

Community Services Department  
Planning and Development  
**DETACHED ACCESSORY DWELLING  
ADMINISTRATIVE REVIEW  
APPLICATION**



Community Services Department  
Planning and Development  
1001 E. Ninth St., Bldg. A  
Reno, NV 89520

Telephone: 775.328.3600



Original

## Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

<b>Project Information</b>		Staff Assigned Case No.: <b>WDADAR17-0001</b>	
Project Name: Spinola DAD			
Project Description: Add second, modular dwelling to established residential property.			
Project Address: 10725 Santa Fe Rd., Reno, NV 89508			
Project Area (acres or square feet): 3.64 (property size)			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): Cross streets Plata Mesa and Red Rock			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
086-181-07	3.64		
Section(s)/Township/Range: T21 R18 S25			
<b>Indicate any previous Washoe County approvals associated with this application:</b>			
Case No.(s) <i>NA</i>			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Spinola Family Trust		Name: Leo Poggione	
Address: 10725 Santa Fe Rd.		Address: 990 Glendale Ave.	
Reno	Zip: 89508	Sparks	Zip: 89434
Phone: 775.527.1552	Fax:	Phone: 775.853.3004	Fax:
Email: dawnspinola@gmail.com		Email: leo@forahouse.com	
Cell: 775.527.1552	Other:	Cell:	Other:
Contact Person: Dawn Spinola		Contact Person:	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Same		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):	

# Property Owner Affidavit

**Applicant Name:** Dawn Spinola

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA     )  
  )  
COUNTY OF WASHOE    )

I, Dawn Spinola

(please print name)

being duly sworn, depose and say that I am the owner\* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Development.

**(A separate Affidavit must be provided by each property owner named in the title report.)**

Assessor Parcel Number(s): 086-181-07

Printed Name Dawn Spinola

Signed

Dawn Spinola

Address 10725 Santa Fe Rd.

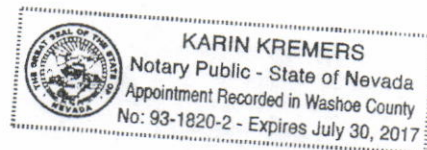
Reno, NV 89508

Subscribed and sworn to before me this  
3 day of March, 2017.

(Notary Stamp)

Karin Kremers  
Notary Public in and for said county and state

My commission expires: 7-30-17



\*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of recorded document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

# Property Owner Affidavit

**Applicant Name:** Alan Spinola

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA        )  
  )  
COUNTY OF WASHOE    )

I, Alan Spinola

(please print name)

being duly sworn, depose and say that I am the owner\* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Development.

**(A separate Affidavit must be provided by each property owner named in the title report.)**

Assessor Parcel Number(s): 086-181-07

Printed Name Alan Spinola

Signed *Alan Spinola*

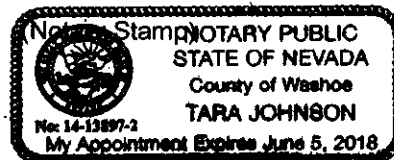
Address 10725 Santa Fe Rd.

Reno, NV 89508

Subscribed and sworn to before me this  
24<sup>th</sup> day of October, 2016.

*Tara Johnson*  
Notary Public in and for said county and state

My commission expires: June 5, 2018



\*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of recorded document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

# 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)?

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

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?

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

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

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

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

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?

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.

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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 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.

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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.)

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

a. Sewer Service	
b. Electrical Service	
c. Solid Waste Disposal Service	
d. Water Service	



Bill Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

**Washoe County Parcel Information**

Parcel ID	Status	Last Update
08618107	Active	3/3/2017 2:10:32 AM
<b>Current Owner:</b> SPINOLA FAMILY TRUST 10725 SANTA FE RD RENO, NV 89508		<b>SITUS:</b> 10725 SANTA FE RD
<b>Taxing District</b> 4000	<b>Geo CD:</b>	
Legal Description		
SubdivisionName SILVER KNOLLS ESTATES 2 Lot 13 Township 21 Range 18		

**Installments**

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/15/2016	2016	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/3/2016	2016	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/2/2017	2016	\$0.00	\$0.00	\$0.00	\$0.00
INST 4	3/6/2017	2016	\$387.59	\$0.00	\$0.00	\$387.59
<b>Total Due:</b>			<b>\$387.59</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$387.59</b>

**Tax Detail**

	Gross Tax	Credit	Net Tax
<a href="#">State of Nevada</a>	\$93.44	(\$12.10)	\$81.34
<a href="#">Truckee Meadows Fire Dist</a>	\$296.82	(\$38.44)	\$258.38
<a href="#">Washoe County</a>	\$764.97	(\$99.07)	\$665.90
<a href="#">Washoe County Sc</a>	\$625.80	(\$81.04)	\$544.76
<b>Total Tax</b>	<b>\$1,781.03</b>	<b>(\$230.65)</b>	<b>\$1,550.38</b>

**Payment History**

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2016	2016090416	B16.109312	\$387.60	10/3/2016
2016	2016090416	B16.191232	\$387.59	1/9/2017
2016	2016090416	B16.62935	\$387.60	8/22/2016

**Pay By Check**

Please make checks payable to:  
**WASHOE COUNTY TREASURER**

**Mailing Address:**  
P.O. Box 30039  
Reno, NV 89520-3039

**Overnight Address:**  
1001 E. Ninth St., Ste D140  
Reno, NV 89512-2845

**Change of Address**

All requests for a mailing address change must be submitted in writing, including a signature (unless using the online form).

To submit your address change online [click here](#)

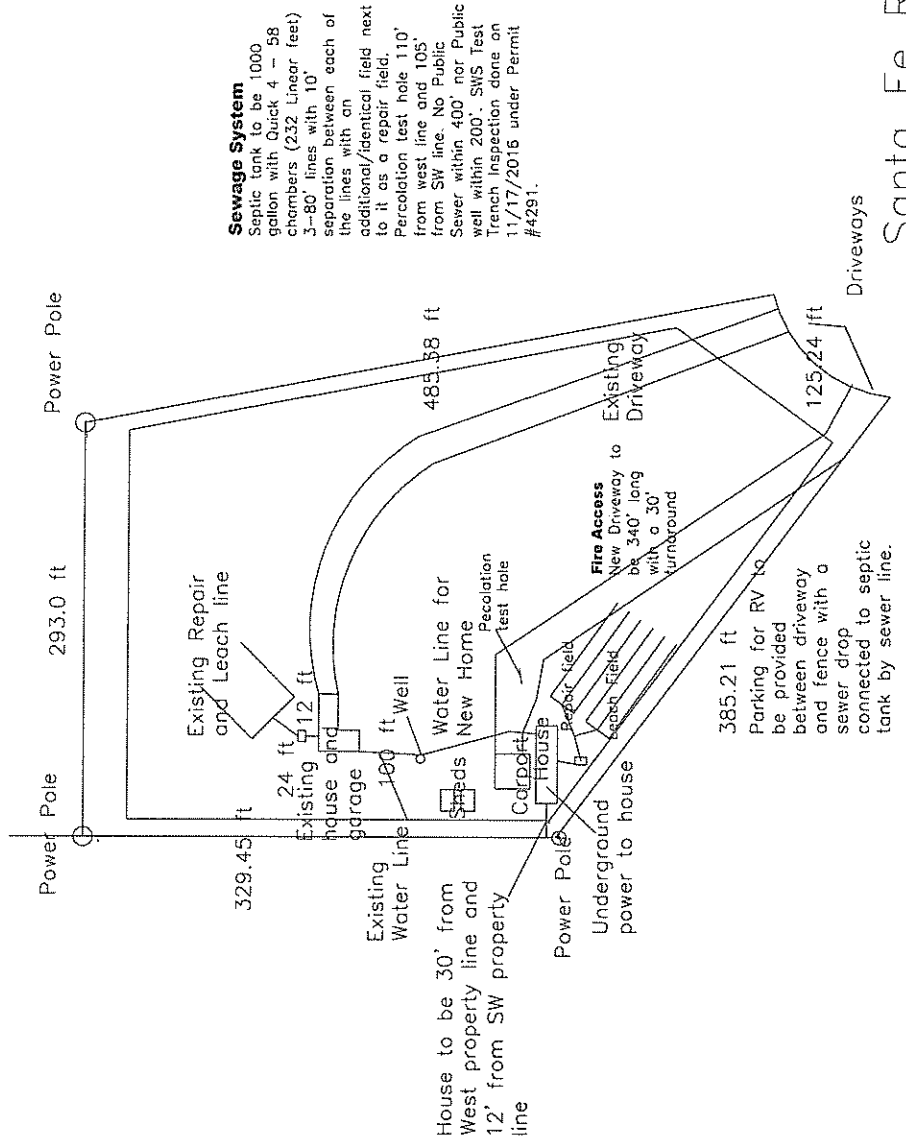
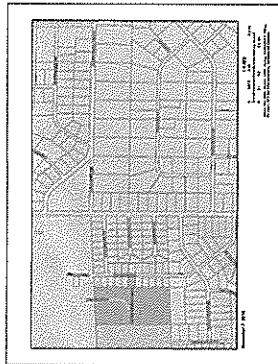
Address change requests may also be faxed to: (775) 328-2500

Address change requests may also be mailed to:  
Washoe County Treasurer  
P O Box 30039  
Reno, NV 89520-3039

# Home for Dawn Spinola



Scale 1" = 40'



### Sewage System

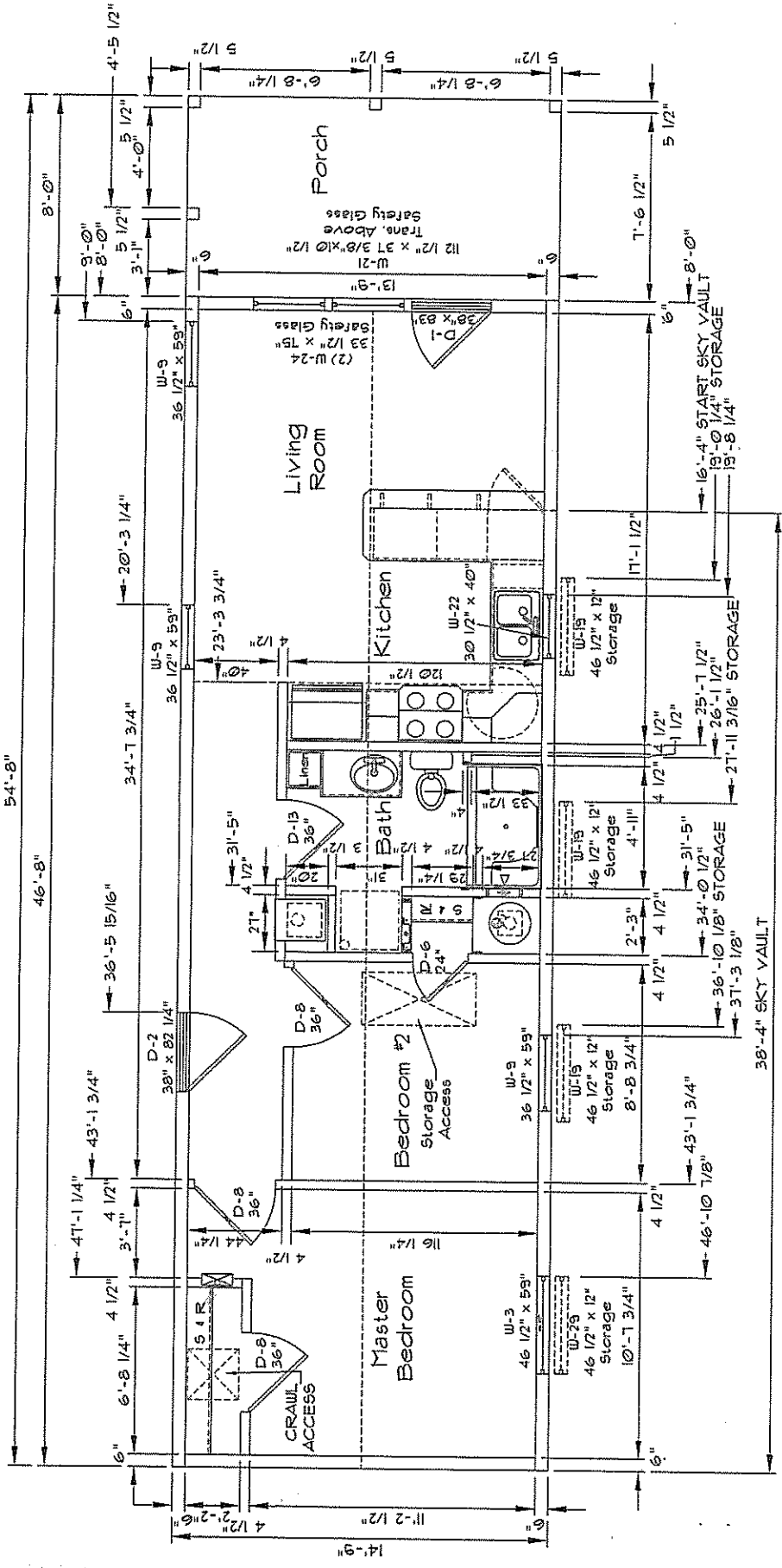
Septic tank to be 1000 gallon with Quick 4 - 58 chambers (232 Linear feet) 3-80' lines with 10' separation between each of the lines with an additional/identical field next to it as a repair field. Percolation test hole 110' from west line and 105' from SW line. No Public Sewer within 400' nor Public well within 200'. SWS Test Trench Inspection done on 11/17/2016 under Permit #4291.

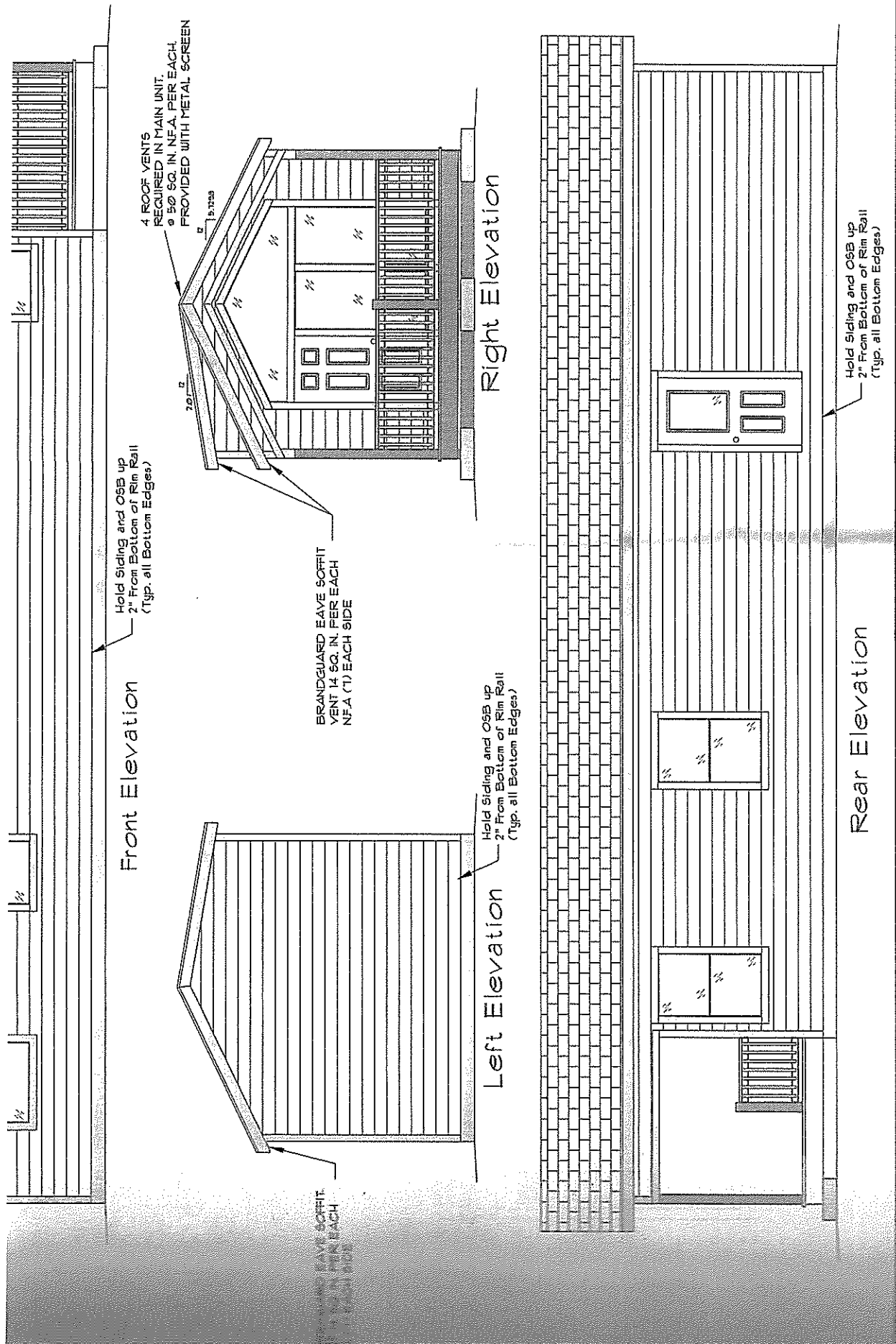
General Notes	
APN 086-151-07	
3.64 Acres	
Existing well to be shared by another house on property	
No public sewer	
No watercourses within 100 ft	
House is 54'x15' including front porch	
Septic tank 9 ft from house, Leach field 24 ft from septic tank	
Side yard setback = 12 ft	
Front yard setback = 30 ft	
Rear yard setback = 30 ft	
Carport to be build on property at a later date to be 4 ft behind house and between rear window and doorway	
Contact Person: Ron Peek	
775-846-5805	
permits@4ahouse.com	

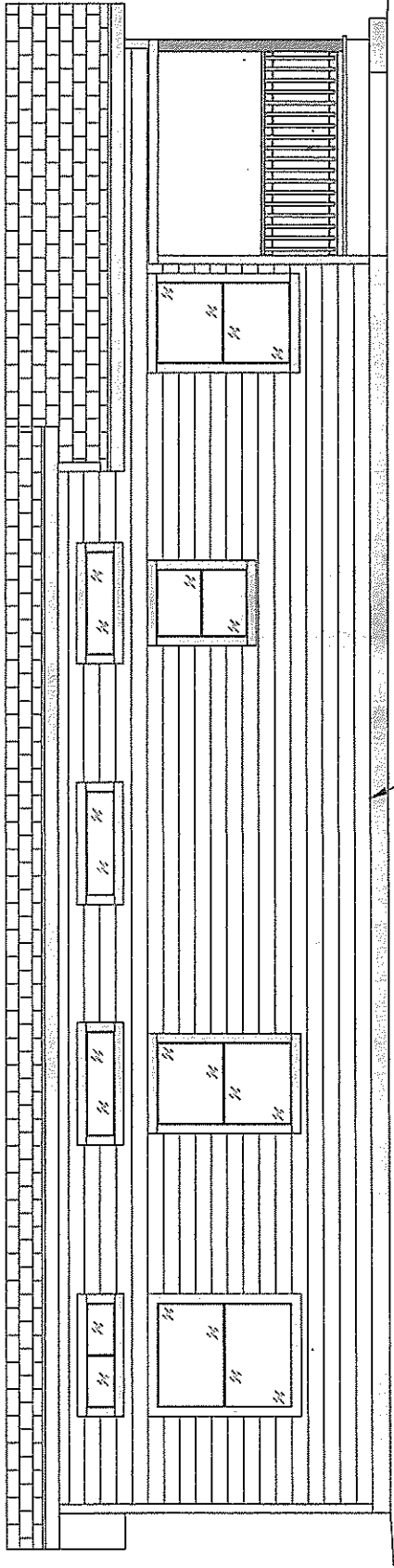
No.	Revision/Issue	Date

Project Name	Craftsman Homes
Address	990 Glendale Ave Sparks, NV 89431
Project No.	NVCL# 06237
Permit No.	NVGS# 1502

Project Name	Spinola
Date	11/21/2016
Sheet No.	01



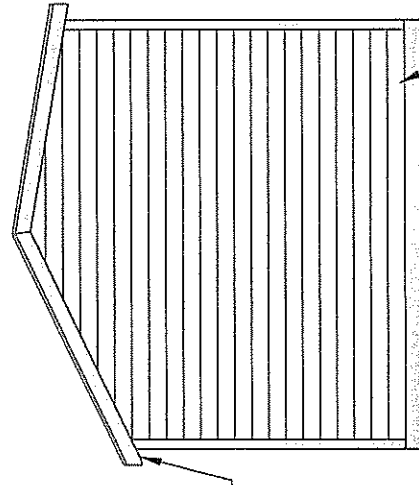




Front Elevation

Hold Siding and OSB up  
2" From Bottom of Rim Rail  
(Typ. all Bottom Edges)

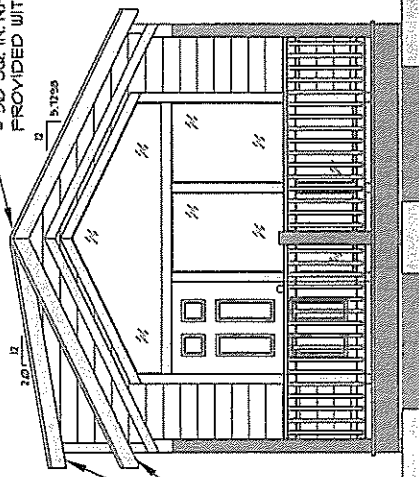
4 ROOF VENTS  
REQUIRED IN MAIN UNIT.  
@ 50 SQ. IN. NFA PER EACH  
PROVIDED WITH METAL SCREEN



Left Elevation

Hold Siding and OSB up  
2" From Bottom of Rim Rail  
(Typ. all Bottom Edges)

BRANDGUARD EAVE SOFFIT  
VENT 14 SQ. IN. PER EACH  
NFA (1) EACH SIDE



Right Elevation

BRANDGUARD EAVE SOFFIT  
VENT 14 SQ. IN. PER EACH  
NFA (1) EACH SIDE

Hold Siding and OSB up  
2" From Bottom of Rim Rail  
(Typ. all Bottom Edges)

4 ROOF VENTS  
REQUIRED IN MAIN UNIT.  
@ 50 SQ. IN. NFA PER EACH  
PROVIDED WITH METAL SCREEN

# **Administrative Review Permit for Detached Accessory Dwelling Development Application Submittal Requirements**

1. **Fees:** See Master Fee Schedule. **Bring payment with your application to Community Services Department (CSD). Make check payable to Washoe County.**
2. **Development Application:** A completed Washoe County Development Application form.
3. **Owner Affidavit:** The Owner Affidavit must be signed and notarized by all owners of the property subject to the application request.
4. **Proof of Property Tax Payment:** The applicant must provide a written statement from the Washoe County Treasurer's Office indicating all property taxes for the current quarter of the fiscal year on the land have been paid.
5. **Application Materials:** The completed Administrative Review Permit for Detached Accessory Dwelling Application materials.
6. **Title Report:** A preliminary title report, with an effective date of no more than one hundred twenty (120) days of the submittal date, by a title company which provides the following information:
  - Name and address of property owners.
  - Legal description of property.
  - Description of all easements and/or deed restrictions.
  - Description of all liens against property.
  - Any covenants, conditions, and restrictions (CC&Rs) that apply.

**Submit Title Report with "Original Packet" only. You may be requested to provide additional copies, but do not include Title Report in other copies of the packet.**

7. **Site Plan Specifications:**
  - a. Lot size with dimensions drawn using standard engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500') showing all streets and ingress/egress to the property.
  - b. Show the location and configuration of all proposed buildings (with distances from the property lines and from each other), all existing buildings that will remain (with distances from the property lines and from each other), all existing buildings that will be removed, and site improvements on a base map with topography expressed in intervals of no more than five (5) feet IF there is a difference in elevation of the two dwellings of five (5) feet or more.
  - c. Show the location and configuration of wells and well house, septic systems and leach fields, overhead utilities, water and sewer lines, and all easements.
  - d. If any portion of the land within the boundary of the development is subject to inundation or storm water overflow, as shown on the adopted Federal Emergency Management Agency's Flood Boundary and Floodway Maps, that fact and the land so affected shall be clearly shown on the map by a prominent note on each sheet, as well as width and direction of flow of each water course within the boundaries of the development.
  - e. Vicinity map showing the proposed project in relation to Interstate 80, Highway 395 or a major arterial. The vicinity map shall also include a north arrow.
  - f. Date, north arrow, scale and number of each sheet in relation to the total number of sheets, and the name of person preparing the plans.
  - g. Location of areas with slopes greater than fifteen (15) percent and thirty (30) percent.
  - h. Boundary of any wetland areas and/or floodplains within the project site.

- i. Significant Hydrologic Resources. Indicate the critical and sensitive buffer zones according to Article 418 of the Washoe County Development Code.
8. **Grading:** In accordance with the grading provisions of Washoe County Code, Article 438, if the thresholds for a grading permit are met or exceeded, the grading plans shall indicate the existing and proposed grades, slope treatments (i.e. rockery walls, erosion control, etc.) and drainage channels and the direction of flow. **Cross sections must be provided at a minimum of two key locations.**
9. **Building Elevations:** Elevations of the main dwelling unit and the detached accessory dwelling, existing or proposed for construction, shall be clearly depicted in vertical architectural drawings provided in accurate architectural scale. All architectural elevations from all building faces shall be presented.
10. **Floor Plans:** Floor plans to scale with all rooms and spaces labeled for both the main dwelling unit and the detached accessory dwelling.
11. **Packets:** Three (3) packets and flash drive or DVD. One (1) packet must be labeled "Original" and must include the fee schedule (including the appropriate fees) and the original signed and notarized Owner Affidavit. Each packet shall include one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. These materials must be readable. Labeling on these reproductions should be no smaller than 8 point on the 8½ x 11" display. Large format sheets should be included in a slide pocket(s).

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- Notes:
- (i) Application and map submittals must comply with all specific criteria as established in the Washoe County Development Code and/or the Nevada Revised Statutes.
  - (ii) Appropriate map engineering and building architectural scales are subject to the approval of Planning and Development and/or Engineering.
  - (iii) All oversized maps and plans must be folded to a 9" x 12" size.
  - (iv) Based on the specific nature of the development request, Washoe County reserves the right to specify additional submittal packets, additional information and/or specialized studies to clarify the potential impacts and potential conditions of development to minimize or mitigate impacts resulting from the project. **No application shall be processed until the information necessary to review and evaluate the proposed project is deemed complete by the Director of Planning and Development.**
  - (v) **Labels:** If there is a mobile home park within five hundred (500) feet of the proposed project, the applicant is required to submit three (3) sets of mailing labels for every tenant residing in the mobile home park.
  - (vi) Please be advised that the Washoe County Director of Planning and Development or his designee, Washoe County Board of Adjustment, and/or Washoe County Planning Commission have the ability to determine an application incomplete if they cannot ascertain what the applicant is requesting, or if there is insufficient information to determine a favorable outcome.

PUBLIC HEARING APPLICATION AND MEETING DATES									
PLANNING COMMISSION		BOARD OF ADJUSTMENT		ADMINISTRATIVE PERMITS		PARCEL MAP REVIEW COMMITTEE		MASTER PLAN AMENDMENTS	
Intake Date	Tentative Meeting Date	Intake Date	Tentative Meeting Date	Intake Date	Tentative Meeting Date	Intake Date	Tentative Meeting Date	Intake Date	Tentative PC Meeting Date
11/15/2016	01/03/2017					12/01/2016	01/12/2017		
12/15/2016	02/07/2017	12/15/2016	02/02/2017	01/03/2017	02/02/2017	01/03/2017	02/09/2017		
01/17/2017	03/07/2017					02/01/2017	03/09/2017	01/17/2017	TBD
02/15/2017	04/04/2017	02/15/2017	04/06/2017	03/01/2017	04/06/2017		04/13/2017		
03/15/2017	05/02/2017					03/15/2017	05/11/2017		
04/17/2017	06/06/2017	04/17/2017	06/01/2017	05/01/2017	06/01/2017	04/17/2017	06/08/2017		
05/15/2017	07/05/2017					05/15/2017	07/13/2017	05/15/2017	TBD
06/15/2017	08/01/2017	06/15/2017	08/03/2017	07/03/2017	08/03/2017	06/15/2017	08/10/2017		
07/17/2017	09/05/2017					07/17/2017	09/14/2017		
08/15/2017	10/03/2017	08/15/2017	10/05/2017	09/01/2017	10/05/2017	08/15/2017	10/12/2017		
09/15/2017	11/07/2017					09/15/2017	11/09/2017	09/15/2017	TBD
10/16/2017	12/05/2017	10/16/2017	12/07/2017	11/01/2017	12/07/2017	10/16/2017	12/14/2017		
11/15/2017	01/02/2018					11/15/2017	01/11/2018		
12/15/2017	02/06/2018	12/15/2017	02/08/2018	01/03/2017	02/08/2018	12/15/2017	02/08/2018		



**DEVELOPMENT CODE (Washoe County Code Chapter 110)**  
**MASTER FEE SCHEDULE**  
**Applications accepted by CSD, Planning and Development**

APPLICATIONS	COMMUNITY SERVICES DEPARTMENT FEES							HEALTH FEES			TOTAL	
	Planning			Engineering			Parks		Health District			
	PLANNING	NOTICING	RTF	ENGINEERING	UTILITIES	RTF	PARKS	RTF	ENVIRON.	VECTOR		RTF
<b>ABANDONMENT</b>												
Not Tahoe	\$1,111	\$200	\$52.44	\$195	\$26	\$8.84	-		\$115	\$213	\$13	\$1,934.28
Tahoe	\$1,111	\$200	\$52.44	\$195	-	\$7.80	-		\$115	\$213	\$13	\$1,907.24
<b>ADMINISTRATIVE PERMIT</b>												
Not Tahoe	\$1,265	\$200	\$58.60	\$65	\$38	\$4.12	-		\$115	\$213	\$13	\$1,971.72
Tahoe	\$1,265	\$200	\$58.60	\$65	-	\$2.60	-		\$115	\$213	\$13	\$1,932.20
<b>AGRICULTURAL EXEMPTION LAND DIVISION</b>	\$250	-	\$10.00	\$500	-	\$20.00	-		\$1,208	-	\$48	\$2,036.00
<b>AMENDMENT OF CONDITIONS</b>	\$700	\$200	\$36.00	\$390	-	\$15.60	-		-	-		\$1,341.60
<b>APPEALS/INITIATION OF REVOCATION</b>												
No Map	\$803	\$200	\$40.12	-	-		-		-	-		\$1,043.12
With Map	\$803	\$200	\$40.12	\$390	-	\$15.60	-		-	-		\$1,448.72
Administrative/Code Enforcement Decision	-	-		-	-		-		-	-		\$0.00
<b>BOUNDARY LINE ADJUSTMENT</b>												
Not Tahoe	\$51	-	\$2.04	\$268	\$38	\$12.24	-		\$115	-	\$5	\$491.28
Tahoe	\$51	-	\$2.04	\$268	-	\$10.72	-		\$115	-	\$5	\$451.76
<b>COOPERATIVE PLANNING</b>	\$1,230	-	\$49.20	-	-		-		-	-		\$1,279.20
<b>DETACHED ACCESSORY DWELLING ADMIN REVIEW</b>												
Not Tahoe	\$1,000	\$200	\$48.00	\$65	\$203	\$10.72	-		\$383	\$162	\$22	\$2,093.72
Tahoe	\$1,000	\$200	\$48.00	\$121	-	\$4.84	-		\$383	\$162	\$22	\$1,940.84
<b>DEVELOPMENT AGREEMENT</b>												
Less Than 5 Parcels	\$3,500	\$200	\$148.00	-	-		-		\$383	\$162	\$22	\$4,415.00
5 or More Parcels (See Note 1)	\$5,000	\$200	\$208.00	-	-		-		\$383	\$162	\$22	\$5,975.00
<b>DEVELOPMENT CODE AMENDMENT</b>	\$2,242	\$200	\$97.68	\$1,299	-	\$51.96	-		-	-		\$3,890.64
<b>DIRECTOR'S MODIFICATION OF PARKING/LANDSCAPING STANDARDS</b>	\$338	-	\$13.52	-	-		-		-	-		\$351.52
<b>DISPLAY VEHICLES</b>	\$65	-	\$2.60	-	-		-		\$115	-	\$5	\$187.60

In accordance with Nevada Revised Statutes, application fees must be deposited the day of receipt. This does not guarantee the application is complete.

RTF = Regional Technology Fee. Adopted by the BCC on June 28, 2016 and is effective when the Regional License Platform (Accela) goes live. The RTF is 4% of each fee component. Health RTFs are rounded to the nearest dollar.

APPLICATIONS	COMMUNITY SERVICES DEPARTMENT FEES							HEALTH FEES			TOTAL	
	Planning			Engineering			Parks		Health District			
	PLANNING	NOTICING	RTF	ENGINEERING	UTILITIES	RTF	PARKS	RTF	ENVIRON.	VECTOR		RTF
<b>DIVISION OF LAND INTO LARGE PARCELS</b> (See Note 2)	\$252	-	\$10.08	\$416	\$35	\$18.04	-		\$47	-	\$2	<b>\$780.12</b>
<b>EXTENSION OF TIME REQUESTS</b>												
Subdivision	\$340	-	\$13.60	-	-		-		-	-		<b>\$353.60</b>
Not Subdivision	\$546	-	\$21.84	-	-		-		-	-		<b>\$567.84</b>
<b>MASTER PLAN AMENDMENT</b>												
Not Tahoe	\$3,576	\$400	\$159.04	\$54	\$2,549	\$104.12	-		-	-		<b>\$6,842.16</b>
Tahoe	\$3,576	\$400	\$159.04	\$54	-	\$2.16	-		-	-		<b>\$4,191.20</b>
<b>NOTICING, ADDITIONAL OR RE-NOTICING AT APPLICANT'S REQUEST</b>	\$52	-		-	-		-		-	-		<b>\$52.00</b>
<b>REGULATORY ZONE AMENDMENT</b>												
Not Tahoe	\$2,481	\$200	\$107.24	\$54	\$2,549	\$104.12	-		\$383	\$110	\$20	<b>\$6,008.36</b>
Tahoe	\$2,481	\$200	\$107.24	\$54	-	\$2.16	-		\$383	\$110	\$20	<b>\$3,357.40</b>
<b>REGULATORY ZONE AMENDMENT (Article 442, Specific Plan)</b>												
Not Tahoe	\$3,449	\$200	\$145.96	\$1,039	\$1,274	\$92.52	\$65	\$2.60	\$383	\$162	\$22	<b>\$6,835.08</b>
Tahoe	\$3,449	\$200	\$145.96	\$1,039	-	\$41.56	\$65	\$2.60	\$383	\$162	\$22	<b>\$5,510.12</b>
<b>REINSPECTION FEE</b>	-	-		-	-		-		-	-		<b>\$50/hr.</b>
<b>RESEARCH/COPIES</b>	-	-		-	-		-		-	-		<b>Note 3</b>
<b>SIGN PERMIT INSPECTION - (Permanent or Temporary)</b>	To Be Determined											
<b>SPECIAL USE PERMIT</b>												
<b>Residential</b>												
Not Tahoe	\$1,162	\$200	\$54.48	\$65	\$203	\$10.72	-		\$383	\$162	\$22	<b>\$2,262.20</b>
Tahoe	\$1,162	\$200	\$54.48	\$65	-	\$2.60	-		\$383	\$162	\$22	<b>\$2,051.08</b>
With Environmental Impact Statement	\$1,162	-	\$46.48	-	-		-		-	-		<b>\$1,208.48</b>
<b>Commercial, Industrial, Civic</b>												
Minor (See Note 6)	\$2,165	\$200	\$94.60	\$130	\$203	\$13.32	-		\$383	\$162	\$22	<b>\$3,372.92</b>
Major (See Note 6)	\$2,165	\$200	\$94.60	\$520	\$203	\$28.92	-		\$383	\$162	\$22	<b>\$3,778.52</b>
Tahoe Minor (See Note 6)	\$2,165	\$200	\$94.60	\$130	-	\$5.20	-		\$383	\$162	\$22	<b>\$3,161.80</b>
Tahoe Major (See Note 6)	\$2,165	\$200	\$94.60	\$520	-	\$20.80	-		\$383	\$162	\$22	<b>\$3,567.40</b>
With Environmental Impact Statement	\$2,240	-	\$89.60	-	-		-		-	-		<b>\$2,329.60</b>

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RTF = Regional Technology Fee. Adopted by the BCC on June 28, 2016 and is effective when the Regional License Platform (Accela) goes live. The RTF is 4% of each fee component. Health RTFs are rounded to the nearest dollar.

APPLICATIONS	COMMUNITY SERVICES DEPARTMENT FEES							HEALTH FEES			TOTAL	
	Planning			Engineering			Parks		Health District			
	PLANNING	NOTICING	RTF	ENGINEERING	UTILITIES	RTF	PARKS	RTF	ENVIRON.	VECTOR		RTF
<b>TENTATIVE PARCEL MAP/PARCEL MAP WAIVER</b>												
No System	\$803	\$200	\$40.12	\$345	\$68	\$16.52	-		\$1,208	\$303	\$60	\$3,043.64
1 System (Sewer)	\$803	\$200	\$40.12	\$345	\$153	\$19.92	-		\$517	\$303	\$33	\$2,414.04
1 System (Water)	\$803	\$200	\$40.12	\$345	\$153	\$19.92	-		\$1,208	\$303	\$60	\$3,132.04
2 Systems (Water and Sewer)	\$803	\$200	\$40.12	\$345	\$203	\$21.92	-		\$517	\$303	\$33	\$2,466.04
Tahoe (Sewer)	\$803	\$200	\$40.12	\$345	-	\$13.80	-		\$517	\$303	\$33	\$2,254.92
Sun Valley (No WC Utilities)	\$803	\$200	\$40.12	\$345	\$51	\$15.84	-		\$517	\$303	\$33	\$2,307.96
<b>TENTATIVE SUBDIVISION MAP</b> (See Note 5)												
No System	\$2,422	\$200	\$104.88	\$1,299	-	\$51.96	\$129	\$5.16	\$1,586	\$265	\$74	\$6,137.00
1 System (Sewer)	\$2,422	\$200	\$104.88	\$1,299	\$2,039	\$133.52	\$129	\$5.16	\$584	\$265	\$34	\$7,215.56
1 System (Water)	\$2,422	\$200	\$104.88	\$1,299	\$1,019	\$92.72	\$129	\$5.16	\$1,586	\$265	\$74	\$7,196.76
2 Systems (Water and Sewer)	\$2,422	\$200	\$104.88	\$1,299	\$3,059	\$174.32	\$129	\$5.16	\$584	\$265	\$34	\$8,276.36
Tahoe (Sewer)	\$2,422	\$200	\$104.88	\$1,299	-	\$51.96	\$129	\$5.16	\$584	\$265	\$34	\$5,095.00
With Hillside Ordinance - <b>ADD</b>	\$2,422	-	\$96.88	-	-		-		-	-		\$2,518.88
With Significant Hydrologic Resource - <b>ADD</b>	\$2,422	-	\$96.88	-	-		-		-	-		\$2,518.88
With Common Open Space - <b>ADD</b>	\$2,422	-	\$96.88	-	-		-		-	-		\$2,518.88
<b>TRUCKEE MEADOWS REGIONAL PLANNING AGENCY NOTICING FEE</b>												
	See Note 4											
<b>VARIANCE - RESIDENTIAL/COMMERCIAL/INDUSTRIAL</b>												
Not Tahoe	\$1,060	\$200	\$50.40	\$65	\$26	\$3.64	-		\$115	\$213	\$13	\$1,746.04
Tahoe	\$1,060	\$200	\$50.40	\$65	-	\$2.60	-		\$115	\$213	\$13	\$1,719.00

NOTE 1: \$5,000 deposit on time and materials. Additional \$5,000 increments may be required.

NOTE 2: \$750 fee capped by NRS for Division of Land into Large Parcels only. (Excludes RTF)

NOTE 3: \$50 per hour after first 1/2 hour for Planner, \$20 per hour after first 1/2 hour for Clerk, Public Records Research/Copying.

NOTE 4: Fee to be established by Truckee Meadows Regional Planning Agency.

NOTE 5: Separate checks are required for the Nevada Departments of Environmental Health and Water Resources. See Submittal Requirements.

NOTE 6: The following are major permit applications: bed and breakfast inns; commercial animal slaughtering; convention and meeting facilities; destination resorts; eating and drinking establishments; gasoline sales and service stations - convenience and full service; gaming facilities: limited and unlimited; hostels; hotels and motels; liquor sales on premises; lodging services; major public facilities; recycling centers: full service and remote collection and residential hazardous substances; vacation time shares. All other uses constitute minor permits.

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**DEVELOPMENT CODE (Washoe County Code Chapter 110)**  
**MASTER FEE SCHEDULE**  
**Applications accepted by CSD, Engineering and Capital Projects**

APPLICATIONS	COMMUNITY SERVICES DEPARTMENT FEES							HEALTH FEES			TOTAL	
	Planning			Engineering			Parks		Health District			
	PLANNING	NOTICING	RTF	ENGINEERING	UTILITIES	RTF	PARKS	RTF	ENVIRON.	VECTOR		RTF
<b>AMENDMENT OF MAP (MINOR) (NRS 278.473)</b>	-	-		\$70	-	\$2.80	-		-	-		<b>\$72.80</b>
<b>AMENDMENT OF MAP (MAJOR) (NRS 278.480) (See Note 7)</b>												
With Sewer	\$520	-		\$429	-		-		\$584	\$265		<b>\$1,798.00</b>
No Sewer	\$520	-		\$429	-		-		\$1,586	\$265		<b>\$2,800.00</b>
<b>CONSTRUCTION PLAN REVIEW (See Note 7)</b>												
With Catch Basin	\$308	-		\$1,949	-		-		\$182	\$474		<b>\$2,913.00</b>
Without Catch Basin	\$308	-		\$1,949	-		-		\$182	\$370		<b>\$2,809.00</b>
<b>FINAL SUBDIVISION MAP (See Note 8)</b>												
Not Tahoe without Construction Plan	\$520	-	\$20.80	\$780	\$102	\$35.28	-		\$383	\$162	\$22	<b>\$2,025.08</b>
Not Tahoe with Construction Plan with Catch Basin	\$828	-	\$33.12	\$2,729	\$102	\$113.24	-		\$565	\$636	\$48	<b>\$5,054.36</b>
Not Tahoe with Construction Plan without Catch Basin	\$828	-	\$33.12	\$2,729	\$102	\$113.24	-		\$565	\$532	\$44	<b>\$4,946.36</b>
Tahoe without Construction Plan	\$520	-	\$20.80	\$780	-	\$31.20	-		\$383	\$162	\$22	<b>\$1,919.00</b>
Tahoe with Construction Plan with Catch Basin	\$828	-	\$33.12	\$2,729	-	\$109.16	-		\$565	\$636	\$48	<b>\$4,948.28</b>
Tahoe with Construction Plan without Catch Basin	\$828	-	\$33.12	\$2,729	-	\$109.16	-		\$565	\$532	\$44	<b>\$4,840.28</b>
With Hillside Ordinance - <b>ADD</b>	\$520	-	\$20.80	-	-		-		-	-		<b>\$540.80</b>
With a Significant Hydrologic Resource - <b>ADD</b>	\$520	-	\$20.80	-	-		-		-	-		<b>\$540.80</b>
With CC&Rs - <b>ADD</b>	\$520	-	\$20.80	-	-		-		-	-		<b>\$540.80</b>
<b>REVERSION TO ACREAGE</b>												
Not Tahoe	\$51	-	\$2.04	\$215	\$26	\$9.64	-		\$115	-	\$5	<b>\$423.68</b>
Tahoe	\$51	-	\$2.04	\$215	-	\$8.60	-		\$115	-	\$5	<b>\$396.64</b>

NOTE 7: This application is not currently available through the Regional License and Permit Platform (Accela), so no regional technology fees (RTF) are charged.

The RTF will be added once the application is available through the Platform (Accela).

NOTE 8: Contact the Engineering and Capital Projects Division for Technical Map Check fees.

In accordance with Nevada Revised Statutes, application fees must be deposited the day of receipt. This does not guarantee the application is complete.

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**MASTER STORM WATER INSPECTION FEE SCHEDULE (Article 421)**  
**Inspection of Storm Water Quality Controls**

<b>INSPECTION FEES</b>	
<b><i>CHARGES FOR PROJECT DURATION AND/OR LOCATION</i></b> (See Note 9)	<b><i>CHARGES PER ACRE</i></b>
0 - 6 Months Construction	\$30
7 - 12 Months Construction	\$60
13 - 18 Months Construction	\$90
19 - 24 Months Construction	\$120
Over 24 Months Construction	\$190
Project within 1,000 feet of a FEMA Flood Zone A, AO, or AE	Additional \$30
Projects of less than one acre but are deemed sensitive/permitted by NDEP	Additional \$30
<b><i>ADMINISTRATIVE SERVICE FEE</i></b> (See Note 9)	<b><i>FOR EACH APPLICATION</i></b>
Per Site	\$30

NOTE 9: The above listed fees shall be doubled if the construction activity is commenced prior to the issuance of the required permit and/or installation of the storm water controls. Payment of the double fee shall not preclude the County from taking any other enforcement actions within its authority.

In accordance with Nevada Revised Statutes, application fees must be deposited the day of receipt. This does not guarantee the application is complete.