

SPECIAL USE PERMIT

FOR

The Helmueller Deck

Prepared For:

Gonowabie Road Residence Trust I

26 State Route 28, Unit 335

Crystal Bay, NV 89402

Prepared By:



575 E. Plumb Lane, Suite 101

Reno, NV 89502

775.636.7905

March 2025

24.030

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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: Helmuelle Deck			
Project Description: The demolition, replacement, and proposal of new decks for an existing single family residence.			
Project Address: 485 Gonowabie Road			
Project Area (acres or square feet): 0.174			
Project Location (with point of reference to major cross streets AND area locator): +/- 230 feet northeast from the intersection of State Route 28 and Gonowabie Road.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
123-133-20	0.174		
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: GONOWABIE ROAD RESIDENCE TRUST I		Name: Monte Vista Consulting, Ltd	
Address: 26 STATE ROUTE 28 UNIT 335		Address: 575 E Plumb Lane, Suite 101	
CRYSTAL BAY, NV Zip: 89402		Reno, NV Zip: 89502	
Phone: 775-291-3384 Fax:		Phone: 775.636.7905 Fax:	
Email: tahoetime485@gmail.com		Email: mike@montevistaconsulting.com	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person: Michael Vicks	
Applicant/Developer:		Other Persons to be Contacted:	
Name: GONOWABIE ROAD RESIDENCE TRUST I		Name:	
Address: 26 STATE ROUTE 28 UNIT 335		Address:	
CRYSTAL BAY, NV Zip: 89402		Zip:	
Phone: 775-291-3384 Fax:		Phone: Fax:	
Email: tahoetime485@gmail.com		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?

The demolition, replacement and extension of the decks on the main and lower living levels of an existing single-family residence.

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 C1.0.

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

All construction is intended to be completed in one phase.

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 deck renovation will have minimal impact on the location because it is only exterior work on an existing single family residence and will not disturb the site topography.

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

The anticipated beneficial aspect would be the revitalization of the exterior aesthetic of the existing single family residence.

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

The proposed work is not anticipated to have negative impacts on adjacent properties as all work is within the property and attached to the existing single family residence. It is also replacing existing improvements of similar scale.

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.

See sheet C1.0.

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	Incline Village General Improvement District
b. Electrical Service	NV Energy
c. Telephone Service	AT&T & Charter Spectrum
d. LPG or Natural Gas Service	Southwest Gas
e. Solid Waste Disposal Service	Waste Management
f. Cable Television Service	Charter Spectrum
g. Water Service	Incline Village General Improvement District

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 #	N/A	acre-feet per year	
j. Surface Claim #	N/A	acre-feet per year	
k. Other #	N/A	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).

N/A

10. Community Services (provided and nearest facility):

a. Fire Station	North Lake Tahoe Fire Protection District - Crystal Bay Fire Station #2
b. Health Care Facility	Incline Village Health Clinic
c. Elementary School	Incline Elementary School
d. Middle School	Incline Middle School
e. High School	Incline High School
f. Parks	North Tahoe Regional Park
g. Library	Incline Village Library
h. Citifare Bus Stop	Tahoe Truckee Area Regional Transit

Project Information

Location: 485 Gonowabie Road

APN: 123-133-20

Site Area: 0.17 ac

Zoning: TA_CB

Master Plan Designation: Crystal Bay

Proposed Improvements: The demolition, replacement, and extension of new decks for an existing single-family residence.

Special Use Permit for: development in the Crystal Bay Regulatory Zone

Pre-Development Discussion

Existing Conditions & Development:

The site is currently developed with an existing single-family residence and a detached garage. Access to the site is from Gonowabie Road east of the property. This parcel naturally slopes from the southwest to the northeast at slopes around 50%.

Surrounding Properties:

- | | | |
|----------------------------|---------------|--------------------------------|
| ○ North: 0 Gonowabie Road | Zoning: TA_CB | Use: Vacant |
| ○ South: 0 Gonowabie Road | Zoning: TA_CB | Use: Vacant |
| ○ East: Gonowabie Road | Zoning: N/A | Use: Gonowabie Road |
| ○ West: 426 State Route 28 | Zoning: TA_CB | Use: Single-Family Residential |

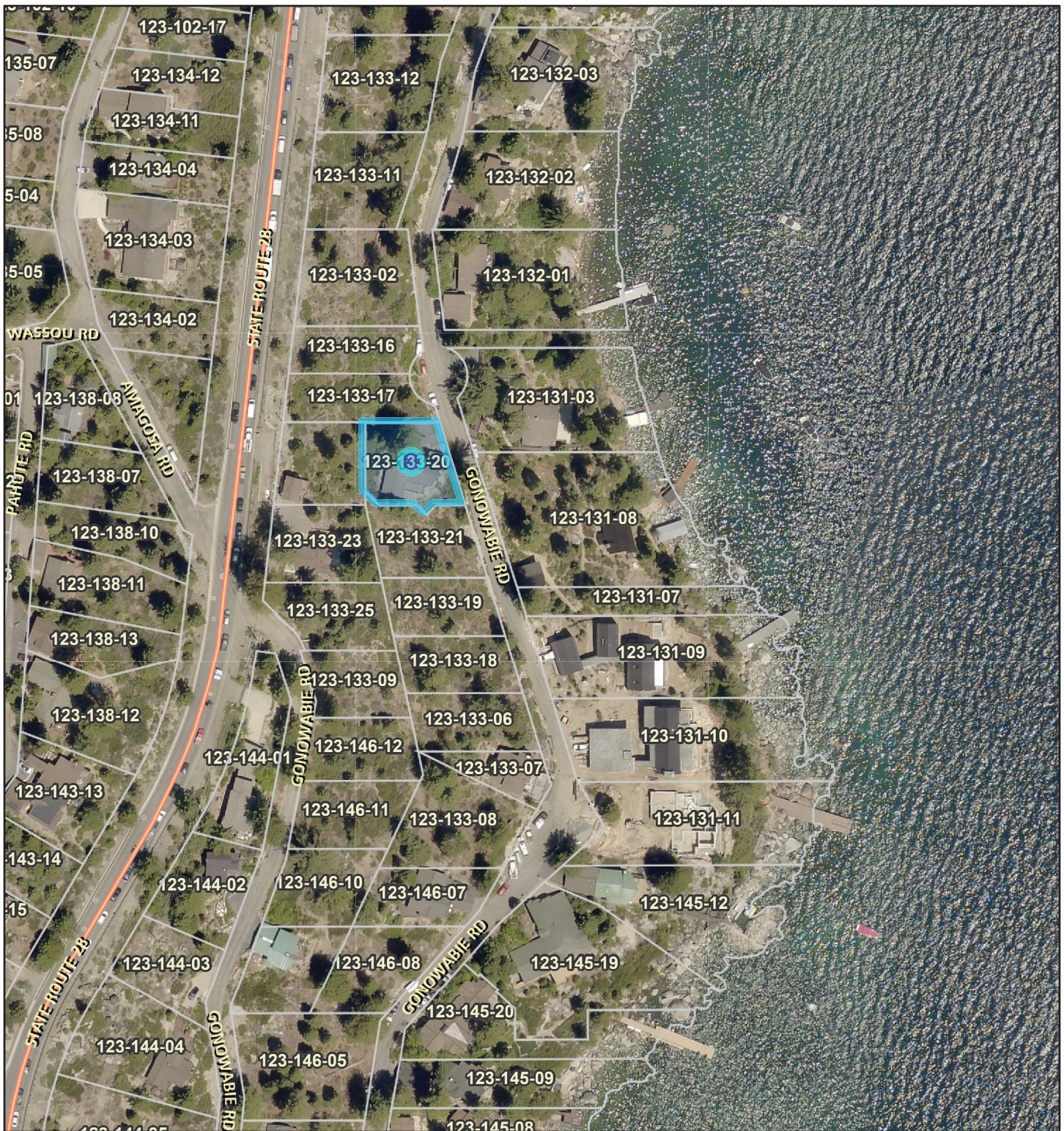
Proposed Development Discussion

Proposed Improvements:

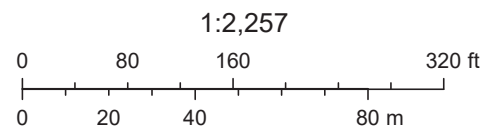
The existing single-family residence will be entirely protected in place and existing drainage patterns will be maintained. The proposed work will consist of the demolition and replacement of the existing decks and stairs which are in disrepair and need replacement. The new decks will be extended on the main and lower living levels that would allow safer maintenance access around the home.

The existing detached garage has traditionally been accessed by an elevator below the upper deck. The replacement stairs will remain within the footprint of the existing stairs, but will be able to provide more direct access to the detached garage. Furthermore, this access will be safer as the majority of the proposed staircase will be protected from weather and can provide an alternative route in the event that the elevator is not functioning properly. Overall, the proposed deck and stair replacement and extensions will provide a safer method for maintenance, repairs, and everyday access while also enhancing the exterior aesthetic of the existing single-family residence.

Vicinity Map



February 26, 2025



Washoe County GIS, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

This information for illustrative purposes only. Not be used for boundary

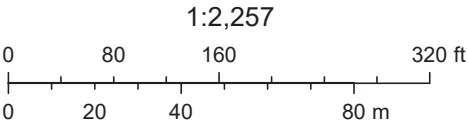
Zoning Map



February 26, 2025

Regulatory Zoning - Tahoe

 Crystal Bay

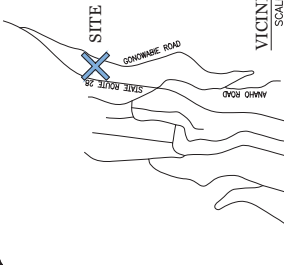


Washoe County, Washoe County GIS, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

This information for illustrative puroposes only. Not be used for boundary

Plans

PIANI EGGENDI



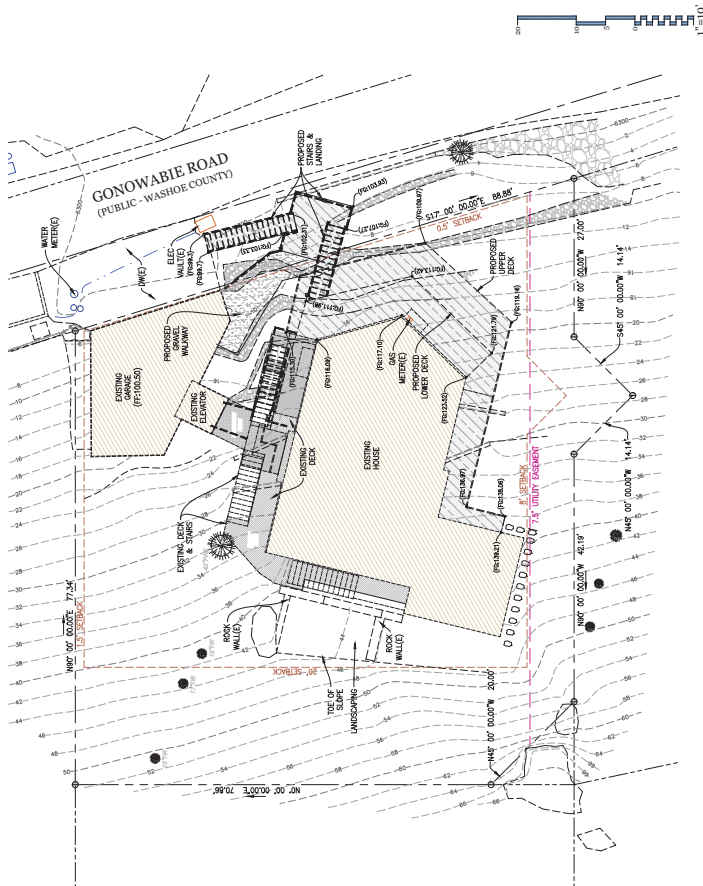
OWNER INFORMATION
CONCOMBIE ROAD RESIDENCE TRUST I
26 STATE ROUTE 28 UNIT 335
CRYSTAL BAY, NV 89402

CINITY M.
SCALE: N.T.S.

Preliminary Site & Grading Plan

PROGRESS DRAWING
NOT FOR
CONSTRUCTION

C1.0





Project Number	251146
Date	8/14/2023
Drawn By	Author
Checked By	Checker

A102

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

LOWER DECK PLAN

No.	Description	Date

Job Name: HELMUELLER DECK
Client Name: DAVID HELMUELLER
Project Location: 485 GONOWABIE RD
CRYSTAL BAY, NV 89402

REVIEW
10/26/23 11:43 AM

NOT FOR CONSTRUCTION



SIERRA BIM SOLUTIONS LLC
email: jhel@sierrabim.com
775-225-1248

REVIEW
13/2025 11:41:40 AM
NOT FOR CONSTRUCTION

1/3/2025 11:41:40 AM

Job Name: HELMUELLER DECK
Client Name: DAVID HELMUELLER
Project Location: 485 GONOWABIE RD
CRYSTAL BAY, NV 89402

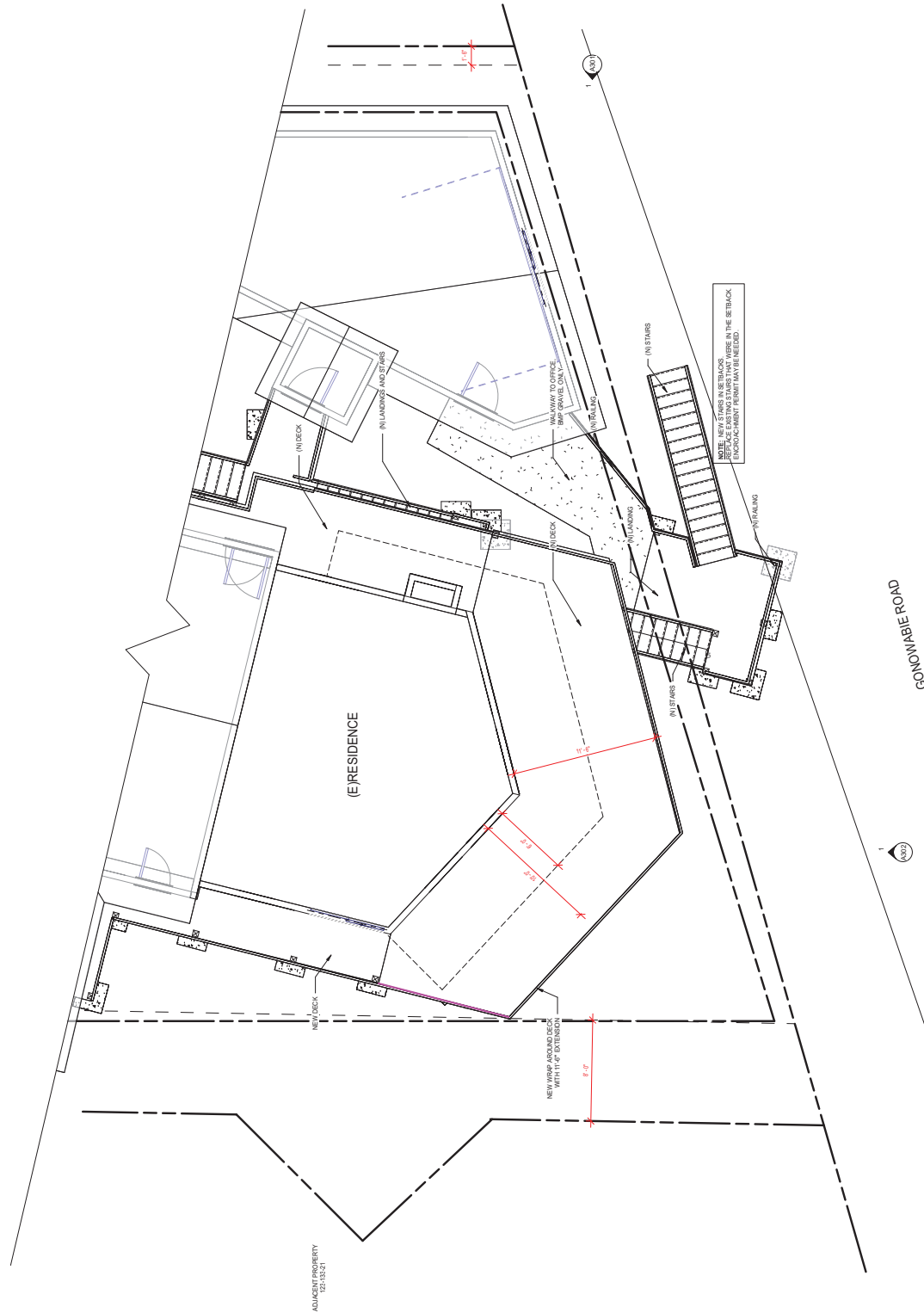
No.	Description	Date

UPPER DECK PLAN

Project number	23146
Date	8.14.2023
Drawn by	Author
Checked by	Checker

A103

Scudo



CONNONABIE ROAD

NOTE: NEW STAIRS IN SETBACKS.
REPLACE EXISTING STAIRS THAT WERE IN THE SETBACK.
ENCROACHMENT PERMIT MAY BE NEEDED.

① UPPER DECK
1/4" = 1'-0"



SIERRA BIM SOLUTIONS LLC
email: joel@sierrabim.com
775-223-1248

email: joel@sierrabim.com
775-223-1248

NOT FOR CONSTRUCTION

REVIEW
1/3/2025 11:41:44 AM

REVIEW

1/3/2025 11:41:44 AM

1/3/2025 11:41:44 AM

Job Name: HELMUELLER DECK
Client Name: DAVID HELMUELLER
Project Location: 485 GONOWABIE RD
CRYSTAL BAY, NV 89402

Client Name: DAVID HELMUELLER

Job Name: HELMUELLER DECK

485 GONOWABIE RD
CRYSTAL BAY, NV 89402

Revision Schedule	
No.	Description
	Date

Revision Schedule	
No.	Description

ELEVATIONS

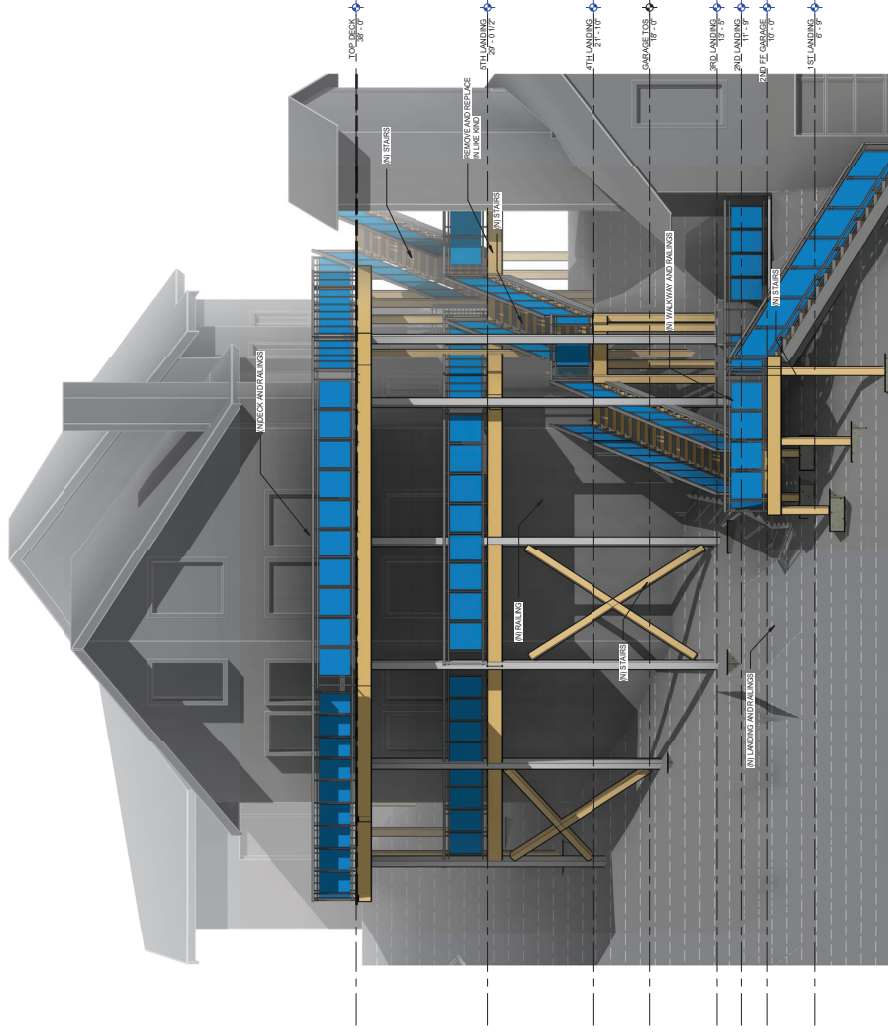
Project number	23146
Date	8.14.2023
Drawn by	Author
Checked by	Checker

A302

Scale

18

① EAST ELEVATION
1/4" = 1'-0"



Site Photos





walls that are in good condition that were built when garage was built

entrance to office space above garage that currently has no way to access it

