



Conditions of Approval

Detached Accessory Dwelling Administrative Review Case Number
WDADAR23-0009

The project approved under Detached Accessory Dwelling Administrative Review Case Number WDADAR23-0009 shall be carried out in accordance with these conditions of approval granted on February 2, 2024. 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 detached accessory dwelling administrative review shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a certificate of occupancy by the Planning and Building Division. The agency responsible for determining compliance with a specific condition shall determine whether the condition has been 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 Planning and Building.

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

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

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 Planning and Building, which shall be responsible for determining compliance with these conditions.

**Contact Name – Courtney Weiche, Senior Planner, 775.328.3608,
cweiche@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 detached accessory dwelling administrative review.**
- b. The applicant shall demonstrate substantial conformance to the plans approved as part of this administrative review permit. Planning and Building shall determine compliance with this condition.
- c. The applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and initial building permits shall be issued within two years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits.

- d. Construction activities shall be limited to the hours between 7am to 7pm, Monday through Saturday only. Any construction machinery activity or any noise associated with the construction activity are also limited to these hours.
- e. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any cairn or grave of a Native American be discovered during site development, work shall temporarily be halted at the specific site and the Sheriff's Office as well as the State Historic Preservation Office of the Department of Conservation and Natural Resources shall be immediately notified per NRS 383.170.

Washoe County Engineering and Capital Projects

- 2. The following conditions are the requirements of Engineering and Capital Projects, which shall be responsible for determining compliance with these conditions.

Contact Name – Robert Wimer, P.E., 775.328.2059, rwimer@washoecounty.gov

- a. The applicant/developer shall obtain from Building and Safety, a building/grading permit for construction of this project.
- b. An Encroachment/Excavation Permit from Washoe County shall be obtained prior to any construction of the new driveway in Washoe County right-of-way.
- c. Prior to issuance of a building permit, the applicant shall execute a Hold Harmless Agreement, by reason of any structures being constructed closer than twenty (20) feet to the front property line, with the County Engineer's Office for carrying out County-related activities within the County owned right-of-way. The applicant shall request this document from the Engineering Department's Permit Reviewer for owner signature with the application of a building permit. This document shall be recorded in the County Recorder's Office prior to issuance of a building permit.
- d. The applicant shall provide approach sight distance triangle analysis, per the American Association of State and Highway Transportation Officials (AASHTO) A Policy on Geometric Design of Highways and Streets (Green Book) requirements, to verify that vehicles approaching the property intersections will have an unobstructed view of any conflicting vehicles or pedestrians with the front yard setback variance request.

North Lake Fire Protection District

- 3. The following condition is a requirement of the Health District, which shall be responsible for determining compliance with this condition.

Contact Name – John James, Fire Marshall, 775.413.9344, jjames@nlftpd.net

- a. Protection at the gas meter will be required, particularly through the implementation of bollards, taking into consideration the gas meter's location.

*** End of Conditions ***