

## 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>16780 DRY CREEK RD, A.D.</b>			
Project Description: <b>NO CHANGE IN CONSTRUCTION FROM PREVIOUSLY APPROVED DAAAP, ASKING TO: - ALLOW REMOVAL OF EXISTING GARAGE APT UPON C.O.F.O. AND - PER ID WHICH ALLOWS FOR A TWO YEAR EXTENSION</b>			
Project Address: <b>16780 DRY CREEK</b>			
Project Area (acres or square feet): <b>1,032 ACRES W/ 3,221 SF MAIN &amp; 1,448 A.D.</b>			
Project Location (with point of reference to major cross streets AND area locator): <b>BIG PINE &amp; DRY CREEK IN GALENA FOREST</b>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
<b>047-032-34</b>	<b>1,032 AC</b>		
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: <b>ERIC SCHEETZ, P.E.</b>		Name: <b>SELF</b>	
Address: <b>16780 DRY CREEK RD</b>		Address:	
RENO NV		Zip:	
Zip: <b>89511</b>		Phone:	
Phone: <b>775 220 6436</b> Fax: <b>-</b>		Fax:	
Email: <b>ERICSCHEETZPE@HOTMAIL.COM</b>		Email:	
Cell:		Cell:	
Other:		Other:	
Contact Person: <b>SELF</b>		Contact Person:	
<b>Applicant/Developer: SELF</b>		<b>Other Persons to be Contacted:</b>	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:		Phone:	
Fax:		Fax:	
Email:		Email:	
Cell:		Cell:	
Other:		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):	

## Amendment of Conditions Application Supplemental Information

(All required Information may be separately attached)

### Required Information

1. The following information is required for an Amendment of Conditions:
  - a. Provide a written explanation of the proposed amendment, why you are asking for the amendment, and how the amendment will modify the approval.
  - b. Identify the specific Condition or Conditions that you are requesting to amend.
  - c. Provide the requested amendment language to each Condition or Conditions, and provide both the **existing** and **proposed condition(s)**.

2 YEAR EXTENSION DUE TO VARIOUS DELAYS SUCH AS: COVID,  
WEATHER/SNOW, INFLATION, ETC, NO CHANGES IN DESIGN OTHER-  
WISE, (PER CONDITION 1A)

2. Describe any potential impacts to public health, safety, or welfare that could result from granting the amendment. Describe how the amendment affects the required findings as approved.

NO CHANGES FROM APPROVED DADR,

**From:** [Stark, Katherine](#)  
**To:** [Stark, Katherine](#)  
**Subject:** FW: Decision Letter: WDADAR21-0006 Scheetz  
**Date:** Friday, July 14, 2023 11:01:59 AM  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image009.png](#)  
[8964B1938332442495E2E84D179AFC3C.png](#)

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**From:** eric scheetzPE <[ericscheetzpe@hotmail.com](mailto:ericscheetzpe@hotmail.com)>  
**Sent:** Wednesday, May 31, 2023 2:56 PM  
**To:** Pelham, Roger <[RPelham@washoecounty.gov](mailto:RPelham@washoecounty.gov)>  
**Subject:** Fw: Decision Letter: WDADAR21-0006 Scheetz

**[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]**

Hello Roger (Mr. Pelham),

As per our verbal conversation the other week when I was upstairs and again in chamber, I am officially asking for a 2 year extension from the date of this expiration for this DADAR (this per the conditions is with-in the 2 weeks prior to the noted expiration date of the order mailed on 7/6/21). Specifically, I am emailing you because when I asked you who to send to, you had mentioned to go ahead and send the request to you and as such I am doing so. If I need to send somewhere else (or in addition), please let me know.

The attached order notes that I must include a reason for the request. As such, the reason for the extension is delays associated with COVID (I got it twice) and to a lesser extent delays in everything construction related, ie acquiring materials and equipment such as a mini excavator to do perc tests for health department. In addition and as implied above, the Health Department has required various tests and permits which I have been working on in the summers (as there has been a bit of snow in the winters). My hope is to move forward once again this summer though. I have been procuring materials though in hopes of expediting construction when I get the OK.

I thank you for your time and help.

Eric Scheetz  
775-850-7473

---

**From:** eric scheetzPE <[ericscheetzpe@hotmail.com](mailto:ericscheetzpe@hotmail.com)>  
**Sent:** Wednesday, June 30, 2021 3:59 PM  
**To:** work2 <[escheetz@washoecounty.us](mailto:escheetz@washoecounty.us)>  
**Subject:** Fwd: Decision Letter: WDADAR21-0006 Scheetz

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**From:** Kerfoot, Lacey <[LKerfoot@washoecounty.us](mailto:LKerfoot@washoecounty.us)>

**Sent:** Wednesday, June 30, 2021 3:09:15 PM

**To:** [ericscheetzPE@hotmail.com](mailto:ericscheetzPE@hotmail.com) <[ericscheetzPE@hotmail.com](mailto:ericscheetzPE@hotmail.com)>

**Cc:** Pelham, Roger <[RPelham@washoecounty.us](mailto:RPelham@washoecounty.us)>; Fagan, Donna <[DFagan@washoecounty.us](mailto:DFagan@washoecounty.us)>

**Subject:** Decision Letter: WDADAR21-0006 Scheetz

Good afternoon Eric,

Please find the Written Decision Letter and Conditions of Approval for case number WDADAR21-0006 Scheetz, attached.

Regards,



**Lacey Kerfoot**

**Office Support Specialist | Community Services Department**

[LKerfoot@washoecounty.us](mailto:LKerfoot@washoecounty.us) | Office: 775-328-3606 | Fax: 775-328-6133

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

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

For Planning call (775) 328-3600, Email: [Planning@washoecounty.us](mailto:Planning@washoecounty.us)





**WASHOE COUNTY**  
**COMMUNITY SERVICES DEPARTMENT**  
Planning and Building

1001 EAST 9<sup>TH</sup> STREET  
RENO, NEVADA 89512-2845  
PHONE (775) 328-6100  
FAX (775) 328.6133

**Detached Accessory Dwelling Administrative Review**  
**Written Decision**

**DADAR Case Number WDADAR21-0006**

**Subject:** To establish a Detached Accessory Dwelling (DAD) unit of 1,448 square feet

**Decision:** **Approve with Conditions**

**Decision Date:** June 30, 2021

**Mailing Date:** July 6, 2021

**Applicant/Property Owner:** Eric Scheetz, 16780 Dry Creek, Reno, NV 89511

**Assigned Planner:** Roger Pelham, MPA, Senior Planner  
Washoe County Community Services Department  
Planning and Building Division

**Phone:** 775.328.3622  
**E-Mail:** rpelham@washoecounty.us

**Project Description**

**Detached Accessory Dwelling Case Number WDADAR21-0006 (Scheetz)** – For possible action by the Washoe County Director of Planning and Building to approve an administrative review permit for a detached accessory dwelling of 1448 square feet on a parcel of land with a main dwelling of 3221 square feet.

- **Applicant / Property Owner:** Eric Scheetz
- **Location:** 16780 Dry Creek Road, approximately 350 feet south of its intersection with Big Pine Drive
- **Assessor's Parcel Number:** 047-032-34
- **Parcel Size:** ± 1.032 acres (± 44,954 square feet)
- **Master Plan Category:** Suburban Residential
- **Regulatory Zone:** Low Density Suburban
- **Area Plan:** Forest
- **Development Code:** Authorized in Article 306 Accessory Uses and Structures
- **Commission District:** 2 – Commissioner Lucey

Notice is hereby given that the Washoe County Planning and Building Division has granted approval with conditions of the above referenced case number/project based on compliance with Washoe County Code Section 110.306 and the conditions of approval attached to this Action Order. This Action Order will be effective 10 calendar days after the decision and mailing date shown on this Order, unless the action is appealed to the Washoe County Board of Adjustment, in which case the outcome of the appeal shall be determined by the Washoe County Board of Adjustment. Any appeal must be filed in writing with the Planning and Building Division within 10 calendar days after the written and mailing decision date on this Action Order.



**INTEGRITY**



**EFFECTIVE  
COMMUNICATION**



**QUALITY  
PUBLIC SERVICE**

To: Eric Scheetz  
Subject: WDADAR21-0002 (Scheetz)  
Date: July 6, 2021  
Page: 2

This Action Order of approval is granted subject to the attached conditions and Washoe County development standards. Any business license, certificate of occupancy or final approval shall not be issued until all of the Conditions of Approval (attached) are satisfied. Additionally, compliance shall be required with all federal, state and local statutes, ordinances and regulations applicable to the approved project.

**This Action Order does not authorize grading or building without issuance of the necessary permits from the Washoe County Planning and Building Division. You must obtain a building permit to convert the structure into a legal dwelling.**

Washoe County Community Services Department  
Planning and Building Division



Mojra Hauenstein, Director of Planning and Building

MH/rp

Attachments: Conditions of Approval

Applicant: Eric Scheetz, 16780 Dry Creek, Reno, NV 89511

Action Order xc: Mike Large, District Attorney's Office; Keirsten Beck, Assessor's Office; Rigo Lopez, Assessor's Office; Wes Rubio, Environmental Health; Vahid Behmaram, Community Services Department; Affected Property Owners



# **Conditions of Approval**

Detached Accessory Dwelling Administrative Review  
Case Number WDADAR21-0006

The project approved under Detached Accessory Dwelling Administrative Review Case Number WDADAR21-0006 shall be carried out in accordance with these conditions of approval granted on June 30, 2021. 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 – Roger Pelham, Senior Planner, 775.328.3622, [rpelham@washoecounty.us](mailto:rpelham@washoecounty.us)**

- 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 conformance with the plans approved as part of this administrative review permit. Planning and Building shall determine compliance with this condition.
- c. A building Permit will be required for the Detached Accessory Dwelling.
- d. A certificate of occupancy for the new main dwelling shall be obtained within two (2) years of the issuance of the administrative approval. Failure to obtain a certificate of occupancy within two (2) years shall render the approval null and void. This administrative decision may be extended by the Director, or his designee, for a period of no more than two (2) years. Requests for time extension shall be in writing and shall be submitted at least two

(2) weeks prior to the expiration date. The request shall state the reason for the extension. No more than one extension shall be granted. The applicant shall attach a copy of the Action Order approving this project to all administrative permit applications (including building permits) applied for as part of this administrative permit.

- 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.

- f. A detached accessory dwelling unit proposing to use a domestic well as its source of water shall install a water meter.
- g. Prior to approval of a building permit for the new main dwelling the applicant shall modify the existing accessory dwelling (second floor of the existing garage structure) such that it cannot be used as a dwelling. All modifications shall be done in accordance with an approved building permit.
- h. Prior to approval of a building permit for the new main dwelling the applicant shall record a deed restriction for connection of a detached accessory structure (existing garage structure) to water and/or wastewater services that prohibits that structure from being used as a dwelling. The deed restriction shall be maintained in perpetuity.

**Washoe County Engineering and Capital Projects**

- 2. The following conditions are requirements of Planning and Development, which shall be responsible for determining compliance with these conditions.

**Contact Name – Rob Wimer, P.E., 775.328-3600, [rwimer@washoecounty.us](mailto:rwimer@washoecounty.us)**

- a. The Regional Road Impact Fee (RRIF) will be charged at the multi-family rate for one unit with the building permit for the accessory dwelling.

**Truckee Meadows Fire Protection District**

- 3. 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 / Brittany Lemon, 775.326.6000, [dway@tmfpd.us](mailto:dway@tmfpd.us) / [blemon@tmfpd.us](mailto:blemon@tmfpd.us)**

- 1. The Truckee Meadows Fire Protection District (TMFPD) will require that this project meet the requirements of Washoe County Code 60 to include infrastructure, access, and water for fire suppression.

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



# Detached Accessory Dwelling Administrative Review Staff Report

Date: June 30, 2021



DETACHED ACCESSORY DWELLING ADMINISTRATIVE REVIEW CASE  
NUMBER: WDADAR21-0006 (Scheetz)

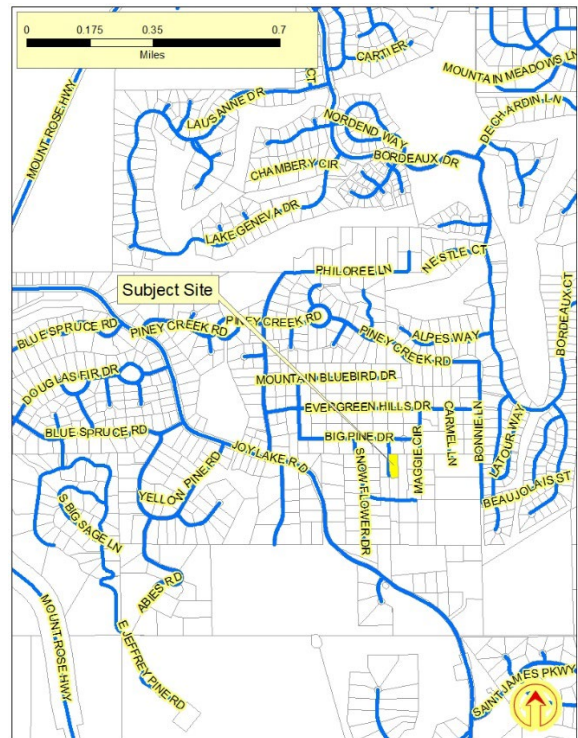
BRIEF SUMMARY OF REQUEST: Detached accessory dwelling of 1,448 square feet on a parcel of land with a main dwelling of 3,221 square feet.

STAFF PLANNER: Roger Pelham, Senior Planner, 775.328.3622, [rpelham@washoecounty.us](mailto:rpelham@washoecounty.us)

## CASE DESCRIPTION

Detached Accessory Dwelling Case Number WDADAR21-0006 (Scheetz) – For possible action by the Washoe County Director of Planning and Building to approve an administrative review permit for a detached accessory dwelling of 1,448 square feet on a parcel of land with a main dwelling of 3,221 square feet.

Applicant/Property Owner:	Eric Scheetz
Location:	16780 Dry Creek Road, approximately 350 feet south of its intersection with Big Pine Drive
APN:	047-032-34
Parcel Size:	± 1.032 acres (± 44,954 square feet)
Master Plan:	Suburban Residential
Regulatory Zone:	Low Density Suburban
Area Plan:	Forest
Development Code:	Authorized in Article 306, Accessory Structures and Uses
Commission District:	2 – Commissioner Lucey

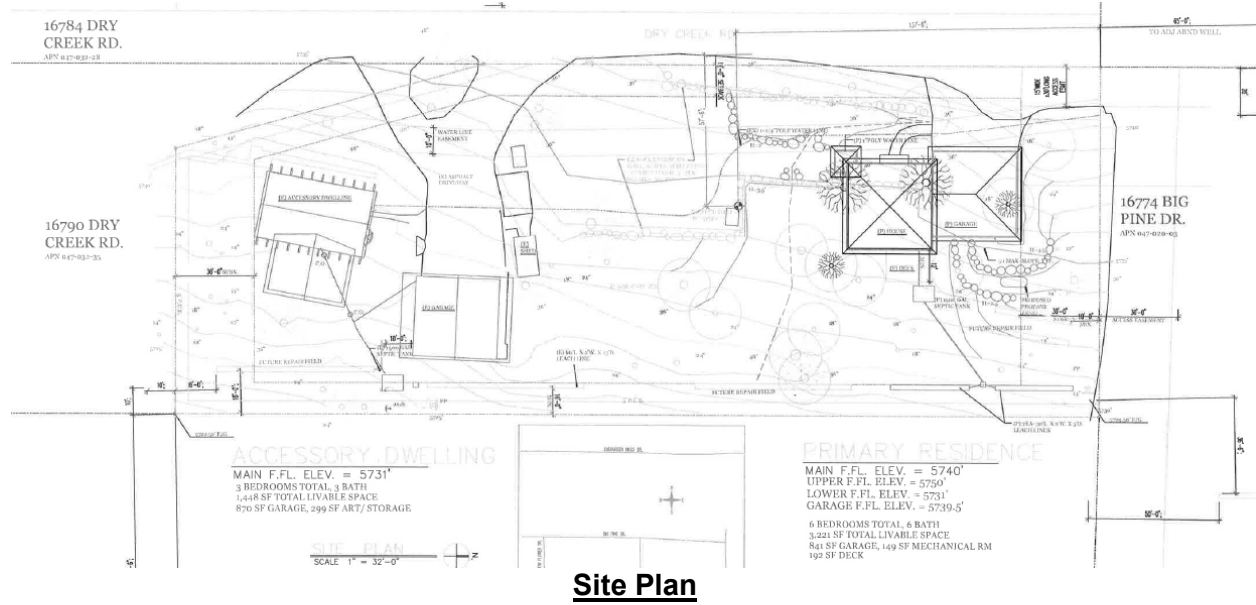


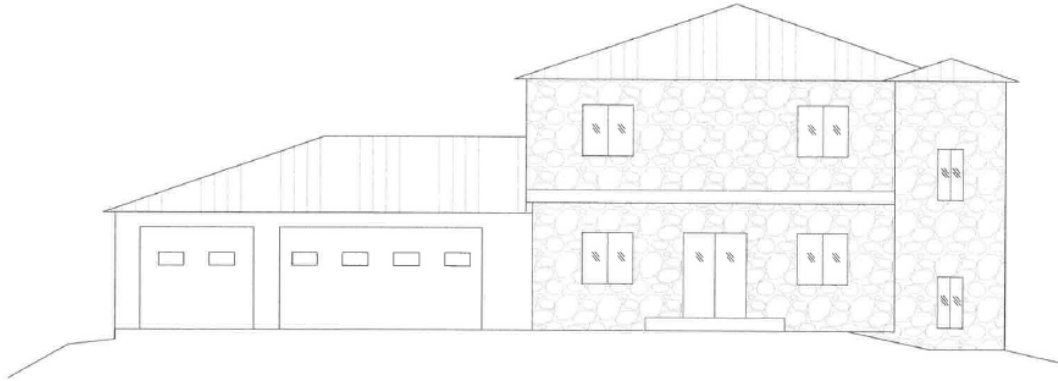
## STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY





WEST ELEVATION



NORTH ELEVATION

**Elevations**

**Project Evaluation**

The applicant is seeking to designate the existing main dwelling of 1,448 square feet as the accessory dwelling, to convert the existing accessory dwelling into an accessory structure and to construct a main dwelling of 3,221 square feet. Upon completion all applicable standards will be met.

WCC Section 110.306.25, Detached Accessory Dwellings requires compliance with the following:

	Proposal Complies
A main dwelling exists and no other accessory dwelling is on site	yes
A minimum lot area of 12,000 square feet	yes
Standard building setbacks are maintained	yes
1,500 square feet or smaller (& 50% or smaller than the size of main dwelling)	yes
Manufactured home is constructed within 6 years and over 1,200 sq. ft. in size	n/a
One off-street parking space added	yes
One accessory dwelling only on site	yes

**Appeal Process**

The Director's decision will be effective 10 calendar days after the written decision is mailed to the applicant, the property owner and all affected property owners, unless the action is appealed to the Washoe County Board of Adjustment. Any appeal must be filed in writing with the Planning and Building Division within 10 calendar days from the date the written decision is and mailed to the applicant, the property owner and all affected property owners. The outcome of the appeal shall be determined by the Washoe County Board of Adjustment.

Exhibits:

A: Conditions of Approval

B: Agency Comments

C: Project Application

Applicant: Eric Scheetz, 16780 Dry Creek, Reno, NV 89511

Action Order xc: Mike Large, District Attorney's Office; Keirsten Beck, Assessor's Office; Rigo Lopez, Assessor's Office; Tim Simpson, Utilities; Leo Vesely, Engineering and Capital Projects; Charles Moore, Truckee Meadows Fire Protection District; Regional Transportation Commission.

# WDADAR21-0006 Exhibit B

**From:** [Wines-Jennings, Tammy L](#)  
**To:** [Pelham, Roger](#)  
**Cc:** [Schull, Shyanne](#)  
**Subject:** Detached Accessory Dwelling Case Number WDADAR21-0006 (Scheetz)  
**Date:** Tuesday, June 15, 2021 3:56:12 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

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Hello,

We see no issues from a WCRAS perspective.

Thank you!



**Tammy Wines-Jennings**

Assistant Director | Washoe County Regional Animal Services

[twines-jennings@washoecounty.us](mailto:twines-jennings@washoecounty.us) | Office: 775-353-8945 | Dispatch 775-322-3647

2825 Longley Lane, Suite A, Reno, Nv 89502



**From:** [Rosa, Genine](#)  
**To:** [Pelham, Roger](#)  
**Subject:** June Agency Review Memo II  
**Date:** Tuesday, June 22, 2021 5:15:33 PM

---

## **Detached Accessory Dwelling Case Number WDADAR21-0006 (Scheetz)**

-no comments

### **Genine Rosa**

Environmental Engineer II | Air Quality Management Division | Washoe County Health District

[grosa@washoecounty.us](mailto:grosa@washoecounty.us) | O: (775) 784-7204 | C: (775) 420-9185 | 1001 E. Ninth St., Bldg. B, Reno, NV 89512

\*My schedule is 4 x 10's M-Th 7-5:30 off on Fridays.

[www.OurCleanAir.com](http://www.OurCleanAir.com)

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



## WDADAR21-0006 Exhibit B

**From:** [Lawson, Jacqueline](#)  
**To:** [Pelham, Roger](#)  
**Cc:** [Hunter, Julie D.](#)  
**Subject:** FW: June Agency Review Memo II  
**Date:** Wednesday, June 16, 2021 9:03:21 AM  
**Attachments:** [June Agency Review Memo II.pdf](#)  
[image001.png](#)

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Good Morning,

The EMS Oversight Program has reviewed Detached Accessory Dwelling Case Number WDADAR21-0006 (Sheetz) and does not currently have any questions, comments, or concerns regarding this request.

Please let me know if you have any questions.

*Thank you,*

*Jackie Lawson*

Office Support Specialist | Division of Epidemiology & Public Health Preparedness | [Washoe County Health District](#)  
[jlawson@washoecounty.us](mailto:jlawson@washoecounty.us) | O: (775) 326-6051 | F: (775) 785-4185 | 1001 E. Ninth St., Bldg B,  
Reno, NV 89512

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

**From:** [Kirschenman, Sophia](#)  
**To:** [Pelham, Roger](#)  
**Subject:** Parks Comments Re: WDADAR21-0006  
**Date:** Tuesday, June 15, 2021 1:21:03 PM  
**Attachments:** [Outlook-n1kofdix.png](#)  
[Outlook-keumtdqb.png](#)  
[Outlook-ig2vbqza.png](#)  
[Outlook-2toawyo.png](#)  
[Outlook-m4vijtnd.png](#)

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Hi Roger,

I've reviewed WDADAR21-0006 (Sheetz) on behalf of Washoe County Regional Parks and Open Space and have no comments or conditions.

Thank you,



Sophia Kirschenman  
Park Planner | Community Services Department  
775.328.3623 | 1001 E. 9th Street, Reno, NV 89512



Tell us how we did by taking a quick [survey](#).

Please consider the environment before printing this e-mail.

# WDADAR21-0006 Exhibit B



Roger Pelham, Senior Planner  
Washoe County – Community Services Department  
1001 E. Ninth St  
Reno, NV 89512  
775.328.3627

June 15, 2021

Re: WDADAR21-0006 (Scheetz)

## **Truckee Meadows Fire Protection District (TMFPD)**

The following conditions are requirements of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with these conditions. Unless otherwise stated, these conditions shall be met prior to the issuance of any building or grading permit or on an ongoing basis (phased development) as determined by TMFPD.

Any future development of a single, multiple, or all parcels will be subject to currently adopted Fire and Wildland-Urban Interface Codes at the time of development on the specific parcel.

Contact Name – Dale Way / Brittany Lemon, 775.326.6000, [dway@tmfpd.us](mailto:dway@tmfpd.us) / [blemon@tmfpd.us](mailto:blemon@tmfpd.us)

## **Fire Apparatus Access Roads**

1. Fire apparatus access roads shall be in accordance with *International Fire Code* Appendix D and all other applicable requirements of the IFC. (IFC 503.1 / D101.1)
2. Approved fire apparatus access roads shall be required for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access roads shall comply with the requirements of IFC Section 503 and Appendix D and shall extend to within 150 feet of all portions of the facility and all portions of the *exterior walls* of the first story of the building as measured by an *approved* route (as the hose lays around obstructions) around the exterior of the building or facility. (IFC 503.1.1)
3. Fire apparatus access roads shall have an all-weather surface and be capable of supporting the weight of Fire District apparatus (80,000 pounds). (IFC 503.2.3 / D102.1)
4. Fire apparatus access roads shall have a minimum width of 20 feet (with no parking), 26 feet (one side parking), and 32 feet (parking on both sides), exclusive of shoulders, and an unobstructed vertical clearance of not less than 13 feet 6 inches. (IFC 503.2.1 / D103.6.1 / D103.6.2)

## WDADAR21-0006 Exhibit B



5. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1). (IFC D103.1)
6. Fire apparatus access roads less than the width required for parking on both sides shall be marked and/or signed in accordance with Section 503.3 and Appendix D103.6 to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. (IFC 503.3 / D103.6)
7. Fire apparatus access roads shall not exceed 10 percent in grade. Angles of approach and angles of departure must not exceed 6 percent for 25 feet before or after the grade change. (IFC D103.2 / 503.2.8)
8. Fire apparatus access roads shall have a minimum inside turning radius of 28 feet, and a minimum outside turning radius of 52 feet. (IFC D103.3)
9. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. (IFC D103.4)
10. Gates across fire apparatus access roads shall comply with Appendix D103.5 and Sections 503.4 and 503.5.
11. Buildings four or more stories or 30 feet in height shall have at least two (2) means of fire apparatus access for each structure. (IFC D104.1)
12. Buildings exceeding 62,000 square feet in area shall have at least two (2) means of fire apparatus access for each structure. (IFC D104.2)
13. Where two (2) fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses. (IFC D104.3)
14. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet *approved aerial* fire apparatus access roads shall be provided. (IFC D105.1)
15. When aerial fire apparatus access roads are required, aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof. (IFC D105.2)
16. When aerial fire apparatus access roads are required, one or more of the required access routes meeting this condition shall be located not less than 15 feet and not greater than 30 feet from the building and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the *fire code official*. (IFC D105.3)
17. When aerial fire apparatus access roads are required, overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the *fire code official*. (IFC D105.4)



# WDADAR21-0006 Exhibit B



## Fire Protection Water Supplies

1. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises on which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. (IFC 507.1)
2. The number of fire hydrants available to a building shall be not less than the minimum specified in Table C102.1. (IFC C102.1)
3. Fire hydrant systems shall comply with Washoe County Standard Detail W-23 and IFC Sections 507.5.1 through 507.5.6. (IFC 507.5 / Washoe County Code)
4. Fire hydrants must be spaced at a maximum separation of 500 feet along the required apparatus access lane in residential areas and 1,000 feet where not required for structures to provide for transportation hazards. Hydrant spacing may be increased by 125 feet if all structures within the development are provided with fire sprinkler protection. There is no allowable increase for hydrants installed for transportation hazards. (IFC Table C102.1)
5. In developments with R-3 occupancies, where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 600 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. (IFC 507.5.1)
6. Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. (IFC 507.5.4)
7. A 3-foot minimum clear space shall be maintained around the circumference of fire hydrants, as measured from the furthest edge of a fire hydrant in any direction. (IFC 507.5.5)
8. Fire hydrants shall not be located within six feet of a driveway, power pole, or light standard. (IFC 507.5.6)
9. Fire hydrants shall be located adjacent to apparatus access lanes and a minimum of four feet and a maximum of seven feet from back of curb. Provide a detail on the plans. (IFC 507.5.6)
10. Fire hydrants shall have a concrete pad around the base in accordance with Washoe County Standard Detail W-23.

# WDADAR21-0006 Exhibit B



## International Wildland-Urban Interface Code

1. All parcels located in other than a Low Hazard WUI Rating shall comply with all provisions of the IWUI as adopted and amended by TMFPD and Washoe County Building.
2. The IWUI Fire Hazard designation for your project is available on the provided Washoe Regional Mapping System link. (<https://qis.washoecounty.us/wrms/firehazard>). After you have found your property using the address search feature, the color of the background area will indicate your wildland fire risk.
3. When you have determined your Fire Risk Rating use the link provided, to determine the *IWUI* construction and defensible space requirements. ([https://www.washoecounty.us/building/Files/Files/2012%20WUI%20CODE%20GUIDE\\_rev%2011-25-13.pdf](https://www.washoecounty.us/building/Files/Files/2012%20WUI%20CODE%20GUIDE_rev%2011-25-13.pdf)).



## 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

June 23, 2021

Washoe County Community Services Department

C/O Roger Pelham, Senior Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

Re: WDADAR21-0006 Scheetz

Dear Roger,

In reviewing the proposed detached accessory dwelling unit, the Conservation District has the following comment.

The District recommends as a condition of approval a minimum of 2 native evergreen trees placed adjacent to this unit filtering it from the main residence.

Thank you for providing us the opportunity to review the project that may have impacts on our natural resources.

Sincerely,

Shaffer-Tyler

# WDADAR21-0006 Exhibit B



## WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT Engineering and Capital Projects

1001 EAST 9<sup>TH</sup> STREET  
RENO, NEVADA 89512  
PHONE (775) 328-3600  
FAX (775) 328.3699

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### INTEROFFICE MEMORANDUM

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**DATE:** June 21, 2021

**TO:** Roger Pelham, Planner - Planning and Building Division

**FROM:** Rob Wimer, P.E., Engineering and Capital Projects Division

**SUBJECT:** **WDADAR21-0006**  
**APN 047-032-34**  
**SCHEETZ DETACHED ACCESSORY DWELLING**

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Washoe County Engineering staff has reviewed the referenced DADAR and has the following comment with respect to Drainage (County Code 110.420), Grading (County Code 110.438), Traffic and Roadway (County Code 110.436).

1. The Regional Road Impact Fee (RRIF) will be charged at the multi-family rate for one unit with the building permit for the accessory dwelling.

RW/dw

# Exhibit C

## 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>16780 Drycreek D.A.D.</b>			
Project Description: Construct residence in a manner that legitimizes the parcel with a DAD. Primarily this requires the DAD have its own septic system and meet SF requirements of county code. (There previously was a nonconforming DAD that was removed with deed restriction to become conforming.)			
Project Address: 16780 Drycreek, Reno, NV 89511			
Project Area (acres or square feet): Primary Residence= 3221 SF, DAD= 1448 SF			
Project Location (with point of reference to major cross streets AND area locator): <b>Galena Forest: SE of Big Pine and SnowFlower</b>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
047-032-34	1.032 Acres		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). WBLD20-101427			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Eric Scheetz		Name:	
Address: 16780 Dry Creek		Address:	
Reno, NV	Zip: 89511	Zip:	
Phone: 775-220-6436	Fax:	Phone:	Fax:
Email: ericscheetzpe@hotmail.com		Email:	
Cell: above	Other:	Cell:	Other:
Contact Person:		Contact Person:	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Self		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):	

## 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)?

3,221 SF

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.

1,448 SF

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

Both are laid out on lot to keep tree and landscaping as possible but meet WUI standards. Exterior will be stone look with matching roof materials where possible.

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?

3 in garage for accessory dwelling, 3 for prime in garage. No new roadway features are needed. There will be a small driveway to get to prime garage (NW corner lot).

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?

Downlighting is used on rear of accessory dwelling. Landscaping/ Trees kept where possible with WUI. Prime garage mirrors neighbors garage layout. Prime main structure is cloaked into hillside with topography.

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

Yes     No    If yes, please list the HOA name.

8. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that may prohibit a detached accessory dwelling on your property?

Yes     No    If yes, please attach a copy.

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?

Yes     No    If yes, please provide information on the secondary unit. Was removed.

10. List who the service providers are for the main dwelling and accessory dwelling:

	Main Dwelling	Accessory Dwelling
Sewer Service	1500 Gal Septic	1500 Gal Septic
Electrical Service	NV Energy	NV Energy
Solid Waste Disposal Service	WM	WM
Water Service	TMWA	TMWA





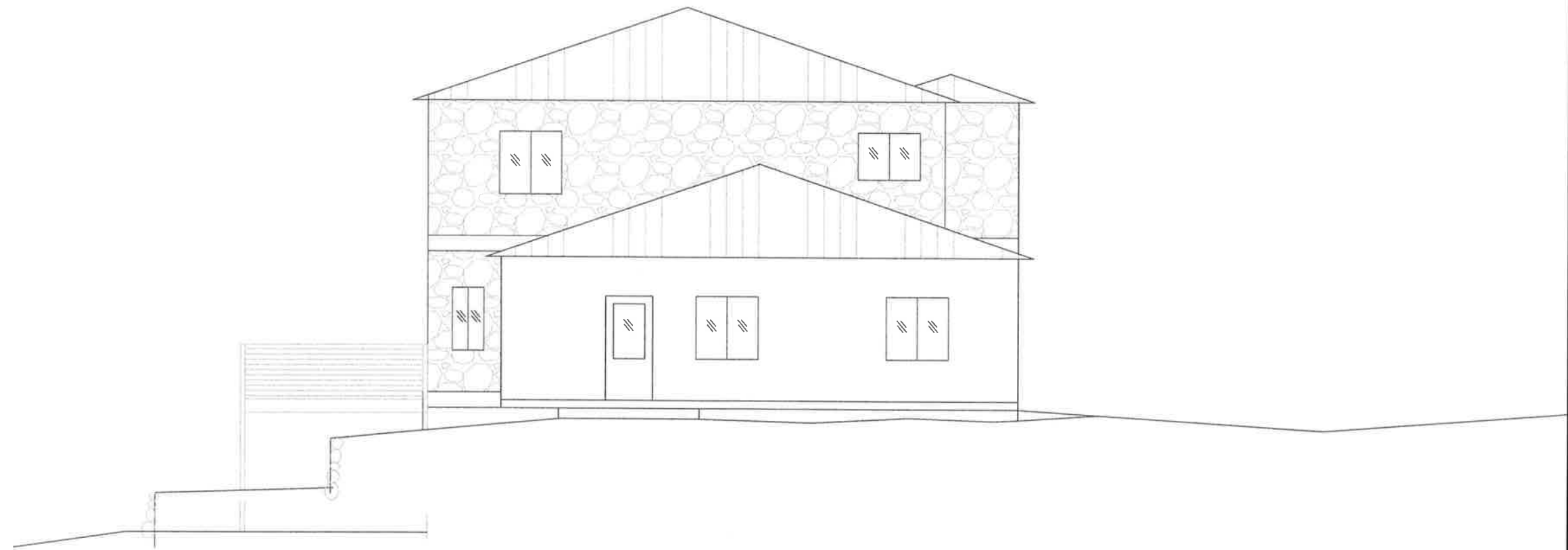








WEST ELEVATION



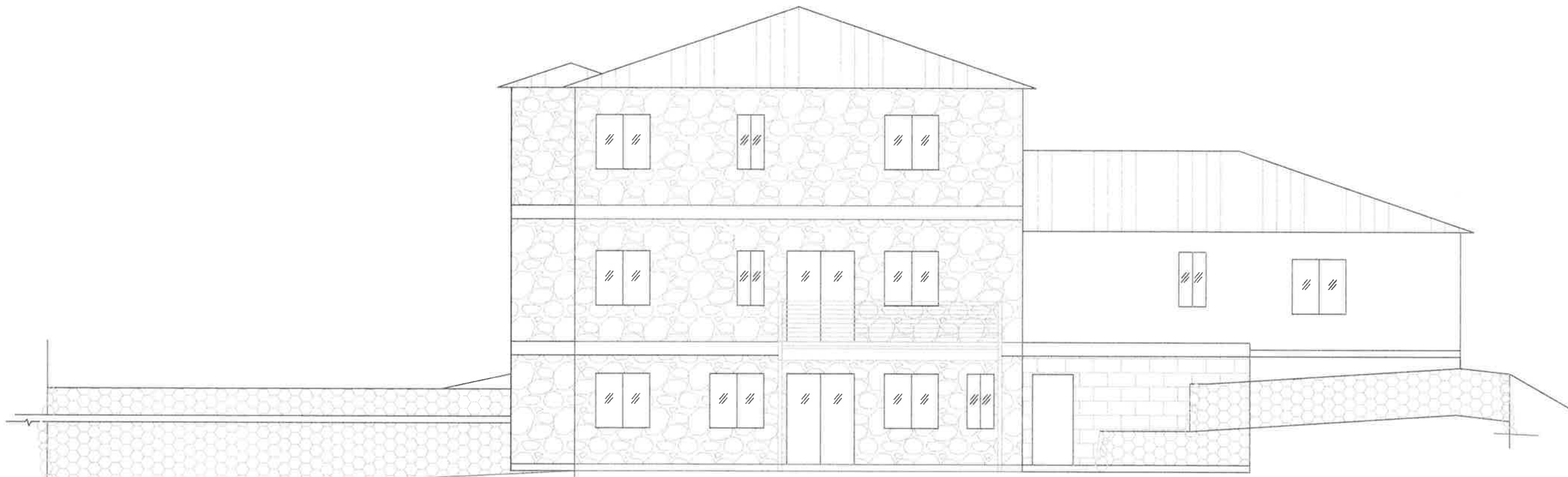
NORTH ELEVATION

REVISIONS	
NO.	DATE

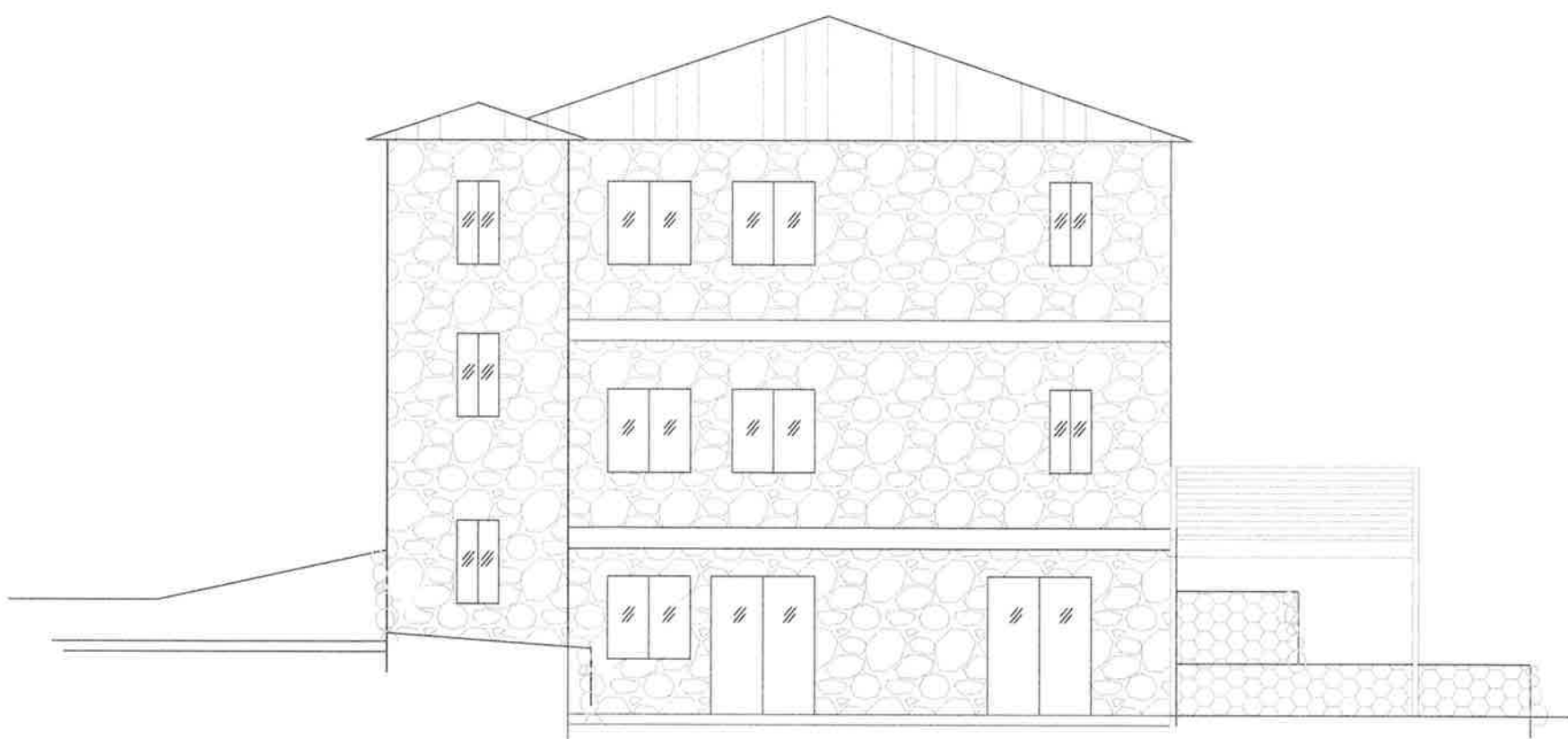
NAME: ERIC SCHEETZ  
 PHONE: (775) 220-6436  
 MAILING ADDRESS: 16780 DRYCREEK RD. RENO, NV 89511  
 SITE ADDRESS: 16780 DRYCREEK RD. RENO, NV 89511  
 PARCEL #: 047-032-34

**EXTERIOR ELEVATIONS**

ORIGINAL DATE: 05/14/21  
 SCALE: 1/8"=1'-0"  
 LIVABLE AREA:



EAST ELEVATION



SOUTH ELEVATION

REVISIONS	
NO.	DATE

NAME: ERIC SCHLEITZ  
 PHONE: (775) 220-6436  
 MAILING ADDRESS: 16780 DRYCREEK RD., RENO, NV 89511  
 SITE ADDRESS: 16780 DRYCREEK RD., RENO, NV 89511  
 PARCEL # 047-032-34

**EXTERIOR ELEVATIONS**

ORIGINAL DATE: 05/14/21  
 SCALE: 1/8"=1'-0"  
 LIVABLE AREA:







