

## 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.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: <i>(DADAR) Detached Accessory Dwelling</i>			
Project Description:			
Project Address: <i>12060 Albert way Reno N.V. 89506</i>			
Project Area (acres or square feet): <i>1.058 acres</i>			
Project Location (with point of reference to major cross streets AND area locator): <i>Lemon Valley</i>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
<i>086-303-67</i>	<i>1.058</i>		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: <i>Oscar Daniel Maya Lozada</i>		Name:	
Address: <i>12060 Albert way</i>		Address:	
<i>Reno N.V. Zip: 89506</i>		Zip:	
Phone: <i>(805) 206-6610</i> Fax:		Phone: Fax:	
Email: <i>maya64.jr@gmail.com</i>		Email:	
Cell: <i>(805) 206 6610</i> Other:		Cell: Other:	
Contact Person: <i>Oscar</i>		Contact Person:	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: <i>Oscar Daniel maya Lozada</i>		Name:	
Address: <i>12060 Albert way</i>		Address:	
<i>Reno NV. Zip: 89506</i>		Zip:	
Phone: Fax:		Phone: Fax:	
Email: <i>maya64.jr@gmail.com</i>		Email:	
Cell: <i>(805) 206-6610</i> Other:		Cell: Other:	
Contact Person: <i>Oscar</i>		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:** Pedro Maya Robles

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, Pedro Maya Robles  
(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): 086-303-17

Printed Name Pedro Maya Robles

Signed Pedromaya Robles

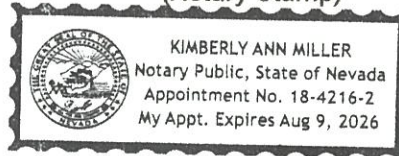
Address 12070 Albert way Reno NV 89506

Subscribed and sworn to before me this  
5 day of December, 2022.

Kimberly Ann Miller  
Notary Public in and for said county and state

My commission expires: Aug 9 2022

(Notary Stamp)



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

- 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:** Oscar Daniel Maya Lozada

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, Oscar Daniel Maya Lozada  
(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): 086-303-17

Printed Name Oscar Daniel Maya Lozada

Signed *[Signature]*

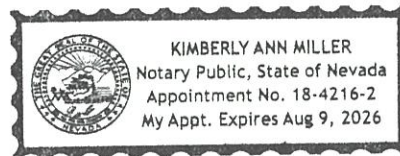
Address 12060 Albert Way Reno NV 89506

*[Signature]* *KAM*

Subscribed and sworn to before me this  
5 day of December, 2022

Kimberly Ann Miller  
Washoe County Nevada  
Notary Public in and for said county and state

(Notary Stamp)



My commission expires: Aug 9 2026

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

- 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

**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)?

1568 sq ft

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.

mobile Home 14x56 784 sq ft / 1983 year

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

set secondary dwelling in same position as main dwelling, and have separate back yards and parking space for each unit.

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?

There's 3 off-street parking spaces, no new roadways required

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?

I will keep lighting to a minimal and stay away from vegetation that doesn't need removal

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?

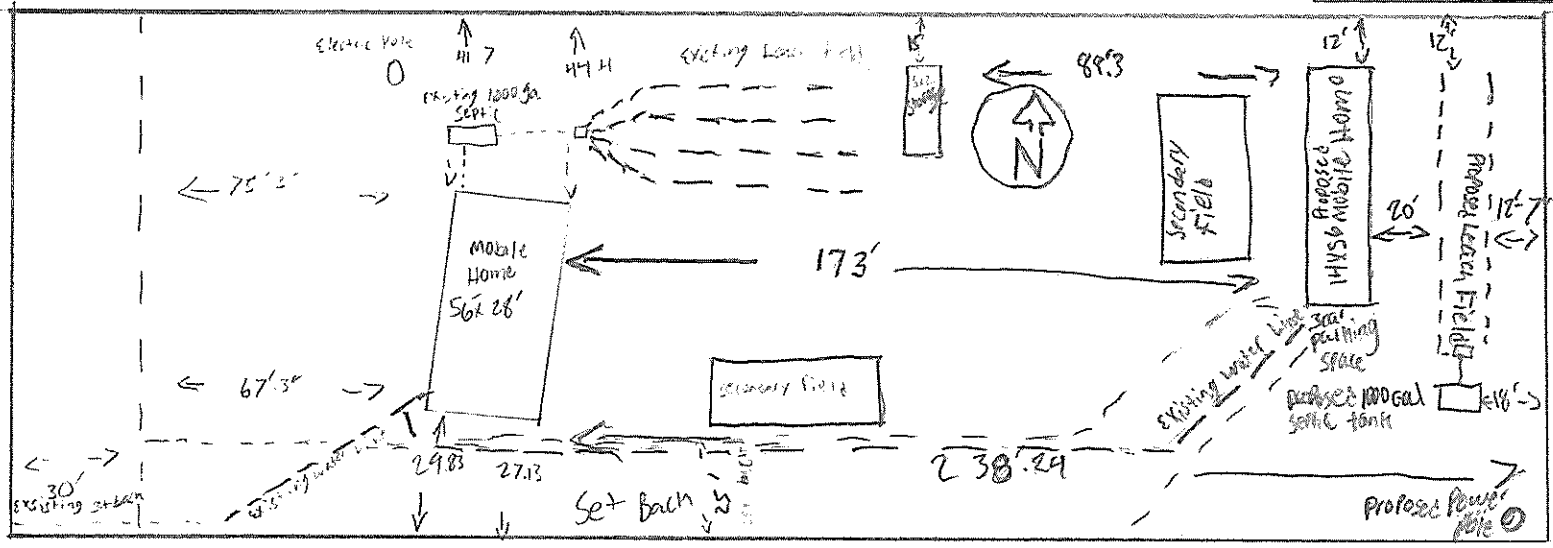
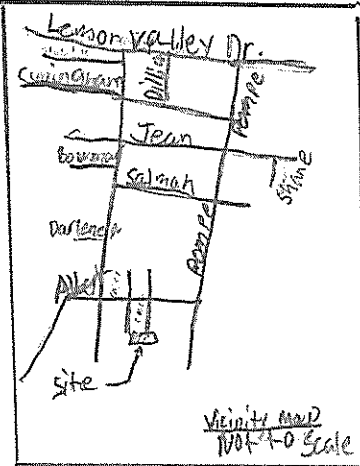
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, please attach a copy.
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9. Only one accessory dwelling unit, whether attached or detached, is allowed per parcel. Is there a guest apartment, mother-in-law unit, next-gen addition 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:

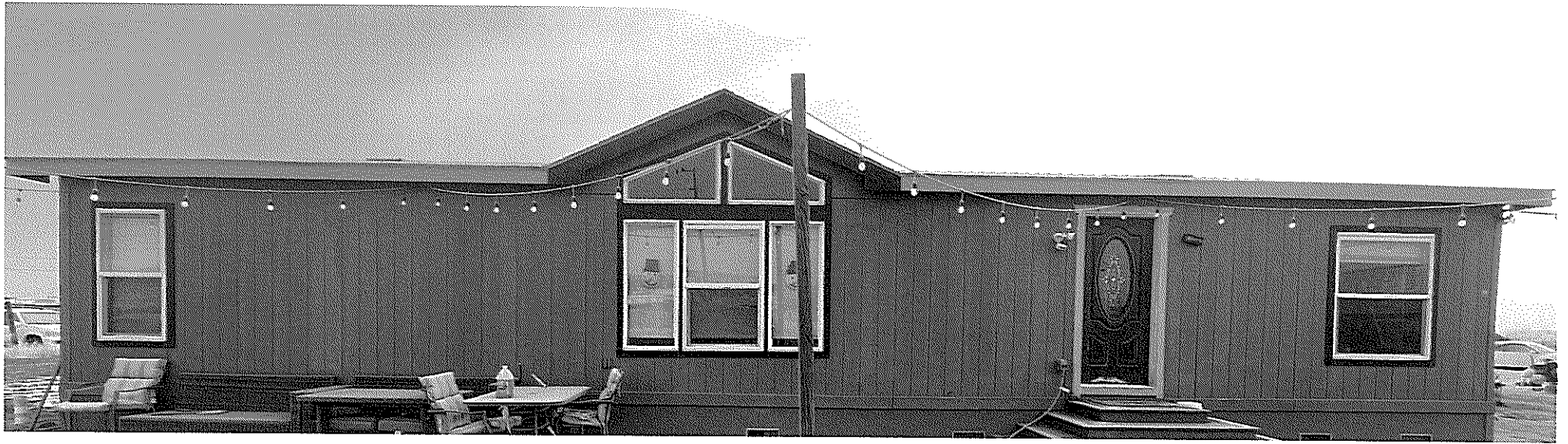
	Main Dwelling	Accessory Dwelling
Sewer Service	Septic	Septic
Electrical Service	N.V. energy	N.V. energy
Solid Waste Disposal Service	waste management	waste management
Water Service	Truckee meadows water	Truckee meadows water



Scale 1" = 66'

Oscar Danzi Maya Lezada  
 4030 Albert way  
 Reno N.V. 89506  
 APN 086-303-17  
 12/3/22





Front Side Elevation



Rear Elevation





Left Side Elevation



Right Side Elevation



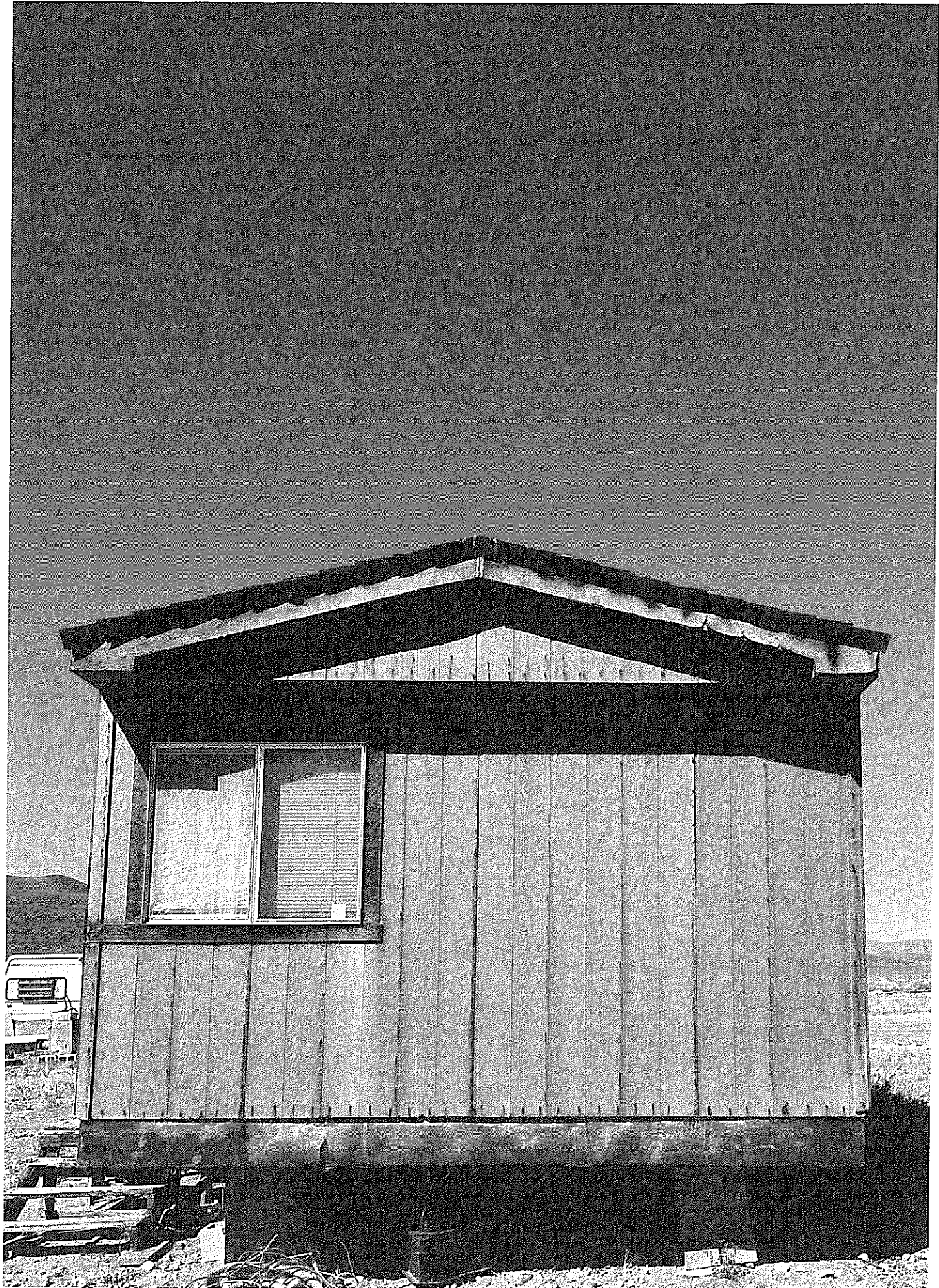


Front Elevation

Rear Elevation





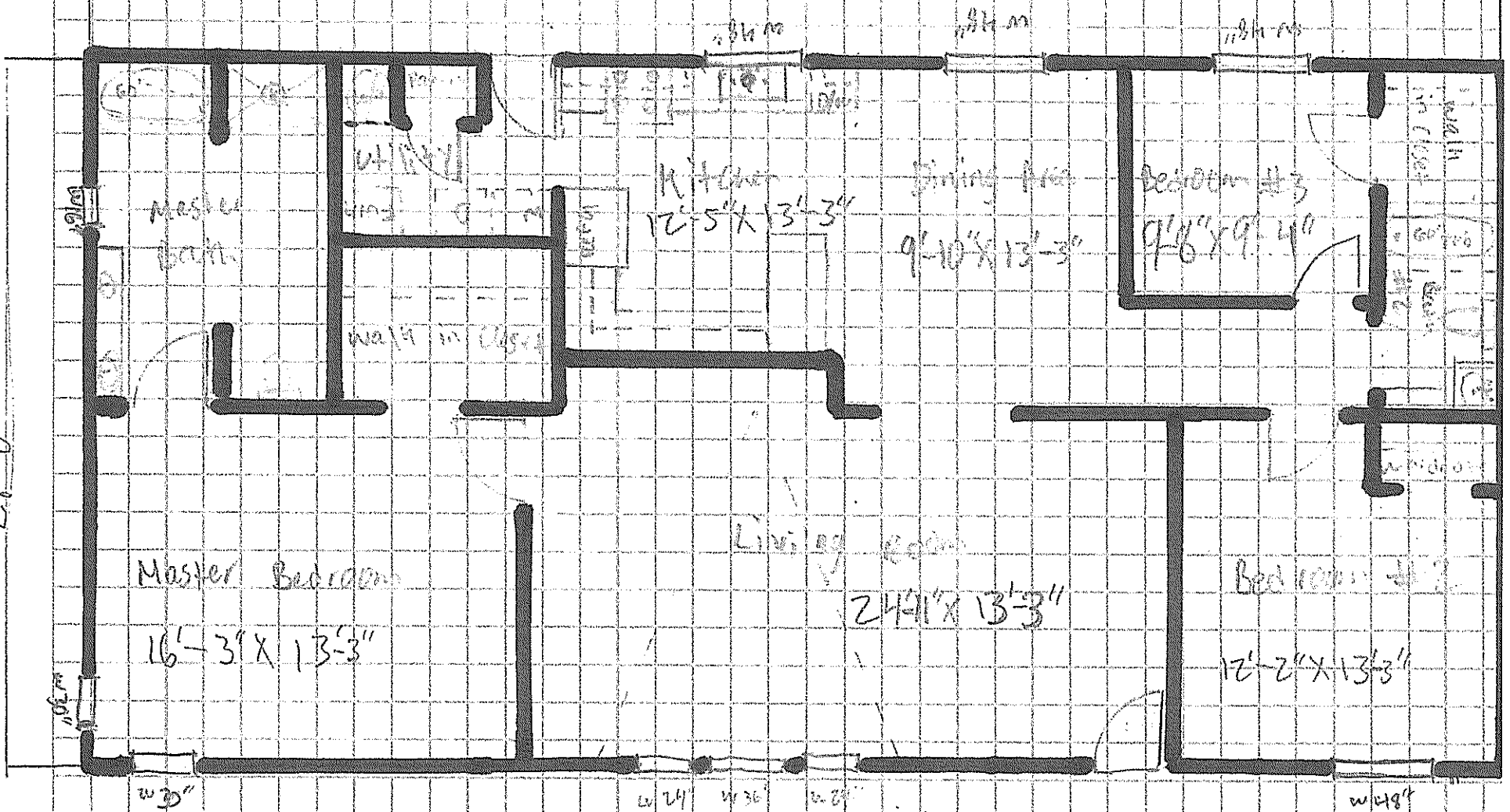


Right Side Elevation



56' 0"

28' 0"

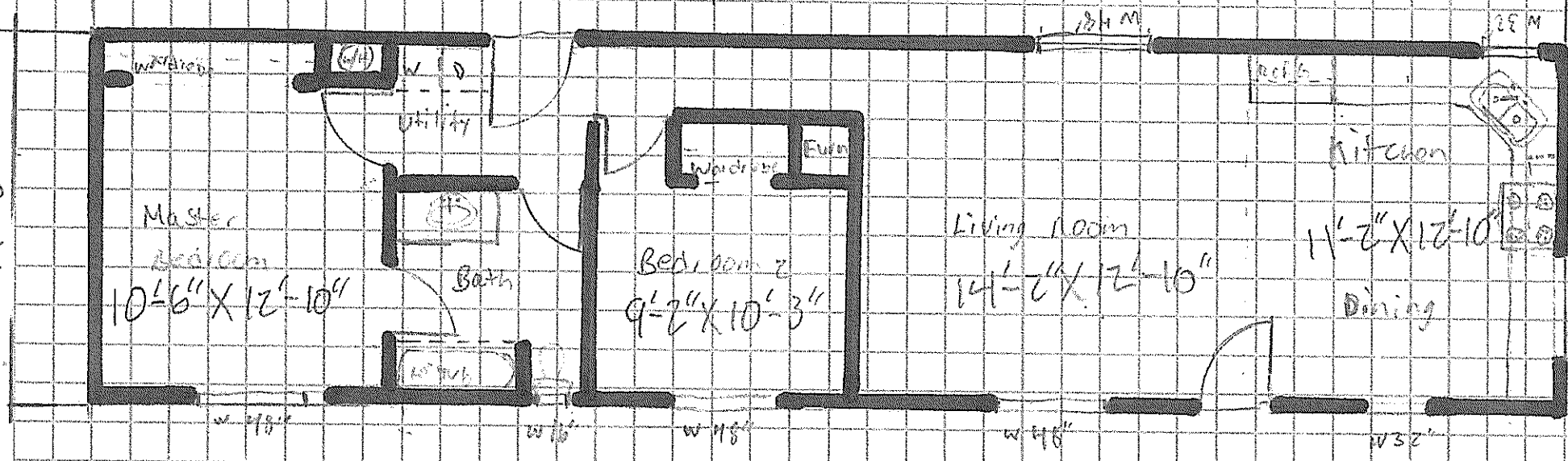


Scale 1/8" = 3'



14'-0"

56'-0"



Scale 1/8" = 3'