

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: Bruno Addition			
Project Description: New 1500 sqft Living with 1000sqft. Garage			
Project Address: 5375 Mountain Creek Ct. Reno NV			
Project Area (acres or square feet): 2500 sqft			
Project Location (with point of reference to major cross streets AND area locator): Callahan and 431 Area 4000			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
04571221	1 acre		
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: Mark + Meagan Bruno		Name: Dynamic Diversified Develop.	
Address: 5375 Mountain Creek Ct Reno NV Zip: 89511		Address: 5395 Mountain Creek Ct Reno NV Zip: 89511	
Phone: 7754006322 Fax: N/A		Phone: 7753385101 Fax: N/A	
Email: brunoma@sbglobal.net		Email: geneadd@hotmail.com	
Cell: Same as above Other:		Cell: 775-338-5101 Other:	
Contact Person: Mark Bruno		Contact Person: Gene Lepire	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Dynamic Diversified Develop		Name:	
Address: 5395 Mountain Creek Ct Reno NV Zip: 89511		Address:	
Phone: 775-338-5101 Fax: N/A		Phone:	
Email: geneadd@hotmail.com		Email:	
Cell: Same as above Other:		Cell:	
Contact Person: Gene Lepire		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

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

	Main Dwelling	Accessory Dwelling
Sewer Service	Washoe County	Washoe County
Electrical Service	NV Energy	NV Energy
Solid Waste Disposal Service	Waste Management	Waste Management
Water Service	TNWA	TNWA

**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)?

4500 sq ft

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.

1500 sq ft

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

using same building materials of main house

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?

0

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?

landscape to match

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 detached accessory dwelling on your property?

Yes No If yes, please attach a copy.

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?

Yes No If yes, please provide information on the secondary unit.

5375

Gene Lepire <geneddd@hotmail.com>

Thu 9/8/2022 10:49 AM

To: Gene Lepire <geneddd@hotmail.com>





Sent from my iPhone

5375

Gene Lepire <geneddd@hotmail.com>

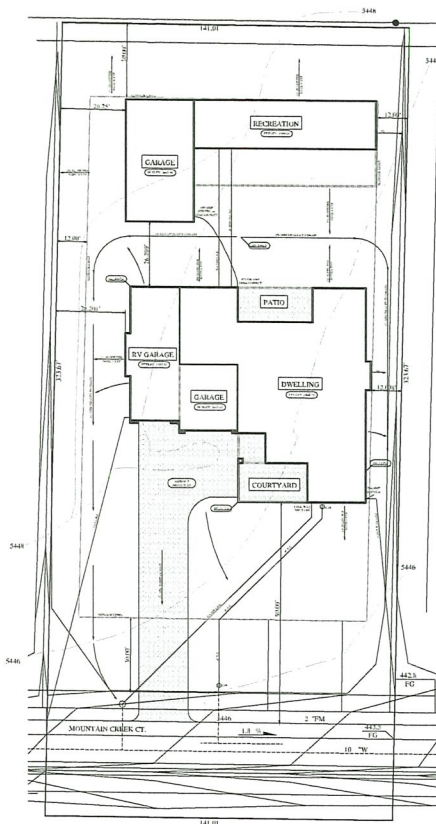
Thu 9/8/2022 10:50 AM

To: Gene Lepire <geneddd@hotmail.com>





Sent from my iPhone



CUT AND FILL NOTED
 THESE PORTIONS OF COURTYARD
 ARE CUT AND FILL FOR THIS PROJECT
 MAX. DEPTH = 4.0 FT

DISCREPANCIES
 1. DIMENSIONS SHALL EXCEED (LARGER THAN) OR
 EXCEED (SMALLER THAN) DIMENSIONS OF MATERIAL.
 2. THERE ARE NO SETBACKS REQUIRED.
 3. AREAS OF DISTURBANCE IS AS FOLLOWS:
 NEW EXCELLENCE APPROX. 50 FT
 NEW EXCELLENCE APPROX. 50 FT
 MISC. APPROX. 50 FT
 TOTAL APPROX. 150 FT
 BACK OF LOT LINE TO BE DETERMINED

SITE PLAN

- CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION. NOTIFY ALL OWNERS.
- CONTRACTOR SHALL VERIFY ALL EXISTING GRADES & CONDITIONS.
- FIELD VERIFY ALL EXISTING LOCATIONS, AND CONNECTIONS.
- ALL THE FAD PROJECTS SHALL BE INSTALLED AS PER MANUFACTURER SPECIFIC CAPACITY & ALL SIZES.
- ALL DIMENSIONS FROM PROPERTY LINE TO BUILDING ARE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
- PROPOSED DRAINAGE SHALL LEAVE TO GRADE OR AT LEAST 4" FROM HOUSE OR 2' IN THE FRONT OF MS.
- FOUNDATION OF THIS PROJECT SHALL BE FOUNDATION SYSTEMS PREPARED, MANUFACTURED, WITH A 4" REINFORCING BARS, 4" PASTES, WITH 4" CONCRETE WITH 4" REINFORCING BARS. ALL FOUNDATION SYSTEMS SHALL BE INSTALLED WITH THE SAME SYSTEMS AS THE FOUNDATION SYSTEM.
- REFER TO PLANS AND DRAWINGS FOR ALL HOUSE DIMENSIONS AND DETAIL. REFER TO STRUCTURAL DRAWINGS FOR FOUNDATION DIMENSIONS AND DETAILS.
- ALL MATERIALS, WORKMANSHIP, TOLERANCES AND EQUIPMENT SHALL MEET THE LATEST LOCAL, MUNICIPAL, COUNTY, STATE, AND FEDERAL REQUIREMENTS.
- IF ANY ELECTRICAL OR MECHANICAL SYSTEMS ARE TO BE PROVIDED TO THE GENERAL BUILDING WORK, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ELECTRICAL, MECHANICAL, AND PLUMBING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ELECTRICAL, MECHANICAL, AND PLUMBING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ELECTRICAL, MECHANICAL, AND PLUMBING WORK.
- IF THE OWNER OF THESE PROPERTIES TO BE BUILT, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ELECTRICAL, MECHANICAL, AND PLUMBING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ELECTRICAL, MECHANICAL, AND PLUMBING WORK.
- ALL EQUIPMENT, MATERIALS, FINISHES, MATERIALS, AND CONSTRUCTION SHALL BE APPROVED BY THE OWNER AND ARCHITECT.
- PROVIDE PROPERTY CLEAN UP, REMOVE AND ABANDON BUILDING CONTRACTOR TO THE PROPERTY OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ELECTRICAL, MECHANICAL, AND PLUMBING WORK.
- THERE IS NO VESTIGATION TO BE WITHIN 7' OF THE STRUCTURE.
- LANDSCAPE AND SITEWORK SHALL BE COMPLETED WITHIN 30 DAYS OF THE END OF CONSTRUCTION.
- THE OWNER SHALL PROVIDE A SCHEDULED AND PLAY FOR THE USE OF THE PROPERTY.
- THE ADDRESS MUST BE POSTED AT THE PROPERTY ENTRANCE AND BE VISIBLE IN BOTH DIRECTIONS OF TRAVEL, AND BE POSTED AT THE BEGINNING OF CONSTRUCTION.

ADDITIONAL SITE PLAN NOTES

1. DIMENSIONS SHALL EXCEED (LARGER THAN) OR EXCEED (SMALLER THAN) DIMENSIONS OF MATERIAL.
 2. THERE ARE NO SETBACKS REQUIRED.
 3. AREAS OF DISTURBANCE IS AS FOLLOWS:
 NEW EXCELLENCE APPROX. 50 FT
 NEW EXCELLENCE APPROX. 50 FT
 MISC. APPROX. 50 FT
 TOTAL APPROX. 150 FT
 BACK OF LOT LINE TO BE DETERMINED

NO.	REVISION/DATE	DATE

DYNAMIC DIVERSIFIED GENE L. LEBRE, JR.
 P.O. BOX 2811
 CARSON CITY, NV 89702
 (775) 338-5101
 genelle@dnm.com

DEVELOPMENT ENTERPRISES INC
 5375 Mountain Creek Court - Reno, Nevada
 APN: 045-712-21

SITE PLAN
 GENE L. LEBRE, JR.
 DYNAMIC DIVERSIFIED DEVELOPMENT ENTERPRISES INC
 5375 Mountain Creek Court - Reno, Nevada
 APN: 045-712-21

PROPOSED GARAGE & RECREATION
 5375 Mountain Creek Court - Reno, Nevada
 APN: 045-712-21