

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

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: Geden/Teel Residence			
Project Description: Demolish the existing 77 year old non-historically significant Single Family Residence with a single carport and replace it with an updated, code compliant Single Family Residence with a two car garage. As is typical for older structures, the current residence has poor insulation, uneven floors, and substandard utilities (wiring, piping, heating, etc.) the proposed development project will generate less than 80 weekday peak hour trips.			
Project Address: 315 Tuscarora Road, Incline Village, Nevada 89451			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets AND area locator):			
Beowawie Road and Tuscarora an Highway 28			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
123-155-08	16,134 sf		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Bradley Geden & Michelle Teel		Name: Smith Design Group	
Address: 14270 Via Los Tulares		Address: 120 Country Club Dr No.17	
Carmel Valley, California Zip: 93924		Incline Village, Nevada Zip: 89451	
Phone: 408-416-1439 Fax:		Phone: 775-831-7158 Fax:	
Email: bradley.geden@synopsys.com		Email: peggy@smithdesigngroup.com	
Cell: Other:		Cell: Other:	
Contact Person: Bradley Geden		Contact Person: Dale Smith	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: 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)?

2,261 SF dwelling with 423 SF attached garage

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.

Not Applicable

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

Per WCC 110.220.60(b), we are requesting the dwelling encroach into the 20' front yard set back. See below for full description.

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 covered (garage), 2 in the driveway

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?

The relocated driveway will no longer encroach on the neighboring parcel, will provide safer ingress/egress to the property, and facilitate snow removal

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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, please list the HOA name.
------------------------------	--	-----------------------------------

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

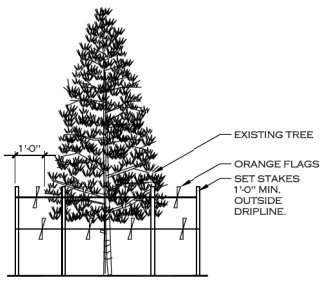
9. Only one accessory dwelling unit, whether attached or detached, is allowed per parcel. Is there a guest apartment, mother-in-law unit, next-gen addition with kitchen or any other type of secondary dwelling on the subject property?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, please provide information on the secondary unit.
------------------------------	--	---

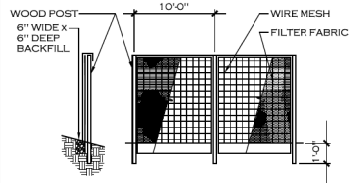
10. List who the service providers are for the main dwelling and accessory dwelling:

	Main Dwelling	Accessory Dwelling
Sewer Service	IVGID	N/A
Electrical Service	NV Energy	N/A
Solid Waste Disposal Service	Waste Management	N/A
Water Service	IVGID	N/A

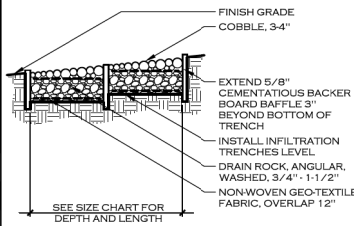
Full description: The proposed residence would be 15' from the property line with an 11' wide covered porch encroaching an additional 4'-8", which would reduce the front setback to 10'-4".



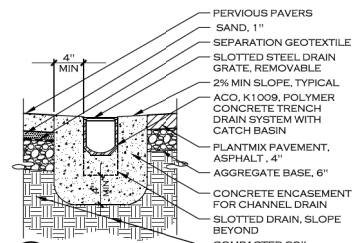
1 VEGETATION PROTECTION FENCE
SCALE: 1/2" = 1'-0"
311000-002.DWG



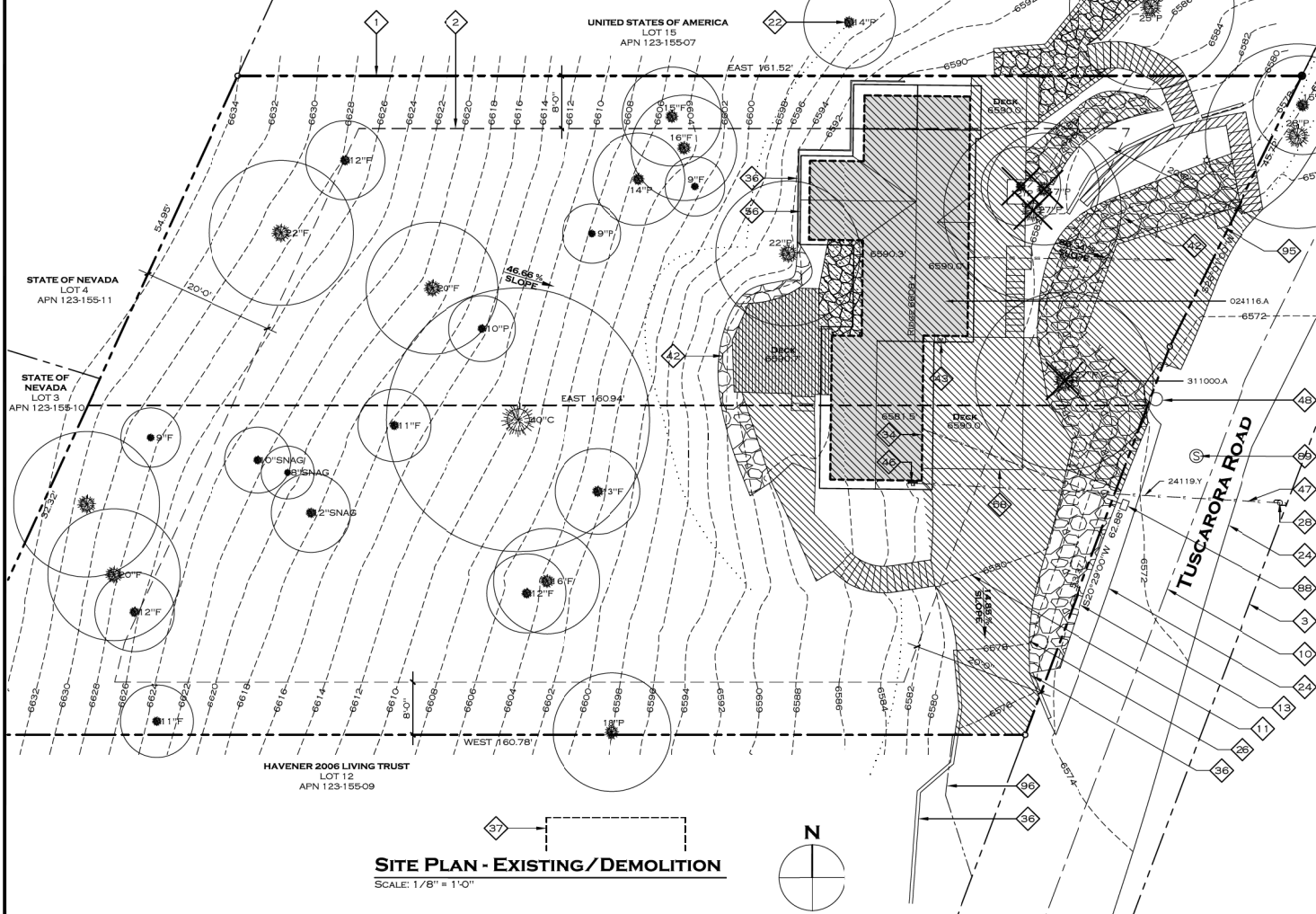
2 SOIL FILTER FENCE
SCALE: 1/2" = 1'-0"
311000-001.DWG



3 STEPPED INFILTRATION TRENCH
SCALE: 1/2" = 1'-0"
334100-003.DWG



4 TRENCH DRAIN AT DRIVEWAY
SCALE: 1-1/2" = 1'-0"
334100-004A.DWG



SITE PLAN - EXISTING/DEMOLITION
SCALE: 1/8" = 1'-0"

PROJECT KEYNOTES

- 024116.A REMOVE (E) RESIDENCE, DRIVEWAY/PARKING, DECKS, STAIRS, AND FLAGSTONE/GRAVEL PATHS, SHOWN HATCHED
- 24119.Y REMOVE (E) OVERHEAD POWER LINE
- 311000.A TREE TO BE REMOVED, SHOWN WITH AN "X", TYPICAL

REFERENCE NOTES

1. PROPERTY LINE
2. BUILDING SETBACK LINE
3. ADJACENT PROPERTY LINE
10. CENTERLINE OF RIGHT-OF-WAY
11. CONTOUR LINE, EXISTING, INDICATED DASHED
13. TOE OF SLOPE
22. TREE, EXISTING TO REMAIN
24. EDGE OF TRAVELED WAY
26. DRIVEWAY, AC PAVING
28. JOINT POLE
34. RESIDENCE
36. RAILROAD TIE RETAINING WALL
37. ADJACENT STRUCTURE, EXISTING, TO REMAIN
42. ROCKERY SLOPE PROTECTION
43. NATURAL GAS METER
46. MAIN PANEL FOR ELECTRICAL SERVICE
47. OVERHEAD ELECTRICAL LINE
48. DRAIN INLET
56. ROOF
58. DECK, ABOVE DRIVEWAY
88. WATER METER, APPROXIMATE LOCATION
89. SEWER MAN-HOLE
95. BEAR PROOF TRASH ENCLOSURE
96. INGRESS & EGRESS EASEMENT, PER DOC. #172.1686 APPLICANT TO APN 123-155-08

120 COUNTRY CLUB DRIVE, No. 17
INCLINE VILLAGE, NEVADA 89451
TEL 775.831.7158
www.smithdesigngroup.com

PRELIMINARY
NOT FOR CONSTRUCTION

A CONTEMPORARY HIDEAWAY FOR
BRADLEY GEDEN
AND **MICHELLE TEEL**
315 TUSCARORA ROAD
INCLINE VILLAGE, NEVADA 89451
WASHOE COUNTY, APN 123-155-08

REVISIONS:

DATE OF ISSUE: 09 Oct, 2023
ISSUED FOR: WASHOE COUNTY PLANNING
DRAWN BY: RKP
CHECKED BY:
SCALE: AS INDICATED
PROJECT No.: 2210.00

SHEET CONTENTS

SITE PLAN - EXISTING/DEMOLITION

SHEET NUMBER
A1.1

APPLICATION SITE NOTES

- A. NO PORTION OF THE LAND WITHIN THE BOUNDARY OF THE DEVELOPMENT IS SUBJECT TO INUNDATION OF STORM WATER OVERFLOW.
- B. NO SNOW STORAGE AREAS FROM PUBLIC STREETS ARE ON THE PROPERTY.
- C. NO KNOWN POTENTIAL HAZARDOUS AREAS OR ACTIVE FAULT LINES ARE ON THE PROPERTY.
- D. NO WETLANDS OR FLOOD PLAINS ARE ON THE PROPERTY.
- E. THE PROPOSED PROJECT WILL BE IN COMPLIANCE WITH ALL APPLICABLE REVISIONS OF THE WASHOE COUNTY DEVELOPMENT CODE. THIS APPLICATION WILL ADDRESS THE RESIDENCES PROPOSED ENCROACHMENT INTO THE FRONT SETBACK. THE RESIDENCE WAS CONSTRUCTED PARTIALLY WITHIN THE OPEN SPACE EASEMENT.
- F. THIS PARCEL IS NOT LOCATED WITHIN A SENSITIVE BUFFER ZONE OF A SIGNIFICANT HYDROLOGICAL RESOURCE.
- G. TRAFFIC IMPACT REPORT IS NOT REQUIRED, DUE TO NO ADDITIONAL PEAK HOUR WEEKDAY TRIPS ARE PROPOSED.
- H. LANDSCAPING PLAN NOT REQUIRED.
- I. IRRIGATION PLANS ARE NOT REQUIRED.
- J. SIGNAGE PLAN NOT REQUIRED.
- K. LIGHTING PLAN NOT REQUIRED.

REFERENCE NOTES

- 1. PROPERTY LINE
- 2. BUILDING SETBACK LINE
- 79. EXISTING/NATURAL GRADE, APPROXIMATE LIMITS
- 80. EXISTING/NATURAL GRADE, TO REMAIN
- 81. APPROXIMATE LIMITS OF SLAB-ON-GRADE OF EXISTING RESIDENCE
- 81. APPROXIMATE LIMITS OF DRIVEWAY OF EXISTING RESIDENCE

S M I T H
architecture
DESIGN
planning
GROUP

120 COUNTRY CLUB DRIVE, No.17
 INCLINE VILLAGE, NEVADA 89451

TEL 775.831.7158
 www.smithdesigngroup.com

PRELIMINARY
 NOT FOR CONSTRUCTION

A CONTEMPORARY HIDEAWAY FOR
BRADLEY GEDEN
AND MICHELLE TEEL

315 TUSCARORA ROAD
 INCLINE VILLAGE, NEVADA 89451
 WASHOE COUNTY, APN 123-155-08

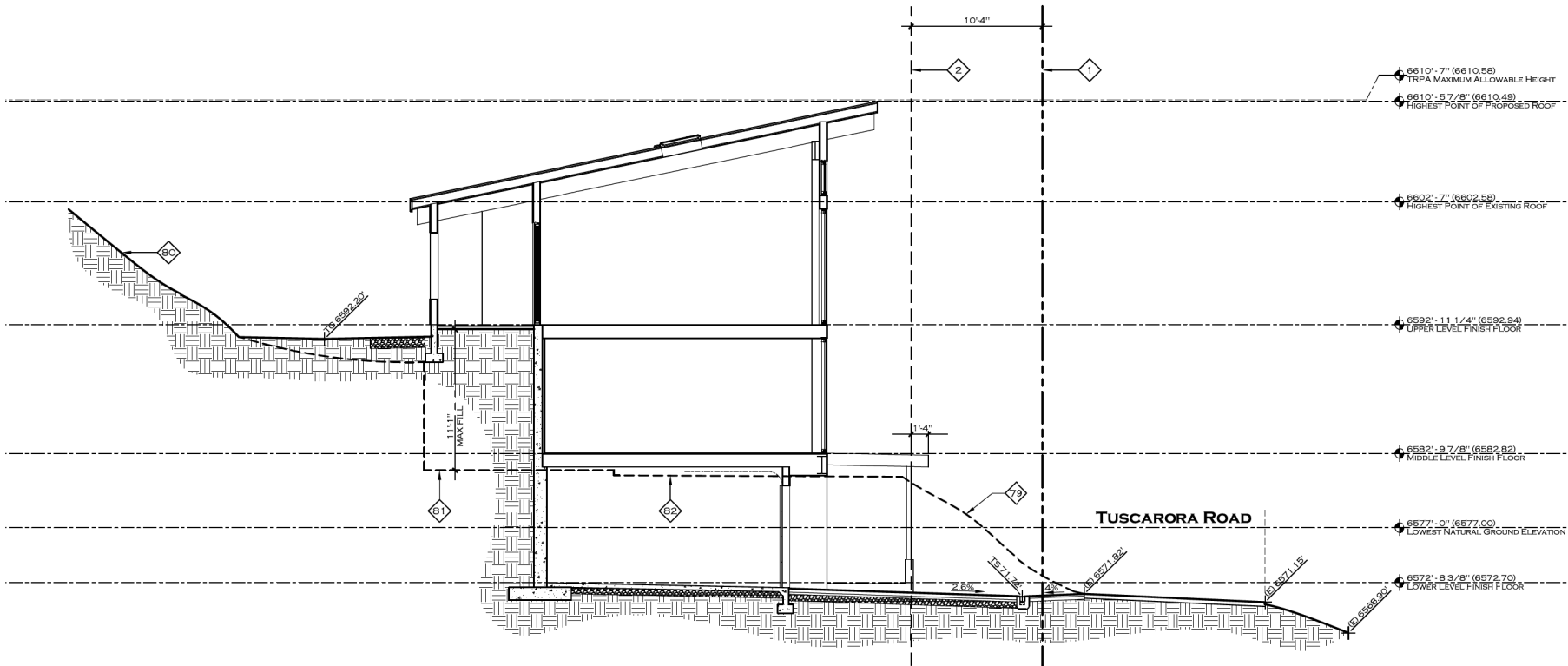
REVISIONS:

DATE OF ISSUE: 09 OCT, 2023
 ISSUED FOR: WASHOE COUNTY PLANNING
 DRAWN BY: RKP
 CHECKED BY:
 SCALE: AS INDICATED
 PROJECT No.: 2210.00

SHEET CONTENTS

CROSS SECTION AT EXISTING STREET

SHEET NUMBER
A1.3



A-A CROSS SECTION AT EXISTING STREET
 SCALE: 1/4" = 1'-0"

PROJECT KEYNOTES

SMITH
architecture
DESIGN
planning
GROUP

120 COUNTRY CLUB DRIVE NO. 17
INCLINE VILLAGE, NEVADA 89451
TEL 775.831.7158
www.smithdesigngroup.com

PRELIMINARY
NOT FOR CONSTRUCTION

A CONTEMPORARY HIDEAWAY FOR
BRADLEY GEDEN
AND MICHELLE TEEL
315 TUSCARORA ROAD
CRYSTAL BAY, NEVADA 89402
WASHOE COUNTY APN 123-155-08

REVISIONS:

DATE OF ISSUE: 09 OCT. 2023
ISSUED FOR: WASHOE COUNTY PLANNING
DRAWN BY: SDG
CHECKED BY: SDG
SCALE: 1/4" = 1'-0"
PROJECT NO.: 2210.00

REFERENCE NOTE SCHEDULE

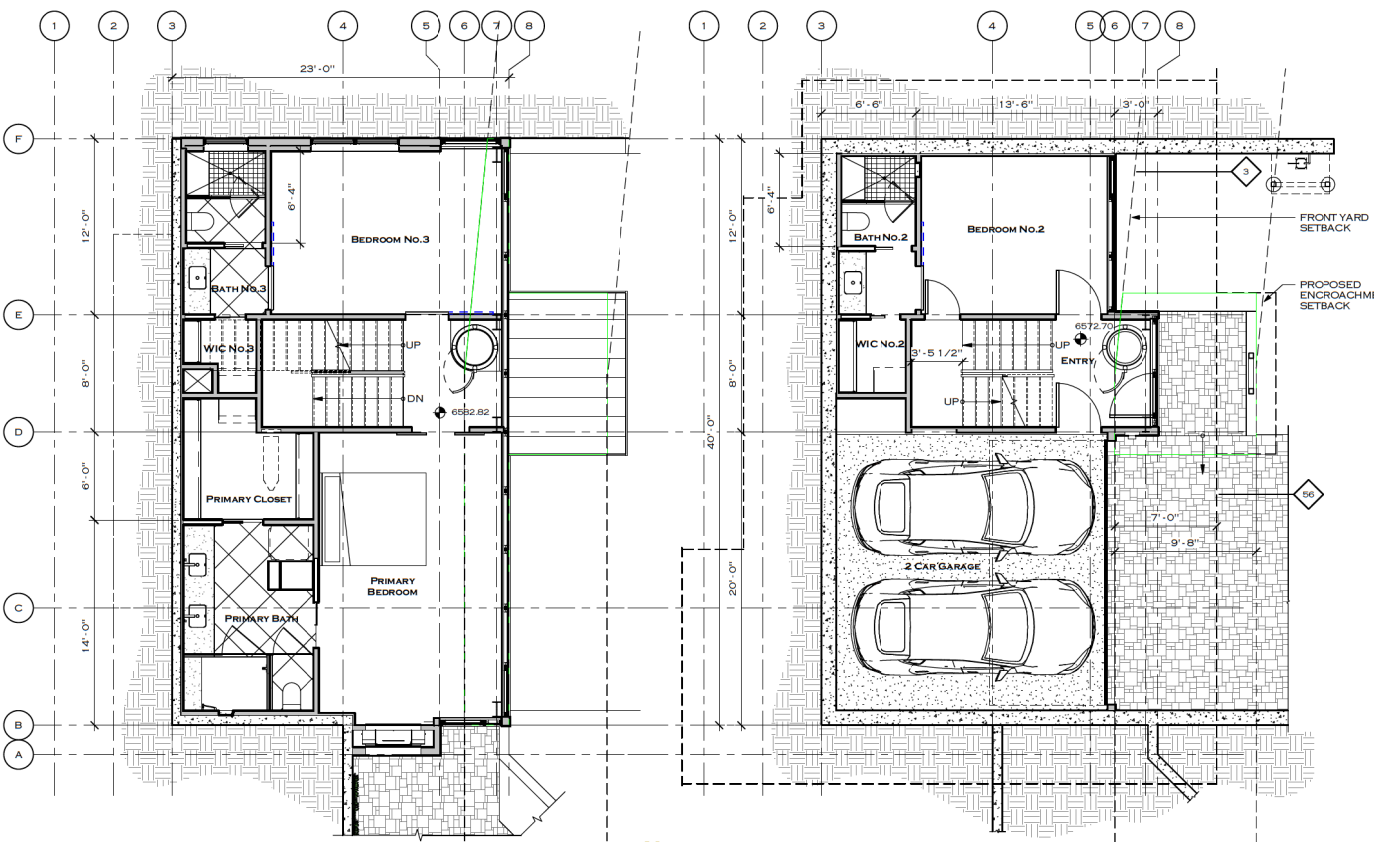
- 3 FRONT YARD SETBACK
- 56 ROOF ABOVE
- 79 EXISTING/NATURAL GRADE, APPROXIMATE LIMITS AT SOUTH SIDE
- 81 MAXIMUM EXCAVATION DEPTH, 20'-0"

SHEET CONTENTS

LOWER AND MIDDLE LEVEL - DIMENSION PLAN

SHEET NUMBER

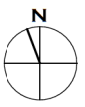
A2.1

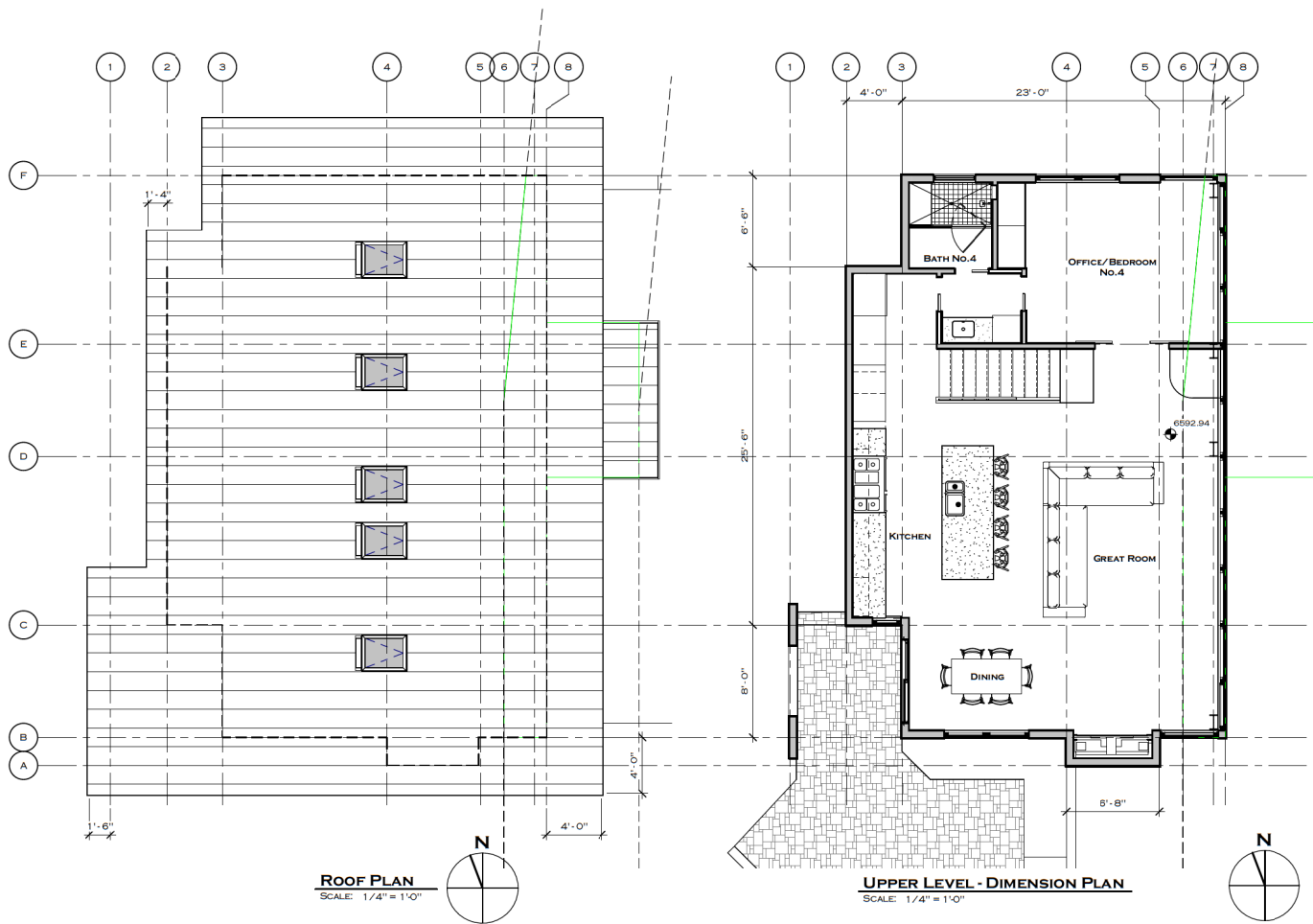


MIDDLE LEVEL - DIMENSION PLAN
SCALE: 1/4" = 1'-0"

LOWER LEVEL - DIMENSION PLAN
SCALE: 1/4" = 1'-0"

LOWER LEVEL	402 SF
MIDDLE LEVEL	858 SF
UPPER LEVEL	1,001 SF
TOTAL	2,261 SF
GARAGE	423





ROOF PLAN
SCALE: 1/4" = 1'-0"

UPPER LEVEL - DIMENSION PLAN
SCALE: 1/4" = 1'-0"

PROJECT KEYNOTES

SMITH
architecture
DESIGN
planning
GROUP

120 COUNTRY CLUB DRIVE NO. 17
INCLINE VILLAGE, NEVADA 89451
TEL 775.831.7158
www.smithdesigngroup.com

PRELIMINARY
NOT FOR CONSTRUCTION

A CONTEMPORARY HIDEAWAY FOR
**BRADLEY GEDEN
AND MICHELLE TEEL**
315 TUSCARORA ROAD
CRYSTAL BAY, NEVADA 89402
WASHOE COUNTY APN 123-155-08

REVISIONS:

DATE OF ISSUE: 09 OCT. 2023
ISSUED FOR: WASHOE COUNTY PLANNING
DRAWN BY: SDG
CHECKED BY: SDG
SCALE: 1/4" = 1'-0"
PROJECT NO.: 2210.00

SHEET CONTENTS

UPPER LEVEL - DIMENSION PLAN AND ROOF PLAN
--

SHEET NUMBER
A2.3

REFERENCE NOTES
SEE REFERENCE NOTE SCHEDULE ON SHEET A2.1

WUI CODE REQUIREMENTS

IGNITION-RESISTANT CONSTRUCTION REQUIREMENTS
 DEFENSIBLE SPACE: WILL BE CONFORMING TO THE PROPERTY LINE PRIOR TO PERMIT CLOSEOUT.
 FIRE HAZARD SEVERITY: EXTREME HAZARD WITH CONFORMING WATER SUPPLY.
 CONSTRUCTION REQUIREMENTS: IR 1

BUILDING CONSTRUCTION REQUIREMENTS

ROOFS: ROOF ASSEMBLIES SHALL BE CLASS A. VALLEY FLASHING SHALL BE NOT LESS THAN NO.26 GALVANIZED SHEET GAGE.

ROOF GUTTERS: ROOF GUTTERS AND DOWNSPOUTS SHALL BE CONSTRUCTED OF GALVANIZED MATERIAL. GUTTERS SHALL BE PROVIDED WITH APPROVED MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS.

EAVES & SOFFITS: EAVES AND SOFFITS SHALL BE PROTECTED ON THE EXPOSED UNDERSIDE BY 2X MATERIAL OR FIRE RETARDANT TREATED WOOD LABELED FOR EXTERIOR USE.

VENTS: OPERABLE UNDER-FLOOR VENTS SHALL NOT EXCEED 144 SQUARE INCHES IN AREA AND SHALL BE COVERED WITH NON-COMBUSTIBLE CORROSION-RESISTANT MESH WITH OPENINGS NOT TO EXCEED 1/4 INCH.

EXTERIOR WALLS: CEMENT BOARD SIDING, METAL, OR OTHER NON-COMBUSTIBLE MATERIAL.

WINDOWS (GLAZING): EXTERIOR WINDOWS ARE DUAL GLAZED.

EXTERIOR DOORS: EXTERIOR DOORS ARE MINIMUM 1-3/4" SOLID CORE.

DECKS & BALCONIES: ARE PROPOSED HEAVY TIMBER CONSTRUCTION. MINIMUM 6X6 COLUMNS, 4X8 FLOOR JOISTS, 4X10 OR 6X8 BEAMS, 3X LEDGERS AND 2X DECKING.

EXISTING DRIVEWAY DECK: CONSTRUCTION MEETS OR EXCEEDS THE REQUIREMENTS FOR HEAVY TIMBER CONSTRUCTION.

TRPA HEIGHT CALCS.

PERCENT CROSS SLOPE	22.4%
RETAINED ACROSS BUILDING SITE	
PROPOSED ROOF PITCH	~9:12
MAXIMUM HEIGHT (TRPA CODE ORDINANCES, CHAPTER 37, TABLE 37.4.1-1)	33'-7"
HEIGHT OF PROPOSED STRUCTURE	33'-6"
LOWEST NATURAL GROUND ELEVATION	6,677.0

TRPA DESIGN STANDARDS

COLOR: THE COLOR OF THE STRUCTURE, INCLUDING ANY FENCES ON THE PROPERTY, SHALL BE COMPATIBLE WITH THE SURROUNDINGS. SUBDUED COLORS IN THE EARTHTONE AND WOODTONE RANGES SHALL BE USED FOR THE PRIMARY COLOR OF THE STRUCTURE. HUES SHALL BE WITHIN THE RANGE OF COLORS THAT BLEND, RATHER THAN CONTRAST, WITH THE EXISTING VEGETATION AND EARTH HUES. APPROPRIATE EARTHTONES ARE CONSIDERED TO BE SHADES OF REDDISH BROWN, BROWN, TAN, OCHRE, GREEN, GRAY AND LIMBER.

ROOF: ROOFS SHALL BE COMPOSED OF NON-GLARE EARTH-TONE OR WOODTONE MATERIALS THAT MINIMIZE REFLECTIVITY. ALL EXPOSED METAL ROOFING MATERIALS, INCLUDING FLASHING AND CHIMNEY CAPS, SHALL BE PAINTED OR PRE-WEATHERED TO MINIMIZE REFLECTIVITY.

FENCES: WOODEN FENCES SHALL BE USED WHENEVER POSSIBLE. IF CHAIN-LINK FENCES AND GATES MUST BE USED, THEY SHALL BE COATED WITH BROWN OR BLACK VINYL, INCLUDING FENCE POLES.

PROJECT KEYNOTES

061500.A	SOLIDSAWN WOOD DECKING, 2X6, VEE GROOVED
074213.A	ALUMINUM CLADDING, MATCH WINDOW FRAMES
074646.A	FIBER CEMENT SIDING, HARDIE ARTISAN SHIPLAP SIDING, 9", MITER CORNERS
074646.B	FIBER CEMENT SIDING, HARDIE ARCHITECTURAL PANELS, FINE SAND FINISH
083613.F	SECTIONAL OVERHEAD DOOR, WOOD, GLASS LIGHTS
084113.B	ALUMINUM FRAMED DUAL GLAZED LOW-E CASEMENT WINDOW, PROVIDE TEMPERED GLASS IN HAZARDOUS LOCATIONS AS REQUIRED BY IRC 308
084113.C	ALUMINUM FRAMED DUAL GLAZED LOW-E WINDOW WITH 4" LIMITER, PROVIDE TEMPERED GLASS IN HAZARDOUS LOCATIONS AS REQUIRED BY IRC 308

REFERENCE NOTES

SEE REFERENCE NOTE SCHEDULE ON SHEET A2.1



120 COUNTRY CLUB DRIVE NO. 17
 INCLINE VILLAGE, NEVADA 89451
 TEL 775.831.7158
 www.smithdesigngroup.com

PRELIMINARY
 NOT FOR CONSTRUCTION

A CONTEMPORARY HIDEWAY FOR
**BRADLEY GEDEN
 AND MICHELLE TEEL**
 315 TUSCARORA ROAD
 CRYSTAL BAY, NEVADA 89402
 WASHOE COUNTY APN 123-155-08

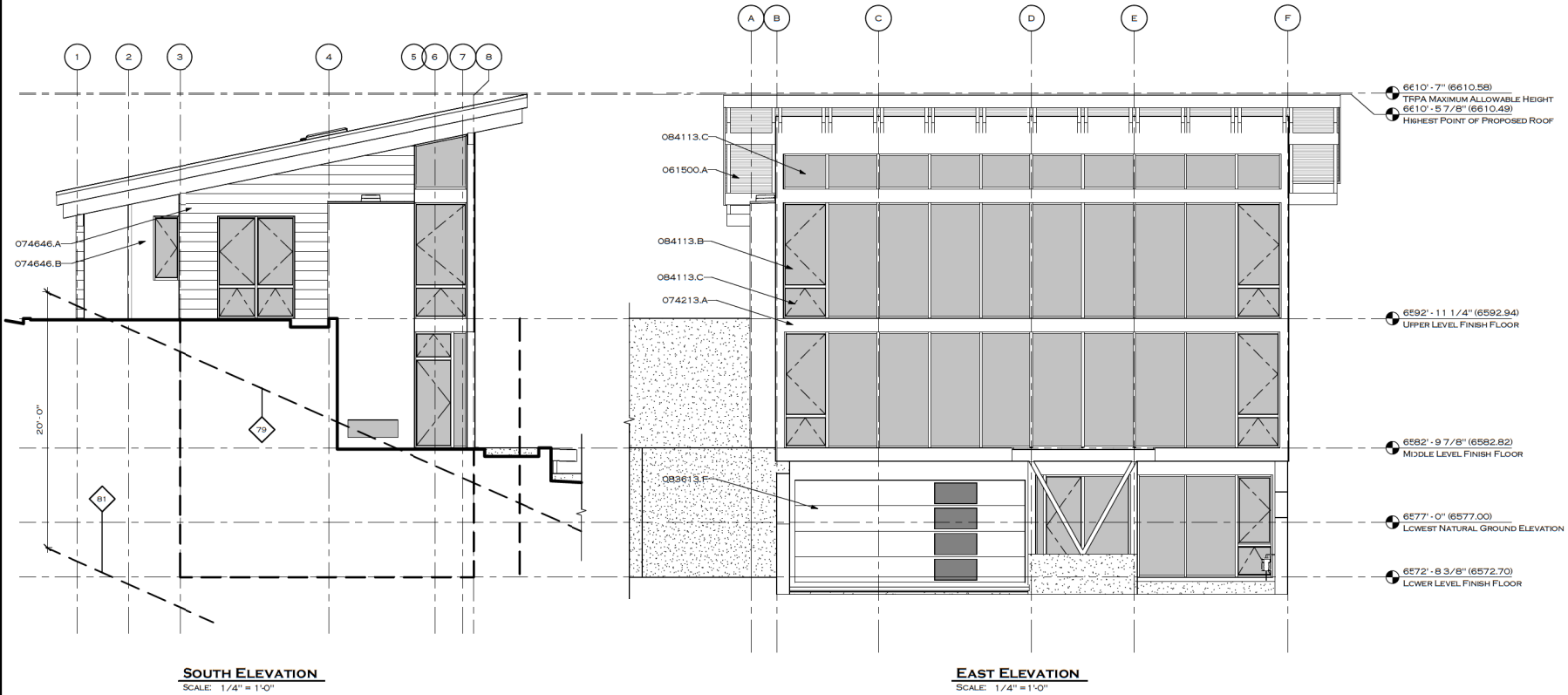
REVISIONS:

DATE OF ISSUE:	09 OCT. 2023
ISSUED FOR:	WASHOE COUNTY PLANNING
DRAWN BY:	SDG
CHECKED BY:	SDG
SCALE:	AS INDICATED
PROJECT NO.:	2210.00

SHEET CONTENTS

EXTERIOR ELEVATIONS

SHEET NUMBER
A3.1



PROJECT KEYNOTES

REFERENCE NOTES

SEE REFERENCE NOTE SCHEDULE ON SHEET A2.1

SMITH
architecture
DESIGN
planning
GROUP

120 COUNTRY CLUB DRIVE NO. 17
INCLINE VILLAGE, NEVADA 89451
TEL 775.831.7158
www.smithdesigngroup.com

PRELIMINARY
NOT FOR CONSTRUCTION

A CONTEMPORARY HIDEWAY FOR
**BRADLEY GEDEN
AND MICHELLE TEEL**
315 TUSCARORA ROAD
CRYSTAL BAY, NEVADA 89402
WASHOE COUNTY APN 123-155-08

REVISIONS:

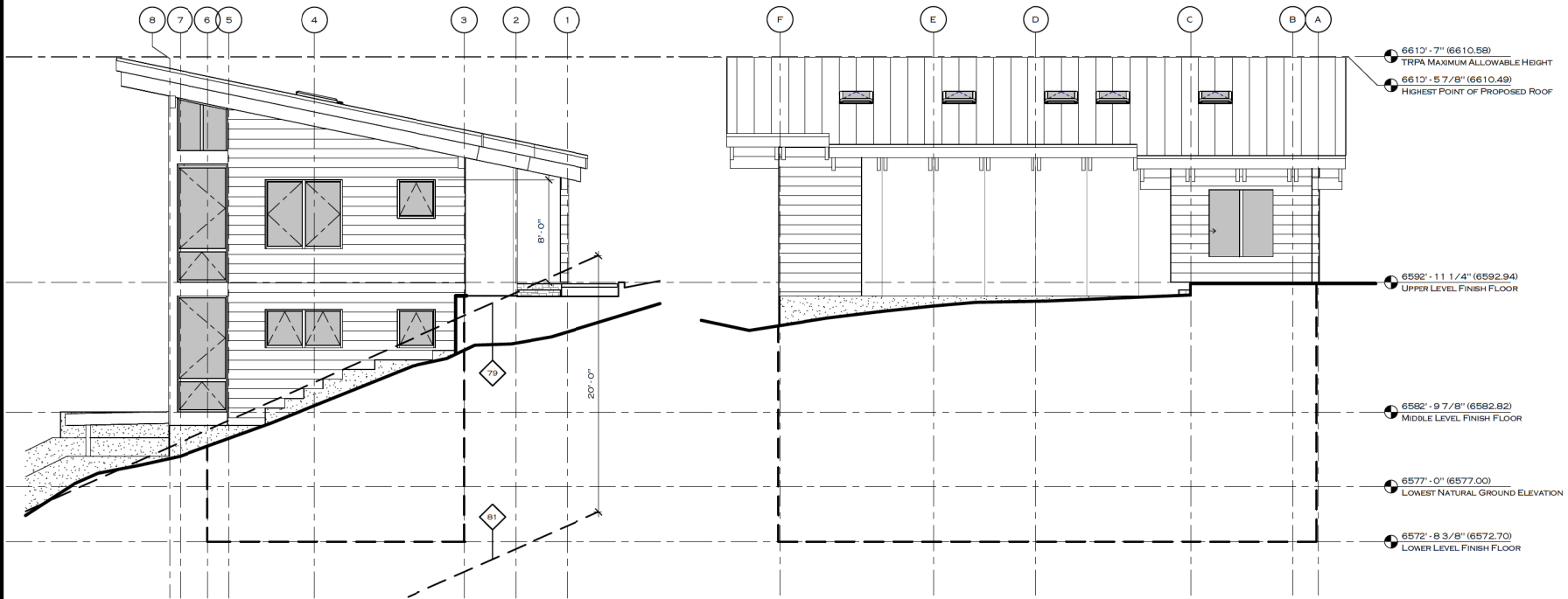
DATE OF ISSUE: 09 OCT. 2023
ISSUED FOR: WASHOE COUNTY PLANNING
DRAWN BY: SDG
CHECKED BY: SDG
SCALE: 1/4" = 1'-0"
PROJECT NO.: 2210.00

SHEET CONTENTS

EXTERIOR ELEVATIONS

SHEET NUMBER

A3.2



NORTH ELEVATION
SCALE: 1/4" = 1'-0"

WEST ELEVATION
SCALE: 1/4" = 1'-0"