

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 89520

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.: <u>WV10-PA17-0086</u>	
Project Name: <u>Code Compliance</u>			
Project Description: <u>Accessory Dwelling</u>			
Project Address: <u>3630 White Pine Dr Washoe NV 89704</u>			
Project Area (acres or square feet): <u>2 acres</u>			
Project Location (with point of reference to major cross streets AND area locator): <u>East Lake Blvd</u>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
<u>050-463-60</u>	<u>2</u>		
Section(s)/Township/Range:			
Indicate any previous Washoe County approvals associated with this application: Case No.(s) <u>N/A</u>			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: <u>David Colesing</u>		Name: <u>N/A</u>	
Address: <u>3630 White Pine Dr</u>		Address:	
<u>Washoe</u> Zip: <u>89704</u>		Zip:	
Phone: <u>775-336-8231</u> Fax:		Phone: Fax:	
Email: <u>dcolesing@yahoo</u>		Email:	
Cell: <u>Same</u> Other:		Cell: Other:	
Contact Person: <u>David Colesing</u>		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name: <u>N/A</u>		Name: <u>N/A</u>	
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: Pearl Clessing

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, Pearl Clessing
(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): 050-463-60

Printed Name Pearl Clessing

Signed Pearl Clessing

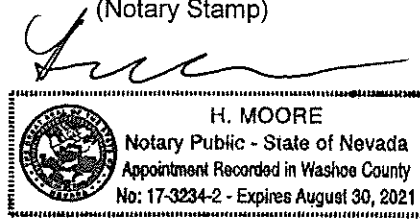
Address 3631 White Pine Dr
Washoe, NV 89704

Subscribed and sworn to before me this 4th day of October, 2017.

Washoe Nevada
Notary Public in and for said county and state

My commission expires: 3-30-2021

(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)

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)?

2,108 sq. ft

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

720 sq. ft 60x12

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?

Accessory Dwelling has been on the property on, or before Oct 27, 1980

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

Established well in place.
Established septic in place.

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

None. Drive way in place since 1980.

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

parking has been established since 1980

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

mobile home has been in place since 1980.

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?

N/A

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.

N/A

10. 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.

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.

Existing

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.)

1977 Champion mobile Home

13. List who the service provider will be for the following utilities:

a. Sewer Service	Septic
b. Electrical Service	NV Energy
c. Solid Waste Disposal Service	waste management
d. Water Service	Well

TAXES

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](#)

Washoe County Parcel Information

Parcel ID	Status	Last Update
05046306	Active	10/4/2017 2:11:20 AM

Current Owner:
GLESSING, PEARL A

SITUS:
3630 WHITE PINE DR
WCTY NV

3630 WHITE PINE DR
WASHOE VALLEY, NV 89704

Taxing District

Geo CD:

Legal Description

Lot 8 Range 20 Section SubdivisionName WASHOE VALLEY FARMS Township 16 Block K

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

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2017	\$1,818.32	\$909.16	\$0.00	\$0.00	\$909.16
2016	\$1,772.24	\$1,772.24	\$0.00	\$0.00	\$0.00
2015	\$1,502.76	\$1,502.76	\$0.00	\$0.00	\$0.00
2014	\$1,456.16	\$1,456.16	\$0.00	\$0.00	\$0.00
2013	\$1,414.68	\$1,414.68	\$0.00	\$0.00	\$0.00
Total					\$909.16

Important Payment Information

- **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 Online

Payments will be applied to the oldest charge first.

Select a payment option:

- Total Due \$909.16
- Oldest Due \$454.58
- Partial

[ADD TO CART](#)

\$0.00

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 89512-2648

[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.

[EXTERNAL EMAIL] House

pearlrv1@yahoo.com

Mon 10/16/2017 3:13 PM

To: Pearl Glessing <pearl.glessing@fmc-na.com>;

NOT an FMCNA email - External email



3630 White Pine Dr.

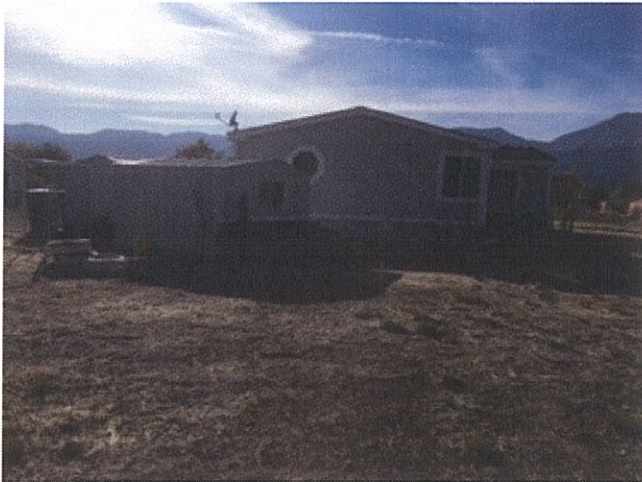
Main Dwelling

West 1 of 3

North West



East
North



2 of 3

East



South



Detached
Garage

Sent from my iPhone

3 of 3



3680 White Pine Dr
West
Accessory
Dwellings
7 of 3



South



Driveway

Sent from my iPhone



East

20x3



East
Pole Barn



North

[EXTERNAL EMAIL] House# 2

pearlnv1@yahoo.com

Mon 10/16/2017 3:15 PM

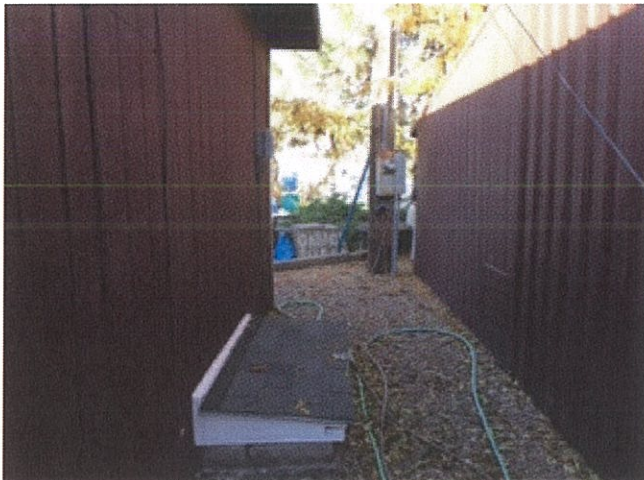
To: Pearl Glessing <pearl.glessing@fmc-na.com>;

NOT an FMCNA email - External email

3 of 3



North
pole
Barn



Power
pole

Washoe County FEMA DFIRM Map

3630 WHITE PINE DR

Instructions:

Clicking on the map will display a popup window that lists FEMA flood information for that location. Clicking on a link in the popup window will display the attached document if it is available.

Searching by address, parcel, or intersection will zoom to the location (if valid) and display FEMA flood information for that location.

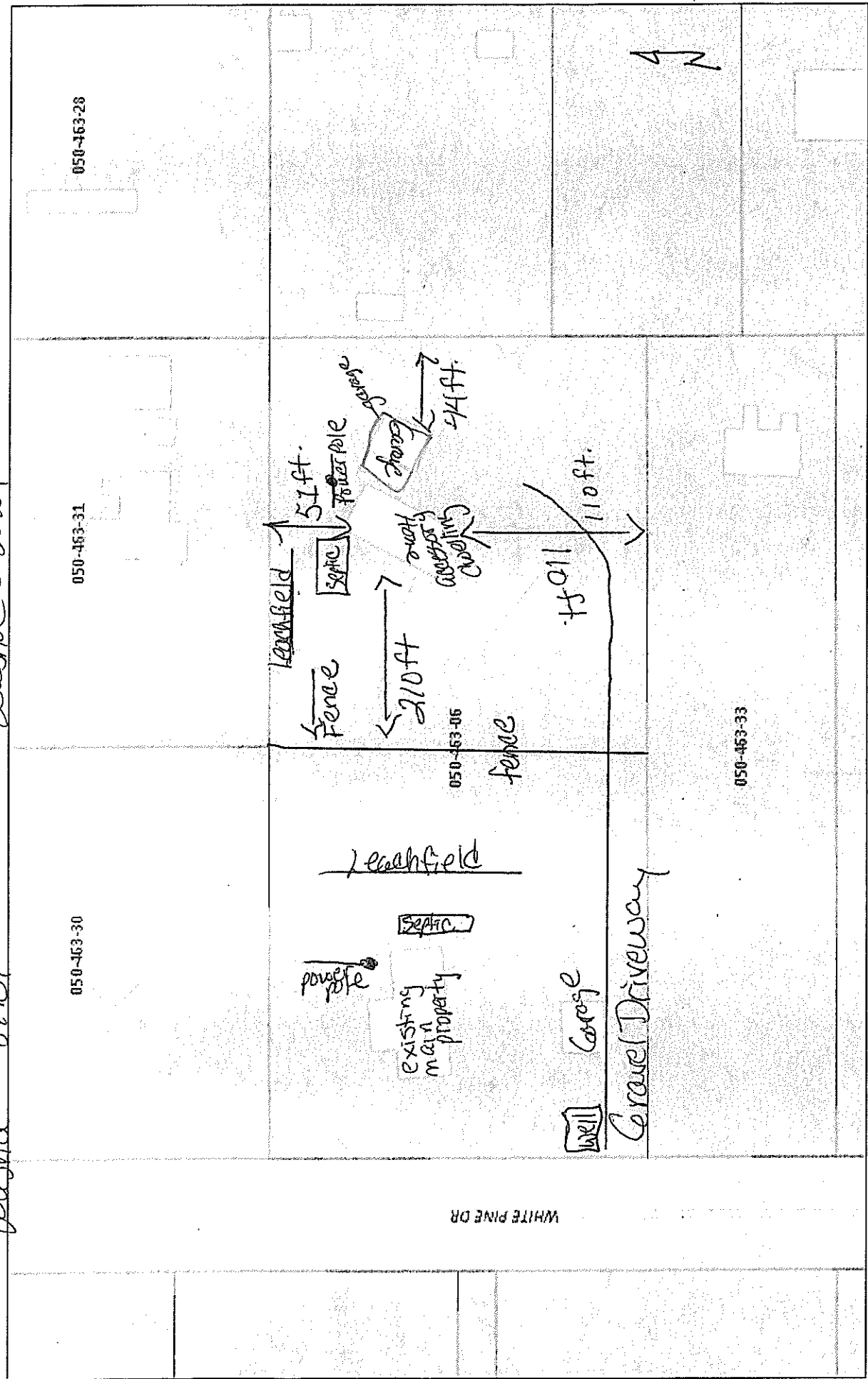
The map interface displays a grid of parcels with FEMA DFIRM data. A popup window titled "FEMA Data" is open over parcel 32031C3350G, showing the following information:

- DFIRM: 32031C3350G
- *Historic FIRM panel (superceded)
- Flood Zone: X
- [CLICK FOR PARCEL REPORT](#)

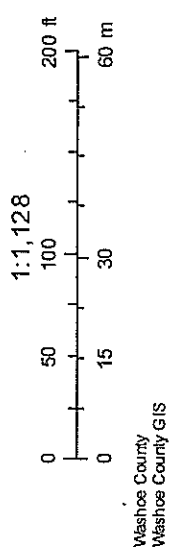
Map controls include a zoom in (+) and zoom out (-) button, a "Zoom to Area..." dropdown menu, and a "Basemap" selector. The map shows a grid of parcels with various IDs such as 050-462-13, 050-462-14, 050-462-15, 050-462-16, 050-462-23, 050-462-24, 050-462-25, 050-463-08, 050-463-09, 050-463-10, 050-463-18, 050-463-25, 050-463-24, 050-463-30, 050-463-31, 050-463-28, 050-463-29, 050-463-32, 050-463-33, 050-463-34, 050-463-03, 050-463-02, 050-463-01, and 050-463-04. The street names "WHITE PINE DR" and "NYE DR" are visible. The bottom of the map shows the text "Washoe County | Washoe County GIS | Bureau of Land..."

3630 White Pine Dr.
Washoe 89704

Accessory dwelling 3680 White Pine Dr.
Washoe 89704



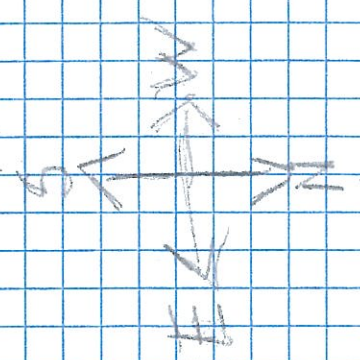
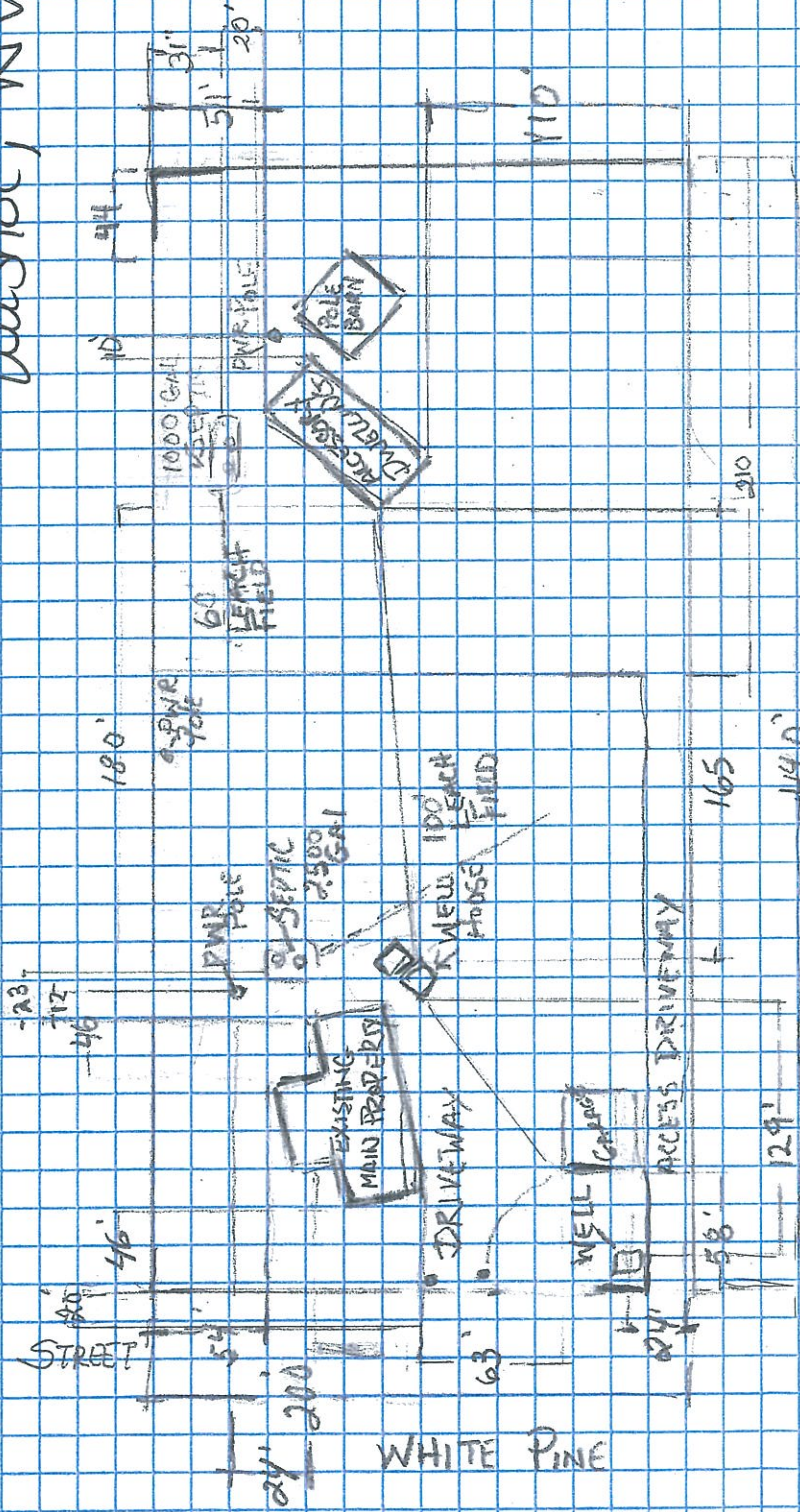
October 4, 2017
Site Map
PAGE 1 of 1



Accessory Dwelling

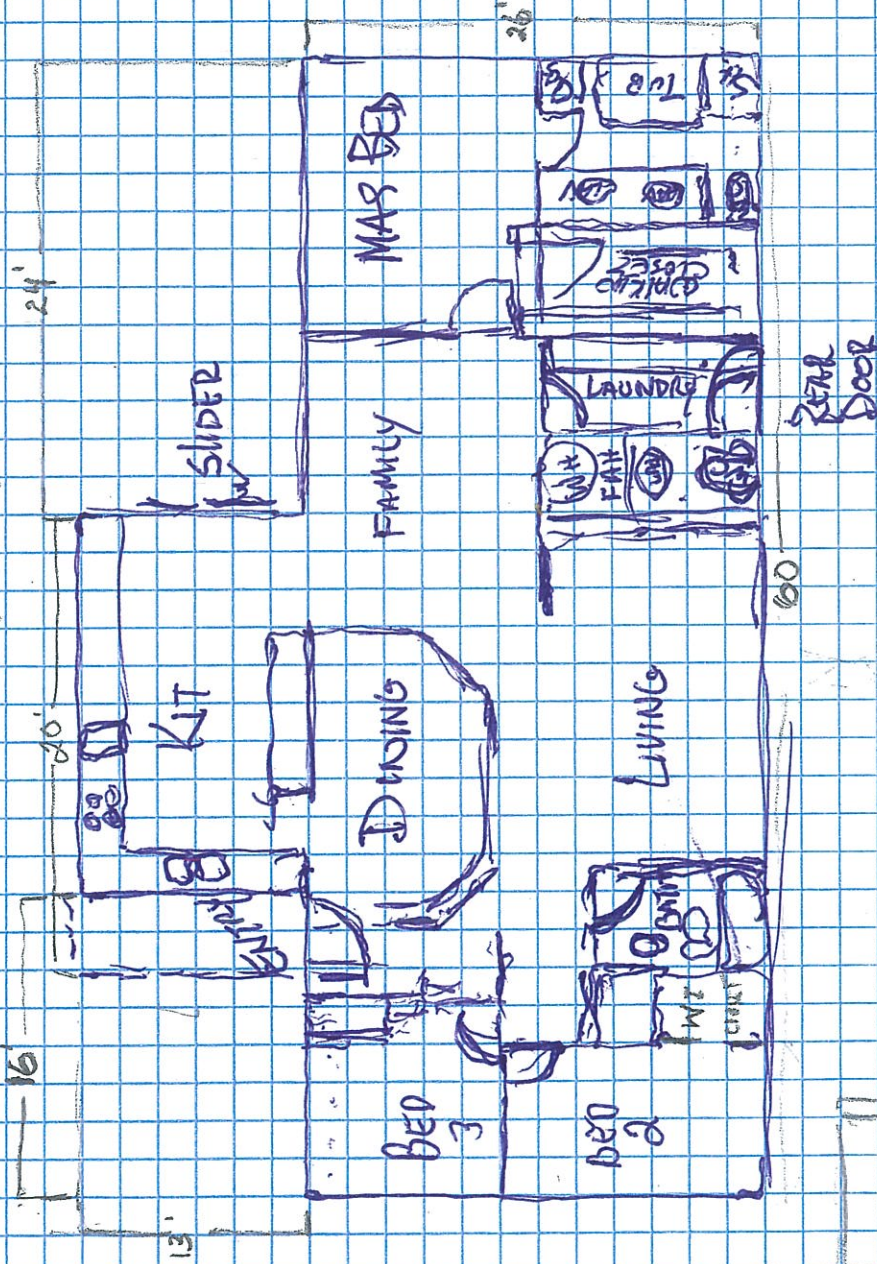
3688 White Pine Dr
Washoe, NV

Main Dwellings
3630 White Pine Dr
Washoe, NV



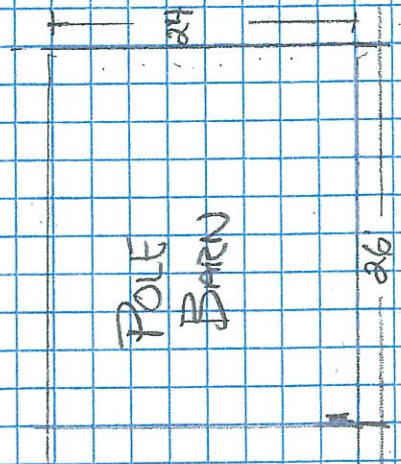
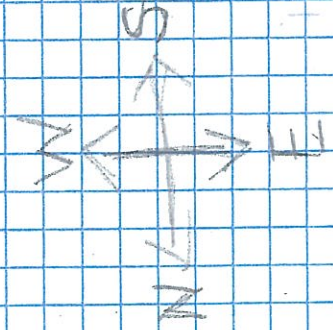
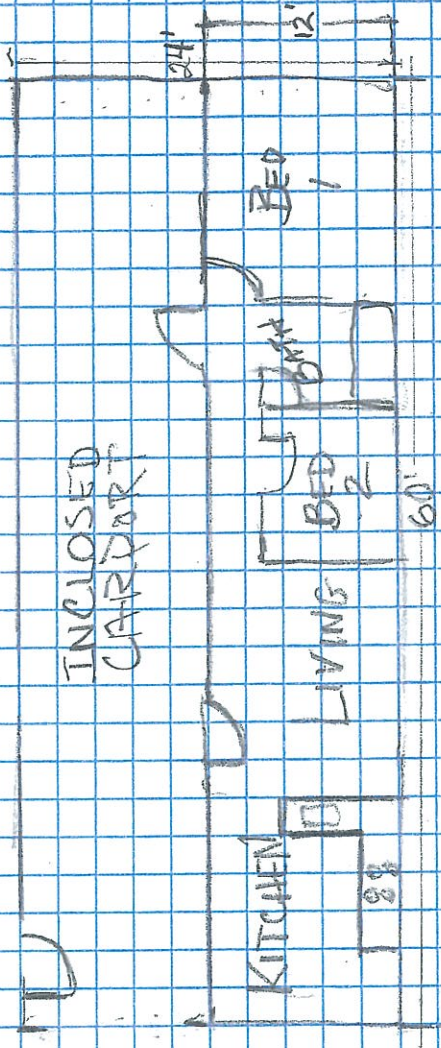
3630 WHITE PINE
WASHOE, NV

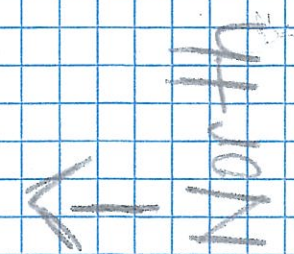
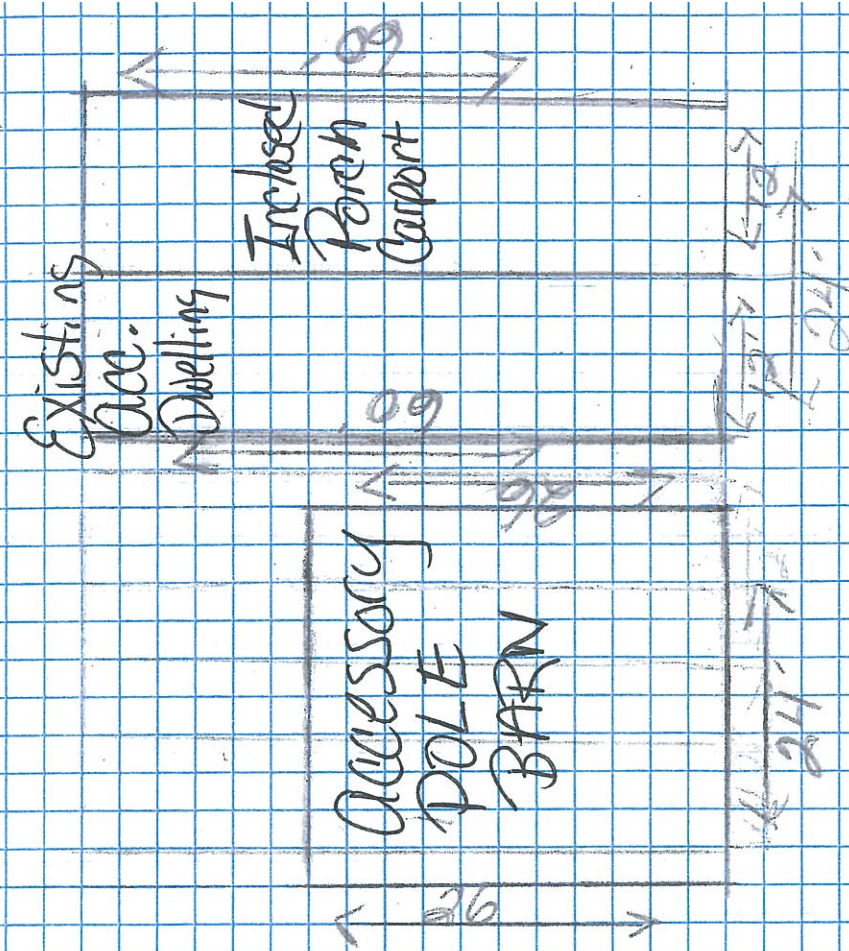
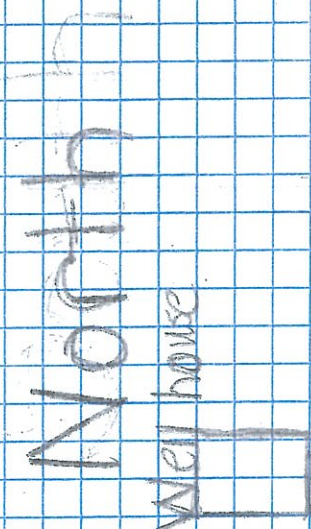
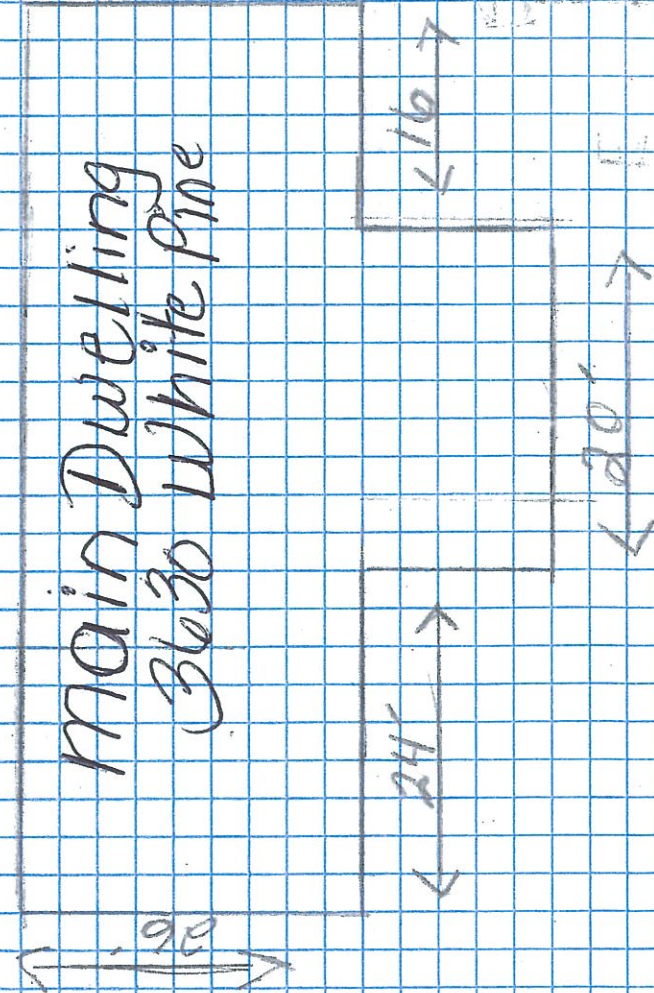
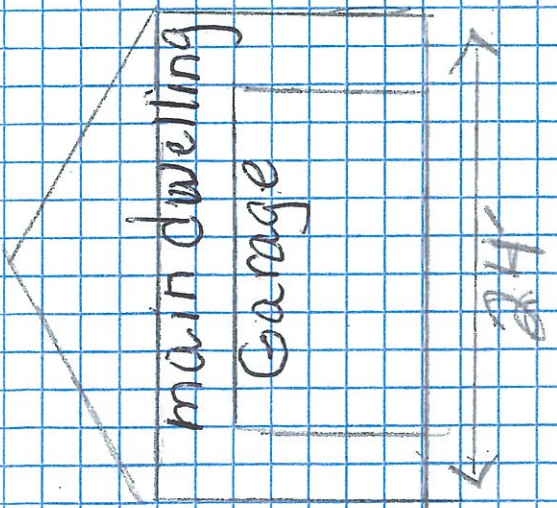
EXISTING
MAIN
PROPERTY



24x20
DETACHED
GARAGE

ACCESSORY DWELLINGS 3680 WHITE PINE
Washoe, NV



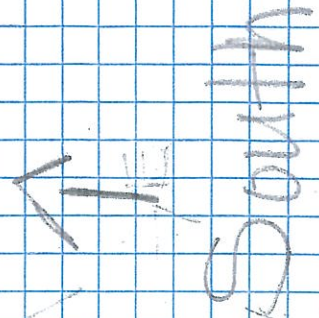
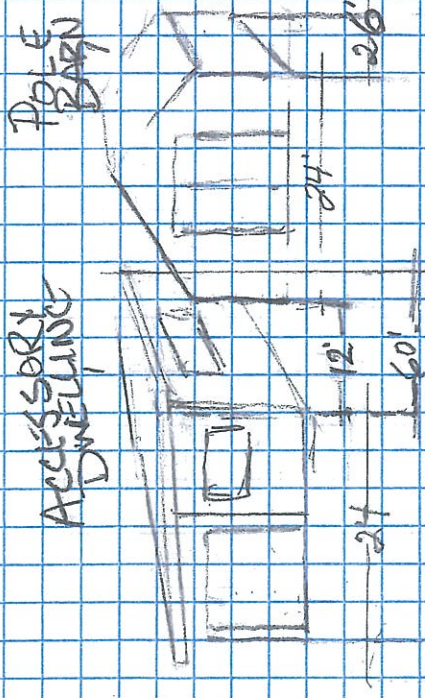
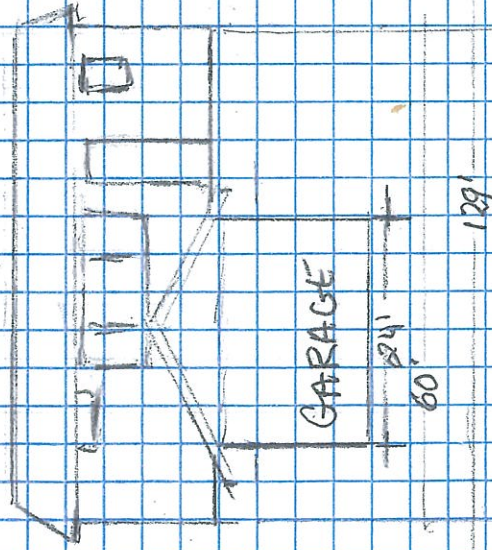


Accessory Dwelling
3680 White Pine
Washoe, NV

SOUTH ELEVATION

3630 White Pine
Washoe NV

EXISTING
MAIN
PROPERTY

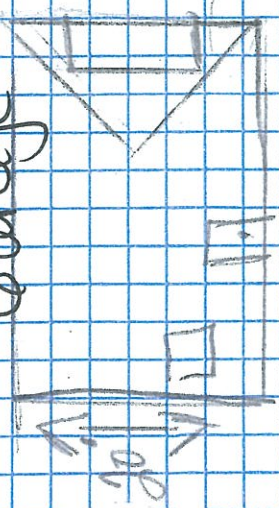


EAST Main Dwellings

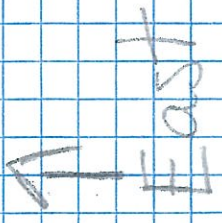
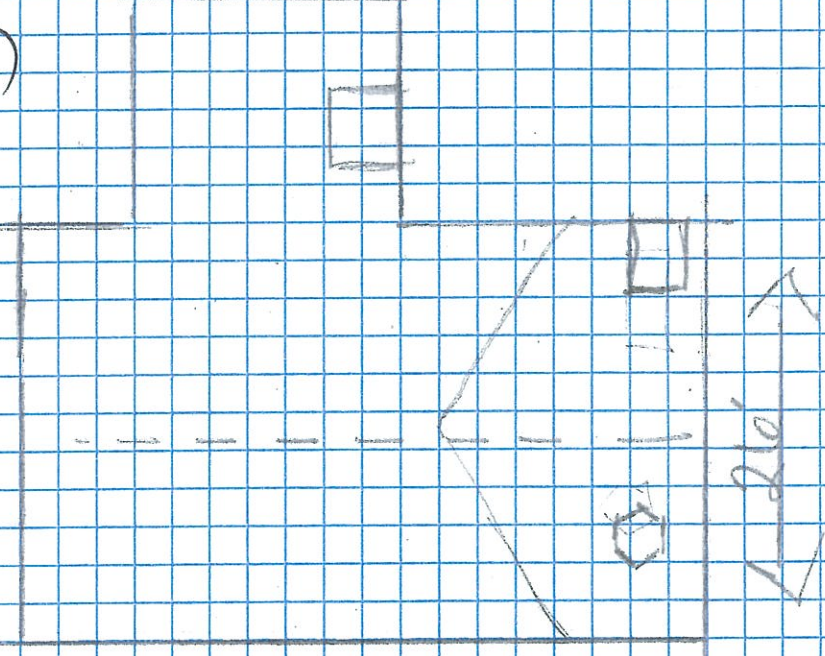
3030
White Pine
Washoe, NV



Detached
Garage

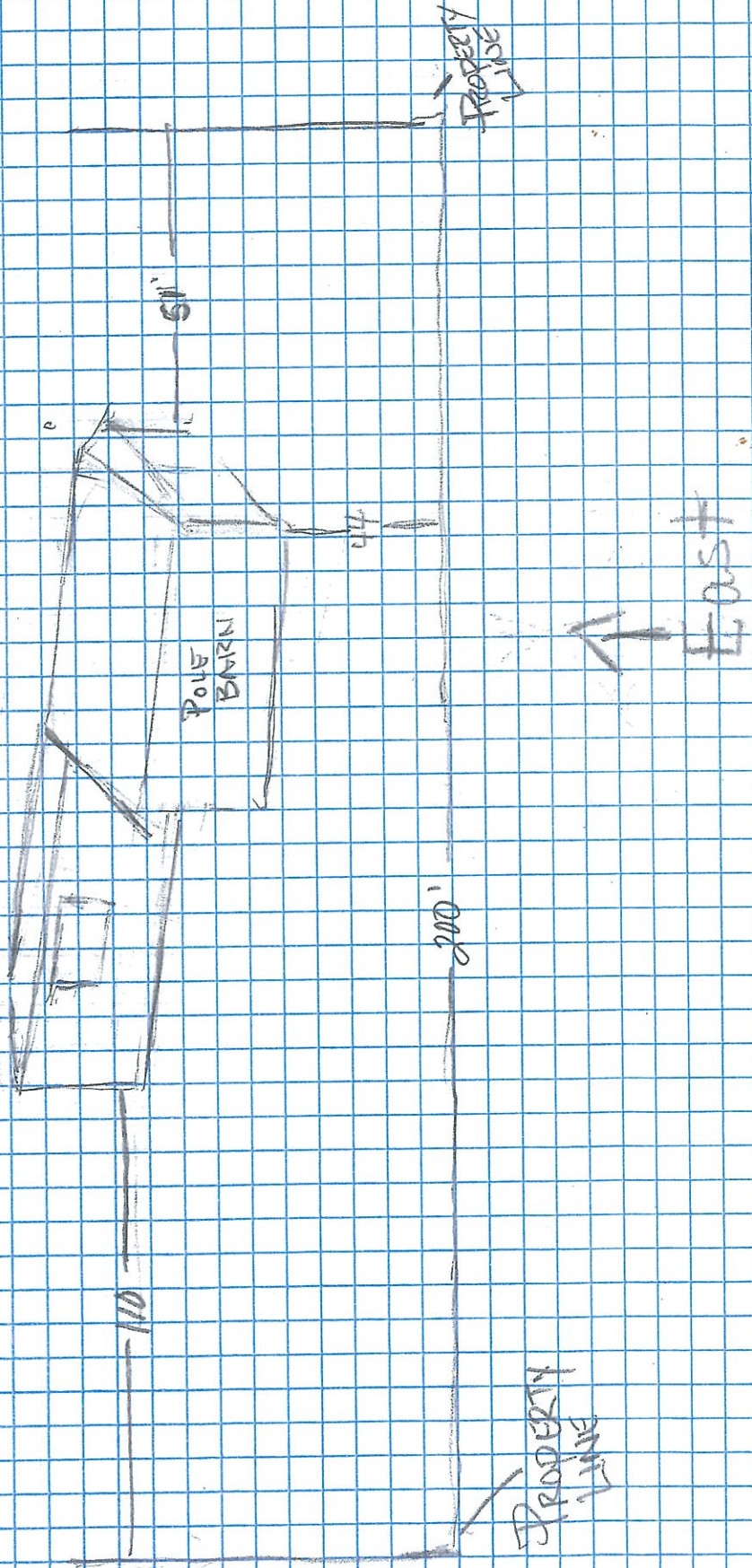


11' x 17'



EAST ELEVATION

ACCESSORY DWELLING

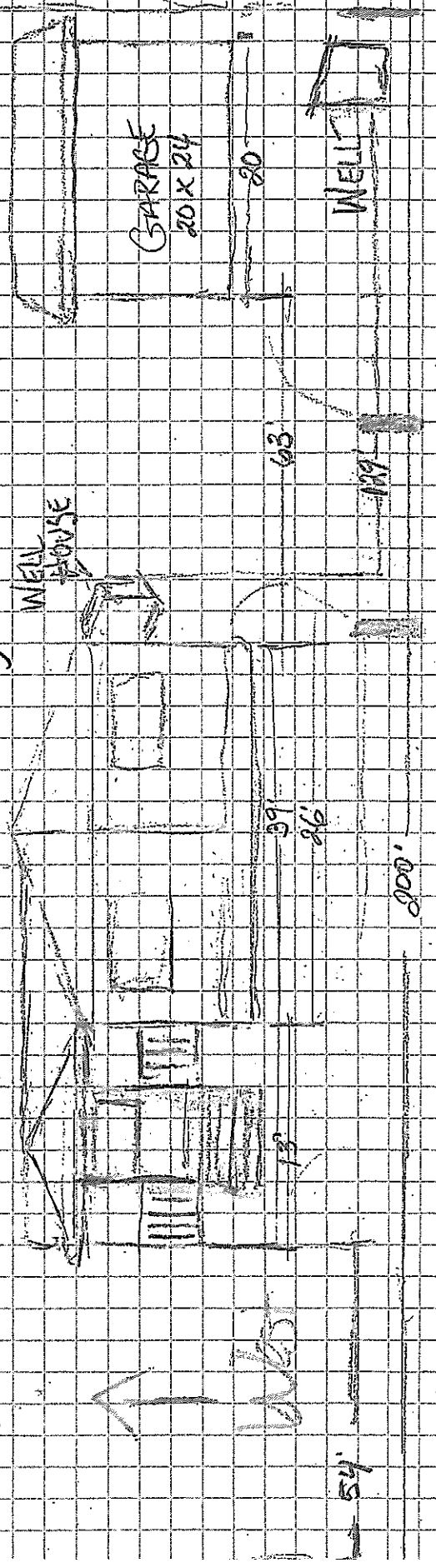


West

3630 White Pine Dr

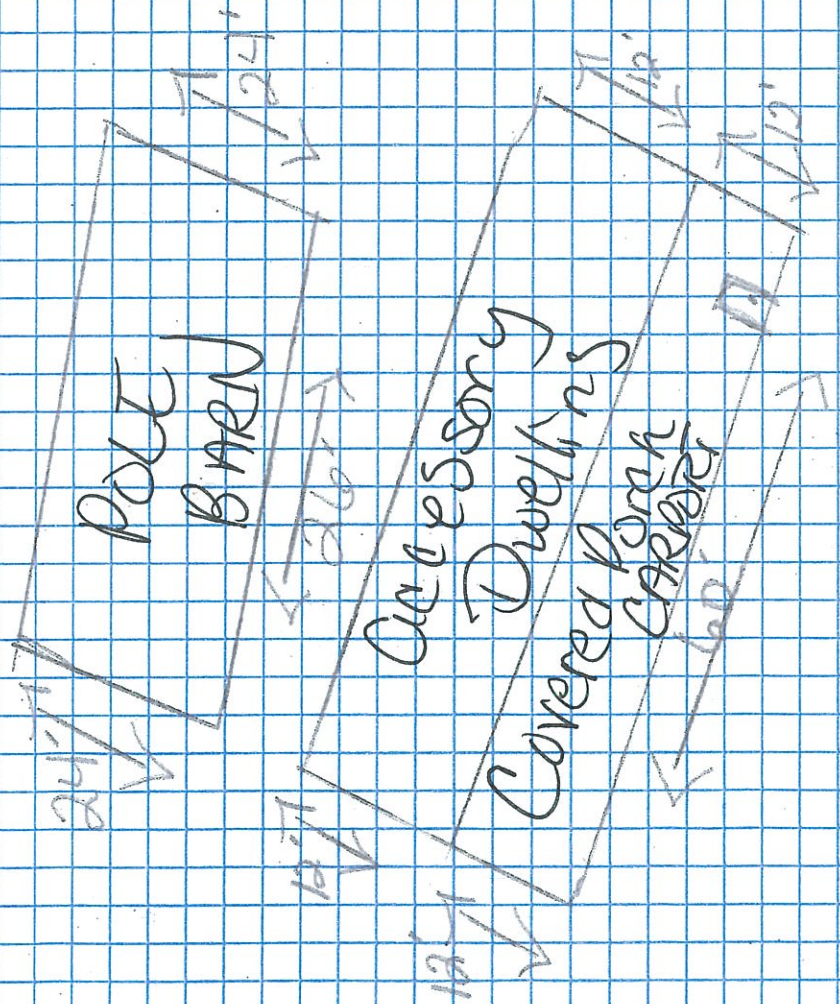
Main Dwelling 3630 White Pine Dr

Access Drive



54

WEST



Accessory Dwellings

3680 White Pine

Washoe NV