

Community Services Department
Planning and Development
SPECIAL USE PERMIT APPLICATION



Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

Project Information		Staff Assigned Case No.: _____	
Project Name: Steinberg residence			
Project Description: new residence with a detached accessory dwelling (mother in law unit)			
Project Address: 1045 Mill Creek Road Incline Village, NV			
Project Area (acres or square feet): .454 acres or 19,777 sq. ft.			
Project Location (with point of reference to major cross streets AND area locator): 1045 Mill Creek Road at the corner of Selby Lane in Incline Village, NV			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
130-170-01	.454		
Section(s)/Township/Range: LOT 16 Block A of Mill Creek Estates			
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: Paul Steinberg		Name:	
Address: P.O. Box 3495		Address:	
Incline Village, NV	Zip: 89450-3495		Zip:
Phone: 775-831-5657	Fax: 775-831-5657	Phone:	Fax:
Email: millcreekroad@icloud.com		Email:	
Cell: 775-848-8817	Other:	Cell:	Other:
Contact Person: Paul Steinberg		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Paul Steinberg		Name:	
Address: P.O. Box 3495		Address:	
Incline Village, NV	Zip: 89450-3495		Zip:
Phone: 775-831-5657	Fax: 775-831-5657	Phone:	Fax:
Email: millcreekroad@icloud.com		Email:	
Cell: 775-848-8817	Other:	Cell:	Other:
Contact Person: Paul Steinberg		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: Paul Steinberg

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, Paul Steinberg (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 Development.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 130-170-01

Printed Name Paul Steinberg

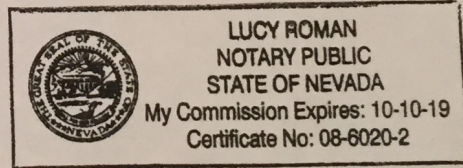
Signed [Handwritten Signature]
Address P.O. Box 3495 Incline Village, NV 89450-3495

Subscribed and sworn to before me this 8 day of June, 2016

[Handwritten Signature: Lucy Roman]
Notary Public in and for said county and state

My commission expires: 10/10/19

(Notary Stamp)



*Owner refers to the following: (Please mark appropriate box.)

- Owner (checked)
Corporate Officer/Partner
Power of Attorney
Owner Agent
Property Agent
Letter from Government Agency with Stewardship

Special Use Permit Application Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to special use permits may be found in Article 810, Special Use Permits.

1. What is the type of project being requested?

A single family residence for our family with a detached accessory dwelling (mother in law unit)

2. What currently developed portions of the property or existing structures are going to be used with this permit?

no existing structures...the previous home has already been demolished.
The proposed main residence location is quite similar to the location of the demolished home.

3. What improvements (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.) will have to be constructed or installed and what is the projected time frame for the completion of each?

a main home of around 3000 sq feet of living space and a separate detached accessory dwelling (mother in law unit) of just under 800 square feet of living space

4. What is the intended phasing schedule for the construction and completion of the project?

We hope to break ground by September 2016 and finish the project by winter 2016-2017. Once the project begins, we plan on completing it in its entirety in a timely and prompt manner

5. What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?

The lot is a large rectangular corner parcel allowing the main residence to face onto Mill Creek Road while the detached accessory dwelling (mother in law unit) will face Selby Lane.

6. What are the anticipated beneficial aspects or effects your project will have on adjacent properties and the community?

We expect this project to blend in nicely with the other homes in the area and help raise/maintain property values. It is a huge improvement over the 1960 era home which was demolished.

7. What will you do to minimize the anticipated negative impacts or effects your project will have on adjacent properties?

We already have fences in place on two sides of the parcel. There is also a 20 foot Incline Village General Improvement District easement on the west side of the parcel. We anticipate no negative impacts.

8. Please describe operational parameters and/or voluntary conditions of approval to be imposed on the project special use permit to address community impacts:

We do not expect to start work before 730am and will be working very rarely on weekends.
There is ample on site/off road parking for any construction crews working on the project.
The two affected roads will be routinely kept clean and clear.

9. How many improved parking spaces, both on-site and off-site, are available or will be provided? (Please indicate on site plan.)

The main home will have parking inside and out for at least seven cars.
The detached accessory dwelling (mother in law unit) will have parking for at least six cars inside and out.
We would never expect to have this many cars on site except for maybe a social gathering.

10. What types of landscaping (e.g. shrubs, trees, fencing, painting scheme, etc.) are proposed? (Please indicate location on site plan.)

We do not plan on landscaping at this time. We will maintain as many trees as possible and the current shrubbery that is present.
The exterior painting scheme will be in earth tones and colors present currently.
No plans for further fencing of the property.

11. What type of signs and lighting will be provided? On a separate sheet, show a depiction (height, width, construction materials, colors, illumination methods, lighting intensity, base landscaping, etc.) of each sign and the typical lighting standards. (Please indicate location of signs and lights on site plan.)

There will be no signs and only standard LED exterior residence lighting as required at every entrance and exit.

12. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the special use permit request? (If so, please attach a copy.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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13. Community Sewer

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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Community Water

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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Property Tax Reminder Notice

WASHOE COUNTY
 PO BOX 30039
 RENO, NV 89520-3039
 775-328-2510

PIN: 13017001
 AIN:

Balance Good Through:	06/07/2016
Current Year Balance:	\$0.00
Prior Year(s) Balance: (see below for details)	\$0.00
Total Due:	\$0.00

AUTO
 :894504:
 PAUL STEINBERG
 PO BOX 3495
 INCLINE VILLAGE NV 89450

Description:

Situs: 1045 MILL CREEK RD
 INCL

This is a courtesy notice. If you have an impound account through your lender or are not sure if you have an impound account and need more information, please contact your lender directly. Please submit payment for the remaining amount(s) according to the due dates shown. Always include your PIN number with your payment. Please visit our website: www.washoecounty.us/treas

Current Charges									
PIN	Year	Bill Number	Inst	Due Date	Charges	Interest	Pen/Fees	Paid	Balance
13017001	2015	277427	1	08/17/2015	1,233.89	0.00	0.00	1,233.89	0.00
13017001	2015		2	10/05/2015	1,233.89	0.00	0.00	1,233.89	0.00
13017001	2015		3	01/04/2016	1,233.89	0.00	0.00	1,233.89	0.00
13017001	2015		4	03/07/2016	1,233.88	0.00	0.00	1,233.88	0.00
Current Year Totals					4,935.55	0.00	0.00	4,935.55	0.00

Prior Years							
PIN	Year	Bill Number	Charges	Interest	Pen/Fees	Paid	Balance
Prior Years Total							



**TAHOE
REGIONAL
PLANNING
AGENCY**

Mail
PO Box 5310
Stateline, NV 89449-5310

Location
128 Market Street
Stateline, NV 89449

Contact
Phone: 775-588-4547
Fax: 775-588-4527
www.trpa.org

July 12, 2012

Adam Karon
5997 N. Camino Preciado
Tucson, AZ 85718

**KARON PARTIAL SITE ASSESSMENT,
1045 MILL CREEK RD., INCLINE VILLAGE, WASHOE COUNTY, NEVADA,
ASSESSOR'S PARCEL NUMBER (APN) 130-170-01, TRPA FILE NUMBER LCAP2012-0181**

Dear Mr. Karon,

At your request, a partial site assessment was recently conducted at the above-referenced property. A previous TRPA land capability verification identified the parcel as Class 6. Based on the submitted information, a site visit to the property, and review of past files TRPA will recognize the following existing land capability and coverage:

LAND CAPABILITY VERIFICATION

Land Capability District	Percent Coverage	Area (sq. ft.)	Base Allowable Coverage (sq. ft.)
Class 6	30%	19,777	5,933
Total Base Allowable Coverage			5,933

LAND COVERAGE VERIFICATION

The Tahoe Regional Planning Agency (TRPA) has verified the following existing land coverage:

Verified Existing Coverage	Square Feet
Residence	1,762
Driveway	388
Deck	712
Front Porch	
Walks & Crawl	
Gas Meter	
Total Existing On-Site Coverage	2,561

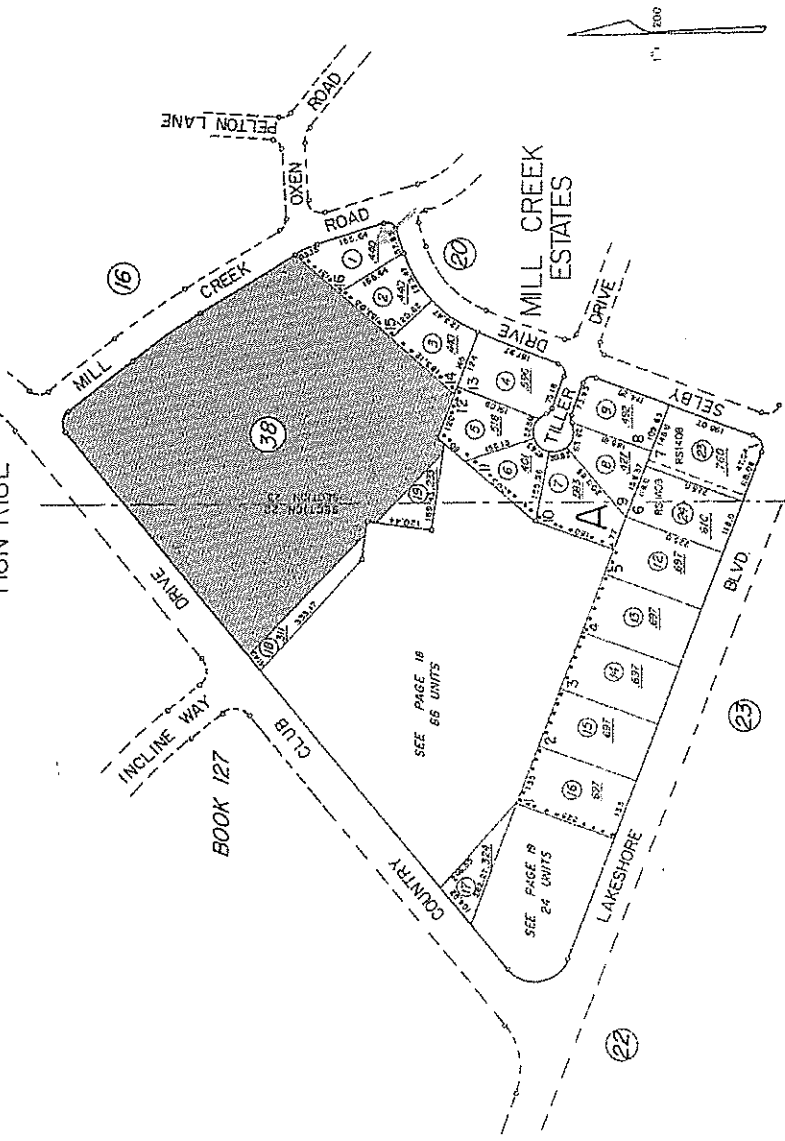
According to the site plans submitted, the off-site coverage appears accurate.

TREES

Please be advised that Section 61.1.4 of the TRPA Code of Ordinances requires certain standards for the conservation of healthy and sound trees in excess of 30 inches diameter at breast height (dbh) within

130-17

PORTION OF NE⁴-SECTION 22
PORTION OF NW⁴-SECTION 23
T16N-R18E



drawn by E.T. 3/83/6/84
revised 8/85
superseded

Assessor's Map County of Washoe, Nevada
 NOTE - ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES
 ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES

NOTE: This Map is prepared for the use of the Washoe County Assessor's Office and is not intended to represent any other interest. No liability is assumed as to the correctness or accuracy of the data delineated herein.

REVISIONS	BY

APN #130-170-01
MILL CREEK ESTATES
LOT-16 BLOCK-A

CONTACT & OWNER/BUILDER: PAUL STEINBERG
POB 3465 I.V. NV 89450-3465
775-848-8817 (E) skisctesi@mac.com

PLOT PLAN

Date _____
Scale 1" = 10'
Drawn Paul S.
Job _____
Sheet 1
Of 8 Sheets

Coverage Calculations

TOTAL AREA – 19,777.3 sq. ft./ 0.454 acre
LAND CAPABILITY – CLASS 6 = 30%
ALLOWABLE COVERAGE – 5,933 sq. ft.

PROPOSED COVERAGE

Residence	2,508 sq. ft.
Garage	1,136
Drive/Entry	942
Deck/Aprons	130
TOTAL	4,716 sq. ft.

Proposed Detached Dwelling

Garage	888 sq. ft.
Conc. Apron	130
Stairs w/ Pad	22.5
TOTAL	1,040.5 sq. ft.

TOTAL COVERAGE 5,756.5 sq. ft.
REMAINING 176.5 sq. ft.

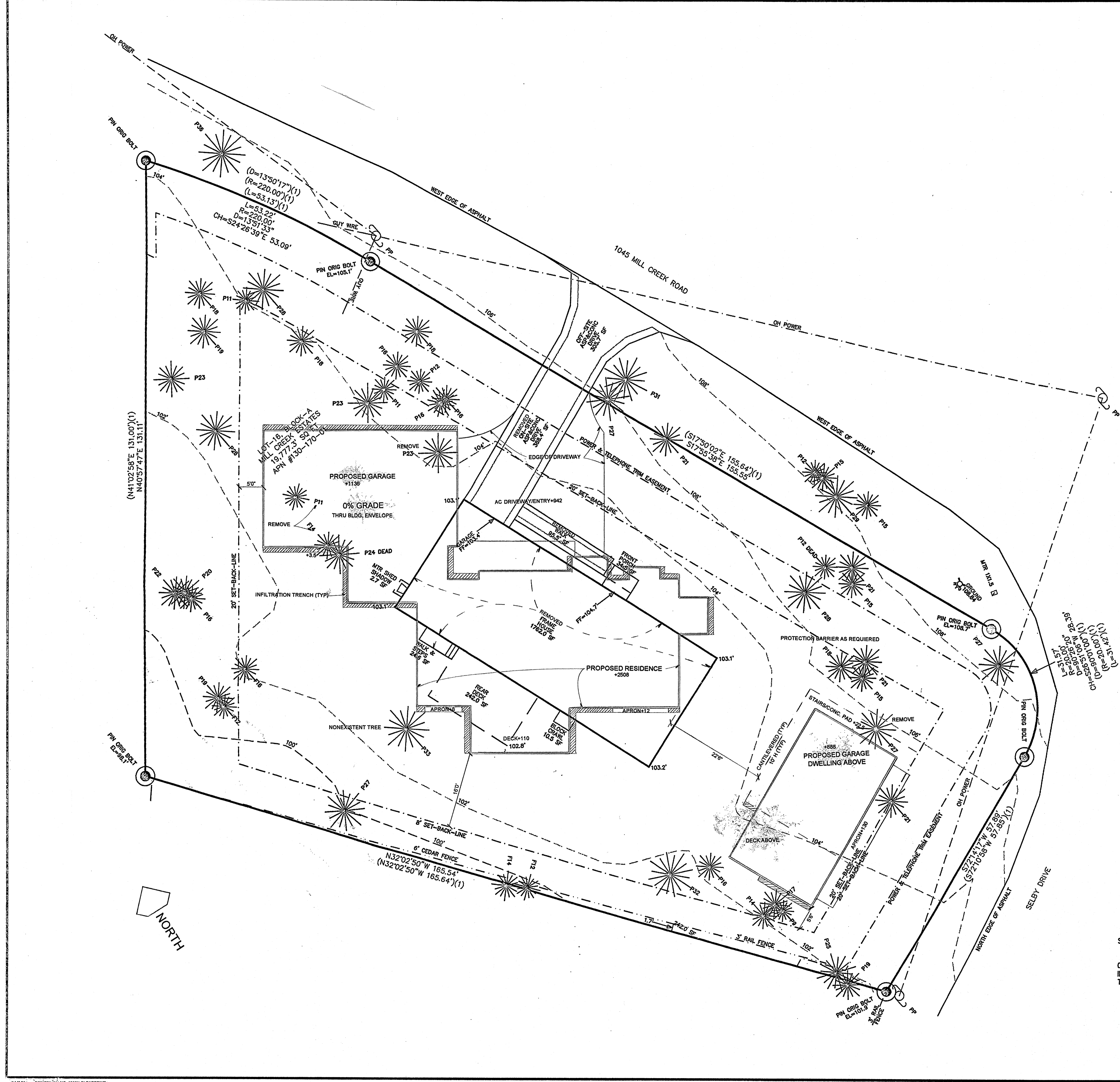
OFFSITE COVERAGE 305.7 sq. ft.

NOTE: ALL EXISTING ON SITE, INDEIGNOUS, VEGETATION TO REMAIN U.N.O.
NO PLANT MATERIAL TO BE ADDED OR IRRIGATION REQUIRED

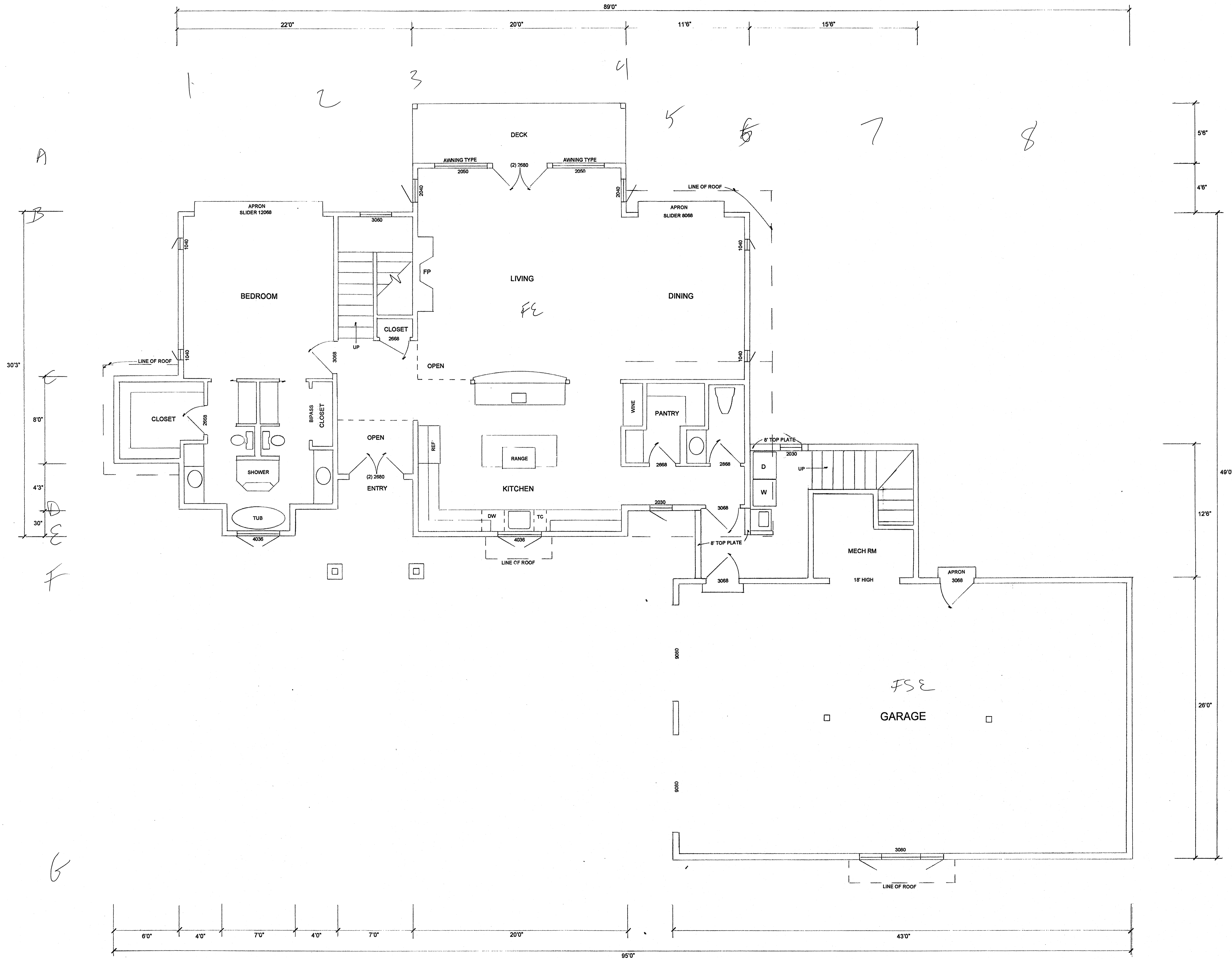
SURVEYORS CERTIFICATE

I, CONN DAVIS A REGISTERED LAND SURVEYOR IN THE STATE OF NEVADA DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE BY ME IN THE MONTH OF June, 2012, AND IS ACCURATE TO THE BEST OF MY BELIEF.

DATE _____ CONN DAVIS, PLS 7880



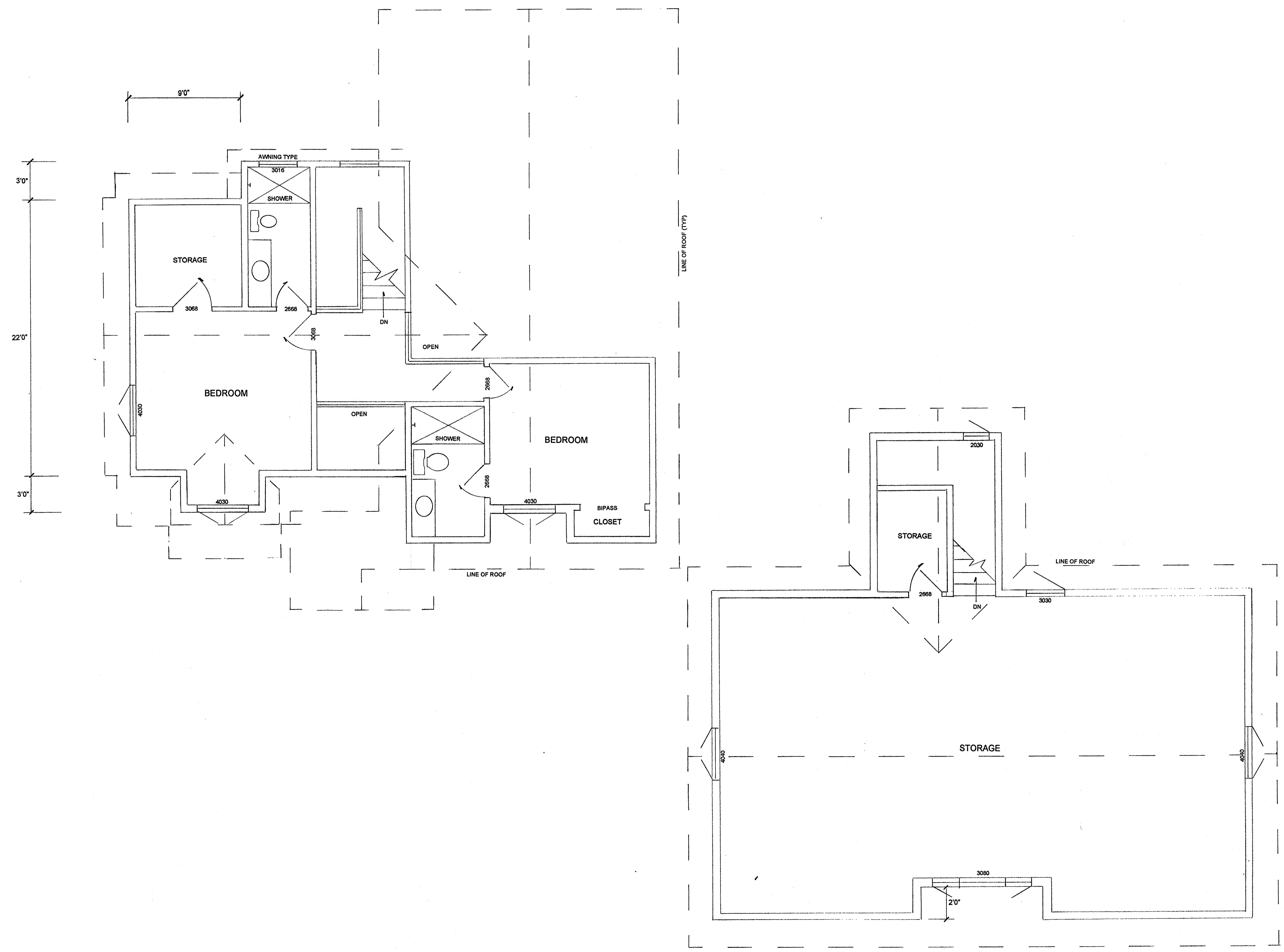
REVISIONS	BY



LOWER LEVEL FLOOR PLAN
LIVING AREA 3,355 sq. ft.

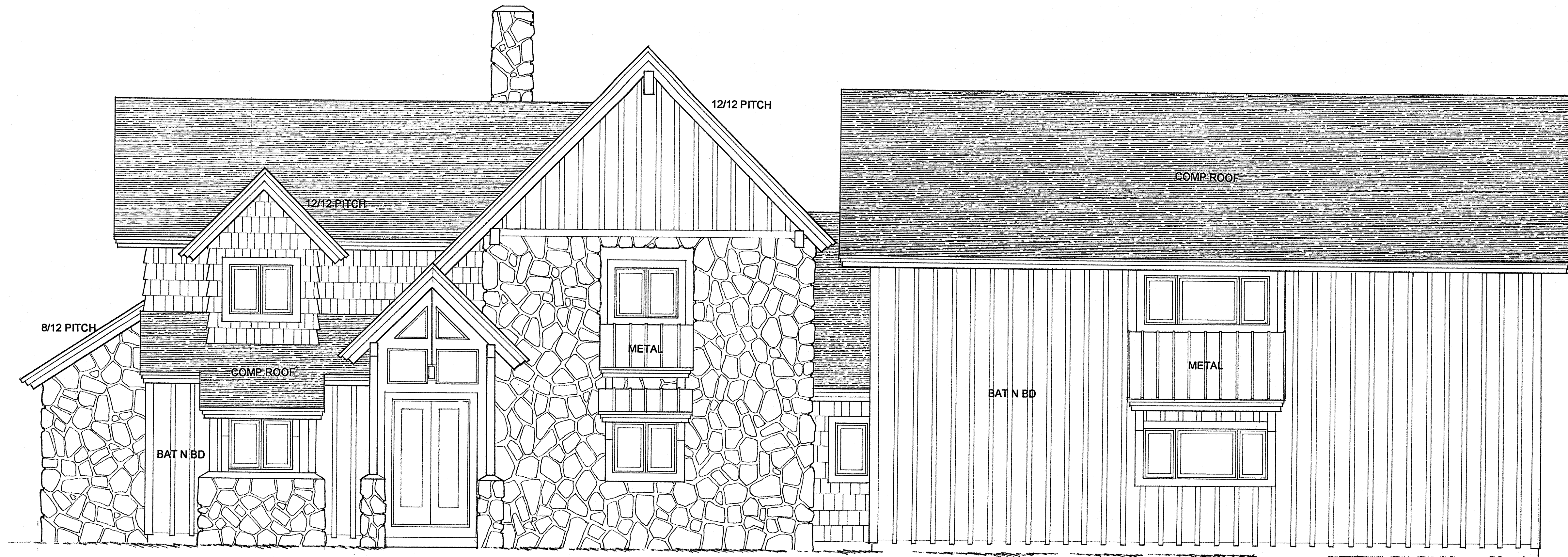
Date	
Scale	1/4" = 1'
Drawn	Paul S.
Job	
Sheet	2
Of	8 Sheets

REVISIONS	BY



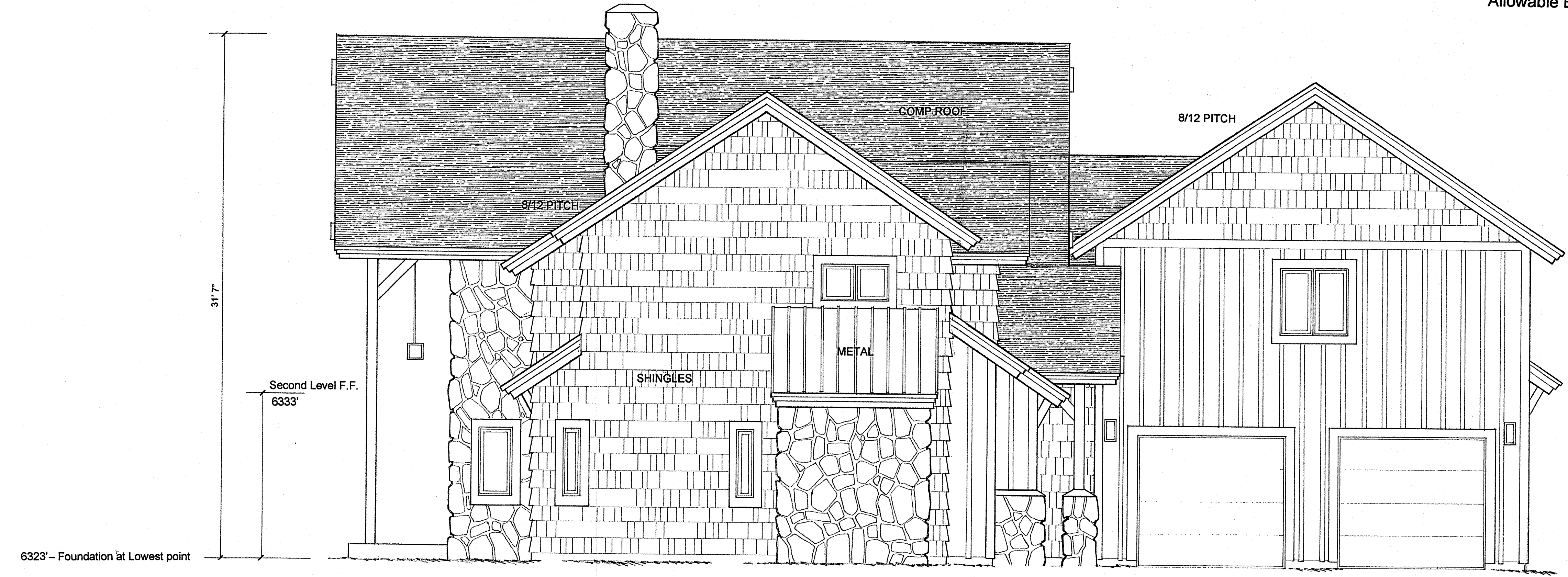
UPPER LEVEL FLOOR PLAN W/
UPPER LEVEL GARAGE

Date
Scale 1/2" = 1'
Drawn Paul S.
Job
Sheet 3
of 8 Sheets



NORTH ELEVATION

Roof Pitch 8/12 w/ 0% Grade thru Building Envelope
Allowable Building Height - 33'7"



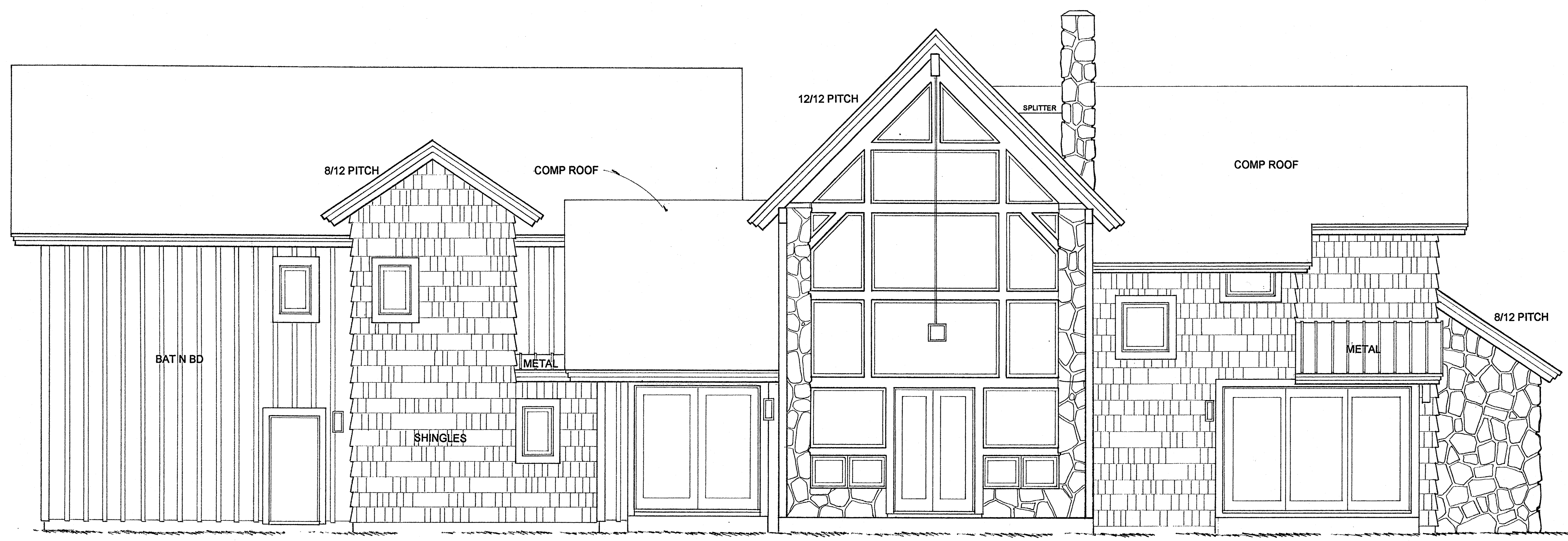
EAST ELEVATION

REVISIONS	BY

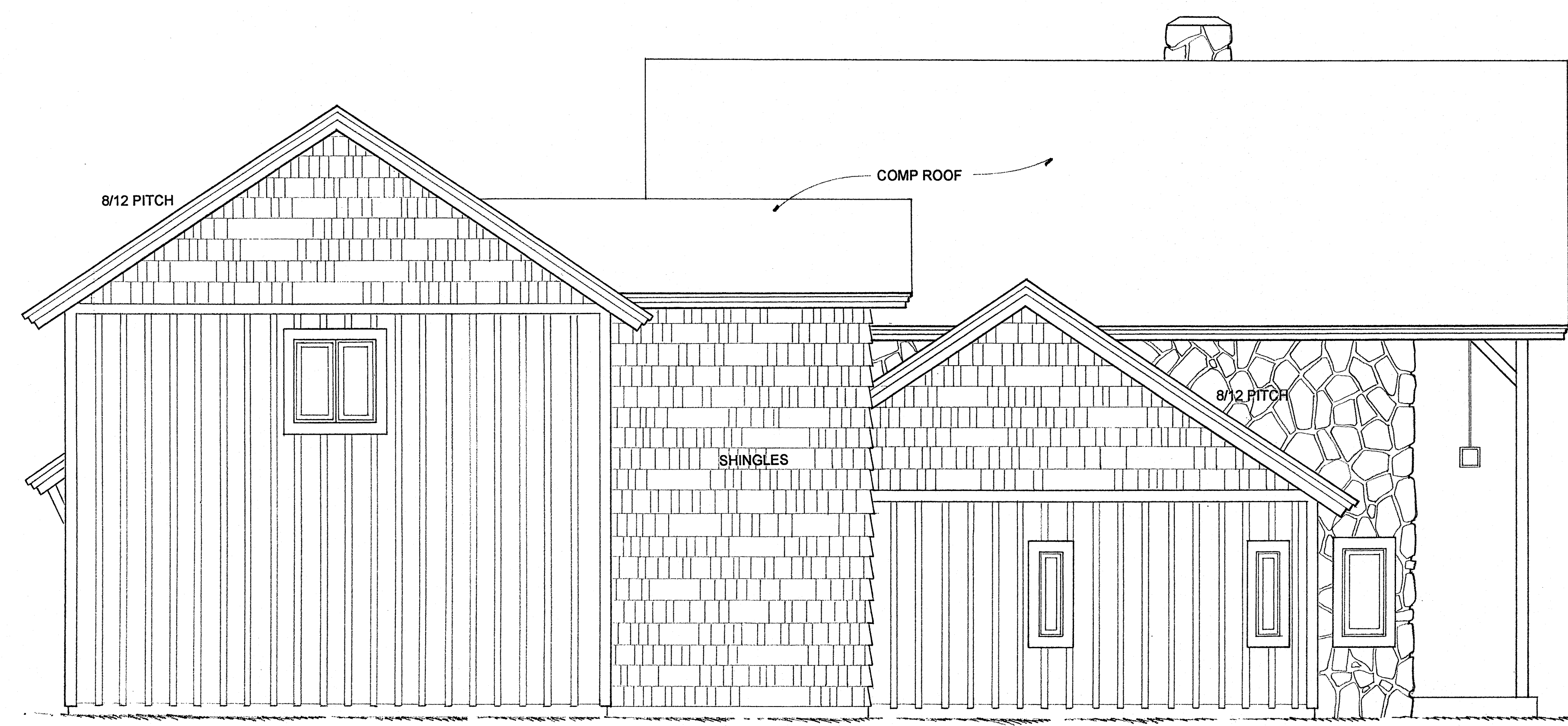
MAIN HOUSE ELEVATIONS

Date
Scale 1/4" = 1'
Drawn Paul S.
Job
Sheet 4
Of 8 Sheets

REVISIONS	BY



SOUTH ELEVATION



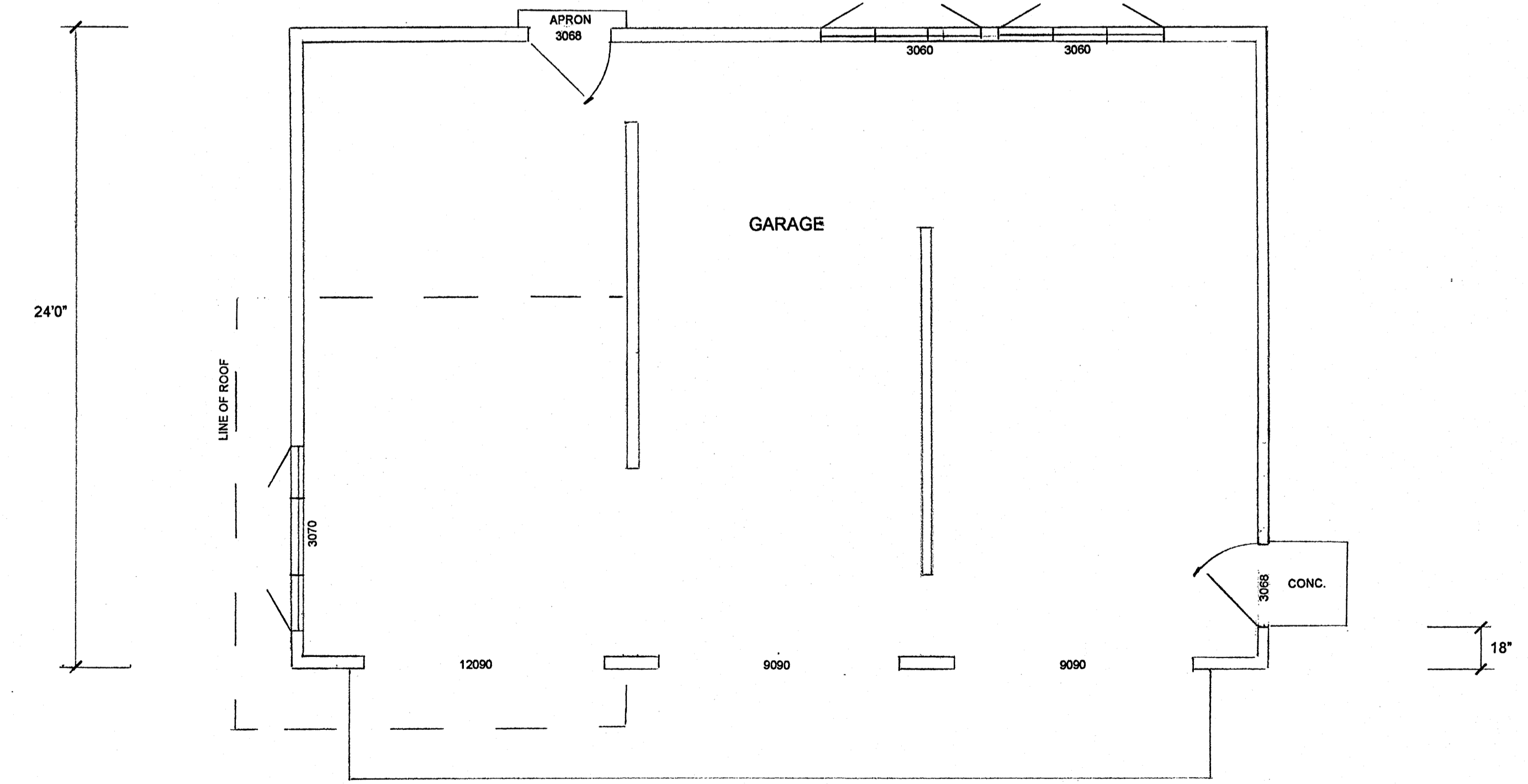
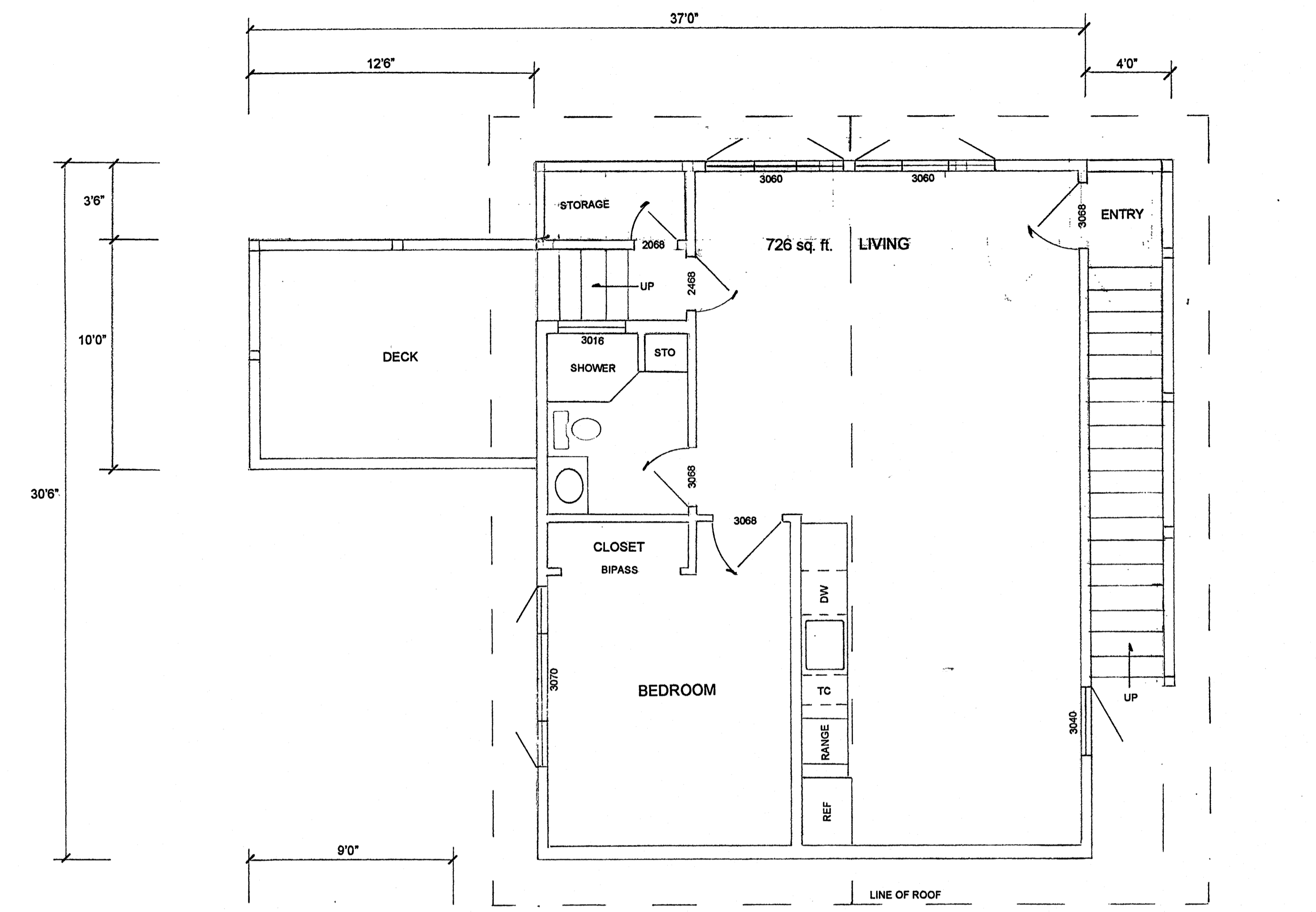
WEST ELEVATION

MAIN HOUSE ELEVATIONS

Date	
Scale	1/2" = 1'
Drawn	Paul S.
Job	
Sheet	5
Of	8 Sheets

REVISIONS	BY

RESIDENCE ABOVE

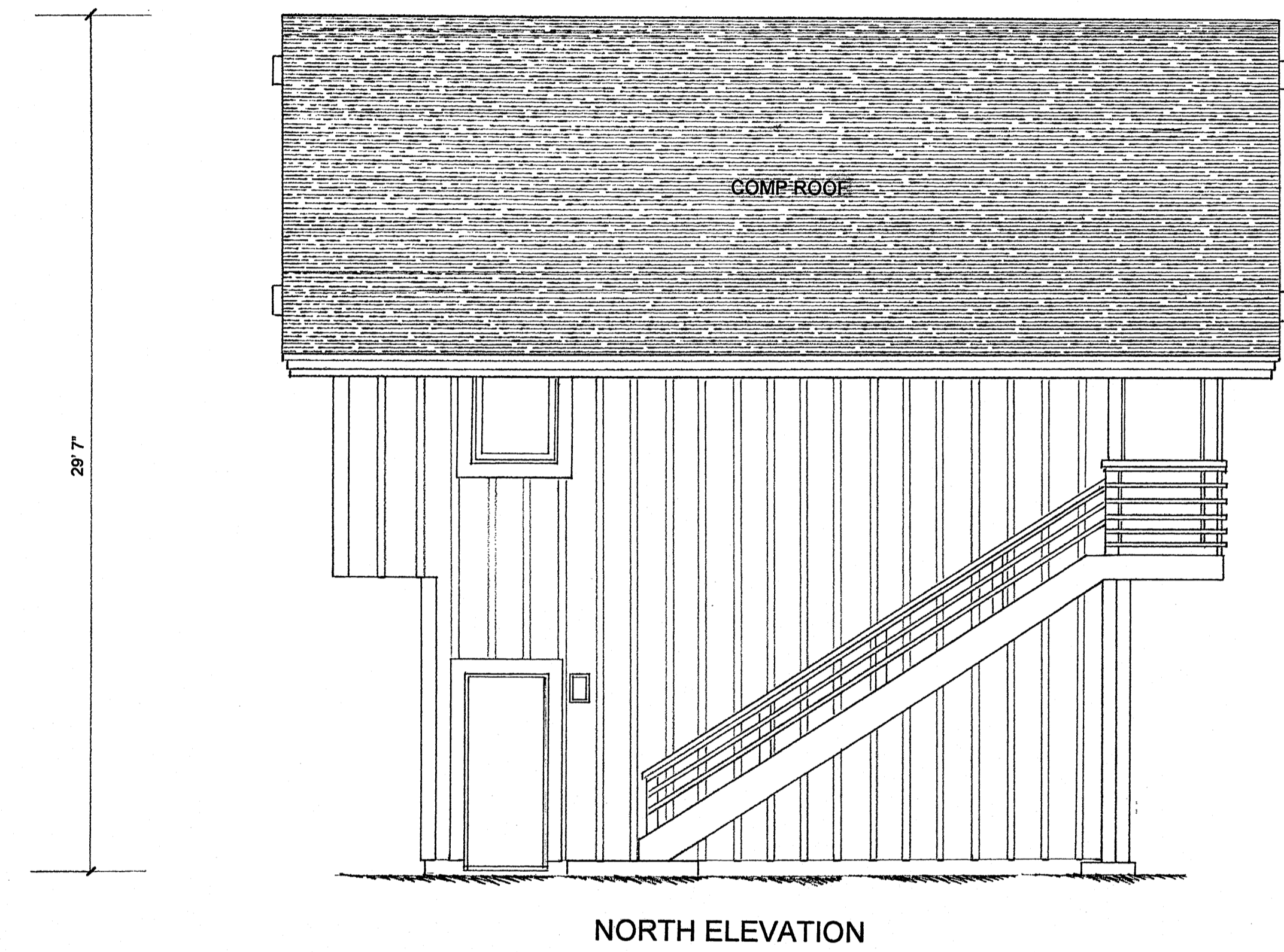
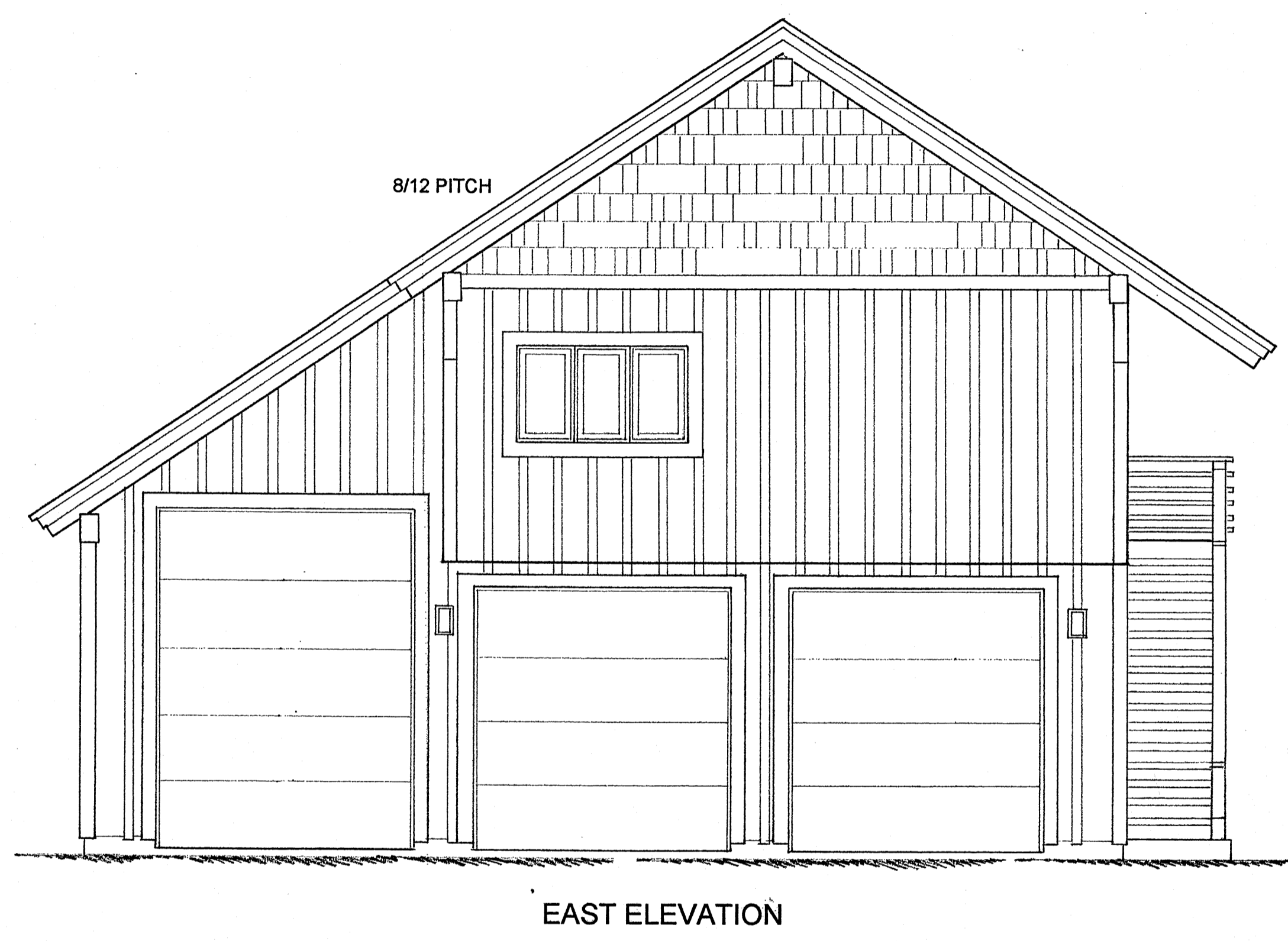


GARAGE

DETACHED DWELLING
RESIDENCE ABOVE

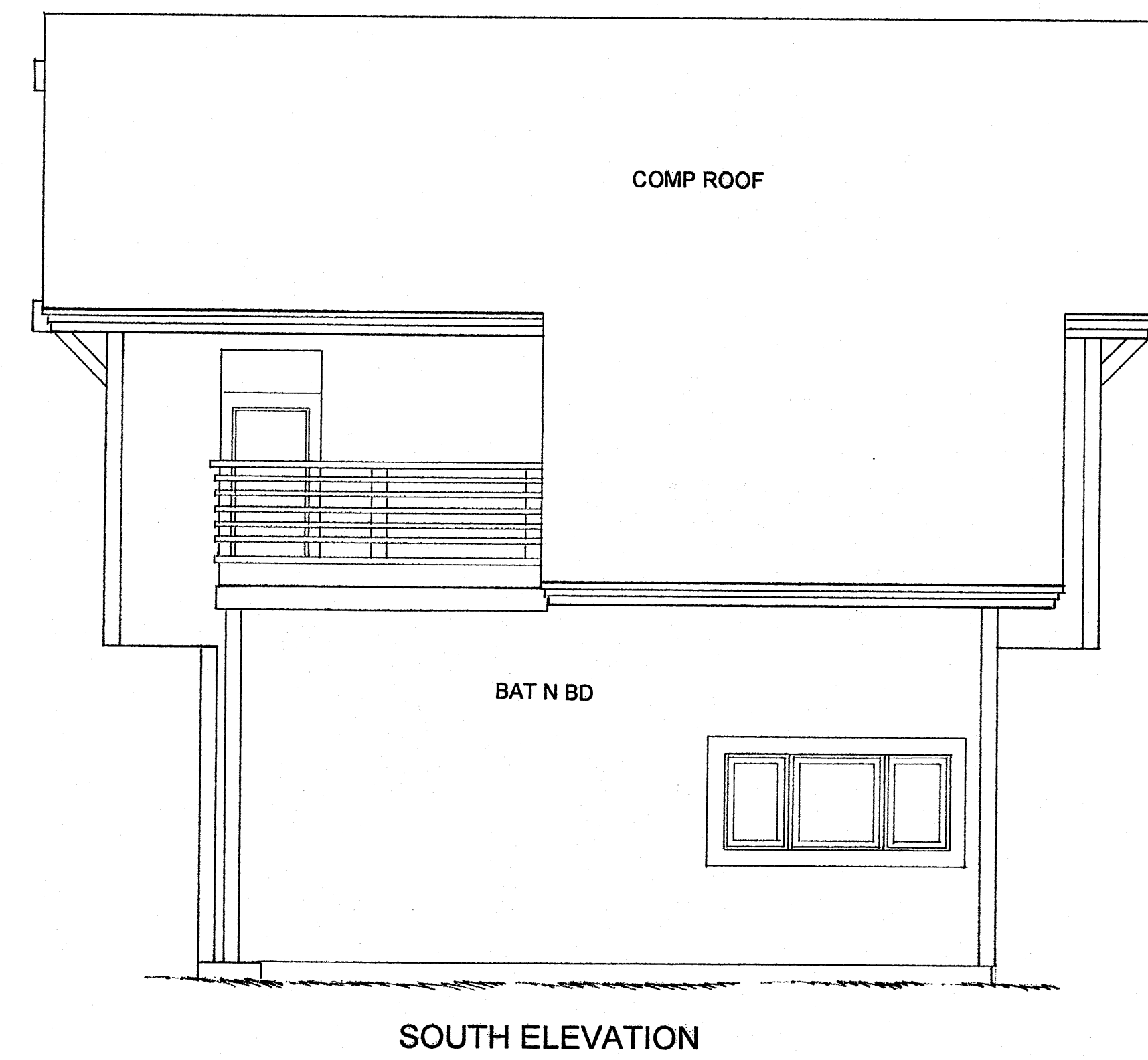
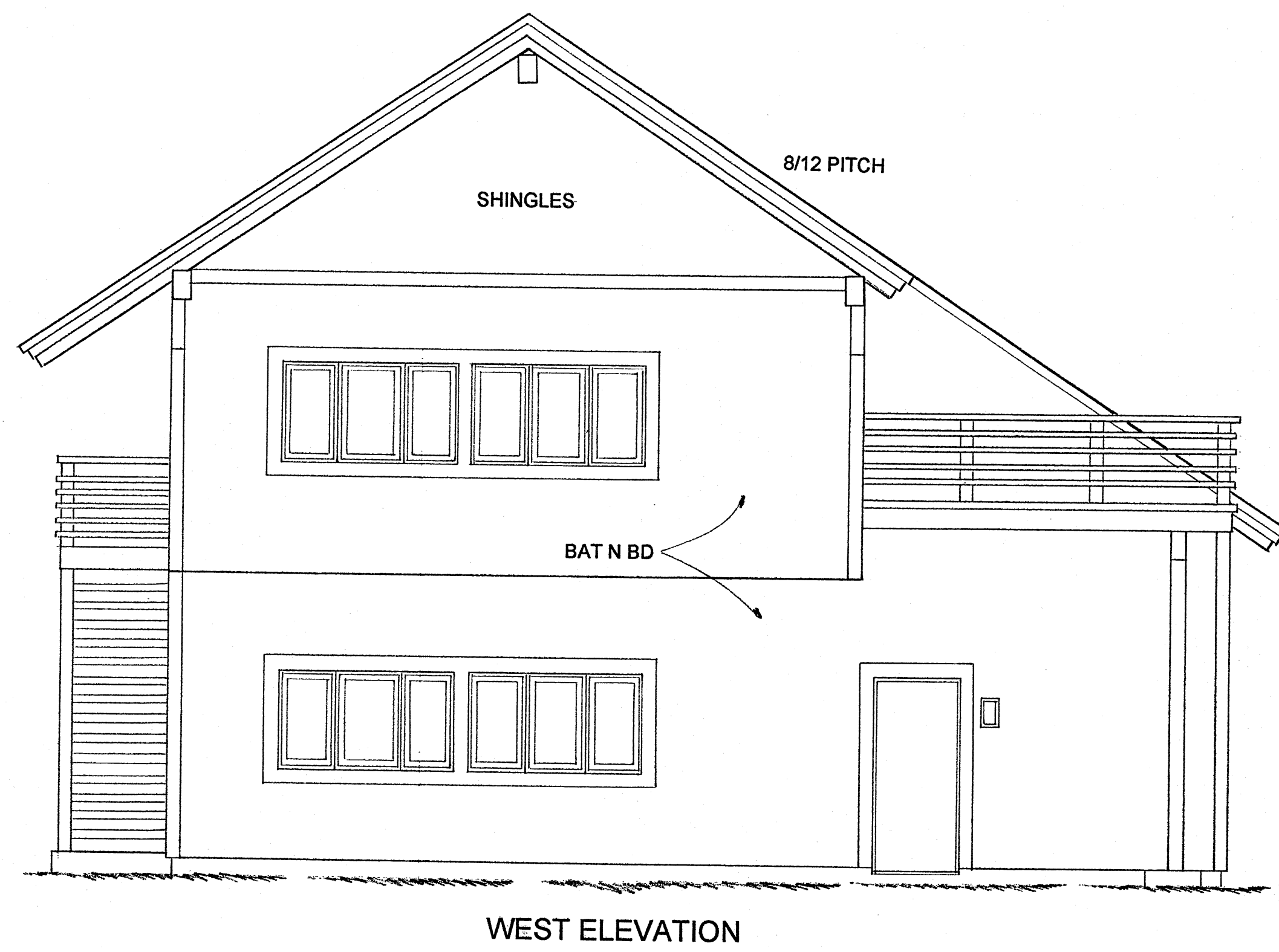
Date
Scale 1/2" = 1'
Drawn Paul S.
Job
Sheet 6
of 8 Sheets

REVISIONS	BY



DETACHED DWELLING ELEVATIONS

Date
Scale 1/4" = 1'
Drawn Paul S.
Job
Sheet 7
Of 8 Sheets



REVISIONS	BY

DETACHED DWELLING ELEVATIONS

Date
Scale 1/2" = 1'
Drawn Paul S.
Job
Sheet 8
Of 8 Sheets