

## 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: <b>Pierce Family D.A.D.</b>			
Project Description: <b>Detached accessory dwelling - Manufactured home (1492 sq. ft.)</b>			
Project Address: <b>270 Eleanor Ave., Washoe County, NV 89523</b>			
Project Area (acres or square feet): <b>1492 sq. ft.</b>			
Project Location (with point of reference to major cross streets AND area locator): <b>NE Corner of Eleanor Ave. and Courtney Lane</b>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
039-133-25	1 acre		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
<b>Applicant Information (attach additional sheets if necessary)</b>			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Edward and Amber Howland		Name: Craftsman Homes	
Address: 270 Eleanor Ave.		Address: 990 Glendale Ave.	
Washoe County, NV	Zip: 89523	Sparks, NV	Zip: 89431
Phone: 775-527-6121	Fax:	Phone: 775-853-3004	Fax: 775-853-2000
Email: ambardo@hotmail.com		Email: lori@forahouse.com	
Cell:	Other:	Cell: 775-562-2219	Other:
Contact Person: Amber Howland		Contact Person: Lori Young	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Louis D. Pierce		Name: Gail Ann Pierce	
Address: 270 Eleanor Ave.		Address: 270 Eleanor Ave.	
Washoe County, NV	Zip: 89523	Washoe County, NV	Zip: 89523
Phone: 916-826-8820	Fax:	Phone: 562-547-3602	Fax:
Email: dave@piercesc.com		Email: gapierce54@yahoo.com	
Cell:	Other:	Cell:	Other:
Contact Person: Louis Pierce		Contact Person: Gail Pierce	
<b>For Office Use Only</b>			
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)?

1492 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.

Manufactured home 1492 sq. ft. New built for project, 2023

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

Separate buildings with separate entries and parking.

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?

2 off-street parking spaces are available. Access improvements will be necessary.

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?

Increased lighting and removal of existing vegetation is minimal. No trees will be removed.

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?

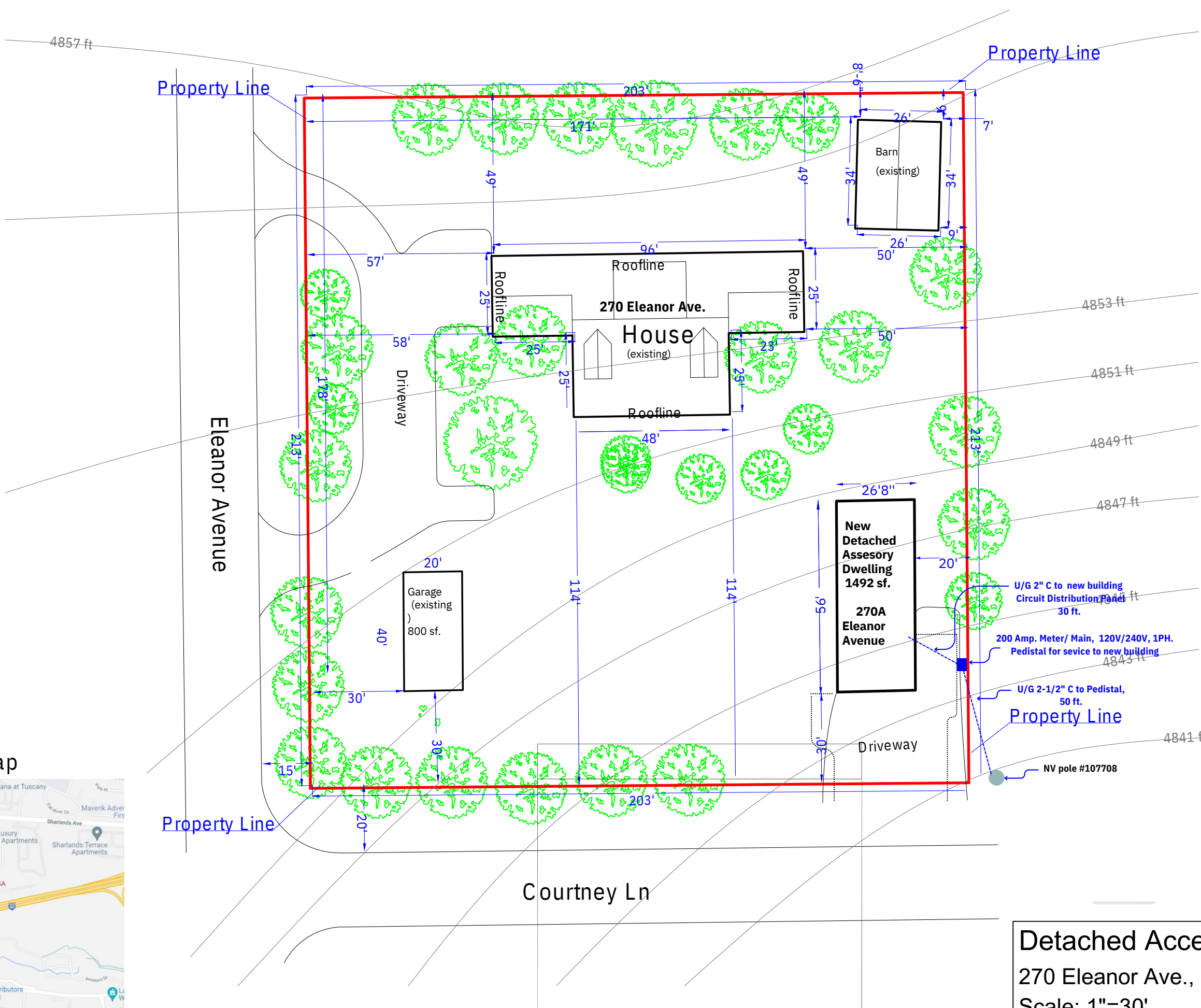
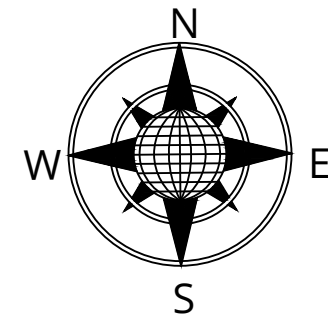
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, please attach a copy.
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9. Only one accessory dwelling unit, whether attached or detached, is allowed per parcel. Is there a guest apartment, mother-in-law unit, next-gen addition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

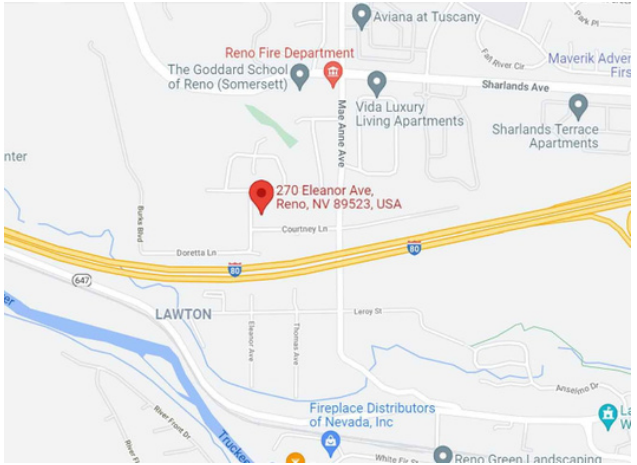
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, please provide information on the secondary unit.
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10. List who the service providers are for the main dwelling and accessory dwelling:

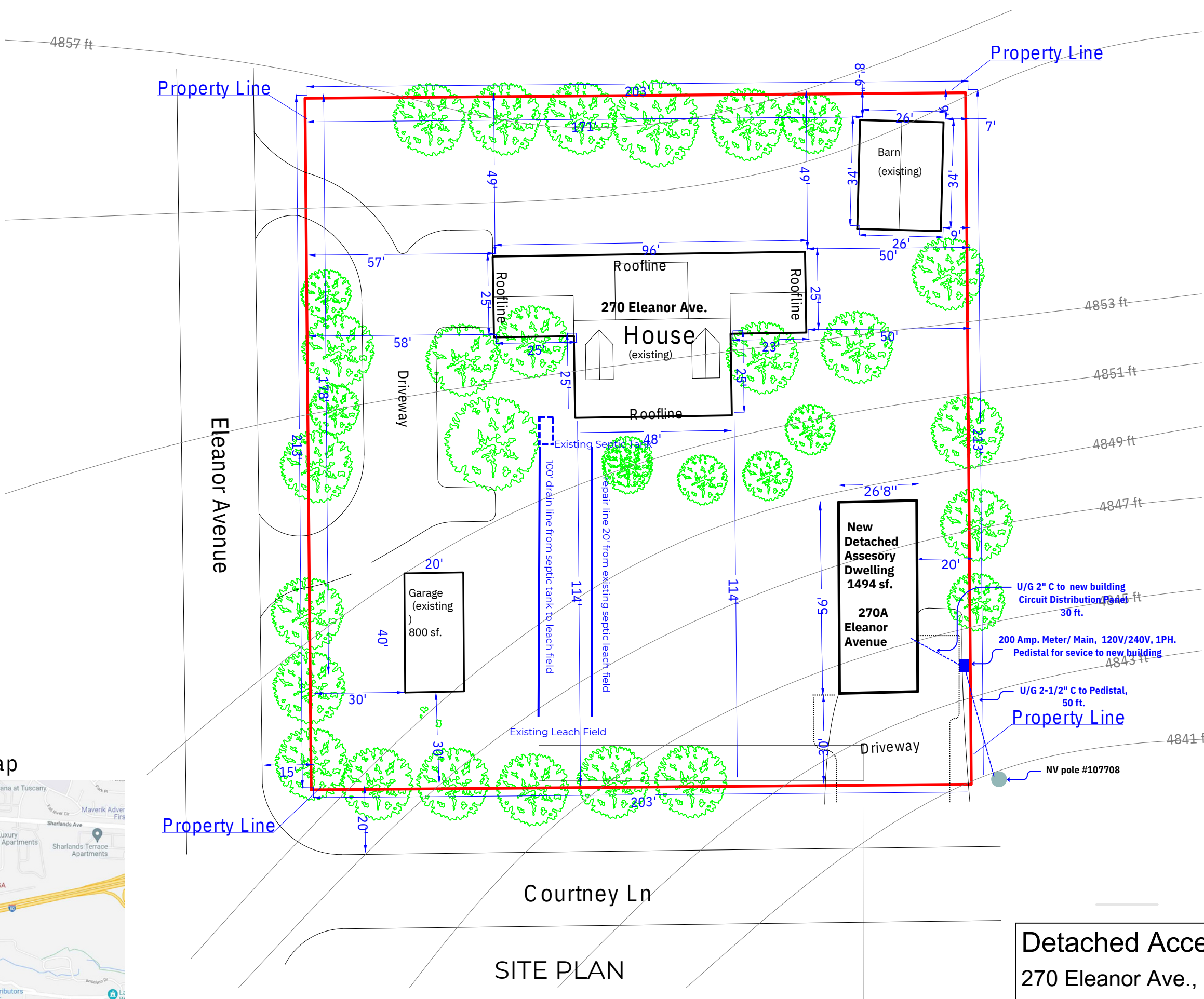
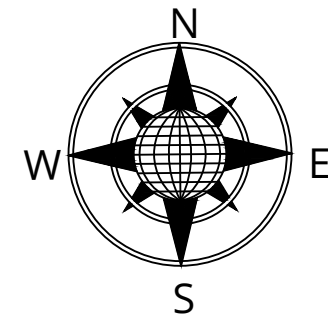
	Main Dwelling	Accessory Dwelling
Sewer Service	Septic - will be converted to sewer	Sewer
Electrical Service	NV Energy	NV Energy - new drop
Solid Waste Disposal Service	Waste Management	Waste Mangement
Water Service	Truckee Meadows Water Authority	Truckee Meadows Water Authority



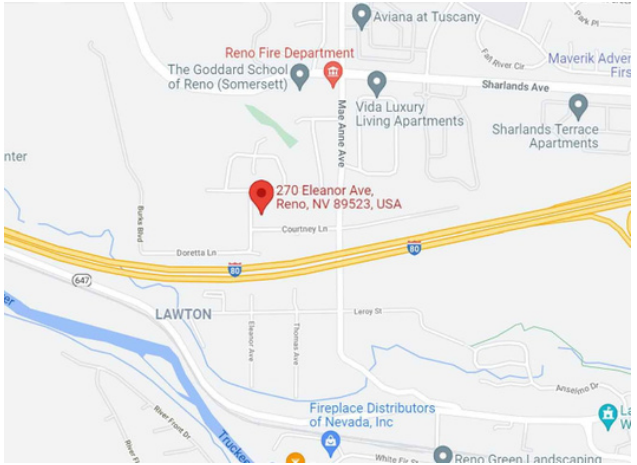
### Vicinity Map



**Detached Accessory Dwelling**  
270 Eleanor Ave., Reno, NV 89523  
Scale: 1"=30'



### Vicinity Map



Courtney Ln  
SITE PLAN

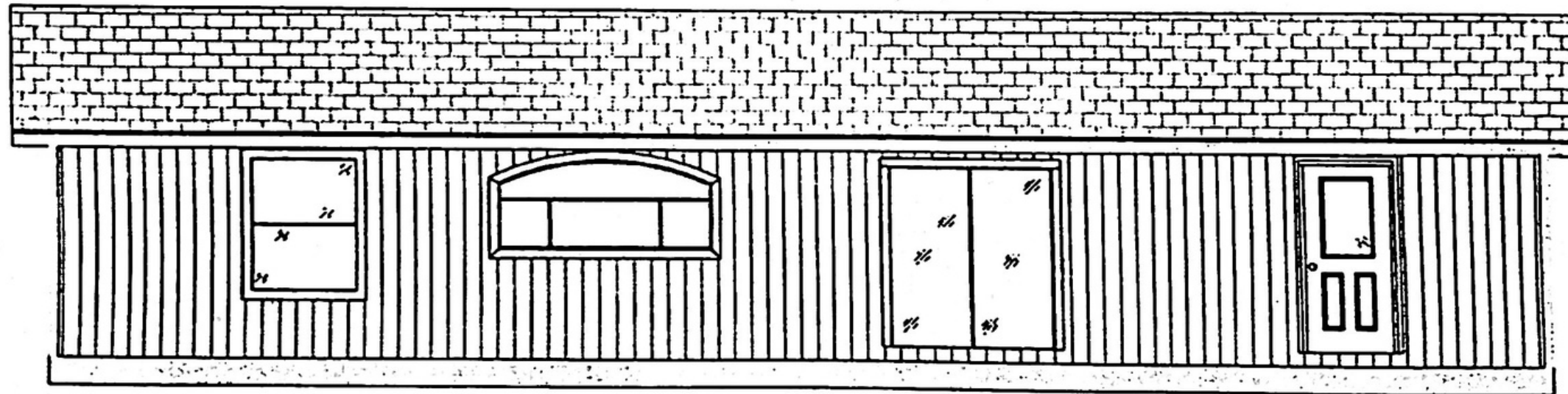
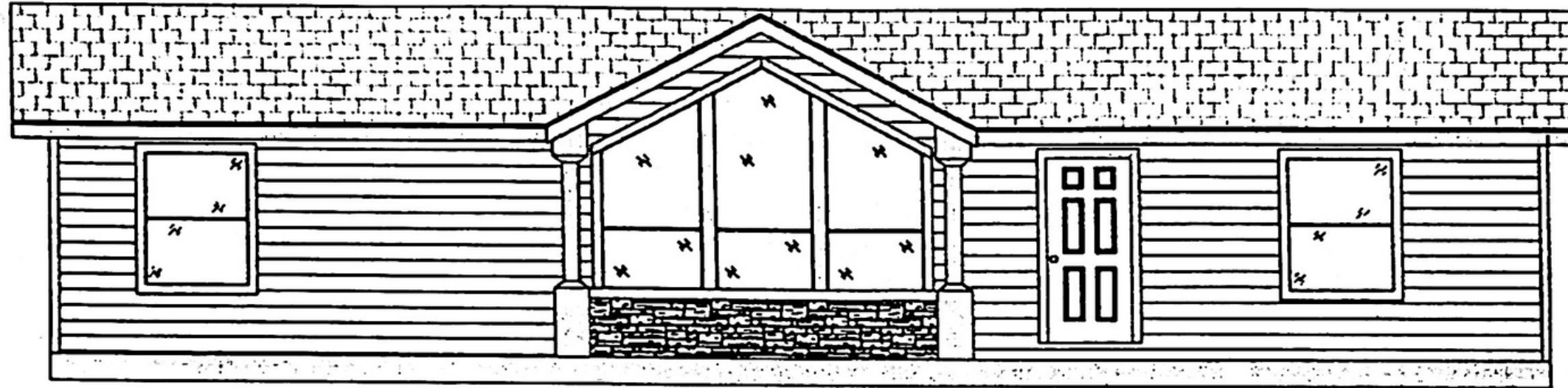
**Detached Accessory Dwelling**  
270 Eleanor Ave., Reno, NV 89523  
Owner Prepared Site Plan



# Pinehurst

Model: 2504

Square Feet: 1494



Note: Color scheme to match existing buildings

Detached Accessory Dwelling  
270 Eleanor Ave., Reno 89523

**KT** Pierce

Elevation

**KT** CUSTOM  
HOMEBUILDERS





# NEVADA STATE CONTRACTORS BOARD

5390 KIETZKE LANE, SUITE 102, RENO, NV, 89511 (775) 688-1141 FAX (775) 688-1271, INVESTIGATIONS (775) 688-1150  
8400 WEST SUNSET ROAD, SUITE 150, LAS VEGAS, NV, 89113 (702) 486-1100 FAX (702) 486-1190, INVESTIGATIONS (702) 486-1110  
www.nscb.nv.gov

**NRS 624.031(5)** Applicability of chapter: Exemptions. The provisions of this chapter do not apply to:

An owner of property who is **building or improving a residential structure on the property for his own occupancy and not intended for sale or lease**. The sale or lease, or the offering for sale or lease, of the newly built structure within 1 year after its completion creates a rebuttable presumption for the purposes of this section that the building of the structure was performed with the intent to sell or lease that structure. An owner of property who requests an exemption pursuant to this subsection must apply to the board for the exemption. The board shall adopt regulations setting forth the requirements for granting the exemption.

If you are seeking an exemption from licensure pursuant to NRS 624.031(4) you must complete the following affidavit, obtain the required signatures, and submit the original to the building department with your application for a building permit.

## OWNER BUILDER AFFIDAVIT OF EXEMPTION

I hereby certify that I am the owner of the property listed below, and that I am building or improving a residential structure on this property for my own occupancy and do not intend to sell or lease the property.

Parcel Number: \_\_\_\_\_ Description of Work: \_\_\_\_\_ Type of Permit \_\_\_\_\_

Please initial acknowledging the following obligations and duties:

- dh I may not sell or lease this property. If I sell or lease, or offer to sell or lease this property within 1 year after completion, it may be presumed that I have violated the provisions of this exemption and Chapter 624 of NRS.
- dh I may not hire an unlicensed person to act as my contractor, agent, or construction manager.
- dh I must directly supervise the construction.
- dh Any subcontractor(s) working on this project must be properly licensed by the Nevada State Contractors Board.
- dh Any person working on my project who is not a licensed contractor must work under my direct supervision and must be employed by me. I must comply with all State and Federal laws as an employer in the State of Nevada, including payroll deductions (FICA and income tax withholding), provide industrial insurance coverage, and pay the required unemployment compensation for that employee.
- dh If my project requires the repair, restoration, improvement or construction of a pool or spa, I acknowledge my obligation and duty to comply with the provisions of NRS 624.900 through NRS 624.930 (inclusive).
- dh I acknowledge that I have received copies of NRS 624.900 through NRS 624.930 (inclusive) and NRS 278.573.
- dh I acknowledge that the failure to comply with any of the above may result in cancellation of the permit.

**I have read the above owner builder affidavit of exemption and certify that the information provided is true and correct to the best of my knowledge.**

Dated this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

Amber Howland  
Legal Owner of Residential Property (Signature)

Amber Howland  
(Print Name)

\_\_\_\_\_  
Location of Single Family Residence

\_\_\_\_\_  
City State Zip

Witness: Edward Howland \_\_\_\_\_





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## DISCLOSURES

### **NRS 278.573 Statement of restrictions: Duty of building official to deliver to owner who is issued permit for construction on his residence; owner to acknowledge receipt in writing; text.**

1. A building official who issues a permit to the owner of a residence to construct, alter, repair, add to, subtract from, improve, move, wreck or demolish the residence shall, at the same time, deliver to him a statement. The owner of the residence shall acknowledge in writing receipt of the statement.

2. The statement delivered by the building official must include the following text:

State law requires construction to be done by licensed contractors. You have applied for a permit under an exemption to that law. The exemption allows you, as the owner of your property, to act as your own contractor with certain restrictions although you do not have a license.

You must directly supervise the construction, on the job, yourself. The building or residence must be for your own use or occupancy. It may not be built or substantially improved for sale or lease. If you sell or lease a building you have built or substantially improved yourself within 1 year after the construction is complete, it is presumed that you built or substantially improved it for sale or lease, which is a violation of this exemption and a violation of [chapter 624](#) of NRS.

You may not hire an unlicensed person to act as your contractor or to supervise people working on your building. It is your responsibility to make sure that people employed by you have the licenses required by state law and by county or municipal licensing ordinances. You may not delegate the responsibility for supervising work to a contractor unless he is licensed to perform the work being done. Any person working on your building who is not licensed must work under your direct supervision and must be employed by you, which means that you must deduct FICA and withholding tax and provide industrial insurance and pay the required contribution for unemployment compensation for that employee, and comply with other state and federal laws relating to employment. Your construction must comply with all applicable laws, ordinances, building codes and zoning regulations.

## RESIDENTIAL SWIMMING POOLS AND SPAS

**NRS 624.900 Definitions.** As used in [NRS 624.900](#) to [624.965](#), inclusive, unless the context otherwise requires, the words and terms defined in [NRS 624.905](#), [624.910](#) and [624.915](#) have the meanings ascribed to them in those sections.  
(Supplied in revision)

**NRS 624.905 “Contract” defined.** “Contract” means any contract or agreement in which a contractor agrees to perform work concerning a residential pool or spa.

**NRS 624.910 “Contractor” defined.** “Contractor” means a person licensed pursuant to the provisions of this chapter who performs work concerning a residential pool or spa.

### **NRS 624.915 “Work concerning a residential pool or spa” defined.**

1. “Work concerning a residential pool or spa” means any of the following acts, if performed for a fee:

(a) The design, construction, repair, maintenance, restoration, alteration or improvement of any residential swimming pool or spa, regardless of use, including the repair or replacement of existing equipment or the installation of new equipment, as necessary; or

(b) Any consultation or supervision concerning such work.

2. The scope of such work includes layout, excavation, operation of construction pumps for removal of water, steelwork, construction of floors, installation of gunite, fiberglass, tile and coping, installation of all perimeter and filter piping, installation of all filter equipment and chemical feeders of any type, plastering of the interior, construction of decks, installation of housing for pool equipment and installation of packaged pool heaters.

3. The scope of such work also includes the installation of plumbing, including, without limitation, connections to potable water, and the installation of gas lines if the contractor holds classifications for such work pursuant to [NRS 624.925](#).



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**NRS 624.920 License or other authorization required to perform work concerning residential pool or spa.** A person shall not, directly or indirectly, perform or offer to perform, for a fee, any work concerning a residential pool or spa or any consultation or supervision concerning such work or otherwise hold himself out as being able to perform such acts for a fee, unless the person holds:

1. A license as a contractor or subcontractor under state law which authorizes the person to perform such acts for a fee; or
2. Any other license, certificate, registration or permit under state law which authorizes the person to perform such acts for a fee.

**NRS 624.925 Classifications of licensing.**

1. The Board shall adopt regulations to provide for classifications of licensing that authorize a contractor who performs work concerning a residential pool or spa to perform, in connection with such work, the installation of:

- (a) Plumbing, including, without limitation, connections to potable water; and
- (b) Gas lines.

2. The regulations adopted by the Board must include, without limitation, regulations establishing the qualifications, training and examinations that are required for such classifications.

**NRS 624.930 Contractor and subcontractor required to obtain permits and meet certain requirements; certain owner-builders required to submit information regarding bonds and insurance; supervision and control of work; license or other authorization required to perform certain acts for owner-builder.**

1. Any contractor or subcontractor who performs work concerning a residential pool or spa shall, regardless of whether the work is performed under the direction of a builder who is also the owner of the property being improved:

- (a) Apply for and obtain all applicable permits for the project; and
- (b) Meet all applicable requirements imposed pursuant to this chapter and any regulations adopted by the Board with respect to contracts for work concerning a residential pool or spa.

2. If a contractor or subcontractor performs work concerning a residential pool or spa and the work is performed under the direction of a builder who is also the owner of the property being improved, the owner shall comply with all state and local laws and ordinances for the submission of names, licenses and information concerning any required bonds and insurance with respect to the contractors and subcontractors working on the project.

3. With respect to a contract for work concerning a residential pool or spa, the work performed pursuant to such a contract must be supervised and controlled directly by the qualified employee or qualified officer of the contractor.

4. If work concerning a residential pool or spa is performed under the direction of a builder who is exempt from having to obtain a license as a contractor because the builder is also the owner of the property being improved, a person shall not, directly or indirectly, perform or offer to perform, for a fee, any act as a consultant, adviser, assistant or aide to the builder for the purposes of the project, including, without limitation, any act associated with obtaining permits for the project, or otherwise hold himself out as being able to perform such acts for a fee, unless the person holds:

- (a) A license as a contractor or subcontractor under state law which authorizes the person to perform such acts for a fee; or
- (b) Any other license, certificate, registration or permit under state law which authorizes the person to perform such acts for a fee.