

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: Pebble Beach Residence			
Project Description: Remodel of existing home - Add new 2 car garage and modify existing garage to become new master suite. Refer to WBLD25-104810			
Project Address: 5995 Pebble Beach Dr., Reno, NV 89502			
Project Area (acres or square feet): .89 Acres			
Project Location (with point of reference to major cross streets AND area locator):			
Lot in NW corner of cul-de-sac where Pebble Beach Dr. and Pelham Dr. intersect. A PARCEL OF LAND SITUATE IN THE SW 1/4 SECTION 22, T.19N., R.20E., M.D.B.&M., WASHOE COUNTY, NEVADA, ALSO BEING LOT 7 AND A PORTION OF LOT 8, BLC			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
051-122-12	.89		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). Permit on Hold - WBLD25-104810			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Jon M Wesson		Name: Magnin Architecture	
Address: [REDACTED]		Address: [REDACTED]	
Reno, NV	Zip: 89502	Reno, NV	Zip: 89503
Phone: [REDACTED]	Fax:	Phone: [REDACTED]	Fax:
Email: [REDACTED]		Email: [REDACTED]	
Cell: [REDACTED]	Other:	Cell:	Other:
Contact Person: Jon Wesson		Contact Person: Gordon Magnin	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Same as Above		Name: Alison Wesson	
Address:		Address: [REDACTED]	
	Zip:	Reno, NV	Zip: 89502
Phone:	Fax:	Phone: [REDACTED]	Fax:
Email:		Email: [REDACTED]	
Cell:	Other:	Cell: [REDACTED]	Other:
Contact Person:		Contact Person: Ali Wesson	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Variance Application Supplemental Information

(All required information may be separately attached)

1. What provisions of the Development Code (e.g. front yard setback, height, etc.) must be waived or varied to permit your request?

Provisions to the front and side yard setbacks - Revert to Standard WC Setbacks

You must answer the following questions in detail. Failure to provide complete and accurate information will result in denial of the application.

2. What are the topographic conditions, extraordinary or exceptional circumstances, shape of the property or location of surroundings that are unique to your property and, therefore, prevent you from complying with the Development Code requirements?

See next page for answer

3. What steps will be taken to prevent substantial negative impacts (e.g. blocking views, reducing privacy, decreasing pedestrian or traffic safety, etc.) to other properties or uses in the area?

See next page for answer

4. How will this variance enhance the scenic or environmental character of the neighborhood (e.g. eliminate encroachment onto slopes or wetlands, provide enclosed parking, eliminate clutter in view of neighbors, etc.)?

See next page for answer

5. What enjoyment or use of your property would be denied to you that is common to other properties in your neighborhood?

See next page for answer

6. Are there any restrictive covenants, recorded conditions or deed restrictions (CC&Rs) that apply to the area subject to the variance request?

Yes No If yes, please attach a copy.

7. How is your current water provided?

Our current water is TMWA

8. How is your current sewer provided?

Our current sewer is septic

Variance Application

Supplemental Information

Answers to Questions 2/3/4/5

2. *What are the topographic conditions, extraordinary or exceptional circumstances, shape of the property or location of surroundings that are unique to your property and, therefore, prevent you from complying with the Development Code requirements?*

The property has several unique site constraints and existing conditions that limit where additions can reasonably be located while remaining compliant with health, environmental, and structural requirements.

Septic System and Proximity to Boynton Slough

The location of the existing septic system and leach field significantly limits buildable areas of the property. The current leach field is approximately 60 feet in length and must maintain required setbacks from both the residence and nearby waterways. County health regulations require the leach field to be located a minimum of 10 feet from the house and at least 100 feet from any water ways (Boynton Slough). Additionally, regulations require a designated replacement area of equal size to be reserved on the property in the event the existing system fails. Because of these requirements, the area north and west of the home cannot accommodate additional construction without encroaching into required septic setbacks or eliminating the required reserve area.

Original Placement of the House and Narrow Front Yard Configuration

The house was originally constructed with an orientation that places the front of the home toward Pebble Beach Drive within a cul-de-sac at the intersection of Pebble Beach Drive and Pelham Drive. This configuration creates a very limited front yard and driveway approach area relative to the overall lot size. The front door opens directly toward the driveway and there is minimal setback area available for expansion in that direction without impacting access and circulation on the property.

Existing Building Construction

The home was constructed with 8-inch CMU block perimeter walls. Because of this construction type, expanding the structure in other directions would require extensive structural demolition and reconstruction. This would likely require fully vacating the residence for an extended period during construction and would significantly increase the scope and impact of the project. Repurposing the existing garage footprint for the proposed master suite allows the project to utilize an existing structural envelope rather than expanding the building footprint into constrained areas of the property.

Storm Drain Infrastructure Crossing the Property

A 30-inch corrugated metal storm drain pipe was discovered during the property survey and runs diagonally across the driveway from the street toward Boynton Slough. Although a records search with Washoe County Records Office and the Engineering department did not identify a recorded easement, the pipe appears to function as an important drainage outlet for heavy storm events and likely serves the surrounding neighborhood drainage system. Because of this, removal or relocation of the pipe is not advisable. The location of the storm drain also prevents excavation and the installation of new footings or foundations in that portion of the property. Earlier design concepts considered extending the garage to the west; however, the location of this drainage infrastructure makes construction in that area impractical.

Summary

Taken together, the septic system setback requirements, proximity to Boynton Slough, the unusual orientation of the home within the cul-de-sac, the existing CMU construction, and the presence of the storm drain infrastructure substantially limit where additions can be located on the property. As a result, reusing the existing garage footprint for the proposed master suite and adding the garage closer to the street represents the most practical and least impactful solution while preserving required environmental and infrastructure constraints on the site.

3. What steps will be taken to prevent substantial negative impacts (e.g. blocking views, reducing privacy, decreasing pedestrian or traffic safety, etc.) to other properties or uses in the area?

Several measures have been incorporated into the design to ensure the proposed improvements do not create substantial negative impacts to surrounding properties or uses in the area.

The proposed two-car garage addition has been carefully located and designed to maintain compatibility with the surrounding residential neighborhood. The structure will be similar in scale, height, and architectural style to the existing home and nearby residences, ensuring that it does not obstruct significant views or appear out of character with surrounding development.

The placement of the garage has also been planned to minimize impacts to neighboring privacy. The addition will not introduce elevated decks, second-story elements, or new sightlines that would overlook adjacent properties. The structure will remain consistent with the existing residential layout and maintain appropriate separation from neighboring homes.

Pedestrian and traffic safety will also remain unchanged. The driveway access will continue to function as it does today, with no changes to traffic circulation. The addition of the garage simply maintains normal residential parking capacity and does not introduce any new traffic-

generating use. There are no sidewalks in the neighborhood so it will not affect pedestrian use.

Environmental and drainage conditions will also be protected. The existing storm drain infrastructure that carries stormwater toward Boynton Slough will remain in place and undisturbed, ensuring that drainage patterns remain consistent and that the project does not create runoff impacts to neighboring properties.

Overall, the project has been designed to integrate with the existing property while minimizing visual, privacy, traffic, and drainage impacts to surrounding properties and the neighborhood.

4. How will this variance enhance the scenic or environmental character of the neighborhood (e.g. eliminate encroachment onto slopes or wetlands, provide enclosed parking, eliminate clutter in view of neighbors, etc.)?

The requested variance will improve both the visual character of the property and help preserve the environmental features of the site by allowing improvements to occur in the most appropriate location given the existing constraints.

By converting the existing garage into interior living space and constructing a new two-car garage, the project will provide properly enclosed parking and improved organization of the property. This will reduce the need for vehicles, storage, or other items to remain visible in the driveway area, helping to reduce visual clutter and maintain a cleaner residential appearance for the neighborhood.

The proposed garage location was also selected to avoid environmentally sensitive areas and important infrastructure on the property. The design maintains required setbacks from Boynton Slough and avoids disturbance to the existing storm drain pipe that conveys stormwater from the neighborhood to the slough during heavy storm events. Preserving this drainage infrastructure ensures that natural drainage patterns remain unchanged and that the project does not negatively impact the surrounding environment.

In addition, the design respects the location of the existing septic system and preserves the required reserve area for a future leach field replacement, preventing the need to disturb additional areas of the property in the future.

Overall, the variance allows the improvements to occur in a location that avoids sensitive environmental features, maintains proper drainage function, and improves the visual organization of the property through enclosed parking and thoughtful site planning. This results in a cleaner and more functional property that remains consistent with the character of the surrounding residential neighborhood.

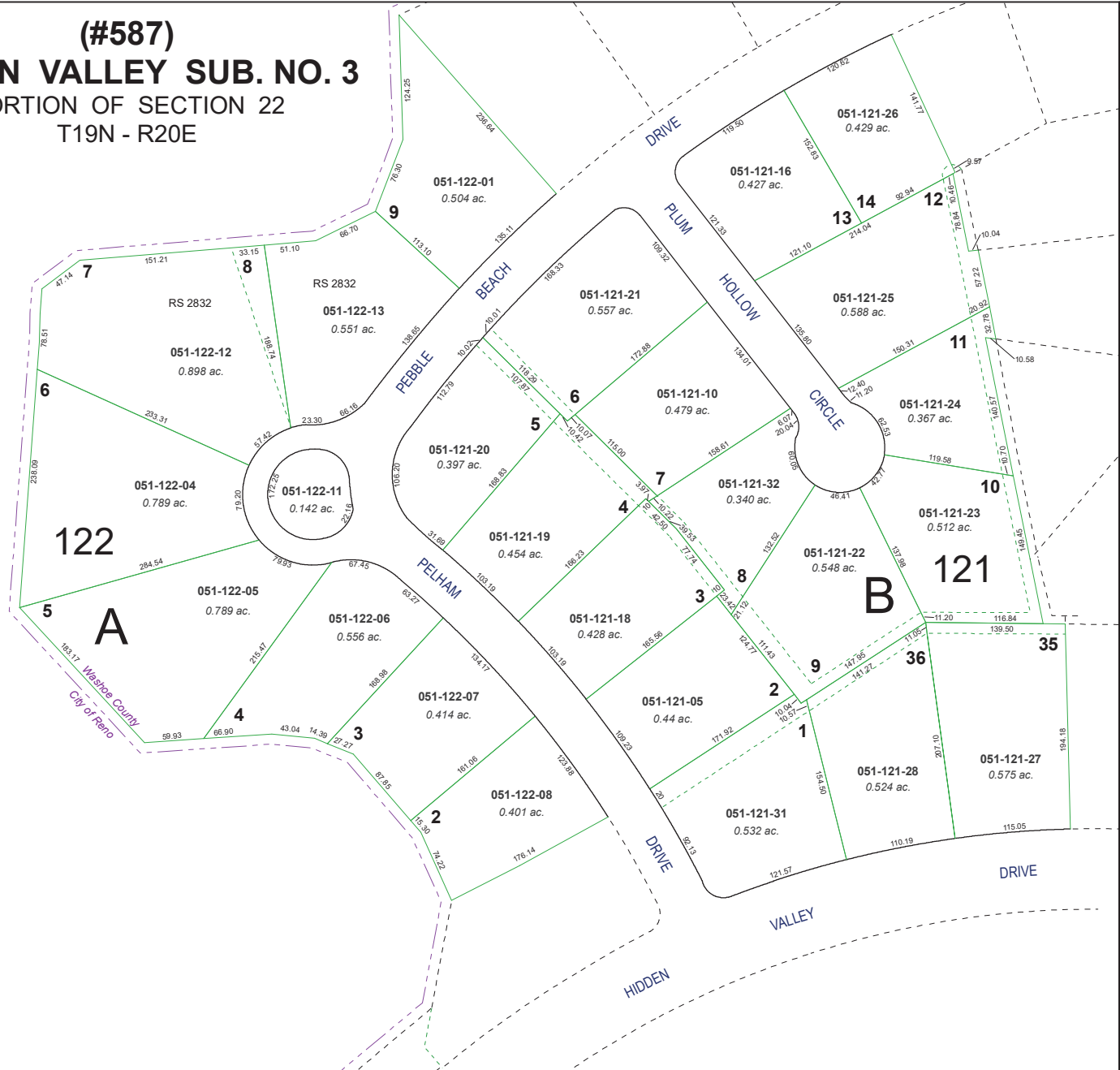
5. What enjoyment or use of your property would be denied to you that is common to other properties in your neighborhood?

Without approval of the requested variance, the property would be deprived of enclosed vehicle storage, which is a common feature for many single-family homes in the surrounding neighborhood. The proposed project converts the existing garage into interior living space and constructs a new two-car garage so that the property can continue to provide enclosed parking typical of other homes in the area.

If the variance is not granted, the property would be left without a garage or enclosed car storage, requiring vehicles to be parked outdoors and reducing the functionality of the home compared to neighboring properties that have garages.

In addition to restoring enclosed parking, the garage addition will help create a more defined and private backyard space for our family. The placement of the structure will help provide separation between the driveway area and the backyard, improving privacy and creating a safer, more enclosed outdoor area for our children to use and enjoy.

(#587)
HIDDEN VALLEY SUB. NO. 3
 PORTION OF SECTION 22
 T19N - R20E



Assessor's Map Number

051-12

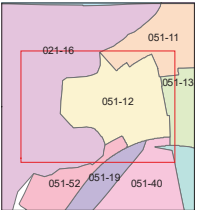
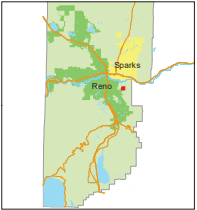
STATE OF NEVADA
WASHOE COUNTY
 ASSESSOR'S OFFICE

1001 East Ninth Street, Building D
 Reno, Nevada 89512
 (775) 328-2231



Feet
 0 25 50 75 100

1 inch = 100 feet



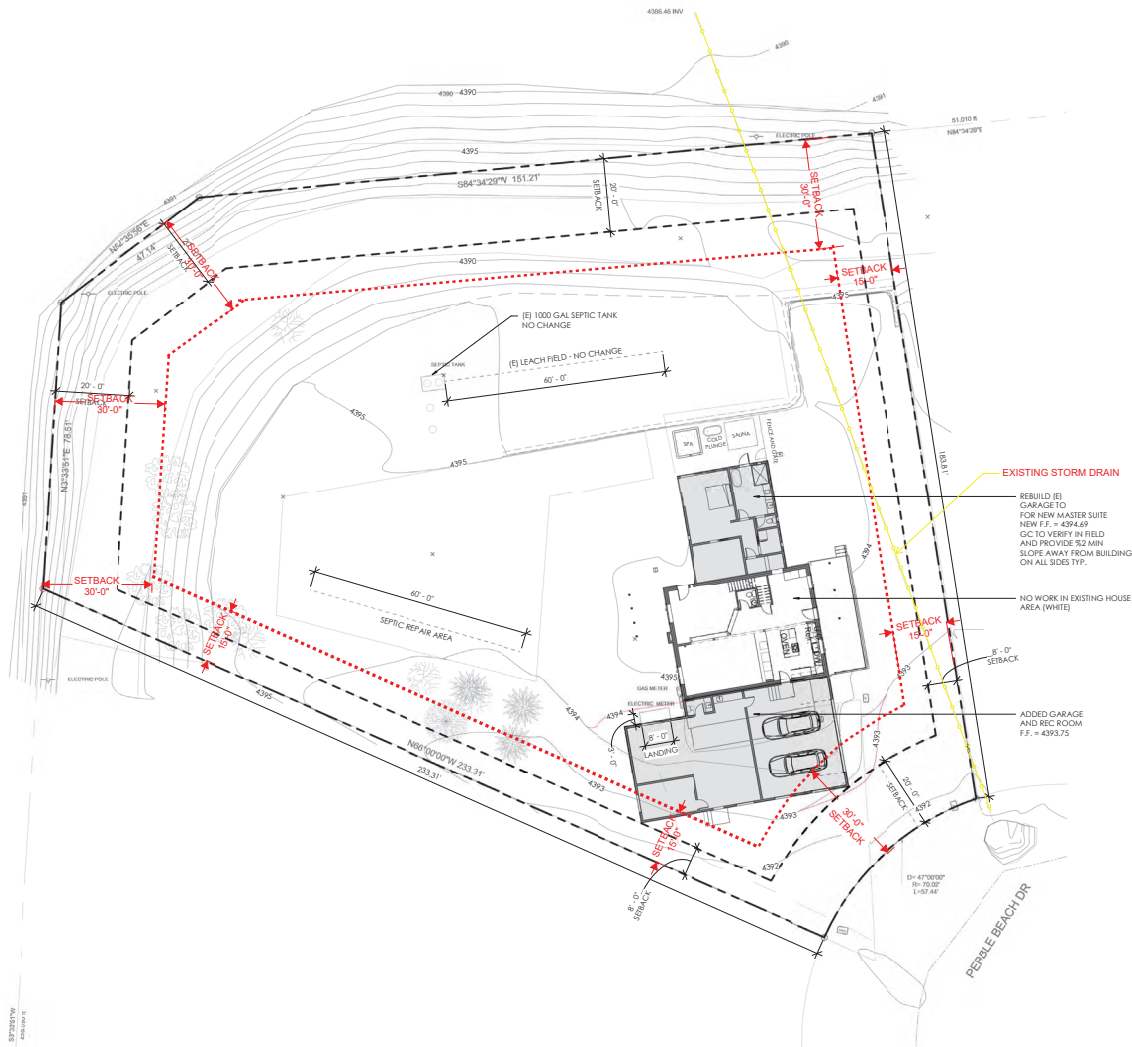
created by: JRA 01/25/2021

updated: JRA 2/24/23 JRA 6/13/23

area previously shown on map(s):

016-14

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.



1
1/16" = 1'-0"

Septic Tank Size = 1000 gallons - (e) 3 bed house to remain (3) bed house
 1. Up to three bedrooms - 1,000 gallons
 2. Four (4) bedrooms - 1,200 gallons
 3. Five (5) to six (6) bedrooms - 1,500 gallons
 4. Seven (7) to eight (8) bedrooms - 2,000 gallons.

Engineering Notes:
 Per Washoe County Code 438.10: If less than 50 cubic yards of material AND less than 10,000 sqft will be disturbed, the following notes must be included on the site plan
 a. Less than 50 cubic yards of grading required
 b. Owner is responsible to perpetuate existing drainage
 If more than 50 cubic yards of material AND/OR more than 10,000 sqft will be disturbed, the remaining requirements below of Article 438 are required to be shown

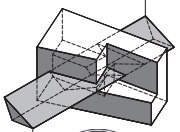
Per International Residential Code (IRC) R401.3 & International Building Code (IBC) 1804.4: positive drainage shall be provided away from structure at 5% slope, or 6 inches of fall, for 10' min.

GRADING NOTES/CALCULATIONS:

CUT/FILL VOLUMES:

TOPO	DEPTH	AREA	VOLUME
CUT:			
BACK OF STUDIO CUT:			
4394	1ft	112 sf	4.1 cu yd
4393	1ft	86 sf	3.1 cu yd
TOTAL CUT			7.2 cu yd
TOTAL CUT TO OFFHAUL OR USE ON SITE			7.2 cu yd

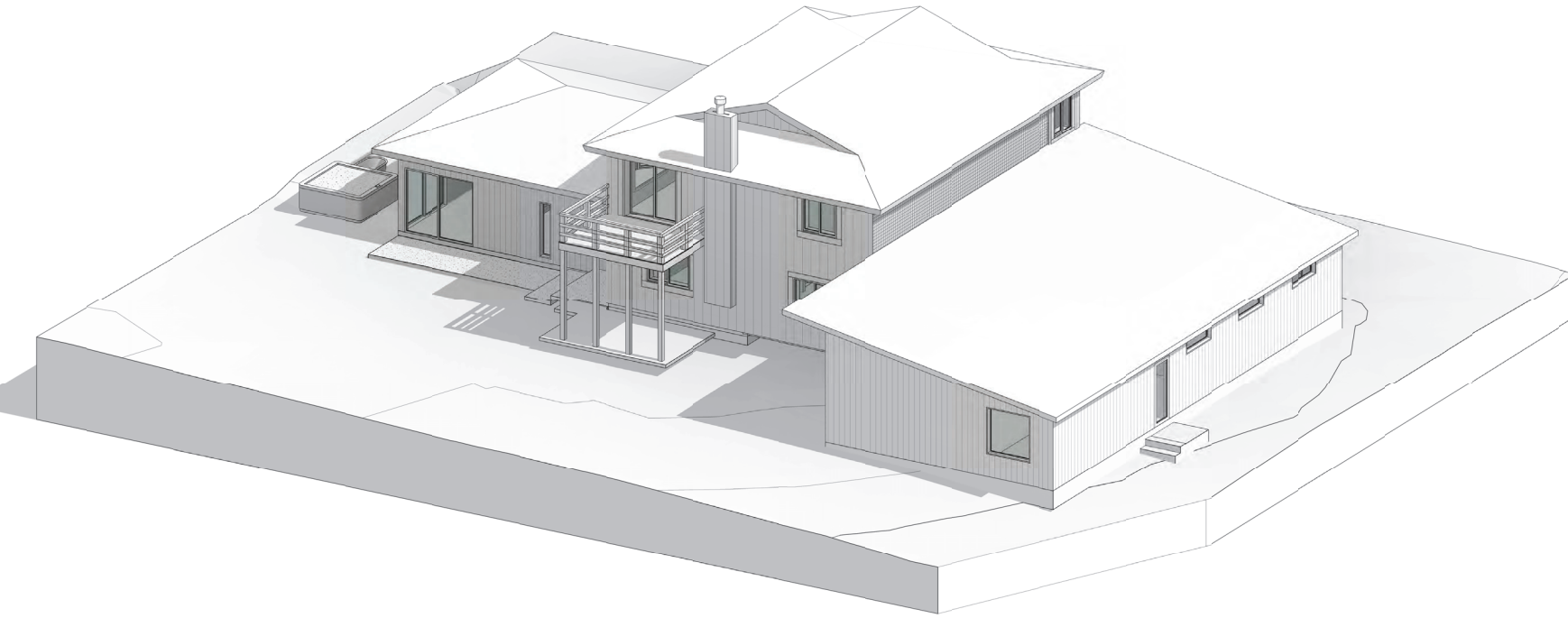
NOTE: G.C. TO CONFIRM ALL FINISH FLOOR ELEVATIONS, GRADING AND DRAINAGE WITH SURVEY AND FIELD CONDITIONS PRIOR TO EXECUTION OF WORK AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. ELEVATION OF FINISH FLOORS SHALL BE SET TO ALLOW FOR POSITIVE DRAINAGE AWAY FROM BUILDING TYPICAL.



revised:

Site Plan

Pebble Beach
 5995 Pebble Beach Drive
 Reno, Nevada 89502
 APR. 0511-22-12
 job #2304
 10/13/23 Plan Check

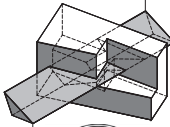


Pebble Beach Residence

3d Cover

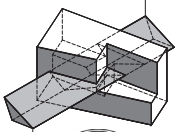


north



Pebble Beach
5995 Pebble Beach Drive
Reno, Nevada 89502
APN: 051-1122-12
job #2304
10/13/23 Plan Check

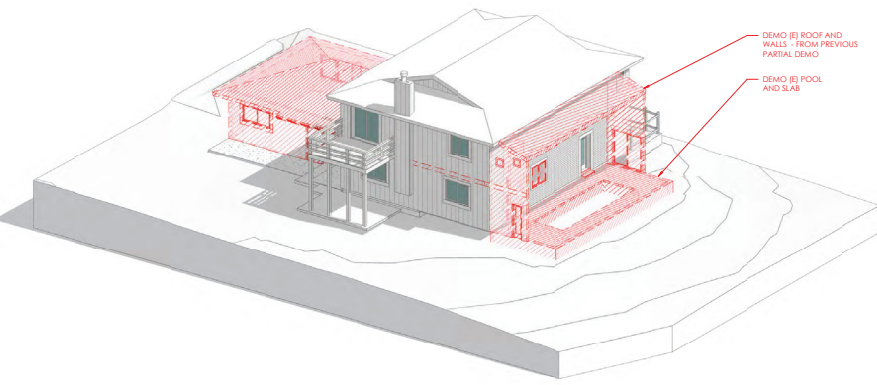
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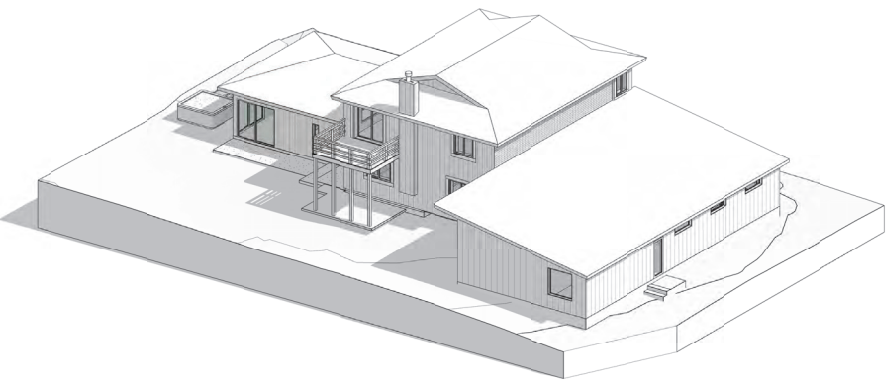
referred

3d Views

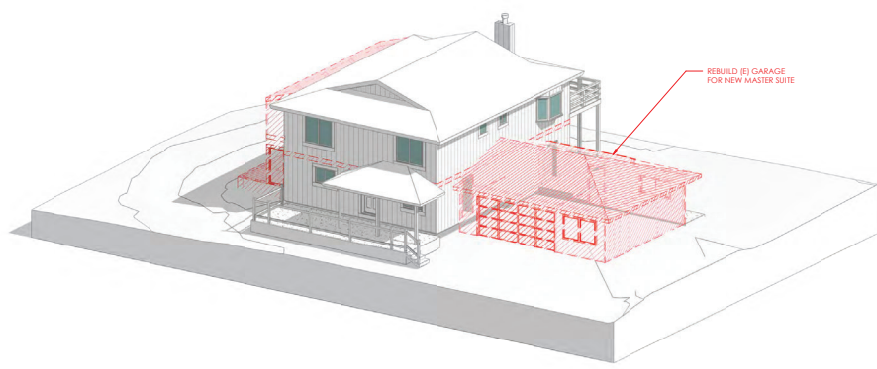
Pebble Beach
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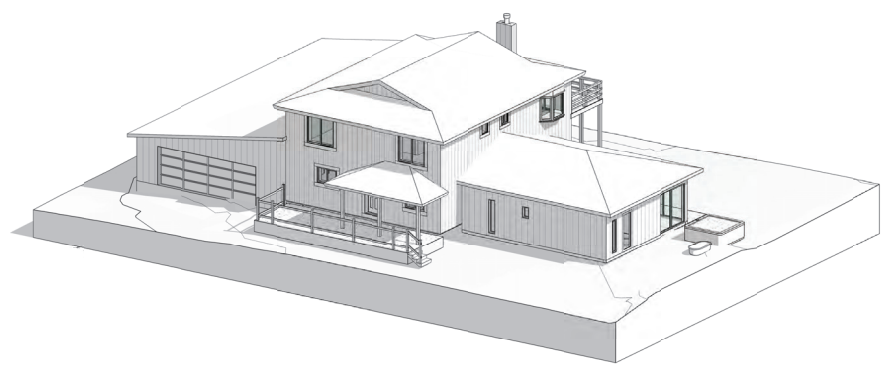
1 Existing/Demo 3d View 1



2 Proposed - View 1

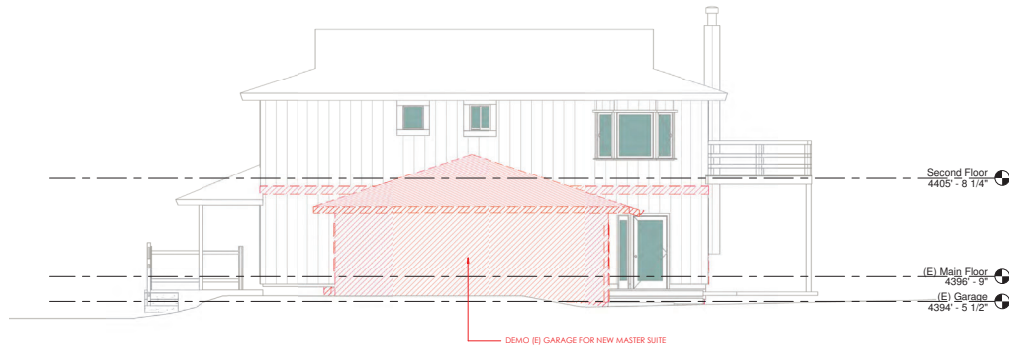


3 Existing/Demo 3d View 2

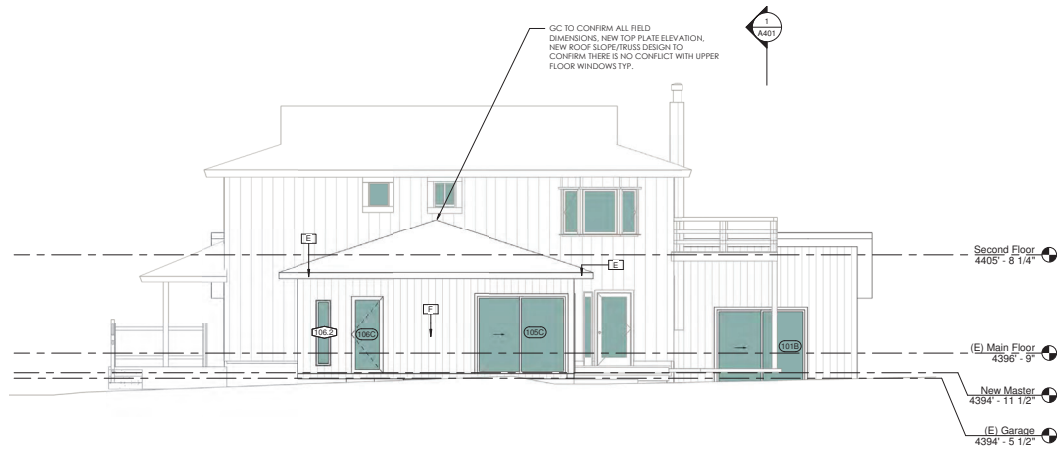


4 Proposed - View 2

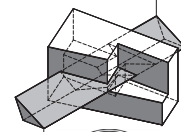
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1 North Elevation - Existing Demo
3/16" = 1'-0"



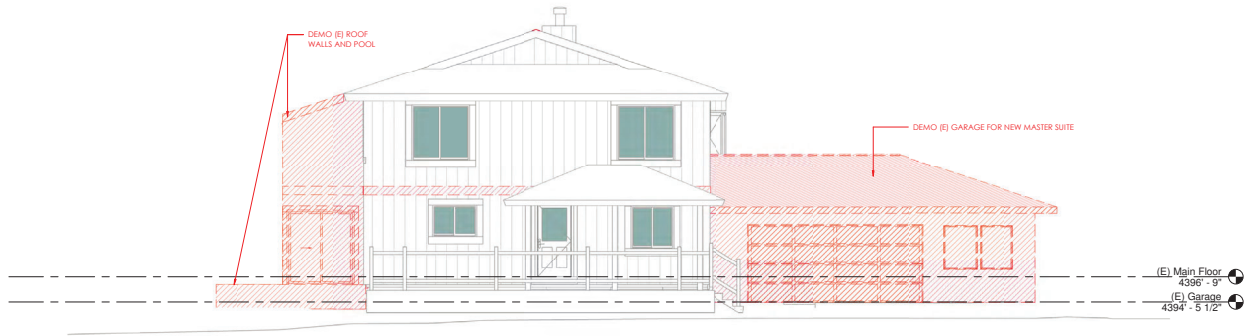
2 North Elevation - Proposed
3/16" = 1'-0"



Elevations

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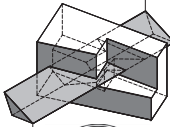
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P	Proposed
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1004	Hallway
1005	Living Room
1006	Dining Room
1007	Kitchen
1008	Breakfast Room
1009	Porch
1010	Deck
1011	Pool
1012	Staircase
1013	Roof
1014	Foundation
1015	Other



1 East Elevation - Existing Demo
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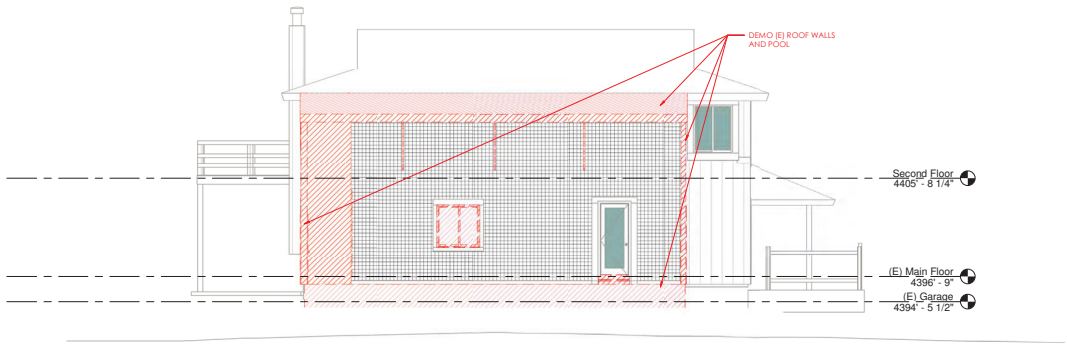
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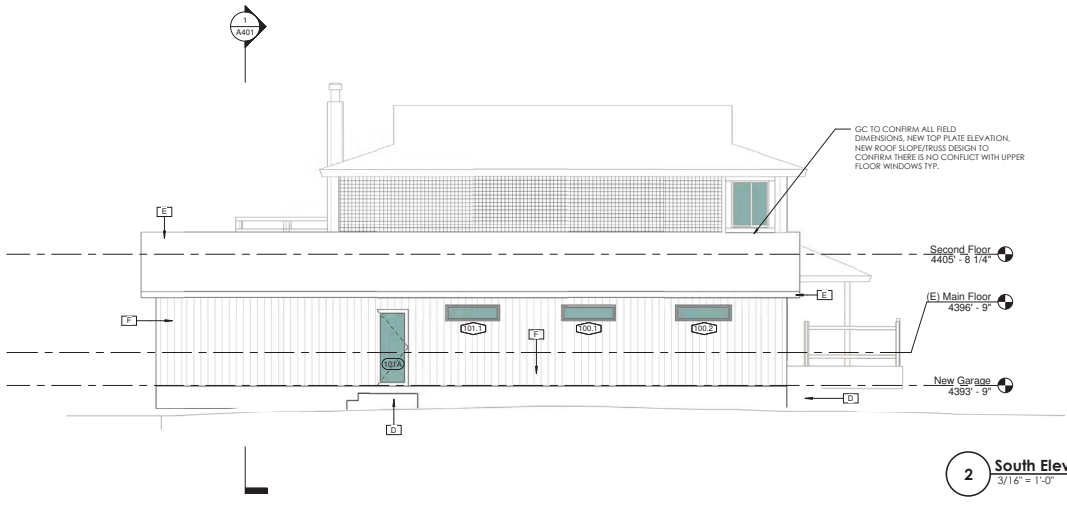
Elevations
referred

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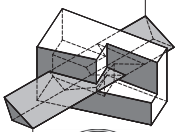
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8	Proposed - Existing
9	Proposed - Existing
10	Proposed - Existing



1 South Elevation - Existing Demo
3/16" = 1'-0"



2 South Elevation - Proposed
3/16" = 1'-0"



Elevations

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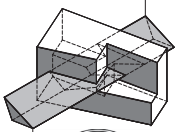
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84	Finish - 0'0" - 0'0"
85	Finish - 0'0" - 0'0"
86	Finish - 0'0" - 0'0"
87	Finish - 0'0" - 0'0"
88	Finish - 0'0" - 0'0"
89	Finish - 0'0" - 0'0"
90	Finish - 0'0" - 0'0"
91	Finish - 0'0" - 0'0"
92	Finish - 0'0" - 0'0"
93	Finish - 0'0" - 0'0"
94	Finish - 0'0" - 0'0"
95	Finish - 0'0" - 0'0"
96	Finish - 0'0" - 0'0"
97	Finish - 0'0" - 0'0"
98	Finish - 0'0" - 0'0"
99	Finish - 0'0" - 0'0"
100	Finish - 0'0" - 0'0"



1 West Elevation - Existing Demo
3/16" = 1'-0"



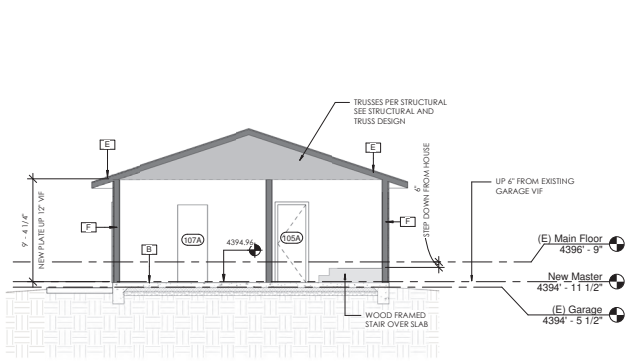
2 West Elevation - Proposed
3/16" = 1'-0"



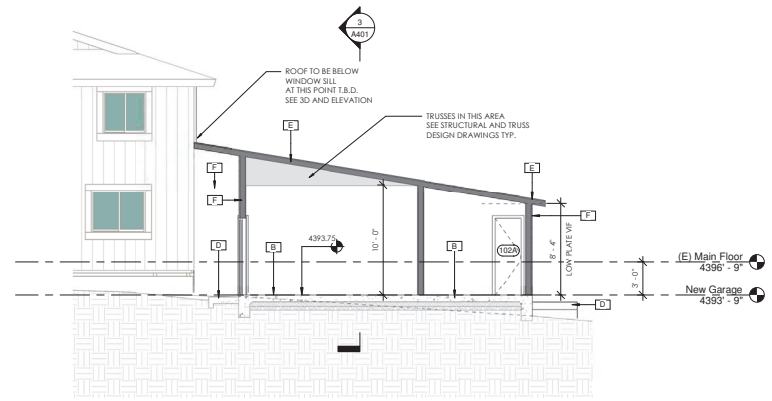
Elevations

Pebble Beach
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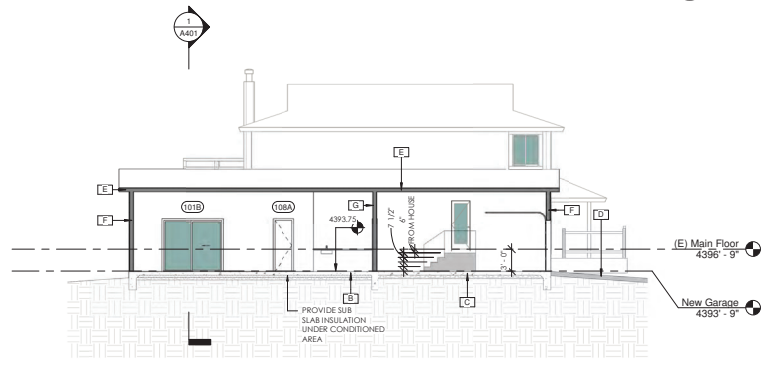
Keynote Legend Vertical	
Key Value	Keynote text
E	Finish - Elev. - Ceiling
F	Finish - Elev. - Ceiling
G	Finish - Elev. - Ceiling
H	Finish - Elev. - Ceiling
I	Finish - Elev. - Ceiling
J	Finish - Elev. - Ceiling
K	Finish - Elev. - Ceiling
L	Finish - Elev. - Ceiling
M	Finish - Elev. - Ceiling
N	Finish - Elev. - Ceiling
O	Finish - Elev. - Ceiling
P	Finish - Elev. - Ceiling
Q	Finish - Elev. - Ceiling
R	Finish - Elev. - Ceiling
S	Finish - Elev. - Ceiling
T	Finish - Elev. - Ceiling
U	Finish - Elev. - Ceiling
V	Finish - Elev. - Ceiling
W	Finish - Elev. - Ceiling
X	Finish - Elev. - Ceiling
Y	Finish - Elev. - Ceiling
Z	Finish - Elev. - Ceiling



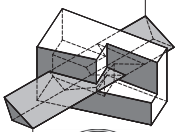
2 Section 3
3/16" = 1'-0"



1 Section 2
3/16" = 1'-0"



3 Section 4
1/8" = 1'-0"



Sections
reborn

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