



Board of Adjustment Staff Report

Meeting Date: December 1, 2022

Agenda Item: 8C

SPECIAL USE PERMIT CASE NUMBER: WSUP22-0023 (Rose DADAR)

BRIEF SUMMARY OF REQUEST: To allow a 800 square foot detached accessory dwelling unit.

STAFF PLANNER: Roger Pelham, Senior Planner
Phone Number: 775.328.3622
E-mail: rpelham@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion, and possible action to approve a special use permit to allow a 800 sq. ft. detached accessory dwelling unit on the parcel with the regulatory zoning of Medium Density Suburban (MDS) as required by Washoe County Code 110.306.25.

Applicant / Property Owner: Kenneth G. Rose Family Trust

Location: 35 Riata Court

APN: 140-051-16

Parcel Size: 0.508 Acres

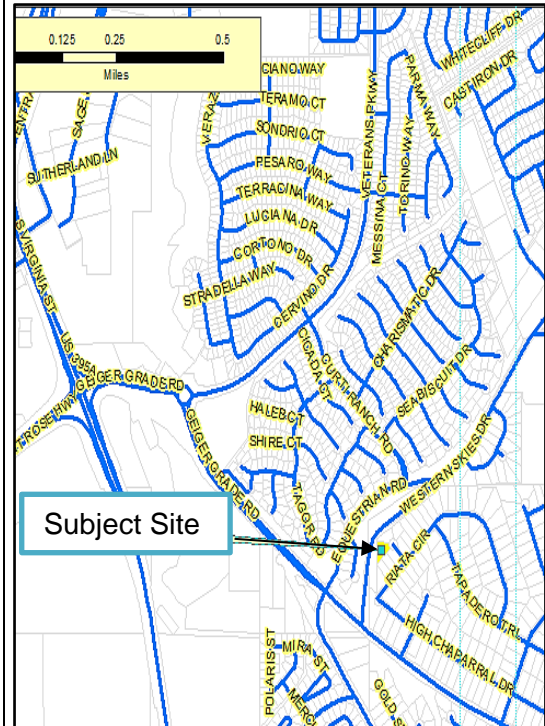
Master Plan: Suburban Residential (SR)

Regulatory Zone: Medium Density Suburban (MDS)

Area Plan: Southeast Truckee Meadows

Development Code: Authorized in Article 810, Special Use Permits

Commission District: 2 – Commissioner Lucey



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 with conditions Special Use Permit Case Number WSUP22-0023 for Kenneth G. Rose Family Trust, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30.

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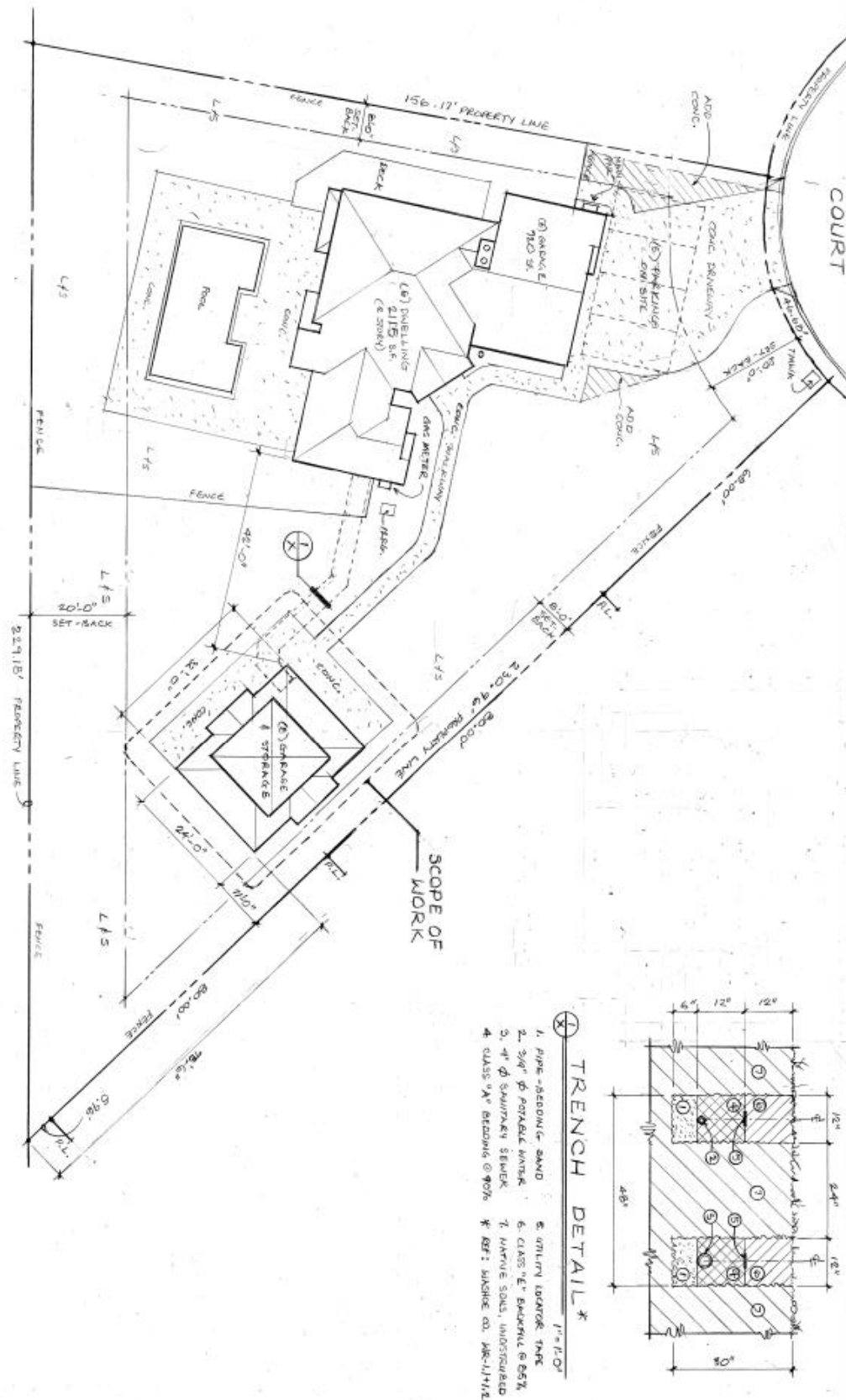
Special Use Permit

The purpose of a special use permit is to allow a method of review to identify any potential harmful impacts on adjacent properties or surrounding areas for uses that may be appropriate within a regulatory zone; and to provide for a procedure whereby such uses might be permitted by further restricting or conditioning them so as to mitigate or eliminate possible adverse impacts. If the Board of Adjustment grants an approval of the special use permit, that approval is subject to conditions of approval. Conditions of approval are requirements that need to be completed during different stages of the proposed project. Those stages are typically:

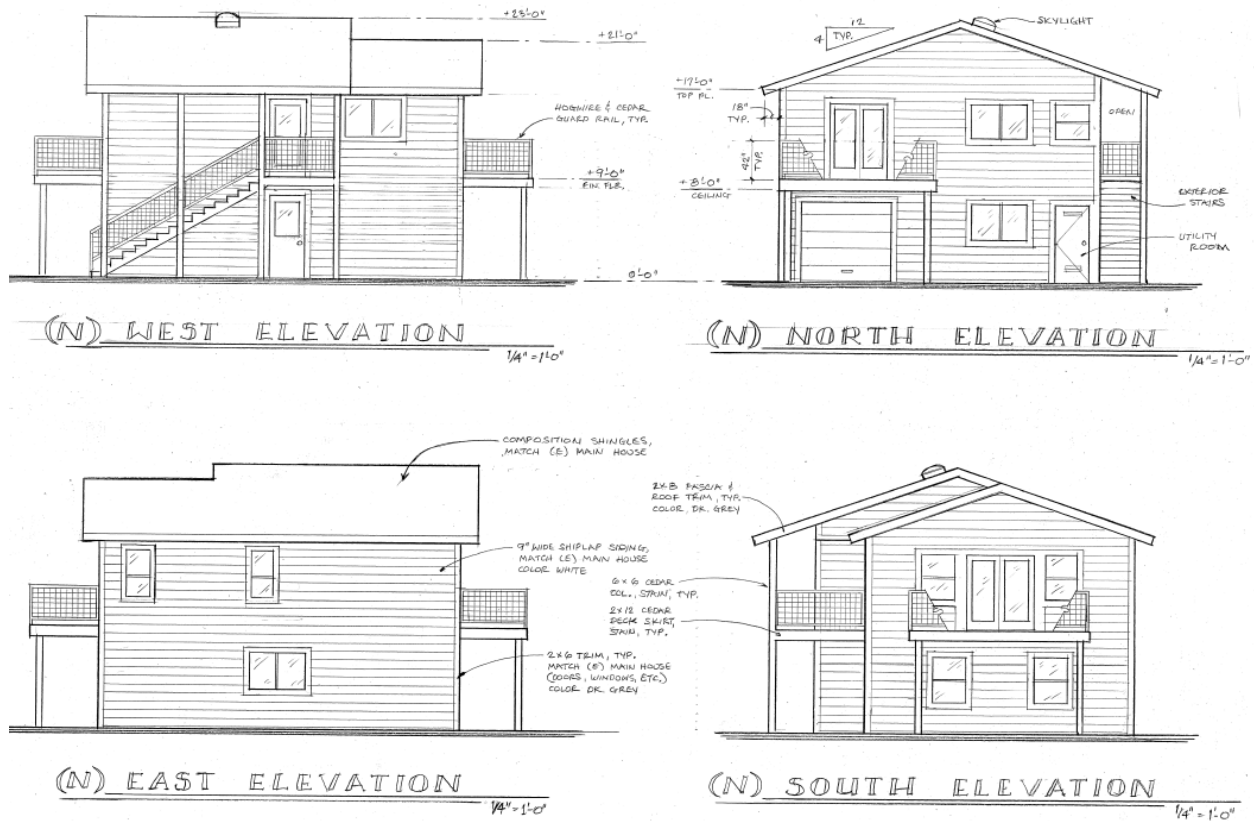
- Prior to permit issuance (i.e. a grading permit, a building permit, etc.)
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure
- Prior to the issuance of a business license or other permits/licenses
- Some conditions of approval are referred to as “operational conditions.” These conditions must be continually complied with for the life of the business or project.

The conditions of approval for Special Use Permit Case Number WSUP22-0023 are attached to this staff report and will be included with the action order.

The subject property is designated as Medium Density Suburban (MDS). The proposed use of detached accessory dwelling unit which is classified as a residential use is permitted in MDS with a special use permit per WCC Table 110.302.05.1. and WCC 110.306.25. Therefore, the applicant is seeking approval of this SUP from the Board of Adjustment.



Site Plan



Proposed Elevations

Project Evaluation

The applicant is requesting a special use permit to approve an ±800 sq. ft. detached accessory dwelling unit (DAD) on the same parcel of land where a ±2,883 sq. ft. residence is located, the existing residence includes a converted garage. The parcel has a regulatory zone of Medium Density Suburban (MDS) and a special use permit is required for detached accessory dwellings in the MDS regulatory zone per WCC Table 110.302.05.1 and 110.306. 25.

The detached accessory dwelling (DAD) will include a bedroom, a bathroom, kitchen and living room (See floor plans above). Parking is available on the ground floor of the building. The parcel is currently receiving water service from the Truckee Meadows Water Authority (TMWA). The subject parcel is served by a municipal water and sewer. The setbacks for MDS are 20 feet in the front and rear and 8 feet on the sides, the DAD will meet all MDS setback requirements.

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
Washoe County Engineering & Capital Projects	X	X	X	Dwayne Smith, desmith@washoecounty.gov
Washoe County Land Development (All Apps)	X	X	X	Rob Wimer, rwimer@washoecounty.gov
Washoe County Parks & Open Space	X	X		
Washoe County Sewer	X	X	X	Tim Simpson, tsimpson@washoecounty.gov
Washoe County Traffic	X	X	X	Mitch Fink, MFink@washoecounty.gov
Washoe County Water Rights Manager (All Apps)	X	X	X	Timber Weiss, tweiss@washoecounty.gov
WCHD EMS	X	X		
WCHD Environmental Health	X			
TMFPD	X			
Regional Transportation Commission (All Apps)	X			
Washoe-Storey Conservation District (All Apps)	X	X		

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

Staff Comment on Required Findings

WCC Section 110.810.30, Article 810, *Special Use Permits*, requires that all of the following findings be made to the satisfaction of the Washoe County Board of Adjustment before granting approval of the request. Staff has completed an analysis of the special use permit 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 Southeast Truckee Meadows Area Plan.

Staff Comment: The application request is consistent with the Master Plan and the Southeast Truckee Meadows 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: The subject parcel is served by municipal water and sewer. The proposed DAD is not expected to create any substantial impact on utilities, roadways, sanitation, water supply, drainage, or other facilities.

- (c) **Site Suitability.** That the site is physically suitable for detached accessory dwelling unit, and for the intensity of such a development.

Staff Comment: The parcel is being used for residential housing and the proposed detached accessory dwelling unit will be constructed to meet all Washoe County codes. The detached dwelling unit will meet the setbacks for the MDS regulatory zone.

- (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 site has a residence on the property, as do the surrounding properties. The addition of a detached accessory dwelling unit will have minimum impact to the 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 are no military installations in the area.

Recommendation

After a thorough analysis and review, Special Use Permit Case Number WSUP22-0023 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 with conditions Special Use Permit Case Number WSUP22-0023 for Kenneth G. Rose Family Trust, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30:

- (a) Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Southeast Truckee Meadows 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 detached accessory dwelling, 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 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 mailed to the applicant.

Applicant: Kenneth G. Rose Trust
Krse101@gmail.com

Others: Kate Rose
kateinreno@aol.com



Conditions of Approval

Special Use Permit Case Number WSUP22-0023

The project approved under Special Use Permit Case Number WSUP22-0023 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on December 1, 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.

Unless otherwise specified, all conditions related to the approval of this special use 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 special use 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 special use permit may result in the institution of revocation procedures.

Washoe County reserves the right to review and revise the conditions of approval related to this special use 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 Planning and Building, which shall be responsible for determining compliance with these conditions.

**Contact Name – Roger Pelham, Senior Planner, 775.328-3622,
rpelham@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 special use permit.**
- b. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit.
- 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. 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.

- d. The accessory dwelling shall match the main dwelling in color, general architectural style and choice of building and roofing materials.
- e. Construction activities shall be limited to the hours between 7am and 7pm Monday through Saturday only.
- f. The detached accessory dwelling must meet the requirements for a dwelling in the 2018 IRC, 2018 IWUIC, and 2018 Northern Nevada Amendments. This project is in a moderate fire risk area with what appears to be a conforming water source. Please have the applicant contact Truckee Meadows Fire Protection District to confirm the water source and determine the amount of defensible space that can be provided. The applicant can use the information provided to determine the appropriate WUI IR classification. (Moderate w/ conforming water – IR2 with non-conforming defensible space, IR3 with 30' of defensible space, WUI construction not required with 45' of defensible space.)

Washoe County Engineering and Capital Projects

2. The following conditions are requirements of the Engineering Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Robert Weimer, 775.328-2059, rwimer@washoecounty.gov

- a. The following note shall be added to the construction drawings; “All properties, regardless if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties.”
- b. The Regional Road Impact Fee (RRIF) will be charged at the multi-family rate for one unit with the building permit.

Truckee Meadows Fire Protection District

3. 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 – Dale Way, Deputy Fire Chief, 775.326.6000, dway@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 ***

WSUP22-0023 Exhibit B

Washoe County Building Comment:

Item 5 -WSUP22-0023 (Rose DADAR)

- The detached accessory dwelling must meet the requirements for a dwelling in the 2018 IRC, 2018 IWUIC, and 2018 Northern Nevada Amendments. This project is in a moderate fire risk area with what appears to be a conforming water source. Please have the applicant contact Truckee Meadows Fire Protection District to confirm the water source and determine the amount of defensible space that can be provided. The applicant can use the information provided to determine the appropriate WUI IR classification. (Moderate w/ conforming water – IR2 with non-conforming defensible space, IR3 with 30’ of defensible space, WUI construction not required with 45’ of defensible space.)

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.

WSUP22-0023 Exhibit B

From: [Way, Dale](#)
To: [Bronczyk, Christopher](#)
Cc: [Lemon, Brittany](#)
Subject: WSUP22-0023 (Rose DADAR)
Date: Friday, September 16, 2022 9:47:46 AM
Attachments: [image001.png](#)

Chris,

TMFPD has no specific comments or special Conditions of Approval on this request.

“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/>.

Thank you.

Dale Way

Deputy Fire Chief | Truckee Meadows Fire & Rescue

dway@tmfpd.us | Office: 775.326-6000

3663 Barron Way, Reno, NV 89511



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

WSUP22-0023 Exhibit B



WASHOE COUNTY COMMUNITY SERVICES INTEGRITY COMMUNICATION SERVICE

1001 E. 9th St.
Reno, NV 89512
Reno, Nevada 89520-0027
Phone: (775) 328-3600
Fax: (775) 328-3699

September 28, 2022

TO: Chris Bronczyk, Senior Planner, CSD, Planning & Development Division

FROM: Timber Weiss, Licensed Engineer, CSD

SUBJECT: Special Use Permit Case Number WSUP22-0023 (Rose DADAR)

Project description:

The applicant is proposing to approve a special use permit to allow a 768 sq. ft. detached accessory dwelling unit on the parcel with the regulatory zoning of Medium Density Suburban (MDS) as required by Washoe County Code 110.306.25.

Location: 35 Riata Court, APN: 140-051-16.

The Community Services Department (CSD) recommends approval of this project with the following Water Rights conditions:

The parcel is currently receiving water service from the Truckee Meadows Water Authority (TMWA). The applicant shall provide a letter of acknowledgement from TMWA which will indicate the adequacy of water rights to support the Detached Dwelling.

TMWA may require additional water rights or if there is sufficient water rights to support the Detached Dwelling, TMWA will simply issues a letter indicating no additional water rights are necessary.



WSUP22-0023 Exhibit B



COMMUNITY
SERVICES DEPARTMENT

Engineering and Capital Projects

Date: September 27, 2022

To: Chris Bronczyk, Planner

From: Robert Wimer, P.E., Licensed Engineer

Re: Special Use Permit for **Rose DADAR WSUP22-0023**
APN 140-051-16

GENERAL PROJECT DISCUSSION

Washoe County Engineering staff has reviewed the above referenced application. The Special Use Permit is for the construction of a detached accessory dwelling and is located on approximately 0.508 acres in the Virginia Foothills, 0.5 miles east of Interstate 580 intersection with Nevada Highway 341. The Engineering and Capital Projects Division recommends approval with the following comments and conditions of approval which supplement applicable County Code and are based upon our review of the site and the application prepared by Ken Rose Architect. The County Engineer shall determine compliance with the following conditions of approval.

For questions related to sections below, please see the contact name provided.

GENERAL CONDITIONS

Contact Information: Robert Wimer, P.E. (775) 328-2059

1. No general engineering conditions.

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

Contact Information: Robert Wimer, P.E. (775) 328-2059

1. The following note shall be added to the construction drawings; "All properties, regardless if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Contact Information: Mitch Fink, (775) 328-2050

1. The Regional Road Impact Fee (RRIF) will be charged at the multi-family rate for one unit with the building permit

WSUP22-0023 Exhibit B

UTILITIES (County Code 422 & Sewer Ordinance)

Contact Information: Tim Simpson, P.E. (775) 954-4648

1. No utilities related comments.

WSUP22-0023 Exhibit B

From: [Lowden, Joanne](#)
To: [Bronczyk, Christopher](#)
Subject: WSUP22-0023 (Rose DADAR)
Date: Tuesday, September 27, 2022 12:12:35 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Hi Chris,

I reviewed #5 WSUP22-0023 (Rose DADAR) on behalf of the Regional Parks and Open Space Program and have no comments/conditions for this case.

Thanks,



Joanne Lowden
Natural Resource Planner
Community Services Department | Regional Parks and Open Space
jlowden@washoecounty.us | Office: [775-328-2039](tel:775-328-2039)
1001 E. Ninth St., Reno, NV 89512



WSUP22-0023 Exhibit B



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

October 26, 2022

Washoe County Community Services Department

C/O Roger Pelham, Senior Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

Re: WSUP22-0023 Rose DADAR

Dear Roger,

In reviewing the special use permit to allow a detached accessory structure, the Conservation District has the following comment.

We support the applicant matching the colors of the primary residence including the roofing material to the accessory structure.

Thank you for providing us the opportunity to review the project that may have impacts on our natural resources.

Sincerely,

Jim Shaffer

WSUP22-0023 Exhibit B

From: [Program, EMS](#)
To: [Bronczyk, Christopher](#)
Cc: [Program, EMS](#)
Subject: FW: September Agency Review Memo II
Date: Monday, September 19, 2022 10:37:21 AM
Attachments: [Outlook-htebtf3c.png](#)
[Outlook-ri51cd4r.png](#)
[Outlook-eedwpinh.png](#)
[Outlook-fvpb4iuw.png](#)
[Outlook-ef11qs5d.png](#)
[September Agency Review Memo II.pdf](#)
[image001.png](#)

Good morning,

The EMS Program has reviewed the September Agency Review Memo II - Special Use Permit Case Number WSUP22-0023 (Rose DADAR) - and has no concerns or questions at this time based on the information provided.

Thank you,

Sabrina.

Sabrina Brasuell

EMS Coordinator | Epidemiology and Public Health Preparedness

Washoe County Health District

sbrasuell@washoecounty.gov | Cell: (775) 830-7118 | Office: (775) 326-6043

1001 E. Ninth St., Bldg. B. Reno, NV 89512

**WASHOE COUNTY
HEALTH DISTRICT**



ENHANCING QUALITY OF LIFE

Public Health

Exhibit C WSUP22-0023

From: catballoo@juno.com <catballoo@juno.com>
Sent: Sunday, October 16, 2022 9:14 PM
To: Bronczyk, Christopher <CBronczyk@washoecounty.gov>
Subject: CaseNumber WSUP22-0023 (Rose DADAR)

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

Hello,

I received a notice (see subject) that a homeowner that resides relatively close to my home wants a permit for an accessory dwelling on their property.

I would ask the committee to deny the permit. I purchased my home in Sagewood Estates because I don't want to be living in an area where people are renting accessory dwellings to either long-term or short term customers. All the homes in the vicinity of my home are owner occupied. The Sagewood Estates community a single family home designated community has little to no rentals.

If this permit is allowed, it changes the quality of life of all those around and opens the door to others who feel they should be able to add accessory dwellings on their properties.. The end result is more cars driving through the neighborhood, more parking on the streets, potential for higher crime when people who rent short term scope out homes to vandalize or rob. Renters are known to neglect and not care for homes that don't belong to them. The risk of having disrespectful and noisy short-term renters affects the neighbors who live near by. Sagewood Estates in not a hotel/ motel development.

~

If the owners who are asking for the permit want to have a property that is a multi unit (more than a single family unit on property) they should sell and go buy that kind of property where the land was designated for multi unit building/dwellings (all the people who buy in a designated multi unit area are knowingly aware of the type of community when they purchase) Sagewood Estates is a single family development. If the committee allows this permit, all the homeowners who live here and purchased to live in a single family community have been encroached on by allowing anyone to have multiple dwellings on their lot.

I humbly request that you make your decision to deny. Assume this is occurring next to your home, yes right next door to you and it is affecting you. People tend to be complacent and unresponsive unless the problem is occurring to them. Please don't let this happen to me and the other neighbors around me that don't want the area to become multi residential on single lots that are used for rentals.

Regards, Sagewood Estates Home Owner

Chris, Please send a reply so that I know you have received this correspondence to be given to the committee.

Exhibit C WSUP22-0023

From: Kevin Gammell <TheZudes@yahoo.com>
Sent: Monday, October 17, 2022 9:05 AM
To: Bronczyk, Christopher <CBronczyk@washoecounty.gov>
Subject: 35 Riata Court

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

Hi,

I'm Kevin Gammell and I reside at 14100 Riata Circle.
I received a post card that 35 Riata Court wants a variance so they can add water, sewer, electrical to a detached accessory dwelling.
They have said that they want this variance so they can rent this as an AIRBNB.

I am opposed to this for the following reasons:

This neighborhood is zoned as single-family residences.
We are blessed as we have large lot sizes, 1/3-1/2 acre and many have out buildings, sheds, RV garages, etc.
I believe that if this variance is granted that others will want to upgrade these buildings to residences.
This will lead to more traffic, congestion, noise, parking, trash.
The influx/outflow of temporary renters will lead to problems for the neighborhood.

Our CC and R restrictions are very few, but two significant ones are that no commercial business, and no multifamily dwellings are allowed.
In my mind, an AIRBNB is a commercial business, and having 2 dwellings on one property is certainly multifamily.

Granting this variance so they can bring temporary renters is not what this neighborhood wants.

I believe to a household we are all opposed to this.
We hope to preserve the character of our neighborhood you deny this variance.

Thank you for your consideration,

Kevin Gammell
14100 Riata Cir
Reno, NV 89521
(775) 750-2981
thezudes@yahoo.com

Exhibit C WSUP22-0023

From: William Furey <wmfurey@gmail.com>
Sent: Thursday, October 20, 2022 4:05 PM
To: Bronczyk, Christopher <CBronczyk@washoecounty.gov>
Subject: 35 Riata Court Reno NV Letter of Opposition to Variance

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

My name is William (Bill) Furey and I reside at 14120 Riata Circle. I received a post card that 35 Riata Court wants a variance so they can add water, sewer, electrical to a detached accessory dwelling. They have said that they want this variance so they can rent this as an AIRBNB.

I am opposed to this for the following reasons:

- This neighborhood is zoned as single-family residences.
- We have large lot sizes, 1/3-1/2 acre and many have out buildings, sheds, RV garages, etc.
- I believe that if this variance is granted that others will want to upgrade these buildings to residences. This will lead to more traffic, congestion, noise, parking, trash. The influx/outflow of temporary renters will lead to increased safety problems for the neighborhood.
- Our CC and R restrictions are very few, but two significant ones are that no commercial business, and no multifamily dwellings are allowed.

In my opinion, an AIRBNB is a commercial business, and having 2 dwellings on one property is certainly multifamily.

Granting this variance so they can bring temporary renters is not what this neighborhood wants.

We hope to preserve the character of our neighborhood and deny this variance.

Thank you for your consideration,

William Furey
14120 Riata Circle
Reno, NV 89521

--

Bill Furey
wmfurey@gmail.com
Ph - 775-722-7511 (VM / Text)

Exhibit C WSUP22-0023

From: Laine Christman <lchristman@farrwestengineering.com>
Sent: Friday, October 21, 2022 12:13 PM
To: Bronczyk, Christopher <CBronczyk@washoecounty.gov>
Cc: Lucey, Robert (Bob) L <BLucey@washoecounty.gov>; Ken Johnson <kjohnson@farrwestengineering.com>; Matt Van Dyne <matt@farrwestengineering.com>
Subject: Case: WSUP22-0023 (Rose DADAR)

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

Hello, I am writing in opposition of the variance request under the case number WSUP22-0023 (Rose DADAR) for 35 Riata Court, Reno NV 89521. As a nearby resident and father of two young children, I enjoy the large lots with single family homes full of like-mind families. Allowing this variance for a detached accessory dwelling which will be used for an AirBnB/short-term renting will set a precedence to fundamentally change the ethos of the neighborhood (Virginia Foothills). It will allow for transient people who have no tie to the neighbor to come in as well as increase traffic along our peaceful streets where our children play. With home prices increasing and more private equity firm buying up properties, allowing this variance will encourage more of the same types of permits to come through and incrementally change the neighborhood to a higher density. The neighborhood is about families and space, not maximizing profits. We have already seen a lot of multi-family housing further down on Geiger Grade. We the residences, don't want this to encroach into our small, quite neighborhood.

I respectfully ask that you deny this permit and keep this neighborhood in its current state. It is in violation of our CC&Rs and no want the residences want. I have included Commissioner Lucey on this email, whom I have grown up with and who has also enjoyed the "ruralness" of south Reno as much as I have. I have also included two coworkers, who live nearby in the neighborhood. I implore all three to also speak up against this permit and help preserve this wonderful area of town.

Please let me know if you have any questions.

Thank you for your time.

Laine Christman

1020 High Chaparral Dr.

Reno NV, 89521

Water Resources Department Manager

Farr West Engineering

(775) 851-4788 | office

(775) 336-0402 | direct

(775) 848-2622 | cell

farrwestengineering.com



WSUP22-0023 Exhibit D

Public Notice Map



110 Parcels within 750 feet

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



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

Telephone: 775.328.6100

**October 10, 2022 submittal of
revisions to WSUP22-0023**

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: Rose Residence Detached Accessory Dwelling			
Project Description: Convert existing 324sf storage attic above an existing 768sf detached garage into an 800sf detached accessory dwelling above an 800ft detached garage (add 32sf utilities closet to the existing detached garage). Add separate exterior stairway access/egress to dwelling above.			
Project Address: 35 Riata Court. Reno. Nv. 89521			
Project Area (acres or square feet): 800 s.f.			
Project Location (with point of reference to major cross streets AND area locator): Virginia foothills, 1/4 mi. East of Veterans Pkwy & Hwy 341			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
140-051-16	0.508		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). This is an amendment to WSUP22-0023 application submitted previously.			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Kenneth G. Rose Trust		Name: Ken Rose Architect	
Address: 25 Riata Ct.		Address: 35 Riata Ct.	
Zip: 89521		Zip: 89521	
Phone: 775-560-8935	Fax:	Phone: 775-560-8935	Fax:
Email: krse101@qail.com		Email: krse101@gmail.com	
Cell: 775-560-8935	Other:	Cell: 775-560-8935	Other:
Contact Person: Ken Rose		Contact Person: Ken Rose	
Applicant/Developer:		Other Persons to be Contacted:	
Name: same as above		Name: Kate Rose	
Address:		Address: same	
Zip:		Zip: same	
Phone:	Fax:	Phone: 775-750-2306	Fax:
Email:		Email: kateinreno@aol.com	
Cell:	Other:	Cell: 775-750-2306	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)?

2115 s.f. (per current WC Assessor data)

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.

800 s.f.

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

Match existing siding, trim, and roof features shared by both

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. no additional parking 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?

minimize windows visible to Southeast neighbors

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.
------------------------------	--	-----------------------------------

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.
------------------------------	--	-------------------------------

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.
------------------------------	--	---

10. List who the service providers are for the main dwelling and accessory dwelling:

	Main Dwelling	Accessory Dwelling
Sewer Service	SETMPUD	same
Electrical Service	Nv Enerav	same
Solid Waste Disposal Service	Waste Mamt.	same
Water Service	TMWA	same

Property Owner Affidavit

Applicant Name: KENNETH G. ROSE

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, KENNETH GRANT ROSE
(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): 140-051-16

Printed Name KENNETH GRANT ROSE

Signed Kenneth Grant Rose

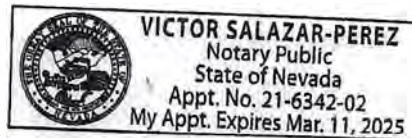
Address 35 RIATA COURT
RENO, NV. 89521

Subscribed and sworn to before me this 6 day of October, 2022

(Notary Stamp)

[Signature]
Notary Public in and for said county and state

My commission expires: March 11 2025



*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

 Bill Detail

Parcel/Identifier: 14005116

Owner: ROSE TRUST, KENNETH G

Last Update: 10/6/2022 1:31:06 PM

 Tax Distribution by Fund - Summary

i For information regarding the charges listed here, please contact the respective taxing agency directly, or call (775) 328-2510.

Tax Authority Fund	Gross Tax	Credit Amount	Net Tax
Remediation	\$8.21	\$0.00	\$8.21
State Of Nevada	\$198.87	-\$24.57	\$174.30
Truckee Meadows Fire Dist	\$631.71	-\$78.04	\$553.67
Washoe County	\$1,628.05	-\$201.15	\$1,426.90
Washoe County Sc	\$1,331.85	-\$164.54	\$1,167.31
Truckee Mdws/Sun Valley Water Basin	\$1.99	\$0.00	\$1.99

 Tax Distribution - Select to Expand Authority Detail by Fund

 Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2022	2022103375	B22.88776	\$840.75	8/15/22

i Attention: Important Information, please be advised:

- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- If payment confirmation is not received, please check the "SPAM" folder in your e-mail account. Add "Payments@Bill2Pay.com" to your safe-senders list in order to ensure that the payment confirmation is routed to your inbox.

WASHOE COUNTY ASSESSOR PROPERTY DATA

10/6/2022

Owner Information

APN	140-051-16	Card 1 of 1
Situs 1	35 RIATA CT WASHOE COUNTY NV 89521	Bld # 1
Owner 1	ROSE TRUST, KENNETH G	TRUST
Owner 2 or Trustee	ROSE TRUSTEE, KENNETH G	TRUSTEE
Mail Address	35 RIATA CT RENO NV 89521	

Parcel Information

Keyline Desc	SAGEWOOD EST 1 LT 6 BLK E		
Subdivision	SAGEWOOD ESTATES SUBDIVISION 1		
	Section	Township	Range
		18	20
Record of Survey Map : Parcel Map# 0 : Sub Map# 2421			
Special Property Code			
2022 Tax District	4000	Prior APN	016-571-29
2021 Tax District	4000	Tax Cap Status	Low Cap Qualified Primary Residence
PERMITS	llambert 02/21/2008		

Building Information

XFOB SUBAREA

Bld #1 Situs	35 RIATA CT	Property Name	
Quality	R35 Average-Good	Building Type	Single Family Residence
Stories	Split Level	2nd Occupancy	
Year Built	1988	WAY	1988
Bedrooms	3	Square Feet	2115
Full Baths	2	Finished Bsmt	0
Half Baths	1	Unfin Bsmt	0
Fixtures	11	Basement Type	
Fireplaces	1	Gar Conv Sq Feet	768 GC3
Heat Type	FORCED AIR	Total Garage Area	720
2nd Heat Type		Garage Type	ATTACHED
Exterior Walls	HARDBOARD ON FRAME	Detached Garage	0
2nd Ext Walls		Basement Gar Door	0
Roof Cover	COMPOSITION SHINGLE	Sub Floor	WOOD
% Complete	100	Frame	FRAME
Obso/Bldg Adj	0	Units/Bldg	1
Construction Modifier		Units/Parcel	1

Land Information

LAND DETAILS

Land Use	200	DOR Code	200	Sewer	Municipal	Neighborhood	EDHE ED Neighborhood Map
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Size 22,113 SqFt	Size 0.508 Acres	Street Paved	Zoning Code MDS
		Water Muni	

Sales and Transfer Records

RECORDER SEARCH

Grantor	Grantee	Doc #	Doc Type	Doc Date	DOR Code	Value/Sale Price	Sale Code	Note
ROSE, KENNETH G	ROSE REVOCABLE TRUST, KENNETH G	4697366	DEED	04-20-2017	200	0	3BGG	INTO TRUST
SCHUERMANN LIVING TRUST, PAUL & PATTY	ROSE, KENNETH G	3697283	DEED	10-16-2008	200	435,000	2D	
SCHUERMANN, PAUL E	SCHUERMANN LIVING TRUST, PAUL & PATTY	3538018	QC	05-30-2007	200	0	3BEA	MARITAL STATUS CHANGE & INTO TRUST
CORBETT, PATRICIA J	SCHUERMANN, PAUL E	2974251	DEED	12-29-2003	200	0	3NTT	
	CORBETT, PATRICIA J	2273639	DEED	11-10-1998	200	0	3NTT	

Valuation Information

	Taxable Land	New Value	Taxable Imps	OBSO	Tax Cap Value	Taxable Total	Land Assessed	Imps Assessed	Total Assessed	Exemption Value
2022/23 FV	123,570	0	210,666	0	292,943	334,236	43,249	73,733	116,983	0



140-051-16 06/10/2022

All parcel data on this page is for use by the Washoe County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Washoe County Assessor's Office as of 10-05-2022

If you have questions or corrections about our property data you can call us at 775-328-2277 or email us at exemptions@washoecounty.gov



Washoe County
Community Services Department
1001 E 9th Street
Reno, Nevada 89512

Planning & Development Division
Phone: (775)328-6100

RECEIPT OF PAYMENT

Date: 09/08/2022

Receipt # 735266

Cashier ID: JOLANDER

Application Type: Special use

Payee: United

LicensePermit #	Invoice #	Description/Address	Amount
WSUP22-0023	596693, 596694, 596695	Rose Residence Detached Accessory Dwelling 35 RIATA CT, WASHOE COUNTY, NV 89521	
		Minor/Major Special Use Permit Review/Development Agreement	\$649.00
		Noticing - Residential Planning	\$200.00
		Residential Planning	\$1,162.00
		Residential Engineering	\$65.00
		Residential Utility	\$203.00
		WC Engineering Regional Tech Fee	\$10.72
		WC Planning Regional Tech Fee	\$54.48
		WASHOE Total	\$2,344.20
		Total Amount	\$2,344.20

Date	Method	Reference #	Confirm No. / Invoice #	Amount Paid
9/8/22	Check United	60219	596693, 596694, 596695	\$2,175.72
			Payment Total	\$2,175.72

BALANCE DUE
\$168.48

THANK YOU FOR YOUR BUSINESS

1001 East Ninth Street, Reno, Nevada 89512
www.washoecounty.gov

9/8/2022 12:01 PM Pacific Standard Time



COMMUNITY
SERVICES DEPARTMENT

Customer Name Kenneth Rose

Effective Date

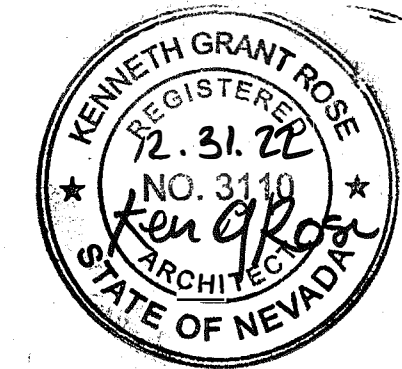
9/8/2022

Approved 20025221

Item	Amount
General Permits - Washoe CSD Planning	\$168.48
Subtotal:	\$168.48
Total Charged to:	\$168.48
Visa ***** 6282	
Total Amount Paid:	\$168.48
Collection Mode: POS (manual)	

Payment Details

General Permits - Washoe CSD Planning
Kenneth Rose - \$168.48



ROSE RESIDENCE ACCESSORY DWELLING

35 RIATA COURT
WASHOE CO., NV., 89521
APN: 140-051-16

OWNER: KENNETH G. ROSE TRUST
(SEE ADDRESS ABOVE)
"KRSE101@GMAIL.COM" #775-560-8935

PROJECT DESCRIPTION

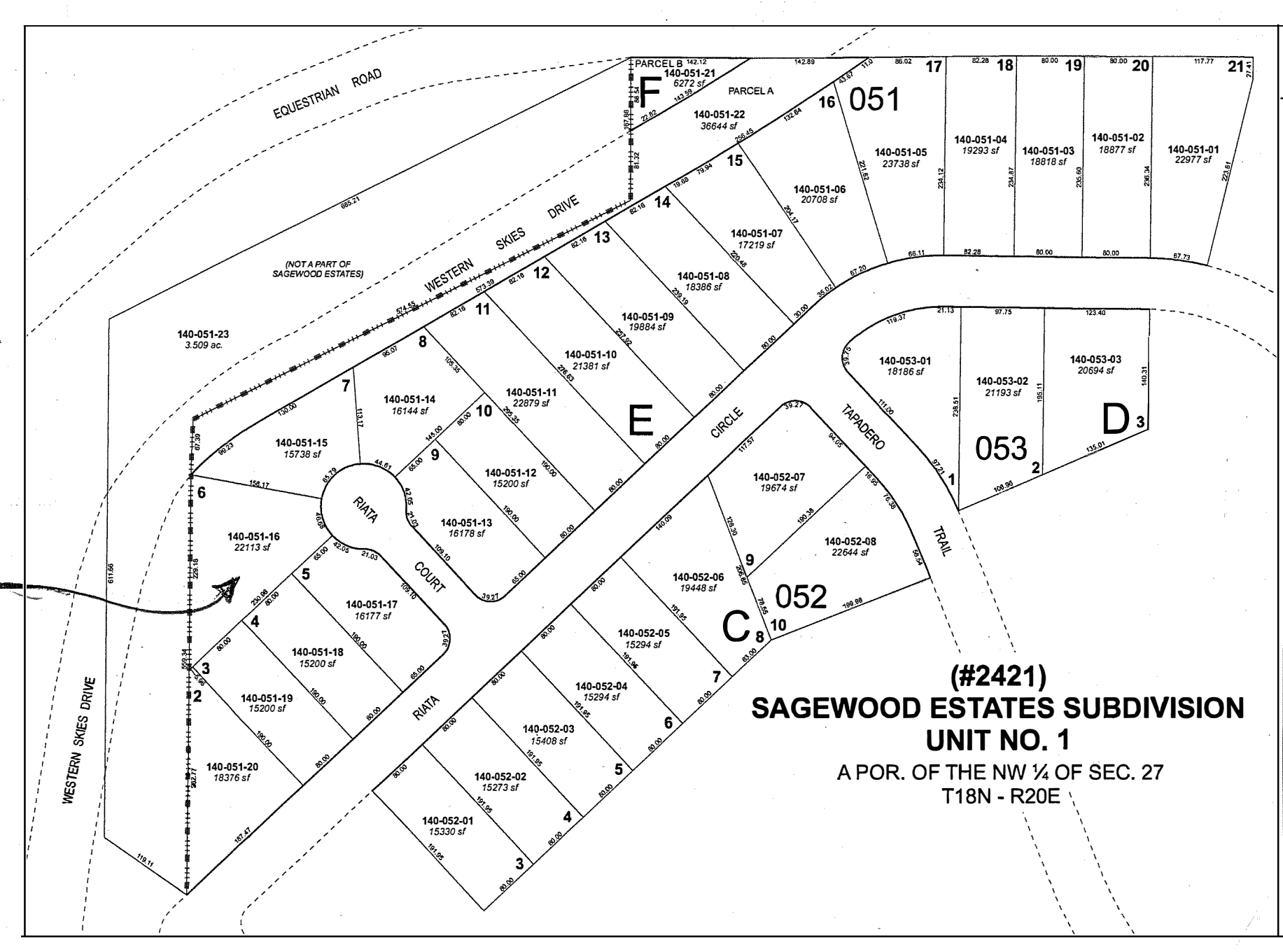
CONVERSION OF AN EXISTING 768 S.F. DETACHED GARAGE WITH AN EXISTING 324 S.F. STORAGE ATTIC ABOVE INTO A 800 S.F. ACCESSORY DWELLING ABOVE A 800 S.F. GARAGE AND UTILITY SERVICE ROOM BELOW

DESIGN CRITERIA

BASIS OF DESIGN:
 2018 INTERNATIONAL BUILDING CODE (IBC)
 2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
 2018 INTERNATIONAL ENERGY CODE (IEEC)
 2018 INTERNATIONAL MECHANICAL CODE (IMC)
 2017 NATIONAL ELECTRIC CODE (NEC)
 2018 UNIFORM MECHANICAL CODE (UMC)
 2018 UNIFORM PLUMBING CODE (UPC)
 2018 NORTHERN NEVADA AMENDMENTS
 2018 WASHOE COUNTY DEVELOPEMENT CODE (WCDC)
 2018 NATIONAL FIRE PROTECTION CODE (NFPC)

OCCUPANCY GROUP: R-3, SINGLE FAMILY RESIDENCE
TYPE OF CONSTRUCTION: V-B (NO SPRINKLERS)
BUILDING HEIGHT: 35'-0" MAX. ALLOWED, 21'-0" PROVIDED
OF STORIES: 3 ALLOWED, 2 PROVIDED (EXISTING)
AREA ALLOWED: 800 S.F. (HABITABLE), 800 S.F. PROVIDED.
 WCDC 110.304.15 (2): MDS ZONING = 800 S.F. MAX. OR
 50% OF MAIN DWELLING (2115 S.F. / 2 = 1,057 SF). EXTERIOR
 COVERED STAIRS PROVIDED FOR SEPARATE ACCESS/EGRESS ABOVE.

OCCUPANCY SEPARATION: 1 HR. FLOOR/CEILING @ GARAGE
ZONING: MDS **LAND USE:** 200 **NEIGHBORHOOD:** EDHE
FIRE DISTRICT: TMFPD, STATION **HYDROBASIN:** 087
SET-BACKS: FRONT = 20', SIDES = 8', BACK = 20'
RISK CATAGORY: **ELEVATION:** **FROST DEPTH:** 24"
LIVE LOADS: **DECKS:** **WIND:**
SNOW LOADS: **GROUND:** **ROOF:**
SEISMIC LOADS:

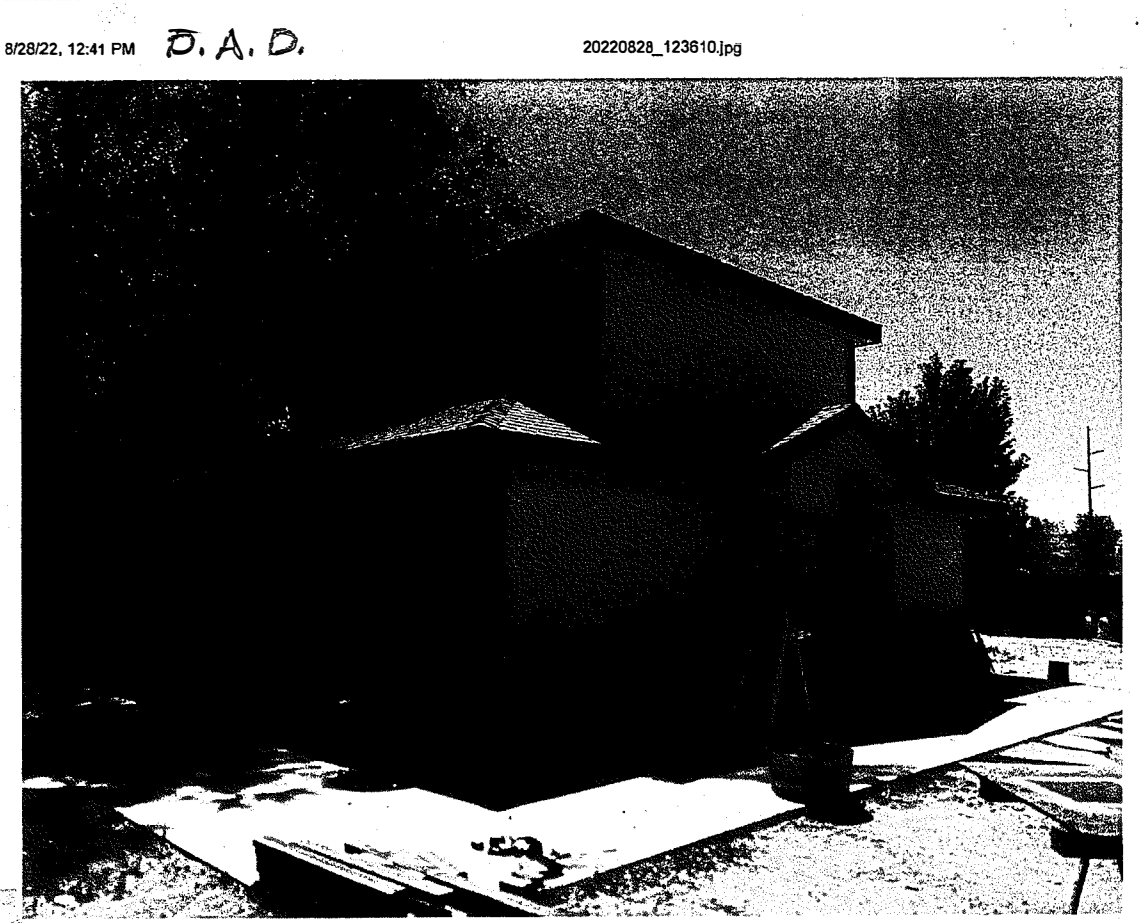


VICINITY MAP

SHEET INDEX

- T-1 COVER SHEET W/ DESIGN CRITERIA, ETC
- G-1 SITE PLAN, UTILITY TRENCH DETAIL
- A-1 EXISTING FLOOR & ROOF PLANS, DEMO NOTES
- A-2 EXISTING ELEVATIONS & DEMO NOTES
- A-3 NEW FLOOR & ROOF PLANS, VENT CALC'S
- A-4 NEW ELEVATIONS
- A-5 NEW BUILDING SECTIONS, STAIRS, WURL DETAIL
- E-1 NEW ELECTRICAL PLAN & SYMBOLS

NOTE: MECHANICAL, PLUMBING AND STRUCTURAL PLANS TO BE DETERMINED PENDING BOARD OF ADJUSTMENT REVIEW



WASHOE COUNTY ASSESSOR PROPERTY DATA 6/28/2020

Owner Information

APN 140-051-16	Card 1 of 1
Situs 1 35 RIATA CT	Bld # 1
WASHOE COUNTY NV 89521	
Owner 1 ROSE TRUST, KENNETH G	TRUST
Owner 2 or Trustee ROSE TRUSTEE, KENNETH G	TRUSTEE
Mail Address 35 RIATA CT	
RENO NV 89521	

Parcel Info & Legal Description

Keyline Desc: SAGEWOOD EST 1 LT 6 BLK E
 Subdivision: SAGEWOOD ESTATES SUBDIVISION 1
 Section Township 18 Range 20
 Record of Survey Map : Parcel Map# 0 : Sub Map# 2421
 Special Property Code
 2020 Tax District: 4000 Prior APN: 016-571-29
 2019 Tax District: 4000 Tax Cap Status: POQ - Low Cap Qualified Primary Residence
 PERMITS Ilambert 02/23/2008

Building Information XFOB SUBAREA

Bld # 1 Situs 35 RIATA CT	Property Name
Quality R35 Average-Good	Building Type Single Family Residence
Stories 5/ft Level	2nd Occupancy
Year Built 1988	WAY 1988
Bedrooms 3	Square Feet 2115
Full Baths 2	Finished Bsmt 0
Half Baths 1	Unfin Bsmt 0
Fixtures 11	Basement Type
Fireplaces 1	Gar Conv Sq Feet 768 GC3
Heat Type FORCED AIR	Total Garage Area 720
2nd Heat Type	Garage Type ATTACHED
Exterior Walls HARDBOARD ON FRAME	Detached Garage 0
2nd Ext Walls	Basement Gar Door 0
Roof Cover COMPOSITION SHINGLE	Sub Floor WOOD
% Complete 100	Frame FRAME
Obso/Bldg Adj 0	Units/Bldg 1
Construction Modifier	Units/Parcel 1

Permits

Permit #	Agency	Issue Date	Status	Type	Description	Est. Value	Appraiser	Last Note
07-2743	WASHOE	08-09-2007	Closed	CONV	FENCE		LLL	100% 08, STATUS = Complete, 0 Pct Comp

SubAreas

Bld - Sec	Code	Description	Occupancy	Year Built	Year Eff	SqFt
1 - 1	GC3	GARAGE CONVERSION 3	Single Family Residence	1988	1988	768
1 - 1	GLA	GROSS LIVING AREA	Single Family Residence	1988	1988	2115
1 - 1	GRA	GARAGE ATTACHED	Single Family Residence	1988	1988	720
1 - 1	LO1	LOFT 1 LOW	Single Family Residence	1988	1988	324
1 - 1	PCS	PORCH CONCRETE SLAB	Single Family Residence	1988	1988	708
1 - 1	PRW	PORCH ROOF WOOD	Single Family Residence	1988	1988	48

XFOBs

Code	Description	Quality	Year	Units
FP52	FIREPLACE SINGLE 2 STORY	EBLD	1988	1
FWCO	FLATWORK CONCRETE	30	1988	2200
PLGN	POOL GUNITTE	30	1988	540
YIMP	YARD IMPROVEMENTS	30	1988	4

Land Information LAND DETAILS

Land Use	DOR Code	Sewer	Municipal	Neighborhood	EDHE	ED Neighborhood Map
200	200					
Size 22,113 SqFt	Size 0.508 Acres	Street Paved		Zoning Code	MDS	
		Water Muni				
Zoning	Land Use Code	Land Unit Type	Units	S/unit (Base Lot Value)	Total Adjustment	Value
MDS - WCITY - MEDIUM DENSITY SUBURBAN	200	ST	1	113,300	0.90	101,970
Land Adjustment: TRAF				0.90		

Sales and Transfer Records RECORDER SEARCH

Grantor	Grantee	Doc #	Doc Type	Doc Date	DDR Code	Value/Sale Price	Sale Code	Note
ROSE, KENNETH G	ROSE REVOCABLE TRUST, KENNETH G	4697366	DEED	04-20-2017	200		0 3BGG	INTO TRUST
SCHUERMANN LIVING TRUST, PAUL & PATTY	ROSE, KENNETH G	3697283	DEED	10-16-2008	200	435,000	2D	
SCHUERMANN, PAUL E	SCHUERMANN LIVING TRUST, PAUL & PATTY	3538018	QC	05-30-2007	200		0 3BEA	MARITAL STATUS CHANGE & INTO TRUST
CORBETT, PATRICIA J	SCHUERMANN, PAUL E	2974251	DEED	12-29-2003	200		0 3NTT	
	CORBETT, PATRICIA J	2273639	DEED	11-10-1998	200		0 3NTT	
		CHK		04-01-1988	200	163,666	2D	

Valuation Information SHOW FV ONLY

Taxable Land	New Value	Taxable Imps	OBSO	Tax Cap Value	Taxable Total	Land Assessed	Imps Assessed	Total Assessed	Exemption Value
2020/21 FV	101,970	0	215,100	0	317,070	35,689	75,285	110,974	0

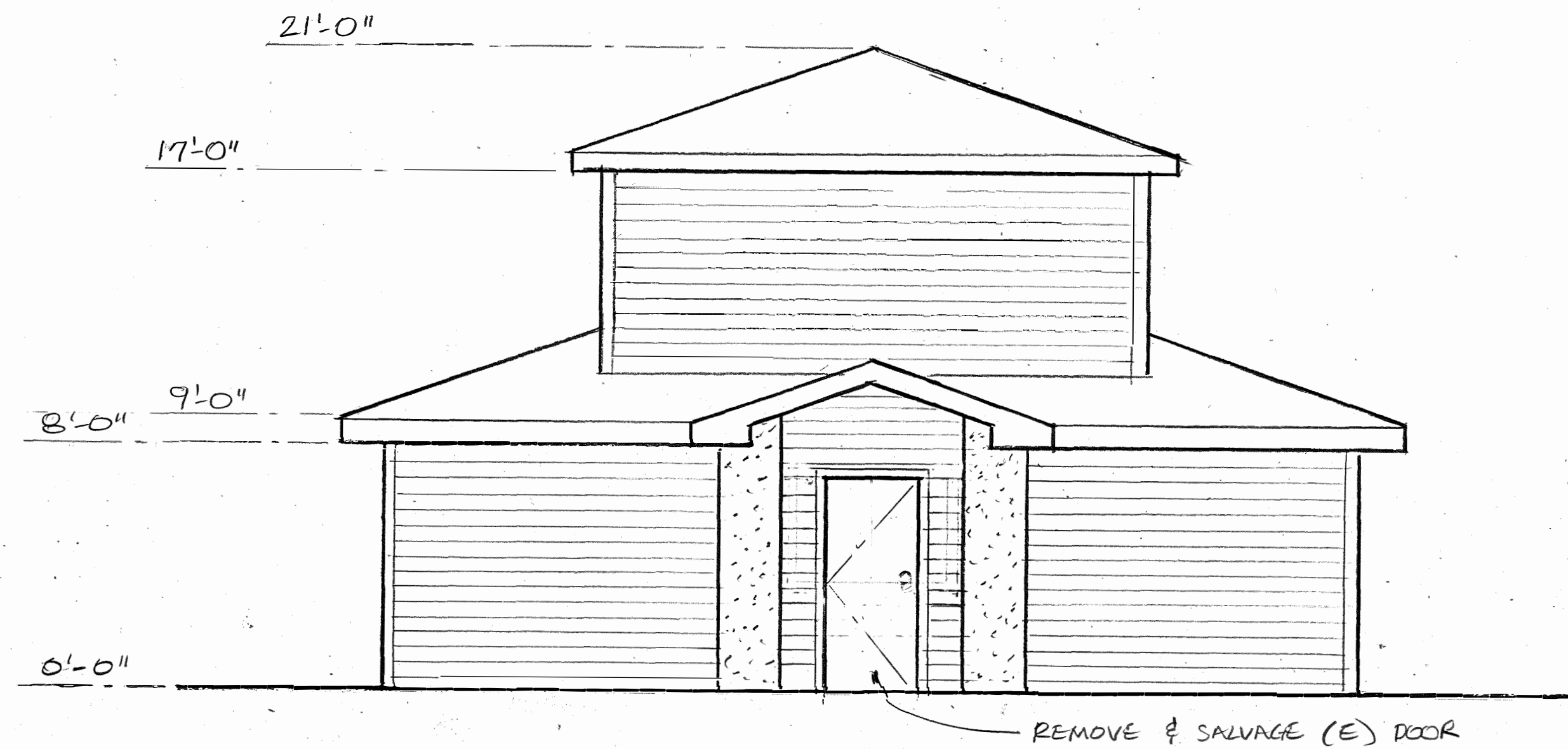
PROJECT:
ROSE RESIDENCE ACCESSORY DWELLING
35 RIATA CT, WASHOE CO., NV., 89521
APN: 140-051-16

DRAWING:
TITLE SHEET, DESIGN CRITERIA, INDEX,
PROJECT DESCRIPTION, VICINITY MAP

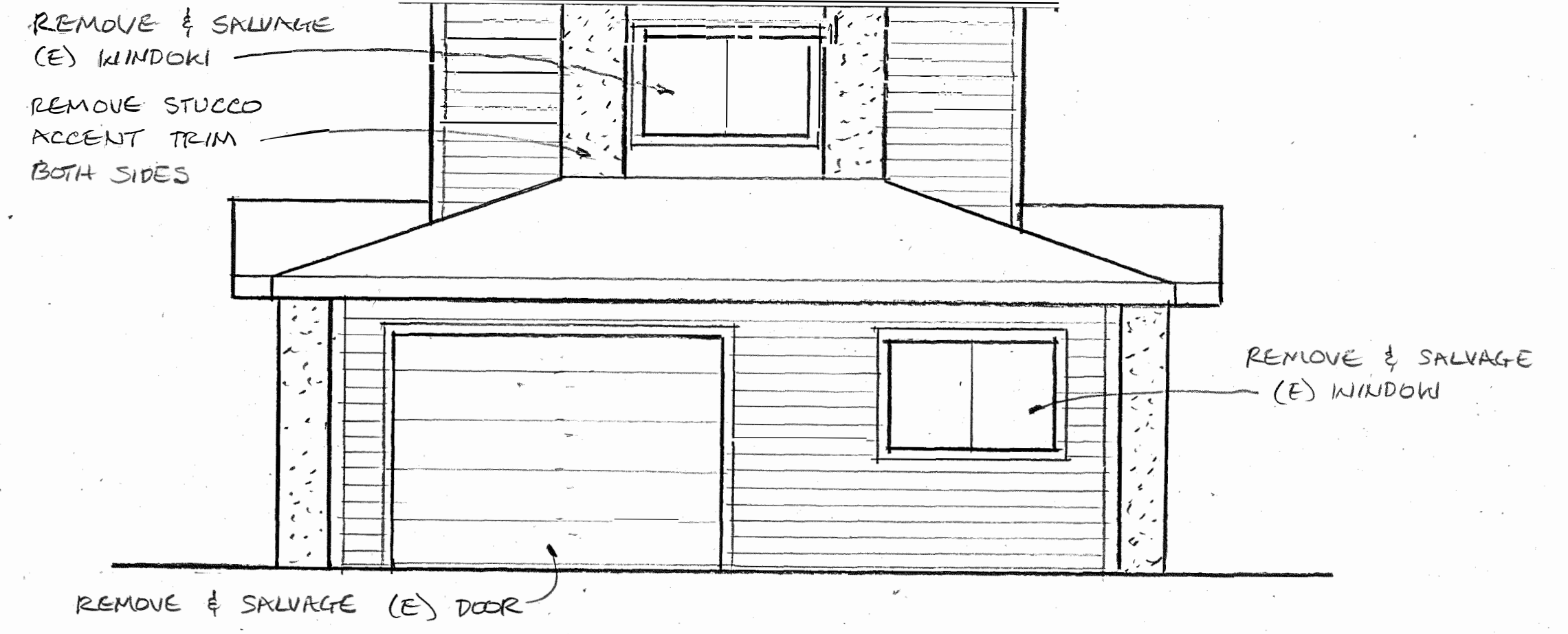
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DATE:
DRAWN BY:
CHECKED BY:

ISSUES:
DATE TYPE

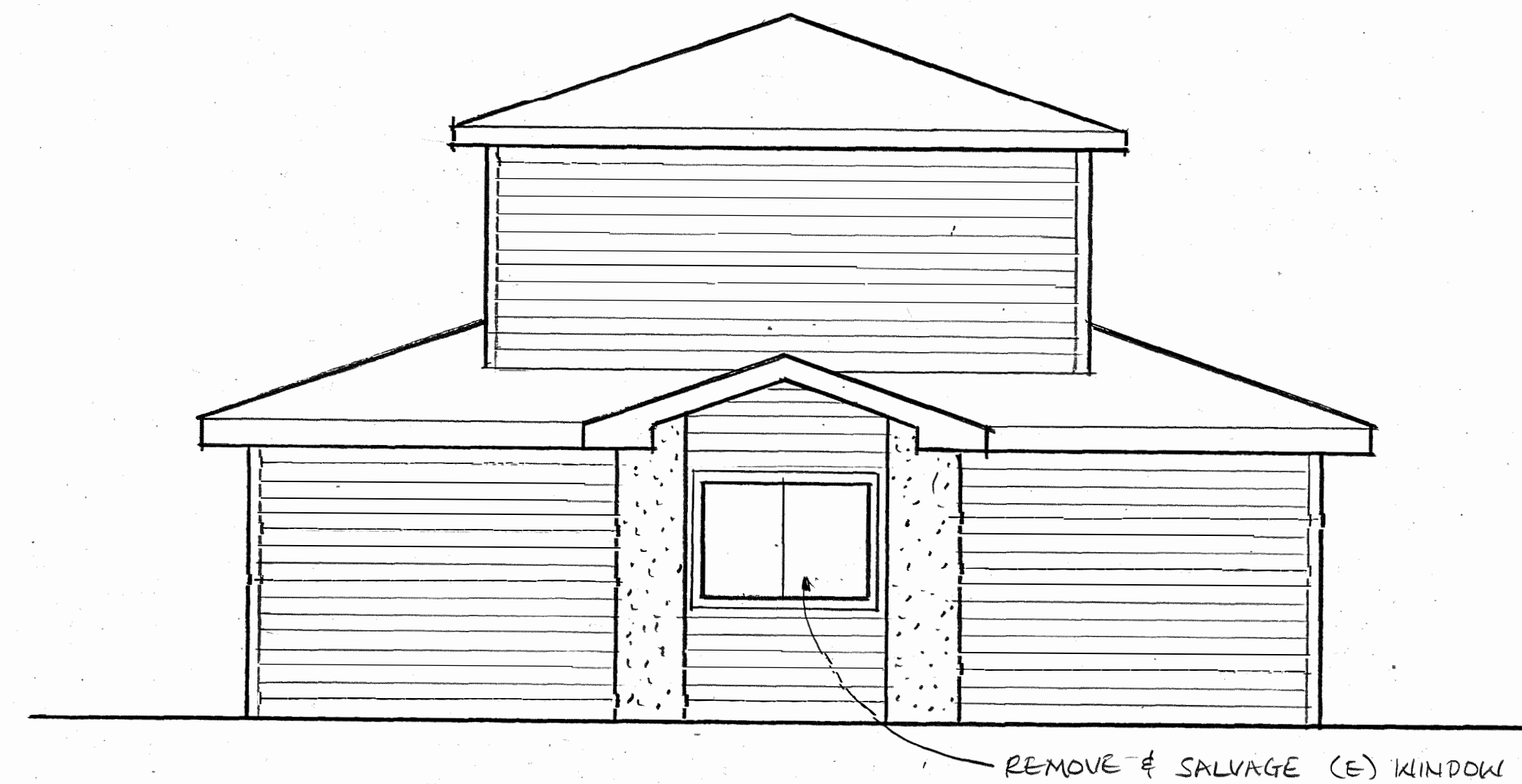
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T-1



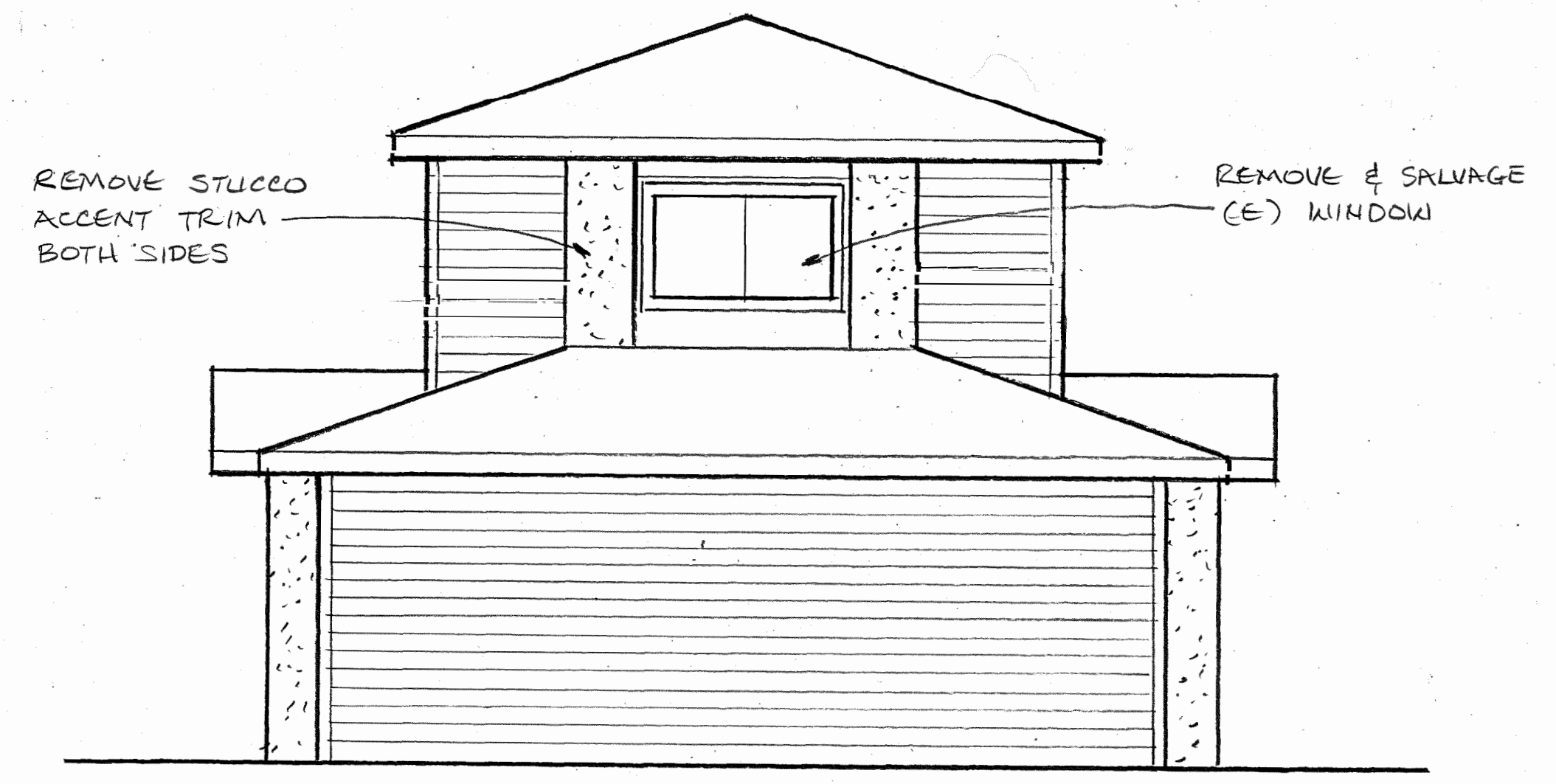
(E) WEST ELEVATION
1/4" = 1'-0"



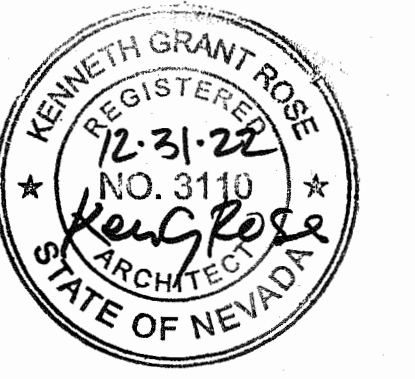
(E) NORTH ELEVATION
1/4" = 1'-0"



(E) EAST ELEVATION
1/4" = 1'-0"



(E) SOUTH ELEVATION
1/4" = 1'-0"



KEN ROSE - ARCHITECT
35 RIATA COURT, RENO, NV 89521
775-860-8955

PROJECT:
ROSE RESIDENCE ACCESSORY DWELLING
35 RIATA CT., WASHOE CO., NV., 89521
APN: 140-051-16

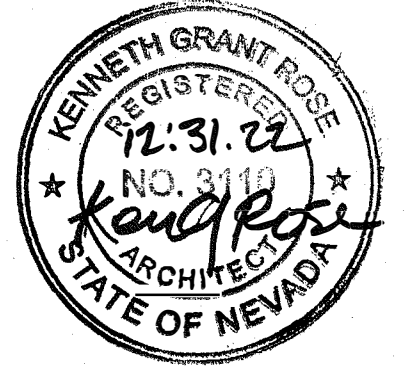
DRAWING:
EXISTING ELEVATIONS &
DEMOLITION NOTES

SCALE:
DATE:
DRAWN BY:
CHECKED BY:

ISSUES:

DATE	TYPE

DRAWING:
A-2



PROJECT:
ROSE RESIDENCE ACCESSORY DWELLING
35 RIATA CT., WASHOE CO., NV., 89521
APN: 140-051-16

DRAWING:
NEW FLOOR & ROOF PLANS,
ROOF VENT CALCULATIONS

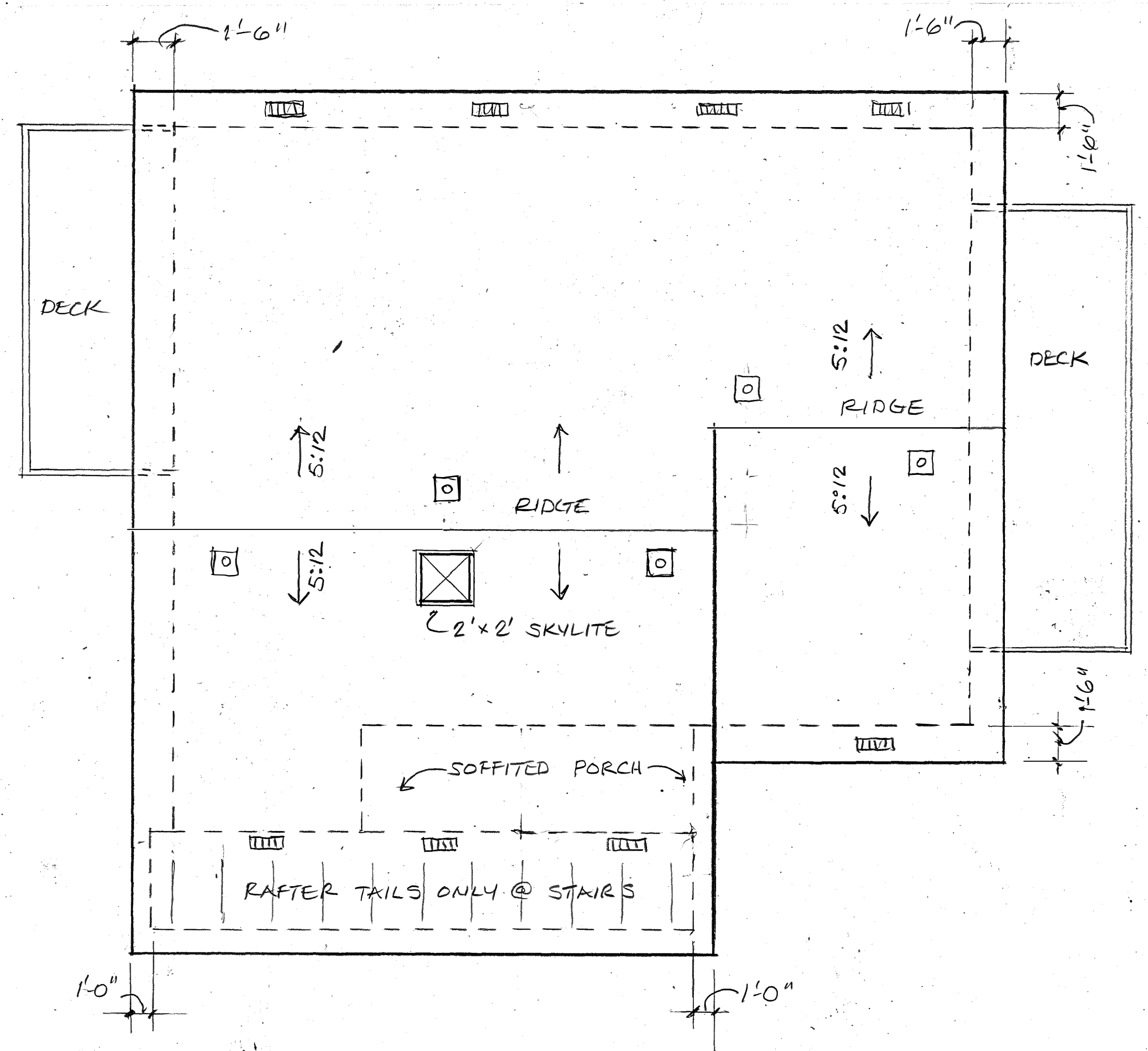
SCALE:
DATE:
DRAWN BY:
CHECKED BY:

ISSUES:

DATE	TYPE

DRAWING:

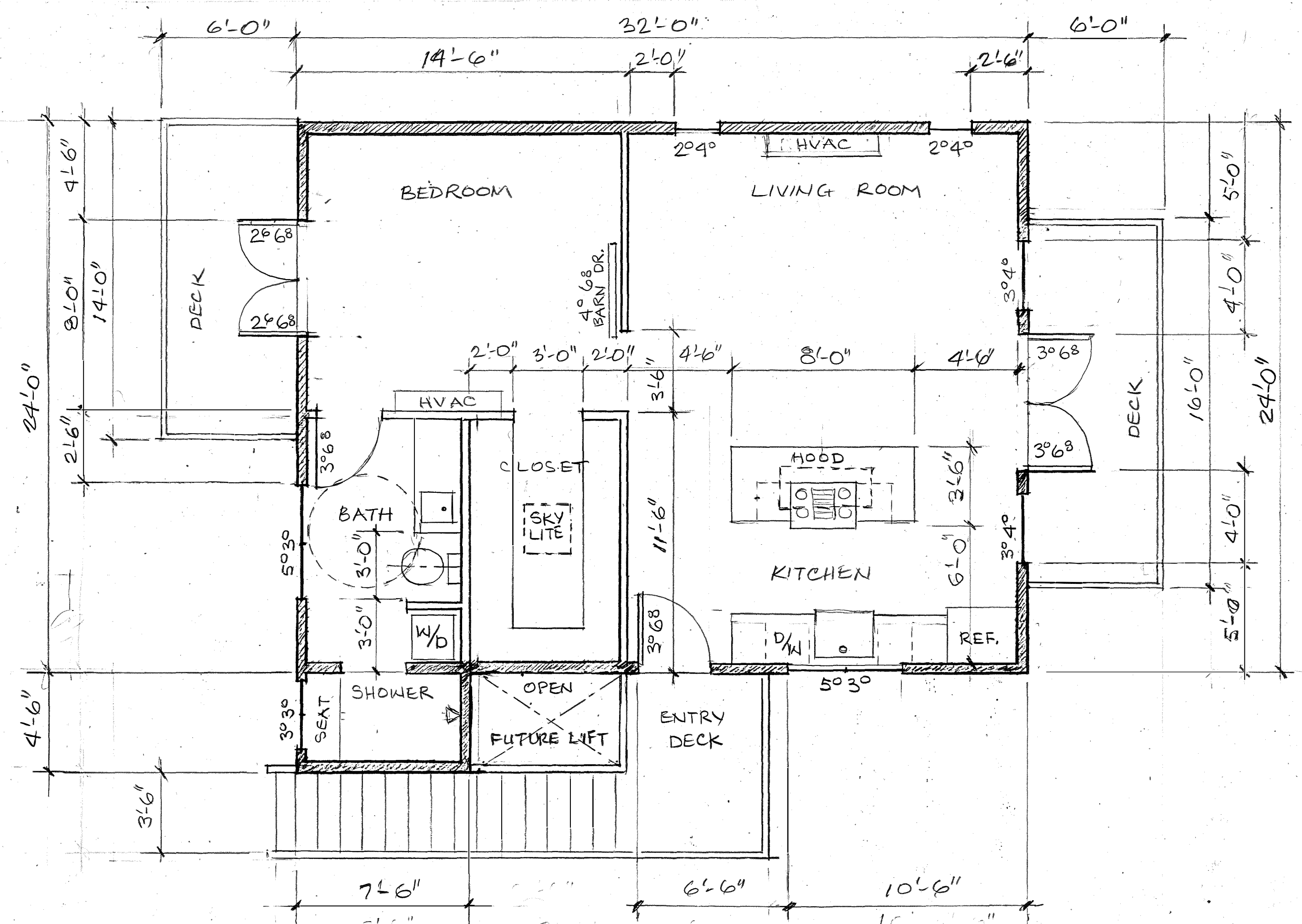
A-3



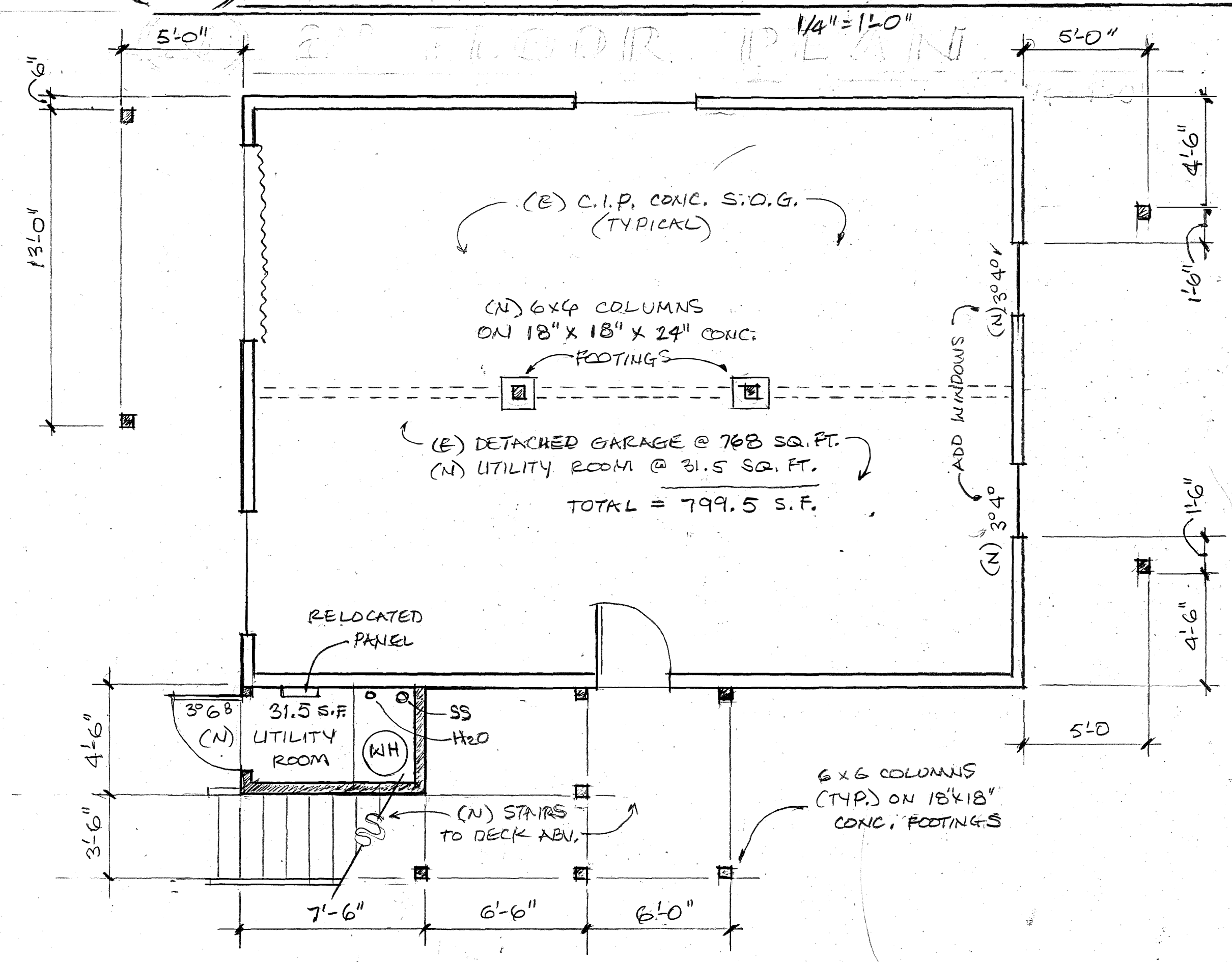
(N) ROOF PLAN
1/4" = 1'-0"

ATTIC VENT CALCULATIONS
2018 IRC SECTION R806.2

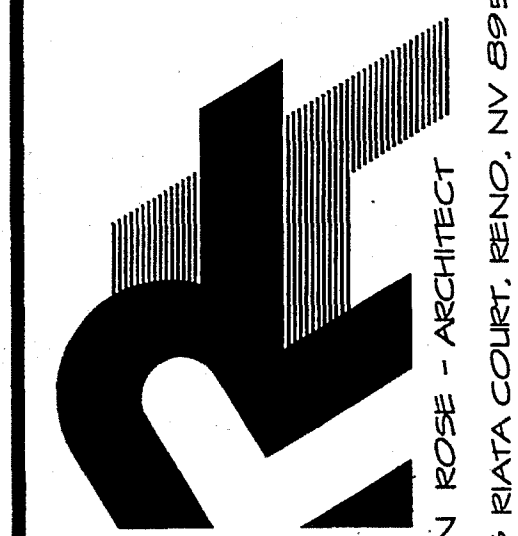
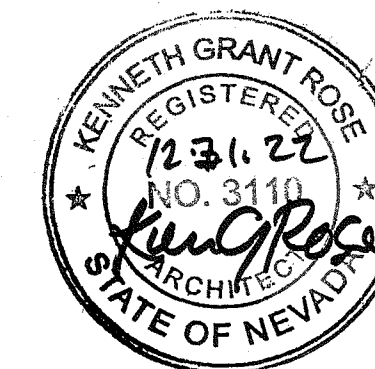
- ☑ TOTAL VENTILATED ROOF AREA = 863 S.F.
 - INCLUDES ROOF SOFFIT OVER PORCH, NOT STAIRS
- ☑ $863 \text{ SF} \div 300 = 2.87 \text{ S.F. NFVA REQUIRED}$
 - $2.87 \text{ SF} \times 144 \text{ S.I.} = 416 \text{ S.I. NFVA TOTAL REQ'D.}$
- ☑ $416 \text{ S.I.} \times 50\% = 208 \text{ S.I. MIN. REQ'D NFVA @ EAVES}$
 - 3 VENTS @ 28 NFVA EA. = 224 S.I. > 216 S.I. (48%)
- ☑ $416 \text{ S.I.} \times 50\% = 208 \text{ S.I. MAX. REQ'D NFVA @ RIDGES}$
 - 5 VENTS @ 40 NFVA EA. = 200 S.I. < 216 S.I. (48%)
- ☑ TOTAL VENT NFVA PROVIDED = 424 S.I. > 416 S.I. REQ'D
- ☑ BASIS OF DESIGN = AIR VENT, INC. (OR EQ.)
 - EAVE VENT MODEL "EV10424ML", 4" x 16" →
 - ROOF VENT MODEL "RVG40ML", 12" x 12" →



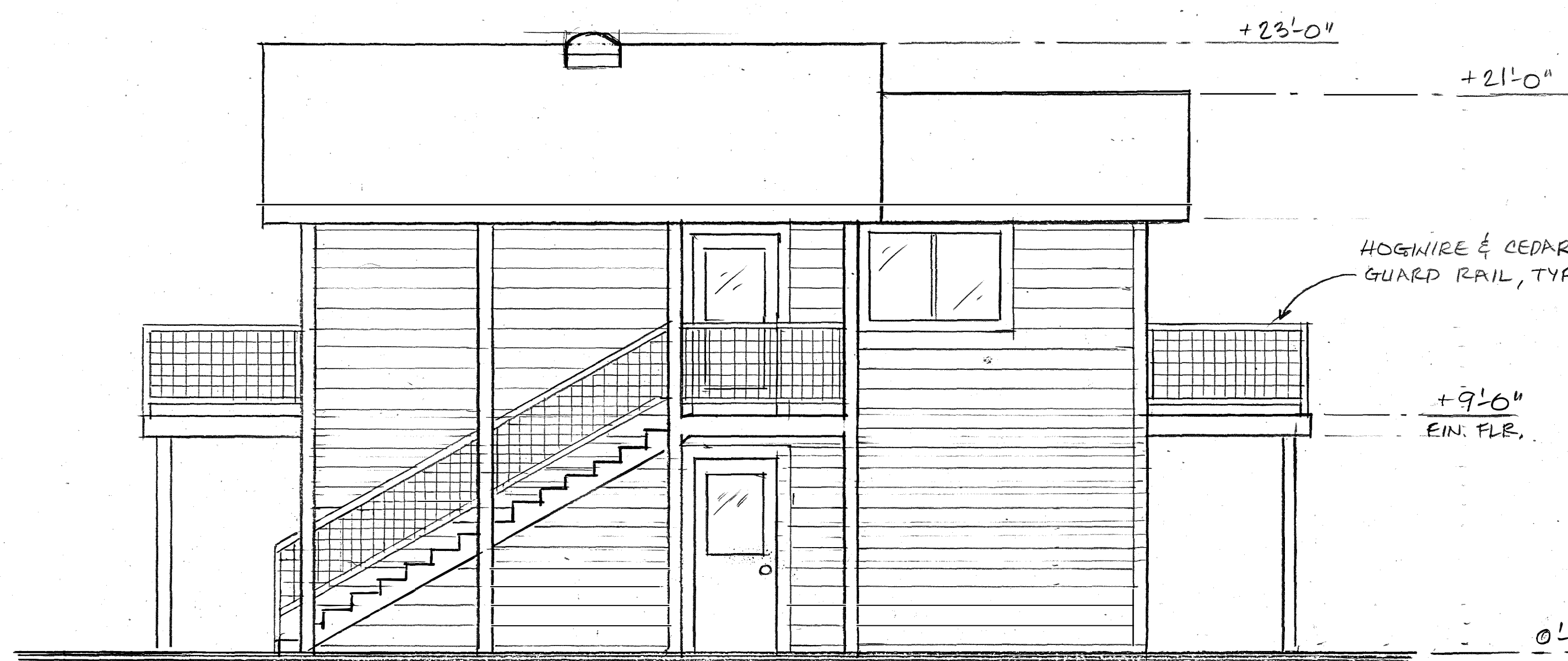
(N) 2ND FLOOR PLAN (DETACHED ACCESSORY DWELLING)
1/4" = 1'-0"



(N) 1ST FLOOR PLAN (DETACHED GARAGE EXISTING)
1/4" = 1'-0"

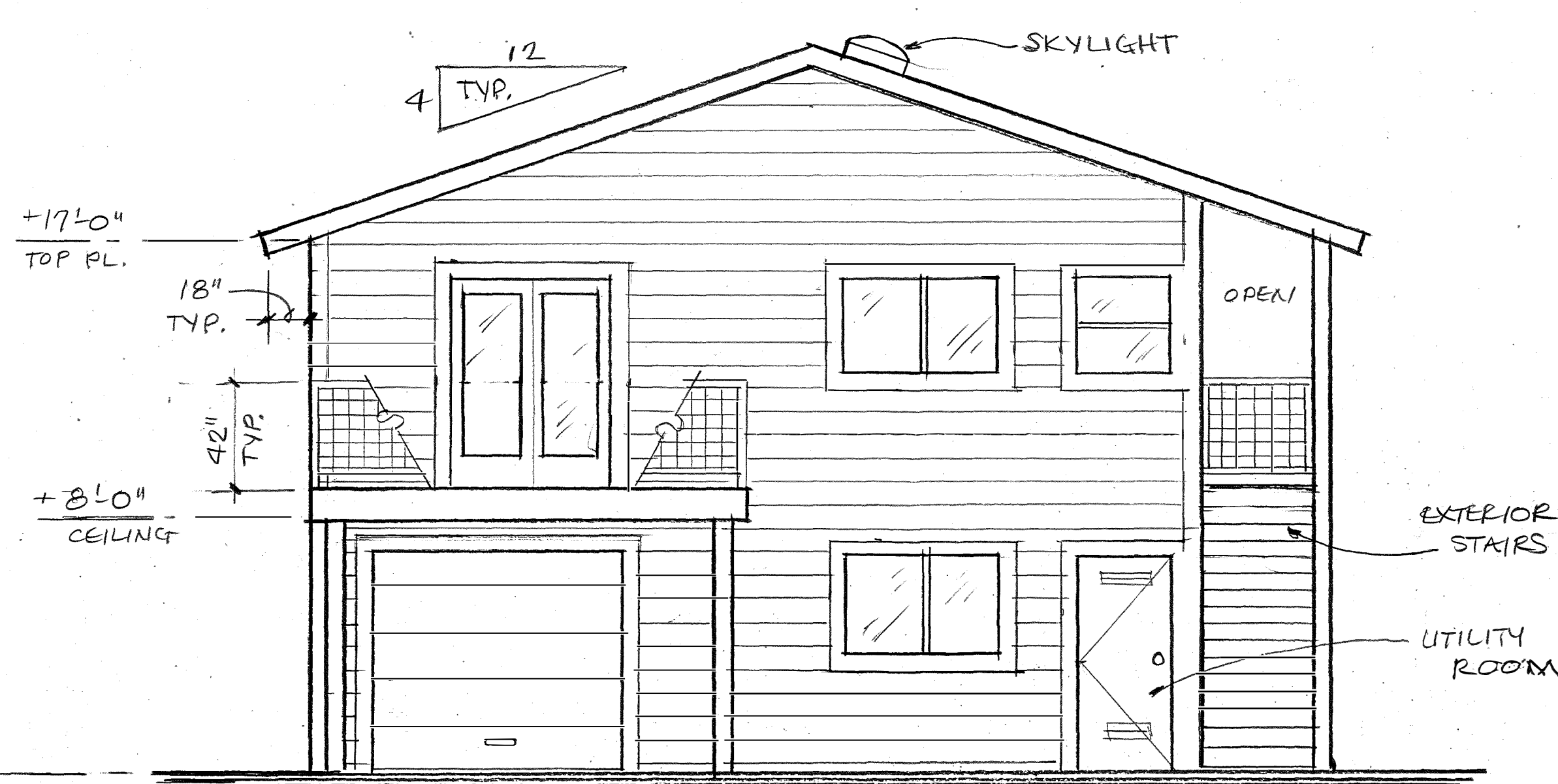


KEN ROSE - ARCHITECT
 35 RIATA COURT, RENO, NV 89521
 775-560-8955



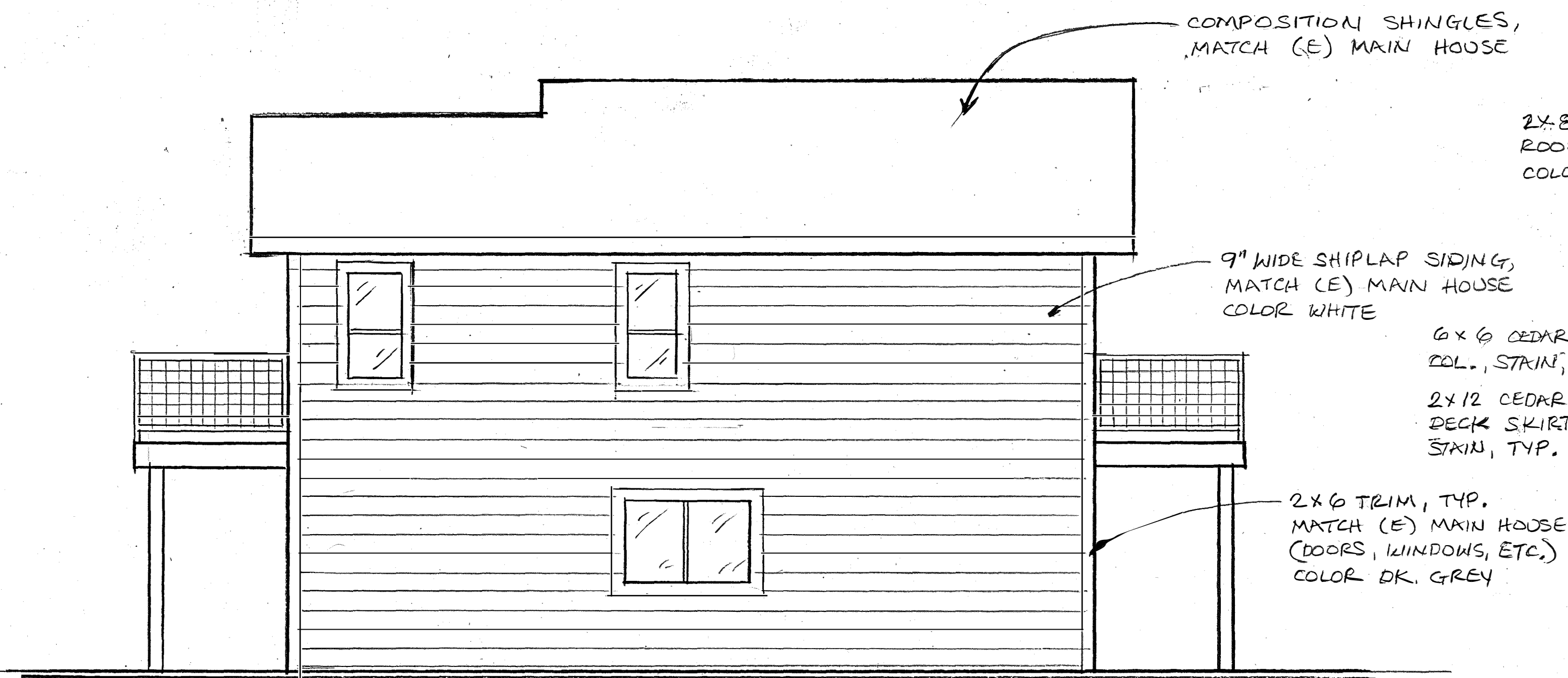
(N) WEST ELEVATION

1/4" = 1'-0"



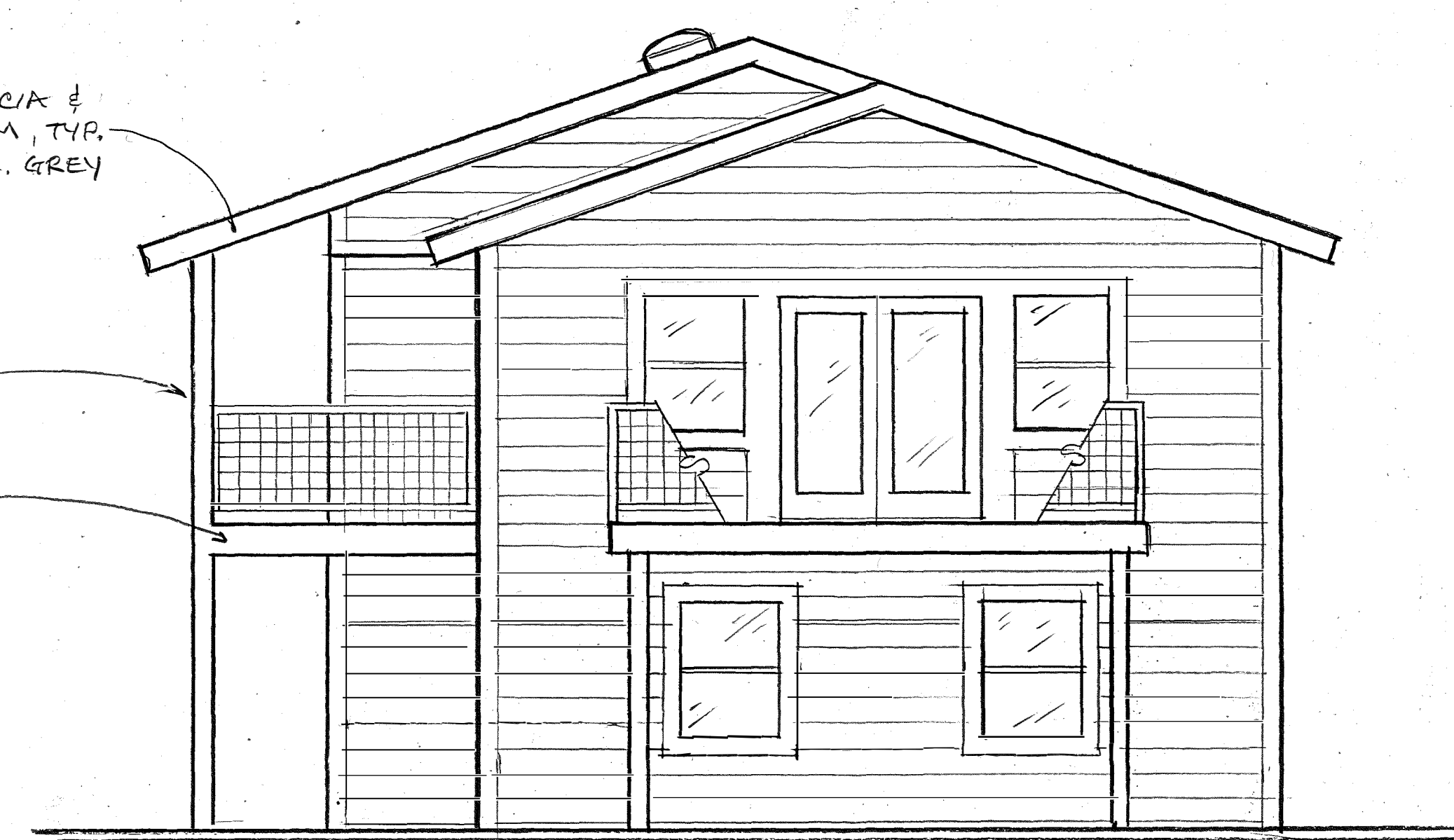
(N) NORTH ELEVATION

1/4" = 1'-0"



(N) EAST ELEVATION

1/4" = 1'-0"



(N) SOUTH ELEVATION

1/4" = 1'-0"

PROJECT:
 ROSE RESIDENCE ACCESSORY DWELLING
 35 RIATA CT., WASHOE CO., NV., 89521
 APN: 140-051-16

DRAWING:
 NEW ELEVATIONS

SCALE:
 DATE:
 DRAWN BY:
 CHECKED BY:

ISSUES:	
DATE	TYPE

DRAWING:

A-4