

## 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: MEDGAR Home ADDITION			
Project Description: This is a house built in 1920 and we would like to add onto this house. The new addition would conform to new zoning setbacks -- we are asking for variance for existing house only.			
Project Address: 280 MEDGAR AVE., Reno, NV 89506			
Project Area (acres or square feet): 768 sq ft			
Project Location (with point of reference to major cross streets AND area locator): Corner lot SW location of Corcita Way and Medgar Avenue.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
570-263-17	0.666 acres		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
<b>Applicant Information (attach additional sheets if necessary)</b>			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Mervyn Dean RICHARD		Name:	
Address: 5788 Simons Dr		Address:	
Reno, NV Zip: 89523		Zip:	
Phone: 775-225-7777 Fax: —		Phone: Fax:	
Email: DEAN RICHARD 365@gmail.com		Email:	
Cell: 775-225-7777 Other:		Cell: Other:	
Contact Person: Dean RICHARD		Contact Person:	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: SAME AS ABOVE		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

## Variance Application Supplemental Information

(All required information may be separately attached)

1. What provisions of the Development Code (e.g. front yard setback, height, etc.) must be waived or varied to permit your request?

Front yard setback on existing (original) structure.

**You must answer the following questions in detail. Failure to provide complete and accurate information will result in denial of the application.**

2. What are the topographic conditions, extraordinary or exceptional circumstances, shape of the property or location of surroundings that are unique to your property and, therefore, prevent you from complying with the Development Code requirements?

none

3. What steps will be taken to prevent substantial negative impacts (e.g. blocking views, reducing privacy, decreasing pedestrian or traffic safety, etc.) to other properties or uses in the area?

there are no negative impacts

4. How will this variance enhance the scenic or environmental character of the neighborhood (e.g. eliminate encroachment onto slopes or wetlands, provide enclosed parking, eliminate clutter in view of neighbors, etc.)?

This will enhance the neighborhood that has experienced blight and neglect within the area.

5. What enjoyment or use of your property would be denied to you that is common to other properties in your neighborhood?

I would not be able to expand the house and move into it as I have planned to live there and build a garage/shop.

6. Are there any restrictive covenants, recorded conditions or deed restrictions (CC&Rs) that apply to the area subject to the variance request?

Yes  No If yes, please attach a copy.

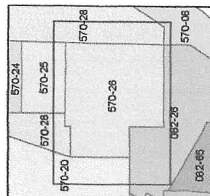
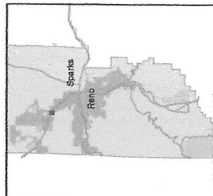
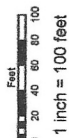
7. How is your current water provided?

Community Well - Coronavien Terrace Water District

8. How is your current sewer provided?

Washoe County Sewer

STATE OF NEVADA  
**WASHOE COUNTY**  
**ASSESSOR'S OFFICE**  
1001 East Ninth Street, Building D  
Reno, Nevada 89512  
(775) 326-2621



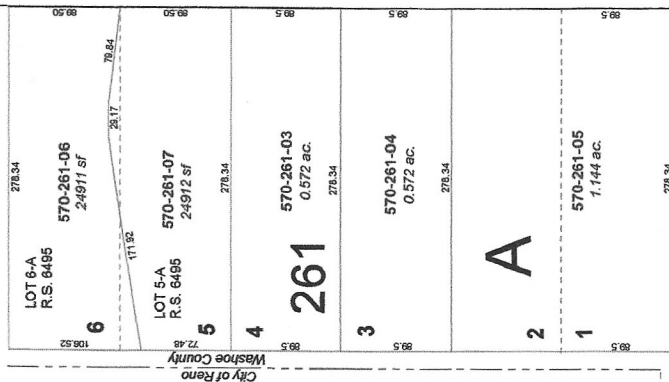
created by: CFB 3/10/2011  
update: EMG 3/25/18 JFK 9/28/20  
JKF 7/8/23

area previously shown on map(s):  
**082-12**

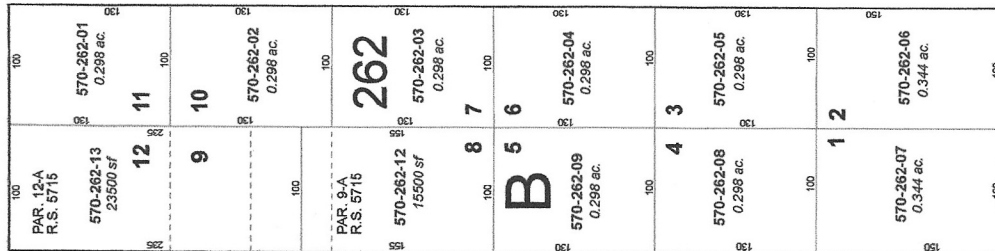
NOTE: This map was prepared for the use of the County Assessor for assessment purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated herein.

**J.E. SWEATT TRACT (UNOFFICIAL)**

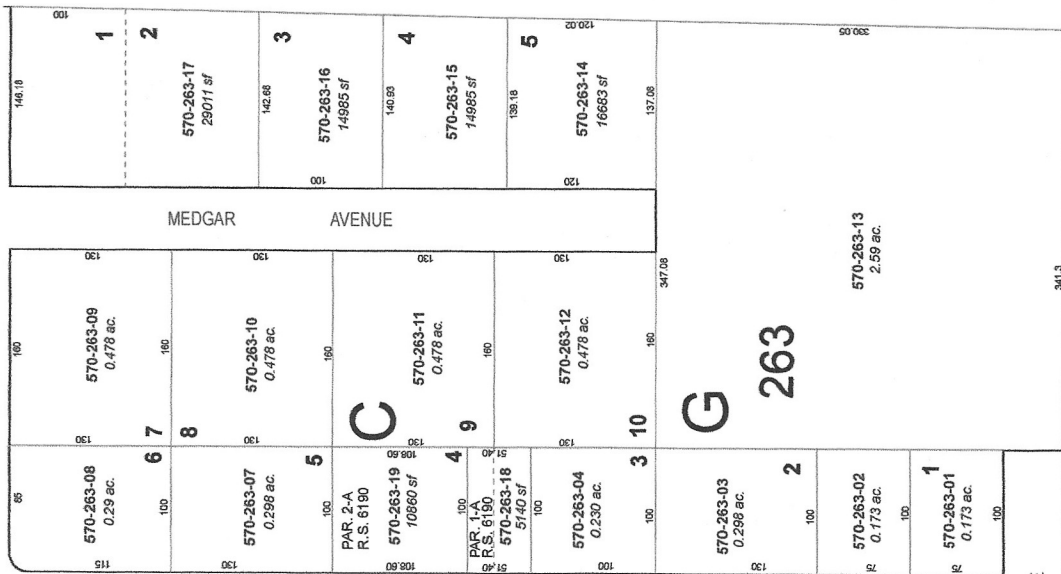
PORTION OF SW 1/4 SEC. 9  
**T20N - R19E**



CORETTA WAY



WESTBROCK LANE



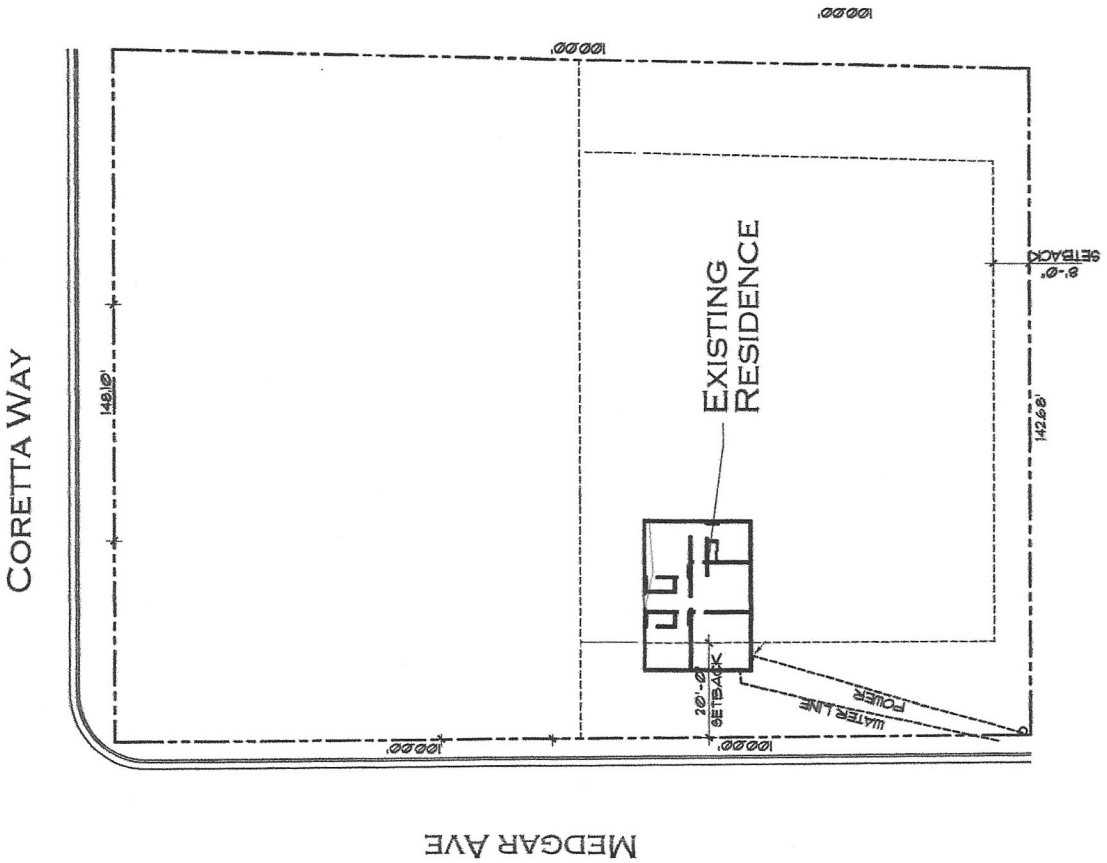
MEDGAR AVENUE

MALCOLM AVENUE

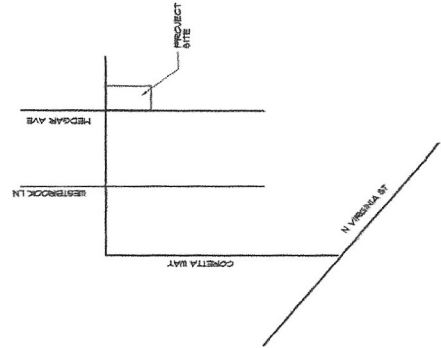
DRIVE

082-26

# Site Plan of Variance Property



MEDGAR AVE

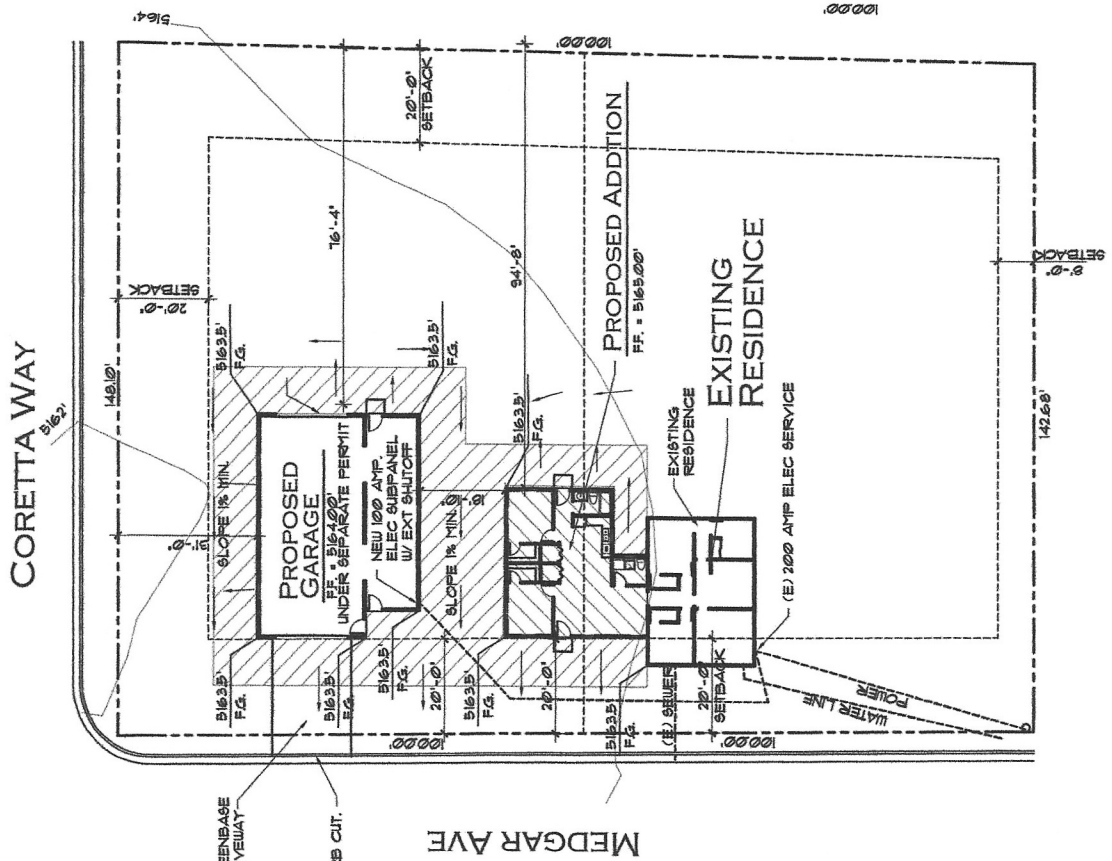


VICINITY MAP N.T.S.

<b>CONSULTANTS</b>	
RESIDENTIAL DESIGNER MICHAEL T. PETERSON 3710 GRANT STREET SUITE C RENO, NEVADA 89509 PHONE: (775) 856-1400 CELL: (775) 240-4564 MIKE@MTPETERSON.COM ENGINEER K2 ENGINEERING 860 MAESTRO DRIVE SUITE A RENO, NEVADA 89511 PHONE: (775) 355-0505 JARED@K2ENG.NET	
<b>OWNER INFORMATION</b>	
DEAN RICHARD 280 MEDGAR AVELINE RENO, NEVADA 89506 PHONE: (775) 225-7777	
<b>DESIGN INFORMATION</b>	
RESIDENTIAL CODE	2018 I.R.C.
ELECTRICAL CODE	2018 I.R.C.
PLUMBING CODE	2018 I.R.C.
MECHANICAL CODE	2018 I.R.C.
ENERGY CONS. CODE	2018 IECC
STRUCTURAL DESIGN	2018 I.B.C.
WIND LOAD	VULT 130 MPH EXP C
SEISMIC ZONE	D-2
ROOF LL	21 PSF SNOW
2018 IWUC FIRE ZONE	MODERATE
AND ANY APPLICABLE LOCAL ORDINANCES WHICH AFFECT THIS PROJECT	
<b>GENERAL NOTES</b>	
1. ALL TRADE CONTRACTORS SHALL VERIFY CONDITIONS AND DIMENSIONS IN THE FIELD. ALL CONDITIONS AS TO DIMENSIONS AND FIELD CONDITIONS SHALL BE VERIFIED BY THE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.	
2. THE GENERAL BUILDING PERMIT AND PLAN CHECK FEE SHALL BE ACCRUED AND PAID FOR BY THE OWNER. ALL OTHER FEES SHALL BE ACCRUED AND PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACQUISITION OF ALL NECESSARY PERMITS AND APPROVALS FOR THE PROJECTS RELATED TO THEIR TRADE.	
3. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES (ELECTRIC, GAS, WATER, SEWER, FIBER OPTIC, CABLE TV, AND TELEPHONE) PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THE PROJECTS RELATED TO THEIR TRADE.	
4. ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY THE PROJECT AND ABOUT THE JOB SITE, AND ALL THEIR TOOLS, SCAFFOLDING AND LADDERS SHALL BE KEPT OFF THE JOB SITE AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.	
5. NOTHING INDICATED ON THESE PLANS IS INTENDED TO CONFLICT WITH ANY APPLICABLE LOCAL ORDINANCES. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT PRIOR TO PROCEEDING WITH THE DIRECTED WORK.	
<b>RESIDENCE INFORMATION</b>	
EXISTING LIVING AREA	768 SQ. FT.
NEW ADDITION AREA	919 SQ. FT.
TOTAL LIVING AREA	1678 SQ. FT.
NEW GARAGE AREA	1386 SQ. FT.
<b>BUILDING OCCUPANCY INFORMATION</b>	
BUILDING OCCUPANCY GROUP:	IRC/R3
TYPE OF CONSTRUCTION:	VB
A.P.N.:	570-263-17
LOT SIZE:	0.666 ACRES
LOT:	1 & 2
BLOCK:	G
SUB-DIVISION: J.E. SWEATT TRACT UNOFF.	

An Addition  
For  
Dean Richard  
280 Medgar Avenue  
Reno, Nevada

# Site Plan with Addition & Shop/Garage



<b>CONSULTANTS</b>	
RESIDENTIAL DESIGNER MICHAEL T. PETERSON 3710 GRANT STREET SUITE C RENO, NEVADA 89509 PHONE: (775) 856-1400 CELL: (775) 240-4564 MIKE@MTPETERSON.COM	
ENGINEER K2 ENGINEERING 860 MAESTRO DRIVE SUITE A RENO, NEVADA 89511 PHONE: (775) 355-0505 JARED@K2ENG.NET	
<b>OWNER INFORMATION</b>	
DEAN RICHARD 280 MEDGAR AVENUE RENO, NEVADA 89506 PHONE (775) 225-7777	
<b>DESIGN INFORMATION</b>	
RESIDENTIAL CODE	2018 I.R.C.
ELECTRICAL CODE	2018 I.R.C.
PLUMBING CODE	2018 I.R.C.
MECHANICAL CODE	2018 I.R.C.
ENERGY CONS. CODE	2018 IECC
STRUCTURAL DESIGN	2018 I.B.C.
WIND LOAD	VULT 130 MPH EXP C
SEISMIC ZONE	D2
ROOF LL	21 PSF SNOW
2018 IWUJC FIRE ZONE	MODERATE
AND ANY APPLICABLE LOCAL ORDINANCES WHICH AFFECT THE PROJECT	
<b>GENERAL NOTES</b>	
1. ALL TRADE CONTRACTORS SHALL VERIFY CONDITIONS AND DIMENSIONS IN THE FIELD. ALL DIMENSIONS ARE TO CENTERLINE AND FIELD CONDITIONS SHALL BE MAINTAINED THROUGHOUT THE PROJECT.	
2. THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ACCESS TO ALL UTILITIES AND RECORDS FOR THE PROJECT. ALL OTHER UTILITIES AND RECORDS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.	
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ACCESS TO ALL UTILITIES AND RECORDS FOR THE PROJECT.	
4. ALL MATERIALS AND WASTE SHALL BE REMOVED BY THE CONTRACTOR AND SHALL BE STORED IN A SECURE LOCATION. ALL MATERIALS AND WASTE SHALL BE REMOVED FROM THE PROJECT SITE AND SHALL LEAVE THE JOB BEHIND CLEAN AND FREE OF DEBRIS. ALL MATERIALS AND WASTE SHALL BE STORED IN A SECURE LOCATION AND SHALL BE REMOVED FROM THE PROJECT SITE AND SHALL LEAVE THE JOB BEHIND CLEAN AND FREE OF DEBRIS.	
5. NOTHING INDICATED ON THESE PLANS IS INTENDED TO CONFLICT WITH ANY RECORDS OR FIELD CONDITIONS. THE CONTRACTOR SHALL VERIFY THE RECORDS AND FIELD CONDITIONS PRIOR TO PROCEEDING WITH THE PROJECT.	
<b>RESIDENCE INFORMATION</b>	
EXISTING LIVING AREA	768 SQ. FT.
NEW ADDITION AREA	910 SQ. FT.
TOTAL LIVING AREA	1678 SQ. FT.
NEW GARAGE AREA	1386 SQ. FT.
<b>BUILDING OCCUPANCY GROUP:</b> IRC/R3	
<b>TYPE OF CONSTRUCTION:</b> VB	
<b>A.P.N.:</b> 570-263-17	
<b>LOT SIZE:</b> 0.666 ACRES	
<b>LOT:</b> 1 & 2 <b>BLOCK:</b> G	
<b>SUB DIVISION:</b> J E SWEATT TRACT UNOFF	

An Addition  
For  
Dean Richard  
280 Medgar Avenue  
Reno, Nevada

