

Community Services Department

Planning and Building

SPECIAL USE PERMIT

(see page 7)

APPLICATION



Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89512-2845

Telephone: 775.328.6100

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: BCB-1 Parking Deck Rebuild w/Storage Below			
Project Description: This project proposes to rebuild an existing waterproof parking deck with a new generator and storage area below the rebuilt parking deck.			
Project Address: 490 Teresa Ct. Crystal Bay, NV 89402			
Project Area (acres or square feet): 400sf			
Project Location (with point of reference to major cross streets AND area locator): Nearest cross street is Tuscarora Rd., nearest major cross street is SR-28, CAL-NEVA HIGHLANDS SUB 1 LT 15 Sec 19 Tnsp 16 Rng 18			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
123-121-03	0.360acres		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). V10-64-97			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Crystal Palazzo LLC		Name: Elise Fett & Associates, Ltd.	
Address: PO Box 5182		Address: PO Box 5989	
Incline Village, NV Zip: 89450		Incline Village, NV Zip: 89450	
Phone: Fax:		Phone: 775-833-3388 Fax:	
Email: mneulight@me.com		Email: julie@elisefett.com	
Cell: Other:		Cell: 775-315-3086 Other:	
Contact Person: Marc Neulight		Contact Person: Julie Soules	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Elise Fett & Associates, Ltd.		Name: Bervid Custom Building Inc.	
Address: PO Box 5989		Address: PO Box 1146	
Incline Village, NV Zip: 89450		Kings Beach, CA Zip: 96143	
Phone: 775-833-3388 Fax:		Phone: 530-546-2297 Fax:	
Email: julie@elisefett.com		Email: ebervid@gmail.com	
Cell: 775-315-3086 Other:		Cell: 530-308-9532 Other:	
Contact Person: Julie Soules		Contact Person: Eric Bervid	
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?

Rebuilding of existing parking deck. Adding a generator and storage shed below the parking deck.

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.)

site plan is enclosed

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

May 1st start demo, May 18th start excavation, May 25th foundation forming & concrete, June 12th backfill & bmp's, June 14th begin framing, August & September - electrical, finishing, etc. Worst case completion date October 6, 2025.

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?

There is no change to the intensity of the proposed use from the existing use. The lot is a steep downhill lot and a parking deck is the only reasonable way to access the existing garage. Given the slope the area under the parking deck is under utilized and lends itself to the additional storage and generator.

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

Enclosed storage for outdoor furniture, equipment, etc. is always preferable to having those items stored outside and in view of neighbors. Rebuilding the parking deck will make the access to the home safer for all who visit.

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

There are no anticipated negative impacts.

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.

The use is an existing single family residence, parking is compliant with code requirements as shown in the site plan.

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

a. Sewer Service	IVGID
b. Electrical Service	NV Energy
c. Telephone Service	n/a
d. LPG or Natural Gas Service	SWGAS
e. Solid Waste Disposal Service	Waste Management
f. Cable Television Service	Spectrum
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 #		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	NLTFPD - 14 Cal Neva Dr. Crystal Bay, NV 89402
b. Health Care Facility	Tahoe Forest - 880 Alder Ave, Incline Village, NV 89451
c. Elementary School	Incline Elementary - 915 Northwood Blvd. Incline Village, NV 89451
d. Middle School	Incline Middle School - 931 Southwood Blvd. Incline Village, NV 89451
e. High School	Incline High School - 499 Village Blvd. Incline Village, NV 89451
f. Parks	Incline Village West Entrance Park - 557 Lakeshore Blvd. Incline Village, NV 89451
g. Library	Incline Village Library - 845 Alder Ave. Incline Village, NV 89451
h. Citifare Bus Stop	TART - SR28 @ Gonowabie Rd.

NO.	DATE	BY	REVISIONS

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ARCHITECTURE
ENGINEERING
INTERIORS
TRPA

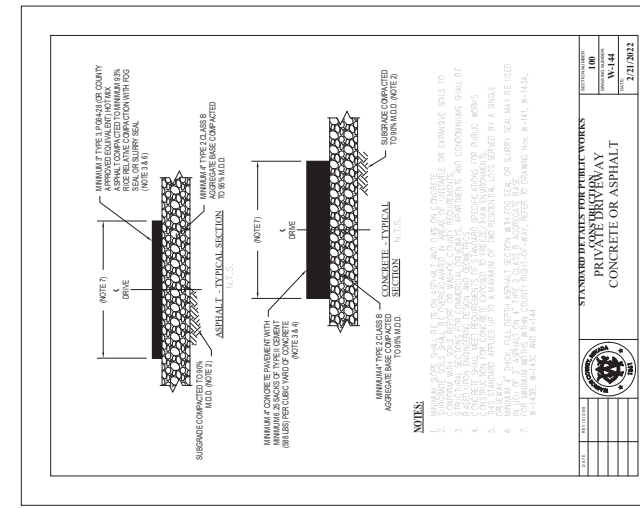
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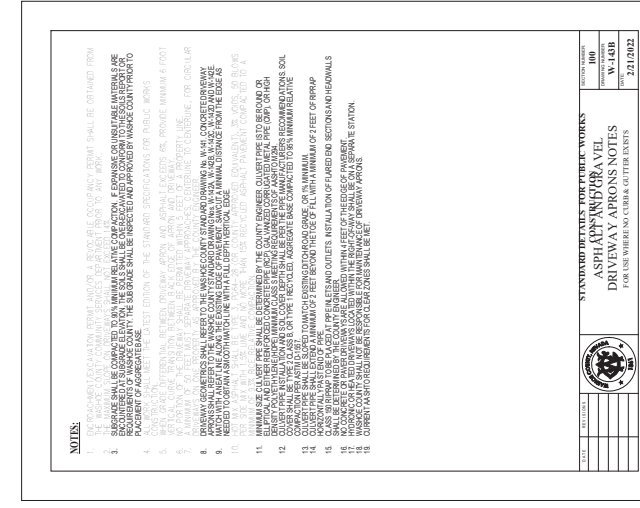
CRYSTAL PARKING DECK AND GENERATOR
490 TERESA CT
CRYSTAL BAY NV 89402
CAL NEVA HIGHLANDS LT 15
APN 123-171-03

SCALE: 1" = 1'-0"
JOB NO: BCB-1
PRINT DATE: 2/20/2022
SHEET: 22 OF 24

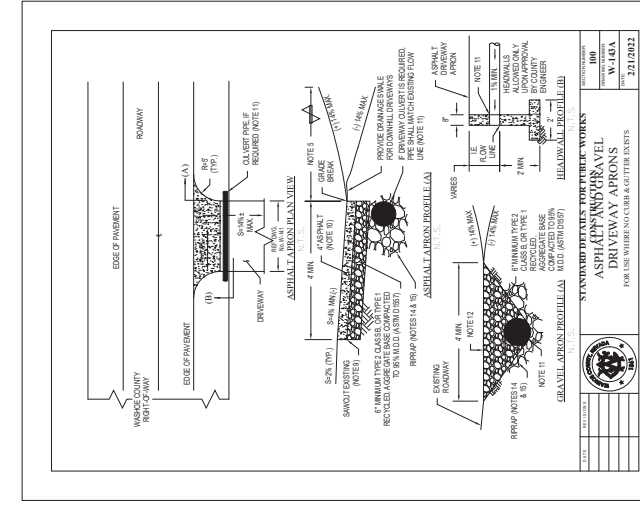
COUNTY: STANDARD
DRIVEWAY: DRIVEWAY
DETAILS: DETAILS



WC-03 PRIVATE DRIVEWAY CONCRETE OR ASPHALT
1" = 1'-0"



WC-02 ASPHALT AND GRAVEL DRIVEWAY APRONS
1" = 1'-0"



WC-01 ASPHALT AND GRAVEL DRIVEWAY APRONS
1" = 1'-0"

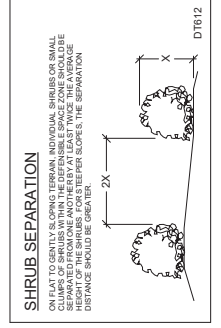
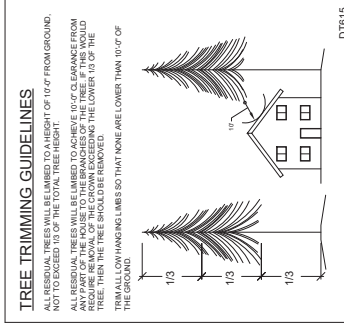
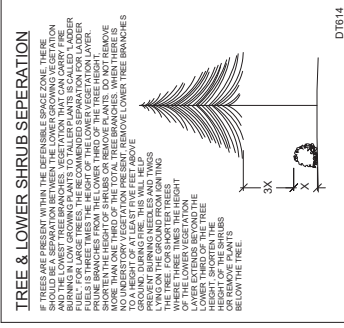
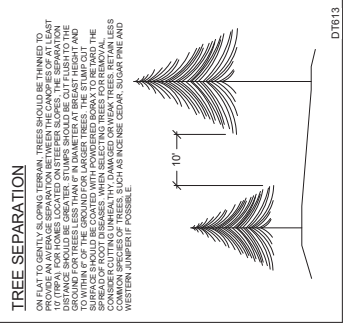
REVISIONS	BY
#	DATE

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 ARCHITECTURE
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 INTERIORS
 TRPA

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 LAS VEGAS, NEVADA 89150



CRYSTAL PARKING DECK AND GENERATOR
 490 TERESA CT
 CRYSTAL BAY NV 89402
 CAL-NEVA HIGHLANDS 15
 APR 23-21-2025
 SCALE: As Shown
 JOB NO: BCB-1
 DRAWING: 2/20/25
 PRINT DATE: 2/20/25
 SHEET: SP-2
 DEFENSIBLE SPACE PLAN



DEFENSIBLE SPACE ZONES

- ALL DEAD VEGETATION, INCLUDING TREES, BRUSH AND OTHER VEGETATION, MUST BE REMOVED FROM THE DEFENSIBLE SPACE.
- ALL RESIDUAL TREES WILL BE TRIMMED TO A HEIGHT OF 10' ABOVE THE GROUND ON THE GROUND ON THE DEFENSIBLE SPACE. THE TRIMMING SHOULD BE DONE IN A MANNER THAT LEAVES THE TREE WITH A FULL CANOPY.
- ALL RESIDUAL TREES WILL BE TRIMMED TO A HEIGHT OF 10' ABOVE THE GROUND ON THE GROUND ON THE DEFENSIBLE SPACE. THE TRIMMING SHOULD BE DONE IN A MANNER THAT LEAVES THE TREE WITH A FULL CANOPY.
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ZONE 1 - 0'-5' NONCOMBUSTIBLE AREA

CREATE A NONCOMBUSTIBLE AREA AT LEAST 5 FEET WIDE AROUND THE BASE OF THE STRUCTURE FROM ALL FLYING EMBERS. USE IRRIGATED HERBACEOUS PLANTS, SUCH AS LAVENDER, GROUND MICHIGAN, OR HARD SURFACES, SUCH AS BRICK AND PAVED. IN THIS AREA, KEEP IT FREE OF SHRUBS (SUCH AS ANEMONE AND DEBBIE), DRIED LEAVES AND NEEDLES, LAMINABLE COMBUSTIBLE MATERIALS, INCLUDING COMBUSTIBLE PAINT MATERIAL, AT GRAVEL MOUNTS, AND OTHER COMBUSTIBLE MATERIALS. REMOVE ALL TREE NEEDLES AND FOREST DUFF WITHIN THIS AREA.

ZONE 2 - 5'-30' LEAN, CLEAN AND GREEN AREA

REMOVE ACCUMULATION OF DEAD VEGETATION FROM TREES OR AMMABLE DEBRIS, DEAD BRANCHES AND LIMBS 10' ABOVE ADJACENT GRADE. WITHIN 30' OF THE STRUCTURE, ONLY SINGLE SPECIMENS OF WELL MAINTAINED AND HEALTHY TREES SHOULD BE PLANTED. TREES SHOULD BE PLANTED IN A MANNER THAT LEAVES THE TREE WITH A FULL CANOPY. TREES SHOULD BE PLANTED IN A MANNER THAT LEAVES THE TREE WITH A FULL CANOPY.

ZONE 3 - 30'-100' WILDLAND FUEL REDUCTION AREA

THE WILDLAND FUEL REDUCTION AREA BEYOND THE LEAN, CLEAN AND GREEN AREA, SHOULD BE MAINTAINED IN A MANNER THAT LEAVES THE TREE WITH A FULL CANOPY. THE WILDLAND FUEL REDUCTION AREA BEYOND THE LEAN, CLEAN AND GREEN AREA, SHOULD BE MAINTAINED IN A MANNER THAT LEAVES THE TREE WITH A FULL CANOPY.

CHOOSING THE RIGHT PLANTS

USE THOSE PLANTS THAT ARE SUITABLE FOR THE CLIMATE AND SOIL CONDITIONS. PLANTS SHOULD BE PLANTED IN A MANNER THAT LEAVES THE TREE WITH A FULL CANOPY. PLANTS SHOULD BE PLANTED IN A MANNER THAT LEAVES THE TREE WITH A FULL CANOPY.

DEFENSIBLE SPACE ZONES

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ZONE 1 - 0'-5' NONCOMBUSTIBLE AREA

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ZONE 2 - 5'-30' LEAN, CLEAN AND GREEN AREA

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ALL DIMENSIONS AND WRITTEN MATERIALS APPEARING HEREON ARE THE PROPERTY OF THE ARCHITECT/ENGINEER AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT/ENGINEER.

N.L.T.F.P.D. NOTE:
 ESTABLISH AND MAINTAIN DEFENSIBLE SPACE SURROUNDING STRUCTURES IN ACCORDANCE WITH THE DEFENSIBLE SPACE REQUIREMENTS OF THE INTERFACIAL CODE (WIC) WITH AMENDMENTS IN ALL PD RESOLUTIONS 18-1 AND 19-1. THE DEFENSIBLE SPACE REQUIREMENTS OF THE INTERFACIAL CODE (WIC) WITH AMENDMENTS IN ALL PD RESOLUTIONS 18-1 AND 19-1. THE DEFENSIBLE SPACE REQUIREMENTS OF THE INTERFACIAL CODE (WIC) WITH AMENDMENTS IN ALL PD RESOLUTIONS 18-1 AND 19-1.

REVISIONS		
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2	11-11-24	TRP
3	11-11-24	TRP



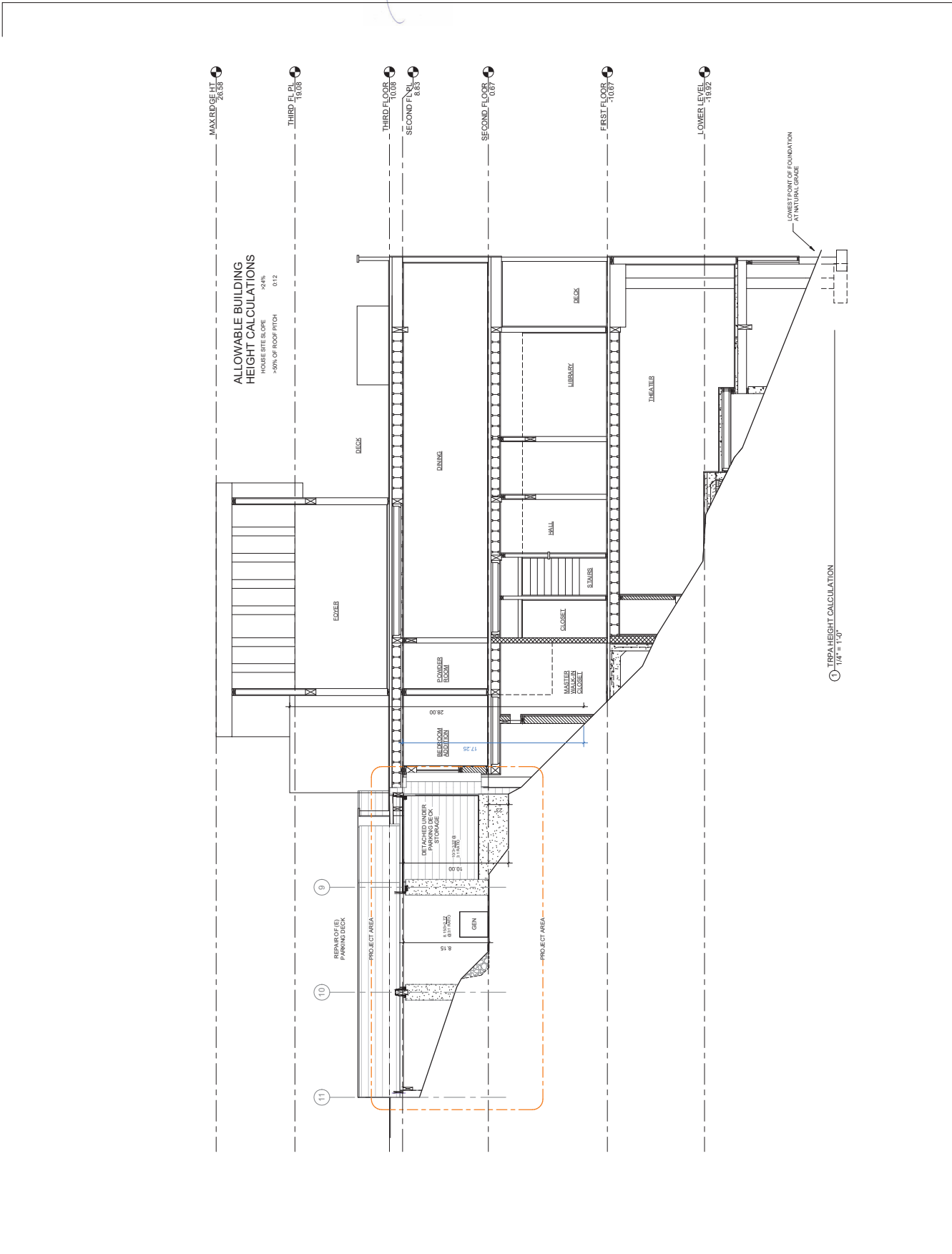
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CRYSTAL PARKING DECK AND GENERATOR
 490 TEJESA CT
 CAL-NEVA HIGHLANDS LT 15
 APN 123-171-03

SCALE: 1/4" = 1'-0"
 JOB NO: BCB-1
 PRINT DATE: 2/26/2025
 SHEET: 22/24
SP-3

TRPA - EXISTING HEIGHT



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#	DATE

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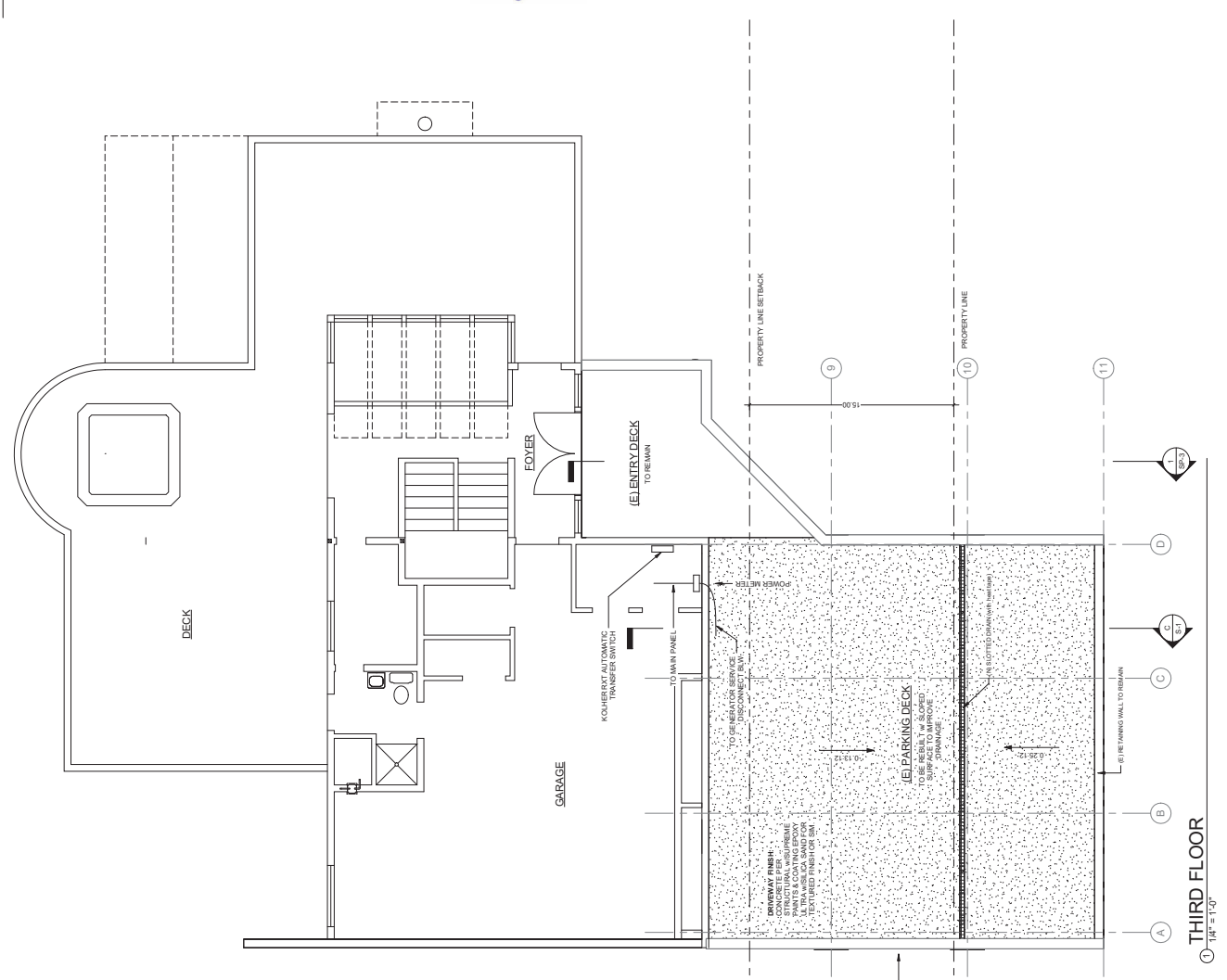
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 APN 123-171-03

SCALE	1/4" = 1'-0"
JOB NO.	BCB-1
PRINT DATE	2/26/2025
SHEET	A-1

FLOOR PLANS



REMODEL DISCLAIMER
 THIS PROJECT IS AN ADDITION/REMODEL OF AN EXISTING STRUCTURE. THE BEST AVAILABLE INFORMATION RELATIVE TO THE AS-BUILT LAYOUT, MATERIALS, AND CONDITIONS OF THE EXISTING STRUCTURE SHALL BE USED BY THE CONTRACTOR. ALL DISCREPANCIES DISCOVERED IN THE FIELD SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT BY THE NUMBER OF RECORDS.

THIRD FLOOR
 1/4" = 1'-0"

ALL DIMENSIONS AND WRITTEN MATERIALS APPEARING HEREON, INCLUDING BUT NOT LIMITED TO, THE ORIGINAL AND UNREVISED WORK OF THE ARCHITECT/ENGINEER AND ANY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT/ENGINEER.

REVISIONS	#	DATE	BY
	1	11-11-24	EF
	2	11-11-24	EF
	3	11-11-24	EF
	4	11-11-24	EF
	5	11-11-24	EF
	6	11-11-24	EF
	7	11-11-24	EF
	8	11-11-24	EF
	9	11-11-24	EF
	10	11-11-24	EF
	11	11-11-24	EF

EFA

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- ENGINEERING
- INTERIORS
- TRPA

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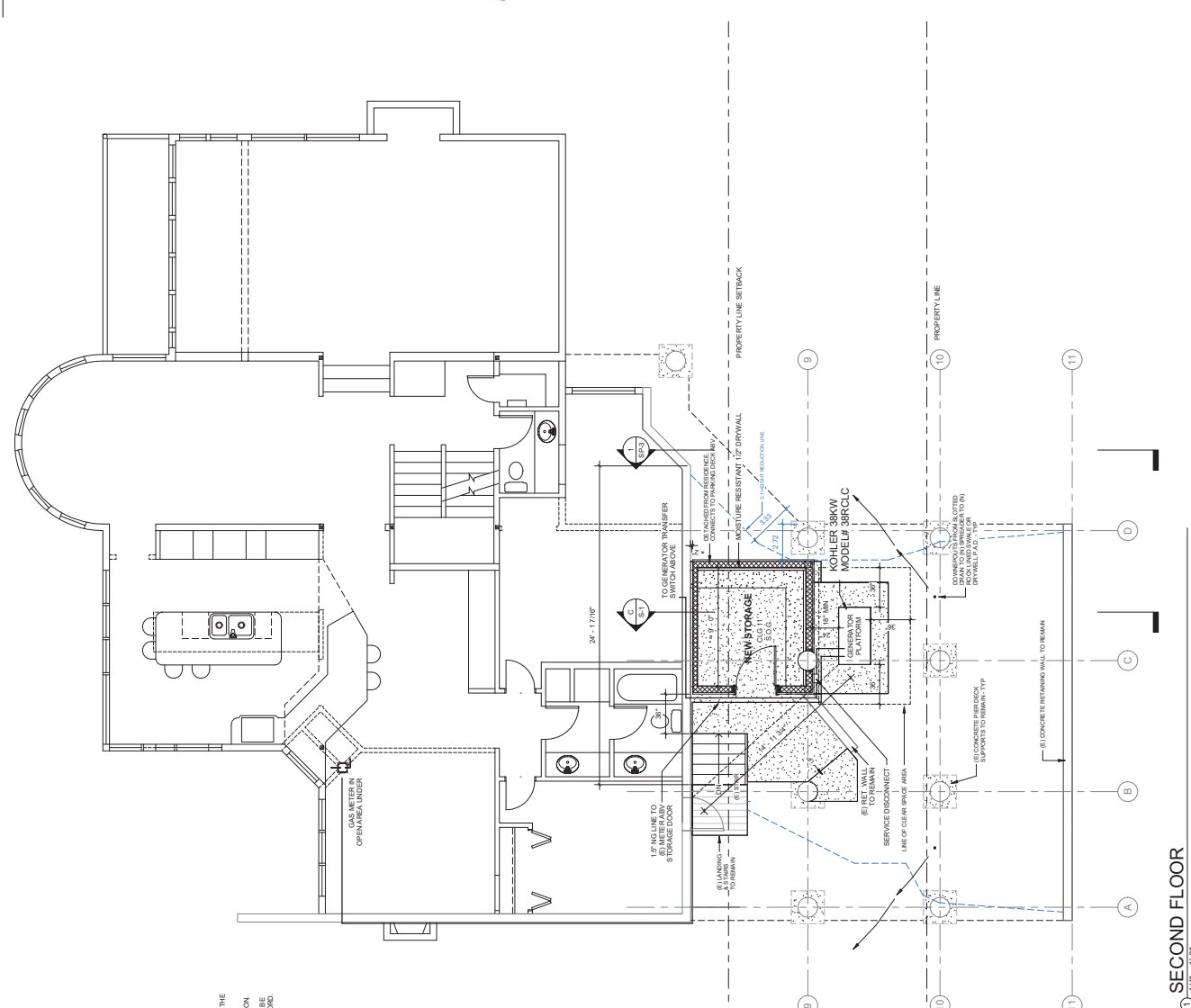
CRYSTAL PARKING DECK AND GENERATOR

490 TERESA CT
 CRYSTAL BAY NV 89402
 CAL-NEVA HIGHLANDS LT 15
 APN 123-171-03

SCALE	As Shown
JOB NO	BCB-1
PRINT DATE	11/20/25
SHEET	22/26/24

A-2

FLOOR PLANS



SECOND FLOOR
 1/4" = 1'-0"

REMODEL DISCLAIMER

THIS PROJECT IS AN ADDITION/REMODEL OF AN EXISTING STRUCTURE. THE BEST AVAILABLE INFORMATION RELATIVE TO THE AS-BUILT LAYOUT, THE ALL ASSUMED EXISTING INFORMATION SHALL BE VERIFIED BY THE CONTRACTOR. ALL DISCREPANCIES DISCOVERED IN THE FIELD SHALL BE REPORT IMMEDIATELY TO THE ARCHITECT OF THE NUMBER OF RECORDS.

DECK FRAMING & W.U.I. NOTES

- SUPPORT COLUMN: 408 (MM)
- DECK JOISTS: 4X8 (MM) IF NOT SPOFFED
- DECKING: CONCRETE/PAVING/T.E.C.

ELECTRICAL NOTES

- GROUNDING TO BE TIED TO MAIN ELECTRICAL PANEL & SERVICE
- GENERATOR HAS LOAD SIZED CAPABILITIES
- GENERATOR WILL BE CURED TO GEN/PD (PRECAST)
- MAINTAIN PROPER CLEARANCES PER SHEET NOTE 700 (7A)
- 1.5" SPACING FOR GENERATOR PER 2017 NEC 700 (7A)

GENERATOR CLEARANCE

NO OPERABLE WINDOWS OR OPENINGS IN THE WALLS OR CEILING OF THE SERVICE ROOM ON ALL SIDES FOR MAINTENANCE AND SERVICE.

CLEARANCE FROM THE ENDS AND FRONT OF THE GENERATOR SHALL BE MAINTAINED. THE MINIMUM CLEARANCE FROM THE BACK OF THE GENERATOR MUST BE A MIN. OF 1' CLEARANCE. AT THE TOP SHOULD BE A MIN. OF 5' CLEARANCE FROM THE WALL.

DO NOT INSTALL UNDER WOODEN DECK OR STRUCTURES.

REMOVABLE FENCE PANELS FOR SERVICING CANNOT BE PLACED LESS THAN 18" IN FRONT OF GENERATOR.

EXTERIOR FINISHES / W.U.I. NOTES

- EXTERIOR WALLS, UP FRAMES, DOOR SILLING OR SIMILAR WATER BARRIER SHALL NOT BE USED.

UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.

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