



WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Planning and Building

1001 EAST 9TH STREET
 RENO, NEVADA 89512-2845
 PHONE (775) 328-6100
 FAX (775) 328.6133

Detached Accessory Dwelling Administrative Review Written Decision DADAR Case Number WDADAR22-0011

Subject: To establish a Detached Accessory Dwelling (DAD) unit of 1,500 square feet

Decision: **Approve with Conditions**

Decision Date: October 21, 2022

Staff Planner: Chris Bronczyk, Senior Planner
 Phone Number: 775.328.3612
 E-mail: cbronczyk@washoecounty.gov

Project Description

Detached Accessory Dwelling Administrative Review Case Number WDADAR22-0011 (Bruno DADAR) – For possible action by the Washoe County Director of Planning and Building to approve an administrative review permit for a detached accessory dwelling 1,500 square feet in size, with a 1,000 square foot garage, on a parcel of land with an existing main dwelling of 4,344 square feet.

- Applicant / Property Owner: Mark and Megan Bruno
- Location: 5375 Mountain Creek Court
- APN: 045-712-21
- Parcel Size: 1.048 Acres
- Master Plan: Suburban Residential (SR)
- Regulatory Zone: Low Density Suburban (LDS)
- Area Plan: Forest
- Development Code: Authorized in Article 306, Accessory Structures and Uses
- Commission District: 2 – Commissioner Lucey

Notice is hereby given that the Washoe County Planning and Building Division has granted approval with conditions of the above referenced case number/project based on compliance with Washoe County Code Section 110.306.25 and the specified conditions of approval. Conditions of Approval can be found on our website, https://www.washoecounty.gov/csd/planning_and_development/applications/index.php, choose your Commission District, and scroll to **Case Number WDADAR22-0011** or by contacting the Planning and Building Division at Planning@washoecounty.gov to request a paper copy (free of charge).

Any business license, certificate of occupancy or final approval shall not be issued until all of the Conditions of Approval are satisfied. Additionally, compliance shall be required with all federal, state and local statutes, ordinances and regulations applicable to the approved project.

This Written Decision will be effective 10 calendar days after the mailing date, as shown on the United States Postal Services' postmark on the outside of the envelope, unless the action is appealed. Appeals must be filed in writing with the Planning and Building Division within 10



INTEGRITY



EFFECTIVE COMMUNICATION



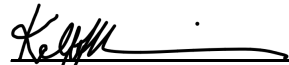
QUALITY PUBLIC SERVICE

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calendar days of the mailing date. If appealed, the outcome of the appeal shall be determined by the Washoe County Board of Adjustment.

This Written Decision does not authorize grading or building without issuance of the necessary permits from the Washoe County Planning and Building Division. You must obtain a building permit to convert the structure into a legal dwelling.

Washoe County Community Services Department
Planning and Building Division



Kelly Mullin, Director of Planning and Building
KM/CB/

Enclosed: Conditions of Approval

Property Owner: Mark and Megan Bruno
5375 Mountain Creek Court
Reno, NV 89511

Representative: Dynamic Diversified Development
5395 Mountain Creek Court
Reno, NV 89511



Conditions of Approval

Detached Accessory Dwelling Administrative Review Case Number
WDADAR22-0011

The project approved under Detached Accessory Dwelling Administrative Review Case Number WDADAR22-0011 shall be carried out in accordance with these conditions of approval granted on October 21, 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 detached accessory dwelling administrative review shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a certificate of occupancy by the Planning and Building Division. The agency responsible for determining compliance with a specific condition shall determine whether the condition has been 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 Planning and Building.

Compliance with the conditions of approval related to this administrative review is the responsibility of the applicant, his/her successor in interest, and all owners, and occupants of the property. Failure to comply with any of the conditions imposed in the approval of the Administrative Review Permit may result in the initiation of revocation procedures.

For the purpose of conditions imposed by Washoe County, “may” is permissive and “shall” or “must” is mandatory.

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. Planning:

The following conditions are requirements of Planning and Building, which shall be responsible for determining compliance with these conditions.

Contact Name – Chris Bronczyk; Senior Planner; 775.328.3612
cbronczyk@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 detached accessory dwelling administrative review.**
- b. The applicant shall demonstrate substantial conformance to the plans approved as part of this administrative review permit. Planning and Building shall determine compliance with this condition.
- c. The applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and initial building permits shall be issued within two years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits.
- d. Construction hours are 7am to 7pm Monday through Saturday.
- e. The detached accessory dwelling shall be of similar color and materials as the primary residence.
- f. The applicant shall add several evergreen and deciduous trees to further screen the detached accessory unit.
- g. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any cairn or grave of a Native American be discovered during site development, work shall temporarily be halted at the specific site and the Sheriff's Office as well as the State Historic Preservation Office of the Department of Conservation and Natural Resources shall be immediately notified per NRS 383.170.

2. Building

Contact Name – Rosa Landis, Plans Examiner, 775.328.2034, rlandis@washoecounty.gov

- h. The detached accessory dwelling unit must comply with the 2018 IRC, 2018 IWUIC, and 2018 Northern Nevada Amendments. This project is in a high fire risk area. Please have the applicant contact Truckee Meadows Fire Protection District to determine if the property has a conforming water source and the amount of defensible space that can be provided. The applicant can use this information to determine the required IWUIC IR construction classification using the table below.

TABLE 503.1 IGNITION-RESISTANT CONSTRUCTION						
DEFENSIBLE SPACE (Chapter 6)	Fire Hazard Severity (Chapter 4)					
	Moderate Hazard		High Hazard		Extreme Hazard	
	Water Supply		Water Supply		Water Supply	
	Conforming	Nonconforming	Conforming	Nonconforming	Conforming	Nonconforming
Nonconforming	IR 2	IR 1	IR 1	IR 1 NC	IR 1 NC	Not Permitted
Conforming	IR 3	IR 2	IR 2	IR 1	IR 1	IR 1 NC
1.5 Conforming	Not Required	IR 3	IR 3	IR 2	IR 2	IR 1

Note: IR 1 NC shall have exterior walls of 1 hour fire resistive construction and exterior siding material shall be noncombustible.

Washoe County Engineering and Capital Projects

2. The following conditions are requirements of Planning and Development, which shall be responsible for determining compliance with these conditions.

Contact Name – Robert Wimer, P.E, 775.328.2059, rwimer@washoecounty.gov

- a. The Regional Road Impact Fee (RRIF) will be charged at the multi-family rate for one unit with the building permit for the accessory dwelling.
- b. An updated or new hydrology report will be required to address the additional stormwater volume and peak flow that may be created by the project, including the analysis of the existing storm water detention pond. Modification of the existing pond will be required to accommodate any impacts determined in the updated or new hydrology report.

Washoe County Water Rights

3. The following condition is a requirement of the Water Rights Coordinator, which shall be responsible for determining compliance with this condition.

Contact Name – Timber Weiss, Title, 775.954.4626, tweiss@washoecounty.gov

- a. The applicant shall provide a letter of acknowledgement from TMWA which will indicate the adequacy of water rights to support the Detached Dwelling.

Truckee Meadows Fire Protection District

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

Contact Name – Brittany Lemon, Fire Captain, 775.326.6079, blemon@tmfpd.us

- a. This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply. <https://tmfpd.us/fire-code/>

*** End of Conditions ***