRAINAGE.

GENERAL NOTES

OWNER BUILDER INFORMATION:

OWNER: JOSE RIOS
11525 LEMMON DR. LEMMON
VALLEY-GOLDEN VALLEY, NV
89506
(775) 276-2187

A. P. N. 086-284-05
LOT: 21
ZONING: LDS
FLOOD ZONE: X
WATER: MUNICIPAL
SEWER: SEPTIC

CURRENT CODES:

2018 IRC
2018 IRC
2018 UPC
2018 UMC
2017 NEC
2018 IECC
2018 NNCA (NORTHERN
NEVADA CODE
AMENDMENTS)
2018 NNCA (NORTHERN
NEVADA ENERGY CODE
AMENDMENTS)

PROVIDE 5% MIN. DRAINAGE
FOR THE FIRST 10' AWAY
FROM DWELLING AND 1%
MIN. DRAINAGE THEREAFTER.

CONTRACTOR OR
OWNER BUILDER TO VERIFY
LOCATION OF ALL UTILITIES,
SEPTIC TANK AND WATER
LOCATION PRIOR
TO CONSTRUCTION.

SHEET NAME:

SITE PLAN

REVISION OR ISSUE

No.	REVISION OR ISSUE	DATE:
1	PLAN CHECK	11-04-2019
2	PLAN CHECK	11-13-2019

PROJECT NAME AND ADDRESS:

"RIOS NEW MOBILE HOME PLACEMENT"
65 POMPE WAY,
WASHOE CO. NV 89506

PROJECT No. 2019-07

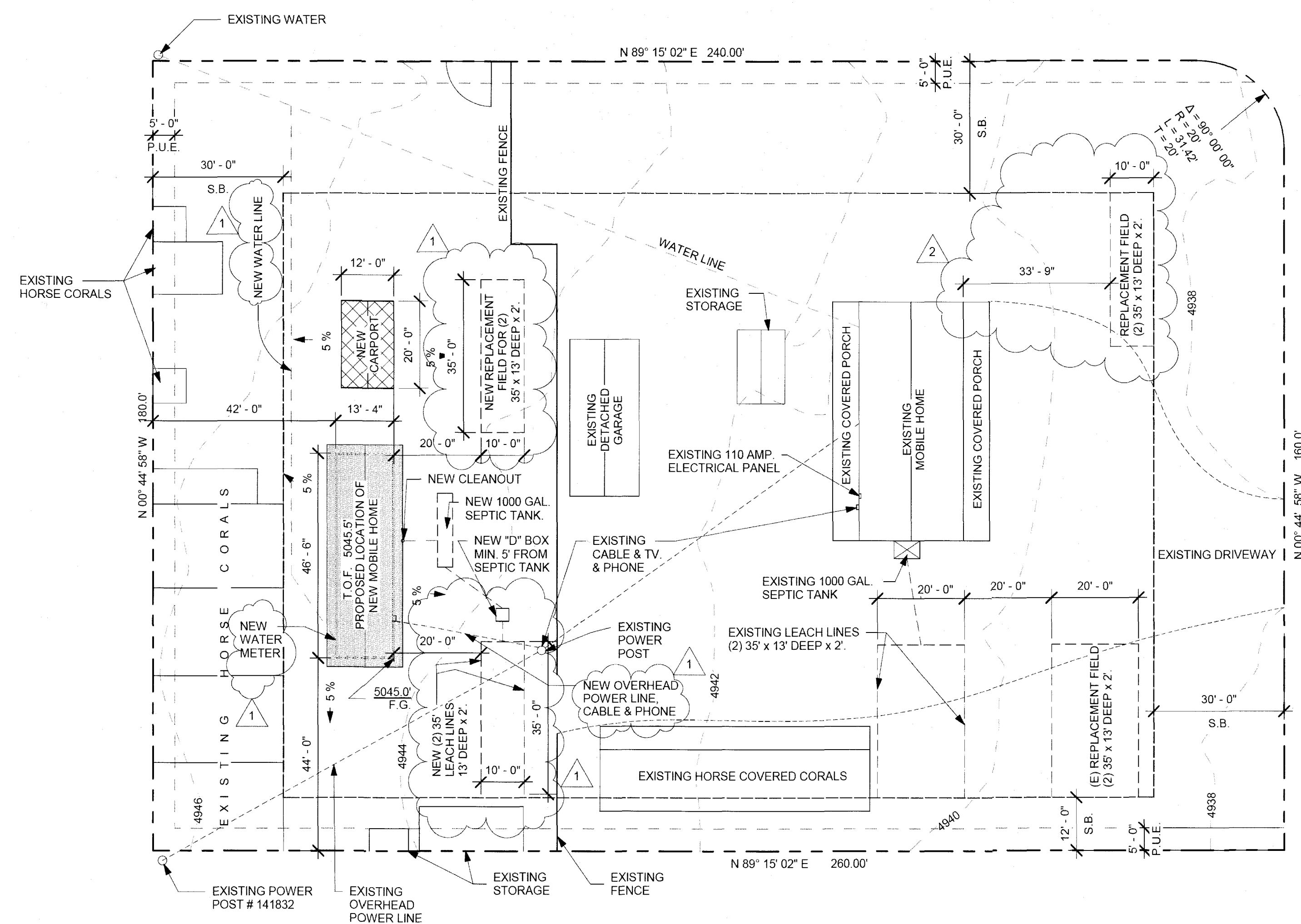
SCALE: AS NOTED

DATE: 11/13/2019

Printed date: 11/13/2019 10:44:23 AM

SHEET:

A 1.0



NOTE: PIPE SLOPE
TO AND FROM SEPTIC TANK
TO "D" BOX SHALL BE 1/4" TO 1'.

1 SITE PLAN
1" = 20'-0"