



# Conditions of Approval

Administrative Permit Case Number WADMIN22-0003

The project approved under Administrative Permit Case Number WADMIN22-0003 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on May 5, 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 Name – Katy Stark, Planner, 775.328.3618, [krstark@washoecounty.gov](mailto:krstark@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 Connie Lou Rushing, the infirmed person stated in the application.
  2. Use of the travel trailer shall be limited to Connie Lou Rushing. 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 May 5, 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 physician identifying the need for continued care.**
  - ~~4. A signed affidavit from a Nevada Licensed physician identifying the need for continued care shall be submitted with the annual review.~~
  5. All discharge of litter, sewage, effluent or other matter shall be disposed of into sanitary facilities designed for such use.
  6. Any temporary utility connections shall be to the satisfaction of the Planning and Building Division.
  7. Within 30 days of Connie Lou Rushing 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 Water Rights**

2. 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](mailto:tweiss@washoecounty.gov)**

- a. The applicant shall complete the form titled "Acceptance of Conditions and Approval for Domestic Water Well Use for an Accessory Dwelling" and return to Community Services Department (CSD) for approval. (This form is available from the State of Nevada Division of Water Resources website: [http://water.nv.gov/forms/forms09/Accessory\\_Dwelling09.pdf](http://water.nv.gov/forms/forms09/Accessory_Dwelling09.pdf)) Upon approval, CSD and / or the applicant will submit the form to the Nevada Division of Water Resources. The Nevada Division of Water Resources will file this form in their archives. This form constitutes an agreement between the property owner and the State of Nevada, in which the property owner agrees to all conditions in said form, which include:
  - 1) The combined water use from the well for the main residence and any accessory dwelling shall not exceed two (2) acre-feet per year as provided in Chapter 534.180 of the Nevada Revised Statutes (NRS).
  - 2) A totalizing meter shall be installed near the discharge of the well that provides water to the main residence and the accessory dwelling. The State of Nevada, not Washoe County, is the responsible party in determining meter type and placement. The State's phone number is 775-684-2800. This meter shall be easily accessible for meter reading by the Nevada State Engineer staff and maintained in good working order and shall be installed to measure all water pumped from the well for the purposes of this approval.
  - 3) Water usage measurements from the totalizing meter must be submitted by the parcel owner to Nevada State Engineer no later than January 31st of each calendar year.

#### **Washoe County Health District**

3. The following condition is a requirement of the 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, REHS, CP-FS, EHS Supervisor, 775.328.2610, [jenglish@washoecounty.gov](mailto:jenglish@washoecounty.gov)**

- a. Travel trailer shall be hard line plumbed to the on-site sewage disposal system or not connected at all with the use of flexible piping only to dump the waste tank contents into the on-site sewage disposal system.

#### **Truckee Meadows Fire Protection District**

4. The following condition is a requirement of the Truckee Meadows Fire Protection District (TMFPD), which shall be responsible for determining compliance with this condition.

**Contact Name – Brittany Lemon, Fire Captain – Fire Prevention, 775.326.6079, [blemon@tmfpd.us](mailto:blemon@tmfpd.us)**

- a. This is a HIGH WUI zone and defensible space will need to be maintained.

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