

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:			
Project Description:			
Project Address:			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets AND area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
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:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		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 Review Permit Application for a Detached Accessory Dwelling Supplemental Information

(All required information may be separately attached)

1. What is the size (square footage) of the main dwelling or proposed main dwelling (exclude size of garage)?

2. What is the size of the proposed detached accessory dwelling (exclude size of garage)? If a manufactured or modular home is the secondary dwelling, list the age and size of the unit.

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

5. How many off-street parking spaces are available? Parking spaces must be shown on site plan. Are any new roadway, driveway, or access improvements be required?

6. What will you do to minimize any potential negative impacts (e.g. increased lighting, removal of existing vegetation, etc.) your project may have on adjacent properties?

7. Is the subject property part of an active Home Owners Association (HOA) or Architectural Control Committee?

<input type="checkbox"/> Yes	<input type="checkbox"/> No	If yes, please list the HOA name.
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8. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that may prohibit a detached accessory dwelling on your property?

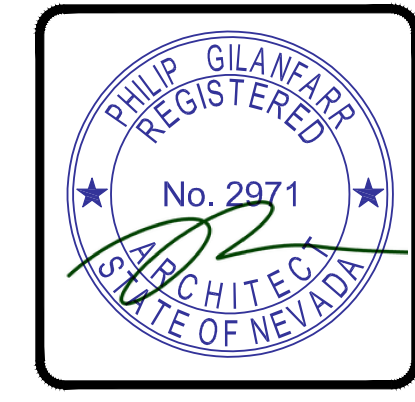
<input type="checkbox"/> Yes	<input type="checkbox"/> No	If yes, please attach a copy.
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9. Only one accessory dwelling unit, whether attached or detached, is allowed per parcel. Is there a guest apartment, mother-in-law unit, next-gen addition with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

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

	Main Dwelling	Accessory Dwelling
Sewer Service		
Electrical Service		
Solid Waste Disposal Service		
Water Service		



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TITLE: SETBACK SITE EXHIBIT

CUSTOM ADDITION FOR:
MATT & TRANG DUNLAP
1108 LAKESHORE BLVD INCLINE VILLAGE, NEVADA
LOT 4, BLOCK F, ROCKY POINT, WASHOE, NEVADA
APN: 156-32-15

REVISIONS	

FILE: 1108 LAKESHORE

DATE: 01/08/2023

SCALE: AS NOTED

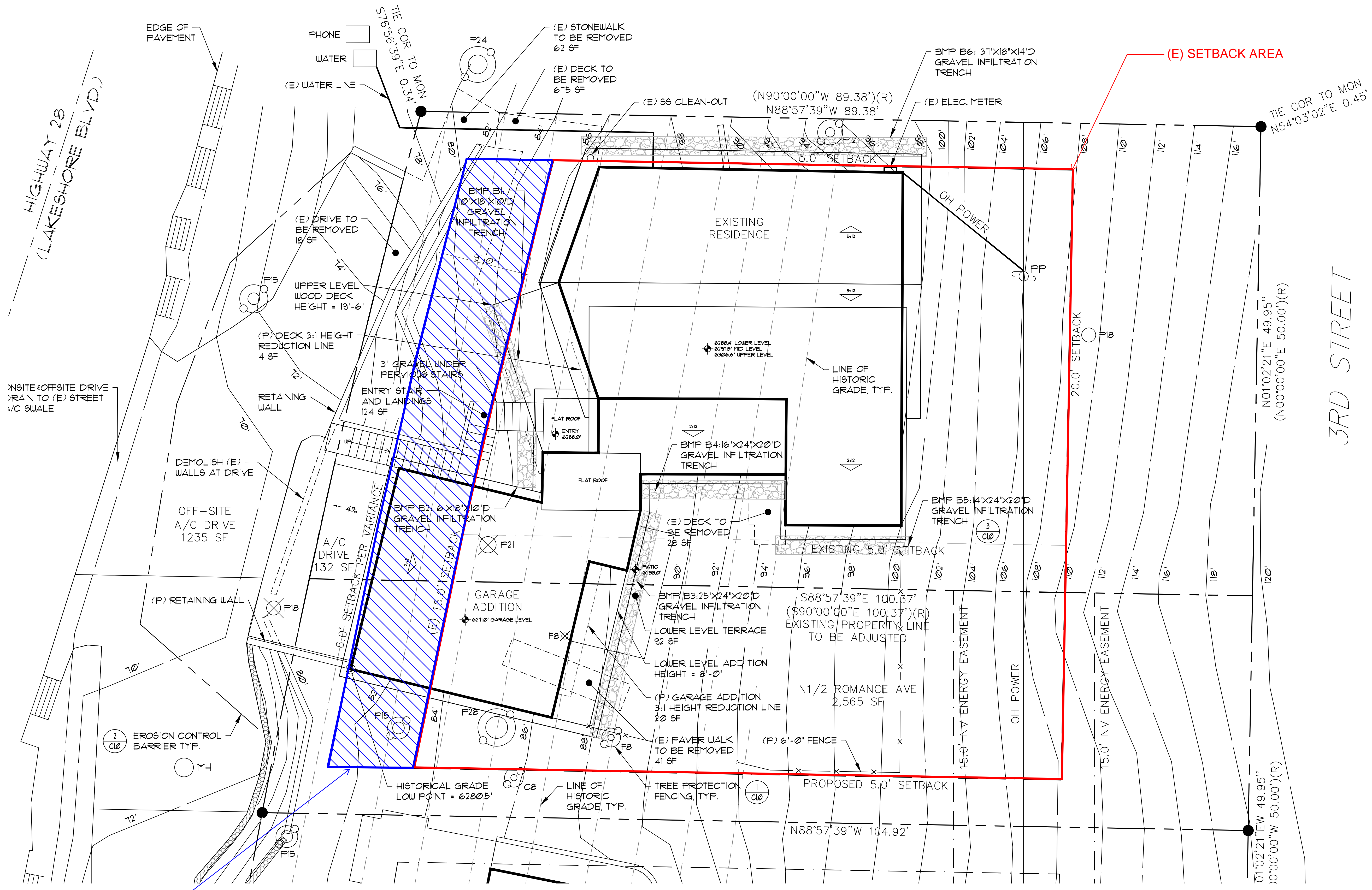
DRAWN: GFA

SHEET:

C1.b

OF 11 SHEETS

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SITE PLAN EXHIBIT
SCALE: 3/16" = 1'-0"

COVERAGE CALCULATIONS	
% CALCULATION PER UCC 110220.60	
TOTAL SF. OF STRUCTURES	871 SF.
TOTAL SF. OF ENCROACHMENT INTO (E) SETBACK	186 SF.
TOTAL ENCROACHMENT	22.49 %
TOTAL ENCROACHMENT W/ PROPOSED 6' SETBACK	0 %

Mar 06, 2024 - 2:53pm
C:\Users\alec\OneDrive - GilanFarr Architecture\Documents - GilanFarr Architecture Team\All Current Projects\1708 Lakeshore - Dunlap\autocad\1708 Lakeshore - working.dwg

1708 Lakeshore

WCC Section 110.220.60 Findings

Section 110.220.60 Siting on Corner Lots and Sloped Lots.

The following standards apply to any primary building or accessory structure on a corner lot or lot with slopes meeting the thresholds established below.

1. The front yard setback for accessory structures may be extended to the front property line on and corner lot when built no closer than sixty (60) feet from the corner, and on any interior or through lot where the slope of the front half of the lot is greater than a two (2) foot rise (or fall) for every ten (10) feet above (or below) the established street grade. The structure shall conform to the height and story limits provided within this section. When a primary building or accessory structure is placed within the front yard setback as described in his section, all the following shall apply:

- a. The Engineering Division must be able to determine that county right-of-way maintenance and road work operations will not be impeded or sufficient measures have been incorporated in the structures design to mitigate an impediment to county right-of-way maintenance and road work operations. The county may also require that the county be held harmless from liability resulting from its right-of-way maintenance and road work operations;

Response: Design will not impede county right-of-way maintenance. Will enhance onsite parking for owner.

- b. The Engineering Division must be able to determine that the speed of traffic and the volume of traffic on the street is such that the placing of the garage within the front yard setback will not cause a safety problem for vehicles using the street; and

Response: Garage will not cause safety problems for street. Garage will be recessed into grade

- c. The Engineering Division must be able to determine that the placement of the structure within the front yard setback will not impede the ability of the county to widen the street in accordance with the adopted Capital Improvements Program, or in accordance with a possible widening of the street shown in the adopted master plan.

Response: will not impede ability of county to widen street.

- d. The placement of the structure is not sited closer than fifteen (15) feet from the edge of pavement of the abutting street.

Response: Structure is 29'-6" from edge of pavement.

- e. The maximum square footage of the portion of the structure designed to encroach on the established setback shall not exceed 25% of the size of the primary structure.

Response: SF of proposed structure encroachment into existing setback is 22.49% or 186 SF out of 827 SF. Structure in proposed 6' setback would not encroach.

- f. Structures proposed within 20 feet of the rights-of-way of state routes 28 or 431 may only be approved pursuant to Subparagraph 36.5.4.a.2 of the TRPA Code of Ordinances.

Response: Structure is not along rights-of-way of either 28 or 431.

1. Proposals to establish primary structures utilizing the same development standards for accessory structures found above shall be reviewed pursuant to the administrative review process described in WCC section 110.306.25 for the approval of detached accessory dwellings. However, appeals of administrative reviews for extending the front setback for primary structures to the property line shall be held before the Board of County Commissioners.

Response: N/A.