



# Conditions of Approval

Detached Accessory Dwelling Administrative Review  
Case Number WDADAR22-0003

The project approved under Detached Accessory Dwelling Administrative Review Case Number WDADAR22-0003 shall be carried out in accordance with these conditions of approval granted on May 13, 2022. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable codes, and neither these conditions nor the approval by the County of this project/ use override or negate any other applicable restrictions on uses or development on the property.

**Unless otherwise specified**, all conditions related to the approval of this detached accessory dwelling administrative review shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a certificate of occupancy by the Planning and Building Division. The agency responsible for determining compliance with a specific condition shall determine whether the condition has been fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with Planning and Building.

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

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

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

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

**Washoe County Planning and Building Division**

**Contact Name – Katy Stark, Planner, 775.328.3618, [krstark@washoecounty.gov](mailto:krstark@washoecounty.gov)**

- a. **The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this detached accessory dwelling administrative review.**
- b. The applicant shall demonstrate substantial conformance to the plans approved as part of this administrative review permit. Planning and Building shall determine compliance with this condition.
- c. A certificate of occupancy for the detached accessory dwelling shall be obtained within two (2) years of the issuance of the administrative approval. Failure to obtain a certificate of occupancy within two (2) years shall render the approval null and void. This administrative decision may be extended by the Director, or his designee, for a period of no more than two (2) years. Requests for time extension shall be in writing and shall be

submitted at least two (2) weeks prior to the expiration date. The request shall state the reason for the extension. No more than one extension shall be granted. The applicant shall attach a copy of the Action Order approving this project to all administrative permit applications (including building permits) applied for as part of this administrative permit.

- 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.

**Contact Name – Rosa Landis, ICC Certified Plans Examiner, 775.328.2034, [rlandis@washoecounty.gov](mailto:rlandis@washoecounty.gov)**

- e. The construction of the proposed detached accessory dwelling unit must comply with the 2018 International Residential Code.

**Washoe County Engineering and Capital Projects**

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

**Contact Name – Rob Wimer, P.E., 775.328.2059, [rwimer@washoecounty.gov](mailto:rwimer@washoecounty.gov)**

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

**Washoe County Water Rights**

3. The following conditions are requirements of Washoe County Water Rights, which shall be responsible for determining compliance with these conditions.

**Contact Name – Timber Weiss, PE, 775.954.4626, [tweiss@washoecounty.gov](mailto:tweiss@washoecounty.gov)**

- a. 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 are sufficient water rights to support the Detached Dwelling, TMWA will simply issues a letter indicating no additional water rights are necessary.

**Washoe County Health District, Environmental Health Division (EHS)**

4. The following condition is a requirement of the Washoe County Health District, which shall be responsible for determining compliance with this condition. The District Board of Health has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.

**Contact Name – David Kelly, REHS, EHS Supervisor, 775.328.2434, [dakelly@washoecounty.gov](mailto:dakelly@washoecounty.gov)**

- a. All Building permits associated with new construction must be routed for review and approval by Washoe County Health District.

- b. All secondary dwellings will require their own septic system meeting all Washoe County Health District Regulations Governing Sewage, Wastewater, and Sanitation. Permitting will be through the standard Building permit review process with EHS approval required. Property will be required to demonstrate enough suitable area for both a primary and repair septic area for both dwellings. It is recommended applicant consult with EHS to fully understand septic requirements in advance of submittal.

**Truckee Meadows Fire Protection District**

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

**Contact Name – Brittany Lemon, Fire Captain – Fire Prevention, 775.326.6079, [blemon@tmfpd.us](mailto:blemon@tmfpd.us)**

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

\*\*\* End of Conditions \*\*\*