

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>Keith and Lyn Hamilton</i>			
Project Description: Private Guesthouse			
Project Address: 15924 Caswell Lane			
Project Area (acres or square feet): guesthouse <i>1475 sqft GARAGE: 1794</i>			
Project Location (with point of reference to major cross streets AND area locator): 15924 Caswell Lane, Reno, NV			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
148-043-05	3.687 acres		
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: Keith and Lyn Hamilton		Name: <i>ERIC JOHNSON, ARCHITECT</i>	
Address: 15924 Caswell Lane		Address: <i>PO BOX 34292</i>	
Reno, NV	Zip: 89511	<i>RENO, NV</i>	Zip: <i>89533</i>
Phone: 775 848-1536	Fax:	Phone: <i>775-750-1133</i>	Fax:
Email: keithlynham@gmail.com		Email: <i>ERIC@EJARCHITECT.COM</i>	
Cell: 775 848-1536	Other: <i>775 7422062</i>	Cell: <i>775-750-1133</i>	Other:
Contact Person: Keith Hamilton		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name: <i>HOME OWNER</i>		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: Keith Hamilton Lyn Hamilton

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, Keith Hamilton Lyn Hamilton
(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 Keith Hamilton Lyn Hamilton

Signed [Signature]

Address 15924 Caswell Lane
Reno, NV 89511

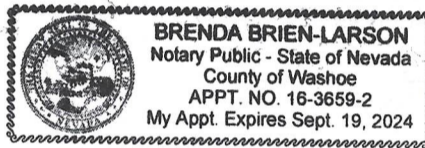
State of: Nevada
County of: Washoe

Subscribed and sworn to before me this 2nd day of August, 2022.

Brenda Brien-Larson
Washoe County State of Nevada
Notary Public in and for said county and state

My commission expires: Sept 19, 2024

(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)?

MAIN DWELLING FLOOR AREA = 3988 SQUARE FEET

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.

PROPOSED GUESTHOUSE FLOOR AREA = 1475 SQUARE FEET

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

COMPATIBILITY BY WAY OF MATCHING MATERIALS, COMPLEMENTARY USE OF BUILDING FORMS, USE OF CONNECTING ROOF CANOPIES & COHESIVE LANDSCAPING.

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?

MINIMUM OF (7) PARKING SPACES AVAILABLE. (4) AT PRIMARY RESIDENCE (3) AT GUESTHOUSE VIA ACCESS THROUGH (E) GARAGE PASS THRU REAR DOORS (SEE ATTACHMENT FOR PARKING LOCATIONS)

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?

PROPOSED GUESTHOUSE LOCATED TO MINIMIZE IMPACT ON NEIGHBORING PROPERTIES. LOWER SLOPED ROOF FORMS USED TO MINIMIZE HEIGHT OF GUESTHOUSE. COHESIVE LANDSCAPING WILL TIE STRUCTURE TO MAIN HOUSE WHILE SCREENING NEW GUESTHOUSE

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?

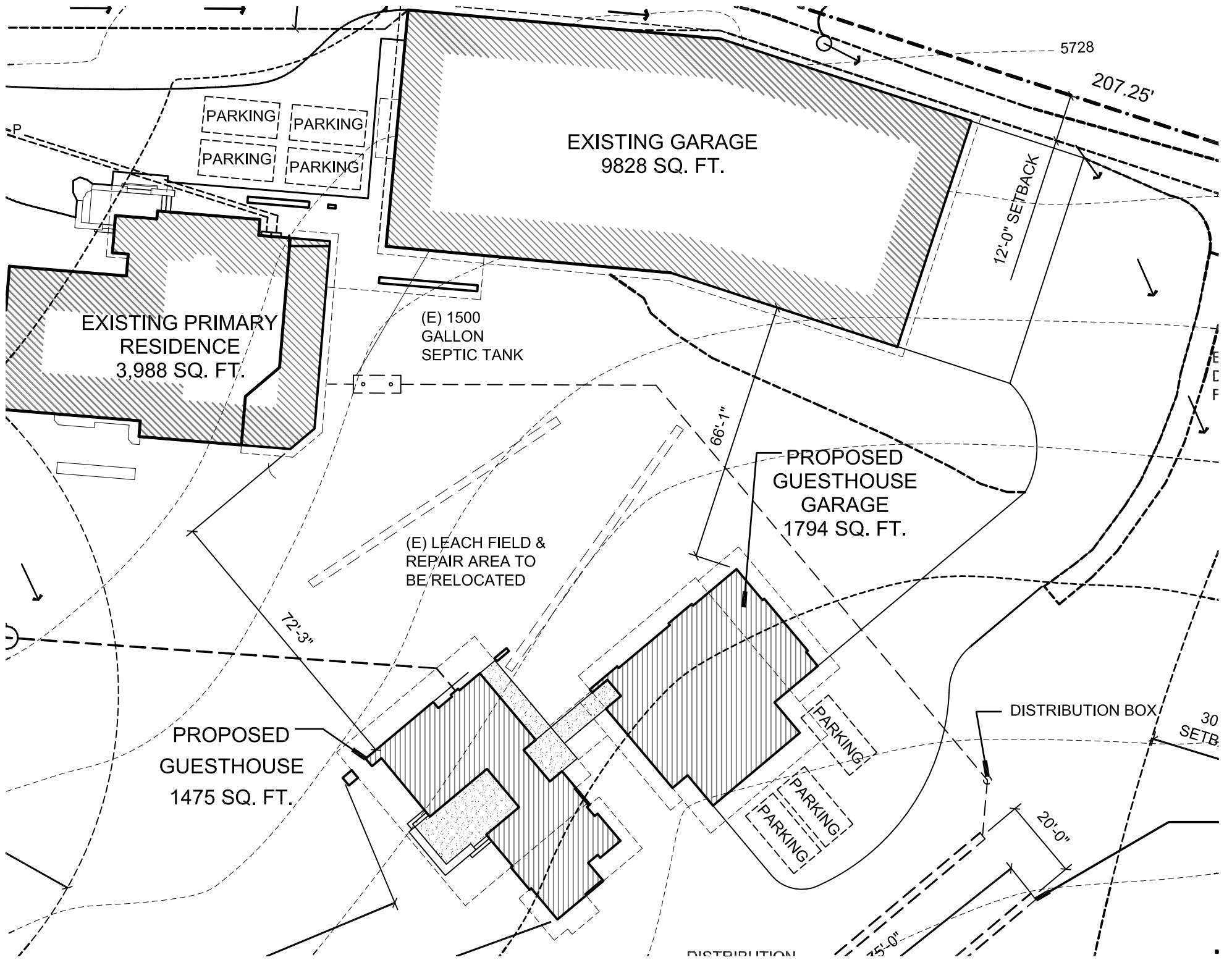
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, please attach a copy.
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9. Only one accessory dwelling unit, whether attached or detached, is allowed per parcel. Is there a guest apartment, mother-in-law unit, next-gen addition with kitchen or any other type of secondary dwelling on the subject property?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, please provide information on the secondary unit.
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10. List who the service providers are for the main dwelling and accessory dwelling:

	Main Dwelling	Accessory Dwelling
Sewer Service	ON SITE SEPTIC	ON SITE SEPTIC
Electrical Service	NV ENERGY	NV ENERGY
Solid Waste Disposal Service	ON SITE SEPTIC	ON SITE SEPTIC
Water Service	ON SITE WELL	ON SITE WELL



5728

207.25'

PARKING
PARKING
PARKING
PARKING

EXISTING GARAGE
9828 SQ. FT.

12'-0" SETBACK

EXISTING PRIMARY
RESIDENCE
3,988 SQ. FT.

(E) 1500
GALLON
SEPTIC TANK

PROPOSED
GUESTHOUSE
GARAGE
1794 SQ. FT.

(E) LEACH FIELD &
REPAIR AREA TO
BE RELOCATED

66'-1"

72'-3"

PROPOSED
GUESTHOUSE
1475 SQ. FT.

PARKING
PARKING
PARKING

DISTRIBUTION BOX

30
SETB.

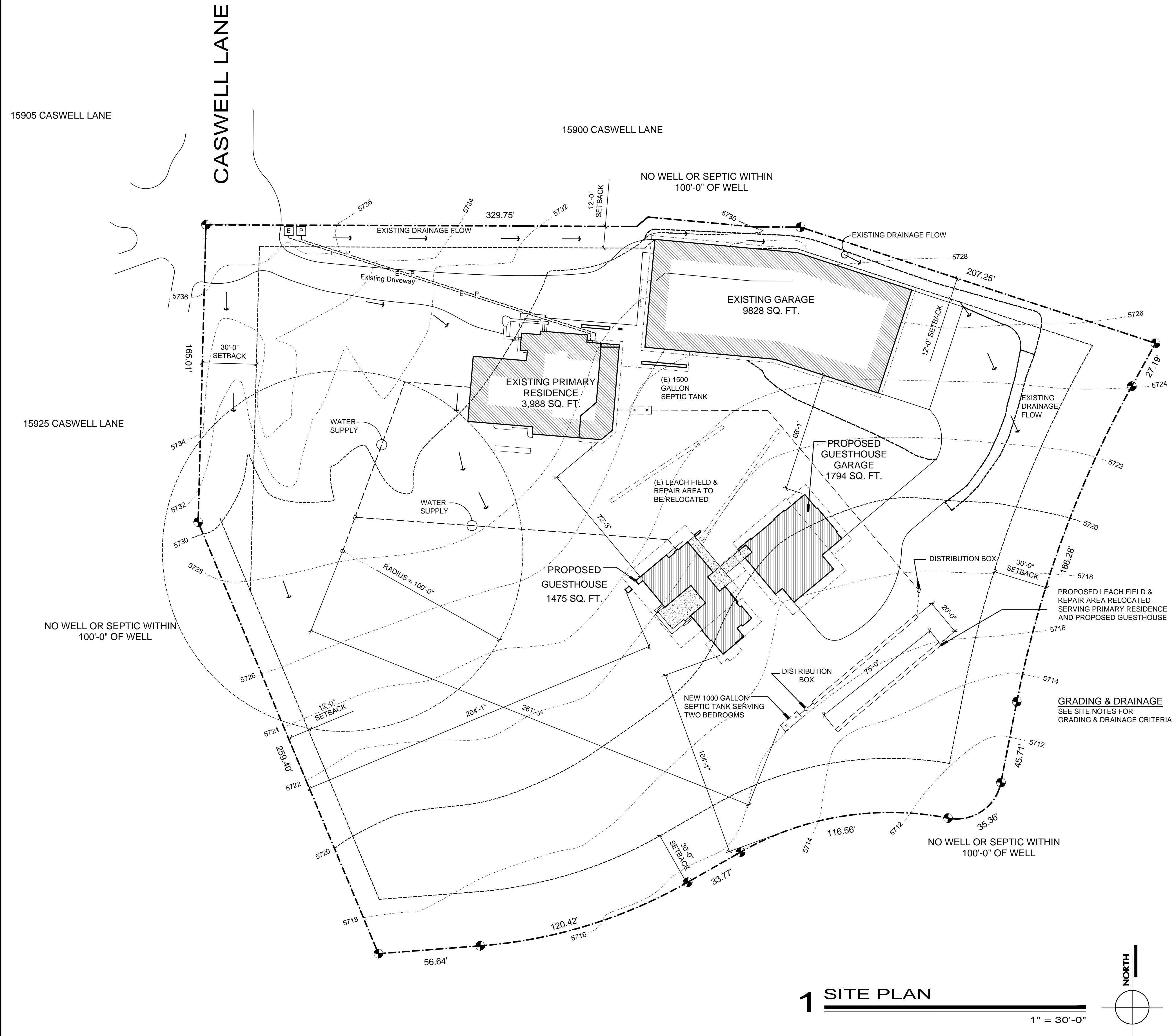
20'-0"

DISTRIBUTION

45'-0"

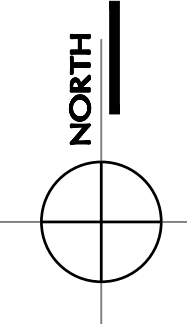
NEW DETACHED GUESTHOUSE FOR THE: HAMILTON RESIDENCE

15924 CASWELL LANE - RENO, NV 89511 - APN 148-043-05



1 SITE PLAN

1" = 30'-0"



PROJECT DATA

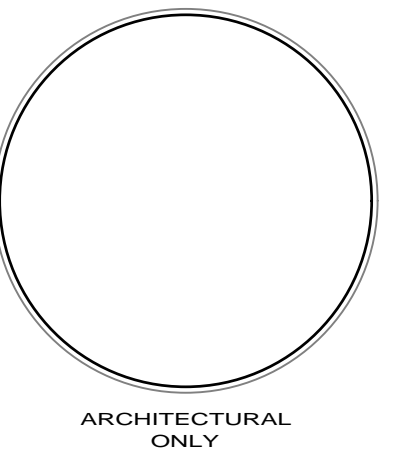
REFERENCE CODE
2018 INTERNATIONAL RESIDENTIAL CODE
OCCUPANCY GROUP
R3 - SINGLE FAMILY RESIDENCE
TYPE OF CONSTRUCTION
TYPE - B NON-RATED
ASSESSORS PARCEL NUMBER
APN-148-043-05
ACREAGE = 3.687
OWNER
KEITH AND LYN HAMILTON
15924 CASWELL LANE
RENO, NV 89511
CONTACT PHONE - (775) 849-1536

SQUARE FOOTAGE

EXISTING RESIDENCE (NO WORK THIS AREA)
SQUARE FOOTAGE = 3988 SQ. FT.
EXISTING ATTACHED GARAGE (NO WORK THIS AREA)
SQUARE FOOTAGE = 9828 SQ. FT.
NEW GUESTHOUSE LIVABLE CONDITIONED FLOOR AREA
SQUARE FOOTAGE = 1475 SQ. FT.
NEW GUESTHOUSE ATTACHED GARAGE
SQUARE FOOTAGE = 1794 SQ. FT.

SHEET INDEX

ARCHITECTURAL
CVR COVER SHEET, SITE PLAN AND PROJECT DATA
A-1 GROUND FLOOR PLAN
A-2 EXTERIOR ELEVATIONS



SITE NOTES

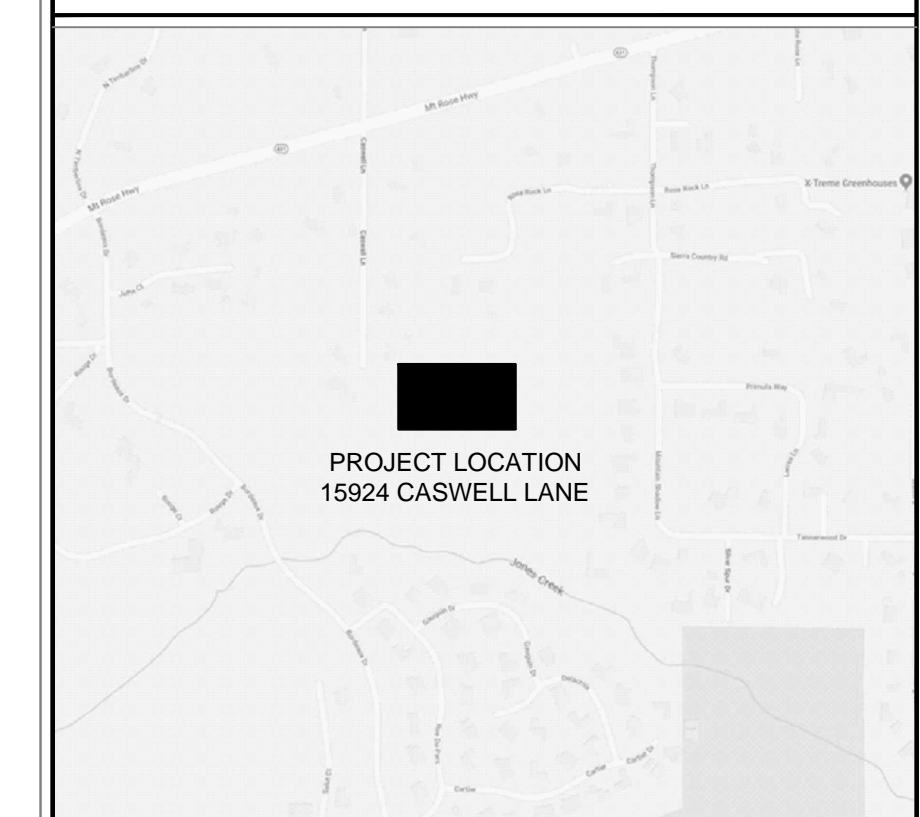
SITE NOTES:

GENERAL NOTES:
SITE INFORMATION SHOWN BASED ON AVAILABLE WASHOE COUNTY RECORDS AND SURVEY BY OTHERS
ERIC C. JOHNSON (ECJ), ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE PROPERTY BOUNDARIES, EXISTING TOPOGRAPHY, EXISTING BUILDING LOCATIONS, UTILITY LOCATIONS OR OTHER RELATED SITE INFORMATION THAT HAS BEEN PROVIDED BY OTHERS. CONTRACTOR SHALL FIELD VERIFY ALL RELATED SITE INFORMATION FOR ACCURACY PRIOR TO CONSTRUCTION
ALL CONCRETE WORK AND SOILS RELATED PREPARATION SHALL BE IN ACCORDANCE WITH STRUCTURAL ENGINEER OF RECORD CONSTRUCTION DOCUMENTS & SOILS INVESTIGATION REPORT IF PROVIDED/REQUIRED BY OTHERS.

DRAINAGE NOTES:

SLOPE FINISH GRADE
5% MIN. AWAY FROM STRUCTURE FOR FIRST 10'-0" TYP.
SLOPE CONCRETE PATIOS AND HARDSCAPE
2% MIN. AWAY FROM STRUCTURE TYPICAL
SLOPE DRAINAGE SWALES
2% MIN. AWAY FROM SWALE HIGHPOINTS IN EACH DIRECTION TYPICAL AS OCCURS
MAINTAIN ALL EXISTING POSITIVE DRAINAGE, GRADING & SWALES TYPICAL AS OCCURS

VICINITY MAP

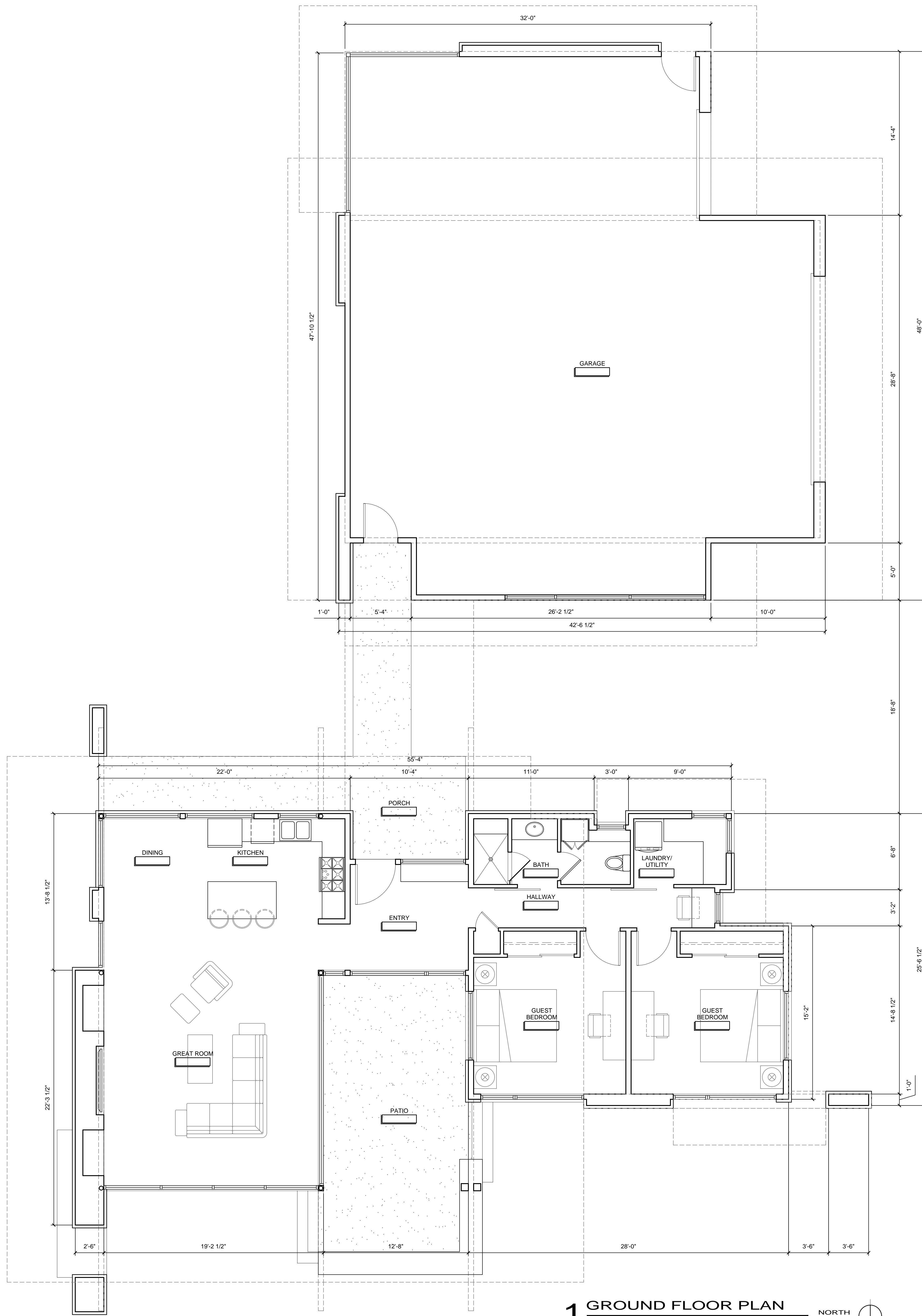


NEW GUESTHOUSE AND ATTACHED GARAGE FOR:
HAMILTON RESIDENCE
15924 CASWELL LANE - RENO, NV 89511

COVER SHEET AND SITE PLAN - PRELIMINARY NOT FOR CONSTRUCTION

DRAWN BY	ECJ
CHECKED	
DATE	08-08-22
SCALE	AS SHOWN
JOB NUMBER	HAMILTON
SHEET NUMBER	

CVR

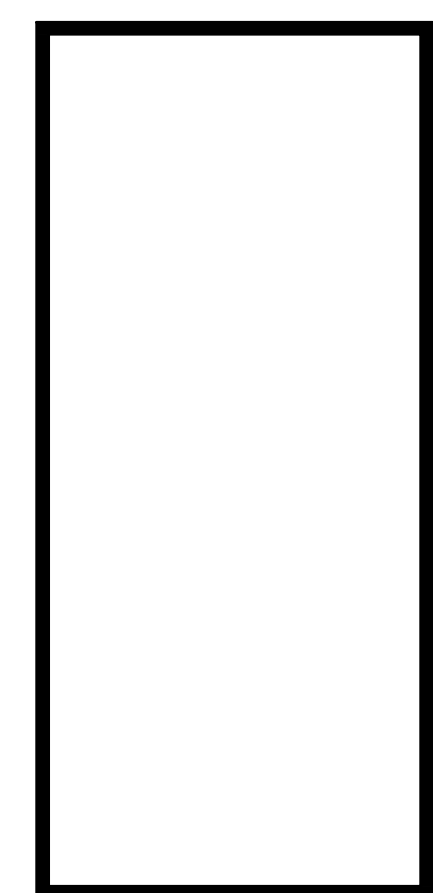


1 GROUND FLOOR PLAN
 1/4" = 1'-0" NORTH

REVISIONS	DATE

EJC ARCHITECT
 ERIC C. JOHNSON | ARCHITECT
 770.790.1133 | ERIC@EJCARCHITECT.COM
 PO BOX 3425 | RENO, NEVADA 89503

ARCHITECTURAL ONLY



NEW PRIVATE GUESTHOUSE FOR:
THE HAMILTON RESIDENCE
 15924 CASWELL LANE - RENO, NV 89511

DRAWN BY
CHECKED
DATE
SCALE
JOB NUMBER

SHEET NUMBER
A2.1

GROUND FLOOR PLAN - PRELIMINARY NOT FOR CONSTRUCTION

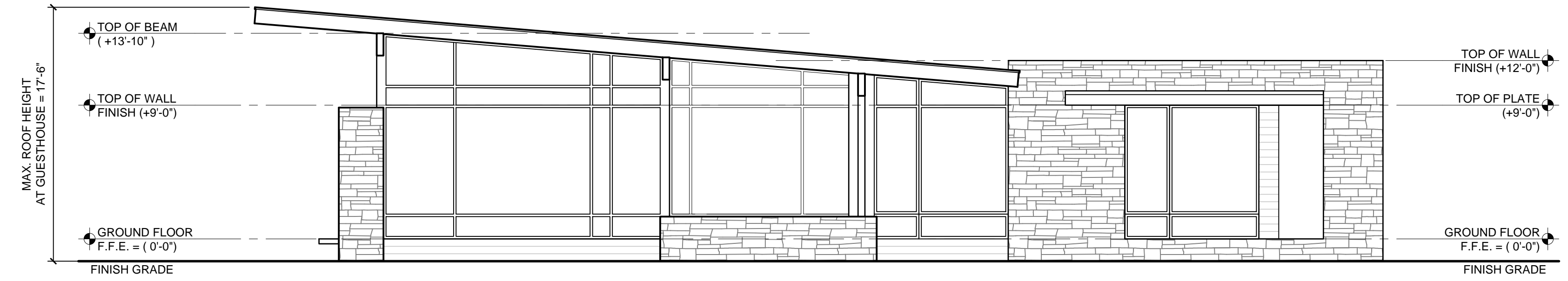
MATERIAL NOTE:
 ALL EXTERIOR COLORS AND FINISHES
 TO MATCH EXISTING PRIMARY
 RESIDENCE SEE PHOTOS PROVIDED
 AS PART OF THIS SUBMITTAL

REVISIONS	DATE

ECJ
 ARCHITECT

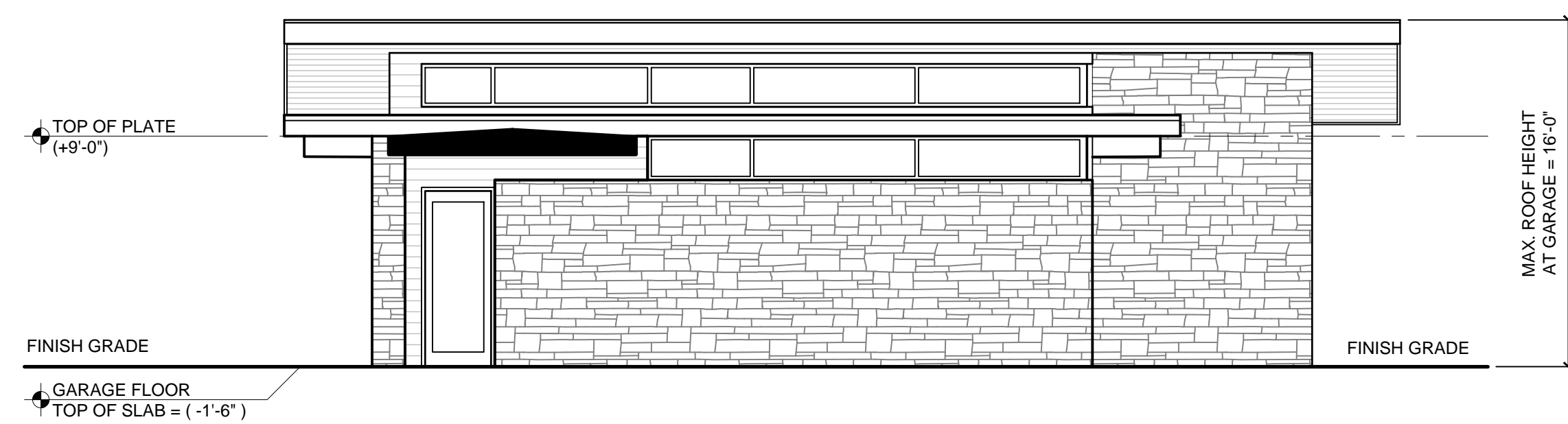
ERIC C. JOHNSON | ARCHITECT
 707.990.1133 | ERIC@ECJARCHITECT.COM
 PO BOX 34425 | RENO, NEVADA 89535

ARCHITECTURAL ONLY



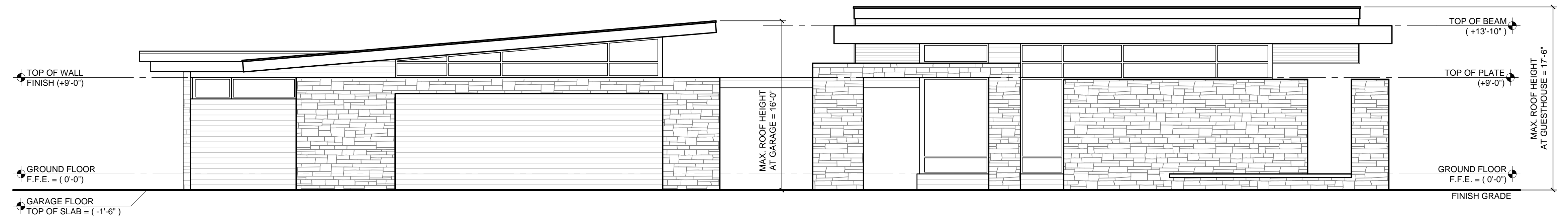
1 GUESTHOUSE
 WEST ELEVATION

3/16" = 1'-0"



3 GARAGE
 WEST ELEVATION

3/16" = 1'-0"



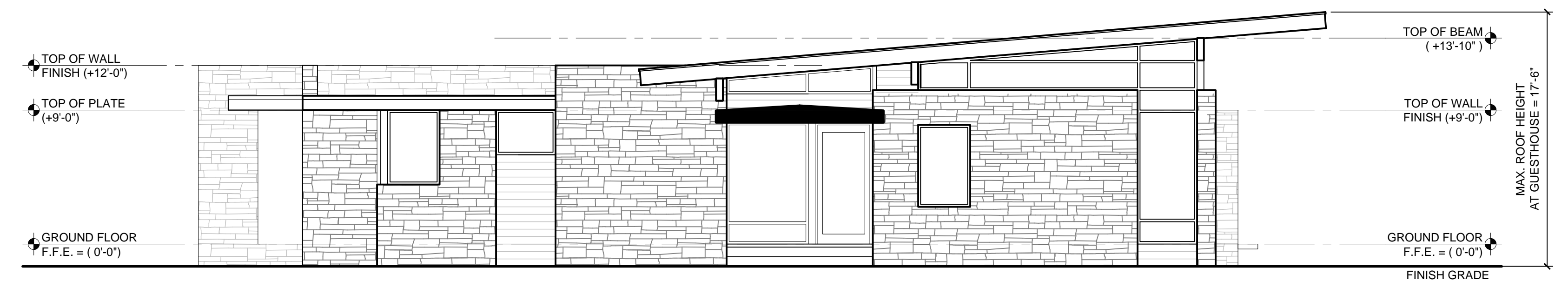
2 GUESTHOUSE / GARAGE
 NORTH ELEVATION

3/16" = 1'-0"



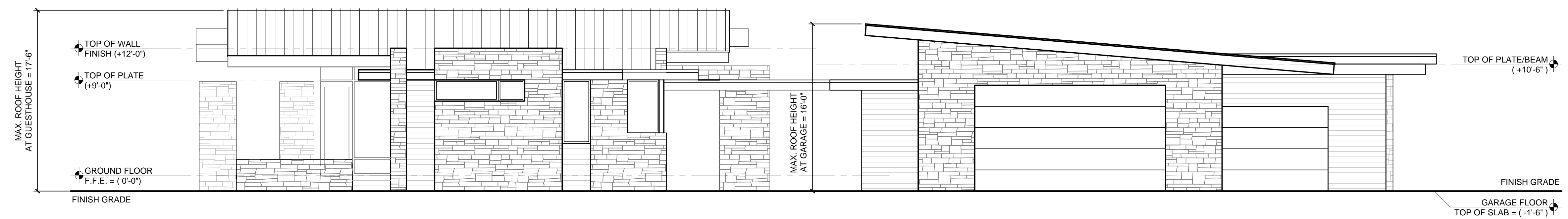
5 GARAGE
 EAST ELEVATION

3/16" = 1'-0"



4 GUESTHOUSE
 EAST ELEVATION

3/16" = 1'-0"



6 GUESTHOUSE / GARAGE
 SOUTH ELEVATION

3/16" = 1'-0"

NEW PRIVATE GUESTHOUSE FOR:
THE HAMILTON RESIDENCE
 15924 CASWELL LANE - RENO, NV 89511

EXTERIOR ELEVATIONS - PRELIMINARY NOT FOR CONSTRUCTION

DRAWN BY	ECJ
CHECKED	-
DATE	08-08-22
SCALE	AS SHOWN
JOB NUMBER	HAMILTON
SHEET NUMBER	A4.1

A4.1



PRIMARY RESIDENCE & ATTACHED GARAGE
WEST VIEW FROM DRIVEWAY APPROACH



NORTHEAST GARAGE & PRIMARY RESIDENCE
OPEN BREEZEWAY / ROOF CANOPY



NORTH VIEW PRIMARY RESIDENCE & BREEZEWAY / ROOF CANOPY TOWARDS ENTRY



NORTH VIEW PRIMARY RESIDENCE ENTRY AT OPEN BREEZEWAY ATTACHMENT



NORTH VIEW PRIMARY RESIDENCE ENTRY



NORTH VIEW PRIMARY RESIDENCE ENTRY AT GREATEROOM / KITCHEN



SOUTHWEST VIEW AT GREATROOM



SOUTHWEST VIEW AT GREATROOM AND EXTERIOR PATIO STRUCTURE



SOUTH VIEW EXTERIOR PATIO STRUCTURE



SOUTH VIEW GREATROOM & EXTERIOR PATIO STRUCTURE TRANSITION



SOUTHEAST VIEW AT EXTERIOR PATIO STRUCTURE & TRANSITION



SOUTH VIEW GREATROOM TO PATIO STRUCTURE TRANSITION AND UPPER FLOOR



SOUTH VIEW LIVING AREA AND UPPER FLOOR



EAST VIEW LIVING AREA AND UPPER FLOOR BACONY TRANSITION



EAST VIEW LIVING AREA AND UPPER FLOOR BALCONY TRANSITION



EAST VIEW LIVING AREA AND UPPER FLOOR BACONY TRANSITION TO BREEZEWAY / ROOF CANOPY TRANSITION



SOUTHEAST VIEW MAIN RESIDENCE TO ATTACHED GARAGE
TRANSITION



SOUTH VIEW GARAGE TO BREEZEWAY / ROOF CANOPY
TRANSITION



SOUTH VIEW GARAGE & PATIO SPACE TRANSITION



SOUTH VIEW AT GARAGE



EAST VIEW GARAGE - NORTH VIEW INACCESSIBLE TO PHOTOGRAPH DUE TO ADJOINING PROPERTY PROXIMITY. NORTH VIEW AT GARAGE SIMILAR TO SOUTH VIEW



WEST VIEW AT GARAGE LOWER ROOF TRANSITION TO BREEZEWAY / ROOF CANOPY