



SPECIAL USE PERMIT APPLICATION PACKET

ORIGINAL

**A Residence for Bradley Geden and Michelle Teel
315 Tuscarora Road, Crystal Bay, Washoe County Nevada
APN 123-155-08**

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: A Residence for Bradley Geden & Michelle Teel			
Project Description: Demolition of an existing 77-year-old, non-historically significant, single-family residence with a carport, replacing it with an updated, code-compliant single-family residence with an automatic fire sprinkler system and a two car garage.			
Project Address: 315 Tuscarora Road, Crystal Bay, Washoe County Nevada			
Project Area (acres or square feet): 0.382 acres			
Project Location (with point of reference to major cross streets AND area locator): Tuscarora Road and Beowawie Road.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
123-155-08	0.382		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). WBLD24-103398			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Bradley Geden and Michelle Teel		Name: Smith Design Group	
Address: 15270 Via Los Tulares		Address: 120 Country Club, Suite 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: dale@smithdesigngroup.com	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person: Dale E. Smith, AIA	
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):	

**Special Use Permit Application
Supplemental Information**
(All required information may be separately attached)

1. What is the project being requested?

Demolition of an existing 77-year-old, non-historically significant, single-family residence with a carport, replacing it with an updated, code-compliant single-family residence with an automatic fire sprinkler system and a two car garage.

2. Provide a site plan with all existing and proposed structures (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.)

See Sheet 1 of 4 of the attached drawings for the Existing Conditions, and Sheet 2 of 4 for the Proposed Conditions.

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

Demolition of the existing structure and site restoration will occur this fall (2024). Project construction will begin 01 May 2025. The general contractor has estimated a 16-months construction period.

4. 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 parcel has an existing single-family dwelling with a street level parking pad and paved driveway up to the second level of the proposed structure. These existing amenities will reduce the impact of construction staging on the narrow public right-of-ways in this subdivision. The proposed use does not increase the intensity of the neighborhood, as this project replaces an existing single-family dwelling. Vehicle access to Tuscarora Road will be reduced from the current two locations (driveway plus parking pad) to one driveway.

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

Improved safety by ability to park two vehicles in a garage as opposed to the existing single carport or exposed parking pad; reduced vehicle congestion by eliminating one of the access points to Tuscarora Road; reduction of driveway and parking area needing to be kept clear of snow, which will reduce the need for snow storage while creating additional area which can be used for snow storage.

6. What are the anticipated negative impacts or affect your project will have on adjacent properties? How will you mitigate these impacts?

Outside of a neighbor not appreciating contemporary architecture, we could not identify a negative impact.

7. Provide specific information on landscaping, parking, type of signs and lighting, and all other code requirements pertinent to the type of use being purposed. Show and indicate these requirements on submitted drawings with the application.

8. 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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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9. Utilities:

a. Sewer Service	IVGID
b. Electrical Service	NV Energy
c. Telephone Service	Nevada Bell dba AT&T Nevada
d. LPG or Natural Gas Service	Southwest Gas
e. Solid Waste Disposal Service	Waste Management
f. Cable Television Service	
g. Water Service	IVGID

For most uses, Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County. Please indicate the type and quantity of water rights you have available should dedication be required.

h. Permit #	N/A	acre-feet per year	
i. Certificate #		acre-feet per year	
j. Surface Claim #		acre-feet per year	
k. Other #		acre-feet per year	

Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources).

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10. Community Services (provided and nearest facility):

a. Fire Station	North Lake Tahoe Fire Protection District, Station 2
b. Health Care Facility	Incline Village Community Hospital
c. Elementary School	Incline Elementary School
d. Middle School	Incline Middle School
e. High School	Incline High School
f. Parks	Preston Field, Incline Village
g. Library	Incline Village
h. Citifare Bus Stop	State Route 28 at Amagosa Road

Covenants, conditions and restrictions, set forth in a Declaration of Restrictions, recorded **July 27, 1946**, in Book 186, Page 44, as Document No. 143809, Official Records, Washoe County, Nevada; but omitting any covenants or restrictions, if any, but not limited to those based on race, color, religion, sex, sexual orientation, familial status, marital status, disability handicap, national origin, ancestry, or source of income as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Affects Lot 14

Covenants, conditions and restrictions, set forth in a Declaration of Restrictions, recorded **July 28, 1947**, in Book 198, Page 480, as Document No. 154477, Official Records, Washoe County, Nevada; but omitting any covenants or restrictions, if any, but not limited to those based on race, color, religion, sex, sexual orientation, familial status, marital status, disability handicap, national origin, ancestry, or source of income as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Affects Lot 13

SITE PLANS

PRELIMINARY
 NOT FOR CONSTRUCTION

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

REVISIONS:

DATE OF ISSUE: 06 SEPT 2024

ISSUED FOR: WCBD

DRAWN BY: RKP

CHECKED BY:

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

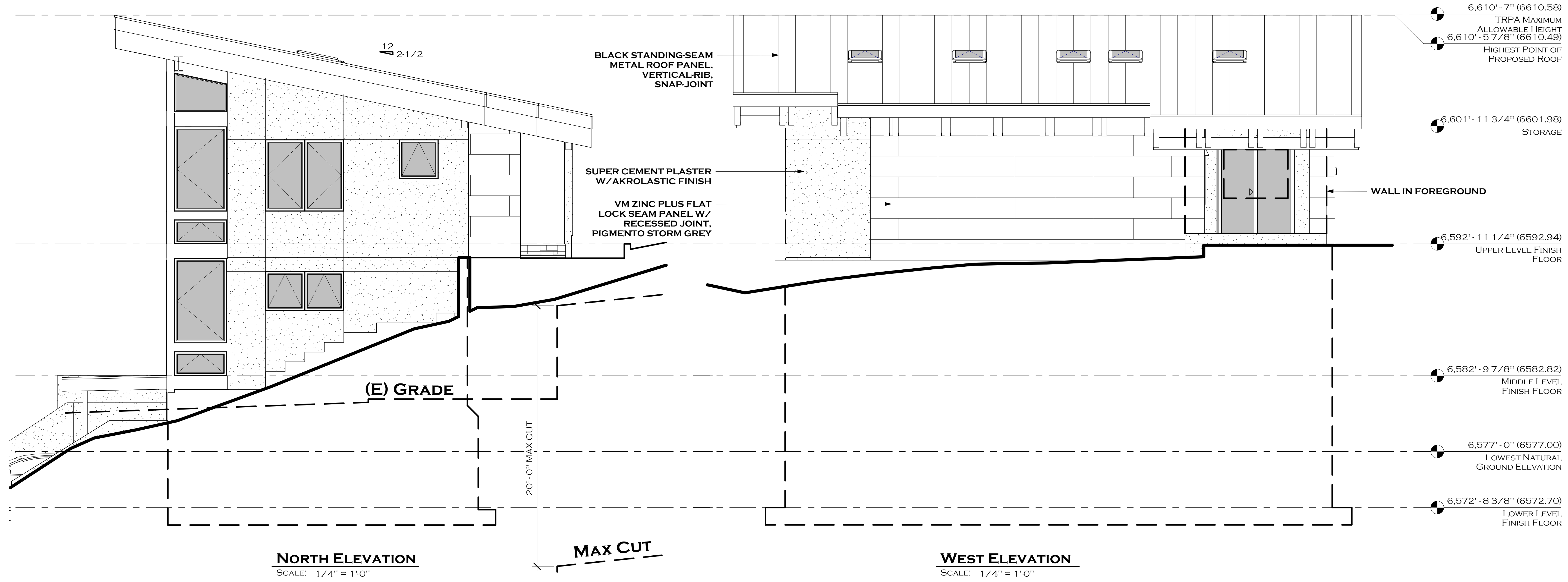
PROJECT NO.: 2210.00

SHEET CONTENTS

SPECIAL USE PERMIT - EXTERIOR ELEVATIONS

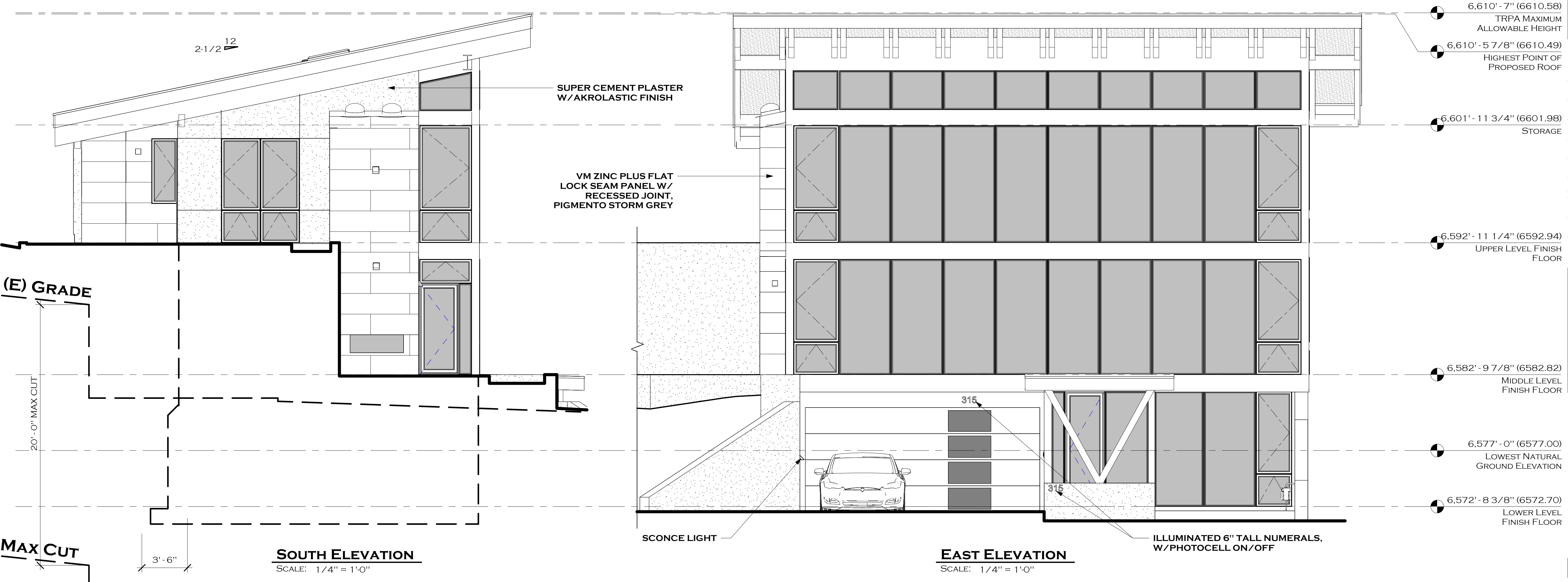
SHEET NUMBER

3 OF 4



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

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



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

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



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

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SPECIAL USE PERMIT - WALL
SECTION B-B AND 3D
ELEVATIONS

