



# Board of Adjustment Staff Report

Meeting Date: November 3, 2022

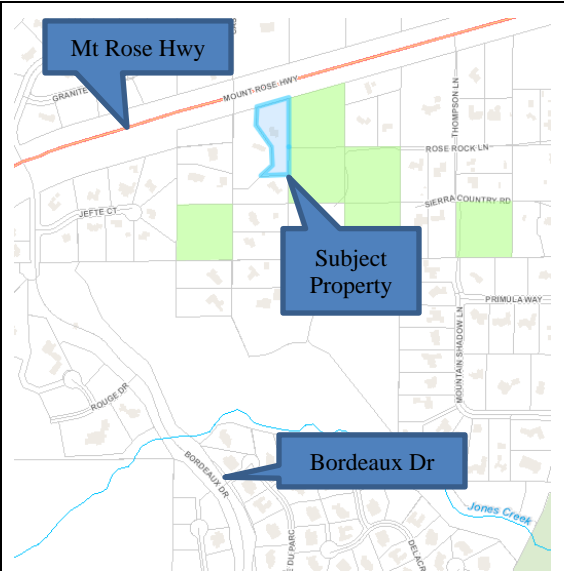
Agenda Item: 8C

ADMINISTRATIVE CASE NUMBER:	WADMIN22-0022 (Talarico - Care of the Infirm)
BRIEF SUMMARY OF REQUEST:	An administrative permit to allow a recreational vehicle to be used for the care of an infirm resident
STAFF PLANNER:	Kat Oakley, Planner Phone Number: 775.328.3628 E-mail: koakley@washoecounty.gov

## CASE DESCRIPTION

For hearing, discussion, and possible action to approve an administrative permit for a recreational vehicle to be temporarily used for the care of an infirmed resident.

Applicant / Property Owner:	Jennifer & Luigi Talarico
Location:	16270 Mount Rose Hwy
APN:	049-080-22
Parcel Size:	1.5 acres
Master Plan:	Suburban Residential
Regulatory Zone:	Low Density Suburban
Area Plan:	Forest
Development Code:	Authorized in Article 808, Administrative Permits
Commission District:	2 – Commissioner Lucey



**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 WADMIN22-0022 for Jennifer and Luigi Talarico, 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 9)*

**Staff Report Contents**

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**Exhibits Contents**

Conditions of Approval..... Exhibit A

Agency Comments..... Exhibit B

Public Notice ..... Exhibit C

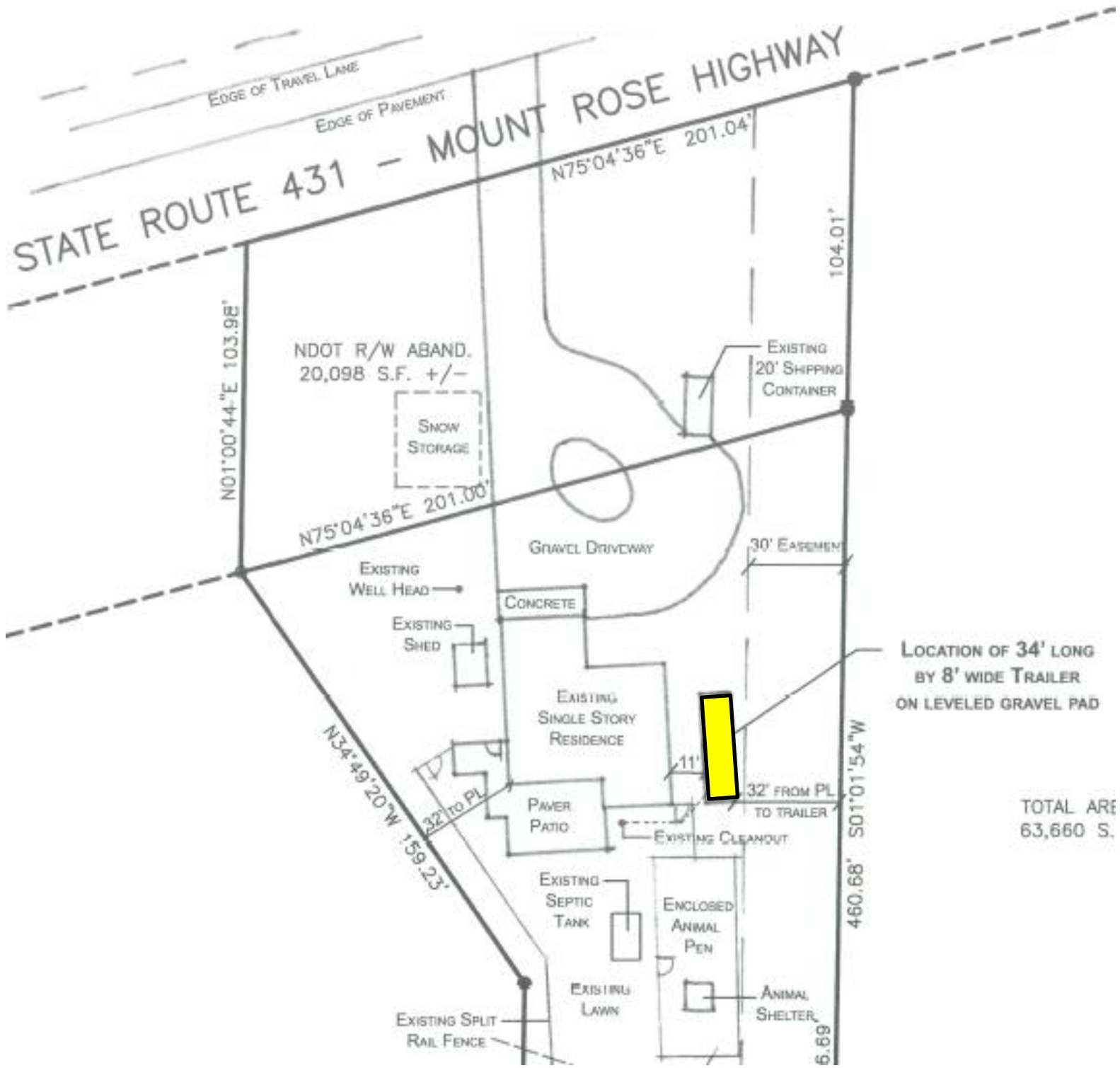
Project Application ..... Exhibit D

**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 WADMIN22-0022 are attached to this staff report and will be included with the action order.

The subject property is designated Low Density Suburban (LDS) and is in the Forest Area Plan. Temporary use of a recreational vehicle for the care of an infirm resident is permitted with the approval of an administrative permit under WCC 110.310.35(g).



TOTAL AREA  
63,660 S.

**Site Plan**



**View from Road**

### **Project Evaluation**

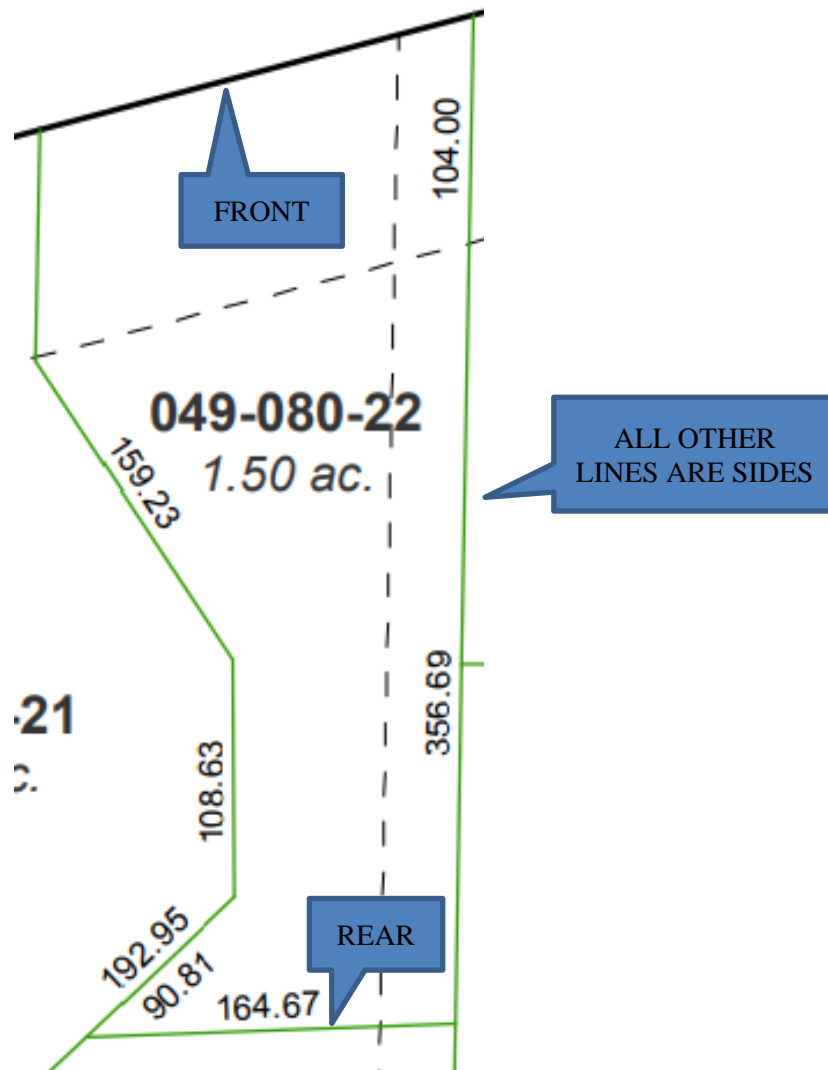
The applicant is seeking an administrative permit to allow a recreational vehicle (RV) to be occupied by an infirmed resident on parcel 049-080-22, where his caretaker resides in the primary residence. The property owner is the infirmed resident's daughter and son-in-law, Jennifer and Luigi Talarico. Jennifer Talarico is the caretaker for Joseph Fasbinder, who will be residing in the RV. WCC Section 110.310.35(g) requires a signed affidavit from a Nevada licensed physician identifying the need for such on-premises care. The infirm resident's medical practitioner, a Nevada licensed Physician's Assistant, completed a signed and notarized affidavit, dated August 9, 2022, stating that the resident needs to have a person living on the premises/property where he lives to provide care and assistance to him.

There is an open planning/code enforcement violation (WVIO-PLA22-0128) on this property. Washoe County Code Enforcement received a phone call on June 9, 2022 stating that the property owner had two RVs on the property serving as dwellings for multiple people, and that wastewater was being dumped on the property. A Washoe County code enforcement officer investigated the complaint and issued a violation of WCC Section 110.310.35(f), Temporary Camping, for RVs being used for sleeping or as a dwelling for more than 14 consecutive days and/or more than four visits per calendar year, no proof of written property owner permission for the visit, discharge of litter, sewage, effluent or other matter into sanitary facilities not designated to dispose of the material, and/or presence of water and/or sanitary sewer connections to a building or dwelling on the property.



The property owner responded and is working with Code Enforcement to resolve the matter. This administrative permit will help resolve one of the current code violations associated with this property. If Administrative Permit Case Number WADMIN22-0022 is approved, then Joseph Fasbinder will be permitted to live in an RV on the property of his caretaker, Jennifer Talarico. If there are any remaining issues related to the open Code Enforcement violation, then those issues will need to be resolved between the property owner and Code Enforcement.

The subject property is in the Forest Area Plan and the Low-Density Suburban (LDS) regulatory zone. It is developed with a single-family residence. Surrounding properties are generally vacant public lands or developed with single-family residences. Building setbacks for the LDS regulatory zone are 30 feet from front and rear yard property lines and 12 feet from side yard property lines. The subject property is irregularly shaped and has five side yards, as shown in the figure below. The recreational vehicle is 32 feet from the nearest property line. Although RVs are not considered structures for setback purposes, it is recommended that the RV comply with the LDS setbacks as it will be used as a temporary dwelling. In its current location, the RV complies with all applicable setbacks.



Subject Property Lot Line Diagram

**Forest Area Plan**

The subject parcel is located within the State Route 431 Scenic Corridor and Galena-Callahan Suburban Character Management Area of the Forest Area Plan. The following are the pertinent policies from the Area Plan:

**Relevant Area Plan Policies Reviewed**

<b>Policy</b>	<b>Brief Policy Description</b>	<b>Response</b>	<b>Condition of Approval</b>
F.2.13	Administrative permits require finding that community character is adequately conserved.	Recreational vehicle is situated close to existing residence and does not significantly increase impacts on wildlife or scenic quality.	N/A
F.2.14	Discretionary applications must demonstrate management of wildfire threat.	The proposal was reviewed by Truckee Meadows Fire Protection District; they provided a condition regarding compliance with fire ordinances.	Condition 5.a
F.8.1	Maintain scenic qualities of the State Route 431 corridor.	RV shall be shielded from the road, is setback from pavement over 100 ft, and will not diminish any distant vistas.	Condition 1.c
F.10.5	Washoe County Department of Regional Parks and Open Space shall review development proposals for trail connections.	Washoe County Department of Regional Parks and Open Space reviewed the application and had no comments.	N/A

**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
FS - Carson Ranger	X			
NDOT (Transportation)	X			
Washoe County Building & Safety	X	X	X	Rose Landis, rlandis@washoecounty.gov
Washoe County Engineering & Capital Projects	X	X		Robert Wimer, rwimer@washoecounty.gov
Washoe County Land Development (All Apps)	X			
Washoe County Parks & Open Space	X	X		Joanne Lowden, jlowden@washoecounty.gov
Washoe County Sewer	X			
Washoe County Water Rights Manager (All	X	X	X	Timber Weiss, tweiss@washoecounty.gov
WCSO Law Enforcement	X	X		Marc Bello, mbello@washoecounty.us
WCHD EMS	X	X		Sabrina Brasuell,
WCHD Environmental Health	X	X	X	Jim English, jenglish@washoecounty.gov
TMFPD	X	X	X	Dale Way, dway@tmfpd.us
Regional Transportation Commission (All Apps)	X			
Washoe-Storey Conservation District (All Apps)	X	X		Jim Shaffer, shafferjam51@gmail.com
Truckee Meadows Water Authority	X			

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 Forest Area Plan.

*Staff Comment: This request is consistent with all relevant plans and policies, and specifically aligns with Master Plan Goal 5, to promote housing for special needs.*

- (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: Recommended conditions from both Environmental Health and the county Water Rights Manager ensure the provision of adequate sanitation and water supply. There is existing electrical and waste management service to the property, and the Engineering Division did not indicate any drainage concerns. There is existing roadway access to this property, and the addition of an RV for temporary use as a residence won't significantly increase impacts on the roadway.*



Site Suitability. That the site is physically suitable for temporary use of a recreational vehicle for the care of an infirmed resident, and for the intensity of such a development.

Staff Comment: *The subject site is mildly sloped—about 8% to the east—and is surrounded by lots that are likewise developed with single-family dwellings or are vacant. There are no known constraints on development.*

- (c) 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: *Issuance of the permit will not be significantly detrimental, as it is in a residentially zoned area surrounded by properties that are zoned the same and does not represent a significant intensification of use. The recommended conditions of approval ensure the proper use of water, disposal of waste, and utility connection, preventing any impact on public health, safety, or welfare.*

- (d) 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 WADMIN22-0022 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 Washoe County Board of Adjustment approve Administrative Permit Case Number WADMIN22-0022 for Jennifer and Luigi Talarico, 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 Forest 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 temporary use of a recreational vehicle for the care of an infirmed 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: Jennifer & Luigi Talarico  
snbdjenny@hotmail.com

Representatives: Lori Fasbinder  
lorifasbinder@gmail.com



# Conditions of Approval

Administrative Permit Case Number WADMIN22-0022

The project approved under Administrative Permit Case Number WADMIN22-0022 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on November 3, 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.

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 planning requirements of the Planning and Building Division, which shall be responsible for determining compliance with these conditions.

**Contact Name – Kat Oakley, Planner, 775.328.3628, [koakley@washoecounty.gov](mailto:koakley@washoecounty.gov)**

- a. **The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this administrative permit.**
- b. The applicant shall demonstrate substantial conformance to the plans approved as part of this administrative permit. Planning and Building shall determine compliance with this condition.
- c. Appropriate screening, such as slats in a chain-link fence or a wooden fence, shall be installed along the eastern property line from 20 north to 10 feet south of the RV. Twenty feet of fencing—wooden or slatted chain-link—or other appropriate screening will be installed between the recreational vehicle and Mt. Rose Highway to screen it from the road.
- d. The recreational vehicle shall remain in its current location as shown on the site plan in the application while it is in use as a residence on the subject property.
- e. No additional RV living shall occur on the property outside of what is approved with this permit. In the event that this condition is not adhered to, this administrative permit shall not be renewed.
- f. The following **Operational Conditions** shall be required for the extent of the Temporary use:
  - i. This permit shall become null and void once there is no longer a need to provide Care for Joseph Fasbinder, the infirmed person stated in the application,
  - ii. Use of the travel trailer shall be limited to Joseph Fasbinder. No other person shall be permitted to live in the travel trailer.
  - iii. This permit shall be renewed on an annual basis to ensure the need for on-premise care is still necessary. Failure to renew this permit by November 3, 2023, and each year following, shall render this permit null and void. The annual renewal shall require the applicant to provide the Community Services Department with the status of the permit and submit a signed affidavit from a Nevada Licensed medical care provider identifying the need for continued care.
  - iv. All discharge of litter, sewage, effluent or other matter shall be disposed of into sanitary facilities designed for such use.
  - v. Within 30 days of Joseph Fasbinder 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.

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

**Contact Name – Rosa Landis, Plans Examiner, 775.328.2034, [rlandis@washoecounty.gov](mailto:rlandis@washoecounty.gov)**

- a. A utility permit will be required if the recreational vehicle will be connected to the utilities on site. Please comply with the 2018 IBC and Washoe County Chapter 100.

### **Washoe County Water Management Planner Coordinator**

3. The following conditions are requirements of Washoe County Water Management Planner Coordinator, who shall be responsible for determining compliance with these conditions.

**Contact: Contact: Timber Weiss, PE, 775.954.4626, [tweiss@washoecounty.gov](mailto: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. 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/forms20/Waiver\\_Drilling/4061F%20Accessory%20Dwelling%20Form.pdf](http://water.nv.gov/forms/forms20/Waiver_Drilling/4061F%20Accessory%20Dwelling%20Form.pdf)

### **Washoe County Health District**

4. 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, EHS Supervisor, 775.328.2434, [jenglish@washoecounty.gov](mailto:jenglish@washoecounty.gov)**

- a. The application is for a parcel which is served by an onsite sewage disposal system and onsite domestic well.
- b. The trailer shall have hard piping from the waste tanks to the septic system if the unit is to stay connected to the septic system.

### **Truckee Meadows Fire Protection District**

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

**Contact Name – Dale Way, Deputy Fire Chief, 775.326.6000, [dway@tmfpd.us](mailto:dway@tmfpd.us)**

Washoe County Conditions of Approval

- a. 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/>

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



## Oakley, Katherine

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**From:** Landis, Rosa  
**Sent:** Tuesday, September 27, 2022 1:27 PM  
**To:** Oakley, Katherine  
**Subject:** September Agency Review - Memorandum II, Items 2 & 4

Good afternoon Kat,

I have reviewed items 2 & 4 for the Building Division and here are my comments:

**Item 2 – WADMIN22-0022 (Talarico Care of the Infirm)**

- A utility permit will be required if the recreational vehicle will be connected to the utilities on site. Please comply with the 2018 IBC and Washoe County Chapter 100.

**Item 4 – WSUP22-0022 (Dahlin SFD Grading)**

- Please note that any retaining walls that are part of a global stabilization, more than 4' in height (measured from bottom of footing to top of wall) or supporting a surcharge will require permitting and engineering. Retaining walls must be constructed to meet the requirements of the 2018 IRC, 2018 IBC, and 2018 Northern Nevada Amendments. ( Please note certain types of retaining walls require Special Inspection for their installation.)

Please let me know if you have any questions or need and additional information.

Thank you,



**Rosa Landis**

**ICC Certified Plans Examiner | Community Services Department**

[RLandis@washoecounty.gov](mailto:RLandis@washoecounty.gov) | Direct Line: 775.328.2034

In-Office Hours: Mon & Tues, 7:30 am – 4:30pm

Visit us online: [www.washoecounty.us/csd](http://www.washoecounty.us/csd)

For Building call: 775.328.2020

Building Email: [building@washoecounty.gov](mailto:building@washoecounty.gov)

1001 E. 9<sup>th</sup> Street, Reno, NV 89512



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

[★ Submit a Nomination ★](#)



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

September 20, 2022

Washoe County Community Services Department

C/O Kat Oakley, Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

R: WADMIN22-0022 Talarico Care of the Infirm

Dear Kat,

In reviewing the administrative permit for a recreational vehicle, the Conservation District has no comments.

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

# WASHOE COUNTY HEALTH DISTRICT

ENHANCING QUALITY OF LIFE

September 18, 2022

Washoe County Community Services  
Planning and Development Division

RE: Talarico Care of the Infirm; 049-080-22  
Administrative Case; WADMIN22-0022

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](mailto:jenglish@washoecounty.us)**

- a) Condition #1: The application is for a parcel which is served by an onsite sewage disposal system and onsite domestic well.
- b) Condition #2: The trailer shall have hard piping from the waste tanks to the septic system if the unit is to stay connected to the septic system.

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

Sincerely,



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

## ENVIRONMENTAL HEALTH SERVICES

1001 East Ninth Street | P.O. Box 11130 | Reno, Nevada 89520  
775-328-2434 | Fax: 775-328-6176 | [washoecounty.us/health](http://washoecounty.us/health)  
Serving Reno, Sparks and all of Washoe County, Nevada | Washoe County is an Equal Opportunity Employer

## Oakley, Katherine

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**From:** Program, EMS  
**Sent:** Monday, September 19, 2022 9:46 AM  
**To:** Program, EMS; Oakley, Katherine  
**Subject:** RE: September Agency Review Memo II  
**Attachments:** September Agency Review Memo II.pdf

Apologies – below it should note Review Memo II, not I.

### Sabrina Brasuell

EMS Coordinator | Epidemiology and Public Health Preparedness

Washoe County Health District

[sbrasuell@washoecounty.gov](mailto:sbrasuell@washoecounty.gov) | Cell: (775) 830-7118 | Office: (775) 326-6043

1001 E. Ninth St., Bldg. B. Reno, NV 89512

**WASHOE COUNTY  
HEALTH DISTRICT**



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Public Health

Please take our customer satisfaction survey by clicking [here](#)

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**From:** Program, EMS <EMSProgram@washoecounty.gov>

**Sent:** Monday, September 19, 2022 9:45 AM

**To:** Oakley, Katherine <KOakley@washoecounty.gov>

**Cc:** Program, EMS <EMSProgram@washoecounty.gov>

**Subject:** FW: September Agency Review Memo II

Good morning,

The EMS Program has reviewed the September Agency Review Memo I - Administrative Case Number WADMIN22-0022 (Talarico Care of the Infirm) - and has no concerns or questions at this time based on the information provided.

It should be noted that page 4 (section Administrative Permit Application Supplemental Info) of the provided application/PDF, there are responses that are not typical for applications pertaining to “care of the infirm,” specifically questions 1-3.

Thank you,

Sabrina.

### Sabrina Brasuell

EMS Coordinator | Epidemiology and Public Health Preparedness

Washoe County Health District

[sbrasuell@washoecounty.gov](mailto:sbrasuell@washoecounty.gov) | Cell: (775) 830-7118 | Office: (775) 326-6043

1001 E. Ninth St., Bldg. B. Reno, NV 89512

**WASHOE COUNTY  
HEALTH DISTRICT**



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INTEROFFICE MEMORANDUM

DATE: September 27, 2022  
TO: Kat Oakley, Planner, Planning and Building Division  
FROM: Robert Wimer, P.E., Engineering and Capital Projects Division  
  
SUBJECT: WADMIN22-0022  
APN 049-080-22  
Talarico Care of the Infirm

GENERAL PROJECT DISCUSSION

Washoe County Engineering staff has reviewed the above referenced application. The Engineering and Capital Projects Division recommends approval.



QUALITY  
PUBLIC SERVICE



INTEGRITY



EFFECTIVE  
COMMUNICATION

## Oakley, Katherine

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**From:** Way, Dale  
**Sent:** Friday, September 16, 2022 9:47 AM  
**To:** Oakley, Katherine  
**Cc:** Lemon, Brittany  
**Subject:** WADMIN22-0022 (Talarico Care of the Infirm)

Kat,

TMFPD has no specific comments or special Conditions of Approval on this request.

“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/>.

Thank you.

### Dale Way

**Deputy Fire Chief | Truckee Meadows Fire & Rescue**

[dway@tmfpd.us](mailto:dway@tmfpd.us) | Office: 775.326-6000

3663 Barron Way, Reno, NV 89511



*"Committed to excellence, service, and the protection of life and property in our community"*



## Oakley, Katherine

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**From:** Lowden, Joanne  
**Sent:** Tuesday, September 27, 2022 12:04 PM  
**To:** Oakley, Katherine  
**Subject:** WADMIN 22-0022 (Talarico Care of the Infirm)

Hi Kat,

I reviewed #2 WADMIN 22-0022 (Talarico Care of the Infirm) on behalf of the Regional Parks and Open Space Program and have no comments/conditions for this case.

Thanks,



**Joanne Lowden**  
**Natural Resource Planner**  
**Community Services Department | Regional Parks and Open Space**  
[jlowden@washoecounty.us](mailto:jlowden@washoecounty.us) | Office: [775-328-2039](tel:775-328-2039)  
1001 E. Ninth St., Reno, NV 89512



## Oakley, Katherine

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**From:** Albarran, Adriana  
**Sent:** Thursday, September 15, 2022 3:53 PM  
**To:** Oakley, Katherine  
**Subject:** Fw: September Agency Review Memo II

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**From:** Bello, Marc <MBello@washoecounty.gov>  
**Sent:** Thursday, September 15, 2022 3:48 PM  
**To:** Albarran, Adriana <AAlbarran@washoecounty.gov>  
**Subject:** RE: September Agency Review Memo II

Hello,

I don't have any issues with Item 2 moving forward from a Law Enforcement perspective. Thanks,

Marc



**Marc A. Bello**

**Captain – Operations Bureau - Patrol Division**

911 Parr Blvd. Reno, NV 89512

Desk: 775-328-3354

Cell: 775-691-7978

Email: [MBello@washoecounty.us](mailto:MBello@washoecounty.us)

Web: [www.WashoeSheriff.com](http://www.WashoeSheriff.com)



**WASHOE COUNTY**  
**COMMUNITY SERVICES**  
**INTEGRITY COMMUNICATION SERVICE**

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

September 28, 2022

TO: Kat Oakley, Planner, CSD, Planning & Development Division  
FROM: Timber Weiss, PE, Licensed Engineer, CSD  
SUBJECT: Administrative Case Number WADMIN22-0022 (Talarico Care of the Infirm)

**Project description:**

The applicant is proposing to approve an administrative permit for a recreational vehicle to be temporarily used for the care of an infirmed resident.

The property is located at 16270 Mount Rose Hwy. Assessor's Parcel Number: 049-080-22.

***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/forms20/Waiver\\_Drilling/4061F%20Accessory%20Dwelling%20Form.pdf](http://water.nv.gov/forms/forms20/Waiver_Drilling/4061F%20Accessory%20Dwelling%20Form.pdf)



**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 670-foot radius of the subject property, noticing 30 separate property owners a minimum of 10 days prior to the public hearing date.



**Public Notice Map**

**Administrative Permit Case Number WADMIN22-0022**

## 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.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: <b>Talarico_Care for the Infirm</b>			
Project Description: <b>Travel Trailer on residential property for the purpose to care for infirm elderly father</b>			
Project Address: <b>16270 Mt Rose Hwy, Reno 89511</b>			
Project Area (acres or square feet): <b>63,660 SF</b>			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): <b>Between Thompson Ln and Caswell Ln: Portion sec.34, T18N - R19E (Book 148)</b>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
049-080-22	1.50		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Jennifer & Luigi Talarico		Name:	
Address: 16270 Mt Rose Hwy		Address:	
Zip: 89511		Zip:	
Phone:	Fax:	Phone:	Fax:
Email: snbdjenny@hotmail.com		Email:	
Cell: 714-926-8121	Other:	Cell:	Other:
Contact Person: Jennifer Talarico		Contact Person:	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: (same as above)		Name: Lori Fasbinder	
Address:		Address: 16270 Mt Rose Hwy	
Zip:		Zip: 89511	
Phone:	Fax:	Phone:	Fax:
Email:		Email: lorifasbinder@gmail.com	
Cell:	Other:	Cell: 714-926-8120	Other:
Contact Person:		Contact Person: Lori Fasbinder	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: JENNIFER TALARICO ICO

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 }

JENNIFER TALARICO
(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): 049-080-22

Printed Name JENNIFER TALARICO

Signed Jennifer Talarico

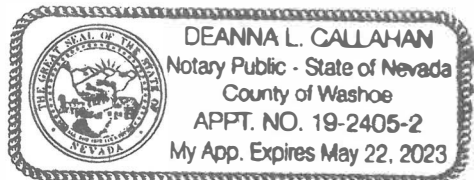
Address 16270 MOUNT ROSE HWY

Subscribed and sworn to before me this 7 day of September, 2022

Deanna Callahan
Notary Public in and for said county and state

My commission expires: 05/22/2023

(Notary Stamp)



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

- Owner
Corporate Officer/Partner
Power of Attorney
Owner Agent
Property Agent
Letter from Government Agency with Stewardship



Property Owner Affidavit

Applicant Name: Luigi S Talarico

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, Luigi Stephen Talarico (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): 049-080-22

Printed Name Luigi Talarico

Signed Luigi Talarico

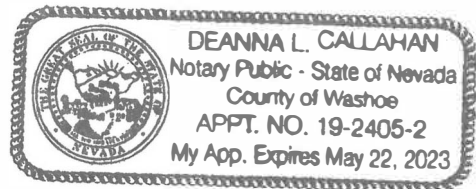
Address 16270 Mount Rose Highway

Subscribed and sworn to before me this 7 day of September, 2022

Deanna Callahan Notary Public in and for said county and state

My commission expires: 05/22/2023

(Notary Stamp)



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

- Owner (checked)
Corporate Officer/Partner
Power of Attorney
Owner Agent
Property Agent
Letter from Government Agency with Stewardship

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

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

Travel trailer on residential property to care for infirm elderly father

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

WCC section 110.310.35(f)

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

There is already an established RV pad on the side yard where the Airstream trailer is located.

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?

None

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

No

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?

There is already an established RV pad on the side yard where the Airstream trailer is located.

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

None

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

The Airstream trailer is located adjacent to national forest land with no residences thereon.

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

None

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

There is ample vehicle parking on the property.

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

None. The landscape and fencing already exist.

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.)

None. Already existing.

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.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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14. Utilities:

a. Sewer Service	Not on city water; septic system on property
b. Water Service	Not on city water; well on property

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 #		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):

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

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

Joseph Michael Fasbinder

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

Kristen Wises, PA-C Estimated length of on-premise care needed for 2 years

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

Jennifer Liane Talarico, RN

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?

None

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

No

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?

There is already an established RV pad on the side yard where the Airstream trailer is located.

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

None

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

The Airstream trailer is located adjacent to national forest land with no residences thereon.

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

None

b. Sewage (Sanitary Sewer) Service:

The Airstream trailer has a 37-gallon black water tank and a 39-gallon gray water tank. Sewage can be properly disposed of in the property's septic cleanout which is within 10 feet from the rear of the Airstream trailer.

c. Garbage (Solid Waste) Service:

One 11-gallon bag of garbage generated per week to be disposed of in the on-site residential garbage can.

d. Electricity:

A dedicated 30-amp circuit was installed a few years ago to accommodate the electrical power needed for an RV. In addition, the Airstream trailer has two deep-cycle batteries. In the event of a power outage on the property, the Airstream trailer will continue to be powered by its own batteries.

e. Natural Gas:

Not applicable. The Airstream trailer has two 30-pound aluminum propane tanks.

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

The Airstream trailer is located adjacent to national forest land with no residences thereon.

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

None. The landscape and fencing already exist.

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.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

9. Community Services (provided and nearest facility):

a. Fire Station	Galena Volunteer Fire Department, 13959 Thompson Ln
b. Health Care Facility	St Mary's Medical Group Galena, 18653 Wedge Pkwy
c. Elementary School	Hunsberger Elementary, 2505 Crossbow Ct
d. Middle School	Marce Herz Middle School, 13455 Thomas Creek Rd
e. High School	Galena High School, 3600 Butch Cassidy Dr
f. Parks	South Valleys Regional Park, 15650 Wedge Pkwy
g. Library	South Valleys Library, 15650 Wedge Pkwy
h. Citifare Bus Stop	RTC Ride, S Virginia St & Damonte Ranch Pkwy

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

STATE OF NEVADA )  
 ) ss:  
COUNTY OF WASHOE )

I, Kristen Wise 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:

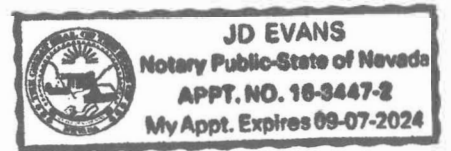
I am a licensed physician caring for Joseph Fasbinder and am personally familiar with his/her physical and medical condition and its impact on his/her life functions; and,

That Joseph Fasbinder 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 Kristen Wise, PA  
State of Nevada License Number PA 988

Subscribed and sworn to before me this 9<sup>th</sup> day of August, 2022

JD Evans  
Notary Public in and for said county and state



My commission expires: 8<sup>th</sup> August 2024 9-7-2024

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.

August 9, 2022

Patient: **Joseph Michael Fasbinder**  
Date of Birth: **5/12/1955**  
Date of Visit: **8/9/2022**

To Whom it May Concern:

Joseph Fasbinder was seen in my clinic on 8/9/2022. He is under my medical care and comes to appointments routinely. Mr. Fasbinder has a medical condition which requires supervision and assistance. He currently resides in a 34 foot air stream trailer on his daughter's property. It is my medical opinion that to displace this individual could result in bodily harm, worsening of medical condition and negative outcome regarding overall health and wellbeing.

If you have any questions or concerns, please don't hesitate to call.

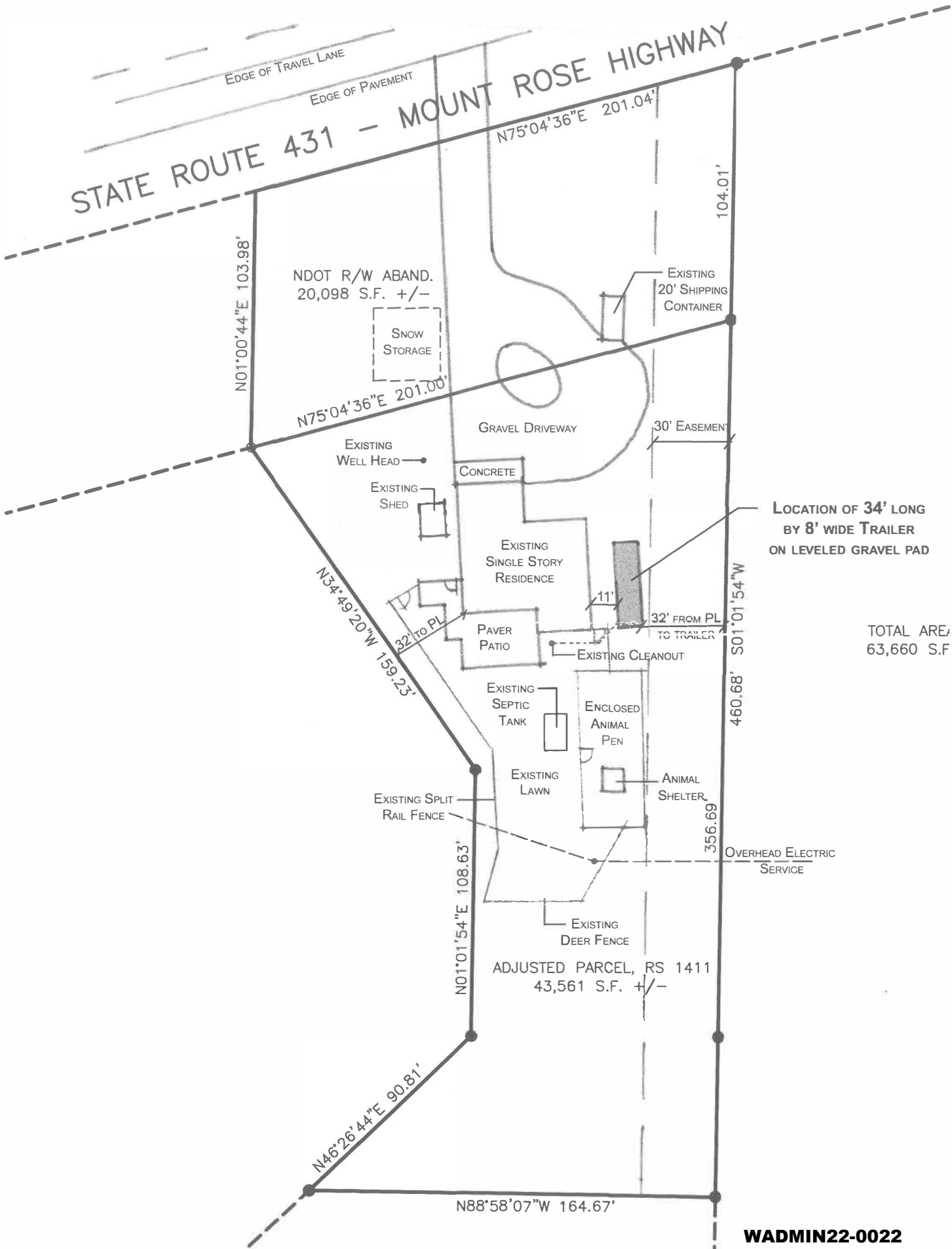
Sincerely,



Kristen Wiese, P.A.-C.  
Electronically Signed



# STATE ROUTE 431 - MOUNT ROSE HIGHWAY



TOTAL AREA  
63,660 S.F.

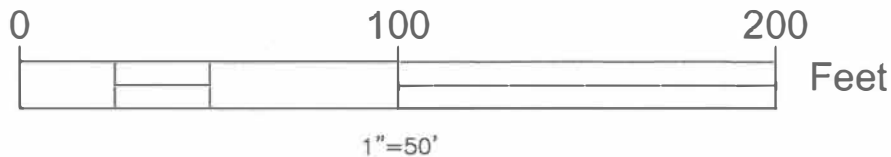
MICHAEL MACLEAN	DATE OF SURVEY 08/29/2013 APN 049-080-22	SHEET 1
BOUNDARY VERIFICATION MARK FOUND CORNERS AND RESET MISSING	16270 MOUNT ROSE HIGHWAY RENO, NV 89411	OF 1

LEGEND

- FOUND 5/8" REBAR WITH ALUMINUM CAP "RLS 2171"
- SET 5/8" REBAR "PLS 10842"

NOTE:

MOST FOUND CORNERS WERE MARKED WITH WHITE FIBERGLASS T-POST. IF NOT, A 4' WOOD LATH WAS SET FOR WITNESS.



399 GREG STREET  
SPARKS, NV 89431  
(775)786-1441  
FAX (775)331-7778  
**WADMIN22-0022**  
**EXHIBIT D**