

### Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Community Development staff at 775.328.6100.

<b>Project Information</b>		Staff Assigned Case No.: <u>DADAR 14-002</u>	
Project Name (commercial/industrial projects only):			
Project Description: <u>Remodel 24'x24' GARAGE into Mother in LAW Dwelling</u> <u>NO APPLANCES ONLY BATHROOM &amp; SINK</u>			
Project Address: <u>255 Flicker Cir</u>			
Project Area (acres or square feet): <u>PROPERTY = 1 ACRE PROJECT = 576 SF (24'x24')</u>			
Project Location (with point of reference to major cross streets AND area locator): <u>West of East Lake South of Esmeralda Between MAGPIE &amp; Flicker</u>			
Assessor's Parcel No(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
<u>050-413-05</u>	<u>1 ac</u>		
Section(s)/Township/Range: <u>Sec 05, T16N, R20E</u>			
Indicate any previous Washoe County approvals associated with this application: Case Nos.			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: <u>JAMES M / LORRAINE L. FOSTER</u>		Name:	
Address: <u>255 FLICKER CIRCLE</u>		Address: <u>N/A</u>	
<u>WASHOE VALLEY</u> Zip: <u>89704</u>		Zip:	
Phone: <u>775 849 0509</u> Fax:		Phone: Fax:	
Email: <u>NA</u>		Email:	
Cell: <u>NA</u> Other:		Cell: Other:	
Contact Person: <u>JAMES FOSTER</u>		Contact Person:	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: <u>JAMES FOSTER</u>		Name:	
Address: <u>SANG AS APDUS</u>		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: <u>[Signature]</u>	Planning Area: <u>South Valley</u> <u>South Truckee Meadows</u>	
County Commission District: <u>2</u>		Master Plan Designation(s):	
CAB(s): <u>S. Truckee Meadows/Washoe</u>		Regulatory Zoning(s): <u>LDS</u>	

Permit # \_\_\_\_\_



# Washoe County

## Department of Building & Safety

1001 E. Ninth Street  
P.O. Box 11130  
Reno, NV 89520-0027  
Phone (775) 328-2020

FAX (775) 328-6132 or FAX (775) 325-8016  
www.washoecounty.us/bldgsafety



### RESIDENTIAL/REMODEL

### BUILDING PERMIT APPLICATION

Parcel Number: <u>050-413-05</u> Address: <u>255 FLICKER CIRCLE</u>	
Unit No. _____ <u>WASHOE VALLEY NV 89704</u>	
Owner Information:	Owner/Builder Permit? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Name: <u>JAMES M. / LORRAINE L. FOSTER</u> Phone No: <u>775 849 0509</u>	
Address: _____	
<b>Contractor Information:</b>	
General Contractor: <u>N/A</u>	Contact Name: _____
Address: _____	
Phone: _____	Fax: _____
Nevada License No. : _____	County Business License No.: _____
<b>Design Professional Information:</b>	
Architect's Name: _____	Phone No.: _____
Email: _____	Fax No.: _____
Engineer's Name: _____	Phone _____
Email: _____	Fax No.: _____
<b>Person to contact regarding the permit:</b>	
Name: <u>JAMES FOSTER</u>	Phone No.: <u>(775) 849-0509</u>
Email: <u>N/A</u>	Fax No.: <u>N/A</u>

## Administrative Review Permit Application for a Detached Accessory Dwelling Supplemental Information

(All required information may be separately attached)

This application is for proposals to establish a Detached Accessory Dwelling unit in the Low Density Rural, Medium Density Rural, High Density Rural, and Low Density Suburban regulatory zones. Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to the administrative review permit process for Detached Accessory Dwellings may be found in Article 306, Accessory Uses and Structures, Section 25(i). A Detached Accessory Dwelling is also referred to as a "secondary dwelling" in this application. The "main dwelling" is the original or larger dwelling on the property.

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

2700 Sq. ft.

2. What is the size of the detached accessory dwelling unit or proposed detached accessory dwelling unit (exclude size of garage)?

576 sq. ft.

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

SECONDARY STRUCTURE ALREADY EXISTS,  
SO PAINTING IS ALL THAT'S NEEDED  
NOTE: SECONDARY STRUCTURE IN PLANS IS STAND  
ALONE. "Completely separate from main dwelling"

4. How are you planning to provide water and wastewater disposal (sewer or septic) to the secondary dwelling unit?

A TRENCH WILL BE DUG FOR THE WATER  
AND ELECTRICITY FROM EXISTING MAIN  
STRUCTURE TO THE PROPOSED ATTACHMENT  
ON SECONDARY STRUCTURE. SEPTIC WILL BE JOINED TO  
MAIN.

PLEASE NOTE: WE WILL BE REMODELING A BED ROOM IN MAIN  
DWELLING TO REMOVE FROM ROOM STATUS, SO THE ADDITION  
WILL NOT SURPASS SEPTIC CODE. "By Removal of closet, RADAR 14-02  
BOOK, 5/20/25

5. What additional roadway, driveway, or access improvements are you planning?

NONE. ALL ALREADY EXISTS.  
PRIOR TO NEW REMODEL.

6. A parking space is required. How are you providing the additional parking?

THERE IS ADJACENT ROOM ON THREE SIDES OF THE UNIT, SO A DIRT AREA WILL HAVE ROAD BASE APPLIED. WE ALSO HAVE 3 CAR GARAGE OFF MAIN DWELLING. CAPABLE OF HANDLING ALL CARS.

7. When do you plan to complete construction of the secondary dwelling and obtain a certificate of occupancy?

HOPEFULLY, THE UNIT WILL BE COMPLETED BY JULY 2014 WITHOUT DELAY IN PERMIT PROCESS.

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

SINCE THE BUILDING ALREADY EXISTS, THERE WILL BE NO CHANGES AT ALL BESIDE VISUAL MEANING PLANTS & GARDENING

9. Is the subject property part of an active Home Owners Association (HOA) or Architectural Control Committee? If yes, please include the name and contact information for the applicable board.

No

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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, please attach a copy.
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11. Only one accessory dwelling unit, whether attached or detached, is allowed per parcel. Please verify that an accessory dwelling (i.e. secondary dwelling) currently does not exist on the subject property.

No other dwelling unit exists, only the one

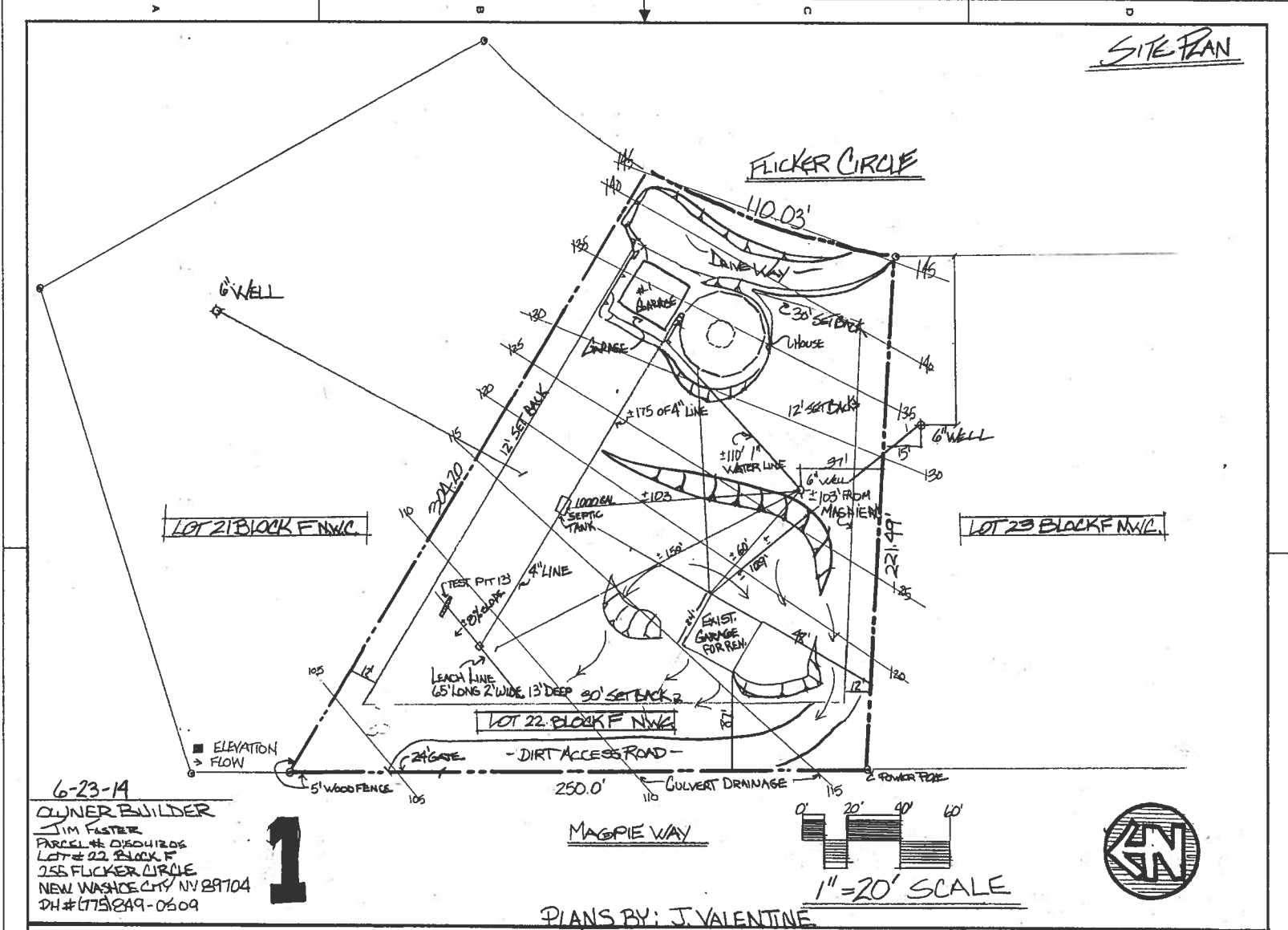
12. List the age and size of the unit if you plan to utilize a manufactured or modular home as the secondary dwelling. (Note: manufactured or modular homes must be permanently affixed and converted to real property.)

The unit is a garage that already exists,  
Age of unit is 2001 Size is 24' x 24' (576 SF)

13. List who the service provider will be for the following utilities:

a. Sewer Service	WATERS PUMPING SERVICE
b. Electrical Service	NV POWER
c. Solid Waste Disposal Service	WASTE MANAGEMENT
d. Water Service	EXISTING WELL

SITE PLAN



6-23-14  
OWNER BUILDER  
JIM FASTER  
PARCEL # 015041205  
LOT # 22 BLOCK F  
255 FLICKER CIRCLE  
NEW WASHOE CITY NV 89104  
PH # (775) 849-0609

**1**



# FLOOR PLAN

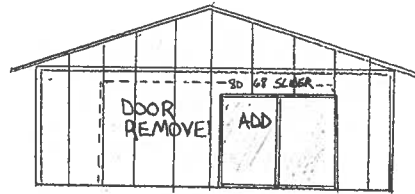
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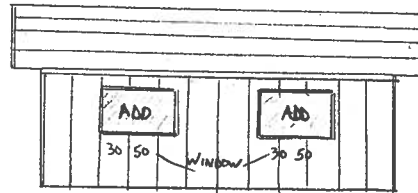
6-23-11  
**2**

OWNER/BUILDER  
JIM FOSTER  
PARCEL# 05041305  
LOT# 22 BLOCK F  
255 FLICKER CR.  
NEW WASHOE CITY  
NV 89704  
PH# (775) 849-0509

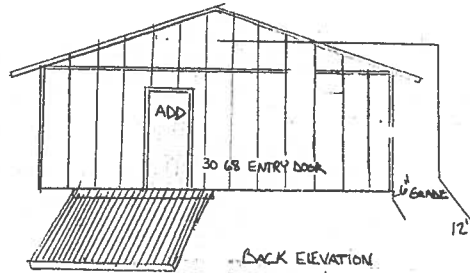




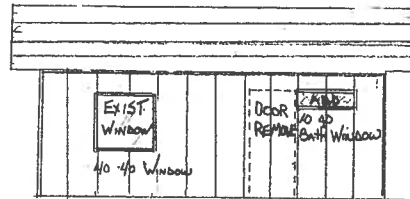
FRONT ELEVATION



SIDE ELEVATION



BACK ELEVATION



SIDE ELEVATION

OWNER/BUILDER - JIM FOSTER  
 PARCEL # 05041305 LOT # 22 BLOCK F  
 255 FLICKER CIRCLE  
 NEW WASHOE CITY, NV 89704  
 HM# (775) 849-0509

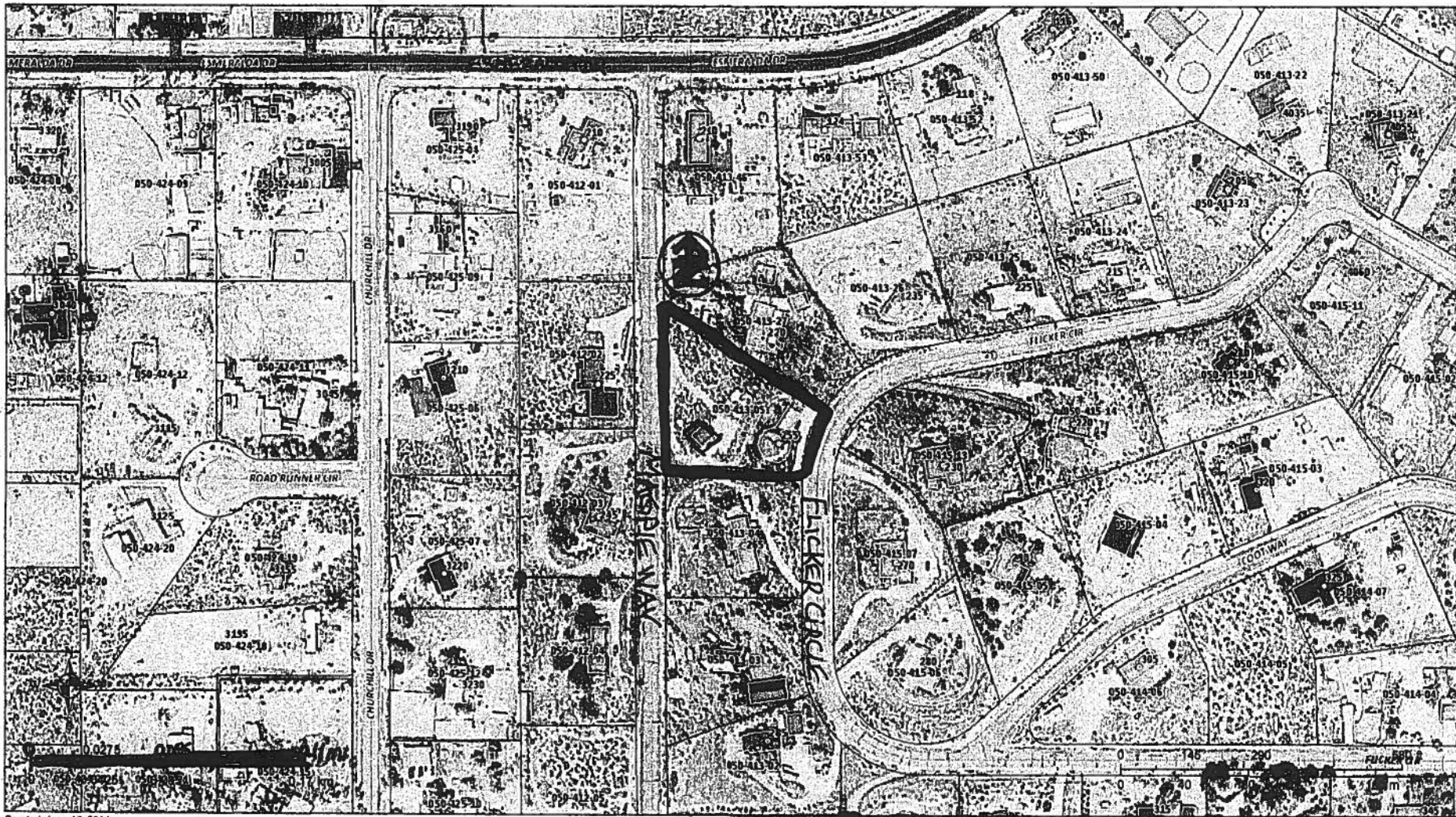
6-23-14

3

AUTOMATIC DOWNGRADING AND DECLASSIFICATION	DATE	BY	SHEET	OF
	SIZE	CODE		
SECURITY CLASSIFICATION:	H	82126		



# VICINITY MAP



Created: June 16, 2014

Disclaimer: This information is provided as a service to the citizens of Washoe County. No warranties of any kind, expressed or implied, are provided, including usage, merchantability, content, interpretation, accuracy, currency or timeliness. This information is not intended for use as an address locator and it should be noted that not all county addresses are shown. Building outlines are included for cartographic and representational purposes only and are not intended to be used for any measurement, calculation, or delineation. Assessor's Office Disclaimer: This public information is furnished by the Washoe County Assessor's Office and should be accepted and used by the recipient with the understanding that the Assessor's Office assumes no liability whatsoever associated with the use or misuse of such data. For questions about assessment data, please contact the Washoe County Assessor's Office Public Service Center at (775) 328-2277. Zoning information should be verified with the appropriate planning agency.

OWNER/BUILDER - JIM FOSTER  
PARCEL# 05041305 LOT# 22 BLOCK F  
255 FLICKER CIRCLE  
NEW WASHOE CITY, NV 89704  
PH# (775) 849-0509

4  
6-23-14

# TOPAGRAPHIC

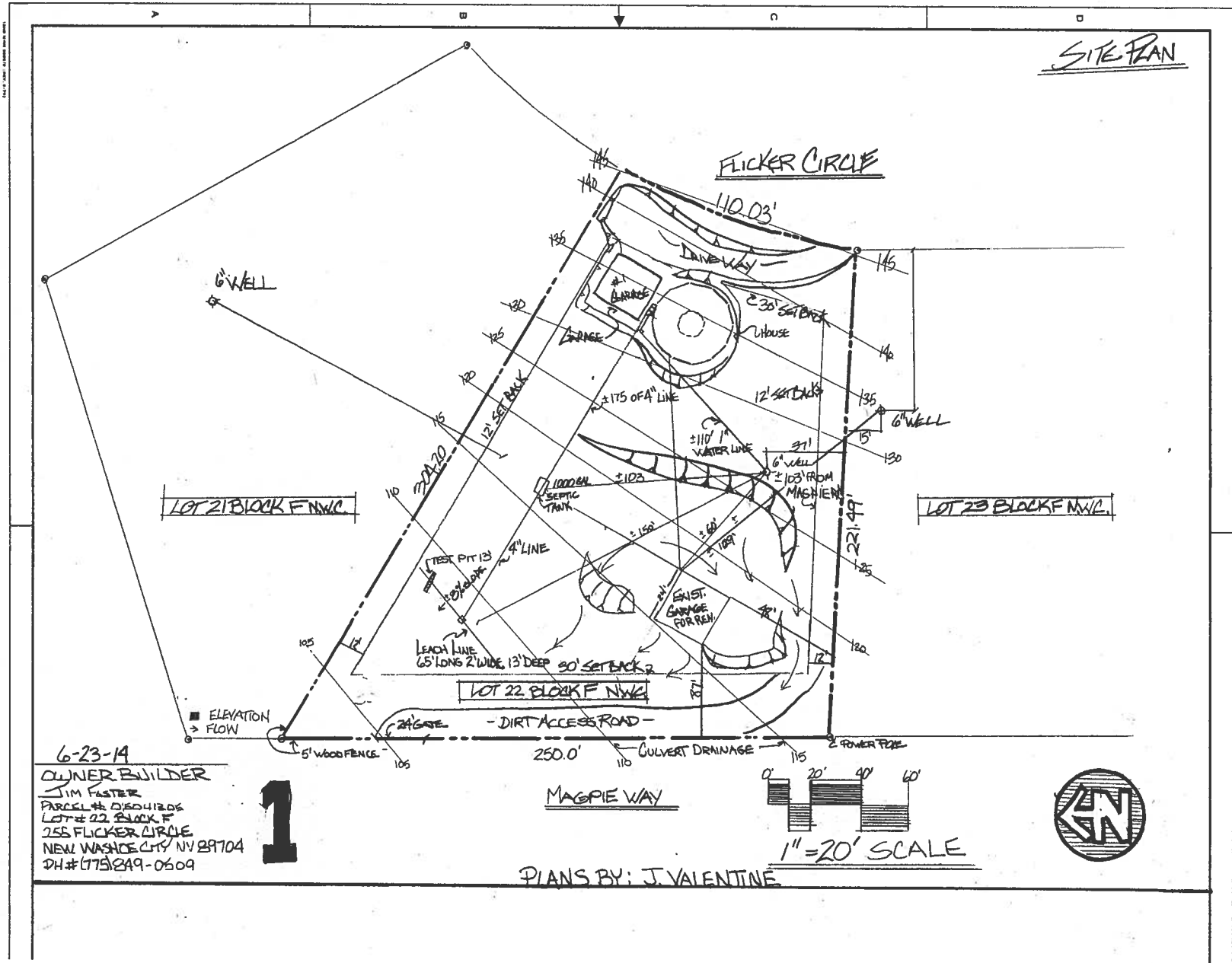


OWNER/BUILDER: JIM FOSTER  
PARCEL# 05041305 LOT# 22 BLOCK-F  
255 FLICKER CIRCLE NEW WASHOE CITY, NV 89704  
HM# (775) 849-0509

5

6-23-14

SITE PLAN

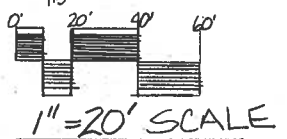


6-23-14  
OWNER/BUILDER  
JIM FASTER  
PARCEL # 015041205  
LOT # 22 BLOCK F  
255 FLICKER CIRCLE  
NEW WASHOE CITY, NV 89704  
PH # 775 829-0609

**1**

250.0' - DIRT ACCESS ROAD -  
CULVERT DRAINAGE

MAGPIE WAY

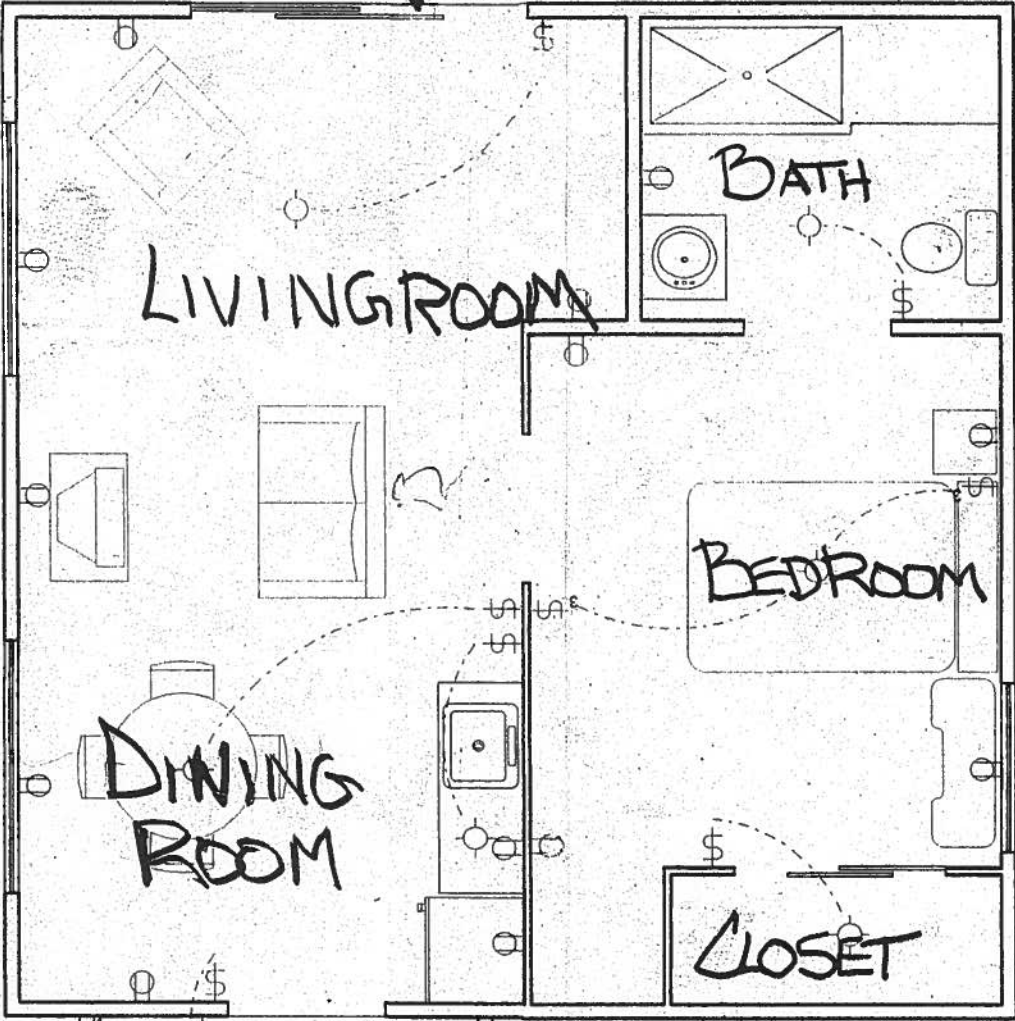


PLANS BY: J. VALENTINE



# FLOOR PLAN

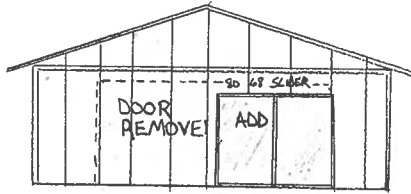
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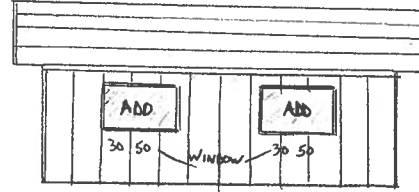
6-23-11  
**2**

OWNER/BUILDER  
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PARCEL# 05041305  
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255 FLICKER CR.  
NEW WASHOE CITY  
NV 89764  
PH# (775) 849-0509

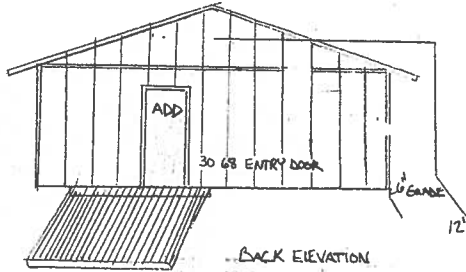




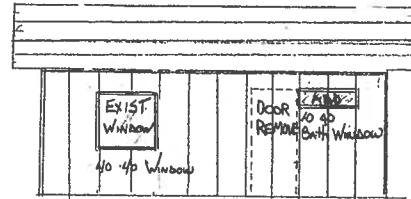
FRONT ELEVATION



SIDE ELEVATION



BACK ELEVATION



SIDE ELEVATION

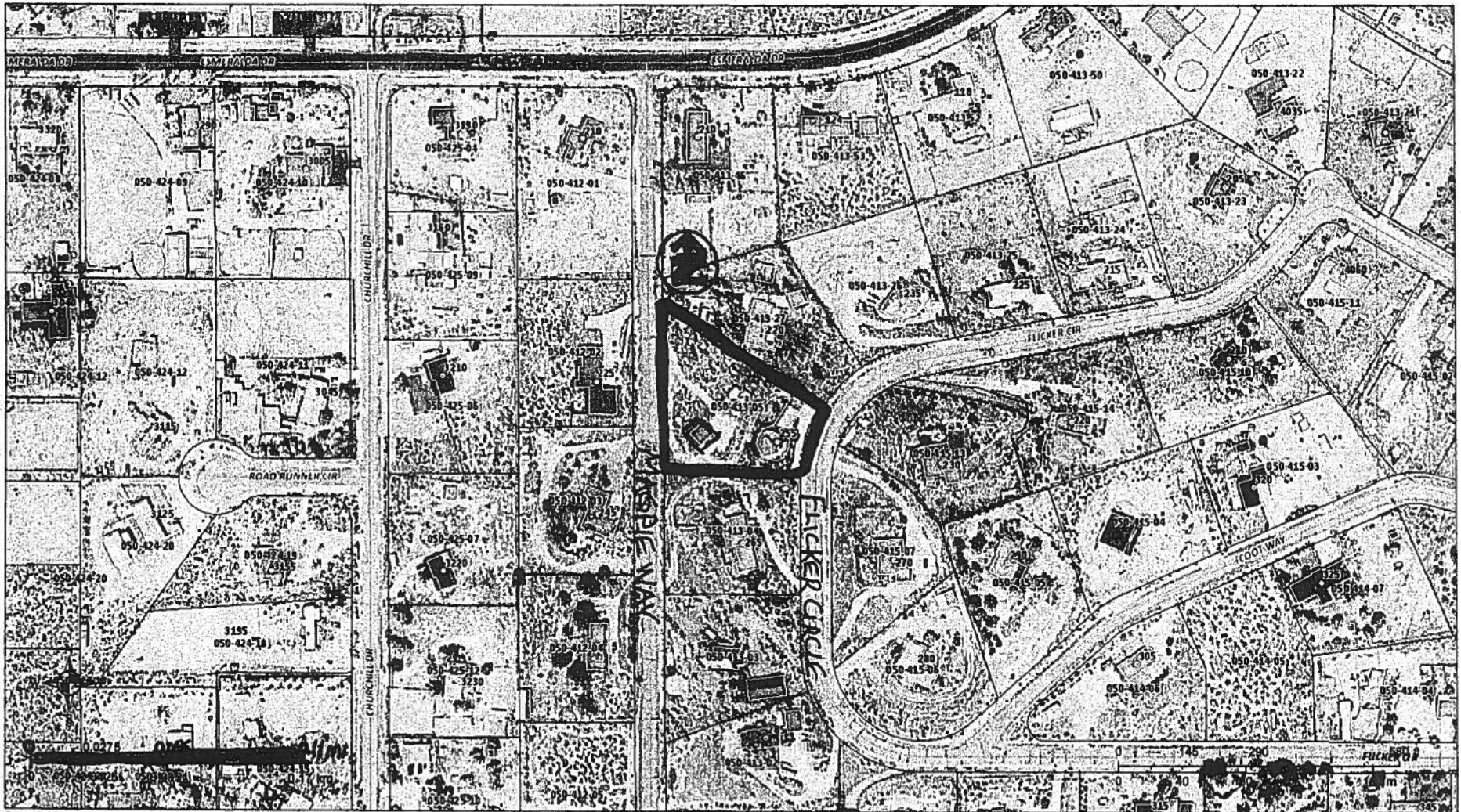
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 255 FLICKER CIRCLE  
 NEW WASHOE CITY, NV 89704  
 HM# (775) 849-0509

6-23-14

3

AUTOMATIC CLASSIFICATION AND RECLASSIFICATION		DATE	CODE IDENT	ISSUE NO.	REV.
SECURITY CLASSIFICATION:			H	82126	
					DF
					SHEET

# VICINITY MAP



Created: June 16, 2014

Washoe County Regional Services Division (GIS), PO Box 11130, Reno, NV 89520-0027 www.washocounty.us/gis (775) 328-3619  
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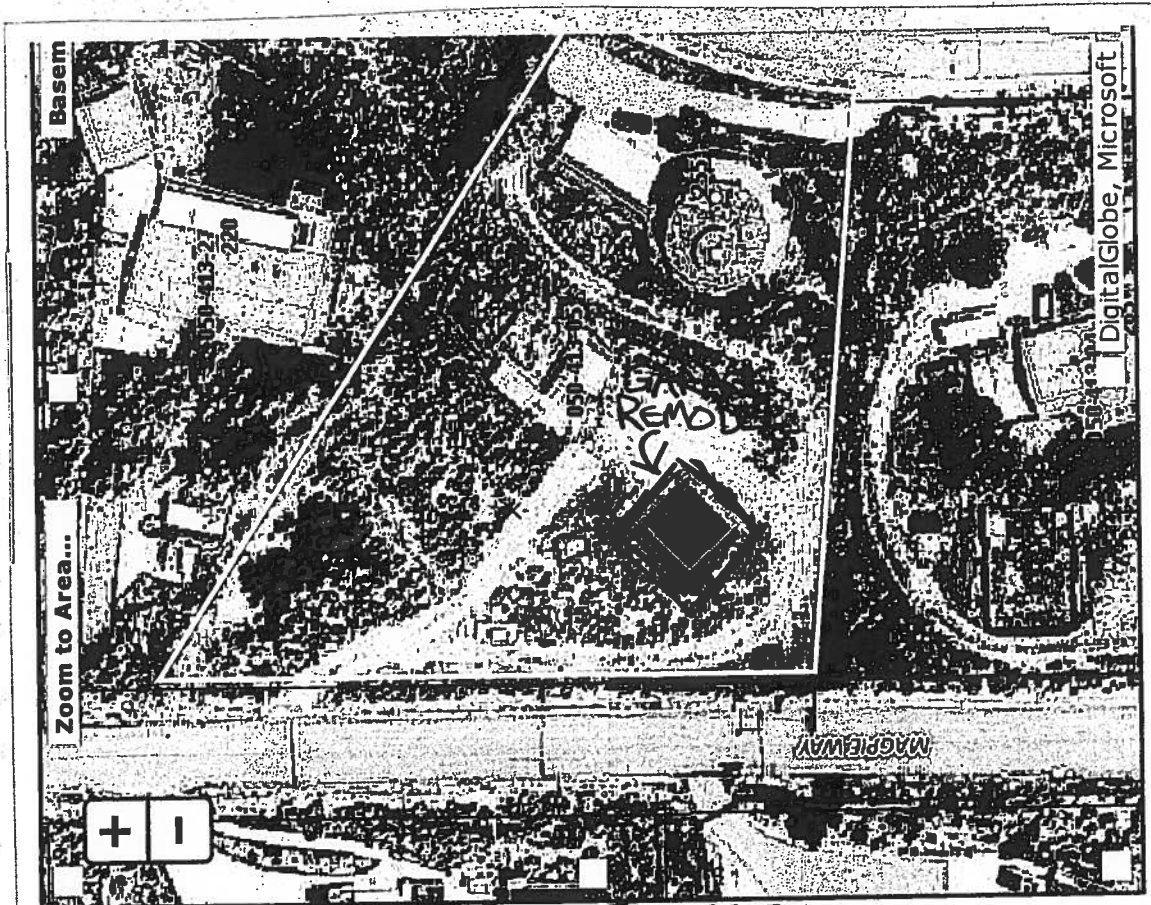
OWNER/BUILDER - JIM FOSTER  
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 255 FLICKER CIRCLE  
 NEW WASHOE CITY, NV 89704  
 PH# (775) 849-0509

4

6-23-14



# TOPAGRAPHIC



OWNER/BUILDER: JIM FOSTER  
PARCEL# 05041305 LOT#22 BLOCK-F  
255 FLICKER CIRCLE NEW WASHOE CITY, NV 89704  
HM# (775) 849-0509

5

6-23-14