

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: Accessory Dwelling Conversion			
Project Description: Convert unpermitted apartment and office to permitted, habitable apartment and office.			
Project Address: 16295 Mount Rose Highway, Reno, NV 89511			
Project Area (acres or square feet): 1122			
Project Location (with point of reference to major cross streets AND area locator): Intersection of Caswell Lane and Mt Rose Hwy			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
049-070-33	4.97		
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: Kurt Gilson		Name: None	
Address: 16295 Mount Rose Highway		Address:	
Reno, NV	Zip: 89511		Zip:
Phone: 408-621-4602	Fax:	Phone:	Fax:
Email: gilkur@yahoo.com		Email:	
Cell: 408-621-4602	Other:	Cell:	Other:
Contact Person: Kurt Gilson		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Owner		Name: None	
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 Review Permit Application
for a Detached Accessory Dwelling
Supplemental Information**

(All required information may be separately attached)

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

2225

2. What is the size of the proposed detached accessory dwelling (exclude size of garage)? If a manufactured or modular home is the secondary dwelling, list the age and size of the unit.

1122

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

Keep existing exteriors

5. How many off-street parking spaces are available? Parking spaces must be shown on site plan. Are any new roadway, driveway, or access improvements be required?

Four off-street parking including garage

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

Keep existing exteriors

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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, please list the HOA name.
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8. 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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9. Only one accessory dwelling unit, whether attached or detached, is allowed per parcel. Is there a guest apartment, mother-in-law unit, next-gen addition with kitchen or any other type of secondary dwelling on the subject property?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, please provide information on the secondary unit.
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10. List who the service providers are for the main dwelling and accessory dwelling:

	Main Dwelling	Accessory Dwelling
Sewer Service	Septic	2nd septic (existing)
Electrical Service	NV Energy	NV Energy(2nd exist service)
Solid Waste Disposal Service	Waste Management	Waste Management
Water Service	Well	2nd well (existing)

Property Owner Affidavit

Applicant Name: KURT GILSON

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, KURT GILSON
(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 Building.

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

Assessor Parcel Number(s): 099-070-33

Printed Name KURT GILSON

Signed [Signature]

Address 16295 Mt Rose Hwy

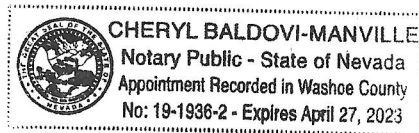
Reno, NV 89511

(Notary Stamp)

Subscribed and sworn to before me this 17 day of June, 2022.

Cheryl Baldozi-Manville
Notary Public in and for said county and state

My commission expires: 04/27/2023



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

- [X] Owner
[] Corporate Officer/Partner (Provide copy of record 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: KURT GILSON

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STATE OF NEVADA)
COUNTY OF WASHOE)

I, May-Britt Laurent
(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 Building.

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

Assessor Parcel Number(s): 049-070-33

Printed Name May-Britt Laurent

Signed [Signature]

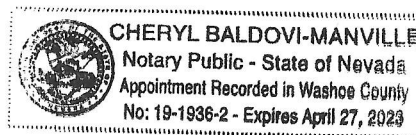
Address 16295 Mount Rose Hwy
Reno, NV 89511

Subscribed and sworn to before me this
17 day of June, 2022.

(Notary Stamp)

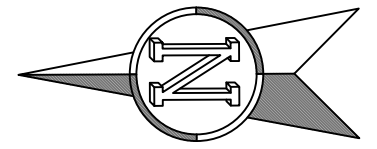
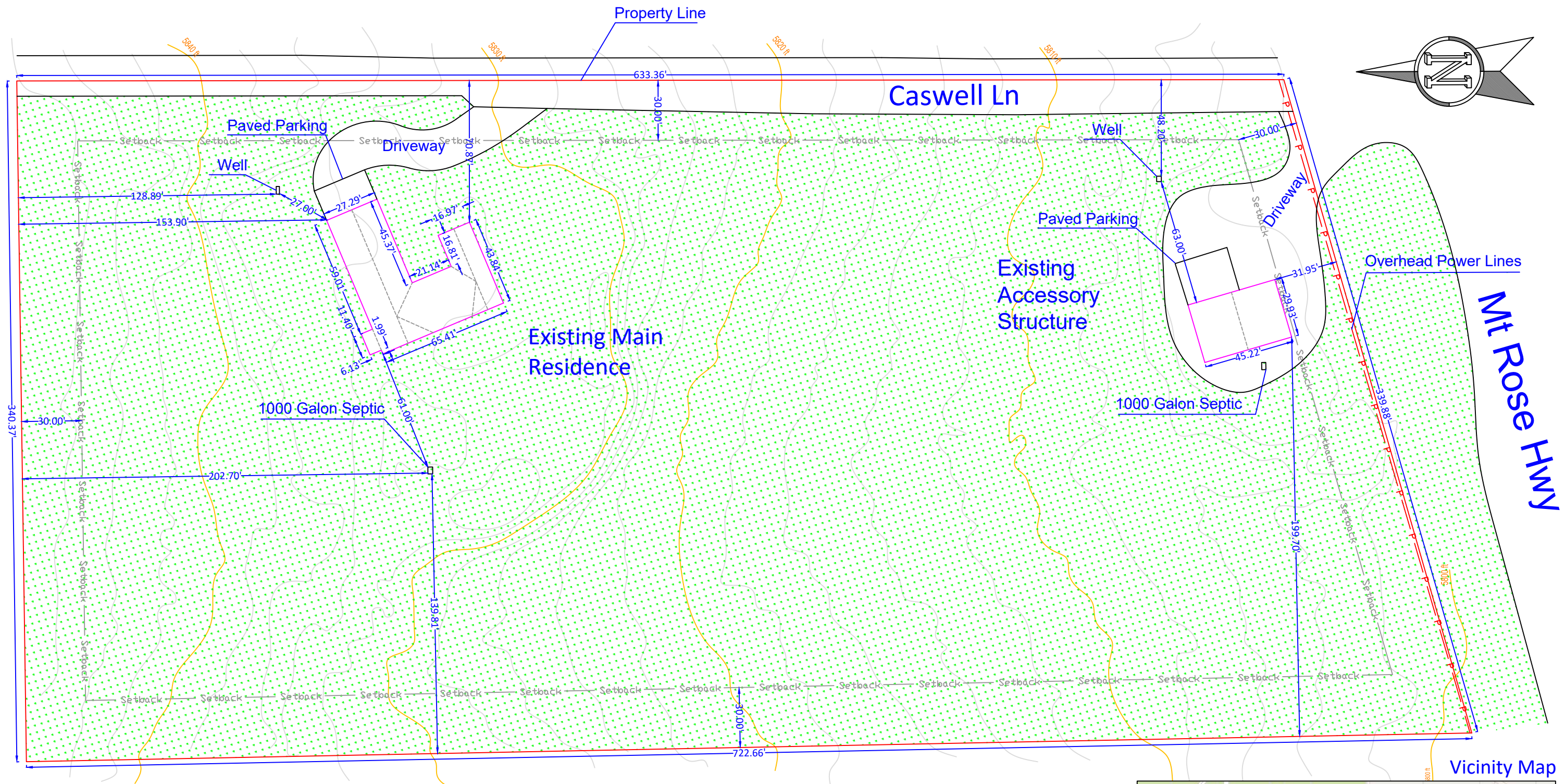
Cheryl Baldo-Manville
Notary Public in and for said county and state

My commission expires: 04/27/2023



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Vicinity Map



16295 Mt Rose Hwy
Reno, NV 89511
Scale: 1"=50'

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: Kurt Gilson	File No.: 032217RC	
Property Address: 16295 Mount Rose Hwy	Case No.: 5004482209	
City: Reno	State: NV	Zip: 89511
Lender: American Neighborhood Mortgage Acceptance Co		



**FRONT VIEW OF
SUBJECT PROPERTY**

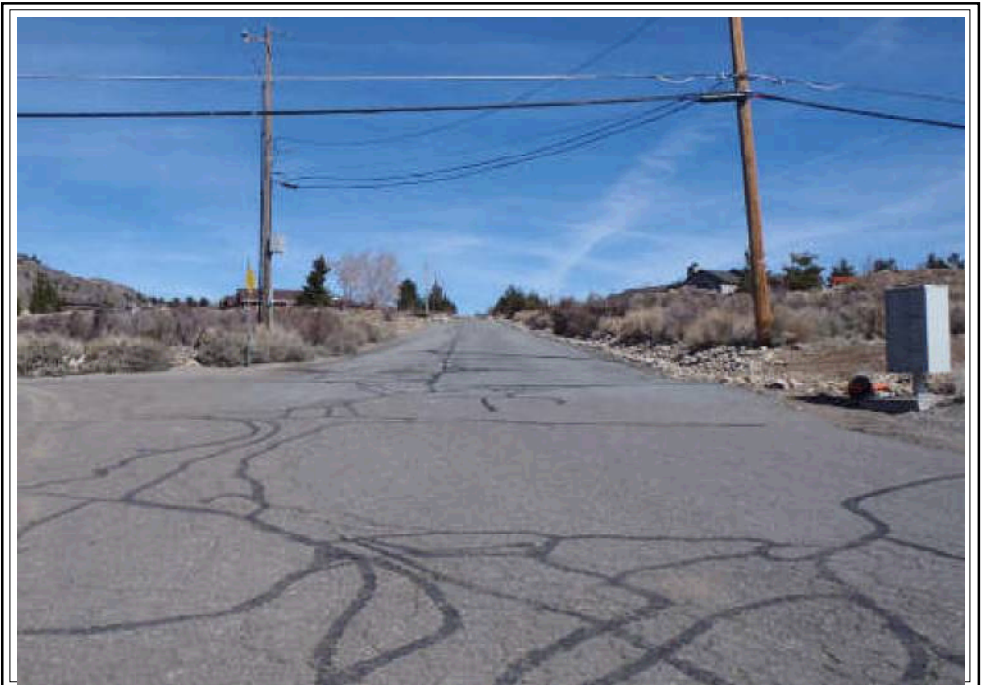
Appraised Date: March 21, 2022
Appraised Value: \$ 1,000,000

(East Side)



**REAR VIEW OF
SUBJECT PROPERTY**

(West Side)



STREET SCENE

Borrower: Kurt Gilson
Property Address: 16295 Mount Rose Hwy
City: Reno
Lender: American Neighborhood Mortgage Acceptance Co

File No.: 032217RC
Case No.: 5004482209
State: NV
Zip: 89511



Street Scene



Front Side



Front Side



Back Side



Front Side



Front

Borrower: Kurt Gilson
Property Address: 16295 Mount Rose Hwy
City: Reno
Lender: American Neighborhood Mortgage Acceptance Co

File No.: 032217RC
Case No.: 5004482209
State: NV
Zip: 89511



Front Shop, Office



Front Shop, Office



Front Shop, Office (East Side)



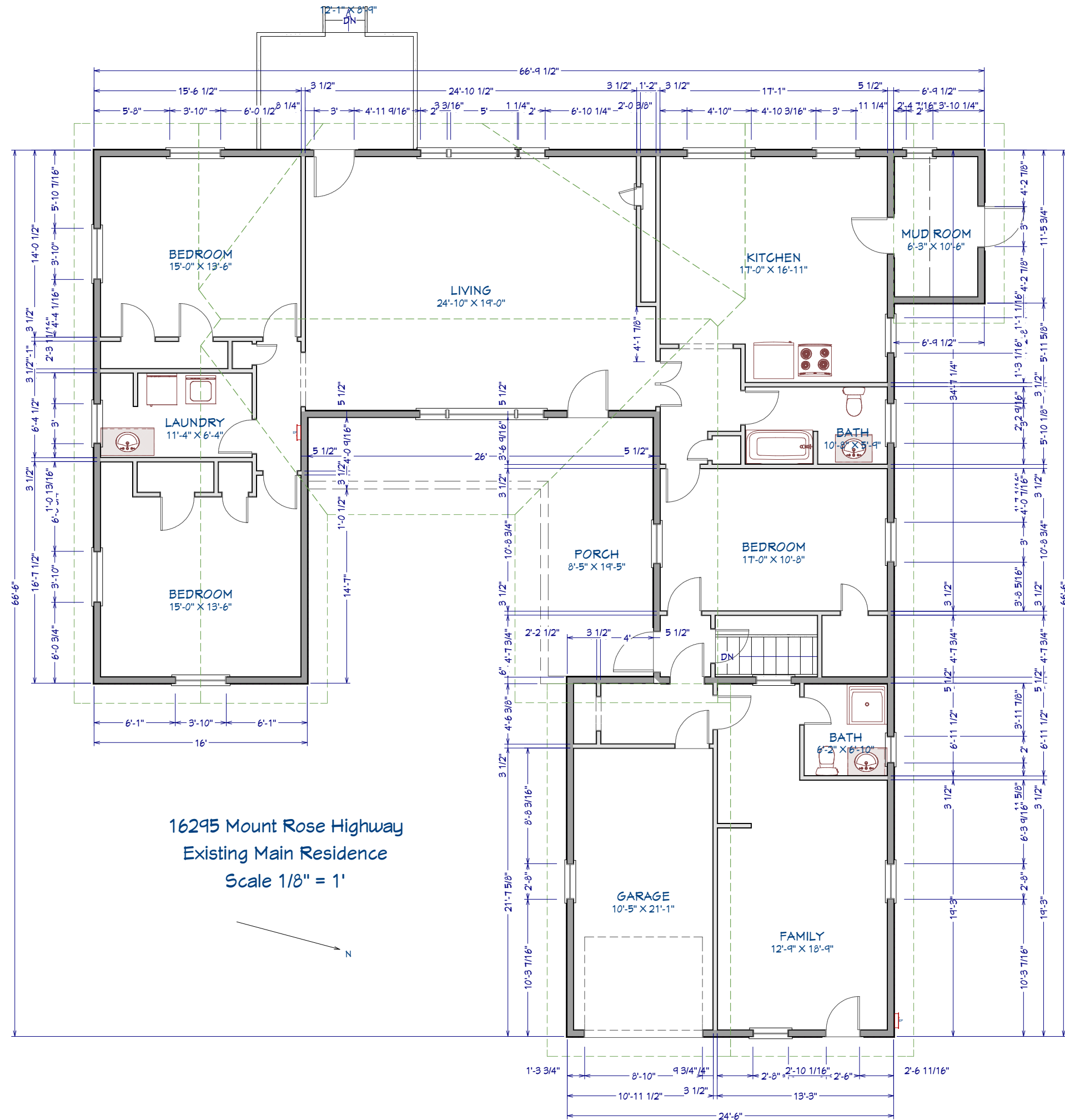
Back Side Shop, Office (South Side)



Front Side Shop, Office (North Side)



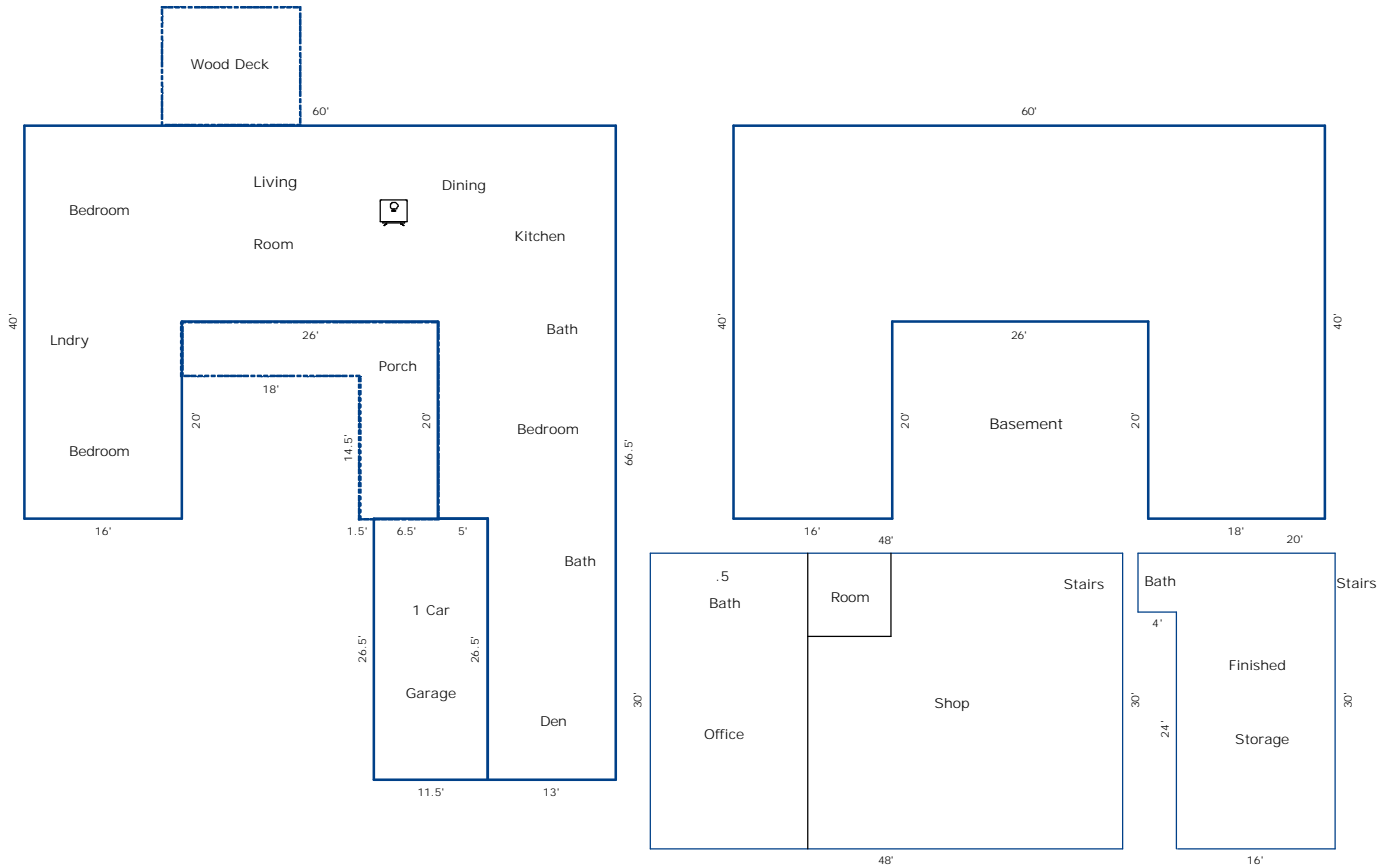
Rear Shop, Office (West Side)



FLOORPLAN SKETCH

Borrower: Kurt Gilson	File No.: 032217RC
Property Address: 16295 Mount Rose Hwy	Case No.: 5004482209
City: Reno	State: NV
Lender: American Neighborhood Mortgage Acceptance Co	Zip: 89511

Living Area from Appraisal

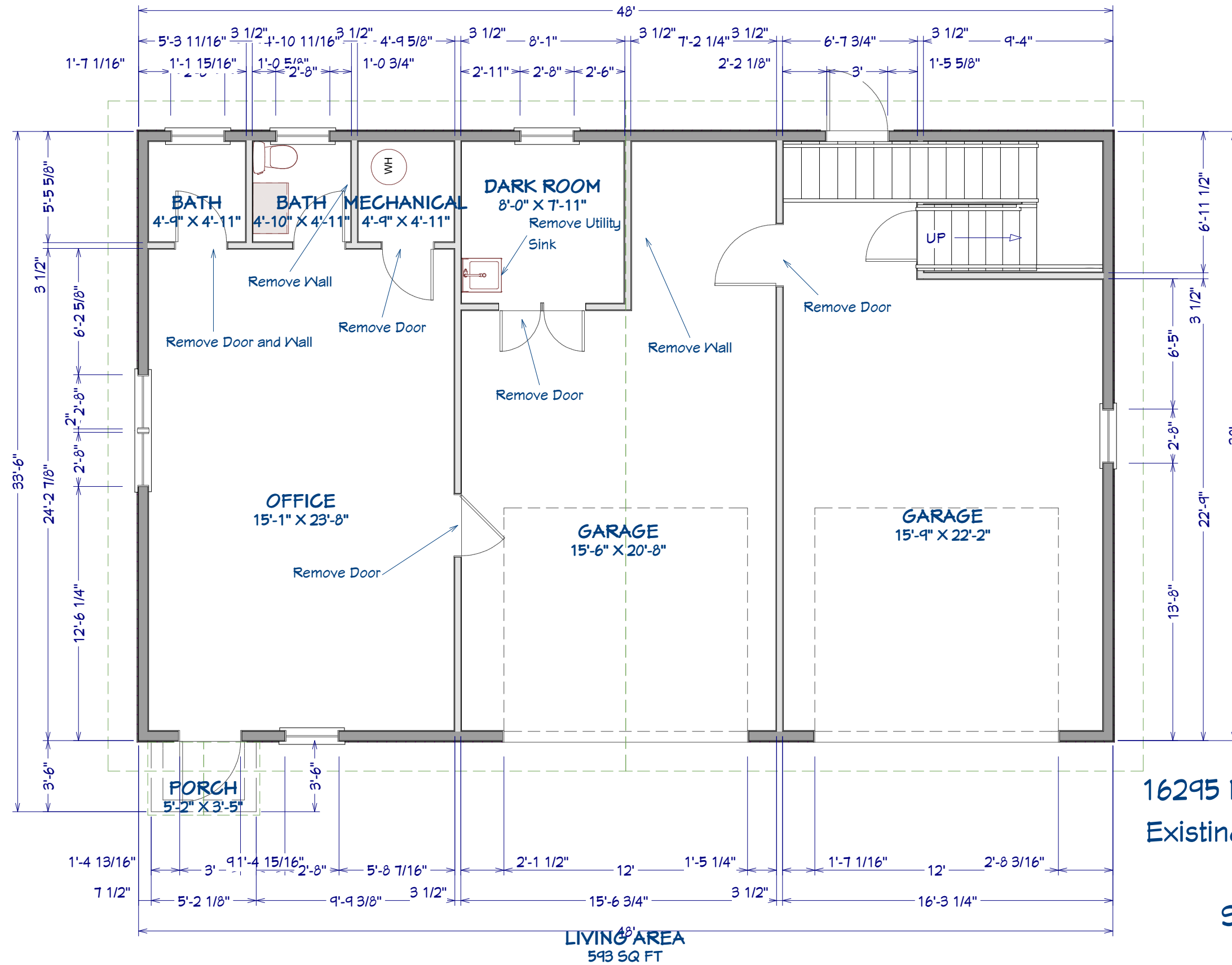


Sketch by Apex Medina™

Comments:

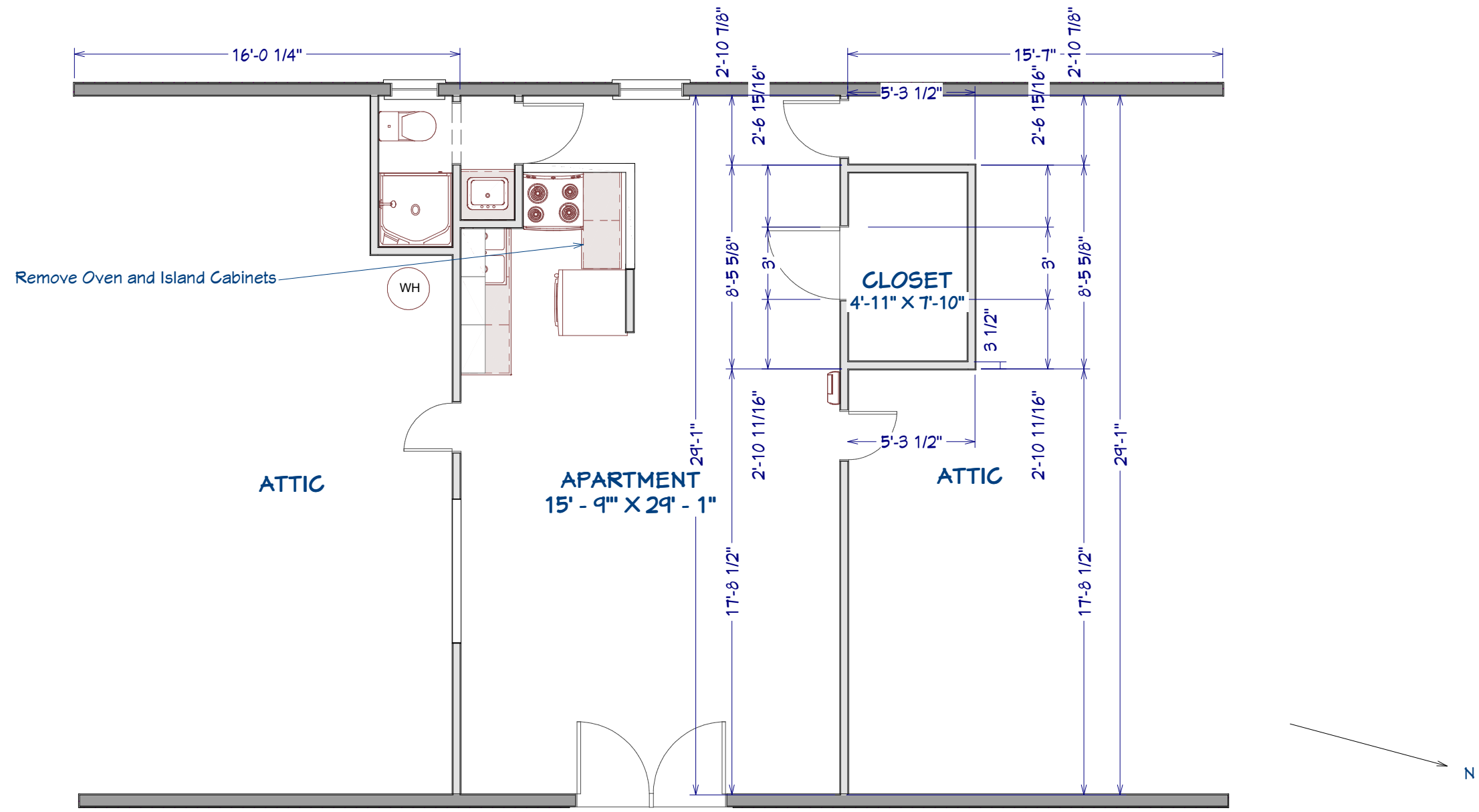
AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	2224.5	2224.5
BSMT	Basement	1880.0	1880.0
GAR	Garage	304.8	304.8
P/P	Porch	258.4	
	Wood Deck	168.0	426.4
OTH	Shop	1440.0	
	Finished Storage	504.0	1944.0
Net LIVABLE Area		(rounded)	2225

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
60.0	x	20.0	1200.0
26.5	x	13.0	344.5
20.0	x	18.0	360.0
20.0	x	16.0	320.0
4 Items			(rounded)
			2225

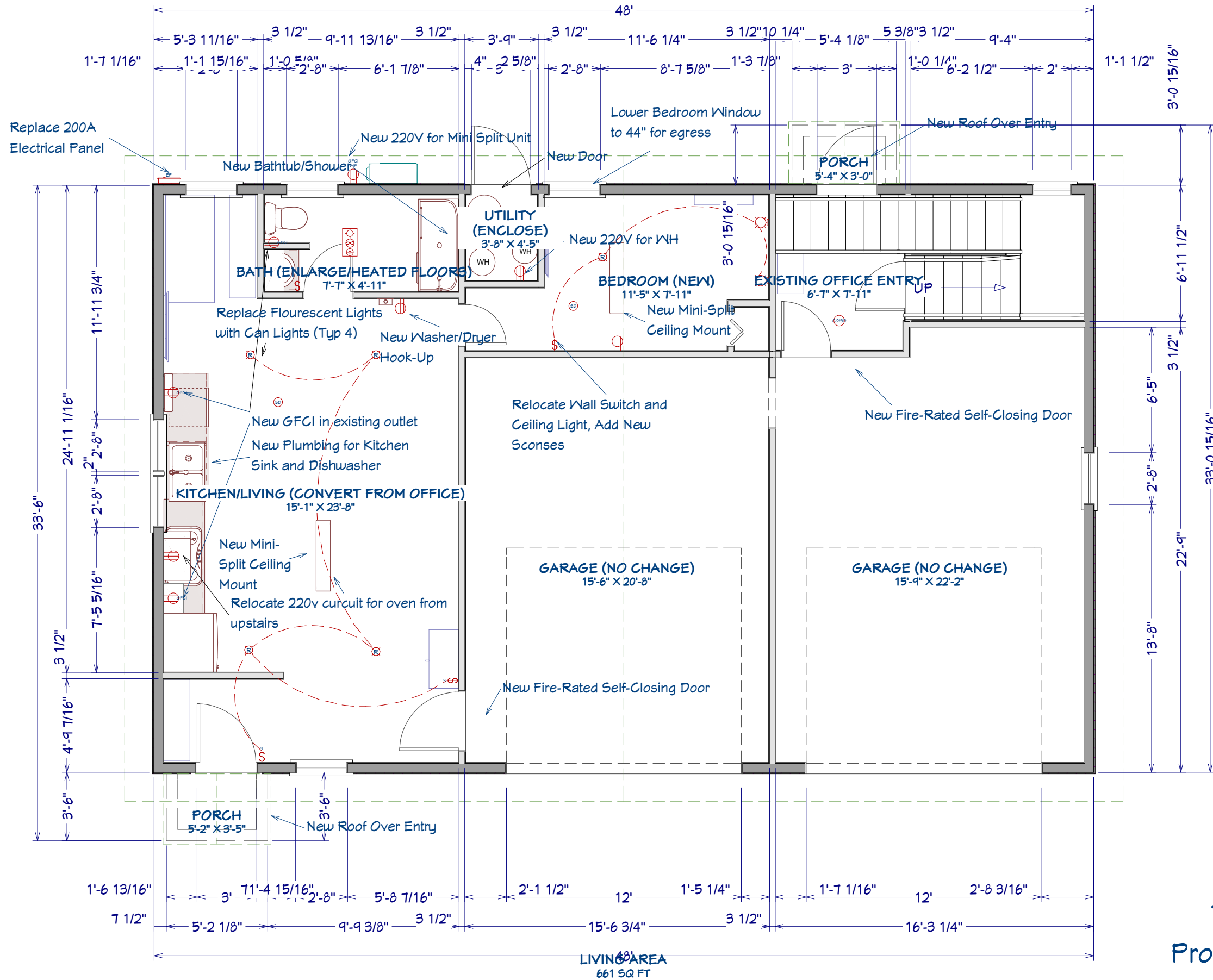


16295 Mount Rose Highway
 Existing Accessory Building
 First Floor
 Scale 3/16" = 1'

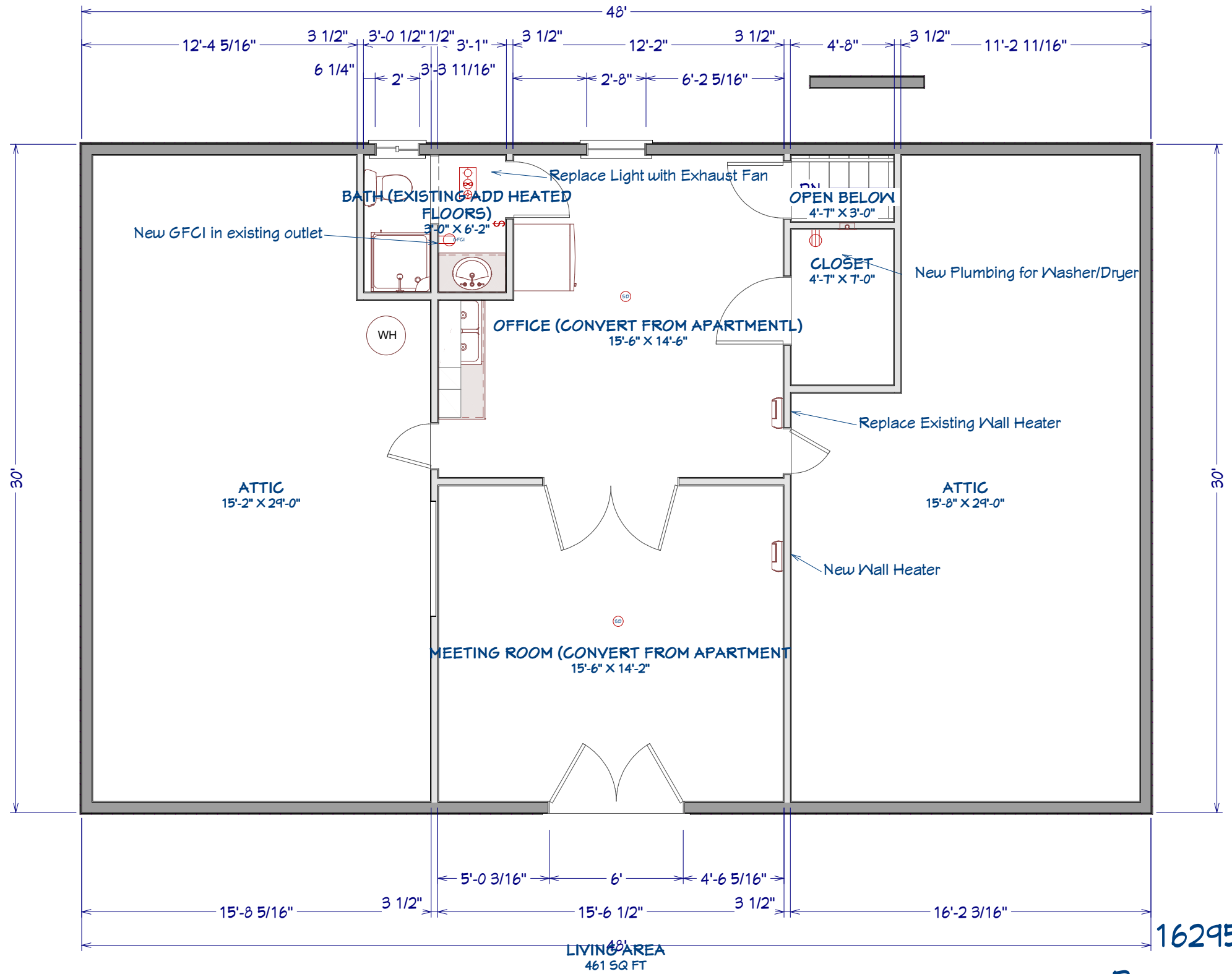
LIVING AREA
 593 SQ FT



16295 Mount Rose Highway
 Existing Accessory Building
 Second Floor
 Scale 3/16" = 1'



16295 Mount Rose Highway
 Proposed Accessory Dwelling Unit
 First Floor
 Scale 3/16" = 1'



16295 Mount Rose Highway
 Proposed Accessory Dwelling Unit
 Second Floor
 Scale 3/16" = 1'