



Board of Adjustment Staff Report

Meeting Date: October 6, 2022

Agenda Item: 8B

ADMINISTRATIVE CASE NUMBER:

WADMIN22-0019 (Burch Care of the Infirm)

BRIEF SUMMARY OF REQUEST:

Request to approve an administrative permit to allow for a recreational vehicle to be used for the care of an infirm resident.

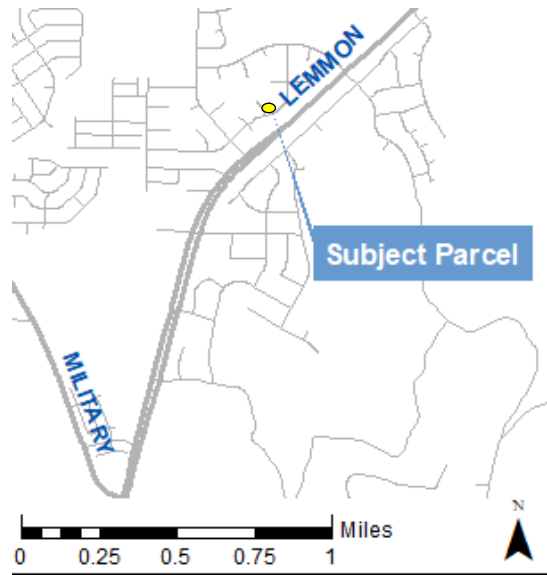
STAFF PLANNER:

Mitch Markey, Planner
Phone Number: 775.328.2722
E-mail: mmarkey@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion, and possible action to approve an administrative permit to allow a recreational vehicle to be occupied by an infirm resident at APN 080-531-06. The caretaker resides in the dwelling on the parcel.

Applicant / Property Owner:	Kalii Burch
Location:	385 Vagabond Ct.
APN:	080-531-06
Parcel Size:	0.220 acres
Master Plan:	Suburban Residential
Regulatory Zone:	Medium Density Suburban (MDS)
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 WADMIN22-0019 for Kalii Burch, 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 8)

Staff Report Contents

Administrative Permit Definition 3

Site Plan 4

Project Evaluation 5

North Valleys Area Plan 6

Reviewing Agencies..... 6

Staff Comment on Required Findings 7

Recommendation 8

Motion 8

Appeal Process 8

Exhibits Contents

Conditions of Approval Exhibit A

Agency Comments..... Exhibit B

Public Notice Exhibit C

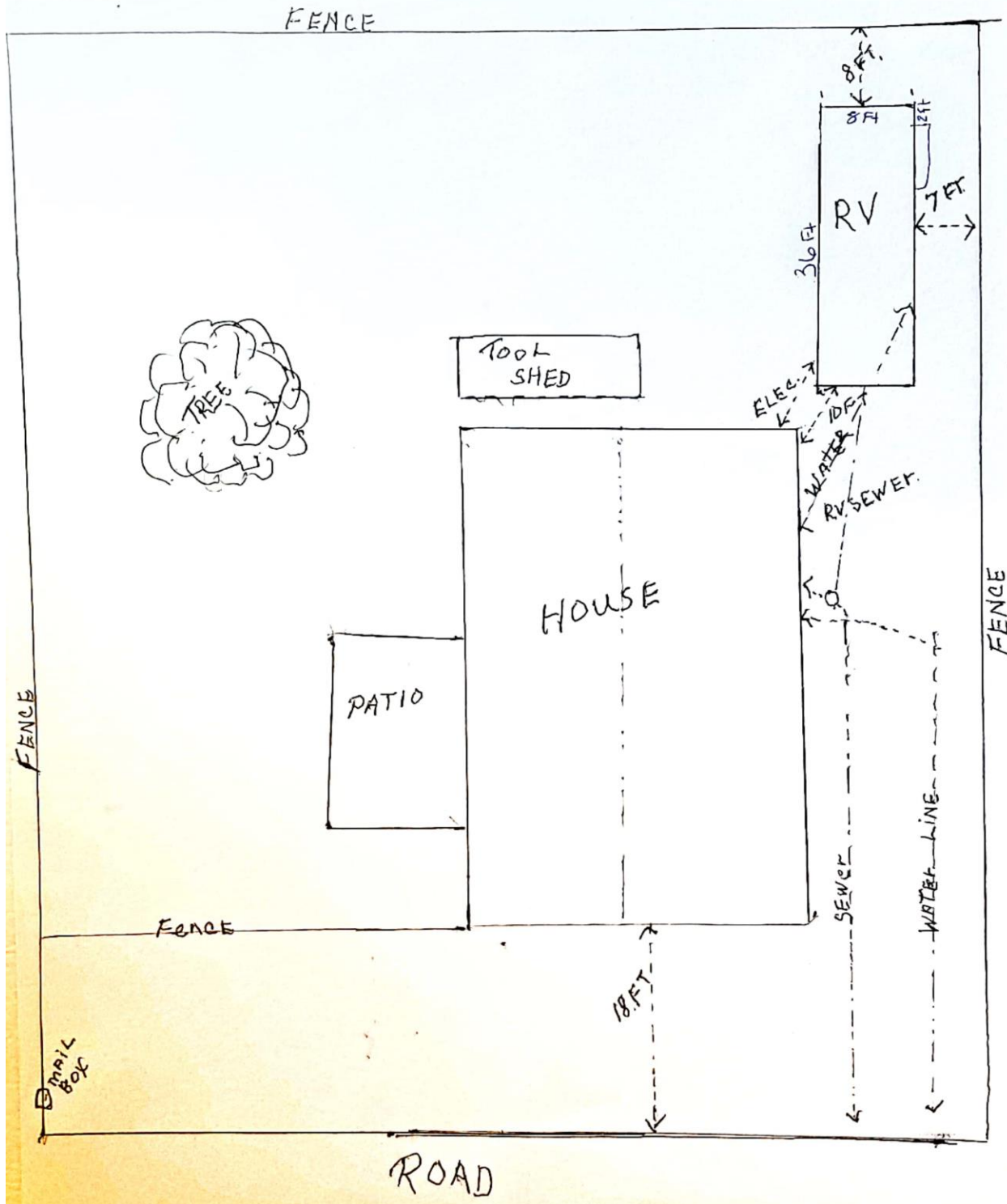
Project Application Exhibit D

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 Administrative Permit Case Number WADMIN22-0019 are attached to this staff report and will be included with the action order.

The subject property has a regulatory zone of Medium Density Suburban (MDS). The proposed use of a recreational vehicle to be occupied by 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 recreational vehicle (RV) to be occupied by an infirm patient on parcel 080-531-06. The caretaker is the property owner and the patient's daughter. 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, completed a signed and notarized affidavit, dated July 19, 2022, stating that the resident needs to have a person living on the premises where she lives in order to provide care and assistance to her.

There is an open planning/code enforcement violation (WVIO-PLA22-0156) on this property. A complaint was received by Washoe County Code Enforcement on July 12, 2022, stating that the property owner has an individual living in an RV 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. If Administrative Permit Case Number WADMIN22-0019 is approved, then an infirm patient, Cathy Mathis, will be permitted to live in an RV on the property to receive care from property owner Kalii Burch. 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.

WCC Section 110.310.35(g) requires that the travel trailer or recreational vehicle provide as much screening as practical from being viewed from the street. The RV is not considered a structure and therefore is not required to meet setback requirements. WCC Section 110.306.10(b) allows a structure to be five feet from rear and side property lines if the structure is 12 feet in height or less. Since the RV is 12 feet in height, the Planning Department is recommending a condition that the RV must meet the 5 feet setback requirements for the side and rear of the property.

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 currently served by Truckee Meadows Water Authority (TMWA), is serviced by municipal sewer, and Waste Management for garbage collection. The property has existing electrical service.

A site visit was conducted on August 18, 2022, to assist the applicant in determining a suitable location for the RV that meets screening and setback requirements. Since the height of RV is 12 feet, it would qualify for the 5 feet from the rear and side property line setbacks. A large tree is located on the northern portion of the property that would prevent the RV from being located there. Therefore, the eastern corner of the parcel was chosen since it would be set back further from the road and be able to meet the 5-foot setback requirements (See Figure 1).



Figure 1: Aerial photo of APN 080-531-06 with Proposed RV Location.

North Valleys Area Plan

The subject parcel is located within the North Valleys Area Plan. There are no Area Plan Policies applicable to this project.

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		
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			
WCHD Environmental Health	X	X	X	Jim English, jenglish@washoecounty.gov;
TMFPD	X	X		
Regional Transportation Commission (All Apps)	X			
Washoe-Storey Conservation District (All Apps)	X	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 North Valleys Area Plan.

Staff Comment: The requested temporary use of a recreational vehicle to be occupied by 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 recreational vehicle to be occupied by an infirm resident will not place a significant strain on existing roadways. The site is served by municipal sewer, and Washoe County Health District has provided a condition (Exhibit A) to ensure that waste from the RV is hard plumbed into the existing sewer system. The site is currently served by Truckee Meadows Water Authority (TMWA), and Washoe County Water Rights has provided a condition (Exhibit A) to ensure that adequate water is available to support the RV. The site is currently served by Waste Management for trash collection.

- (c) Site Suitability. That the site is physically suitable for a RV to support a care of the infirm patient, and for the intensity of such a development.

Staff Comment: This site is physically suitable for a recreational vehicle to be occupied by a caretaker for the care of an infirm resident. The site is in a residential regulatory zone,

and a recreational vehicle will not be a significant intensification to the site. Washoe County Health District has provided a condition to ensure that waste from the RV is handled appropriately through being hard plumbed into the sewer system. Washoe County Water Rights has provided a condition to ensure that adequate water is available to support the RV. These conditions are included in Exhibit A.

- (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 recreational vehicle to be occupied by 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 WADMIN22-0019 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 WADMIN22-0019 for Kalii Burch, 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 recreational vehicle to be occupied by a care of the infirm patient, 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;

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: Kalii Burch
sosnicole@hotmail.com



Conditions of Approval

Administrative Permit Case Number WADMIN22-0019

The project approved under Administrative Permit Case Number WADMIN22-0019 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on October 6, 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 – Mitch Markey, Planner, 775.328.2722, mmarkey@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 Cathy Mathis, the infirmed person stated in the application,
 2. Use of the travel trailer shall be limited to Cathy Mathis. 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 October 6, 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.
 4. All discharge of litter, sewage, effluent or other matter shall be disposed of into sanitary facilities designed for such use.
 5. The RV must meet 5 foot setback requirements from the side and rear of the parcel.
 6. Any temporary utility connections shall be to the satisfaction of the Planning and Building Division.
 7. Within 30 days of Cathy Mathis 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 Health District, Environmental Health Services Division (WCHD)

2. The following condition is a requirement of the Washoe County 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, 775.900.7239, jenglish@washoecounty.gov

- a. WCHD will require the recreational vehicle to either be hard plumbed to the septic system discharge point or only have a flexible hose attached between the recreational vehicle and discharge point when actively discharging grey or black water from the unit.

Washoe County Water Rights

3. 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 parcel is currently receiving water service from the Truckee Meadows Water Authority (TMWA). The applicant shall provide a letter of acknowledgement from TMWA which will indicate the adequacy of water rights to support the RV if necessary. TMWA may require additional water rights or, if there are sufficient water rights to support the RV, TMWA will simply issue a letter indicating no additional water rights are necessary.

Truckee Meadows Fire Protection District

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

- 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 ***



WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

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

August 24, 2022

TO: Mitch Markey, Planner, CSD, Planning & Development Division
FROM: Timber Weiss, PE, Licensed Engineer, CSD
SUBJECT: Administrative Permit Case Number WADMIN22-0019 (Burch Care of the Infirm)

Project description:

The applicant is proposing to approve an administrative permit to allow a recreational vehicle to be occupied by an infirm resident at APN 080-531-06. The caretaker resides in the dwelling on the parcel.

The property is located at 385 Vagabond Ct. Assessor's Parcel Number: 080-531-06.

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

The parcel is currently receiving water service from the Truckee Meadows Water Authority (TMWA). The applicant shall provide a letter of acknowledgement from TMWA which will indicate the adequacy of water rights to support the RV if necessary.

TMWA may require additional water rights or if there are sufficient water rights to support the RV, TMWA will simply issue a letter indicating no additional water rights are necessary.

Please submit a copy of the letter to tweiss@washoecounty.gov prior to the approval of this administrative permit.



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

August 23, 2022

Washoe County Community Services Department

C/O Mitch Markey, Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

R: WADMIN22-0019 Burch Care of the Infirm

Dear Mitch,

In reviewing the administrative permit for a recreational vehicle occupied by an infirm resident, 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

From: [Lemon, Brittany](#)
To: [Markey, Mitch](#)
Cc: [Way, Dale](#)
Subject: WADMIN22-0019 (Burch Care of the Infirm) Conditions of Approval
Date: Tuesday, August 23, 2022 9:16:18 AM
Attachments: [image001.png](#)

Good Morning Mitch,

“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,

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”



INTEROFFICE MEMORANDUM

DATE: August 26, 2022
TO: Mitch Markey, Planner, Planning and Building Division
FROM: Robert Wimer, P.E., Engineering and Capital Projects Division

SUBJECT: WADMIN22-0019
APN 080-531-06
Burch 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 with no additional conditions.



QUALITY
PUBLIC SERVICE



INTEGRITY



EFFECTIVE
COMMUNICATION

WADMIN22-0019

EXHIBIT B

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

August 26, 2022

Washoe County Community Services
Planning and Development Division

RE: Burch Care of the Infirm; 080-531-06
Administration Permit; WADMIN22-0019

Dear Washoe County Staff:

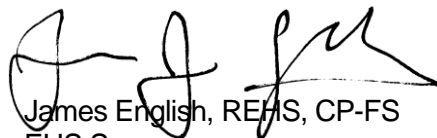
The following conditions are requirements of the Washoe County Health District, Environmental Health Division, which shall be responsible for determining compliance with these conditions.

Contact Name – James English - jenglish@washoecounty.us

- a) Condition #1: Project will require a building permit demonstrating construction and connection to the public sewer system or written documentation from WC Public Utilities the RV hook up listed on the application meets the requirements of a private sewer system.
- b) Condition #2: If project is approved, permanent water connections and sewer connections must be made between the RV and the utilities, connections by temporary hoses and sewer flexible hoses will not be permitted by WCHD.
- c) Overall, WCHD has concerns regarding this proposal on a small residential location and WCHD requires if this permit is approved, the applicable business license is routed to EHS for review and approval.

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

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 500-foot radius of the subject property, noticing 72 separate property owners a minimum of 10 days prior to the public hearing date.



Public Notice Map

Administrative Permit Case Number WADMIN22-0019 (Burch Care of the Infirm)

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>For care of the Infirm</i>			
Project Description: <i>385 Vagabond CT care of the infirm</i>			
Project Address: <i>385 Vagabond CT Reno NV 89506</i>			
Project Area (acres or square feet): <i>288ft²</i>			
Project Location (with point of reference to major cross streets AND area locator): <i>385 Vagabond CT cross streets are Lemmon Drive and Magnolia</i>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
<i>080 531-06</i>	<i>0.220</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>Kalii Burch</i>		Name:	
Address: <i>385 Vagabond CT</i>		Address:	
<i>Reno NV</i> Zip: <i>89506</i>		Zip:	
Phone: <i>775 622-5144</i> Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person: <i>Kalii Burch</i>		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name: <i>Kalii Burch</i>		Name:	
Address: <i>385 Vagabond CT</i>		Address:	
<i>Reno NV</i> Zip: <i>89506</i>		Zip:	
Phone: <i>775 622-5144</i> Fax:		Phone: Fax:	
Email: <i>Sosnicola@hotmail.com</i>		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?

Permit for care of the infirm

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

110-310-35

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

Drive way and RV Hook ups

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?

RV Hook ups

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

There is NO Beneficial or effect to adjacent properties or community

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

There is NO negative impacts or effect to adjacent properties

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

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

1 where the RV is at

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

NONE

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 all the lights are on the RV

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	RV Hook up From House
b. Water Service	RV Hook up From House

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
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:

Cathy Mathis

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):

Thomas Hope

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

Kalii + Nicole Burch

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.)

2019 Pinnacle 36FBTS Brown and Tan
(attached pictures of locations)

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

a. Water Service:

RV Hook ups From house
TMWA

b. Sewage (Sanitary Sewer) Service:

RV Hook up
~~Waste Water~~ County

c. Garbage (Solid Waste) Service:

Waste management Trash Service

d. Electricity:

RV Hook up From House
NV Energy

e. Natural Gas:

N/A propane palomino

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

none because there is no impacted to the adjacent properties. They are clean, not loud, Just 74 year olds that need some care

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

There are none proposed just the Rose Bush outside the fence of the house that has been there

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	Reno Fire Department station 9 14005 mt Vista street
b. Health Care Facility	St-marys urgent care 280 Vista Knolls Pkwy
c. Elementary School	Lemmon valley Elementary 255 W Patricia Dr
d. Middle School	O'Brien middle School 10500 Stead Blvd
e. High School	Northvalleys High school 1470 E Golden valley Rd
f. Parks	Lemmon valley Community Center 325 W. Patricia Dr
g. Library	North valleys library 1075 N Hills Blvd Ste 340
h. Citifare Bus Stop	9245 Lemmon Dr Reno NV 89506 in front of Deal mart

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


STATE OF NEVADA)
) SS:
COUNTY OF WASHOE)

I, Thomas Hope MD 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.

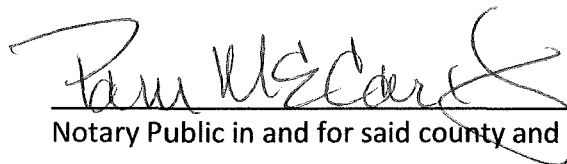
I further swear or affirm that:

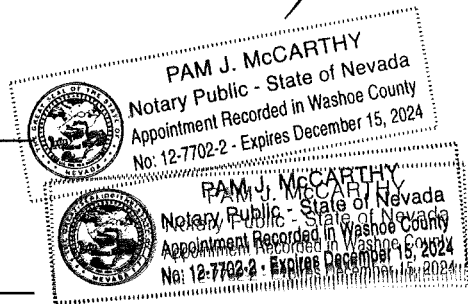
I am a licensed physician caring for Cathy Mathis and am personally familiar with his/her physical and medical condition and its impact on his/her life functions; and,

That Cathy Mathis 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 
State of Nevada License Number 5652

Subscribed and sworn to before me this 19 day of July, 2022


Notary Public in and for said county and state



My commission expires: 12/15/2024

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.



RV Location

APN: 080-531-06 Tax Information

Owner: BURCH, KAUI J

Permit/Accela Information Found (2)

Corporate Area: WASHOE

Zip Code: 89506 Zip City: RENO

Tax District: 4000

Land use: 220

Land Zoning: MDS

Utility: Water: Municipal, Sewer: Municipal

Square Ft.: 1248

Acreage: 0.220

Total Assessment: 41583

Bedrooms: 3

Baths: 2

Year Built: 1991

Subdivision: VALLEY VILLAGE SUB 3 & 4

