



Board of Adjustment Staff Report

Meeting Date: November 2, 2023

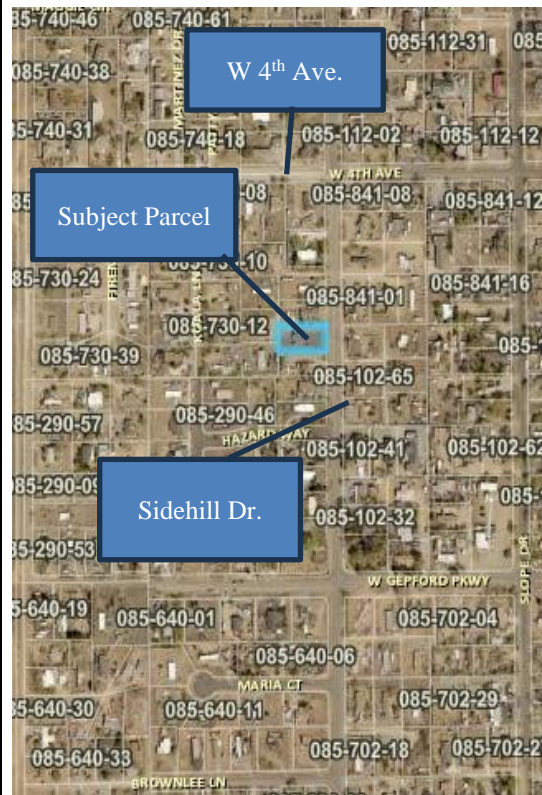
Agenda Item: 8B

ADMINISTRATIVE PERMIT CASE NUMBER:	WADMIN23-0014 (Crawford)
BRIEF SUMMARY OF REQUEST:	An administrative permit to allow a recreational vehicle (RV) to be used for the care of an infirm resident
STAFF PLANNER:	Tim Evans, Planner Phone Number: 775.328.2314 E-mail: tevens@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion, and possible action to approve an administrative permit to allow a recreational vehicle (RV) to be occupied by a caretaker for the care of two infirm residents on the property located at 5349 Sidehill Drive, Sun Valley, NV (APN 085-730-33). The infirm residents will live in the existing dwelling on the property.

Applicants:	Donald and Betty Crawford
Property Owners:	Donald and Betty Crawford, and Deborah Justus
Location:	5349 Sidehill Drive, Sun Valley, NV 89433
APN:	085-730-33
Parcel Size:	0.329 acres
Master Plan:	Suburban Residential
Regulatory Zone:	Medium Density Suburban (MDS)
Area Plan:	Sun Valley
Development Code:	Authorized in Article 808, Administrative Permits & Article 310, Temporary Uses and Structures
Commission District:	3 – Commissioner Garcia



Vicinity Map

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve Administrative Permit Case Number WADMIN23-0014 for Donald and Betty Crawford, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Development Code Section 110.808.25.

(Motion with Findings on Page 8)

Staff Report Contents

Administrative Permit Definition 3

Site Plan 4

Project Evaluation 5

Sun Valley Area Plan 6

Reviewing Agencies..... 7

Staff Comment on Required Findings 7

Recommendation 8

Motion 8

Appeal Process..... 9

Exhibits Contents

Conditions of Approval Exhibit A

Agency Comments..... Exhibit B

Public Notice Exhibit C

Physicians Note.....Exhibit D

Project Application Exhibit E

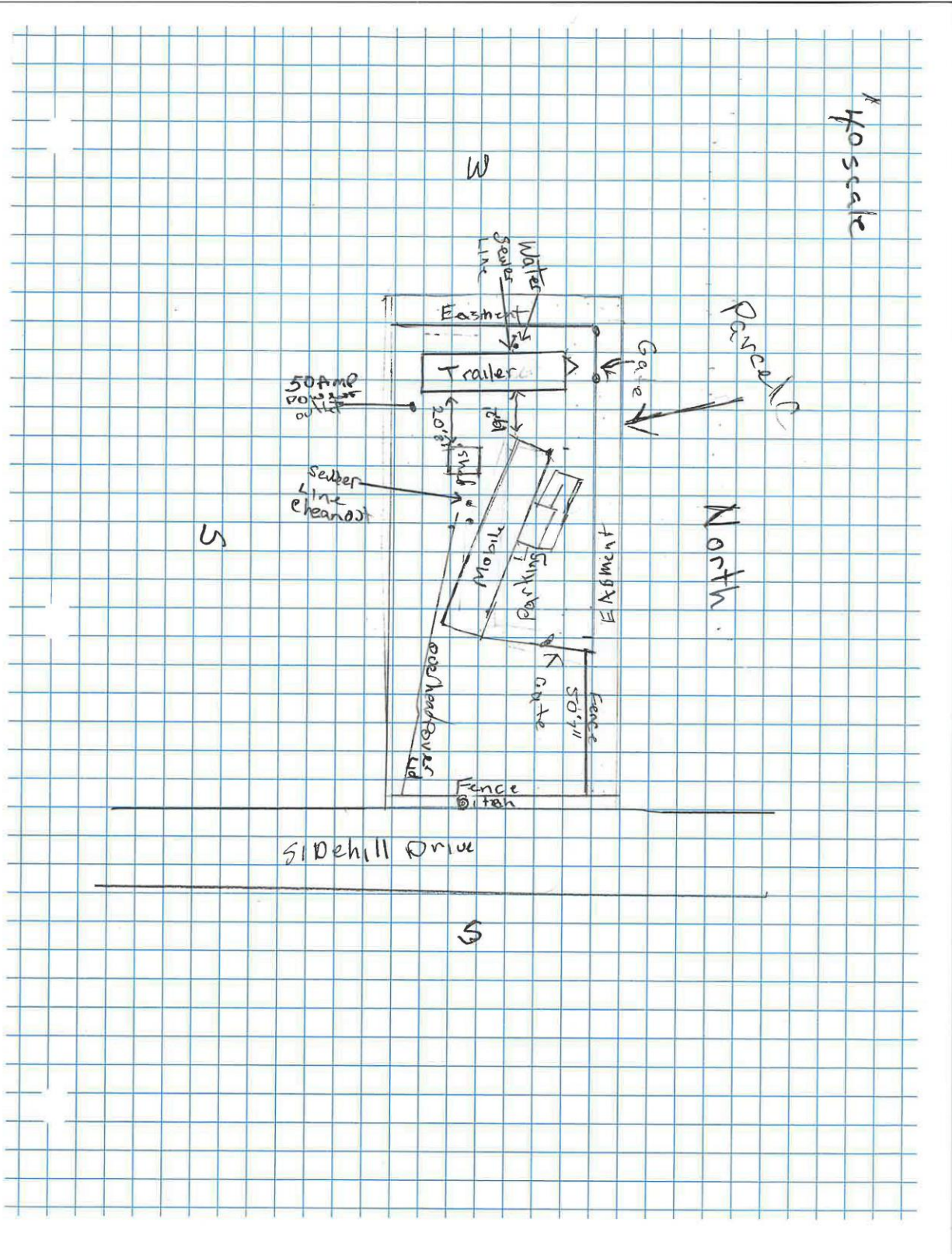
Administrative Permit Definition

The purpose of an administrative permit is to provide a method of review for a proposed use which possess characteristics that requires a thorough appraisal in order to determine if the use has the potential to adversely affect other land uses, transportation or facilities in the vicinity. The Board of Adjustment or the Hearing Examiner may require conditions of approval necessary to eliminate, mitigate, or minimize to an acceptable level any potentially adverse effects of a use, or to specify the terms under which commencement and operation of the use must comply. Prior to approving an application for an administrative permit, the Board of Adjustment must find that all of the required findings, if applicable, are true.

The conditions of approval for Administrative Permit Case Number WADMIN23-0014 are attached to this staff report as Exhibit A and will be included with the action order.

The subject property has a regulatory zone of Medium Density Suburban (MDS). The proposed use of a recreational vehicle to be occupied by a caretaker for the care of an infirm resident is allowed with an approved administrative permit pursuant to Washoe County Code (WCC) Section 110.310.35(g), *Temporary Occupancy for the Care of the Infirm*. Therefore, the applicant applied for and is seeking approval of this administrative permit from the Board of Adjustment.

As required by WCC Section 110.310.35(g), the temporary occupancy is reserved for properties containing a permanent single-family dwelling occupied by either the infirm person or the person responsible for the care of the infirm person. The administrative permit application shall include a signed affidavit from a Nevada licensed physician identifying the need for such on-premise care. In addition, the administrative permit must be renewed on an annual basis to ensure that the need for such on-premise care still exists.



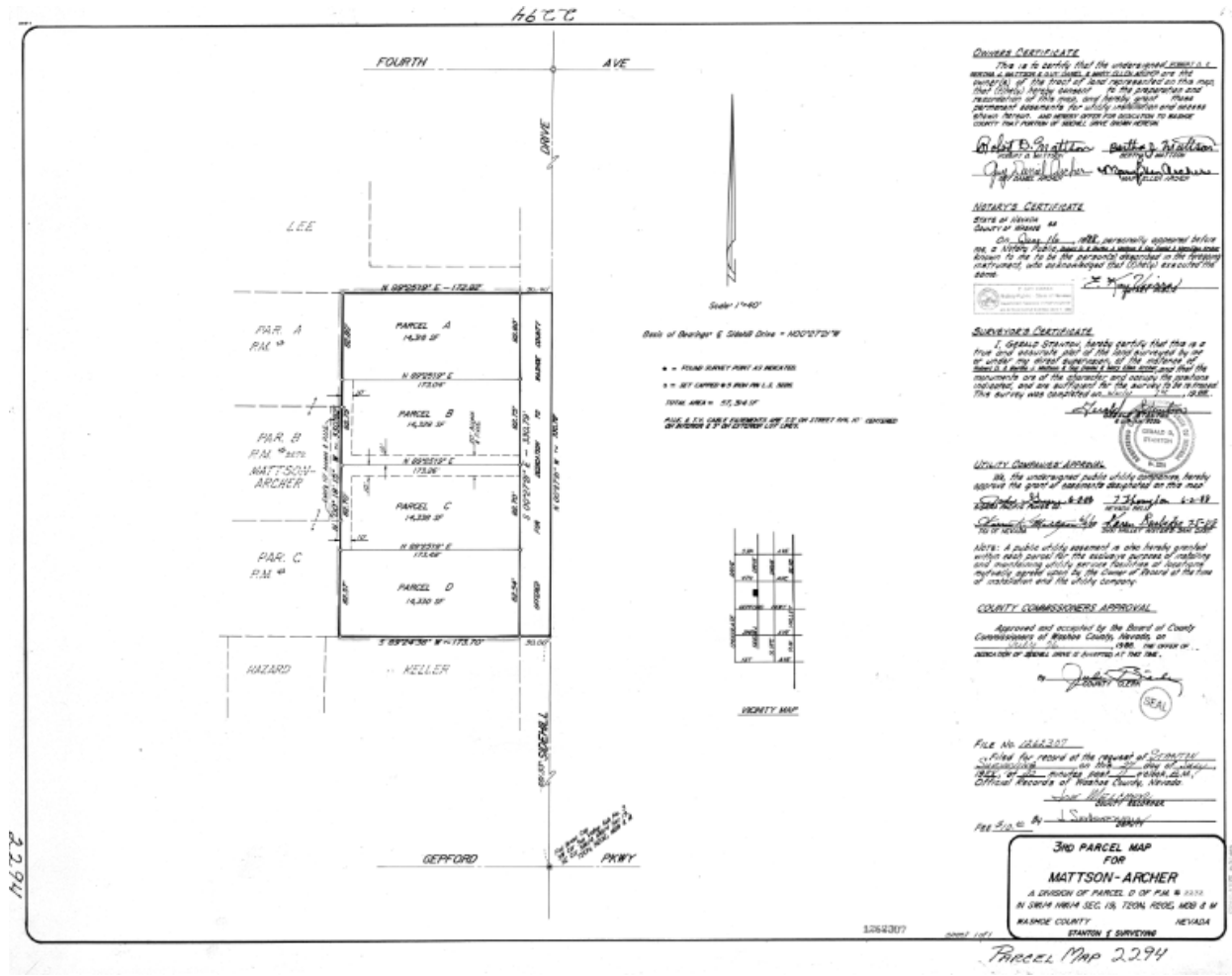
Site Plan

Project Evaluation

The applicant is seeking an administrative permit to allow a recreational vehicle (RV) to be occupied by a caretaker on the parcel located at 5349 Sidehill Drive, Sun Valley (APN 085-730-33), to be used for the care of infirm residents. The infirm residents are the property owners, and the caretakers will be their daughter and son-in-law.

WCC Section 110.310.35(g) requires a signed affidavit from a Nevada licensed physician identifying the need for such on-premise care. The infirm resident's medical practitioner, a Nevada licensed physician, completed a signed and notarized affidavit (Exhibit D), dated September 6, 2023, stating that the residents need to have their daughter and son-in-law on the premises in order to provide care and assistance as both residents have multiple health issues and there is a history of frequent falls.

WCC Section 110.310.35(g) requires that the travel trailer or recreational vehicle provide as much screening as practical from being viewed from the street. Sidehill Drive is adjacent to the eastern property line and a twenty (20) foot access and public utility easement traverses along the northern and western property lines as shown below on Parcel Map 2294 (see Parcel C).



Parcel Map 2294

Pursuant to WCC Section 110.902.15, a "Street" is defined as the following:

"Street. "Street" means a public right-of-way or easement which affords a primary means of access to abutting property."

Therefore, the access and public utility easement along the northern and western property lines and the road easement along the eastern property line are each considered a “street” and the RV must be screened as much as practical from view of those streets. As shown on the site plan on page 4, the RV will be located behind the existing manufactured home and will provide screening from Sidehill Drive of the RV. As for screening along the other two streets along the northern and western property lines, the applicant has indicated that they plan to add lawn and trees to the property and that they have privacy screening on the existing six (6) foot cyclone fence. A condition of approval (Exhibit A) addresses the privacy screening remaining in place while the RV is on the property. Additionally, the Washoe-Storey Conservation District provided a comment recommending a ratio of evergreen to deciduous trees. As this was only a recommendation, it was not included as a condition in the conditions of approval.

Pursuant to WCC Section 110.902.15, “Setback” and “Structure” are defined as the following:

“Setback. “Setback” means the required distance between every structure and the lot line of the lot on which the structure(s) is located.”

“Structure. “Structure” means a walled and roofed building or manufactured home, including a gas or liquid storage tank that is primarily above ground. “Structure” does not include a tent, trailer or vehicle.”

Therefore, an RV is not considered a structure and is not subject to the setbacks of the MDS regulatory zoning, but the RV will be setback from the property lines which will assist with the required screening of the RV from street view.

WCC Section 110.310.35(g) requires that no discharge of any litter, sewage, effluent or other matter shall occur except into sanitary facilities designed to dispose of the material. The property is served by the Sun Valley General Improvement District for water and sewer services. Conditions of approval (Exhibit A) serve to address the applicant obtaining the necessary water and sewer services for the RV from the Sun Valley General Improvement District, as well as obtaining any required permits for any utility connections from the Building Program of the Planning and Building Division.

The property has existing electrical service provided by NV Energy and garbage service by Waste Management.

Sun Valley Area Plan

The subject parcel is located within the Sun Valley Area Plan. Staff was unable to find any relevant policies related to the temporary use of a recreational vehicle to be occupied by a caretaker for the care of an infirm resident.

Reviewing Agencies

The following agencies/individuals received a copy of the project application for review and evaluation.

Agencies	Sent to Review	Responded	Provided Conditions	Contact
Environmental Protection	X			
Washoe County Building & Safety	X			
Washoe County Planning & Building Director	X			
Washoe County Sewer	X			
Washoe County Water Rights Manager (All Apps)	X			
Washoe County Engineering (Land Development) (All	X			
Washoe County Engineering & Capital Projects Director (All Apps)	X	X		
WCHD Environmental Health	X			
TMFPD	X	X		
Washoe-Storey Conservation District	X	X	X	Jim Shaffer, shafferjam51@gmail.com
Regional Transportation Commission	X			
Sun Valley GID	X	X	X	Brad Baeckel, bbaeckel@svgid.com
NV Energy	X			

In addition to the agencies that commented as shown in the table above, the Nevada Division of Water Resources provided a response of “no comment.”

All conditions required by the contacted agencies can be found in Exhibit A, Conditions of Approval.

Staff Comment on Required Findings

WCC 110.808.25 requires that all of the following findings be made to the satisfaction of the Washoe County Board of Adjustment before granting approval of the administrative permit request. Staff has completed an analysis of the application and has determined that the proposal is in compliance with the required findings as follows.

- (a) Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Sun Valley Area Plan.

Staff Comment: The requested temporary use of a recreational vehicle to be occupied by a caretaker for the care of an infirm resident does not conflict with the action programs, policies, standards and maps of the Master Plan and the Sun Valley Area Plan.

- (b) Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven.

Staff Comment: A recreational vehicle to be occupied by a caretaker for the care of an infirm resident will not place a significant strain on existing roadways. The site is served by water and sewer services through Sun Valley General Improvement District (SVGID) and SVGID has provided a condition (Exhibit A) to apply for service as a Care of the Infirm Unit and comply with all SVGID regulations and inspections, which will ensure that water and wastewater from the RV is handled appropriately. The site is currently served by

Waste Management for trash collection. A condition of approval (Exhibit A) serves to address a building permit(s) being submitted to the Washoe County Building Program if the RV is connected to the utilities, such as electricity, on the parcel.

- (c) Site Suitability. That the site is physically suitable for a recreational vehicle to be occupied by a caretaker for the care of an infirm resident, and for the intensity of such a development.

Staff Comment: This site is physically suitable for a recreational vehicle to be occupied by a caretaker for the care of an infirm resident. The site is in a residential regulatory zone, and a recreational vehicle will not be a significant intensification to the site. The site is served by water and sewer services through SVGID and SVGID has provided a condition (Exhibit A) to apply for service as a Care of the Infirm Unit and comply with all SVGID regulations and inspections, which will ensure that water and wastewater from the RV is handled appropriately.

- (d) Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area.

Staff Comment: The subject parcel is a residentially zoned parcel. Issuance of a permit for the temporary use of a recreational vehicle to be occupied by a caretaker for the care of an infirm resident will not be significantly detrimental to the public health, safety, or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area.

- (e) Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

Staff Comment: There is no military installation in the required noticing distance of the subject property; therefore, this finding is not required to be made.

Recommendation

After a thorough analysis and review, Administrative Permit Case Number WADMIN23-0014 is being recommended for approval with conditions. Staff offers the following motion for the Board's consideration.

Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve Administrative Permit Case Number WADMIN23-0014 for Donald and Betty Crawford, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Development Code Section 110.808.25:

- (a) Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Sun Valley Area Plan;
- (b) Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
- (c) Site Suitability. That the site is physically suitable for a recreational vehicle to be occupied by a caretaker for the care of an infirm resident, and for the intensity of such a development;

- (d) Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;
- (e) Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

Appeal Process

Board of Adjustment action will be effective 10 calendar days after the written decision is filed with the Secretary to the Board of Adjustment and mailed to the original applicant, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Board of Adjustment and mailed to the original applicant.

Applicant / Owner: Donald and Betty Crawford, d.crawfordaa1@gmail.com



Conditions of Approval

Administrative Permit Case Number WADMIN23-0014

The project approved under Administrative Permit Case Number WADMIN23-0014 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on November 2, 2023. 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.

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 – Tim Evans, Planner, 775.328.2314, TEvans@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 administrative permit.**

b. This permit is for a temporary use for care of the infirmed. No other use is approved as part of this administrative permit.

c. The existing privacy screening on the fix (6) foot cyclone fence shall remain in place as long as the RV is located on the property.

d. The following **Operational Conditions** shall be required for the extent of the Temporary use:

i. This administrative permit shall become null and void once there is no longer a need to provide care for Donald and Betty Crawford, the infirmed persons stated in the application.

ii. Use of the RV shall be limited to Deborah and Daniel Justus, daughter and son-in-law of Donald and Betty Crawford, for the care of the infirmed residents, Donald and Betty Crawford.

iii. A signed affidavit from a Nevada licensed physician identifying the need for such on-premise care specifically for the owner(s) of the property shall be provided to Washoe County Planning and Building staff on an annual basis to ensure the need for on-premise care is still needed. Failure to provide this affidavit to Washoe County staff by November 2, 2024, and each year following, shall render this permit null and void. All discharge of litter, sewage, effluent or other matter shall be disposed of into sanitary facilities designed for such use.

iv. Any temporary utility connections shall be to the satisfaction of the Planning and Building Division.

v. Within 30 days of Donald and Betty Crawford recovering or Deborah and Daniel Justus vacating the property, the property owner shall disconnect the RV from all utilities and sanitation systems and remove any associated equipment or structures for the use of the RV. No other person shall be permitted to use, live-in or occupy the RV, except as permitted by WCC Article 310.

Contact Name – Scott Huntley, Interim Building Official, 775.784.7242, SHuntley@washoecounty.gov

2. Prior to occupying the RV, all necessary building permit(s) shall be obtained if the RV will be connected to the utilities on site.

*** End of Conditions ***

From: [Lemon, Brittany](#)
To: [Evans, Timothy](#)
Cc: [Way, Dale](#)
Subject: WADMIN23-0014 (Crawford Care of the Infirm) Conditions of Approval
Date: Tuesday, September 19, 2023 8:45:13 AM
Attachments: [image002.png](#)

Hi Tim,

TMFPD has no specific conditions for this request.

Thank you,

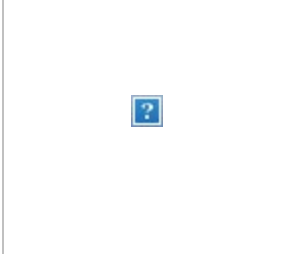
Brittany Lemon

Fire Captain - Fire Prevention | Truckee Meadows Fire & Rescue

blemon@tmfpd.us | Office: 775.326.6079 | Cell: 775.379.0584

3663 Barron Way, Reno, NV 89511

[tmfpd_final_sunset_logo](#)



"Committed to excellence, service, and the protection of life and property in our community"

Evans, Timothy

From: Steve Shell <sshell@water.nv.gov>
Sent: Tuesday, September 19, 2023 2:32 PM
To: Evans, Timothy
Subject: WADMIN23-0014

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

The Division of Water Resources has no comment.

As of June 1, 2021, the Office of the State Engineer is open to the public. Please call 684-2800 upon arrival and a representative will come down to escort you to our office.

Steve Shell

Water Rights Specialist II
Department of Conservation and Natural Resources
Nevada Division of Water Resources
901 S. Stewart St., Suite 2002
Carson City, NV 89701
sshell@water.nv.gov
(O) 775-684-2836 | (F) 775-684-2811



NEVADA DIVISION
OF WATER RESOURCES



Nevada Department of
**CONSERVATION &
NATURAL RESOURCES**

Connect with us:





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

September 21, 2023

Washoe County Community Services Department

C/O Tim Evans, Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

Re: WADMIN23-0014 Crawford Care of the Infirm

Dear Tim,

In reviewing the administrative permit to allow a recreational vehicle to be occupied by a caretaker for the care of the infirm, the Conservation District has the following comment.

The applicant did not state the number of trees being planted. The District recommends more of a ratio of evergreen trees to deciduous that provides year-round filtering of the recreational vehicle.

Thank you for providing us with the opportunity to review the project and if there are any questions call us on (775) 750- 8272.

Sincerely,

Jim Shaffer



Date: September 25, 2023

To: Tim Evans, Planner

From: Janelle K. Thomas, P.E., Senior Licensed Engineer
Robert Wimer, P.E., Licensed Engineer

Re: WADMIN23-0014 Crawford Care of the Infirm
APN: 085-730-33
5349 Sidehill Drive

GENERAL COMMENTS

Washoe County Engineering staff has reviewed the above referenced application. The Administrative Permit application is to request approval of housing an RV on-site as a special use for care givers. The Engineering and Capital Projects Division recommends approval with no comments and conditions.

From: bbaeckel@svgid.com
To: [Evans, Timothy](#)
Subject: WADMIN23-0014
Date: Wednesday, September 27, 2023 12:24:48 PM

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

Tim,

Comment I have for this one if its not too late:

Customer would need to apply for service as an infirm care unit and comply with SVGID rules and inspections.

Thanks,

Brad Baeckel

Public Works Director

Sun Valley General Improvement District

5000 Sun Valley Blvd.

Sun Valley, NV 89433

Phone: (775) 673-2220

Fax: (775) 673-7708

www.svgid.com

"The information contained in this e-mail is confidential and may be legally privileged. It is intended only for the use of the individual or entity named above. If you are not an intended recipient or if you have received this message in error, you are hereby notified that any dissemination, distribution, or copy of this e-mail is strictly prohibited. If you have received this e-mail in error, please immediately notify us by return e-mail or telephone if the sender's phone number is listed above, then promptly and permanently delete this message. Thank you for your cooperation and consideration."

Public Notice

Washoe County Code requires that public notification for a special use permit must be mailed to a minimum of 30 separate property owners within a minimum 500-foot radius of the subject property a minimum of 10 days prior to the public hearing date. A notice setting forth the time, place, purpose of hearing, a description of the request and the land involved was sent within a 500-foot radius of the subject property. A total of 75 separate property owners were noticed a minimum of 10 days prior to the public hearing date.



Public Notice Map

Administrative Permit Case Number WADMIN23-0014

VIRGINIA FAMILY CARE CENTER,
INC.

FAMILY PRACTICE

IMRAN SHERIFF, M.D.
5449 Reno Corporate Dr.
Suite 100
Reno, NV 89511
Tel: 775-327-4700
Fax: 775-327-4210

IMRAN SHERIFF M.D.
*Diplomate American
Board of Family Medicine*

To Whom it May Concern,

It is in the best interest for my patients Donald and Betty Crawford to have their daughter and son in-law living on their property as they both have multiple health concerns due to their age and there is a history of frequent falls. If you have any questions please feel free to call.

Sincerely,



Imran Sheriff 09/06/2023

Community Services Department
Planning and Building
ADMINISTRATIVE PERMIT APPLICATION
(Care for the Infirm see page 8)



Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89512-2845

Telephone: 775.328.6100

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.

Project Information		Staff Assigned Case No.: _____	
Project Name: Donald Crawford			
Project Description: Special use for care givers housing in 2023 RV			
Project Address: 5349 Sidehill Drive, Sun Valley, NV 89433			
Project Area (acres or square feet): approx 375 sqft			
Project Location (with point of reference to major cross streets AND area locator): between 4th and 5th on sidehill drive			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
085-730-33	.34		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Donald Crawford		Name:	
Address: 5349 Sidehill Drive		Address:	
Sun Valley Zip: 89433		Zip:	
Phone: 503-313-3140 Fax:		Phone: Fax:	
Email: d.crawfordaa1@gmail.com		Email:	
Cell: 503-313-3140 Other:		Cell: Other:	
Contact Person: Donald Crawford		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

**Administrative Permit Application
Supplemental Information**

(All required information may be separately attached)

1. What is the type of project or use being requested?

Special use permit for elder care giver to live in 2023 RV on p

2. What section of the Washoe County code requires the Administrative permit required?

Doctor Imran Sheriff M.D. Till end of life

3. What currently developed portions of the property or existing structures are going to be used with this permit?

Deborah Justus and Daniel Justus

4. What improvements (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.) will have to be constructed or installed and what is the projected time frame for the completion of each?

none

5. Is there a phasing schedule for the construction and completion of the project?

no

6. What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?

west end of property

7. What are the anticipated beneficial aspects or effect your project will have on adjacent properties and the community?

none

8. What will you do to minimize the anticipated negative impacts or effect your project will have on adjacent properties?

none - just obtain permits to satisfy neighbors, city and county

9. Please describe any operational parameters and/or voluntary conditions of approval to be imposed on the administrative permit to address community impacts.

10. How many improved parking spaces, both on-site and off-site, are available or will be provided? (Please indicate on site plan.)

n/a

11. What types of landscaping (e.g. shrubs, trees, fencing, painting scheme, etc.) are proposed? (Please indicate location on site plan.)

Entire property has been cleared of sage brush and is planne

12. What type of signs and lighting will be provided? On a separate sheet, show a depiction (height, width, construction materials, colors, illumination methods, lighting intensity, base landscaping, etc.) of each sign and the typical lighting standards. (Please indicate location of signs and lights on site plan.)

n/a

13. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the administrative permit request? (If so, please attach a copy.)

Yes

No

14. Utilities:

a. Sewer Service	
b. Water Service	

For most uses, the Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County. Please indicate the type and quantity of water rights you have available should dedication be required:

c. Permit #		acre-feet per year	
d. Certificate #		acre-feet per year	
e. Surface Claim #		acre-feet per year	
f. Other, #		acre-feet per year	

Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources):

**Administrative Permit Application
Supplemental Information
for Care of the Infirm**

(All required information, to include the physician's signed affidavit, is considered a public record and will be treated as such by Washoe County. Information may be attached separately)

1. Name of the Infirm:

Special use permit for elder care giver to live in 2023 RV on

2. Name of Nevada licensed physician identifying the need for on-premise care and the physician's estimate as to the length of on-premise care required (attach physician's signed affidavit, form on page 11):

Doctor Imran Sheriff M.D. Till end of life

3. Name(s) of the Caregiver(s):

Deborah Justus and Daniel Justus

4. Describe the type and size of recreational vehicle or self-contained travel trailer that is proposed for use as a temporary residence of the caregiver. (Attach a site map showing the proposed location.)

2023 Crossroads Hampton 375DBL Destination Trailer
exterior length (with tongue) 41ft L x 8.25ft W

5. Describe the arrangements/methods proposed for the temporary provision of:

a. Water Service:

existing water on property

b. Sewage (Sanitary Sewer) Service:

existing sewer hookups on property once permit has been established through county and city sewer company

c. Garbage (Solid Waste) Service:

resident garbage cans provided.

d. Electricity:

50 amp service added thru licensed electrician

e. Natural Gas:

n/a for RV

6. What will you do to minimize the anticipated negative impacts or effect your waiver will have on adjacent properties?

none - just obtain permits to satisfy neighbors, city and county

7. What types of landscaping (e.g. shrubs, trees, fencing, painting scheme, etc.) are proposed? (Please indicate location on site plan.)

Entire property has been cleared of sage brush and is planned to add lawn and shade trees. Unsure as to location of trees at this time. Property is being improved since recent purchase.

8. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the administrative permit request? (If so, please attach a copy.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	----------------------------------------

9. Community Services (provided and nearest facility):

a. Fire Station	Truckee Meadows Fire & Rescue
b. Health Care Facility	Community Health Alliance Sun Valley Hea
c. Elementary School	Lois Allen Elementary School
d. Middle School	Desert Skies Middle School
e. High School	Hug High School
f. Parks	Gepford Park, Sun Valley Community Parl
g. Library	Sparks Library
h. Citifare Bus Stop	4th Street Station Rt7

**TEMPORARY OCCUPANCY
for the Care of the Infirm
AFFIDAVIT OF PHYSICIAN**

STATE OF NEVADA)
) ss:
COUNTY OF WASHOE)

I, Dr Sheniff being duly sworn, depose, and say that I am a physician licensed by the Nevada State Board of Medical Examiners to practice medicine in the State of Nevada.

I further swear or affirm that:

I am a licensed physician caring for DON / BETTY CRAWFORD and am personally familiar with his/her physical and medical condition and its impact on his/her life functions; and,

That DON + BETTY CRAWFORD suffers from physical and medical condition(s) that severely impair his/her ability to live alone and care for himself/herself and he/she needs to have a person living on the premises/property where he/she lives in order to provide care and assistance to him/her

Signed [Signature]
State of Nevada License Number NV 8826

Subscribed and sworn to before me this 8th day of September, 2023

[Signature: Randy Miller]
Notary Public in and for said county and state



My commission expires: July 1, 2024

This Physician's Affidavit is required to be submitted with the Administrative Permit application for Temporary Occupancy for the Care of the Infirm pursuant to WCC Section 110.310.35(g). If the Administrative Permit is approved, a new affidavit must be submitted with each annual renewal.

**VIRGINIA FAMILY CARE CENTER,
INC.**

FAMILY PRACTICE

IMRAN SHERIFF, M.D.
5449 Reno Corporate Dr.
Suite 100
Reno, NV 89511
Tel: 775-327-4700
Fax: 775-327-4210

IMRAN SHERIFF M.D.
*Diplomate American
Board of Family Medicine*

To Whom it May Concern,

It is in the best interest for my patients Donald and Betty Crawford to have their daughter and son in-law living on their property as they both have multiple health concerns due to their age and there is a history of frequent falls. If you have any questions please feel free to call.

Sincerely,



Imran Sheriff 09/06/2023

N 89°25'19" E ~ 172.82'

30.00'

82.80'

PARCEL A
14,318 SF

82.80'

WASHOE COUNTY

N 89°25'19" E
173.04'

10'

PARCEL B
14,328 SF

82.75'

DEDICATION TO

20' Access
& P.U.E.

N 89°25'19" E
173.26'

10'

PARCEL C
14,338 SF

82.70'

FOR

10'

N 89°25'19" E
173.48'

10'

PARCEL D
14,330 SF

82.54'

OFFERED

82.57'

S 89°24'38" W ~ 173.70'

30.00'

PM 2294

N 00°27'21" W ~ 330.78'

S 00°27'21" E ~ 330.79'

Coiff 20

Exist'g 10' Access & P.U.E.

N 00°18'15" W ~ 330.82'

West

South



50 Amp Power Services

Shed

Sewer Cleanout

Power Pole

085-730-33

Park/yard

38' Fence

66' Fence

Fence 50'

Easement

Easement

TRAILER

Property Line

Water
Sewer

North

Easement

Wossack

