



Board of Adjustment Staff Report

Meeting Date: May 5, 2022

Agenda Item: 8B

ADMINISTRATIVE CASE NUMBER: WADMIN22-0003 (Rushing Care of the Infirm)

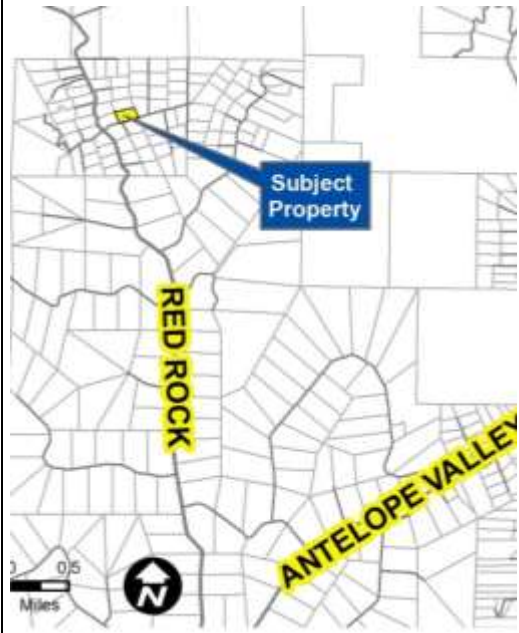
BRIEF SUMMARY OF REQUEST: An administrative permit to allow a travel trailer to be used for the care of an infirm resident

STAFF PLANNER: Katy Stark, Planner
Phone Number: 775.328.3618
Email: krstark@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion, and possible action to approve an administrative permit to allow a self-contained travel trailer to be occupied on parcel 079-382-61 to be used for the care of an infirm resident.

Applicant/Property Owner: Thomas Rushing
Location: 1200 Bedell Road, Reno, NV 89508
APN: 079-382-61
Parcel Size: 10.89 acres
Master Plan: Rural Residential
Regulatory Zone: Low Density Rural (LDR)
Area Plan: North Valleys
Development Code: Authorized in Article 808, Administrative Permits & Article 310, Temporary Uses and Structures
Commission District: 5 – Commissioner Herman



Vicinity Map

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Board of Adjustment approve Administrative Permit Case Number WADMIN22-0003 for Thomas Rushing, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Development Code Section 110.808.25.

(Motion with Findings on Page 7)

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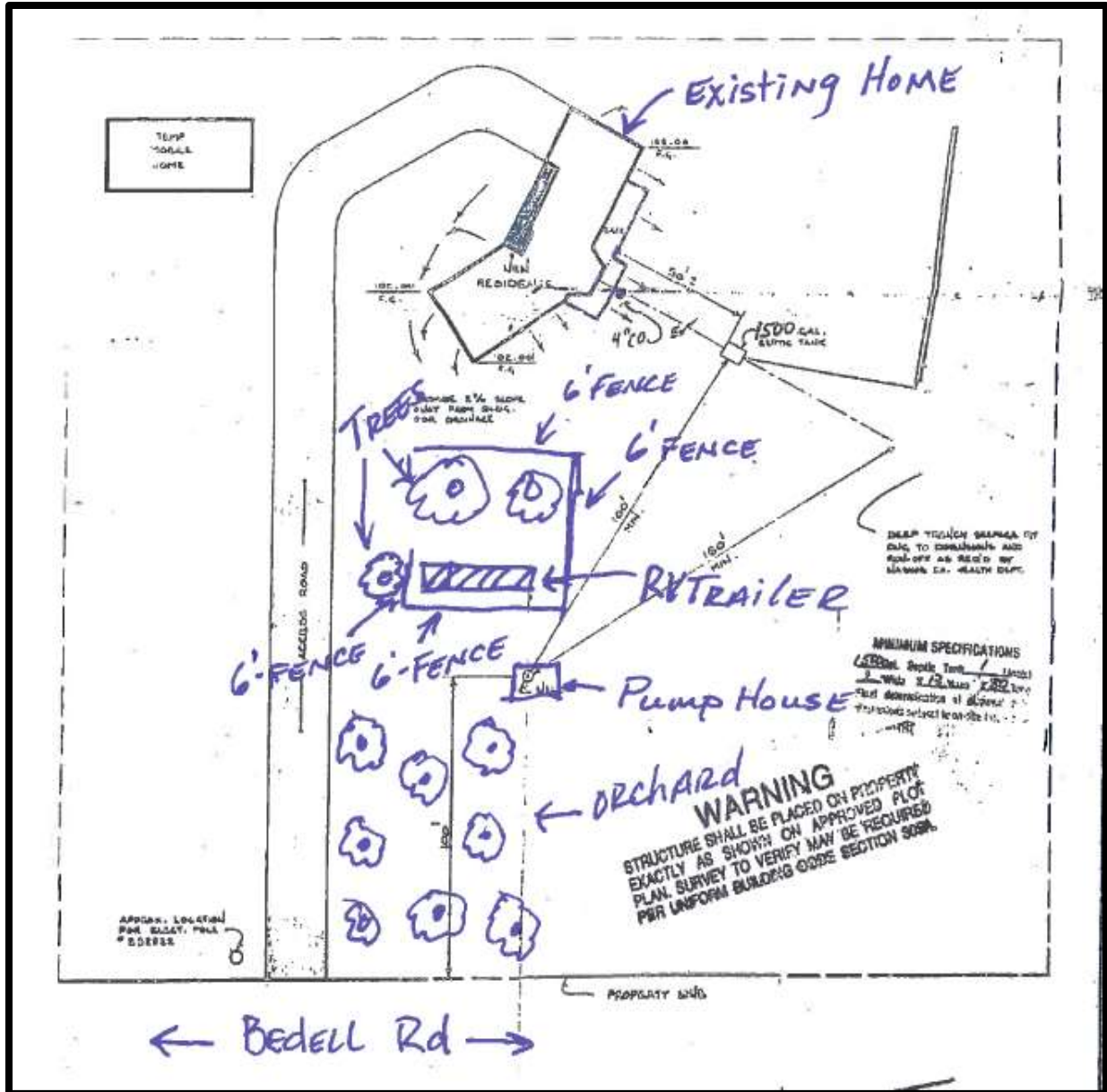
Project Application Exhibit D

Administrative Permit Definition

The purpose of an administrative permit is to provide a method of review for a proposed use which possess characteristics that requires a thorough appraisal in order to determine if the use has the potential to adversely affect other land uses, transportation or facilities in the vicinity. The Board of Adjustment or the Hearing Examiner may require conditions of approval necessary to eliminate, mitigate, or minimize to an acceptable level any potentially adverse effects of a use, or to specify the terms under which commencement and operation of the use must comply. Prior to approving an application for an administrative permit, the Board of Adjustment must find that all of the required findings, if applicable, are true.

The conditions of approval for Administrative Permit Case Number WADMIN22-0003 are attached to this staff report and will be included with the action order.

The subject property has a regulatory zone of Low Density Rural (LDR). The proposed use of a self-contained travel trailer to be used for the care of an infirm resident is allowed with an approved administrative permit per WCC Section 110.310.35(g), Temporary Occupancy for the Care of the Infirm. This temporary occupancy is reserved for properties containing a permanent single-family dwelling occupied by either the infirm person or the person responsible for the care of the infirm person. The administrative permit application shall include a signed affidavit from a Nevada licensed physician identifying the need for such on-premise care. In addition, the administrative permit must be renewed on an annual basis to ensure that the need for such on-premise care still exists. The applicant is seeking approval of this administrative permit from the Board of Adjustment.



Site Plan

Project Evaluation

The applicant is seeking an administrative permit to allow a self-contained travel trailer to be occupied on parcel 079-382-61 to be used for the care of an infirm resident. The infirm resident is the applicant’s mother. WCC Section 110.310.35(g) requires a signed affidavit from a Nevada licensed physician identifying the need for such on-premise care. The infirm resident’s medical practitioner, a Nevada licensed Physician Assistant, completed a signed and notarized affidavit stating that the resident needs to have a person living on the premises/property where she lives in order to provide care and assistance to her. The licensed Physician Assistant also provided a letter, dated February 22, 2022, stating that the infirm resident: “has medical conditions which require supervision and assistance. To displace this individual could result in bodily harm, worsening of medical condition, and negative outcome regarding her overall health and wellbeing.”

There is an open planning/code enforcement violation (WVIO-PLA21-0188) on this property. A complaint was submitted to Washoe 311 on November 16, 2021, stating that the property owner of 1200 Bedell Road “has had multiple travel trailers parked on the property with people living in them for some time. They now have also added a 60ft single wide trailer with people living in it.” A Washoe County code enforcement officer investigated the complaint and found a manufactured home on the property without a placement permit (violation of WCC Section 110.306.25) and unpermitted RV living. The individual living in the RV/travel trailer is the infirm resident under consideration in this administrative permit. The administrative permit being sought by the applicant in this case would clear up the unpermitted RV living portion of the open violation and would permit the infirm resident to continue living on her son’s property.

WCC Section 110.310.35(g) requires that the travel trailer or recreational vehicle shall be located on the parcel to provide as much screening as practical from being viewed from the street. The applicant’s placement of the travel trailer meets the building setbacks for the LDR regulatory zone. LDR setbacks are 30 feet from front and rear yard property lines and 50 feet from side yard property lines. The applicant has indicated that the trailer is located 140 feet from the front yard property line, 380 feet from the west side yard property line, and 640 feet from the east side yard property line. In addition, the applicant has stated that fruit trees were planted two years ago between the street and the travel trailer. A six-foot high cedar fence is being installed on three sides for additional screening. The applicant also intends to plant six new poplars and two new weeping willows to provide further screening. Tree and fence placement can be seen on the site plan on page 4 of this staff report. Truckee Meadows Fire Protection District (TMFPD) has provided a condition in the conditions of approval (Exhibit A) requiring the applicant to maintain defensible space with their tree placement, as this property is located in a HIGH WUI zone.

WCC Section 110.310.35(g) also requires that no discharge of any litter, sewage, effluent or other matter shall occur except into sanitary facilities designed to dispose of the material. Any temporary utility connections shall be to the satisfaction of the Washoe County Health District and the Building Program of the Planning and Building Division. The applicant has indicated that the subject property is served by well water, an existing septic tank for sewage disposal, and Waste Management for garbage collection. The property has existing electric and natural gas service. Washoe County Health District has provided a condition of approval in Exhibit A requiring the travel trailer to be hard line plumbed to the on-site sewage disposal system. Washoe County Water Rights has provided a condition of approval (Exhibit A) requiring the applicant to complete and submit the “Acceptance of Conditions and Approval for Domestic Water Well Use for an Accessory Dwelling” form. This form includes conditions for water usage, which are also detailed in Exhibit A.

North Valleys Area Plan

The subject parcel is located within the North Valleys Area Plan in the Rural Character Management Area. Staff was unable to find any relevant policies related to the temporary use of a self-contained travel trailer for the care of an infirm resident.

Reviewing Agencies

The following agencies/individuals received a copy of the project application for review and evaluation.

Agencies	Sent to Review	Responded	Provided Conditions	Contact
Environmental Protection	X			
Washoe County Building & Safety	X			
Washoe County Engineering & Capital Projects	X	X		Robert Wimer, rwimer@washoecounty.gov
Washoe County Land Development	X			
Washoe County Planning & Building Director	X			
Washoe County Water Rights Manager	X	X	X	Timber Weiss, tweiss@washoecounty.gov
WCHD EMS	X	X		Sabrina Brasuell, sbrasuell@washoecounty.gov
WCHD Environmental Health	X	X	X	James English, jenglish@washoecounty.gov
TMFPD	X	X	X	Brittany Lemon, blemon@tmfpd.us
Regional Transportation Commission (All Apps)	X			
Washoe-Storey Conservation District (All Apps)	X	X		Jim Shaffer & Bret Tyler / shafferjam51@gmail.com & bretttyler2@gmail.com

All conditions required by the contacted agencies can be found in Exhibit A, Conditions of Approval.

Staff Comment on Required Findings

WCC 110.808.25 requires that all of the following findings be made to the satisfaction of the Washoe County Board of Adjustment before granting approval of the administrative permit request. Staff has completed an analysis of the application and has determined that the proposal is in compliance with the required findings as follows.

- (a) Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the North Valleys Area Plan.

Staff Comment: The requested temporary use of a self-contained travel trailer for the care of an infirm resident does not conflict with the action programs, policies, standards, and maps of the Master Plan and the North Valleys Area Plan.

- (b) Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven.

Staff Comment: A self-contained travel trailer for the care of an infirm resident will not place a significant strain on existing roadways. The subject property is already served by waste disposal and electricity/natural gas providers. Washoe County Health District has provided a condition of approval (Exhibit A) for appropriate connection to the existing sewage disposal system on the property. Washoe County Water Rights has provided a condition of approval (Exhibit A) to ensure appropriate well water usage on the property.

- (c) Site Suitability. That the site is physically suitable for a self-contained travel trailer to be used for the care of an infirm resident, and for the intensity of such a development.

Staff Comment: The site is physically suitable for a travel trailer to be used for the care of an infirm resident. The site is 10.89 acres in size with a residence on the site, and a travel trailer will not be a significant intensification to the site.

- (d) Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area.

Staff Comment: The subject parcel is a residential zoned parcel. Issuance of a permit for the temporary use of a travel trailer for the care of an infirm resident will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area.

- (e) Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

Staff Comment: There is no military installation in the required noticing distance of the subject property; therefore, this finding is not required to be made.

Recommendation

After a thorough analysis and review, Administrative Permit Case Number WADMIN22-0003 is being recommended for approval with conditions. Staff offers the following motion for the Board's consideration.

Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Board of Adjustment approve Administrative Permit Case Number WADMIN22-0003 for Thomas Rushing, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Development Code Section 110.808.25:

- (a) Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the North Valleys Area Plan;
- (b) Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
- (c) Site Suitability. That the site is physically suitable for a self-contained travel trailer to be used for the care of an infirm resident, and for the intensity of such a development;
- (d) Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;
- (e) Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

Appeal Process

Board of Adjustment action will be effective 10 calendar days after the written decision is filed with the Secretary to the Board of Adjustment and mailed to the original applicant, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Building Division within 10 calendar days

from the date the written decision is filed with the Secretary to the Board of Adjustment and mailed to the original applicant.

Applicant/Owner: Thomas Rushing
trushing1200@gmail.com



Conditions of Approval

Administrative Permit Case Number WADMIN22-0003

The project approved under Administrative Permit Case Number WADMIN22-0003 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on May 5, 2022. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

Unless otherwise specified, all conditions related to the approval of this administrative permit shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Building Division.

Compliance with the conditions of approval related to this administrative permit is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the administrative permit may result in the initiation of revocation procedures.

Operational conditions are subject to review by the Planning and Building Division prior to the renewal of a business license each year. Failure to adhere to the operational conditions may result in the Planning and Building Division recommending that the business license not be renewed until conditions are complied with to the satisfaction of Washoe County.

Washoe County reserves the right to review and revise the conditions of approval related to this Administrative Permit should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, “may” is permissive and “shall” or “must” is mandatory.

Conditions of approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some “conditions of approval” are referred to as “operational conditions.” These conditions must be continually complied with for the life of the project or business.

The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies:

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.**

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Planning and Building Division

1. The following conditions are requirements of the Planning and Building Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Katy Stark, Planner, 775.328.3618, krstark@washoecounty.gov

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this administrative permit.
- b. This permit is for a temporary use for care of the Infirm. No other use is approved as part of this permit.
- c. The following **Operational Conditions** shall be required for the extent of the Temporary use:
 1. This permit shall become null and void once there is no longer a need to provide Care for Connie Lou Rushing, the infirmed person stated in the application.
 2. Use of the travel trailer shall be limited to Connie Lou Rushing. No other person shall be permitted to live in the travel trailer.
 3. This permit shall be renewed on an annual basis to ensure the need for on premise care is still needed. Failure to renew this permit by May 5, 2023, and each year following, shall render this permit null and void.
 4. A signed affidavit from a Nevada Licensed physician identifying the need for continued care shall be submitted with the annual review.
 5. All discharge of litter, sewage, effluent or other matter shall be disposed of into sanitary facilities designed for such use.
 6. Any temporary utility connections shall be to the satisfaction of the Planning and Building Division.
 7. Within 30 days of Connie Lou Rushing recovering or vacating the property, the property owner shall disconnect the travel trailer from all utilities and sanitation systems and remove the deck and stairs to the trailer. No other person shall be permitted to use, live-in or occupy the travel trailer, except as permitted by WCC Article 310.

Washoe County Water Rights

2. The following conditions are requirements of Washoe County Water Rights, which shall be responsible for determining compliance with these conditions.

Contact Name – Timber Weiss, PE, 775.954.4626, tweiss@washoecounty.gov

- a. The applicant shall complete the form titled “Acceptance of Conditions and Approval for Domestic Water Well Use for an Accessory Dwelling” and return to Community Services Department (CSD) for approval. (This form is available from the State of Nevada

Division of Water Resources website: http://water.nv.gov/forms/forms09/Accessory_Dwelling09.pdf) Upon approval, CSD and / or the applicant will submit the form to the Nevada Division of Water Resources. The Nevada Division of Water Resources will file this form in their archives. This form constitutes an agreement between the property owner and the State of Nevada, in which the property owner agrees to all conditions in said form, which include:

- 1) The combined water use from the well for the main residence and any accessory dwelling shall not exceed two (2) acre-feet per year as provided in Chapter 534.180 of the Nevada Revised Statutes (NRS).
- 2) A totalizing meter shall be installed near the discharge of the well that provides water to the main residence and the accessory dwelling. The State of Nevada, not Washoe County, is the responsible party in determining meter type and placement. The State's phone number is 775-684-2800. This meter shall be easily accessible for meter reading by the Nevada State Engineer staff and maintained in good working order and shall be installed to measure all water pumped from the well for the purposes of this approval.
- 3) Water usage measurements from the totalizing meter must be submitted by the parcel owner to Nevada State Engineer no later than January 31st of each calendar year.

Washoe County Health District

3. The following condition is a requirement of the Health District, which shall be responsible for determining compliance with this condition. The District Board of Health has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.

Contact Name – James English, REHS, CP-FS, EHS Supervisor, 775.328.2610, jenglish@washoecounty.gov

- a. Travel trailer shall be hard line plumbed to the on-site sewage disposal system or not connected at all with the use of flexible piping only to dump the waste tank contents into the on-site sewage disposal system.

Truckee Meadows Fire Protection District

4. The following condition is a requirement of the Truckee Meadows Fire Protection District (TMFPD), which shall be responsible for determining compliance with this condition.

Contact Name – Brittany Lemon, Fire Captain – Fire Prevention, 775.326.6079, blemon@tmfpd.us

- a. This is a HIGH WUI zone and defensible space will need to be maintained.

***** End of Conditions *****



WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects

1001 EAST 9TH STREET
RENO, NEVADA 89512
PHONE (775) 328-3600
FAX (775) 328.3699

INTEROFFICE MEMORANDUM

DATE: March 28, 2022

TO: Katy Stark, Planner, Planning and Building Division

FROM: Robert Wimer, P.E., Engineering and Capital Projects Division

SUBJECT: **WADMIN22-0003**
APN 079-382-61
Rushing Care of the Infirm RV

GENERAL PROJECT DISCUSSION

Washoe County Engineering staff has reviewed the above referenced application. The Engineering and Capital Projects Division recommends approval with no additional conditions.





WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

1001 East 9th Street
Reno, Nevada 89520-0027
Phone: (775) 328-3600
Fax: (775) 328-3699

March 24, 2022

TO: Katy Stark, Planner, CSD, Planning & Development Division

FROM: Timber Weiss, PE, Licensed Engineer, CSD

SUBJECT: Administrative Permit Case Number WADMIN22-0003 (Rushing Care of the Infirm)

Project description:

The applicant is proposing to approve an administrative permit to allow a self-contained travel trailer to be occupied on parcel 079-382-61 to be used for the care of an infirm resident.

The property is located at 1200 Bedell Road, approximately 1,100 feet east of its intersection with Red Rock Road. Assessor's Parcel Number: 079-382-61.

The Community Services Department (CSD) recommends approval of this project with the following Water Rights conditions:

The applicant shall complete the form titled "Acceptance of Conditions and Approval for Domestic Water Well Use for an Accessory Dwelling" and return to Community Services Department (CSD) for approval. Upon approval, CSD and / or the applicant will submit the form to the Nevada Division of Water Resources. The Nevada Division of Water Resources will file this form in their archives. This form constitutes an agreement between the property owner and the State of Nevada, in which the property owner agrees to all conditions in said form, which include: 1) the combined water use from the well for the main residence and any accessory dwelling shall not exceed two (2) acre-feet per year as provided in Chapter 534.180 of the Nevada Revised Statutes (NRS). 2) A totalizing meter shall be installed near the discharge of the well that provides water to the main residence and the accessory dwelling. The State of Nevada, not Washoe County, is the responsible party in determining meter type and placement. The State's phone number is 775-684-2800. This meter shall be easily accessible for meter reading by the Nevada State Engineer staff and maintained in good working order and shall be installed to measure all water pumped from the well for the purposes of this approval. 3) Water usage measurements from the totalizing meter must be submitted by the parcel owner to Nevada State Engineer no later than January 31st of each calendar year.

This form is available from the State of Nevada Division of Water Resources website:
http://water.nv.gov/forms/forms09/Accessory_Dwelling09.pdf

From: [Program, EMS](#)
To: [Stark, Katherine](#)
Cc: [Esp, Andrea](#)
Subject: FW: March Agency Review Memos I & II
Date: Tuesday, March 15, 2022 11:29:30 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[March Agency Review Memo II.pdf](#)

Hello,

The EMS Oversight Program has reviewed the Administrative Permit Case Number WADMIN22-0003 (Rushing Care of the Infirm) and does not currently have any questions, comments or concerns regarding this application.

Thank you,

Sabrina.

Sabrina Brasuell

EMS Coordinator | Epidemiology and Public Health Preparedness
Washoe County Health District
sbrasuell@washoecounty.gov | O: (775) 326-6043
1001 E. Ninth St., Bldg. B. Reno, NV 89512

From: Kerfoot, Lacey <LKerfoot@washoecounty.gov>
Sent: Monday, March 14, 2022 3:38 PM
To: Rosa, Genine <GRosa@washoecounty.gov>; Restori, Joshua <JRestori@washoecounty.gov>; Program, EMS <EMSProgram@washoecounty.gov>; English, James <JEnglish@washoecounty.gov>; Rubio, Wesley S <WRubio@washoecounty.gov>; Kelly, David A <DAKelly@washoecounty.gov>
Cc: EHS Plan Review <EHSPlanReview@washoecounty.gov>; Albarran, Adriana <AAlbarran@washoecounty.gov>; Pelham, Roger <RPelham@washoecounty.gov>; Bronczyk, Christopher <CBronczyk@washoecounty.gov>; Stark, Katherine <KRStark@washoecounty.gov>; Olander, Julee <JOlander@washoecounty.gov>; Weiche, Courtney <CWeiche@washoecounty.gov>
Subject: March Agency Review Memos I & II

Good afternoon,

Please find the attached [Agency Review Memo I & Agency Review Memo II](#) with cases received in March by the Washoe County Community Services Department, Planning and Building Division.

You've been asked to review the following applications:

- Air Quality: [Memo I – Items 1 and 3](#); [Memo II – Item 7](#)
- EMS: [Memo I - Items 1 and 3](#); [Memo II – Items 2, 3 and 7](#)
- Environmental Health: [Memo I - Items 1 and 3](#); [Memo II – Items 2, 3, 4, 5, 7 and 8](#)

The item descriptions and links to the applications are provided in the memo. Comments are due by March 28, 2022.

Please remember to send any agency review responses/comments directly to the Planner for the case, rather than replying to me.

Regards,



Lacey Kerfoot

Office Support Specialist, Planning & Building Division | Community Services Department

lkerfoot@washoecounty.gov | Direct Line: 775.328.3606

My working hours: Monday-Friday 7:00am to 3:30pm

Visit us first online: www.washoecounty.gov/csd

Planning Division: 775.328.6100 | Planning@washoecounty.gov

CSD Office Hours: Monday-Friday 8:00am to 4:00pm

1001 East Ninth Street, Reno, NV 89512



Have some kudos to share about a Community Services Department employee or experience?

[Submit a Nomination](#)

**WASHOE COUNTY
HEALTH DISTRICT**
ENHANCING QUALITY OF LIFE

March 15, 2022

Washoe County Community Services
Planning and Development Division

RE: Rushing Care of the Infirm; 079-382-61
Administrative Permit Review; WADMIN22-0003

Dear Washoe County Staff:

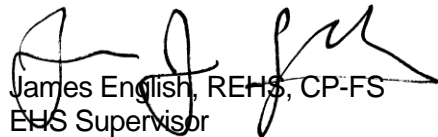
The following conditions are requirements of the Washoe County Health District, Environmental Health Division, which shall be responsible for determining compliance with these conditions.

Contact Name – James English - jenglish@washoecounty.us

- a) Condition #1: Travel trailer shall be hard line plumbed to the on-site sewage disposal system or not connected at all with the use of flexible piping only to dump the waste tank contents into the on-site sewage disposal system.
- b) Condition #2: Application is for the care of one resident/owner of the property and therefore no other requirements are necessary.

If you have any questions or would like clarification regarding the foregoing, please contact James English, EHS Supervisor at jenglish@washoecounty.us regarding all Health District comments.

Sincerely,



James English, REHS, CP-FS
EHS Supervisor
Environmental Health Services
Washoe County Health District



From: [Lemon, Brittany](#)
To: [Stark, Katherine](#)
Cc: [Way, Dale](#)
Subject: WADMIN22-0003 (Rushing Care of the Infirm) Conditions of Approval
Date: Tuesday, March 22, 2022 11:02:55 AM
Attachments: [image001.png](#)

Hi Katy,

“This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply.”

<https://tmfpd.us/fire-code/>.

For this one I did note that they are planning on planting a few trees, please make sure they are aware that this is a HIGH WUI zone and defensible space will need to be maintained.

Thank you.

Brittany Lemon

Fire Captain - Fire Prevention | Truckee Meadows Fire & Rescue

blemon@tmfpd.us | Office: 775.326.6079 | Cell: 775.379.0584

3663 Barron Way, Reno, NV 89511



“Committed to excellence, service, and the protection of life and property in our community”



Washoe-Storey Conservation District

Bret Tyler Chairmen
Jim Shaffer Treasurer
Cathy Canfield Storey app
Jean Herman Washoe app

1365 Corporate Blvd.
Reno NV 89502
775 857-8500 ext. 131
nevadaconservation.com

March 21, 2022

Washoe County Community Services Department

C/O Katy Stark, Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

R: WADMIN22-0003 Rushing Care of the Infirm

Dear Katy,

In reviewing the administrative permit for a self-contained travel trailer, the Conservation District has the following comment.

Concerning the proposed landscape design, the District does not support the two weeping willow trees since these trees consume considerable water and instead we recommend planting two ever green trees.

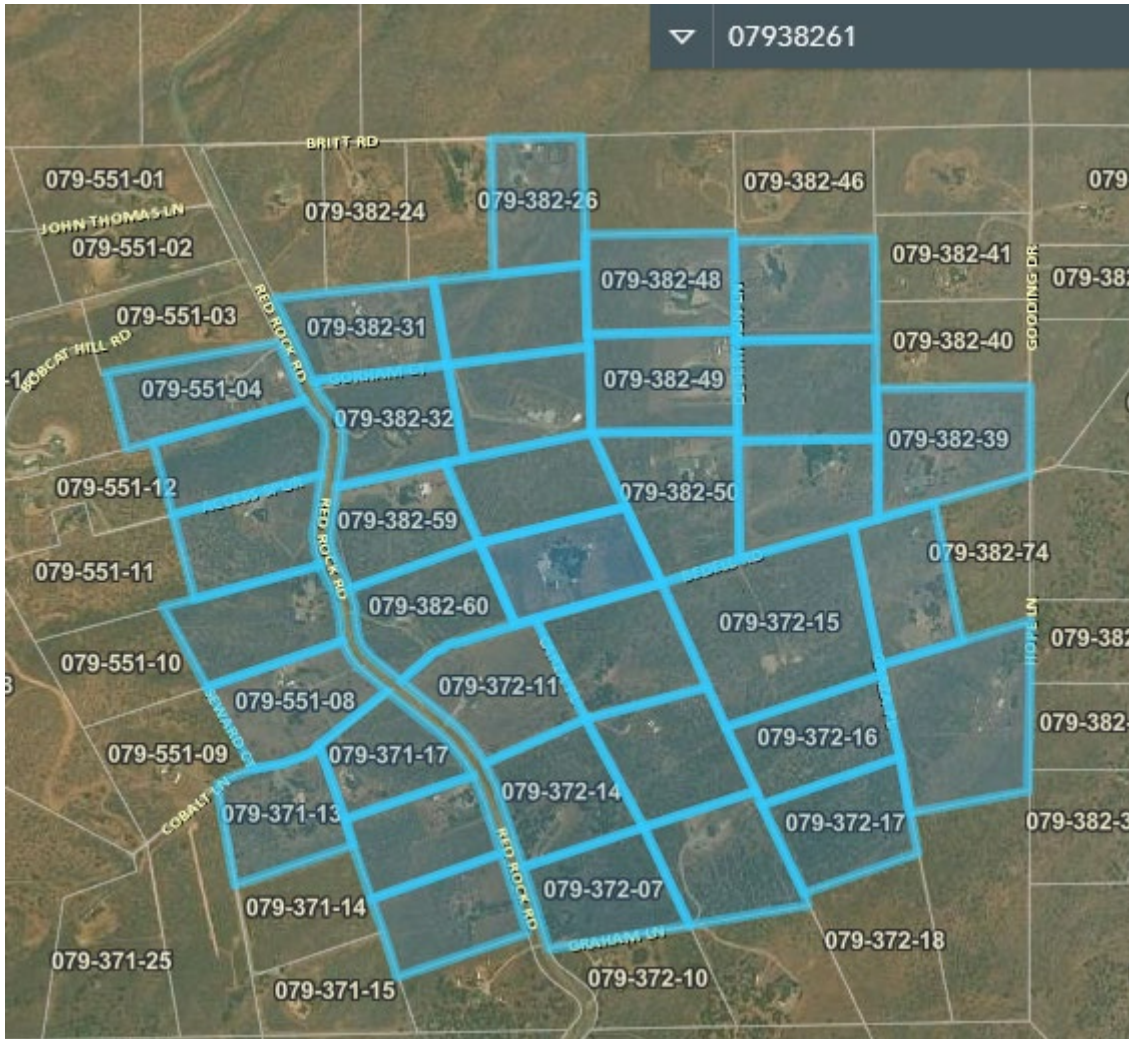
Thank you for providing us the opportunity to review the project that may have impacts on our natural resources and any questions call us at (775)750-8272.

Sincerely,

Jim Shaffer

Public Notice

Washoe County Code requires that public notification of an Administrative Permit be mailed to a minimum of 30 separate property owners within a minimum 500 foot radius of the subject property a minimum of 10 days prior to the public hearing date. This proposal was noticed within a 1,500-foot radius of the subject property, noticing 34 separate property owners a minimum of 10 days prior to the public hearing date.



Public Notice Map

Administrative Permit Case Number WADMIN22-0003 (Rushing Care of the Infirm)

Community Services Department
Planning and Building
ADMINISTRATIVE PERMIT APPLICATION

(Care for the Infirm see page 8)



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>Thomas Rushing -</i>			
Project Description: <i>Application for Admin Review - CARE of the INTERM</i>			
Project Address: <i>1200 BEDELL Rd. RENO, NV 89508</i>			
Project Area (acres or square feet): <i>10.82 ACRES</i>			
Project Location (with point of reference to major cross streets AND area locator): <i>Red Rock Rd + Bedell Rd</i>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
<i>079-382-61</i>	<i>10.82 AC</i>		
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: <i>THOMAS RUSHING</i>		Name:	
Address: <i>1200 BEDELL Rd</i>		Address:	
<i>RENO, NEVADA</i> Zip: <i>89508</i>		Zip:	
Phone: <i>702-210-3183</i> Fax:		Phone: Fax:	
Email: <i>TRushing1200@gmail.com</i>		Email:	
Cell: <i>SAME</i> Other:		Cell: Other:	
Contact Person: <i>THOMAS RUSHING</i>		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):	

**Administrative Permit Application
Supplemental Information**
(All required information may be separately attached)

1. What is the type of project or use being requested?

CARE of the Infirm

2. What section of the Washoe County code requires the Administrative permit required?

110.310.35 (g)

3. What currently developed portions of the property or existing structures are going to be used with this permit?

Southern Portion of Property setback
140' From Bedell Rd Frontage

4. What improvements (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.) will have to be constructed or installed and what is the projected time frame for the completion of each?

N/A

5. Is there a phasing schedule for the construction and completion of the project?

N/A

6. What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?

Setback from Street, 6ft Screen Fence installed
on 3 sides + Existing trees + Orchard -

7. What are the anticipated beneficial aspects or effect your project will have on adjacent properties and the community?

Added Property Enhancements, Trees + Aesthetics -

8. What will you do to minimize the anticipated negative impacts or effect your project will have on adjacent properties?

Installed trees + 6' tall wood fence for
screening

9. Please describe any operational parameters and/or voluntary conditions of approval to be imposed on the administrative permit to address community impacts.

N/A

10. How many improved parking spaces, both on-site and off-site, are available or will be provided? (Please indicate on site plan.)

2 SPACES - GRADED GRAVEL DRIVEWAY / NO OFFSITE - N/A

11. What types of landscaping (e.g. shrubs, trees, fencing, painting scheme, etc.) are proposed? (Please indicate location on site plan.)

ALL TREES PLANTED & FENCE INSTALLED

12. What type of signs and lighting will be provided? On a separate sheet, show a depiction (height, width, construction materials, colors, illumination methods, lighting intensity, base landscaping, etc.) of each sign and the typical lighting standards. (Please indicate location of signs and lights on site plan.)

N/A

13. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the administrative permit request? (If so, please attach a copy.)

Yes No

14. Utilities:

a. Sewer Service	N/A - PRIVATE - SEPTIC 1,500 GAL
b. Water Service	N/A - PRIVATE WELL

For most uses, the Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County. Please indicate the type and quantity of water rights you have available should dedication be required:

c. Permit #	N/A	acre-feet per year	
d. Certificate #		acre-feet per year	
e. Surface Claim #		acre-feet per year	
f. Other, #		acre-feet per year	

Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources):

N/A

**Administrative Permit Application
Supplemental Information
for Care of the Infirm**

(All required information, to include the physician's signed affidavit, is considered a public record and will be treated as such by Washoe County. Information may be attached separately)

1. Name of the infirm:

CONNIE Rushing

2. Name of Nevada licensed physician identifying the need for on-premise care and the physician's estimate as to the length of on-premise care required (attach physician's signed affidavit, form on page 11):

DR TUSHAR GARG

3. Name(s) of the Caregiver(s):

THOMAS Rushing AND TONGA Rushing

4. Describe the type and size of recreational vehicle or self-contained travel trailer that is proposed for use as a temporary residence of the caregiver. (Attach a site map showing the proposed location.)

ARTIC FOX TRAVEL TRAILER with Rm Slide-outs
34' SELF CONTAINED

5. Describe the arrangements/methods proposed for the temporary provision of:

a. Water Service:

WELL - PRIVATE

b. Sewage (Sanitary Sewer) Service:

Septic Tank - existing 1500 gal.

c. Garbage (Solid Waste) Service:

Waste Management - existing service + extra tote rental already.

d. Electricity:

30amp service - already existing service

e. Natural Gas:

Propane + service

6. What will you do to minimize the anticipated negative impacts or effect your waiver will have on adjacent properties?

No impact, Rural 10+ ac. parcels.

1. Fruit trees/orchard area already planted 2 yrs ago between street + RV
2. 6' wood fence currently being installed to screen 2 sides.
3. (8) trees planted along fence for screening

7. What types of landscaping (e.g. shrubs, trees, fencing, painting scheme, etc.) are proposed? (Please indicate location on site plan.)

Fruit TREES - existing.
 8- NEW TREES - 6-POPLARS & 2 WEEDING WILLOWS
 1- Existing MATURE PINE TREE
 6' high CEDAR FENCE installed on **3** sides

8. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the administrative permit request? (If so, please attach a copy.)

Yes No

9. Community Services (provided and nearest facility):

a. Fire Station	5 miles
b. Health Care Facility	8 mi 13 miles
c. Elementary School	13 mi
d. Middle School	14 mi
e. High School	
f. Parks	10 mi
g. Library	14 miles
h. Citifare Bus Stop	14 miles

**TEMPORARY OCCUPANCY
for the Care of the Infirm
AFFIDAVIT OF PHYSICIAN**

STATE OF NEVADA)
) ss:
COUNTY OF WASHOE)

I, David Ward being duly sworn, depose, and say that I am a physician licensed by the Nevada State Board of Medical Examiners to practice medicine in the State of Nevada.

I further swear or affirm that:

I am a licensed physician caring for Connie Lou Rushing and am personally familiar with his/her physical and medical condition and its impact on his/her life functions; and,

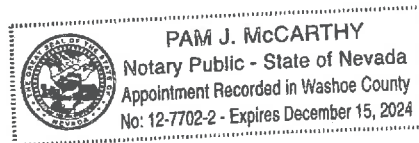
That Connie Lou Rushing suffers from physical and medical condition(s) that severely impair his/her ability to live alone and care for himself/herself and he/she needs to have a person living on the premises/property where he/she lives in order to provide care and assistance to him/her

Signed David Ward PA-C

State of Nevada License Number PA 2087

Subscribed and sworn to before me this 1st day of March, 2022

Pam McCarthy
Notary Public in and for said county and state



My commission expires: 12/15/24

This Physician's Affidavit is required to be submitted with the Administrative Permit application for Temporary Occupancy for the Care of the Infirm pursuant to WCC Section 110.310.35(g). If the Administrative Permit is approved, a new affidavit must be submitted with each annual renewal.

Letter by David Andrew Ward, PA-C on 2/22/2022



Saint Mary's Medical Group

SMMG NORTHWEST PRIMARY CARE/WELLNESS

6255 Sharlands Ave

Reno NV 89523-3527

PH: 775-770-7580

FAX: 775-770-7590

February 22, 2022

Patient: **Connie Rushing**

Date of Birth: **11/5/1943**

Date of Visit: **2/22/2022**

To Whom it May Concern:

Connie Rushing, has medical conditions which require supervision and assistance. To displace this individual could result in bodily harm, worsening of medical condition, and negative outcome regarding her overall health and wellbeing.

Sincerely,



David Andrew Ward, PA-C

CC: No Recipients

My name is Connie Rushing. I am 78 years old, and a retired registered nurse. I live on social security and a small income from a side business. I cannot afford to rent anywhere. I live in a travel trailer on my son's property in Reno. I moved to Reno in October 2020.

With my medical conditions I need to be near my son and daughter-in-law, so I can get assistance when needed.

For the previous 4 years, I lived on my other son's property in Idaho. After I had major surgery in October 2019, I was in the hospital for more than a month. Because I received no help from my family, I spent 2 weeks in a nursing home, to help me gain my strength back, so I could take care of myself. I was sick most of 2020, with no assistance from my family. I was hospitalized again for a week in September 2020, and again received no help from my family.

I decided to move to Reno, to live on my son's property. I needed to be near my son and daughter-in-law, who would be able to help me and give assistance when needed. They check on me everyday.

Thank you for your consideration of
this matter.

Connie Rushing

Property Owner Affidavit

Applicant Name: Thomas Rushing

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, Thomas Rushing
(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): 079-382-61

Printed Name Thomas Rushing

Signed Thomas Rushing

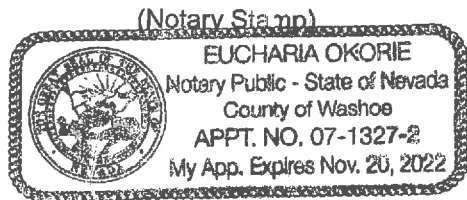
Address 1200 Bedell Rd

RENO, NV 89508

Subscribed and sworn to before me this
10th day of November, 2021.

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

My commission expires: 11/20/2022



*Owner refers to the following: (Please mark appropriate box.)

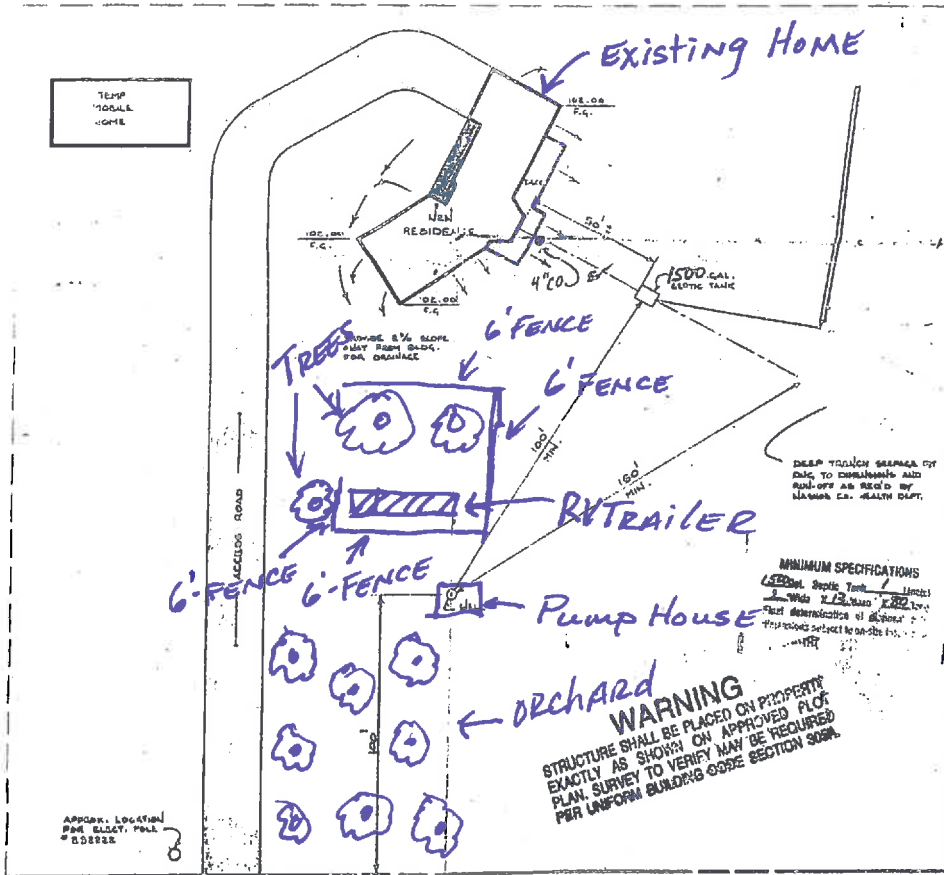
- Owner
 Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
 Power of Attorney (Provide copy of Power of Attorney.)
 Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
 Property Agent (Provide copy of record document indicating authority to sign.)
 Letter from Government Agency with Stewardship

FINISHED ELEVATIONS

ALL FINISHED ELEVATIONS ARE ASSUMED BASED ON THE FT² PAD BEING 100.00

RIDGE HEIGHT	==	119.51
FINISHED FLR.	==	103.04
CAR. & GAR. (F.W. CLAS)	==	102.39
CAR. & DOORS	==	102.33
FT ² PAD	==	100.00 ASSUMED

1. 100' Minimum from well to septic tank.
2. 150' Minimum from well to septic field.
3. 5' Minimum required from septic tank to a building.
4. 20' Minimum required from septic field to a building.



← Bedell Rd →

PLOT PLAN
1" = 30' 0"

Development Review	Date	Done
County Fire Dept.		
County Engineering	11/15/11	Done
County Health Dept.		Done
County Utility Dept.		Done
County Bldg. Dept.		Done

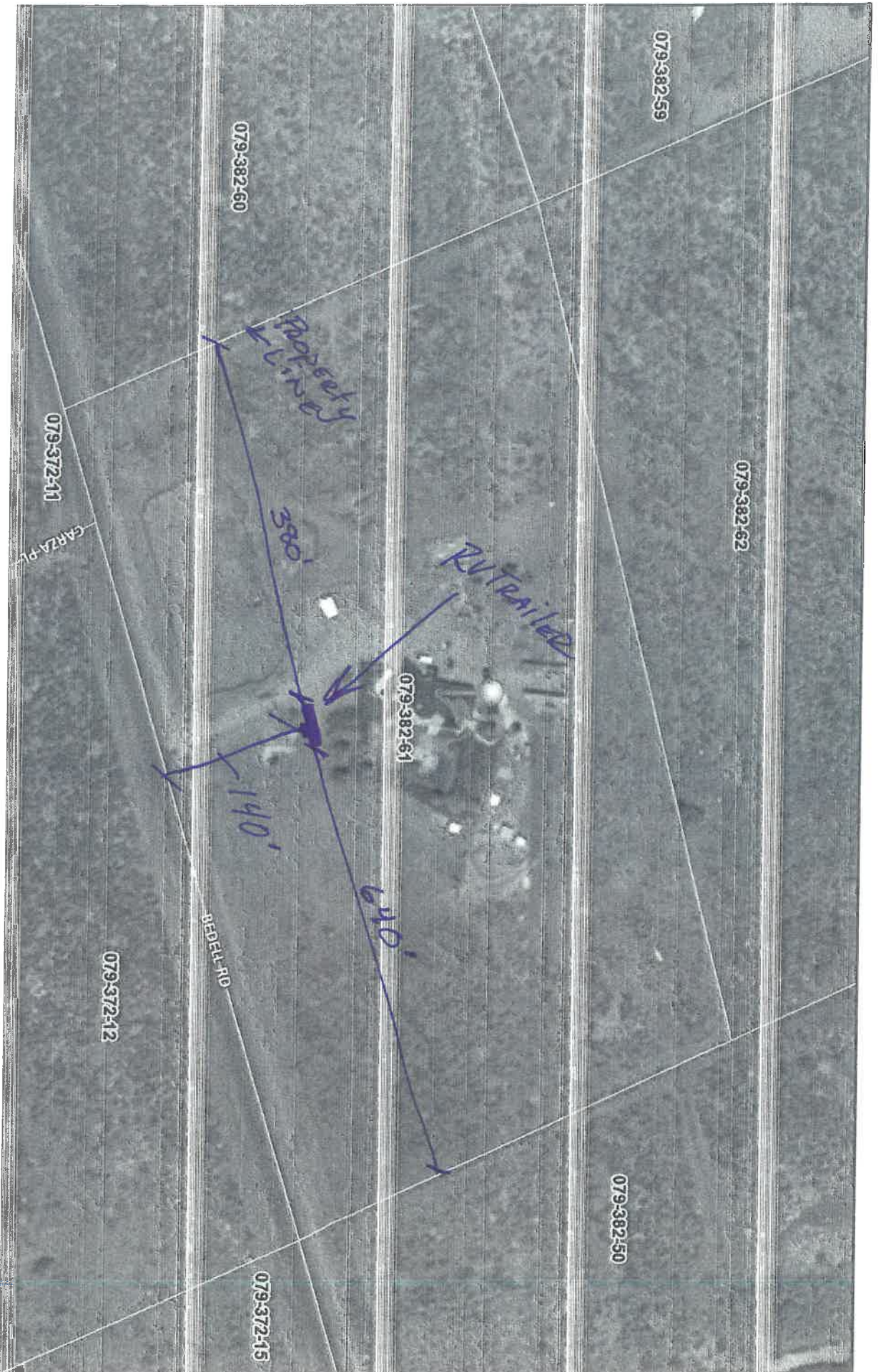


RESIDENCE FOR
MR. & MRS. [REDACTED]
PAR. 3 MAP # 2000 LOCUS 1/18/11
A.P. N. 019-1902-1171900
Blissville, NV

VIRGINIA M. LARSEN
Professional Engineer
NO. 25-P-019 STATE OF NEVADA

Date	11/15/11
Scale	NOTED
Sheet	6
Project	1171900
Client	

1200 Bedell



November 1, 2021

APN

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

This information for illustrative purposes only. Not to be used for boundary resolution or location and not intended to be used for measurement, calculation, or definition.

