

Community Services Department
Planning and Building
SHORT TERM RENTALS
ADMINISTRATIVE REVIEW
APPLICATION



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

Telephone: 775.328.6100

Administrative Review Permit for Short Term Rentals

Washoe County Code (WCC) Chapter 110, Section 110.319.05(a)(2), requires an application for an administrative review permit to establish Tier 2 short term rental (STR). A Tier 2 STR has a maximum occupancy of 11 – 22 persons and due to its higher occupancy, may require additional limitations to ensure compatibility with surrounding residential properties. The Director of the Planning and Building Division, or their designee, shall review the application request for compliance with the Development Code taking into consideration any testimony offered by affected property owners and the applicant. The Director, or their designee, may approve, approve with conditions, modify, modify with conditions, or deny the request. See WCC 110.306.25, for further information.

Development Application Submittal Requirements

Submit your application online at [OneNV.us](https://www.onenv.us)

1. **Fees:** See Master Fee Schedule. **Make check payable to Washoe County.**
2. **Development Application:** A completed Washoe County Development Application form and all supplemental questions.
3. **Owner Affidavit:** The Owner Affidavit must be signed and notarized by all owners of the property subject to the application request.
4. **Proof of Property Tax Payment:** The applicant must provide a written statement from the Washoe County Treasurer's Office indicating all property taxes for the current quarter of the fiscal year on the land have been paid.
5. **Application Materials:** The completed Administrative Review Permit for Short Term Rentals Application materials.
6. **Site Plan Specifications:**
 - a. Lot size with dimensions drawn using standard engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500') showing all streets and ingress/egress to the property.
 - b. Show the location and configuration of all proposed buildings (with distances from the property lines and from each other), all existing buildings that will remain (with distances from the property lines and from each other), all existing buildings that will be removed, and site improvements on a base map with topography expressed in intervals of no more than five (5) feet IF there is a difference in elevation of the two dwellings of five (5) feet or more
 - c. Show all required yard setbacks, location and configuration of wells and well house, septic systems and leach fields, overhead utilities, water and sewer lines, and all easements.
 - d. Date, north arrow, scale and number of each sheet in relation to the total number of sheets, and the name of person preparing the plans.
7. **Floor Plans:** Floor plans to scale with all rooms and spaces labeled for both the main dwelling unit and the detached accessory dwelling.

- Notes:
- (i) Applications must comply with all specific criteria as established in the Washoe County Development Code and/or the Nevada Revised Statutes.
 - (ii) Based on the specific nature of the development request, Washoe County reserves the right to specify additional submittal packets, additional information and/or specialized

studies to clarify the potential impacts and potential conditions of development to minimize or mitigate impacts resulting from the project. No application shall be processed until the information necessary to review and evaluate the proposed project is deemed complete by the Director of Planning and Building.

- (ii) **Labels:** If there is a mobile home park within five hundred (500) feet of the proposed project, the applicant is required to submit three (3) sets of mailing labels for every tenant residing in the mobile home park.
- (iv) Please be advised that the Washoe County Director of the Planning and Building Division or their designee has the ability to determine if the application is incomplete, if it cannot be ascertained what the applicant is requesting, or if there is insufficient information to determine a favorable outcome.

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: 591 Village			
Project Description: Tier 2 permit OCCUPANTS 16			
Project Address: 591 Village Blvd			
Project Area (acres or square feet): 1.4acres			
Project Location (with point of reference to major cross streets AND area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
12408334	1.4		
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: Village Boulevard LLC		Name:	
Address: 3225 McLeod Dr, Suite 100 Las Vegas, NV		Address:	
Zip: 89121		Zip:	
Phone: 650 4650762	Fax:	Phone:	Fax:
Email: sasha.nal@gmail.com		Email:	
Cell: 650 4650762	Other:	Cell:	Other:
Contact Person: Aliaksandr Naliuka		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name: Boyd Golden	
Address:		Address:	
Zip:		Zip:	
Phone:	Fax:	Phone: 776 690 3909	Fax:
Email:		Email: Boyd@goldfishproperties.com	
Cell:	Other:	Cell: 776 690 3909	Other:
Contact Person:		Contact Person: Property Manager	
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 Short Term Rental
Supplemental Information**

(All required information may be separately attached)

1. What is the square footage of habitable area of the proposed short term rental (exclude the bathrooms, hallways, garage, etc)?

3821

2. 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?.

6

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

NA

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?

NO

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?

NA

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 short term rental on your property?

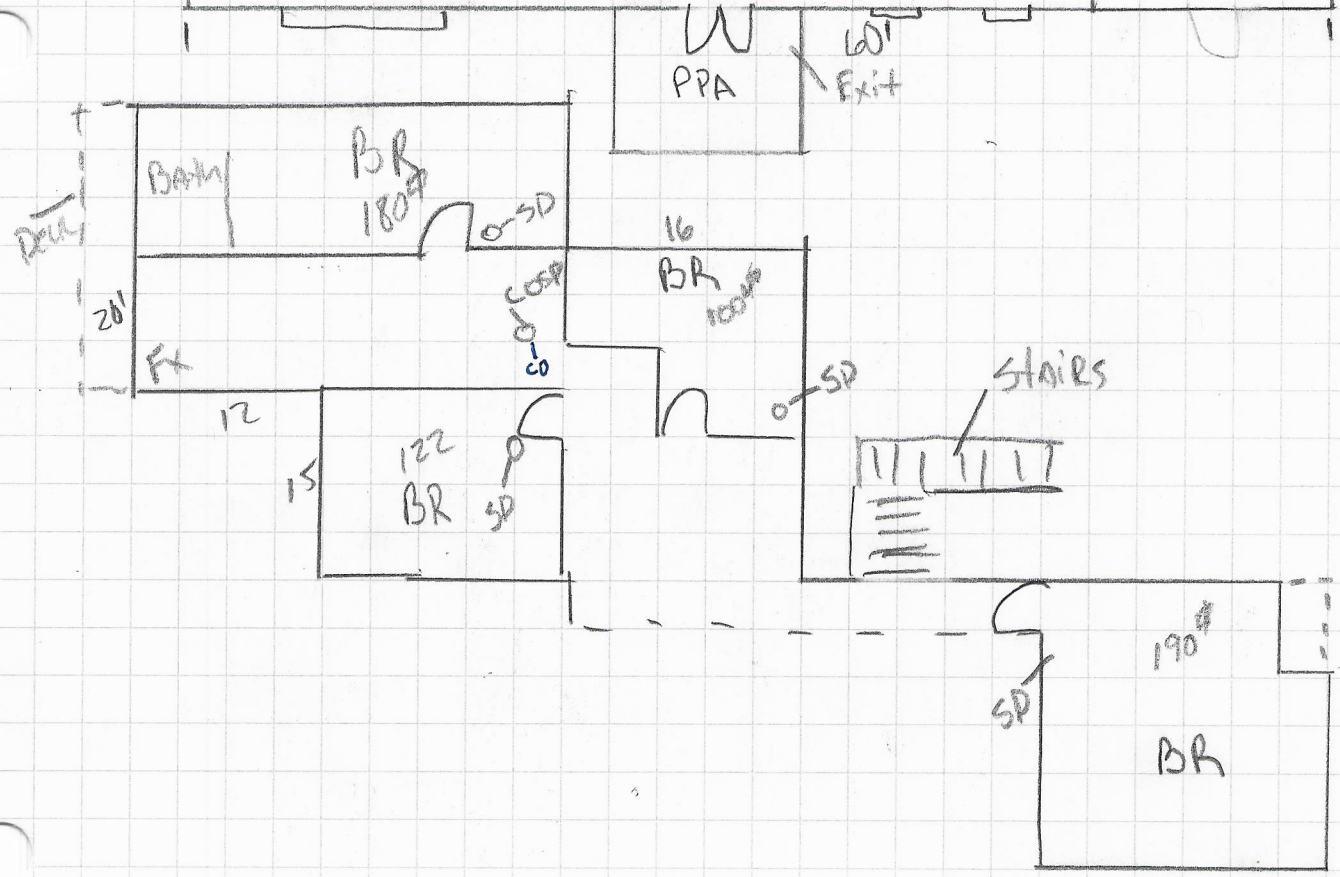
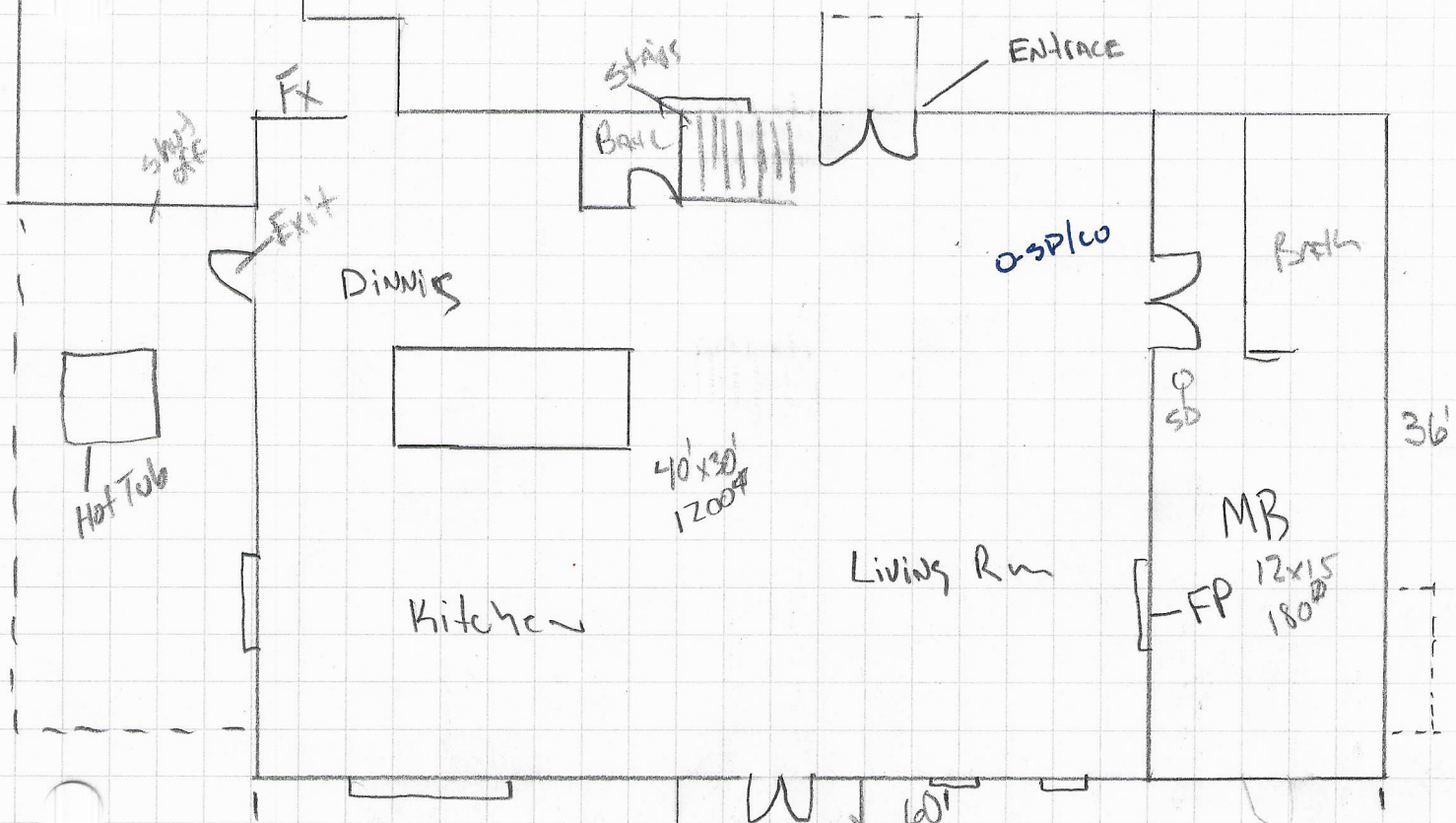
Yes

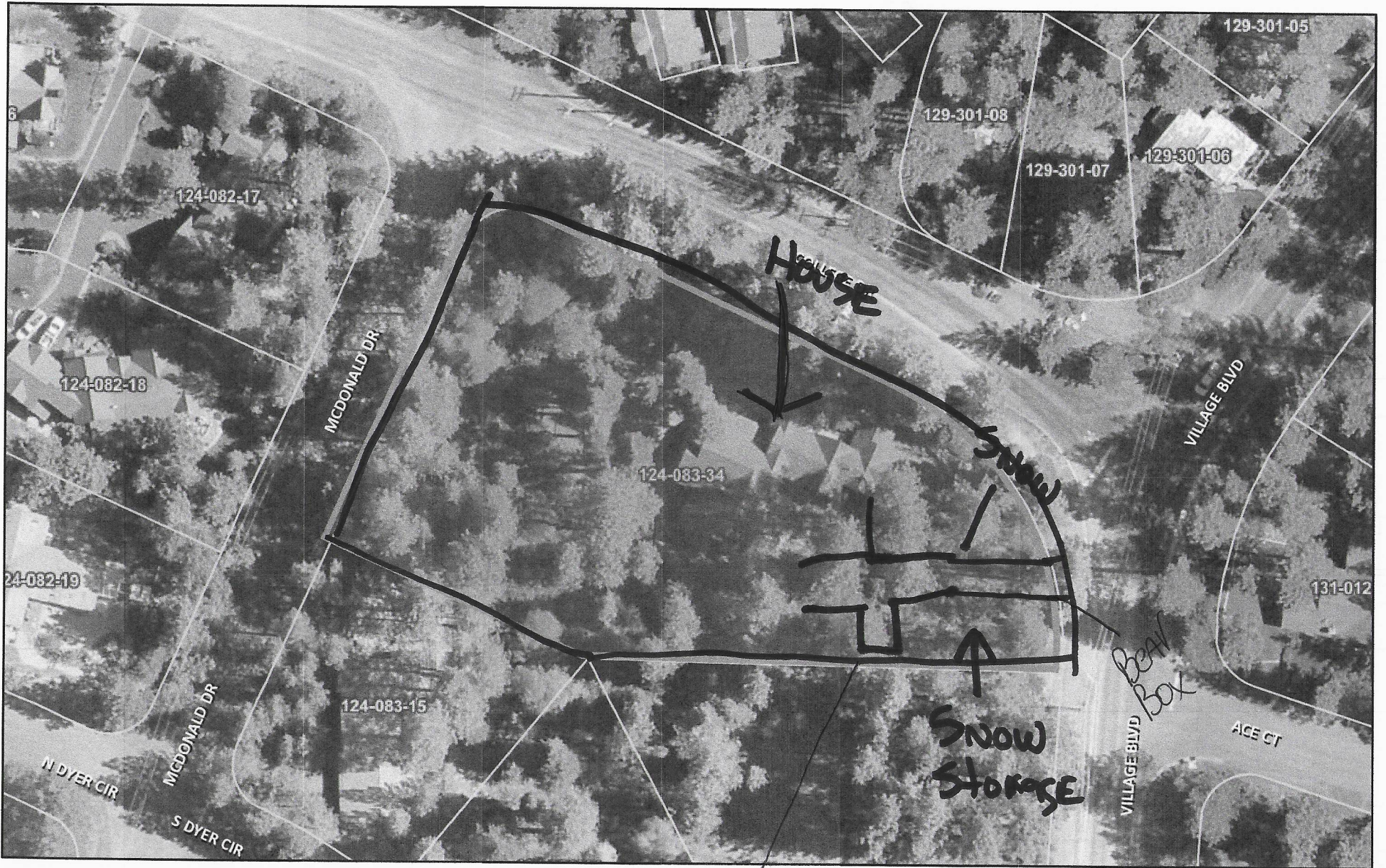
No

If yes, please attach a copy.

591 Village
2961
Occupancy 10

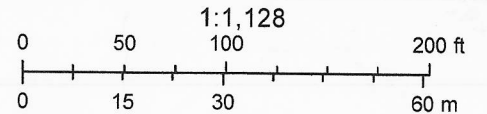
GRB





June 13, 2023

200' Driveway
 4 car garage
 + parking on driveway



Washoe County GIS
 Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Parking



G  **LD FISH**
P R O P E R T I E S
Lake Tahoe Rentals

591 Village Blvd.

EMERGENCY AWARENESS GUIDE

GOLDFISH PROPERTIES AT LAKE TAHOE
775-832-4646

STR Property Information

STR Property Address: 591 Village Blvd.

Maximum Occupancy: 10

(Note: No distinction is made based on the age of the occupant. Daytime and nighttime occupancy limits are the same.)

Fire Extinguisher Location: See Floor Plan next page

(required:1 per floor)

Emergency Exit Locations: See Floor Plan next page

STR Local Responsible Party Contact

(Available 24/7 to contact for any concerns or complaints)

First and Last Name: sue Harbaugh

Phone Number (text-capable): 775-298-9348

Email Address: sue@goldfishproperties.c

In the event of an emergency, please dial 9-1-1

Fire / Life Safety Information

This property allows smoking:

YES

NO

If yes, smoking is allowed in these designated areas:

Cigarette butts and ashes can be disposed of in these designated areas:

This property provides access to a fire pit and / or BBQ:

YES

NO

Note: Outdoor wood-burning solid-fuel fireplaces or solid-fuel burning fire pits are prohibited within the boundaries of the Tahoe Area.

If yes, please provide instruction:

propane bbq and fire pit

This property provides access to a hot tub:

YES

NO

If yes, please provide instruction and shut off location, and please be aware of quiet hours:

on deck

Other safety information that you should be aware of:

Washoe County Noise (Quiet Hours)

Short-term rental quiet hours are in effect daily from 10:00 p.m. – 7:00 a.m.

Please be respectful of the surrounding neighborhood and reduce outdoor activities during this timeframe. Proven violations of the quiet hours will result in fines/penalties being levied against the property owner, who may choose to pass on such fines to you.

Trash Standards

The following waste removal standards shall be adhered to:

(1) Trash and other waste must be managed as prescribed by Washoe County Health District and the Incline Village General Improvement District (IVGID). Waste cart size must be sufficient to store waste for the maximum number of occupants each week.

(2) STRs in IVGID's service territory and other bear-prone areas must utilize wildlife-resistant carts and/or bear boxes, except in multi-unit developments where HOAs require and enforce regular trash disposal.

(3) Waste carts shall only be placed street-side during the timeframes stipulated by the local authority or waste service provider.

Trash Bin Location: Bear Box

Trash Pick-Up
Day(s) and Time(s): thursday

Recycling Pick-Up
Day(s) and Time(s), if
applicable: thursday

Questions about waste pickup can be directed to Incline Village General Improvement District by calling 775.832.1100

Parking Standards

One (1) parking space is required for every four (4) occupants.

Parking areas must be on paved surfaces (in the Tahoe Basin).

No STR parking is allowed within access easements or the public rights of way.

All parking spaces must be within property boundaries and specifically designated for parking.

In multi-unit complexes, parking must be in designated parking spaces (if applicable) and limited to the number of spaces allotted to the unit.

Based on maximum occupancy, this property is required to have 3 parking spots.

Designated parking spots are indicated on the site map (see next page):