

## 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>16780 Drycreek D.A.D.</b>			
Project Description: Construct residence in a manner that legitimizes the parcel with a DAD. Primarily this requires the DAD have its own septic system and meet SF requirements of county code. (There previously was a nonconforming DAD that was removed with deed restriction to become conforming.)			
Project Address: 16780 Drycreek, Reno, NV 89511			
Project Area (acres or square feet): Primary Residence= 3221 SF, DAD= 1448 SF			
Project Location (with point of reference to major cross streets AND area locator): <b>Galena Forest: SE of Big Pine and SnowFlower</b>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
047-032-34	1.032 Acres		
<b>Indicate any previous Washoe County approvals associated with this application:</b> Case No.(s). WBLD20-101427			
<b>Applicant Information (attach additional sheets if necessary)</b>			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Eric Scheetz		Name:	
Address: 16780 Dry Creek		Address:	
Reno, NV	Zip: 89511	Zip:	
Phone: 775-220-6436	Fax:	Phone:	Fax:
Email: ericscheetzpe@hotmail.com		Email:	
Cell: above	Other:	Cell:	Other:
Contact Person:		Contact Person:	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Self		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		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):	

## 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)?

3,221 SF

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.

1,448 SF

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

Both are laid out on lot to keep tree and landscaping as possible but meet WUI standards. Exterior will be stone look with matching roof materials where possible.

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?

3 in garage for accessory dwelling, 3 for prime in garage. No new roadway features are needed. There will be a small driveway to get to prime garage (NW corner lot).

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?

Downlighting is used on rear of accessory dwelling. Landscaping/ Trees kept where possible with WUI. Prime garage mirrors neighbors garage layout. Prime main structure is cloaked into hillside with topography.

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

Yes     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?

Yes     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?

Yes     No    If yes, please provide information on the secondary unit. Was removed.

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

	Main Dwelling	Accessory Dwelling
Sewer Service	1500 Gal Septic	1500 Gal Septic
Electrical Service	NV Energy	NV Energy
Solid Waste Disposal Service	WM	WM
Water Service	TMWA	TMWA

# Property Owner Affidavit

**Applicant Name:** Eric Scheelz

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, ERIC SCHEETZ  
(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): 047-031-34

Printed Name ERIC SCHEETZ

Signed *[Signature]*

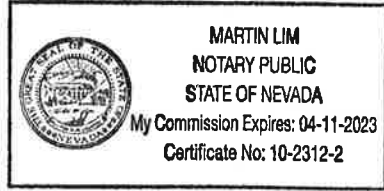
Address 16780 DRY CREEK  
RENO NV 89511

Subscribed and sworn to before me this 7 day of June, 2021.

(Notary Stamp)

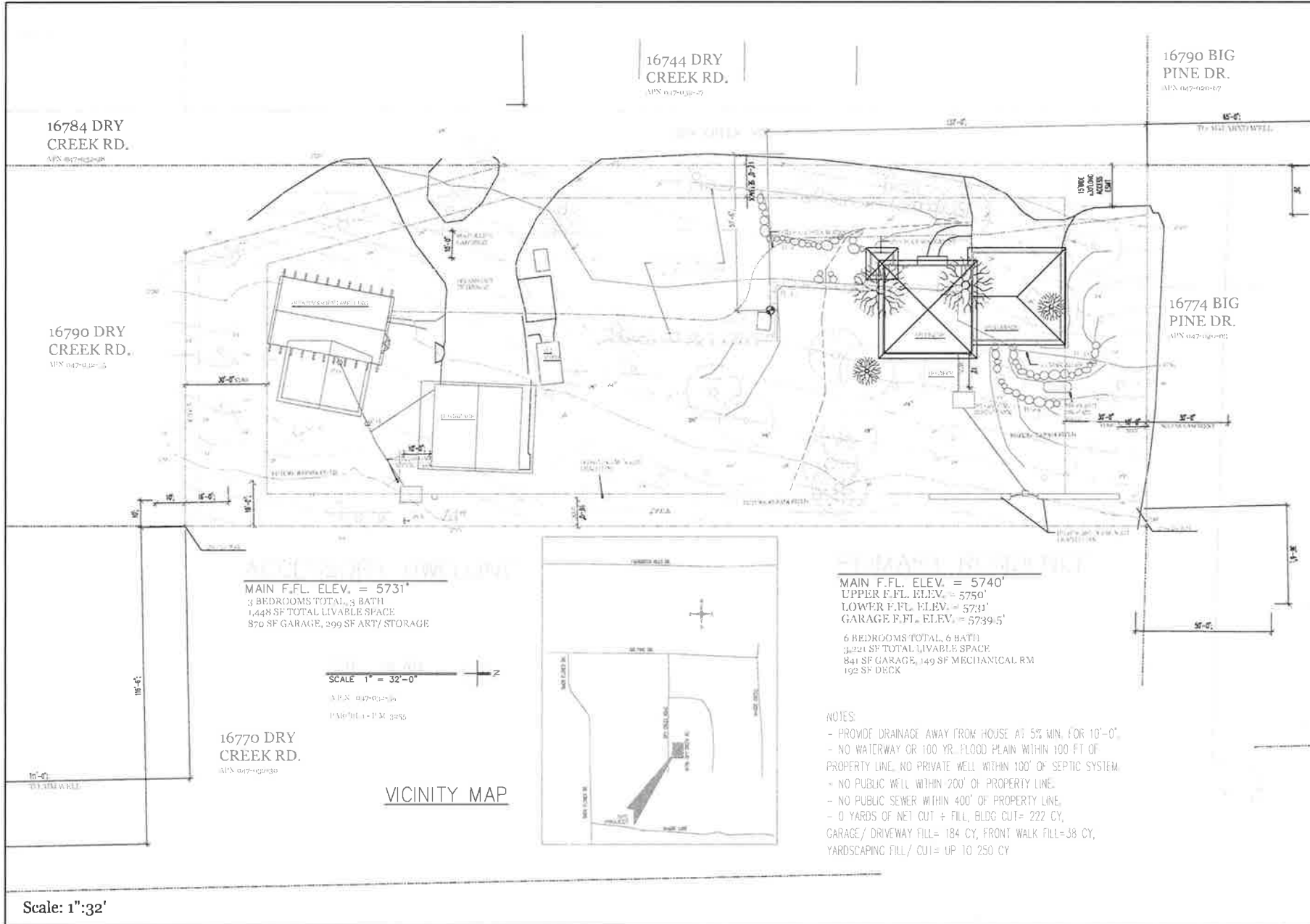
*[Signature]*  
Notary Public in and for said county and state

My commission expires: 04-11-2023



\*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



16784 DRY CREEK RD.  
APN 047-012-028

16744 DRY CREEK RD.  
APN 047-012-027

16790 BIG PINE DR.  
APN 047-020-027

16790 DRY CREEK RD.  
APN 047-012-025

16774 BIG PINE DR.  
APN 047-012-023

MAIN F.FL. ELEV. = 5731'  
3 BEDROOMS TOTAL, 3 BATH  
1,448 SF TOTAL LIVABLE SPACE  
870 SF GARAGE, 299 SF ART/ STORAGE

SCALE 1" = 32'-0"

APN 047-012-025  
PARCEL 1 - P.M. 2655

16770 DRY CREEK RD.  
APN 047-012-026



VICINITY MAP

MAIN F.FL. ELEV. = 5740'  
UPPER F.FL. ELEV. = 5750'  
LOWER F.FL. ELEV. = 5731'  
GARAGE F.FL. ELEV. = 5739.5'

6 BEDROOMS TOTAL, 6 BATH  
3,424 SF TOTAL LIVABLE SPACE  
841 SF GARAGE, 149 SF MECHANICAL RM  
192 SF DECK

- NOTES
- PROVIDE DRAINAGE AWAY FROM HOUSE AT 5/8" MIN. FOR 10'-0"
  - NO WATERWAY OR 100 YR. FLOOD PLAIN WITHIN 100 FT OF PROPERTY LINE, NO PRIVATE WELL WITHIN 100' OF SEPTIC SYSTEM
  - NO PUBLIC WELL WITHIN 200' OF PROPERTY LINE.
  - NO PUBLIC SEWER WITHIN 400' OF PROPERTY LINE.
  - 0 YARDS OF NET CUT + FILL, BLDG CUT = 222 CY, GARAGE/ DRIVEWAY FILL = 184 CY, FRONT WALK FILL = 38 CY, YARDSCAPING FILL/ CUT = UP TO 250 CY

Scale: 1"=32'

REVISIONS	
NO.	DATE

NAME: ERIC SCHULTZ  
PHONE: (732) 200-6435  
ADDRESS: 16774 BIG PINE DR., HIGHTSTOWN, NJ 08520

DATE: 06/11/21  
PROJECT: 16774 BIG PINE DR.

DATE: 06/11/21  
PROJECT: 16774 BIG PINE DR.

**SITE PLAN**

ORIGINAL DATE: 05/14/21  
SCALE: 1"=32'  
LIVABLE AREA:

**A0.0**

REVISIONS	
NO.	DATE

NAME: ERIC SCHEITZ  
 PHONE: (775) 220-6436  
 MAILING ADDRESS: 16780 DRYCREEK RD., RENO, NV 89511

SITE ADDRESS: 16780 DRYCREEK RD., RENO, NV 89511  
 PARCEL # 047-032-34

# SITE PLAN

ORIGINAL DATE: 05/14/21  
 SCALE: 1"=32'  
 LIVABLE AREA:

**A0.0**

16744 DRY CREEK RD.  
 APN 047-032-27

16790 BIG PINE DR.  
 APN 047-020-67

16784 DRY CREEK RD.  
 APN 047-032-28

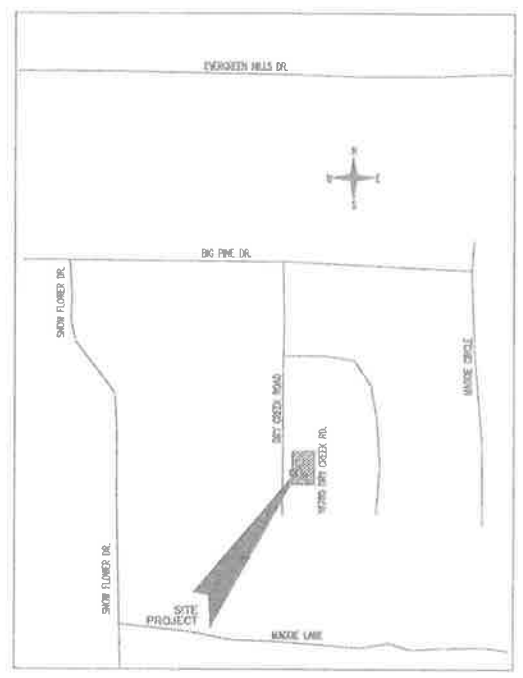
16790 DRY CREEK RD.  
 APN 047-032-35

16774 BIG PINE DR.  
 APN 047-020-03

**ACCESSORY DWELLING**  
 MAIN F.F.L. ELEV. = 5731'  
 3 BEDROOMS TOTAL, 3 BATH  
 1,448 SF TOTAL LIVABLE SPACE  
 870 SF GARAGE, 299 SF ART/ STORAGE

**PRIMARY RESIDENCE**  
 MAIN F.F.L. ELEV. = 5740'  
 UPPER F.F.L. ELEV. = 5750'  
 LOWER F.F.L. ELEV. = 5731'  
 GARAGE F.F.L. ELEV. = 5739.5'  
 6 BEDROOMS TOTAL, 6 BATH  
 3,221 SF TOTAL LIVABLE SPACE  
 841 SF GARAGE, 149 SF MECHANICAL RM  
 192 SF DECK

- NOTES:
- PROVIDE DRAINAGE AWAY FROM HOUSE AT 5% MIN. FOR 10'-0".
  - NO WATERWAY OR 100 YR. FLOOD PLAIN WITHIN 100 FT OF PROPERTY LINE. NO PRIVATE WELL WITHIN 100' OF SEPTIC SYSTEM.
  - NO PUBLIC WELL WITHIN 200' OF PROPERTY LINE.
  - NO PUBLIC SEWER WITHIN 400' OF PROPERTY LINE.
  - 0 YARDS OF NET CUT + FILL, BLDG CUT= 222 CY, GARAGE/ DRIVEWAY FILL= 184 CY, FRONT WALK FILL=38 CY, YARDSCAPING FILL/ CUT= UP TO 250 CY

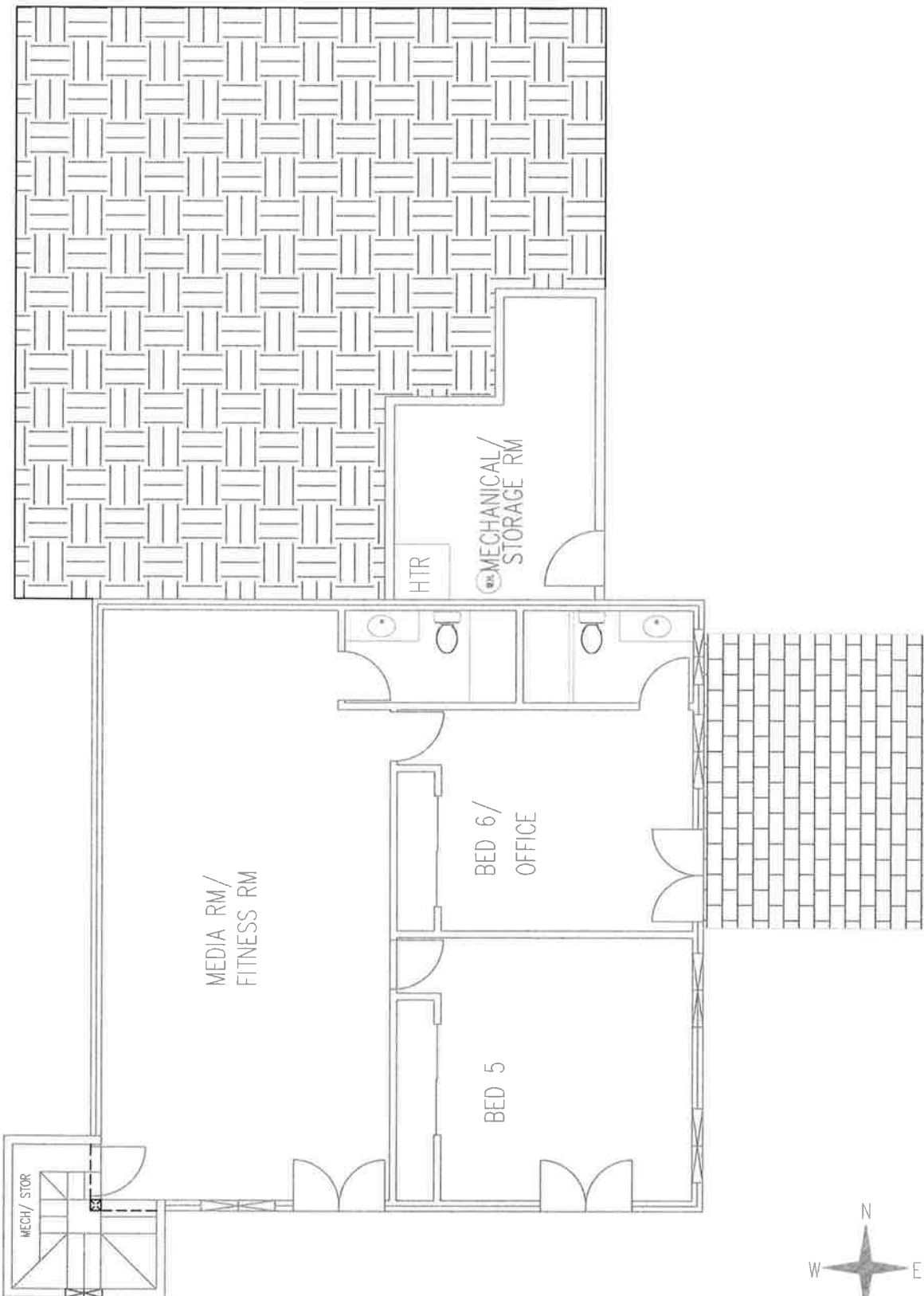


**SITE PLAN**  
 SCALE 1" = 32'-0"  
 A.P.N. 047-032-34  
 PARCEL 1 - P.M. 3255

16770 DRY CREEK RD.  
 APN 047-032-30

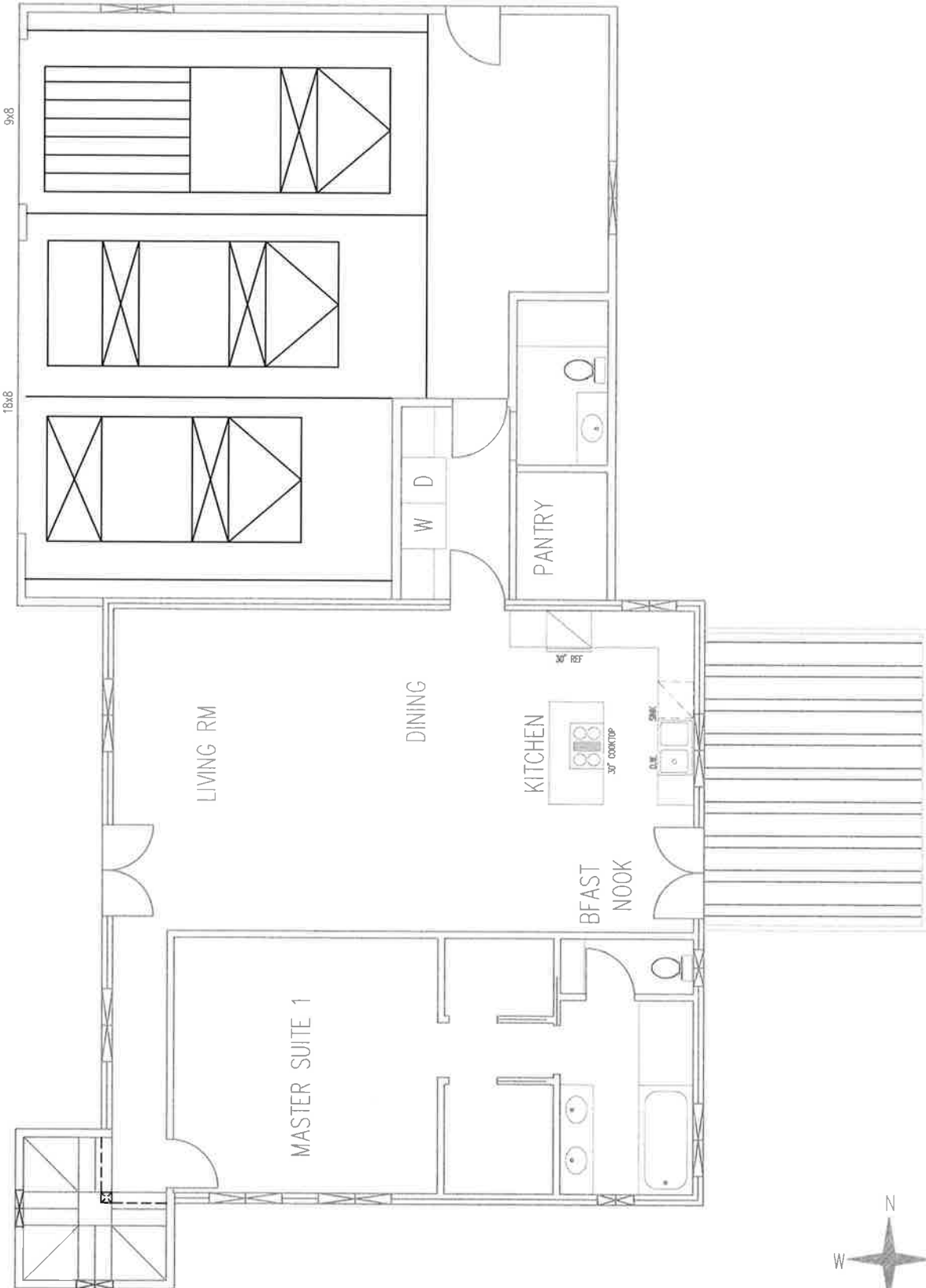
**VICINITY MAP**

Scale: 1":32'



GROUND FLOOR

NOTES:



MAIN/ 2ND FLOOR



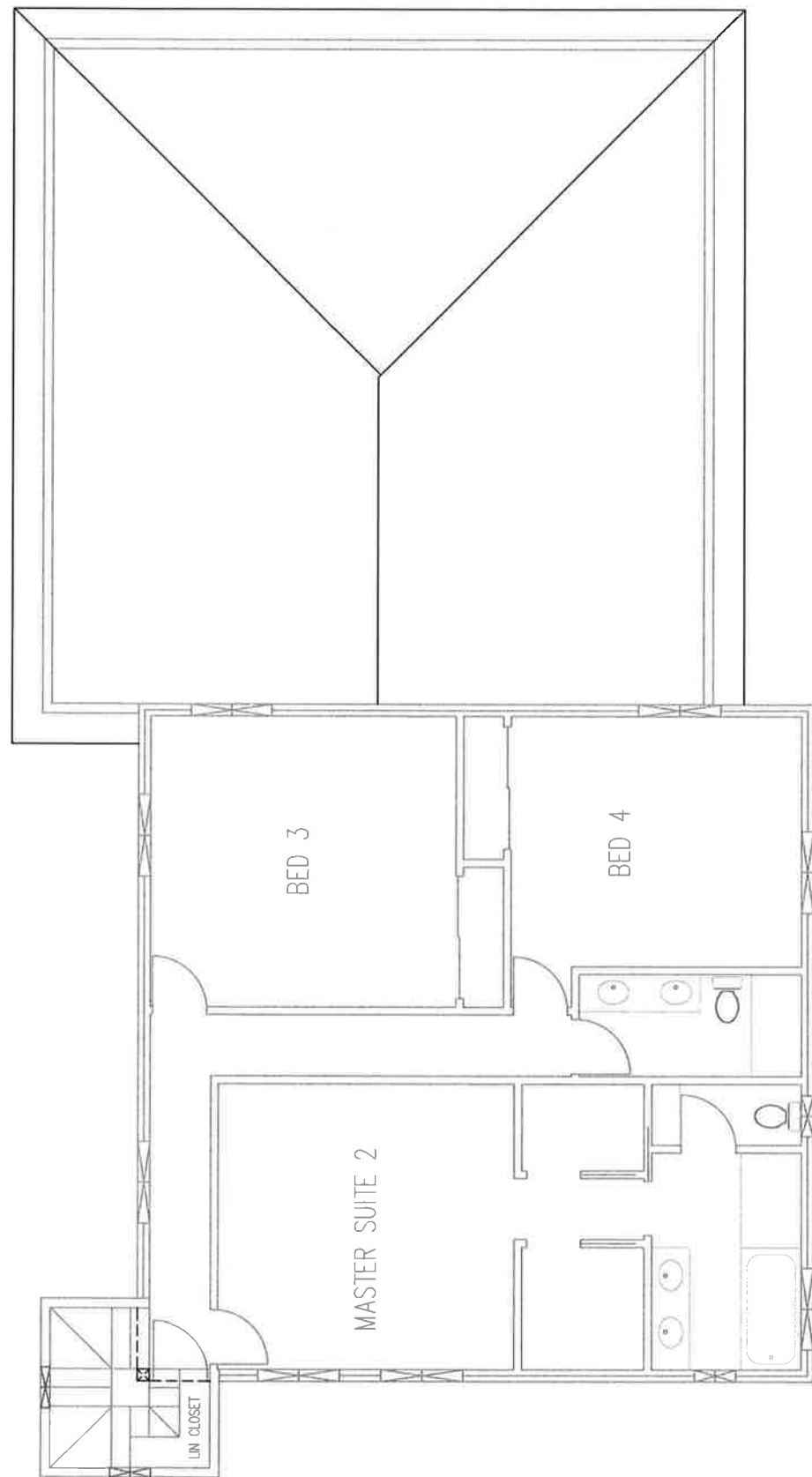
REVISIONS	
NO.	DATE

SITE ADDRESS: 16780 DRYCREEK RD., RENO, NV 89511  
 NAME: ERIC SCHEETZ  
 PHONE: (775) 220-6436  
 MAILING ADDRESS: 16780 DRYCREEK RD., RENO, NV 89511  
 PARCEL #: 047-052-34

**GROUND FLOOR AND MAIN/  
2ND FLOOR PLAN**

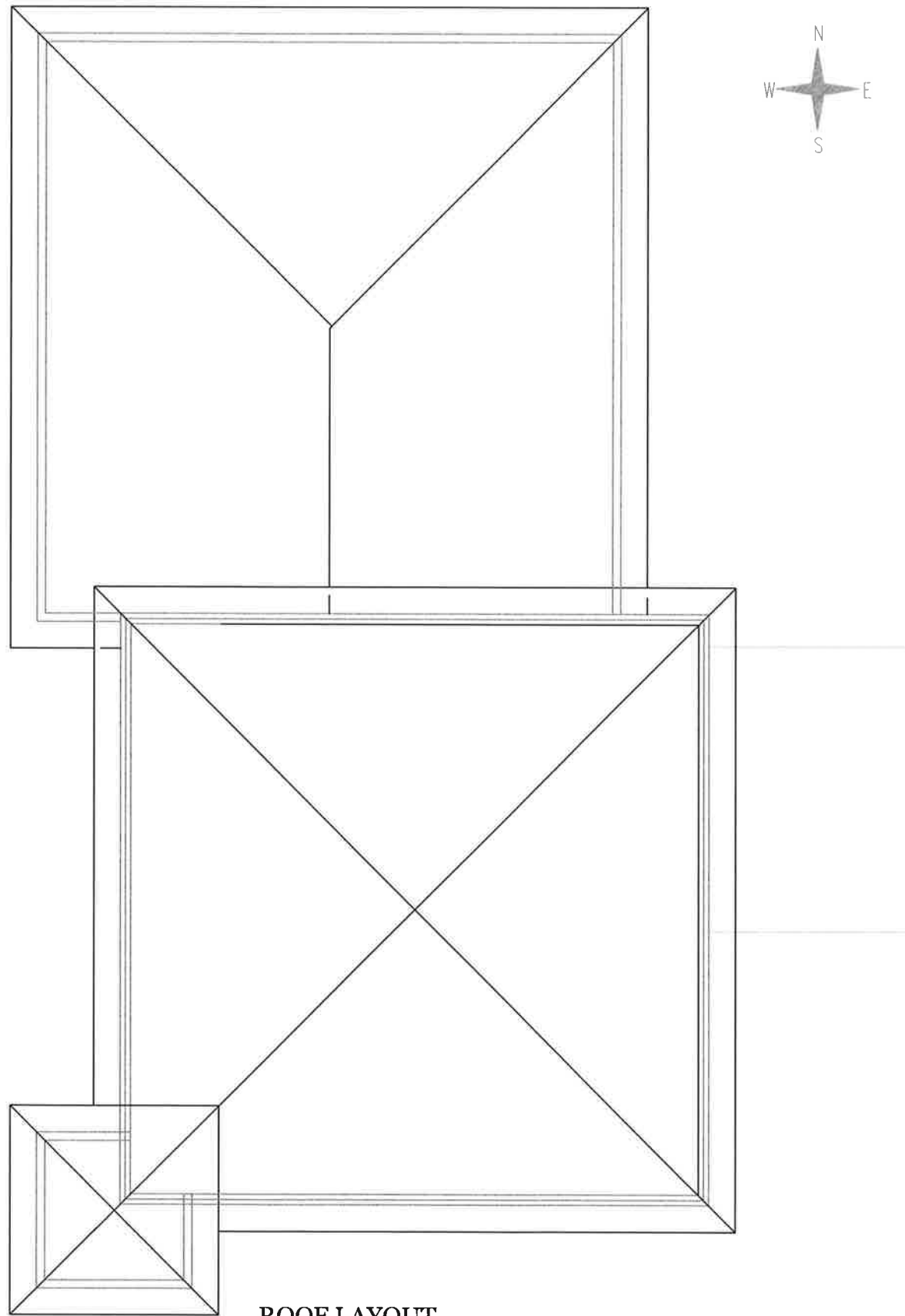
ORIGINAL DATE: 05/14/21  
 SCALE: 1/8"=1'-0"  
 LIVABLE AREA:

A1.0



**3RD FLOOR**

NOTES:



**ROOF LAYOUT**

REVISIONS	
NO.	DATE

NAME: ERIC SCHEITZ  
 PHONE: (775) 220-6436  
 MAILING ADDRESS: 16780 DRYCREEK RD. RENO, NV 89511  
 SITE ADDRESS: 16780 DRYCREEK RD. RENO, NV 89511  
 PARCEL # 047-032-34

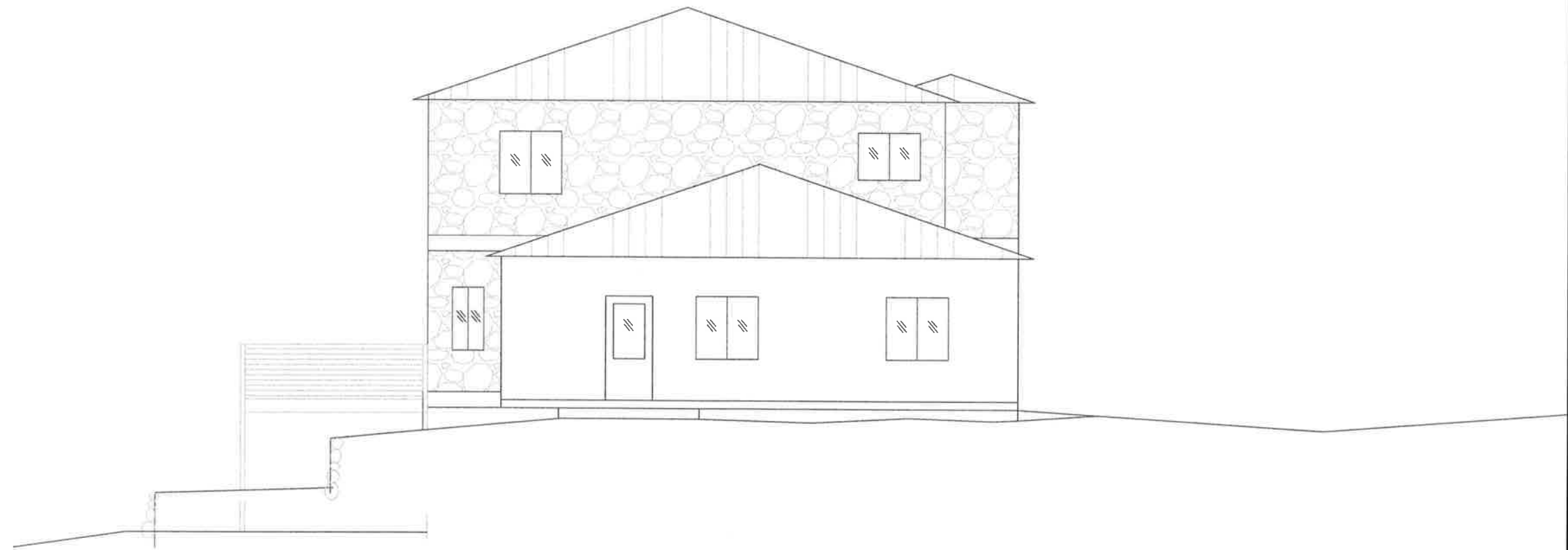
**3RD FLOOR AND ROOF LAYOUT PLAN**

ORIGINAL DATE: 05/14/21  
 SCALE: 1/8"=1'-0"  
 LIVABLE AREA:





WEST ELEVATION



NORTH ELEVATION

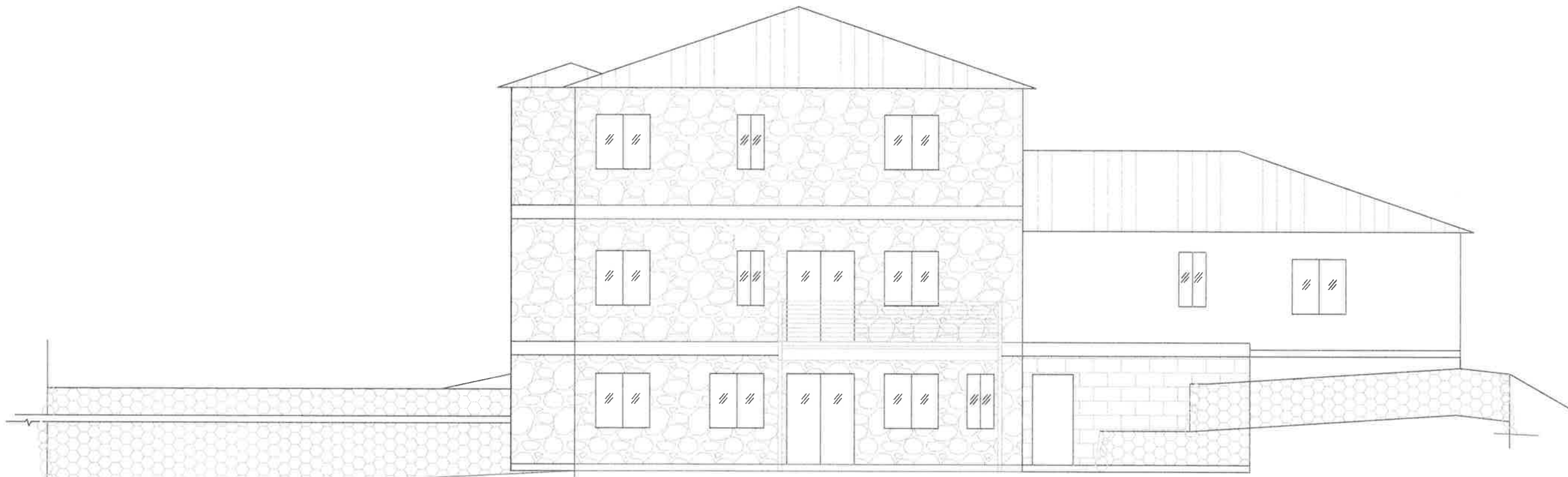
REVISIONS	
NO.	DATE

NAME: ERIC SCHEETZ  
 PHONE: (775) 220-6436  
 MAILING ADDRESS: 16780 DRYCREEK RD. RENO, NV 89511  
 SITE ADDRESS: 16780 DRYCREEK RD. RENO, NV 89511  
 PARCEL #: 047-032-34

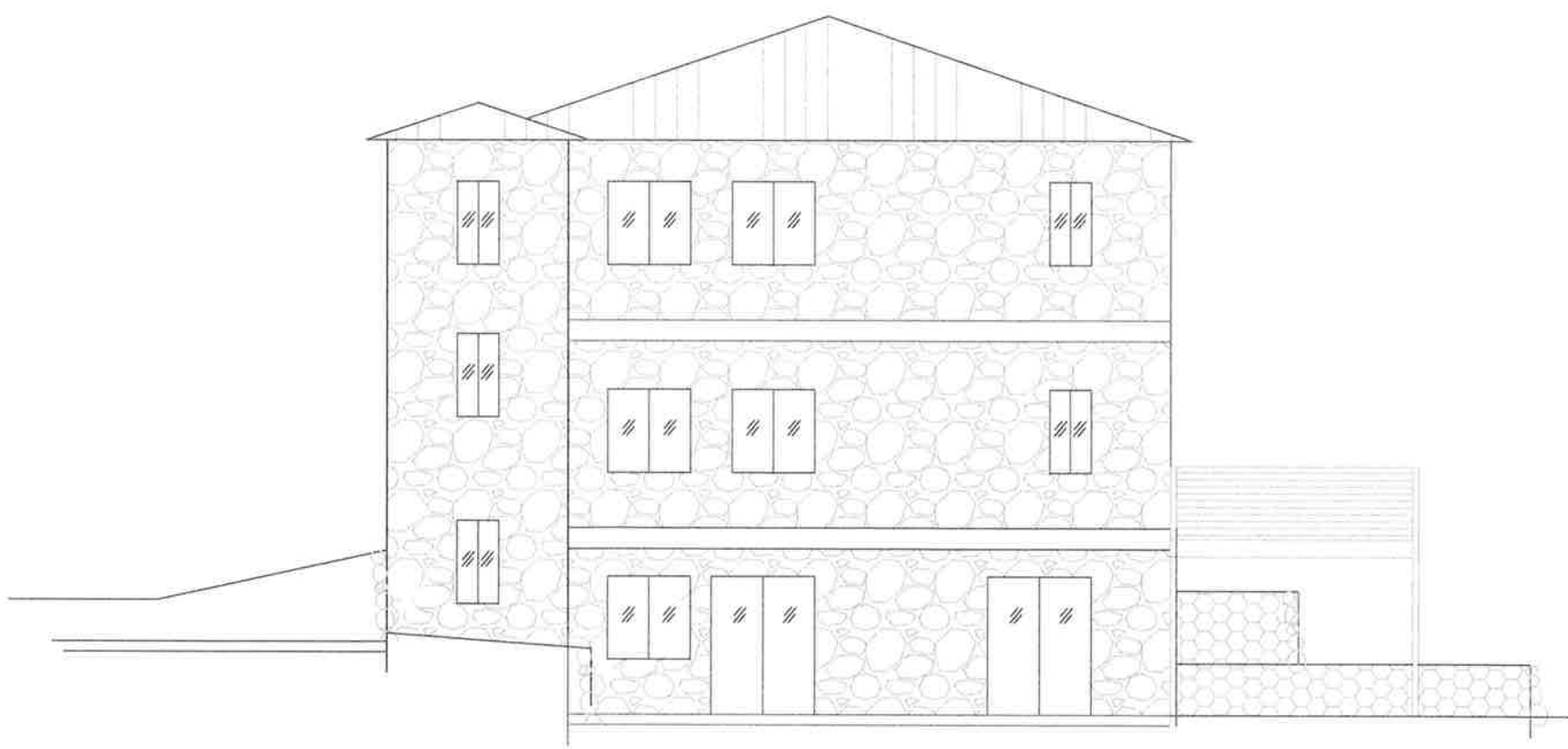
**EXTERIOR ELEVATIONS**

ORIGINAL DATE: 05/14/21  
 SCALE: 1/8"=1'-0"  
 LIVABLE AREA:

**A2.0**



EAST ELEVATION



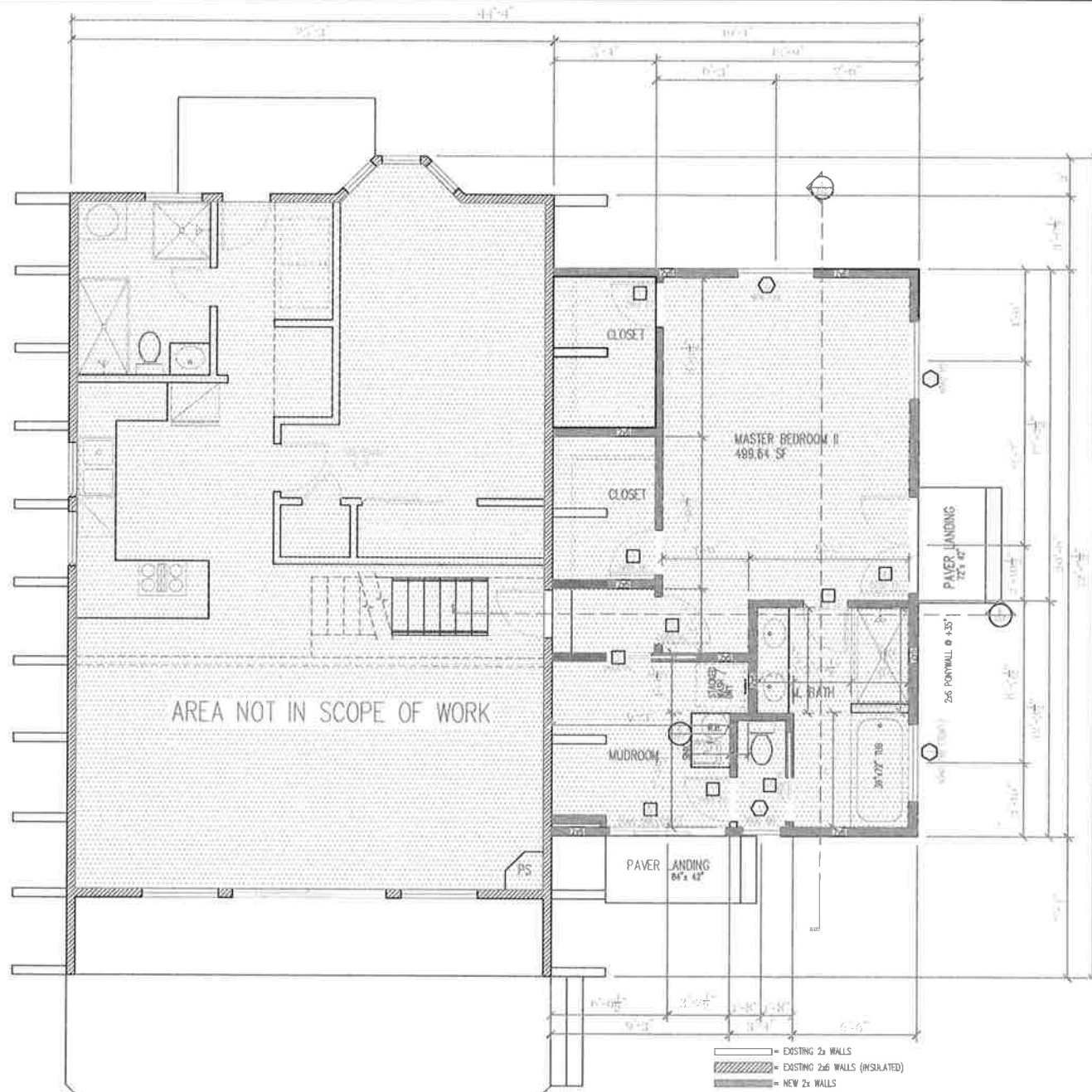
SOUTH ELEVATION

REVISIONS	
NO.	DATE

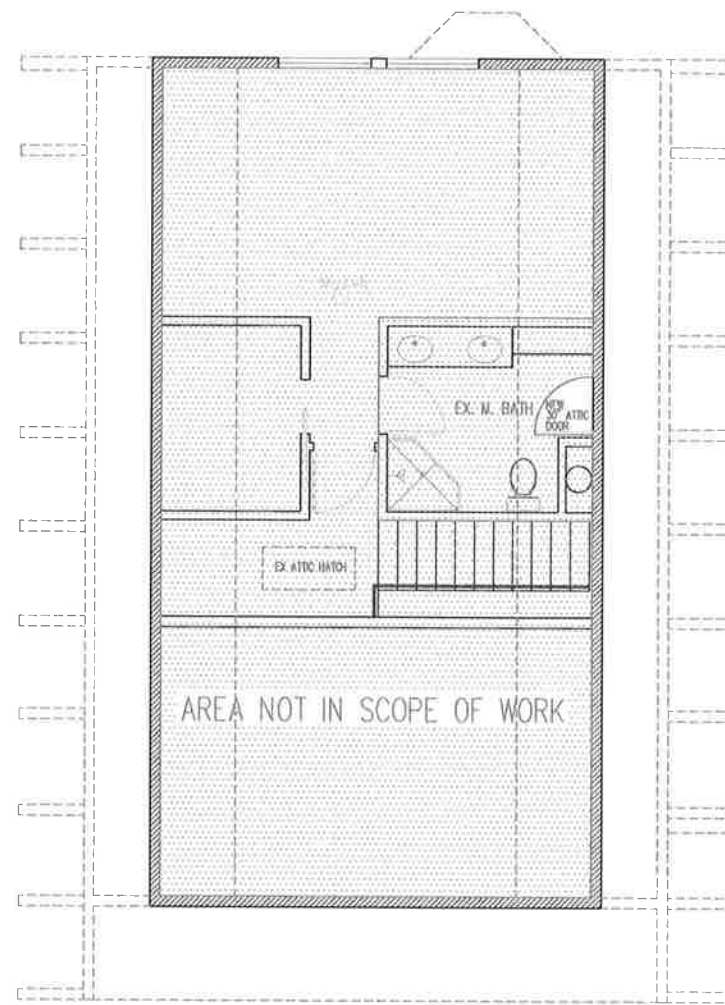
NAME: ERIC SCHLEITZ  
 PHONE: (775) 220-6436  
 MAILING ADDRESS: 16780 DRYCREEK RD. RENO, NV 89511  
 SITE ADDRESS: 16780 DRYCREEK RD. RENO, NV 89511  
 PARCEL #: 047-032-34

**EXTERIOR ELEVATIONS**

ORIGINAL DATE: 05/14/21  
 SCALE: 1/8"=1'-0"  
 LIVABLE AREA:



**1ST FLOOR (EXISTING w/ REBUILT)**



**2ND FLOOR (EXISTING w/ REBUILT)**

WINDOW SCHEDULE							
NUMBER	TYPE	WIDTH	HEIGHT	FRAMING	GLAZING	QUANTITY	LOCATION
(1) 2030 SH	SINGLE HUNG	2'-0"	3'-0"	WVNL	-	1	M. BATH
(2) 4040 F20	FIXED	4'-0"	4'-0"	WVNL	YES	1	M. BATH
(3) 4040 X0	SLIDER	4'-0"	4'-0"	WVNL	-	2	M. BEDRM

WINDOW SCHEDULE AND NOTES		
FX = FIX WINDOW	FR = FROSTED GLAZING	1. CONTRACTOR SHALL INSTALL CLASSIFIED GLAZING IN HAZARDOUS LOCATIONS PER IRC AND LOCALLY ADOPTED AMENDMENTS. 2. WINDOWS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH ALL MFG SPECS REQUIRED FOR HAZARDOUS LOCATIONS, INSTALL PER IBC, IRC & ALL LOCALLY ADOPTED AMENDMENTS TO THE CODE. 3. ALL WINDOWS TO BE MANUFACTURED TO THE FOLLOWING: MAXIMUM SHGC RATING TO BE .30, MINIMUM STC RATING TO BE 25.
NO = SLEND WINDOW	TR = FIXED TRANSOM ABOVE	
SH = SINGLE HUNG WINDOW	AR = FIXED ARCHED WINDOW	
CH = DOUBLE HUNG WINDOW	TP = TEMPERED GLAZING	
CS = CASEMENT WINDOW	RE = REVERSE GLAZING	

DOOR SCHEDULE							
NUMBER	TYPE	WIDTH	HEIGHT	FRAMING	GLAZING	QUANTITY	LOCATION
(1) 2468 HC	HOLLOW CORE	2'-4"	6'-8"	WOOD	-	4	M. BATH / CLOSET
(2) 2468 PK	POCKET	2'-4"	6'-8"	WOOD	-	2	M. BATH / CLOSET
(3) 2868 HC	HOLLOW CORE	2'-8"	6'-8"	WOOD	-	1	M. BEDROOM
(4) 5068 FR	FRENCH	3'-0"	6'-8"	WVNL	TEMPERED	1	M. BEDROOM
(5) 6068 SD	SLIDING GLASS	6'-0"	6'-0"	WVNL	TEMPERED	1	GREAT ROOM

DOOR SCHEDULE AND NOTES		DOOR SWING	
1. FRONT ENTRY DOOR SHALL HAVE WEATHER STRIPPING & METAL THRESHOLD, A PEEP HOLE @ 60" A.F.F., AND BE PROVIDED W/ A LOCKSET AND DEADBOLT U.L.O.	2. PROVIDE PRIVACY LOCKS AT ALL BEDROOM & BATHROOM DOORS U.L.O.		
3. ALL DOOR TO BE MANUFACTURED TO THE FOLLOWING: MAXIMUM SHGC RATING TO BE .30, MINIMUM STC RATING TO BE 25	HC = HOLLOW CORE WOOD DOOR SC = SOLID CORE WOOD DOOR FR = FRENCH DOOR w/TEMPERED GLASS (FROSTED GLASS) FRF = FRENCH DOOR w/TEMPERED GLASS (FROSTED GLASS) HCM = HOLLOW CORE METAL DOOR FRD = SOLID WOOD DOOR, NOT LESS THAN 1-3/8" OR 20 MINUTE RATED, w/SELF CLOSER. BP = BYPASS DOORS BF = BI FOLD DOOR XS = SLIDE GLASS DOOR (TEMPERED GLASS) DS = DOUBLE SWING DOOR PC = SLIDING POCKET DOOR W = CUSTOM TEMPERED GLASS DOOR LV = LOWERED DOOR GL = MANUFACTURED GLASS SHOWER DOOR TEMPERED		

**DOOR NOTES**

**TYPICAL EXTERIOR DOOR AND GARAGE MAIN DOOR:**  
MIN. OF 1 3/4" SOLID CORE, AND AT GARAGE A SELF CLOSER WITH TIGHT FITTING THRESHOLD.

**TYPICAL INTERIOR DOOR:**  
FLAT PANEL, HOLLOW CORE, OPTIONAL RASD RAISED PANEL.

**TYPICAL FRENCH DOOR:**  
TEMPERED GLASS, 1-LITE FRENCH TO BE SWING DOOR W/ SELF CLOSER.

**TYPICAL GARAGE DOOR:**  
GARAGE DOOR TO BE ROLL-UP (SEE ELEV. FOR APPEARANCE) OPT. GARAGE DOOR OPENER.

REFER TO FLOOR PLAN FOR DOOR SIZES!

**WINDOW NOTES**

**TYPICAL EXTERIOR WINDOWS:**  
VINYL FRAME, DUAL PANE, CLEAR GLASS, AND POSITIVE LOCKING MECHANISM.

THE ACTIVE PANE OF ALL WINDOWS IN BEDROOMS SHALL HAVE A MIN. NET CLEAR OPENABLE AREA OF 5.7 SQ. FT. A MIN. NET CLEAR OPENABLES HEIGHT 24", A MIN. NET CLEAR OPENABLES WIDTH OF 20", AND THE FINISHED SILL. HEIGHT NOT MORE THAN 44" ABOVE FINISHED FLOOR.

LIGHT AND VENTILATION REQUIREMENTS FOR ALL WINDOWS ARE TO COMPLY WITH IRC.

GLASS IN HAZARDOUS AREAS AND ALL GLASS WITHIN 18 INCHES OF THE FLOOR SHALL BE SAFETY GLASS, PER IRC.

○ KEYNOTES

**MISC. FIELD NOTES**

MAIN HOUSE SQUARE FOOTAGE	
EX. 1ST FLR MAIN	655.88
1ST FLR SIDE RM (EX)	259
1ST FLR SIDE RM (P)+240	499.64
EX. 2ND FLOOR	292.83
EX. SUM MAIN HOUSE	1,207.71
P. SUM MAIN HOUSE	1,448.35

EX. FINISHED ATTIC (MAIN)	173
-VA ATTIC HATCH (3RD FLR)	
EX. 3 CAR GAR. 1ST FLR.	869
EX. GAR. ART STUDIO/STOR	347

REVISIONS	
NO.	DATE

NAME: ERIC SCHELTZ	PHONE: (775) 220-6436
SITE ADDRESS: 16780 DRYCREEK RD. RENO, NV. 89511	MAILING ADDRESS: 16780 DRYCREEK RD. RENO, NV. 89511
PARCEL # 047-032-34	

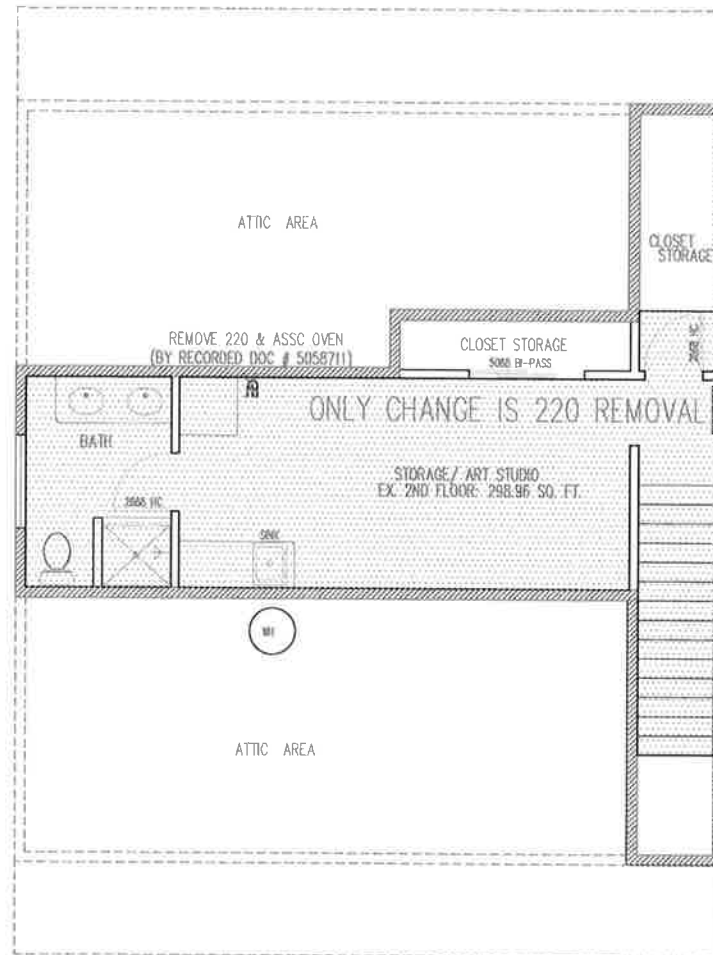
**FLOOR PLAN (EXISTING w/ REBUILT)**

ORIGINAL DATE: 03/23/20  
SCALE: 1/8"=1'-0"  
LIVABLE AREA: SEE SHEET A1.2

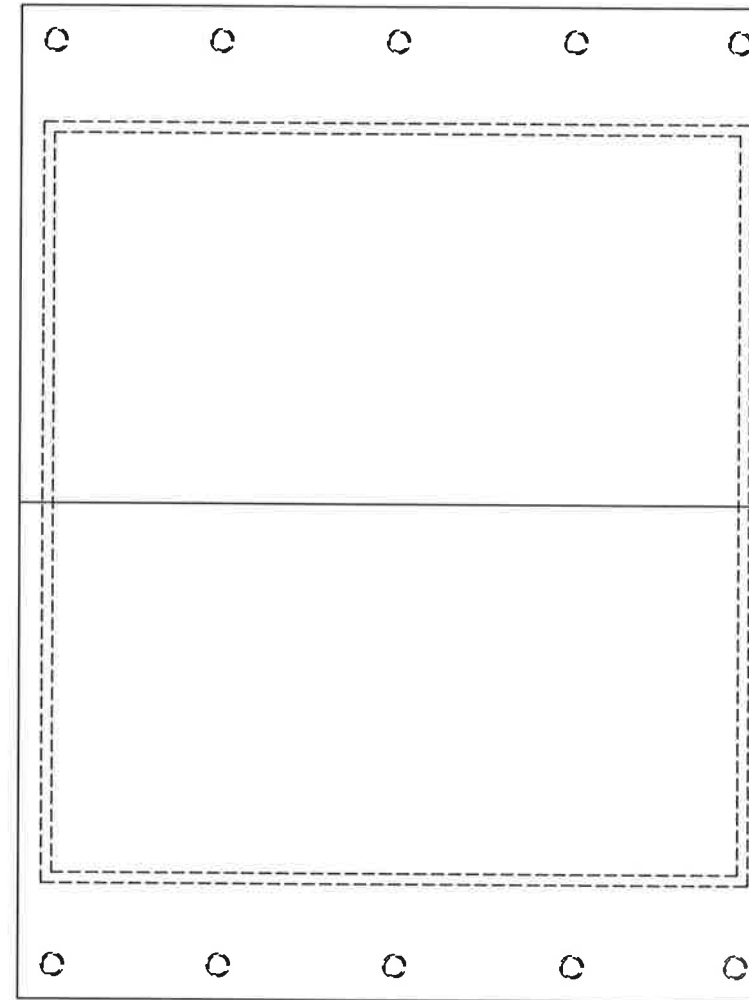
A1.2



1ST FLOOR (EXISTING-NO CHANGES)



2ND FLOOR (REMOVE 220 OVEN OUTLET)



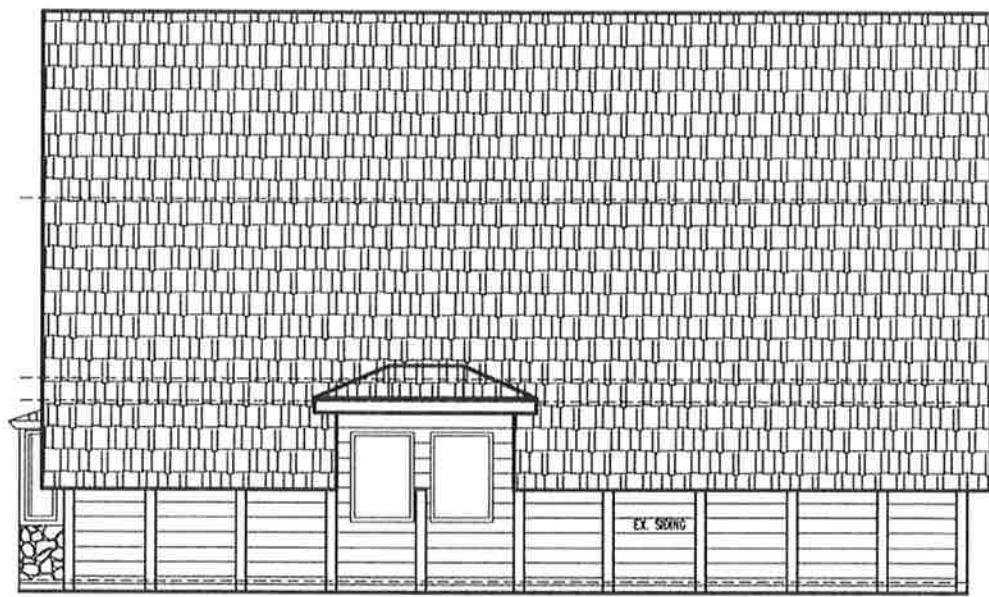
ROOF LAYOUT (EXISTING-NO CHANGES)

REVISIONS	
NO.	DATE

NAME: ERIC SCHEETZ  
 PHONE: (775) 220-6436  
 MAILING ADDRESS: 15780 DRYCREEK RD. RENO, NV 89511  
 SITE ADDRESS: 16780 DRYCREEK RD. RENO, NV, 89511  
 PARCEL # 047-032-34

**3 CAR GARAGE FLR/ ROOF  
 PLAN (EXISTING/ DEMOLITION)**

ORIGINAL DATE: 03/23/20  
 SCALE: 1/8"=1'-0"  
 LIVABLE AREA: SEE SHEET A1.2



RIGHT ELEVATION (EXISTING)



FRONT ELEVATION (EXISTING w/ PROPOSED REBUILD)



LEFT ELEVATION (EXISTING w/ PROPOSED REBUILD)



REAR ELEVATION (EXISTING w/ PROPOSED REBUILD)

METAL	METAL ROOFING of DEL. TYPE 30 FELT SUE LAPPED 2" (51mm) & END LAPPED 6" (153mm) of 1/2" THK. OSB (11P)
SIDING	HARDE PANEL SIDING of BUILDING PAPER of SHEAR PLYWOOD
STONE	MANSOET STONE VENEER of MORTAR MIX & WFC MESH of BUILDING PAPER of 1/2" SHEAR PLYWOOD

REVISIONS	
NO.	DATE

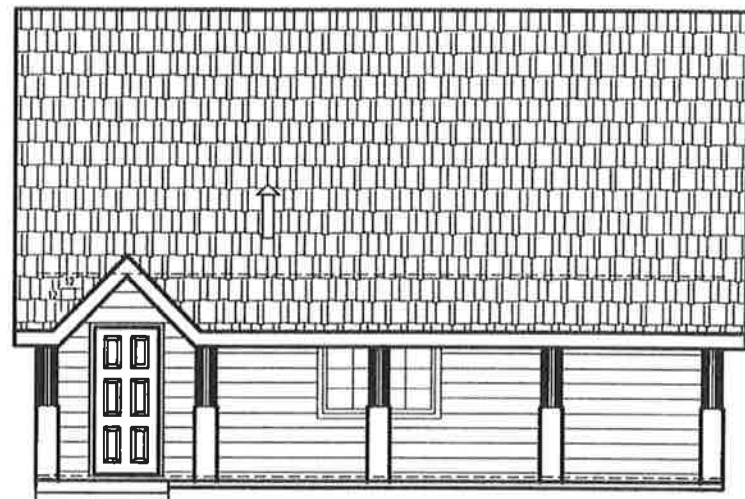
NAME: ERIC SCHEITZ  
 PHONE: (773) 220-6436  
 MAILING ADDRESS: 16780 DRYCREEK RD.  
 RENO, NY 89511  
 SILE ADDRESS: 16780 DRYCREEK RD.  
 RENO, NY 89511  
 PARCEL #: 047-032-34

SIGNATURE  
DATE

**EXTERIORELEVATIONS  
(EXISTING w/ REBUILD)**

ORIGINAL DATE:  
 03/23/20  
 SCALE:  
 1/8" = 1'-0"  
 LIVABLE AREA:  
 SEE SHEET A1.2

**A2.1**



NORTH ELEVATION (EXISTING-NO CHANGES)



EAST ELEVATION (EXISTING-NO CHANGES)



SOUTH ELEVATION (EXISTING-NO CHANGES)



WEST ELEVATION (EXISTING-NO CHANGES)

REVISIONS	
NO.	DATE

NAME: ERIC SCHEETZ  
 PHONE: (775) 220-6435  
 MAILING ADDRESS: 16780 DRYCREEK RD.  
 RENO, NV 89511

SITE ADDRESS: 16780 DRYCREEK RD.  
 RENO, NV 89511

PARCEL # 047-032-34

SIGNATURE  
 DATE

**3 CAR GARAGE EXTERIOR  
 ELEVATIONS (EXISTING)**

ORIGINAL DATE:  
 03/23/20  
 SCALE: 1/8"=1'-0"  
 LIVABLE AREA:  
 SEE SHEET A1.2

A2.3