

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:			
Project Description:			
Project Address:			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets AND area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
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:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
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

Supplemental Information

(All required information may be separately attached)

1. Describe the type of development that is proposed (e.g. accessory dwelling unit, accessory structure, etc.)

2. If this proposed administrative review permit application is for an accessory dwelling or structure, what is the square footage of the proposed building? If the building is a manufactured or modular home, also list the age and size of the unit.

3. How are you planning to integrate the proposed building to provide architectural compatibility with the subject property and neighborhood?

5. How many off-street parking spaces are available? Parking spaces must be shown on site plan. Will any new roadway, driveway, or access improvements be required?

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?

7. If your project falls under WCC 110.220.60 Sitting on Corner and Sloped Lots, address how the project meets the requirements of WCC 110.220.60(a)(1-6).

8. Is the proposed building intended to be used for a business or as a short term rental (STR)? If so, have you obtained a business license or STR permit?

9. 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.
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10. 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.
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11. 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.
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12. List who the service providers are for the main dwelling and accessory dwelling:

	Main Dwelling	Accessory Dwelling
Sewer Service		
Electrical Service		
Solid Waste Disposal Service		
Water Service		

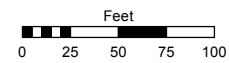
(#1077)
INCLINE VILLAGE UNIT NO. 1
 PORTION OF EAST 1/2 OF SECTION 9
 T16N - R18E

Assessor's Map Number

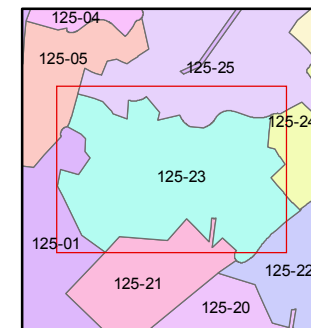
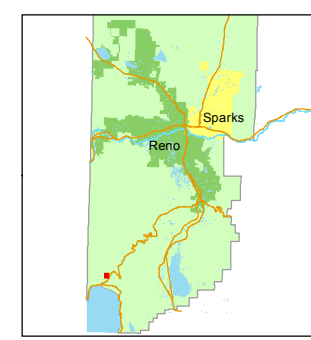
125-23

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
 Joshua G. Wilson, Assessor

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



1 inch = 100 feet

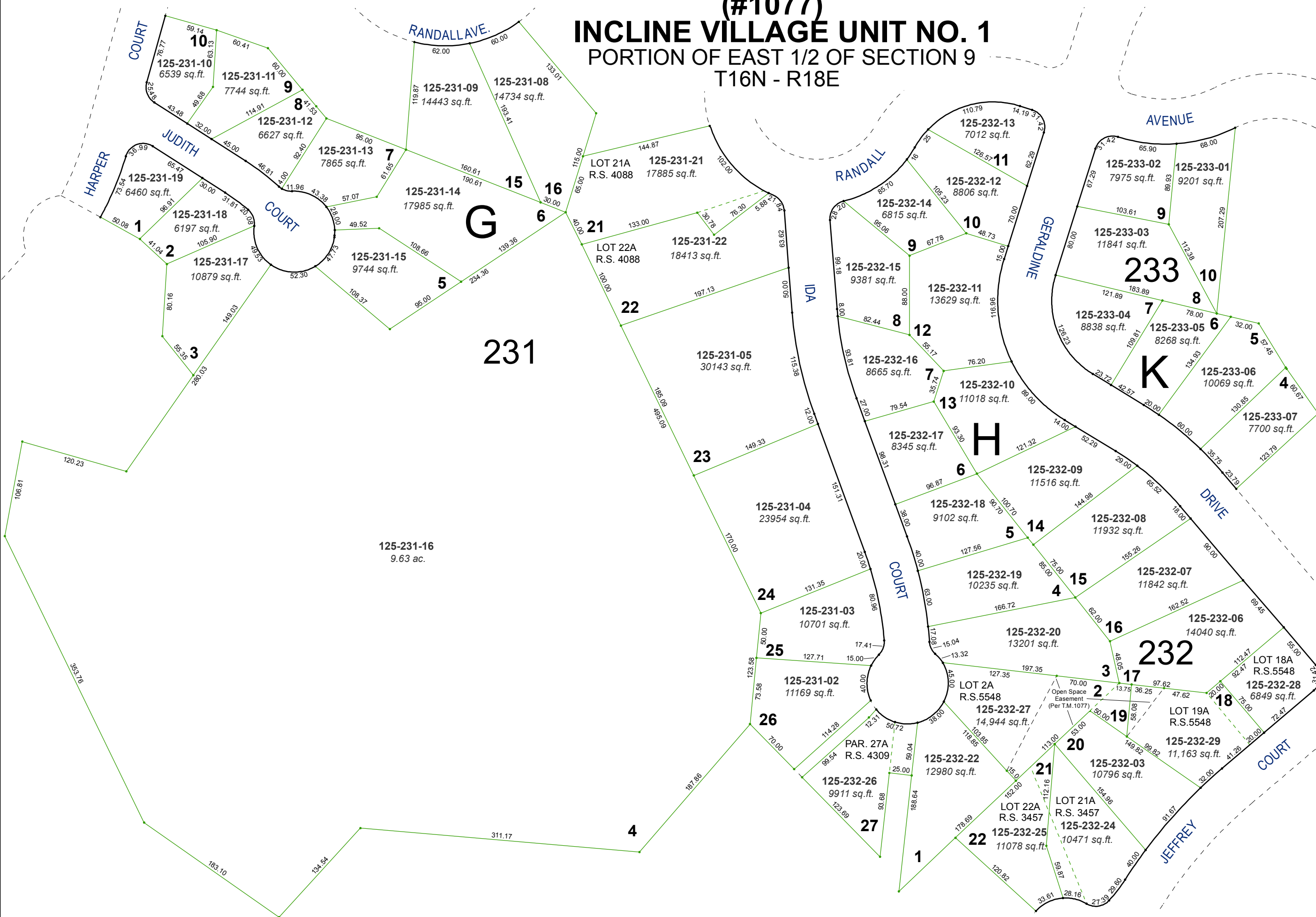


created by: CFB 05/06/2014

last updated: _____

area previously shown on map(s) _____

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.



AGENCY PERMITS DISCLAIMER
 THIS MAP DEPICTS THE EXISTING TOPOGRAPHY AND IMPROVEMENTS OF THE SITE ON THE DATE OF SURVEY SHOWN HEREON. DETERMINING AND TABULATING AGENCY PERMITS/CODES/REQUIREMENTS WERE NOT PART OF THIS SURVEY MAPPING AGREEMENT (NOT SHOWN ON THIS MAP).

LAND COVERAGE NOTE
 THE PURPOSE OF THIS SURVEY AND MAP IS TO DEPICT THE TOPOGRAPHY, IMPROVEMENTS, AND LAND COVERAGE. OTHER THAN THE TYPICAL 3-TO-1 RAIN ANGLE REDUCTION FOR LAND COVERAGE, NO EXEMPTIONS, CREDITS, OR SPECIAL REDUCTIONS HAVE BEEN APPLIED TO THIS PROPERTY REGARDING LAND COVERAGE APPLYING TO NON-SENSITIVE LANDS WHICH HAVE COMPLETED THE B.M.P. PROCESS, AS CERTAIN DOCUMENTATION PERMITS AND VERIFICATIONS ARE REQUIRED BY T.R.P.A., WHICH IS BEYOND THE SCOPE OF THIS SURVEY MAP.

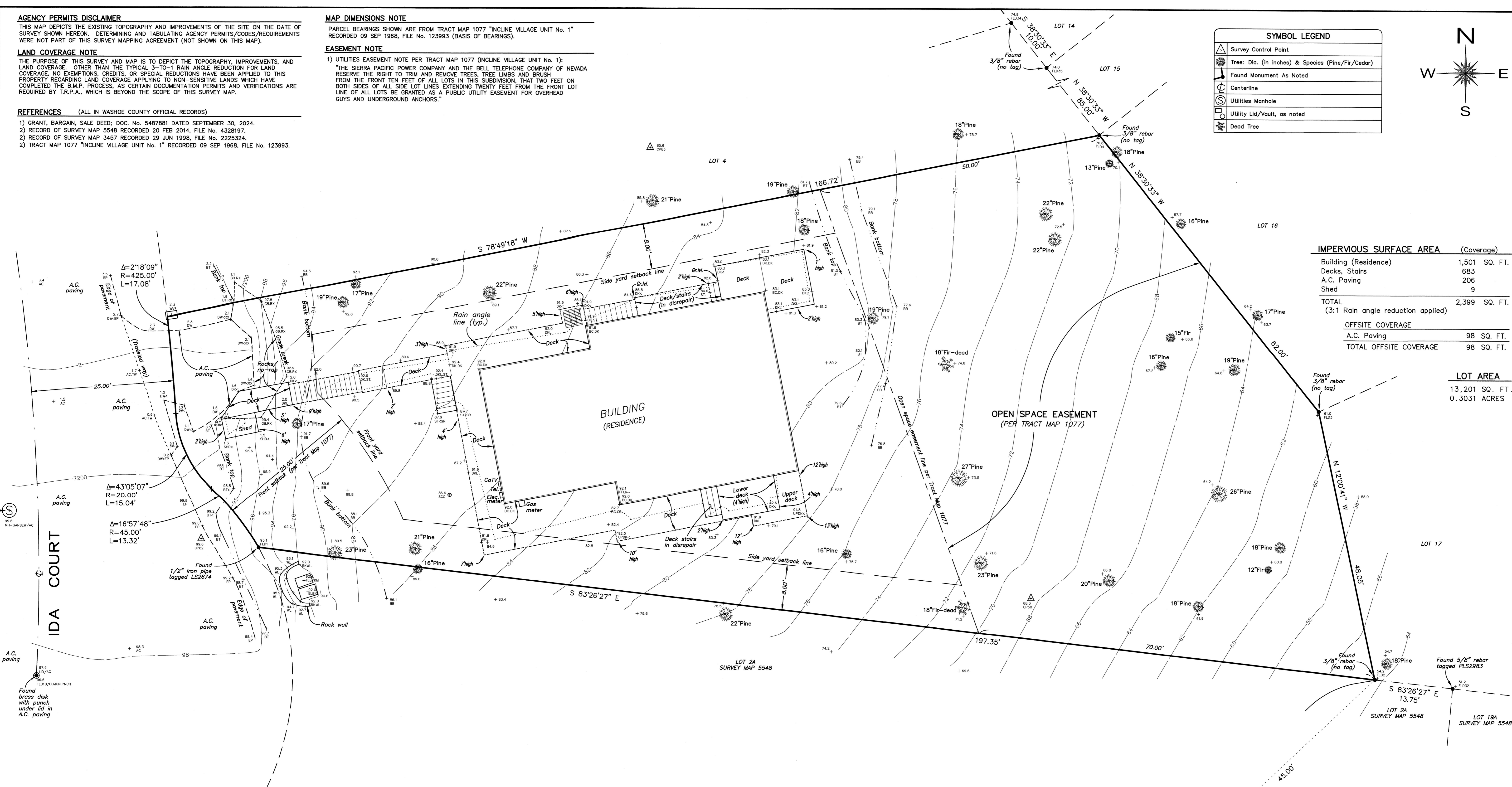
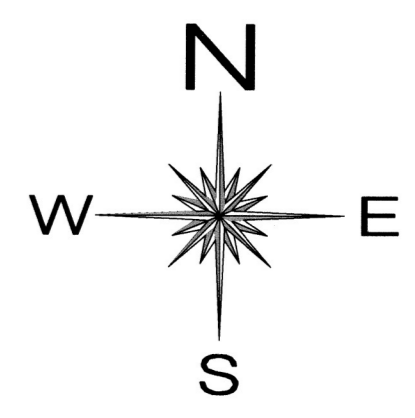
REFERENCES (ALL IN WASHOE COUNTY OFFICIAL RECORDS)
 1) GRANT, BARGAIN, SALE DEED; DOC. No. 5487881 DATED SEPTEMBER 30, 2024.
 2) RECORD OF SURVEY MAP 5548 RECORDED 20 FEB 2014, FILE No. 4328197.
 2) RECORD OF SURVEY MAP 3457 RECORDED 29 JUN 1998, FILE No. 2225324.
 2) TRACT MAP 1077 "INCLINE VILLAGE UNIT No. 1" RECORDED 09 SEP 1968, FILE No. 123993.

MAP DIMENSIONS NOTE
 PARCEL BEARINGS SHOWN ARE FROM TRACT MAP 1077 "INCLINE VILLAGE UNIT No. 1" RECORDED 09 SEP 1968, FILE No. 123993 (BASIS OF BEARINGS).

EASEMENT NOTE
 1) UTILITIES EASEMENT NOTE PER TRACT MAP 1077 (INCLINE VILLAGE UNIT No. 1):
 "THE SIERRA PACIFIC POWER COMPANY AND THE BELL TELEPHONE COMPANY OF NEVADA RESERVE THE RIGHT TO TRIM AND REMOVE TREES, TREE LIMBS AND BRUSH FROM THE FRONT TEN FEET OF ALL LOTS IN THIS SUBDIVISION, THAT TWO FEET ON BOTH SIDES OF ALL SIDE LOT LINES EXTENDING TWENTY FEET FROM THE FRONT LOT LINE OF ALL LOTS BE GRANTED AS A PUBLIC UTILITY EASEMENT FOR OVERHEAD GUYS AND UNDERGROUND ANCHORS."

SYMBOL LEGEND

▲	Survey Control Point
⊗	Tree: Dia. (in inches) & Species (Pine/Fir/Cedar)
⊠	Found Monument As Noted
○	Centerline
⊙	Utilities Manhole
□	Utility Lid/Vault, as noted
⊕	Dead Tree



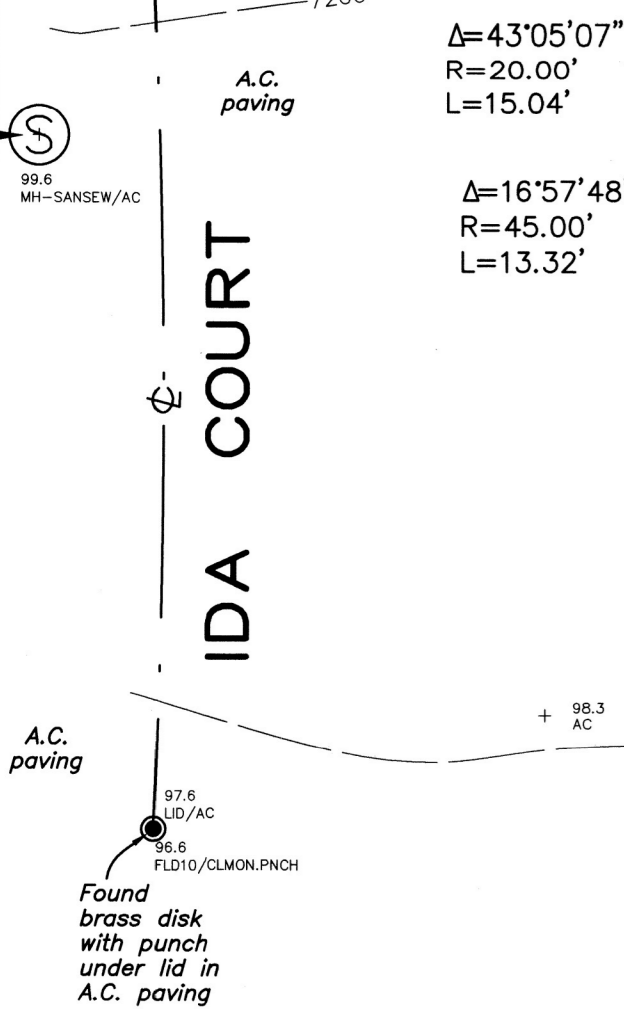
IMPERVIOUS SURFACE AREA (Coverage)

Building (Residence)	1,501 SQ. FT.
Decks, Stairs	683
A.C. Paving	206
Shed	9
TOTAL (3:1 Rain angle reduction applied)	2,399 SQ. FT.

OFFSITE COVERAGE

A.C. Paving	98 SQ. FT.
TOTAL OFFSITE COVERAGE	98 SQ. FT.

LOT AREA
 13,201 SQ. FT.
 0.3031 ACRES



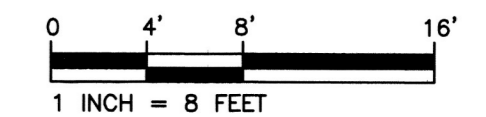
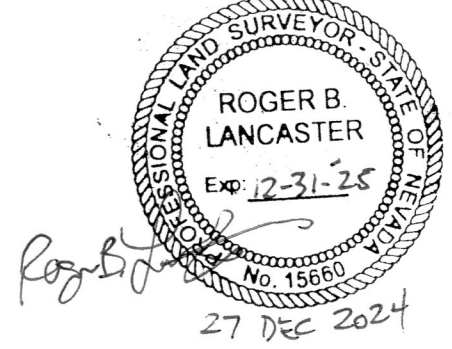
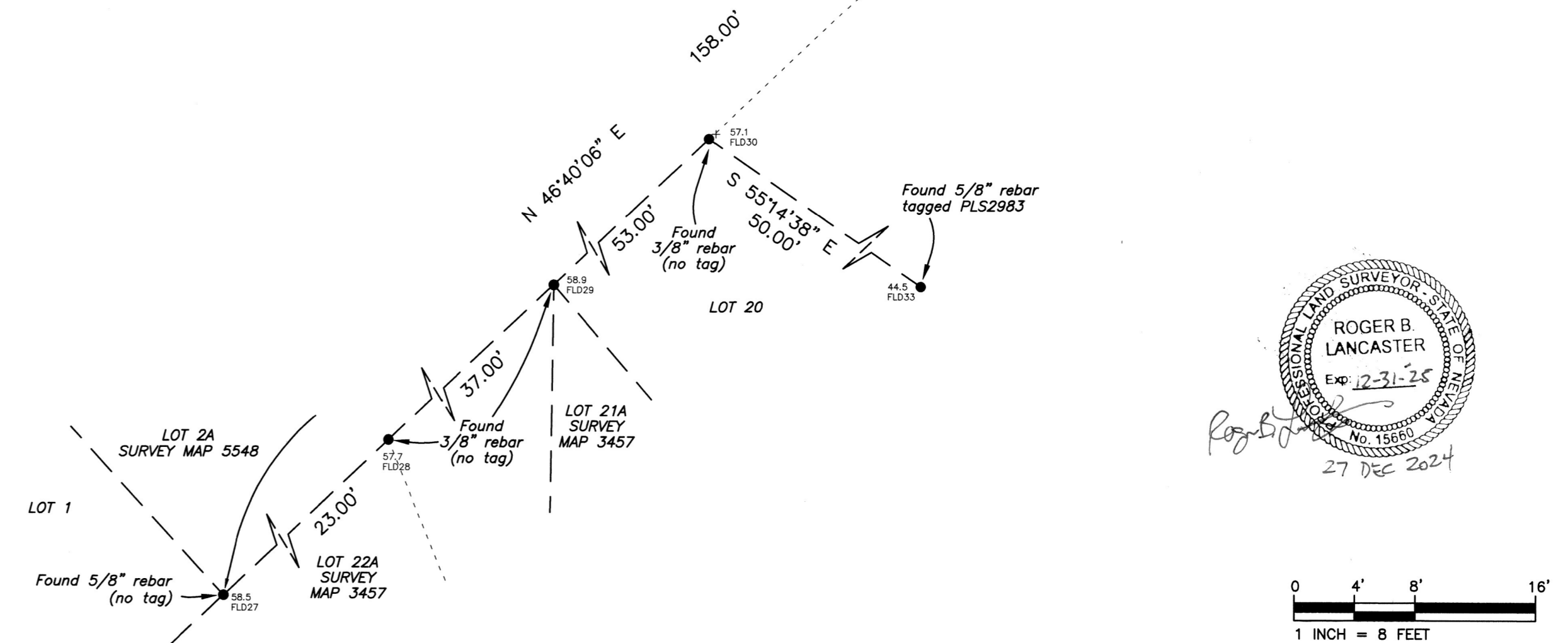
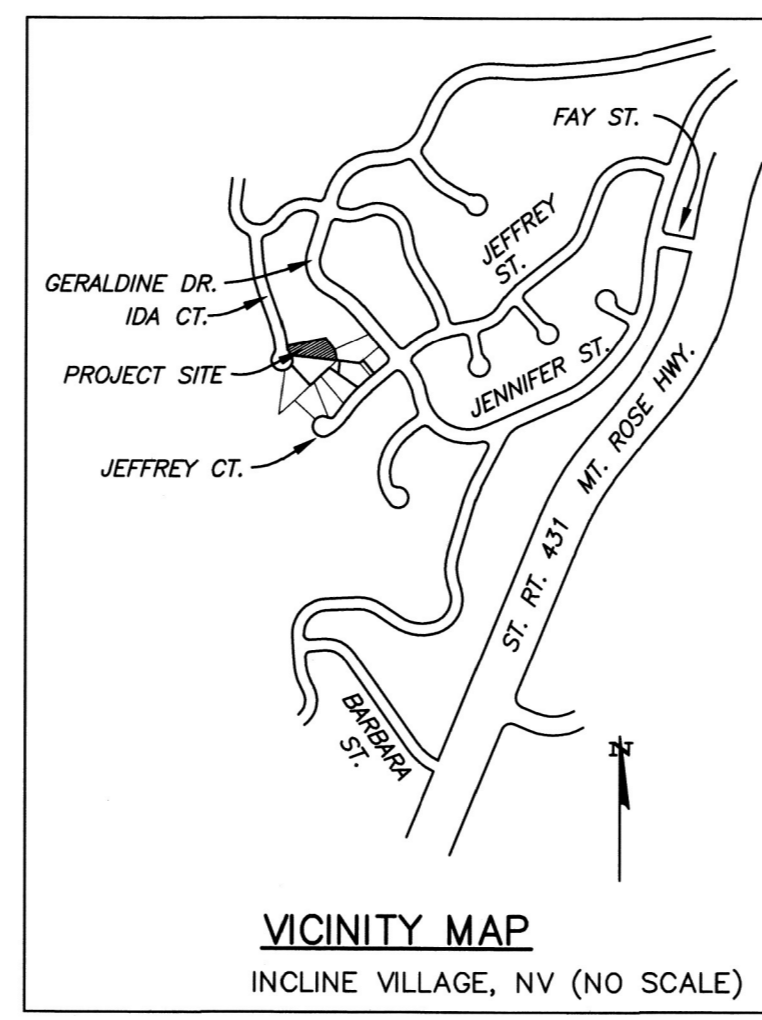
- REQUIRED YARD (BUILDING) SETBACKS & ZONING**
- 1) WASHOE CO. ASSESSOR LISTS ZONING CODE AS "TA_IV1". DEVELOPMENT CODE SEC. 110 ARTICLE 220 "TAHOE AREA" SPECIFIES A PARCEL SIZE OF 12,000 SQ.FT. TO 35,000 SQ.FT. (MIN. PARCEL WIDTH 60') HAS SETBACKS OF 20' FRONT & REAR, 8' SIDES WITH EXCEPTIONS FOR SLOPED LOTS.
 - 2) WASHOE CO. DEVELOPMENT CODE 110.220.60 "SITING ON CORNER LOTS AND SLOPED LOTS" DEFINES IF THE FRONT YARD SETBACK MAY BE REDUCED FOR THE PRIMARY BUILDING PLACED WITHIN THE FRONT YARD SETBACK. REFER TO THE DEVELOPMENT CODE OR COUNTY STAFF.
 - 3) WASHOE CO. DEVELOPMENT CODE 220.1, CHAPTER 3 "SETBACK OF STRUCTURES" "TAHOE AREA DESIGN STANDARDS":
 "F: FRONT YARDS: FRONT YARDS SHALL COMPLY WITH THE PROVISIONS OF THIS SECTION.
 (2) INTERIOR LOTS: ON ANY INTERIOR LOT IN ANY RESIDENTIAL OR AGRICULTURAL ZONE, THE FRONT YARD REQUIREMENT SHALL BE FIFTEEN (15) FEET WHERE THE SLOPE OF THE FRONT HALF OF THE LOT IS GREATER THAN A TWO (2) FOOT RISE (OR FALL) ABOVE (OR BELOW) THE ESTABLISHED STREET GRADE FOR EVERY TEN (10) FEET OF HORIZONTAL DISTANCE." REFER TO THE DEVELOPMENT CODE OR COUNTY STAFF.
 - 4) BUILDING SETBACKS SHALL BE CONFIRMED BY COUNTY OR APPROPRIATE PLANNING AUTHORITY.

SETBACKS NOTE
 Washoe County Development Code, Tahoe Area
 Section 110.220.75 Conformance of Setbacks on Existing Residences.

Existing setbacks for a home legally constructed prior to 2020 that do not meet the standards established in Section 110.220.55, Yard and Lot Standards, shall be deemed the legal and conforming setbacks for said parcel.

Proposals for new structures or expansions of existing structures may utilize the existing setbacks when the following conditions are present:

- (a) The building pad is not delineated on the final subdivision map;
- (b) The home was constructed with all required permits prior to 2020;
- (c) No further intrusion into the setback is requested;
- (d) Development will occur no closer than 20 feet to the rights-of-way of State Routes 28 or 431; and
- (e) The Engineering Division is able to determine that county right-of-way maintenance and road work operations will not be impeded and/or the county has been held harmless from liability resulting from its right-of-way maintenance and road work operations.

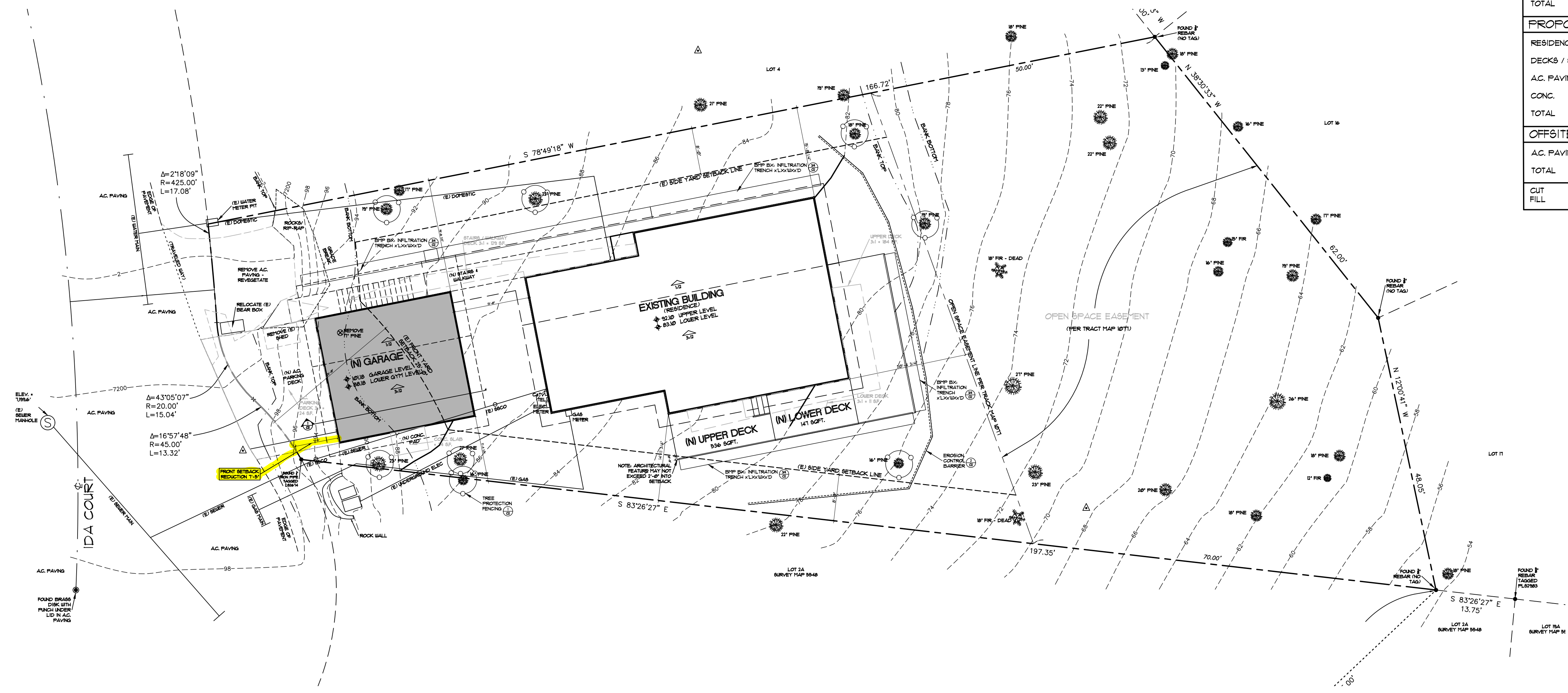


Lancaster Land Surveys
 Roger B. Lancaster, PLS
 930 Tahoe Blvd, Ste. 802-118
 Incline Village, NV 89451
 Phone: 775.721.3118
 Email: Lancaster.LS@gmail.com

DISCLAIMER
 THIS DRAWING WAS PREPARED EXCLUSIVELY FOR PAUL CARMOLA AND ACCURATELY REPRESENTS TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF AND PROFESSIONAL OPINION, THE MATTERS CONTAINED HEREIN AS OF THE DATE STATED HEREON, AN AGREEMENT TO THE TERMS AND CONDITIONS OF THIS DRAWING AND ELECTRONIC MEDIA.
 DATE OF SURVEY FIELD WORK: 27 Dec 2024
 DATE OF SURVEY: 27 Dec 2024
 DATE OF SURVEY: 27 Dec 2024

NOTES:
 1) OWNER'S NAME(S): PAUL & ALISA CARMOLA
 2) BUILDING SETBACKS SHALL BE CONFIRMED BY COUNTY OR APPROPRIATE PLANNING AUTHORITY.
 3) IMPERVIOUS SURFACE AREA SHALL BE CONFIRMED BY COUNTY OR APPROPRIATE PLANNING AUTHORITY.
 4) IMPERVIOUS SURFACE AREA SHALL BE CONFIRMED BY COUNTY OR APPROPRIATE PLANNING AUTHORITY.
 5) TREES GREATER THAN 14" IN DIA. SHOWN ON MAP, MEASURED AT APPROX. 4' ABOVE GROUND.
 6) PRELIMINARY TITLE REPORT/TITLE SEARCH NOT PROVIDED; EASEMENTS AND OTHER OWNERSHIP INTERESTS SHALL BE CONFIRMED BY COUNTY OR APPROPRIATE PLANNING AUTHORITY.
 7) PATCHES OF SNOW IN SOME AREAS AT TIME OF SURVEY.

Topographic As-Built Survey
 Lot 3, Block H, INCLINE VILLAGE UNIT No. 1
 A.P.N. 125-232-20 / Washoe County
 790 Ida Court, Incline Village, Nevada
 A Port. of Sec. 9, T10N, R10E, N43M
 Scale: 1" = 8'
 Date: 15 NOV 2024
 Sheet 1 of 1



SITE PLAN EXHIBIT
SCALE: 1/16" = 1'-0"

COVERAGE CALCULATIONS		
AREA OF LOT	13,201 SF. / 0.3031 ACRES	
LAND CAPABILITY	CLASS 3	
ALLOWABLE COVERAGE		
	CLASS 3	TOTAL
AREA OF LOT	13,201 SF.	13,201 SF.
ALLOWABLE COVERAGE	660 SF. / 5%	660 SF.
EXISTING COVERAGE (CLASS 3)		
RESIDENCE		1501 SF.
DECKS / STAIRS		683 SF.
AC. PAVING		206 SF.
SHED		9 SF.
TOTAL		2,399 SF.
OFFSITE COVERAGE		
AC. PAVING		90 SF.
TOTAL		90 SF.
PROPOSED COVERAGE (CLASS 3)		
RESIDENCE		1501 SF.
DECKS / STAIRS		324 SF.
AC. PAVING PARKING DECK		286 SF.
CONC.		24 SF.
TOTAL		2,663 SF.
OFFSITE COVERAGE		
AC. PAVING PARKING DECK		90 SF.
TOTAL		90 SF.
CUT	0 CY	NUMBER OF TREES (1)
FILL	0 CY	FOR REMOVAL



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VOICE: (775-831-8001)

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TITLE: SITE PLAN EXHIBIT

CUSTOM REMODEL FOR:
PAUL CARMOLA
190 IDA COURT, INCLINE VILLAGE, NV 89451
ULT. BLDG. CONCL. LINE VILLAGE 1, WASHINGTON COUNTY, NEVADA
APN: 125-232-720

REVISIONS	

FILE: 790 IDA CT

DATE: 1111

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

DRAWN: 111

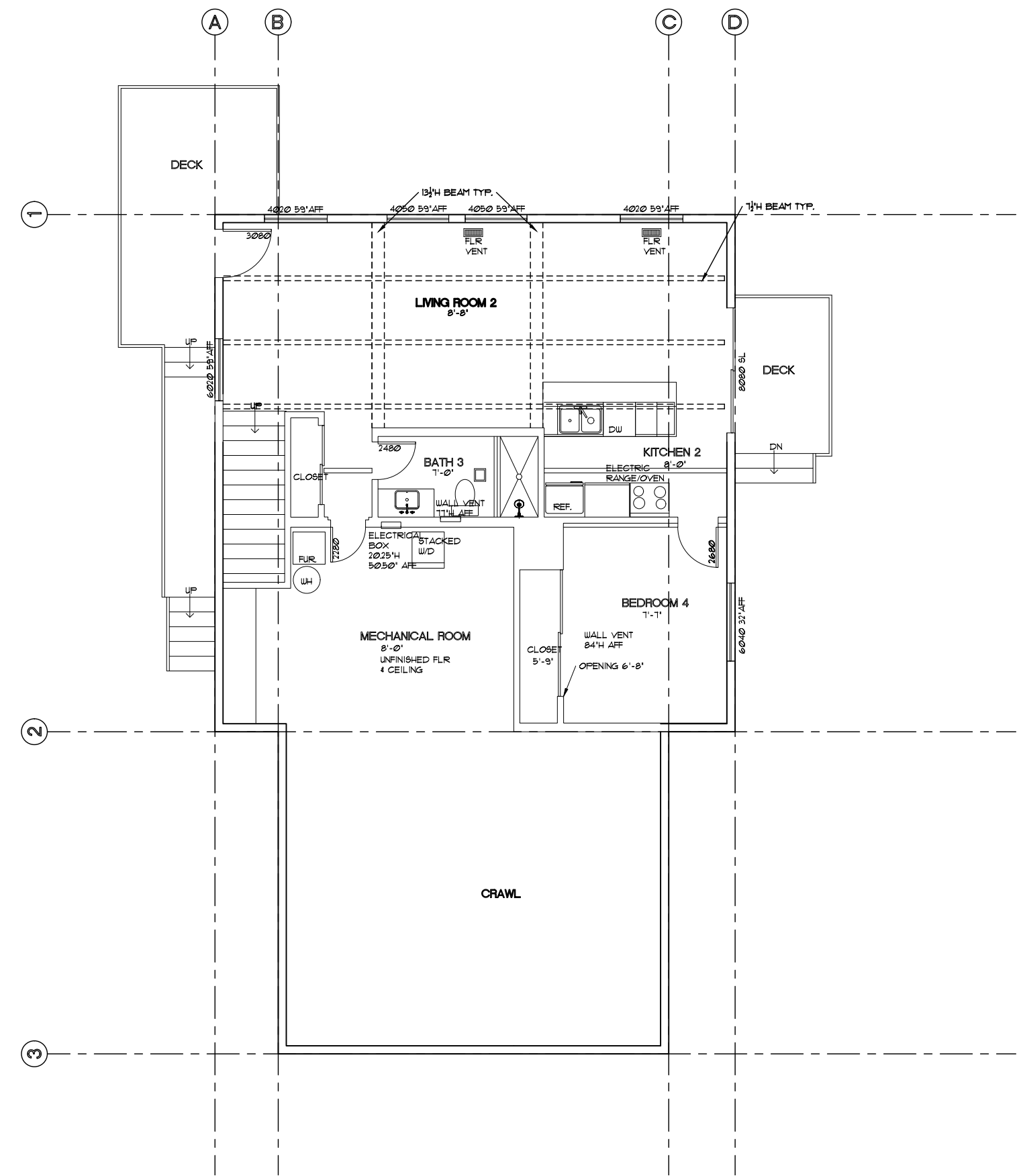
SHEET:

C1.0
OF 11 SHEETS



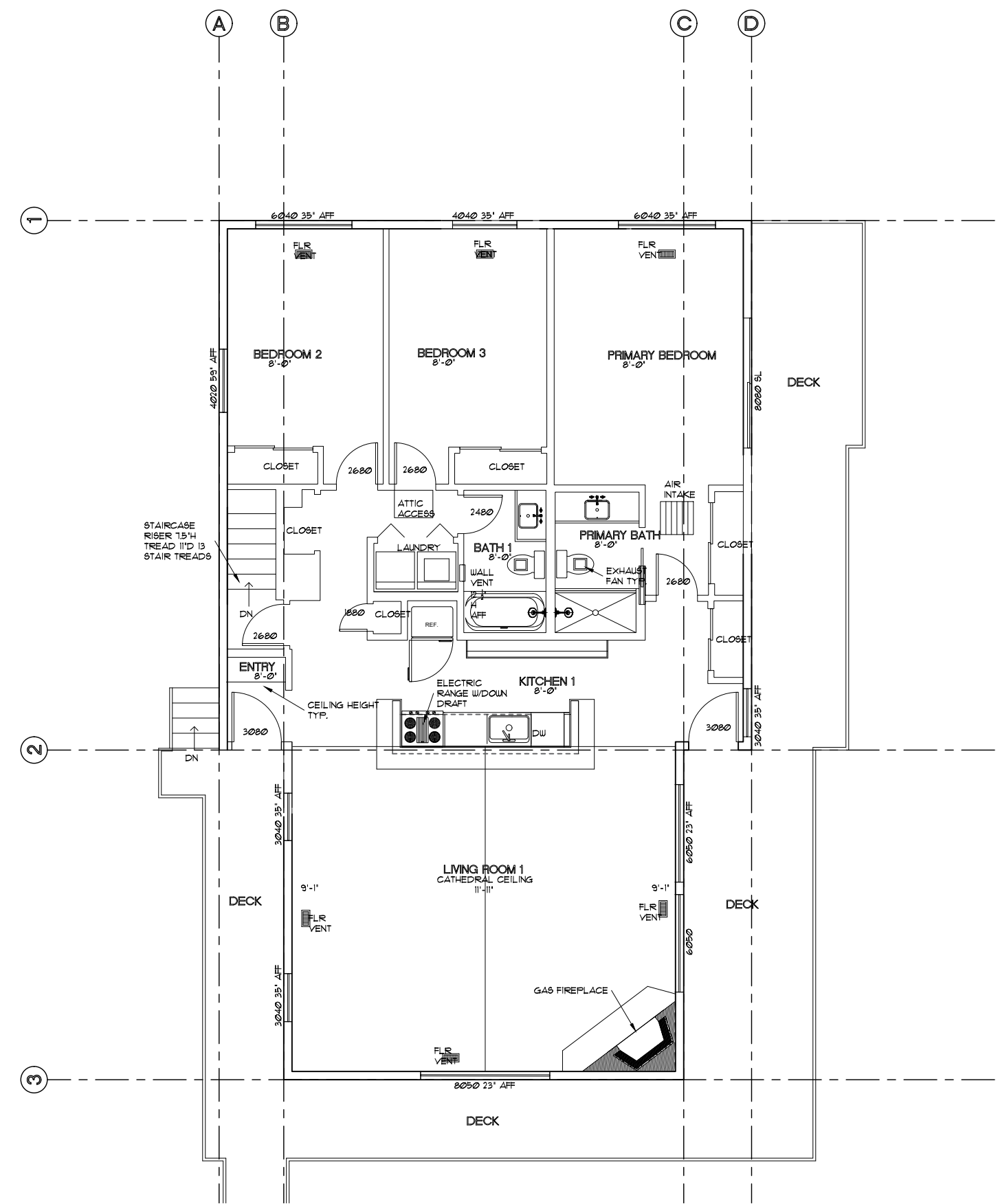
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 INCLINE VILLAGE, NV 89451
 VOICE: (775-831-8001)

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EXISTING LOWER LEVEL

SCALE: 1/8" = 1' - 0"



EXISTING MAIN LEVEL

SCALE: 1/8" = 1' - 0"

TITLE: EXISTING PLANS

CUSTOM REMODEL FOR:
PAUL CARMOLA

1900 IDA COURT, INCLINE VILLAGE, NV 89451
 LT 1, BLK 3, INCLINE VILLAGE 1, WASHOE COUNTY, NEVADA
 APN: 025-132-120

NO.	REVISIONS

FILE: 1900 IDA CT

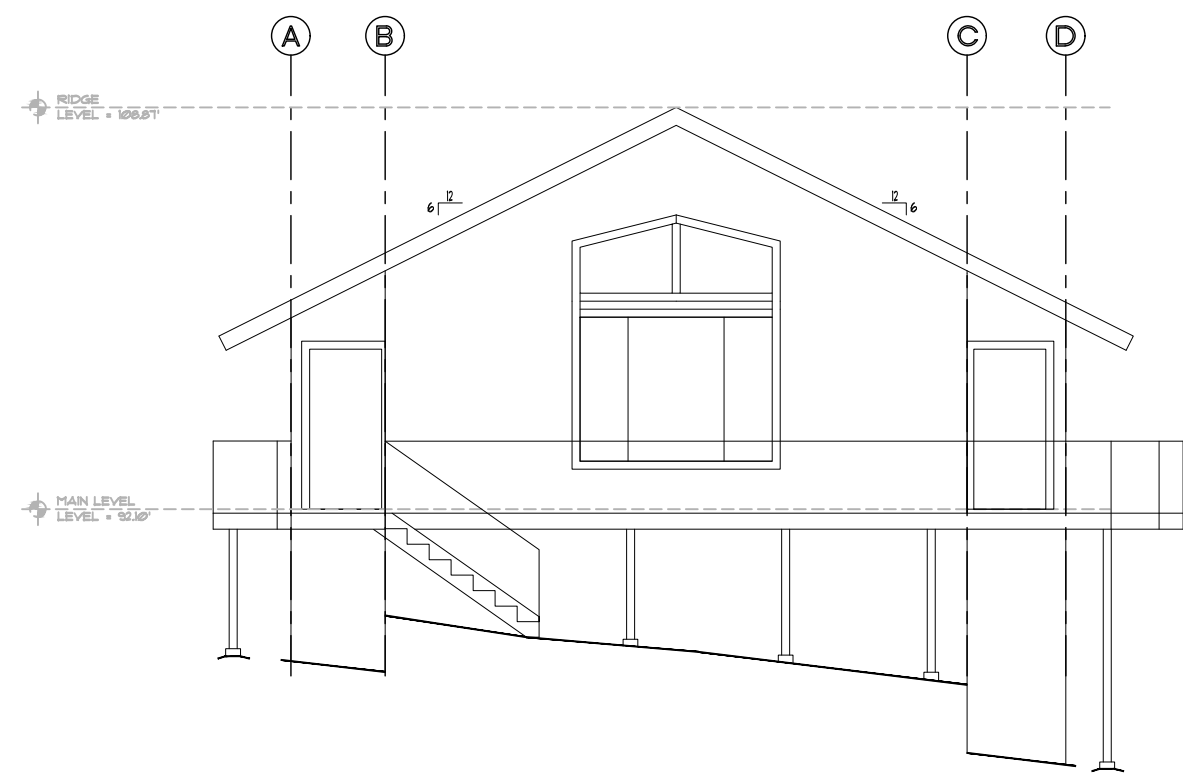
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DRAWN: 111

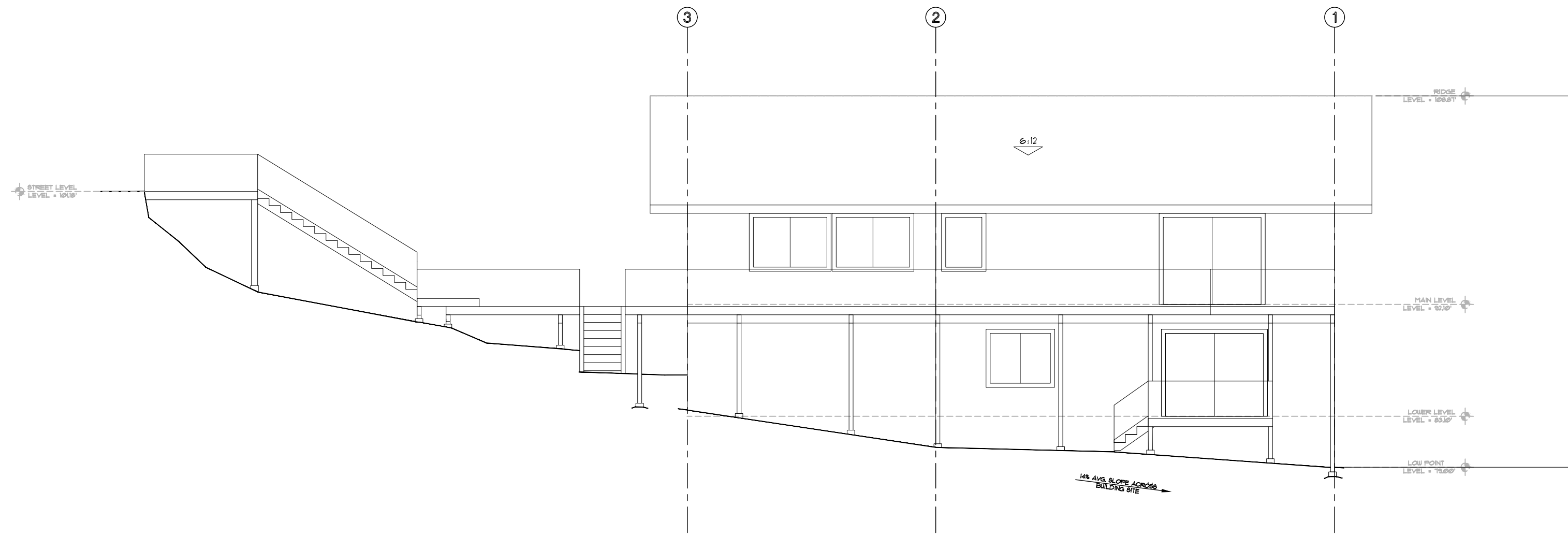
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 OF 11 SHEETS

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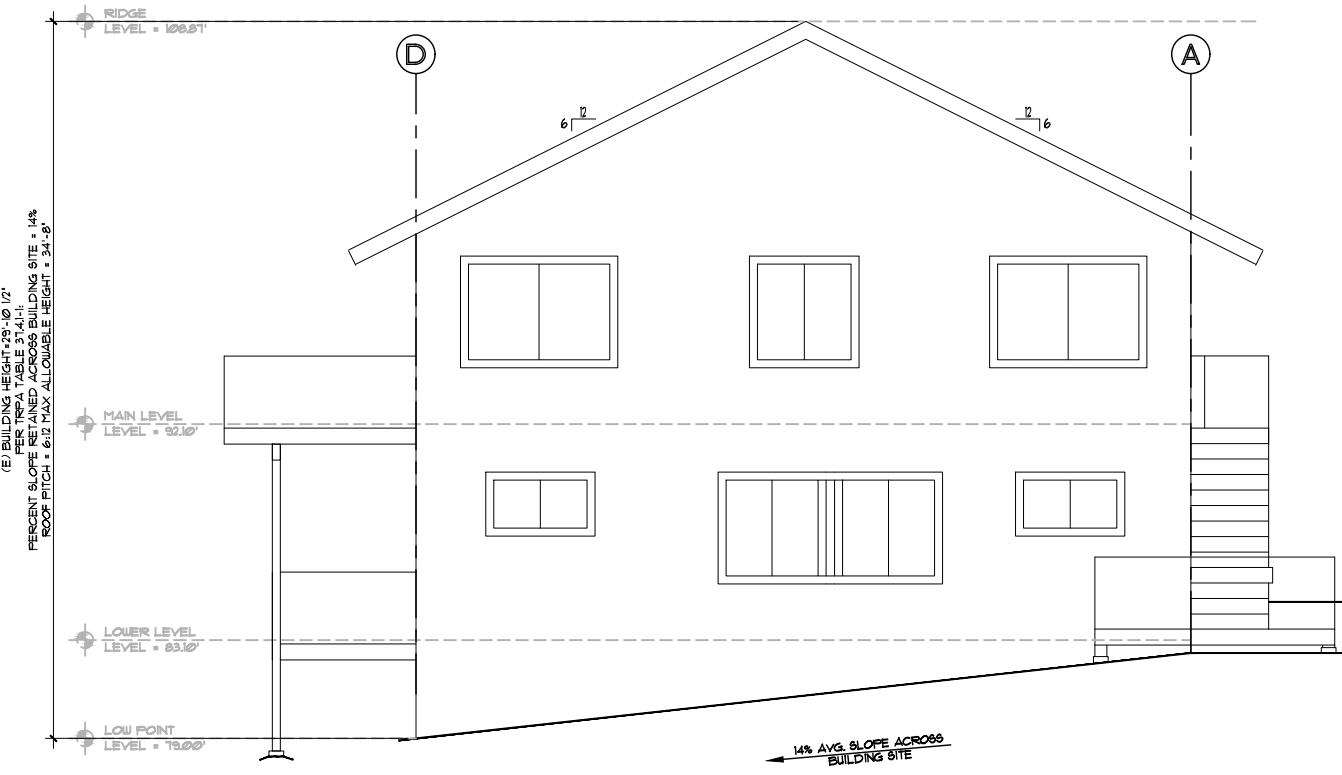
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SCALE: 1/8" = 1'-0"



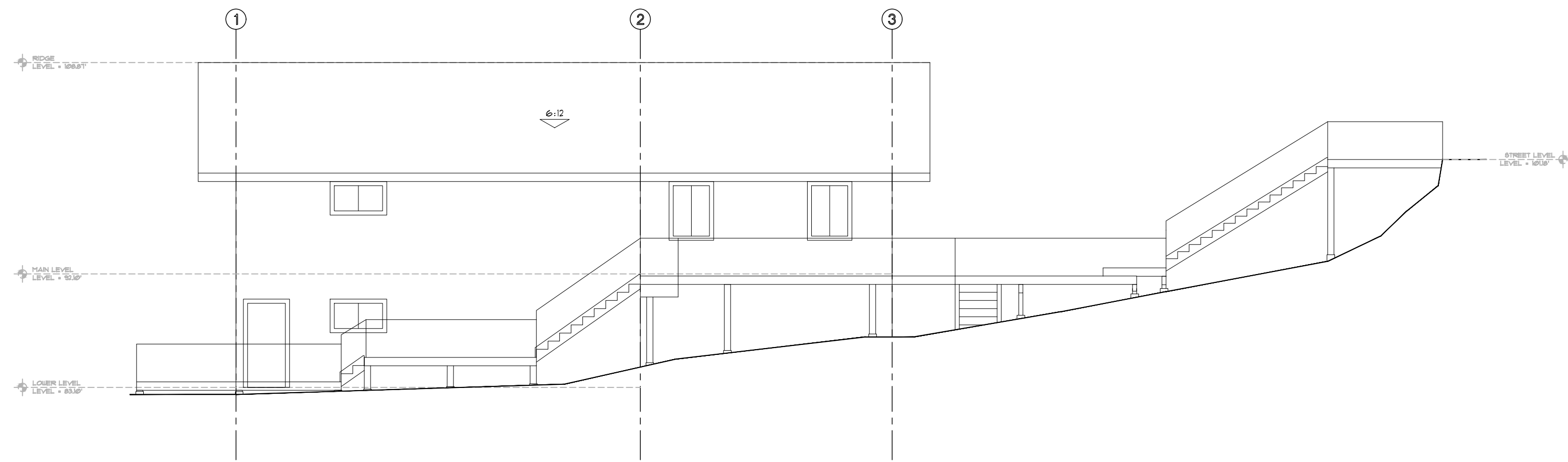
EXISTING NORTH ELEVATION

SCALE: 1/8" = 1'-0"



EXISTING WEST ELEVATION

SCALE: 1/8" = 1'-0"



EXISTING SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



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TITLE: EXISTING ELEVATIONS

CUSTOM REMODEL FOR:

PAUL CARMOLA

1900 IDA COURT, INCLINE VILLAGE, NV 89451
 LT 1, BLK 3, INCLINE VILLAGE 1, WASHOE COUNTY, NEVADA
 APN: 024-122-122-20

REVISIONS

FILE: 1900 IDA CT

DATE: 1111

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DRAWN: 111

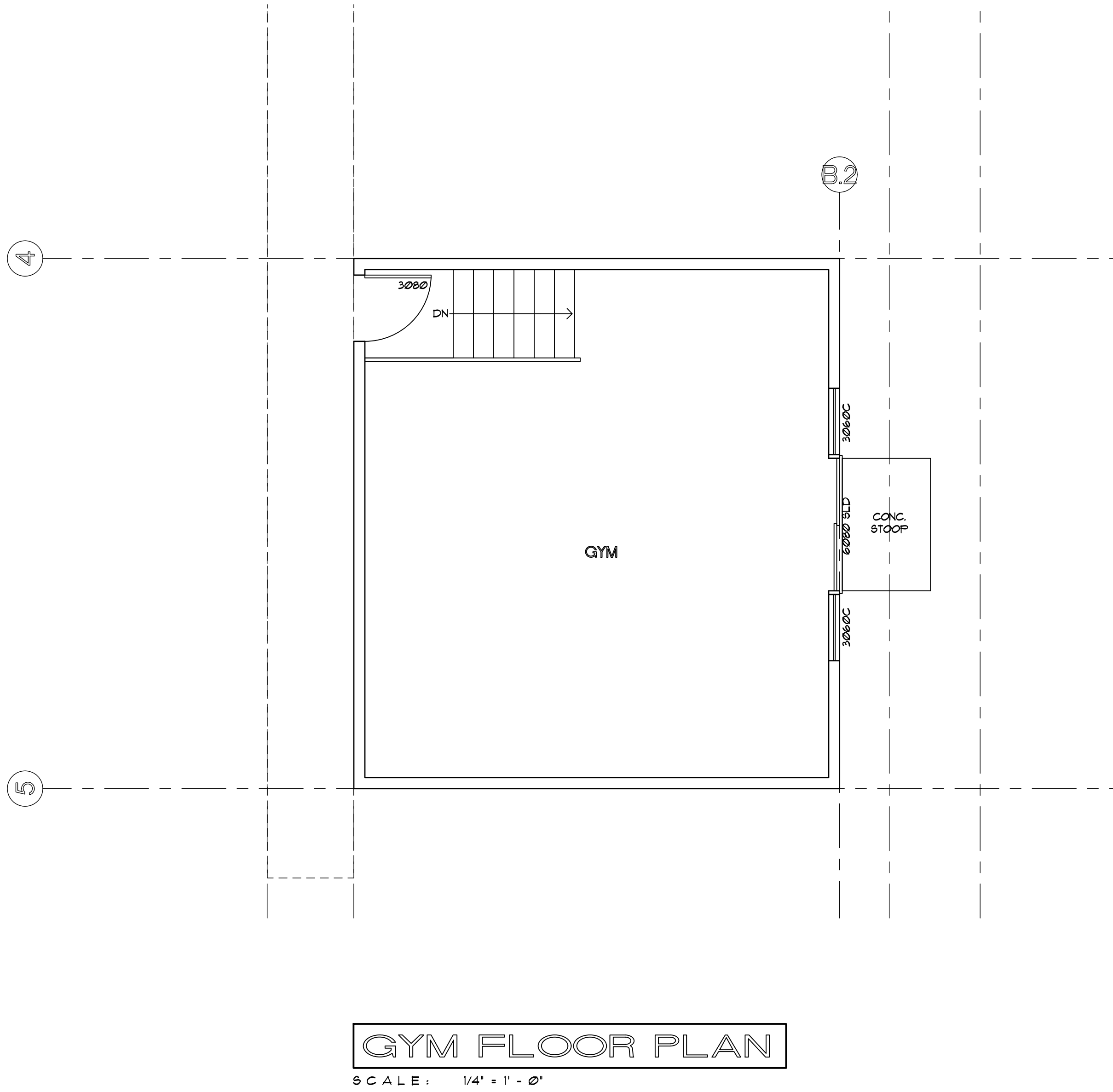
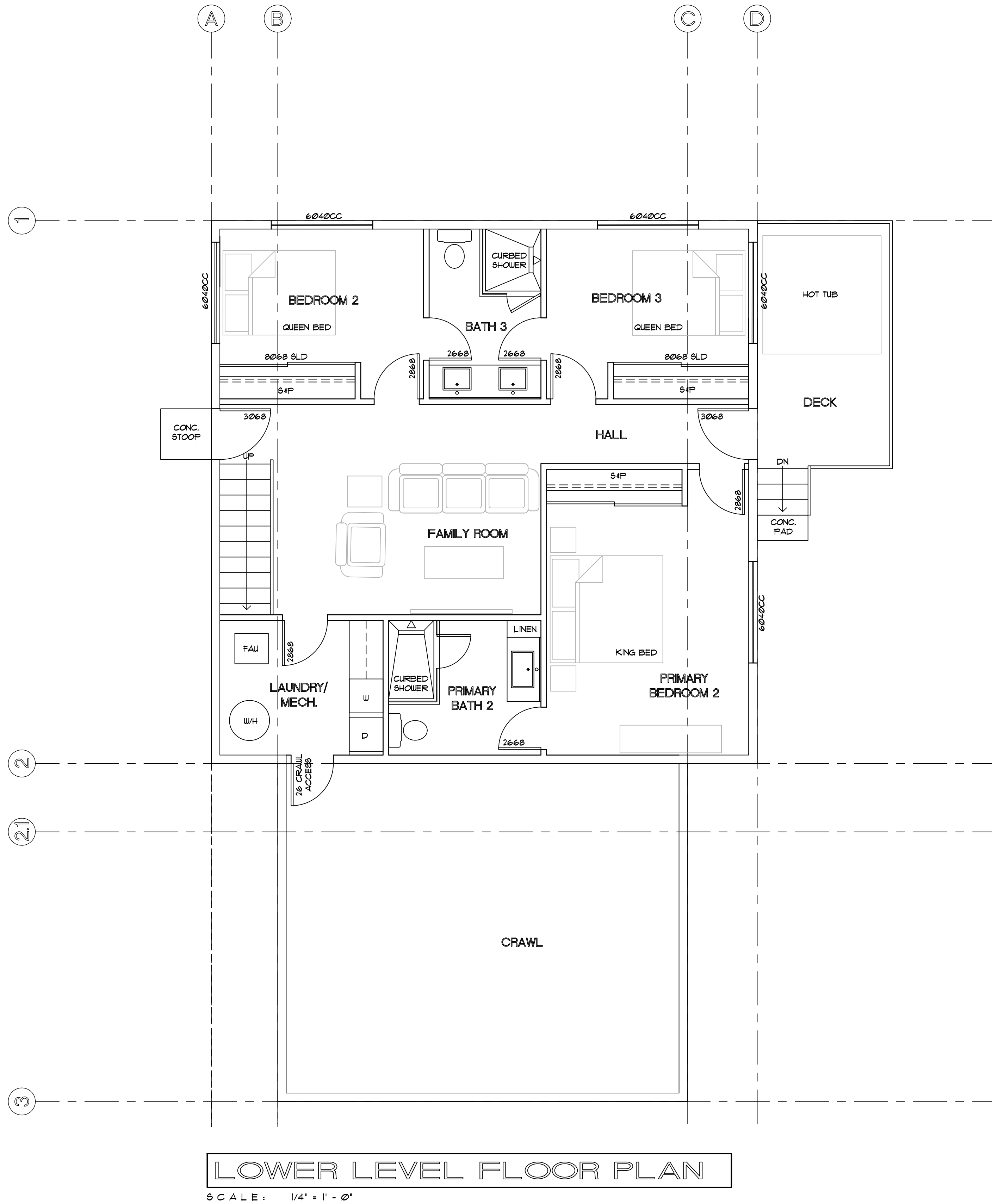
SHEET:

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OF 11 SHEETS

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Jan 08, 2025 - 4:14pm
 C:\Users\alec\OneDrive - GilanFarr Architecture\Documents - GilanFarr Architecture Team\All Current Projects\1900 Ida Ct - Carmola\autocad\1900 IDA COURT_working.dwg



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TITLE: LOWER LEVEL & GYM FLOOR PLAN

CUSTOM REMODEL FOR:
PAUL CARMOLA
 790 IDA COURT, INCLINE VILLAGE, NV 89451
 LT 1, BLK 3, INCLINE VILLAGE 1, WASHOE COUNTY, NEVADA
 APN: 025-132-120

REVISIONS

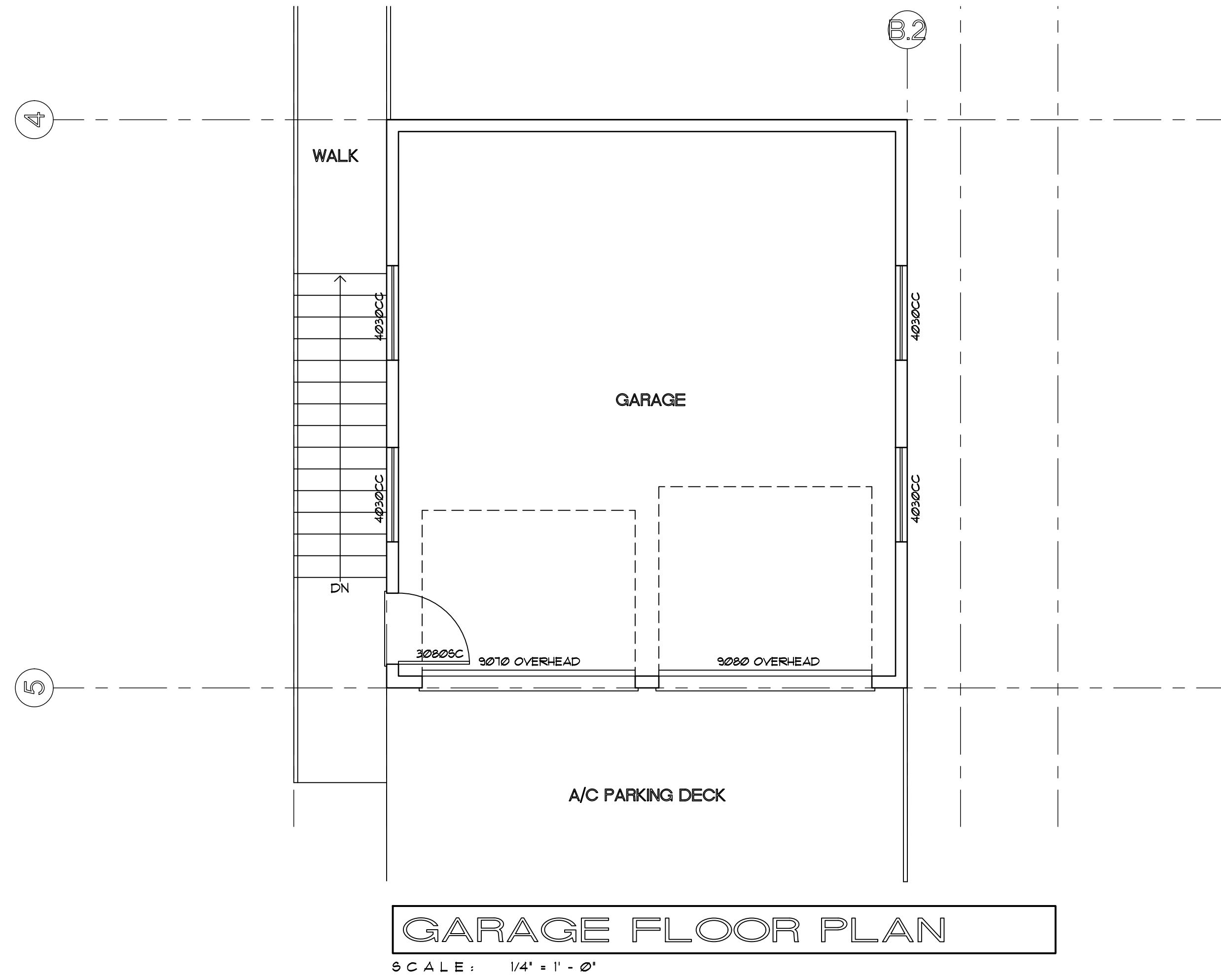
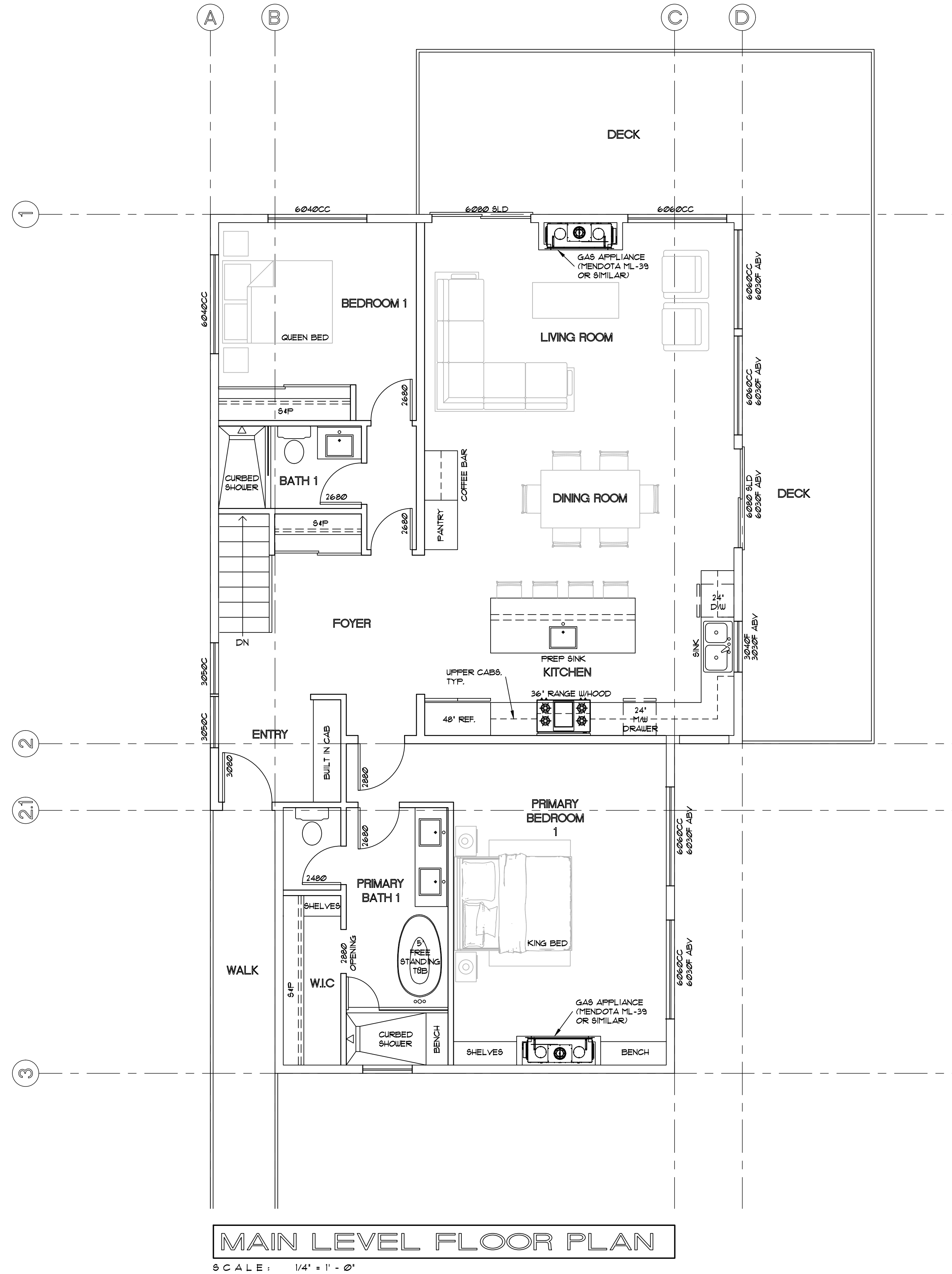
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DATE: 1111

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

DRAWN: 111

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A1.0
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TITLE: MAIN LEVEL & GARAGE FLOOR PLAN

CUSTOM REMODEL FOR:
PAUL CARMOLA
 190 IDA COURT, INCLINE VILLAGE, NV 89451
 LT. 1, BLK. 3, INCLINE VILLAGE 1, WASHOE COUNTY, NEVADA
 APN: 025-132-120

REVISIONS

FILE: 190 IDA CT

DATE: 1111

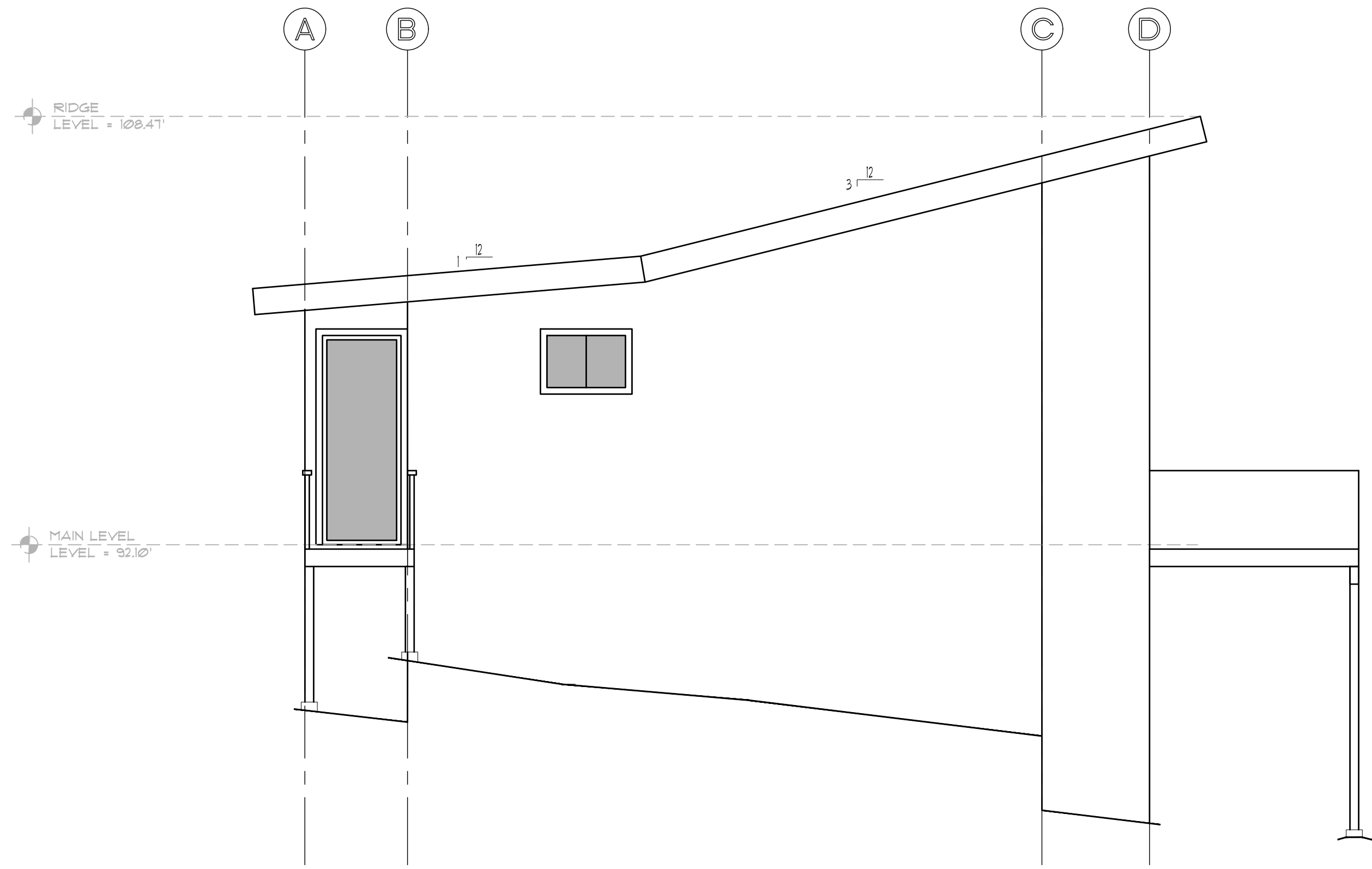
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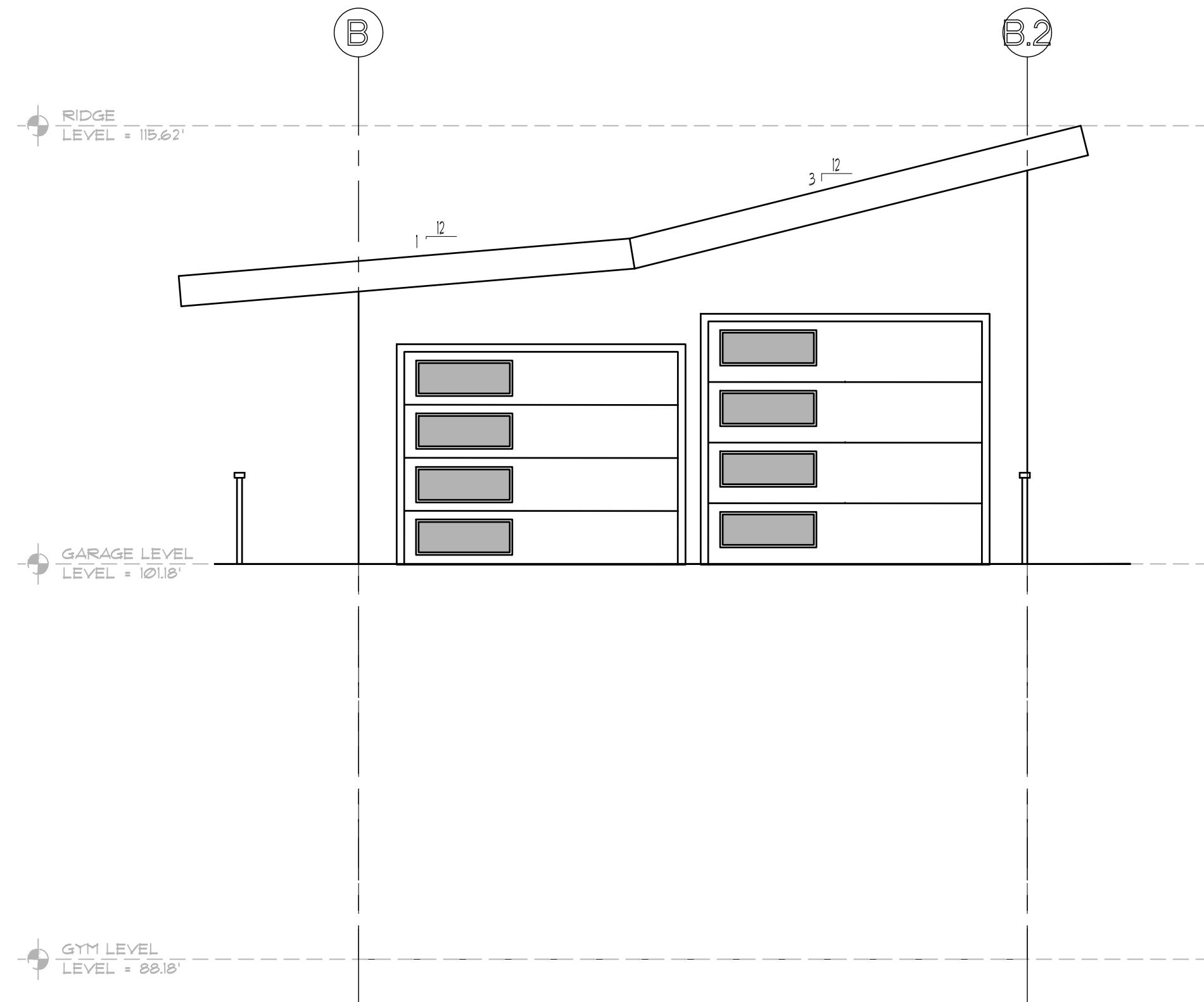
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OF 11 SHEETS



EAST ELEVATION

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



EAST GARAGE ELEVATION

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

TRPA EXTERIOR NOTES

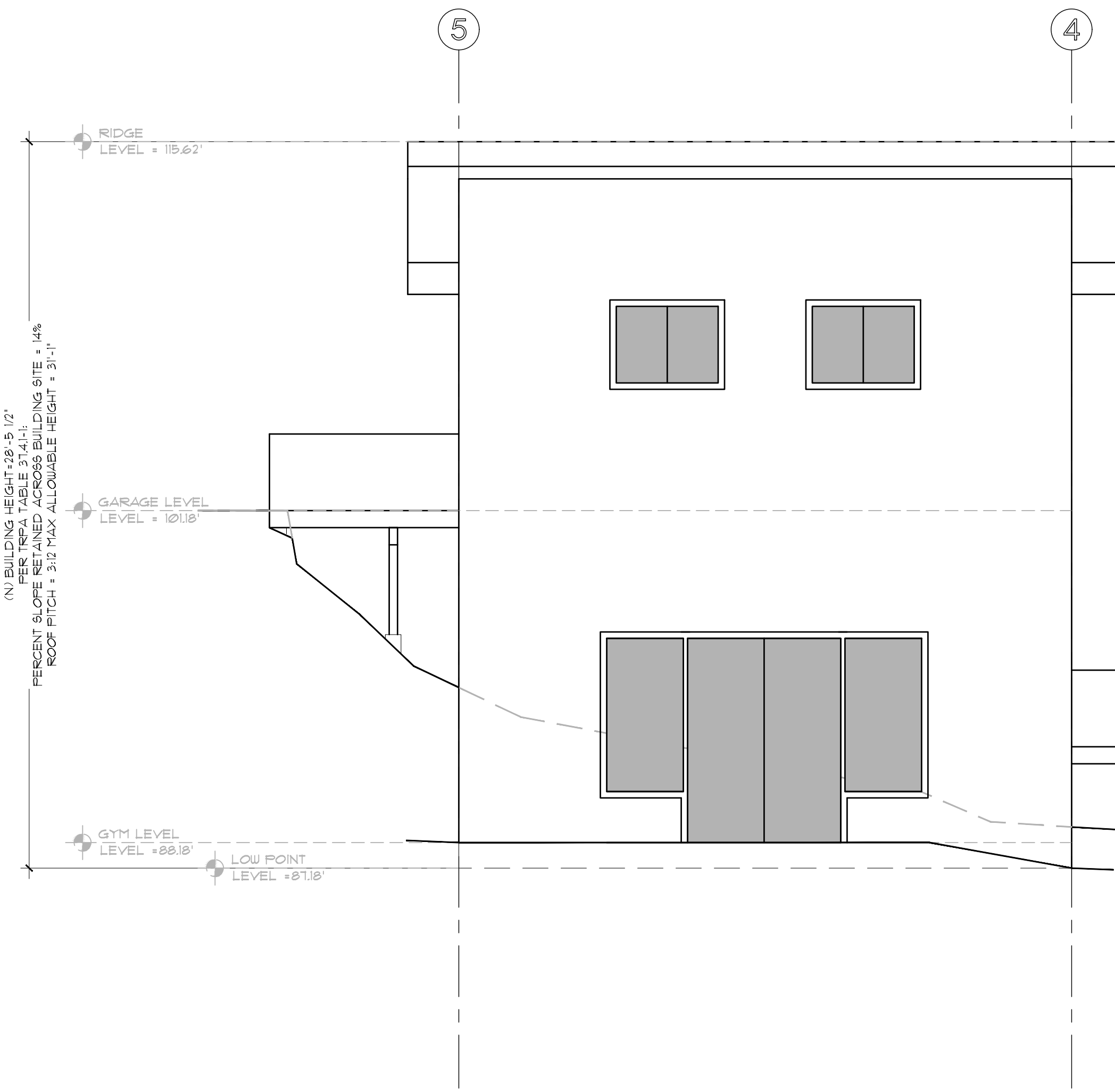
COLOR: THE COLOR OF THIS STRUCTURE INCLUDING ANY FENCES ON THE PROPERTY SHALL BE COMPATIBLE WITH THE SURROUNDINGS.

SUBDUED COLORS: IN THE EARTHTONE AND WOODTONE RANGE SHALL BE USED FOR THE PRIMARY COLOR OF THE STRUCTURE. HUES SHALL BE WITHIN THE RANGE OF NATURAL COLORS THAT BLEND, RATHER THAN CONTRAST, WITH THE EXISTING VEGETATION AND EARTH HUES. EARTHTONE COLORS ARE CONSIDERED TO BE SHADES OF REDDISH BROWN, BROWN, TAN, OCCHRE, AND UMBER.

ROOFS: ROOFS SHALL BE COMPOSED OF NONE-GLARE EARTHTONE OR WOODTONE MATERIALS THAT MINIMIZE REFLECTIVITY.

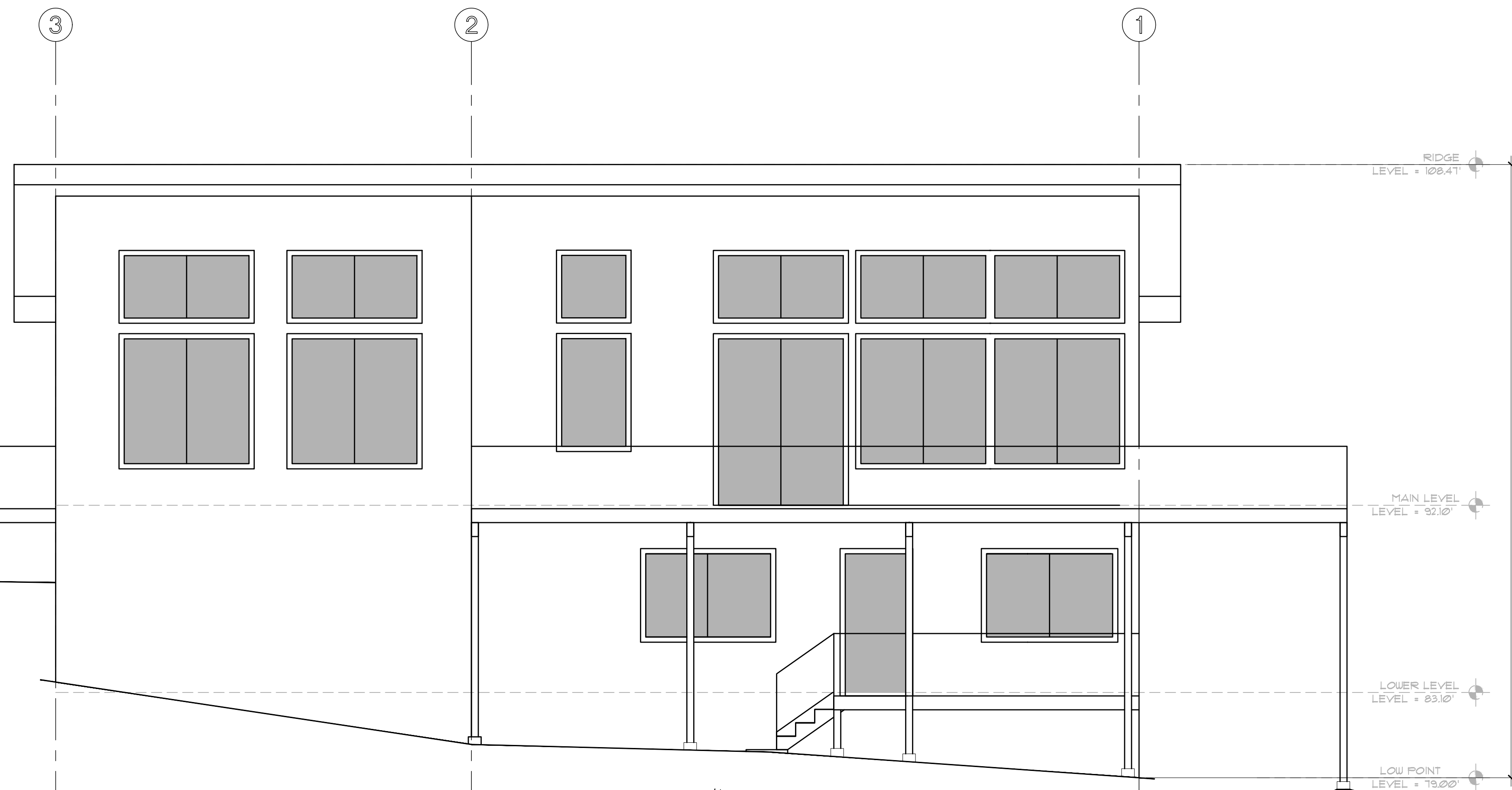
FENCES: WOOD FENCES SHALL BE USED WHEREVER POSSIBLE. IF CYCLONE FENCE MUST BE USED, IT SHALL BE COATED WITH BROWN OR BLACK VINYL, INCLUDING FENCE POLES.

EXTERIOR LIGHTING: ALL EXTERIOR LIGHTING SHALL BE CONSISTENT WITH TRPA CODE OF ORDINANCES, SECTION 36.8. EXTERIOR LIGHTING STANDARDS, SPECIFICALLY, ALL EXTERIOR LIGHTING SHALL BE FULLY SHIELDED AND DIRECTED DOWNWARD SO AS TO NOT PRODUCE OBTRUSIVE GLARE ONTO ADJOINING PROPERTIES. ILLUMINATION FOR AESTHETIC OR DRAMATIC PURPOSES OF ANY BUILDING OR SURROUNDING LANDSCAPE UTILIZING EXTERIOR LIGHT FIXTURES PROJECTED ABOVE THE ABOVE THE HORIZONTAL IS PROHIBITED.



NORTH ELEVATION

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



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TITLE: EXTERIOR ELEVATIONS
 CUSTOM REMODEL FOR:
PAUL CARMOLA
 790 IDA COURT, INCLINE VILLAGE, NV 89451
 LT. 1, BLK. 3, INCLINE VILLAGE 1, WASHOE COUNTY, NEVADA
 APN: 025-132-120

REVISIONS

FILE: 790 IDA CT

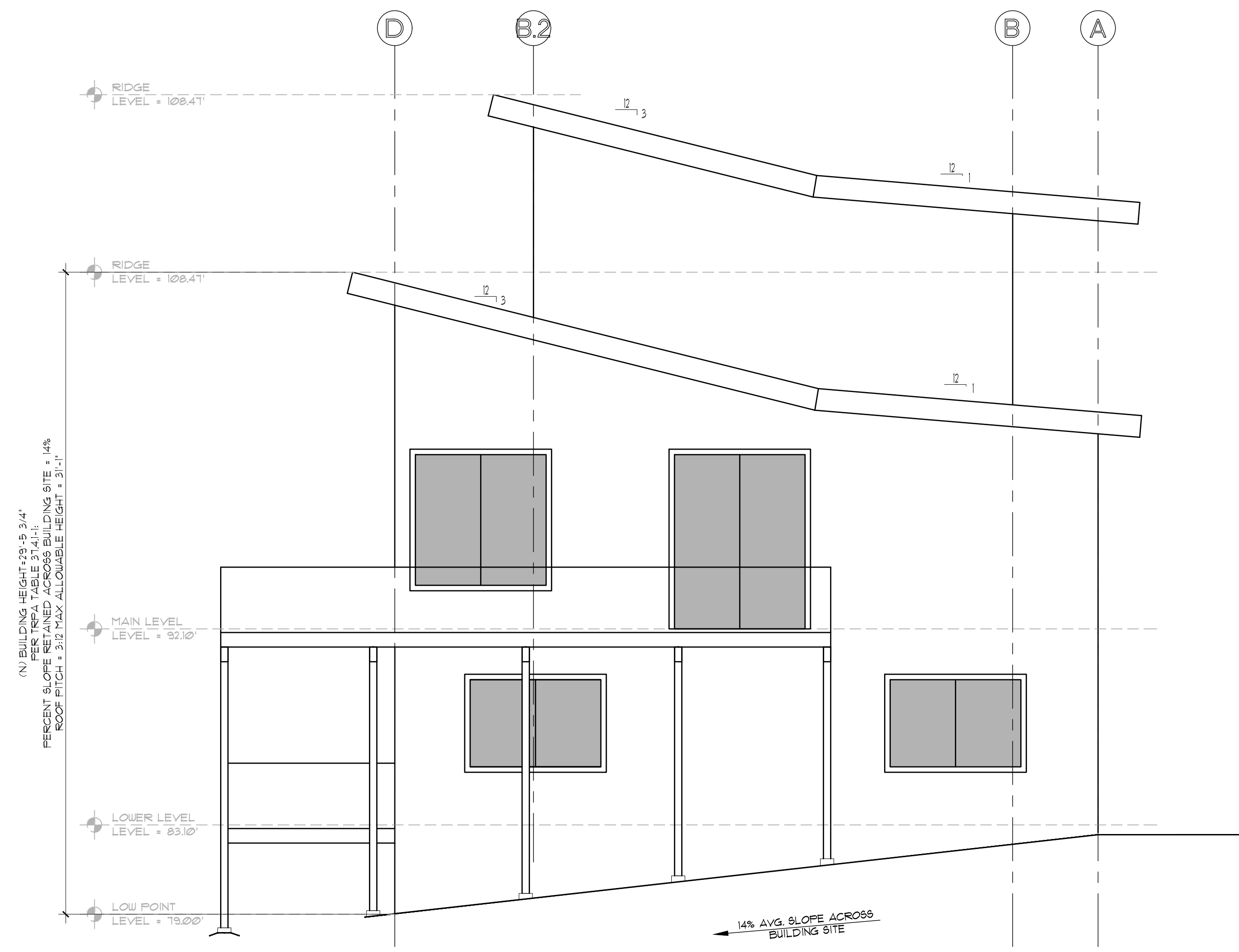
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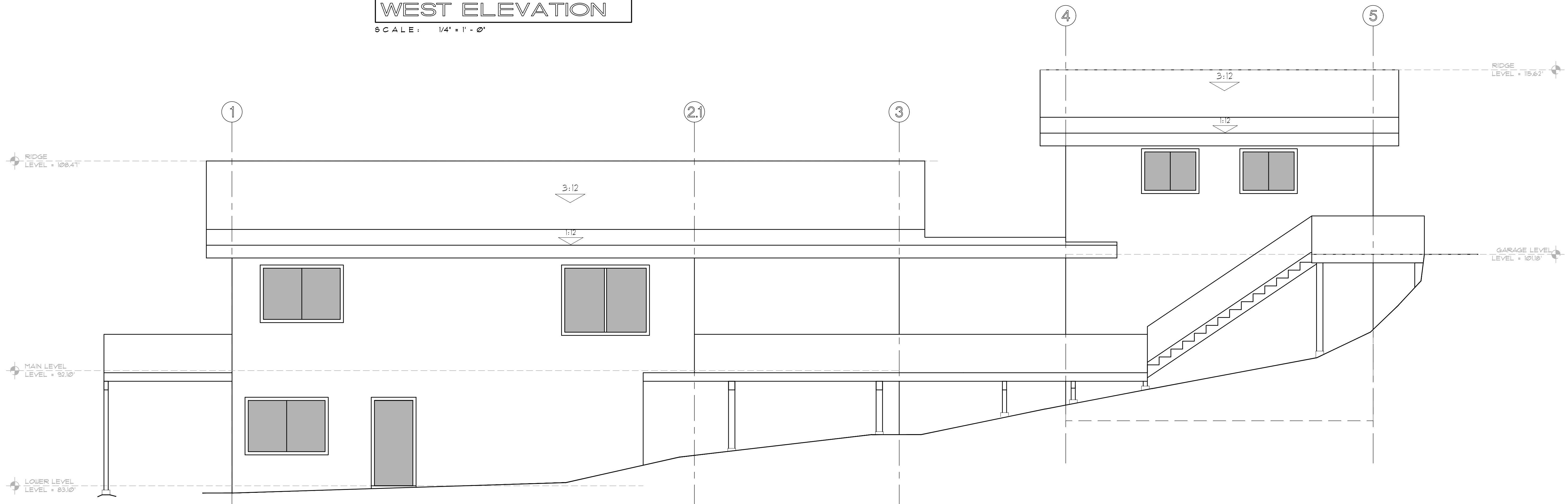
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Jan 09, 2025 - 2:12pm
 C:\Users\alec\OneDrive - GilanFarr Architecture\Documents - GilanFarr Architecture Team\All Current Projects\790 Ida Ct - Carmola\autocad\790 IDA COURT_working.dwg



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



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



GILANFARR
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 785 SOUTHWOOD BLVD
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 P.O. BOX 6987
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 GILANFARRARCHITECTURE.COM

TITLE: EXTERIOR ELEVATIONS

**CUSTOM REMODEL FOR:
 PAUL CARMOLA**
 790 IDA COURT, INCLINE VILLAGE, NV 89451
 LT 1, BLK 3, INCLINE VILLAGE 1, WASHOE COUNTY, NEVADA
 APN: 025-132-120

REVISIONS

FILE: 790 IDA CT

DATE: 1111

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

DRAWN: 111

SHEET:

A4.1
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