

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: New Residence			
Project Description: New construction of a single family residence with attached garage. Improvements include a new driveway, porch and deck.			
Project Address: 539 Cole Circle, Incline Village, NV. 89451			
Project Area (acres or square feet): 18,416 SF			
Project Location (with point of reference to major cross streets AND area locator): Major cross street is Tyner Way; Area is west of Mt. Rose Hwy and north of Hwy 28			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
122-135-19	0.423 Acre		
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: Brent Robinson		Name: Susie Yanagi Architect	
Address: 930 Tahoe Blvd., #802-797		Address: POB 1662	
Incline Village, NV	Zip: 89451	Carnelian Bay, CA	Zip: 96140
Phone: 775-691-7299	Fax:	Phone: 530-583-1789	Fax:
Email: brentjrobinson7@gmail.com		Email: susiey@jps.net	
Cell: 775-691-7299	Other:	Cell: 530-308-4249	Other:
Contact Person: Brent Robinson		Contact Person: Susie Yanagi	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Same as owner.		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)?

Proposed main dwelling, excluding garage, is 4,856 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.

Detached accessory dwelling size n/a. (Garage is 670 SF.)

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

The architecture is consistent throughout the entire building and designed as one structure.

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 off-street parking spaces are available in the new driveway, which serves as the main access to the building.

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?

No lighting, vegetation, etc. impacts to adjacent properties will occur.

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?

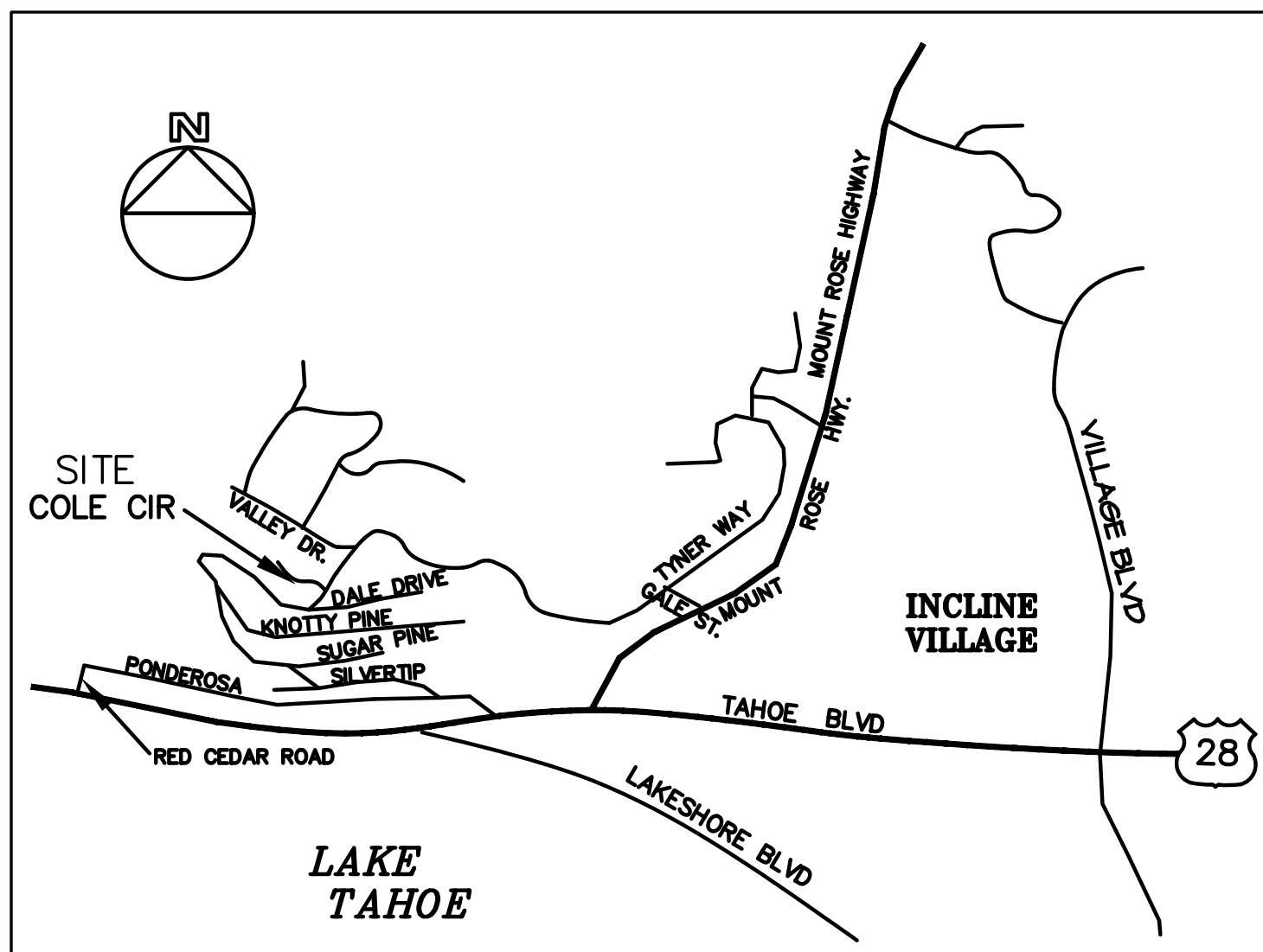
Yes No If yes, please attach a copy.

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.

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

	Main Dwelling	Accessory Dwelling
Sewer Service	IVGID	IVGID
Electrical Service	NV Energy	NV Energy
Solid Waste Disposal Service	IVGID	IVGID
Water Service	IVGID	IVGID



VICINITY MAP N.T.S.

GENERAL INFORMATION:

PROPERTY OWNER: BRENT J. ROBINSON
 430 TAHOE BLVD, SUITE 802-191
 INCLINE VILLAGE, NV. 89451

PROPERTY ADDRESS: 531 COLE CIRCLE
 INCLINE VILLAGE
 WASHOE COUNTY, NV.

PROJECT SITE: APN 122-195-11
 PONDEROSA SUBDIVISION NO. 5
 LOT 4, BLOCK 6

PARCEL SIZE: 18,416 SF. (0.423 AC.)



SITE/ROOF PLAN

SCALE: 1/8" = 1'-0"
 SITE INFORMATION OBTAINED FROM TORO SURVEY
 DATED 5/1/23 BY ARNETT & ASSOCIATES INC.



Susie Yanagi
 ARCHITECT

530 / 583-1789
 Voice/Fax

590 High Street
 P.O. Box 1662
 Carnelian Bay, CA 96140

NEW RESIDENCE
 at
 539 Cole Circle
 Incline Village, Nv.

PROJECT:

NOTE:
 All drawings and written material appearing herein constitute original and unpublished work of the designer and may not be duplicated, used or disclosed without written consent of Susie Yanagi Architect.

ITERATIONS:	VARIANCE
11/8/23	SUBMITTAL SET
	DADAR
12/8/23	SUBMITTAL SET

JOB NO.: ROB-2032

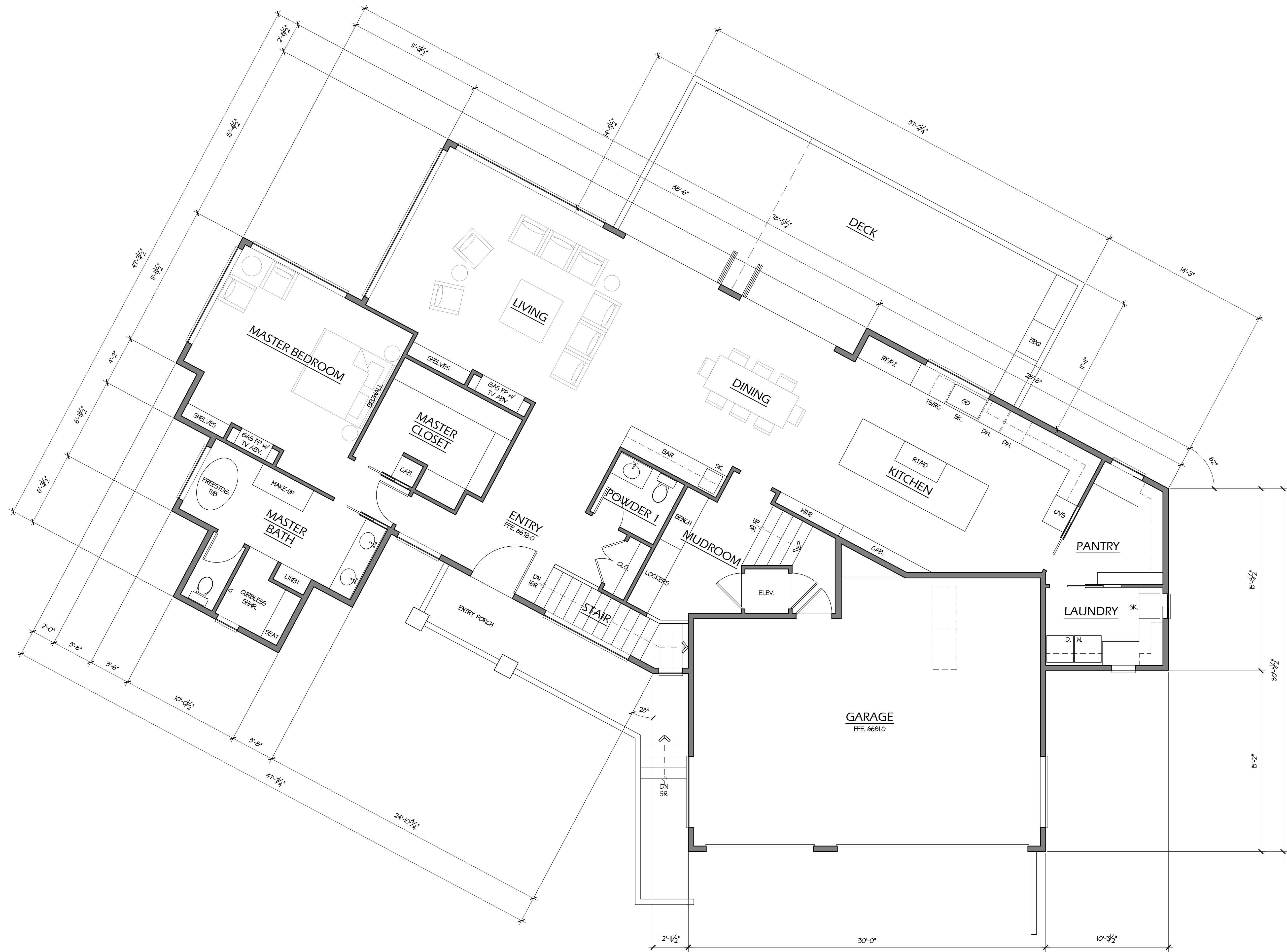
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SHEET TITLE:

SITE PLAN

SHEET NO.:

A1.0



UPPER/ENTRY LEVEL FLOOR PLAN  NORTH

SCALE: 1/4" = 1'-0" RESIDENCE: 2132 SF. GARAGE: 610 SF.

Susie Yanagi
ARCHITECT

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JOB NO: ROB-2032

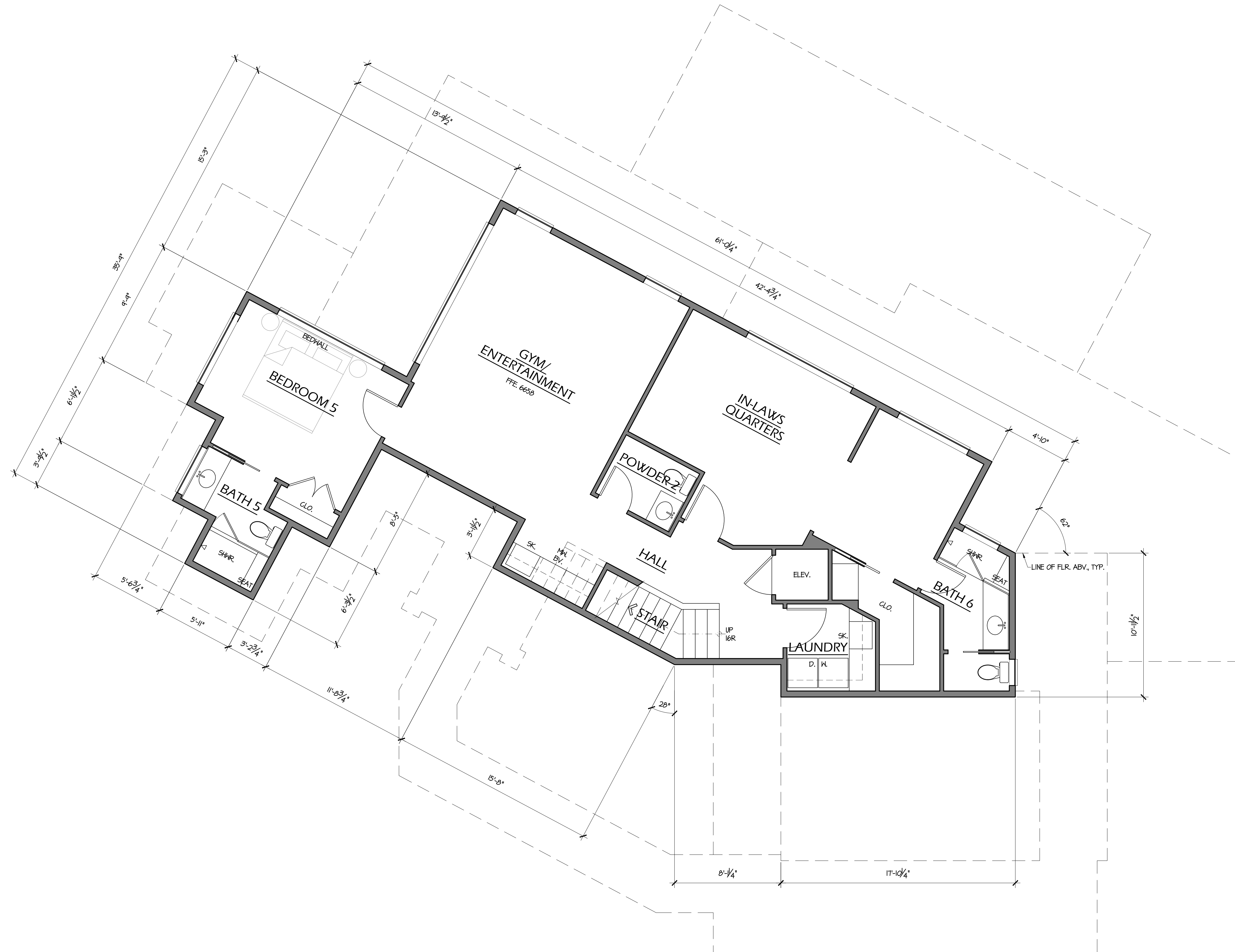
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SHEET TITLE:

UPPER/ENTRY LEVEL FLOOR PLAN

SHEET NO.:

A2.0



LOWER LEVEL FLOOR PLAN
 SCALE: 1/4" = 1'-0" RESIDENCE: 1251SF

Susie Yanagi
 ARCHITECT

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JOB NO.: ROB-2032
 DRAWING CHECKED BY: EZ/5Y

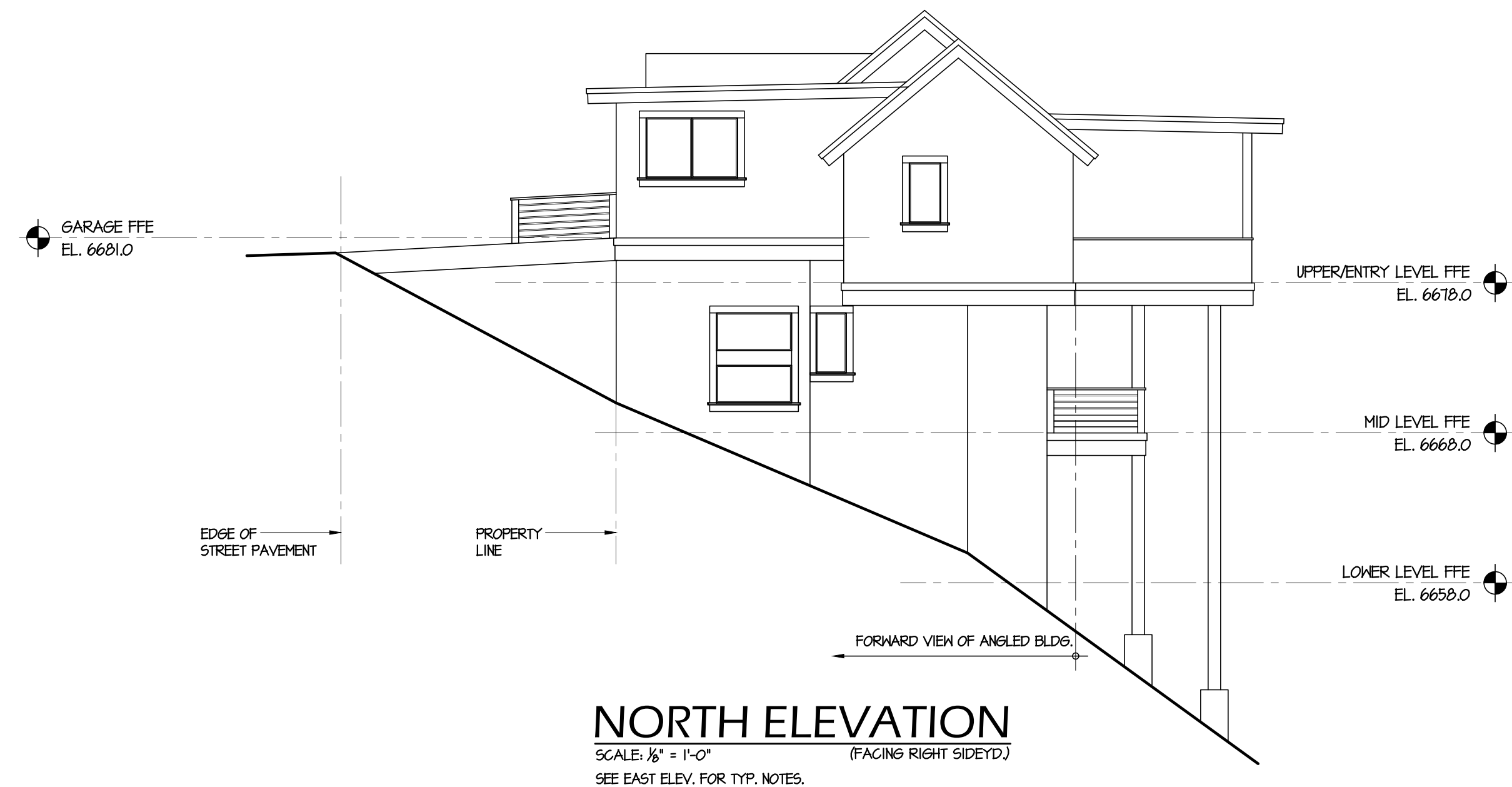
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LOWER LEVEL FLOOR PLAN

SHEET NO.:

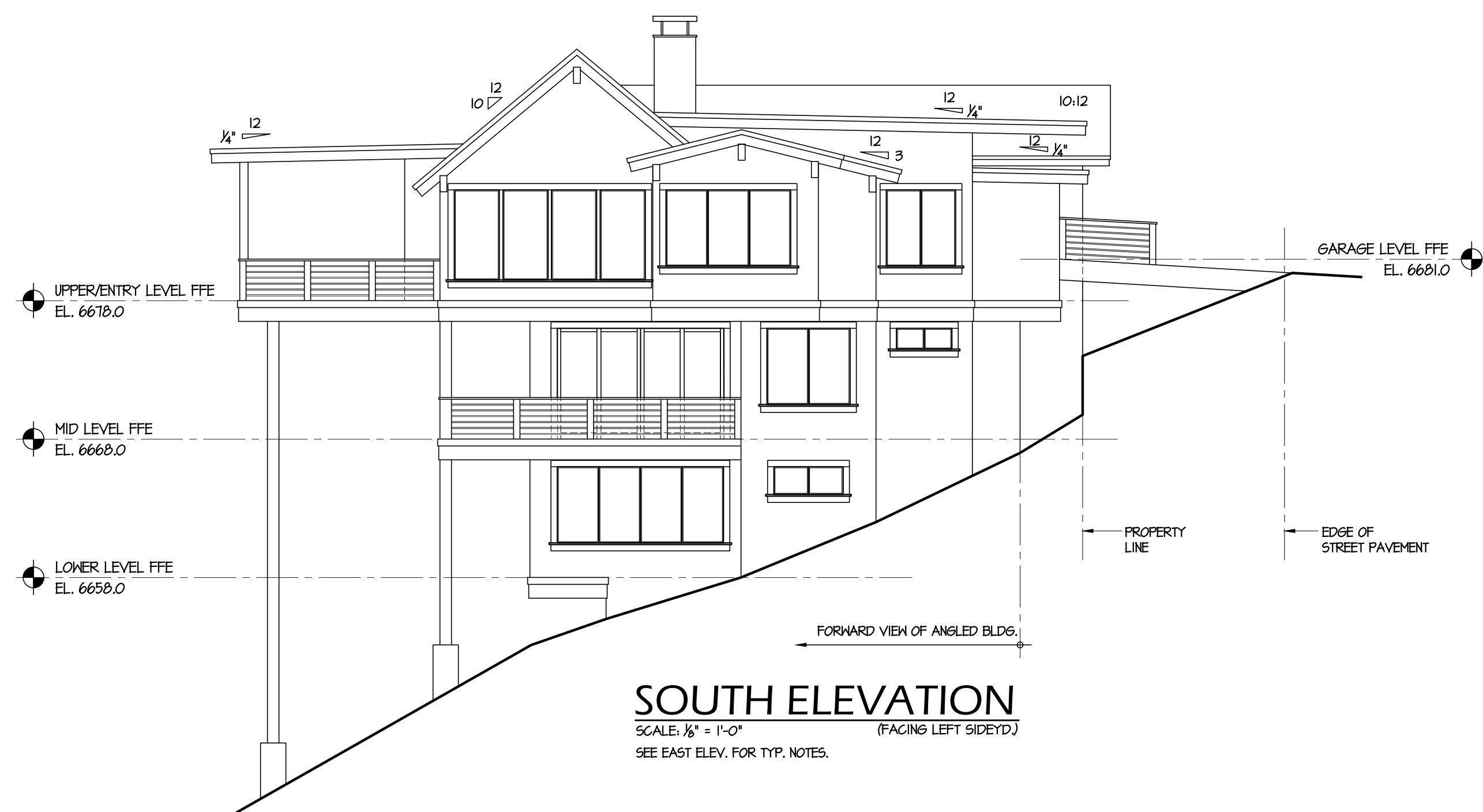
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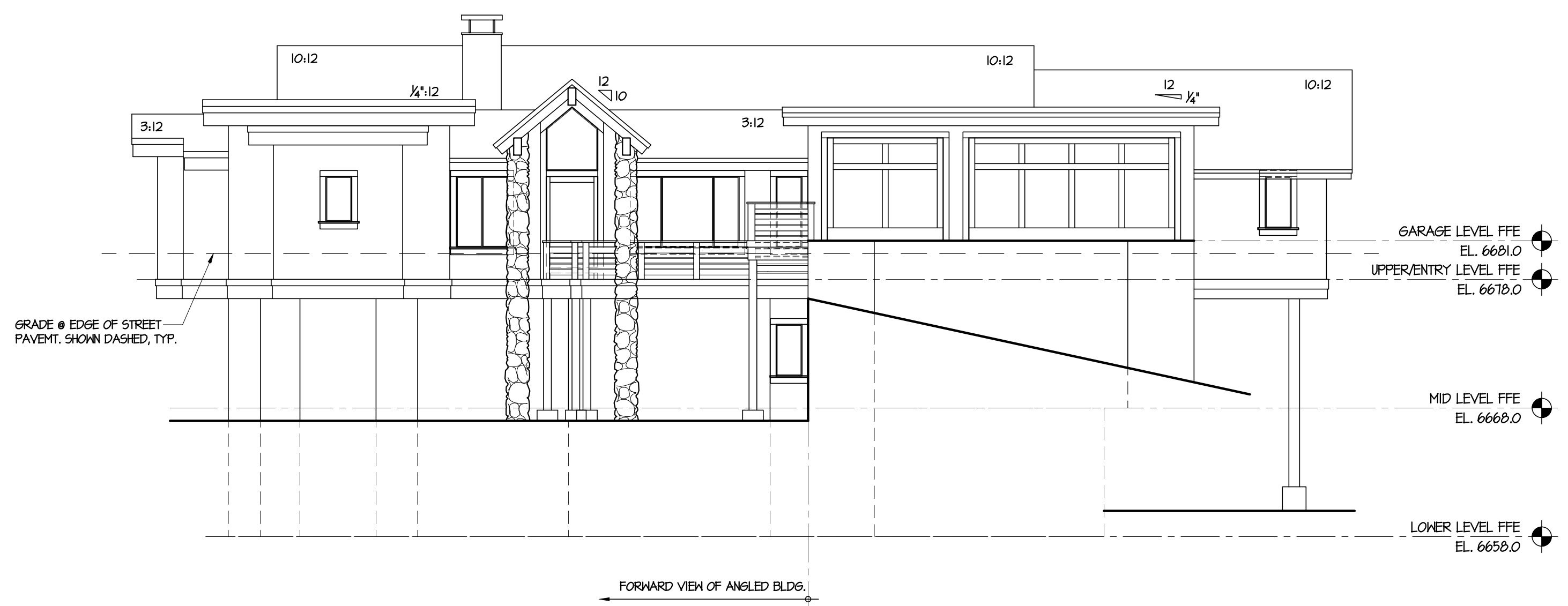
WEST ELEVATION
SCALE: 1/8" = 1'-0"
(FACING REAR/D.)
SEE EAST ELEV. FOR TYP. NOTES.



NORTH ELEVATION
SCALE: 1/8" = 1'-0"
(FACING RIGHT SIDE/D.)
SEE EAST ELEV. FOR TYP. NOTES.



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"
(FACING LEFT SIDE/D.)
SEE EAST ELEV. FOR TYP. NOTES.



EAST ELEVATION
SCALE: 1/8" = 1'-0"
(FACING STREET)
SEE MM REQUIREMENTS LISTED ON SH. A4.0.

Susie Yanagi
ARCHITECT

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VARIANCE: DADAR

JOB NO.: ROB-2032
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SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NO.:

A3.0