

Community Services Department
Planning and Building
DETACHED ACCESSORY DWELLING
ADMINISTRATIVE REVIEW
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: 903 Incline Way Accessory Dwelling Unit			
Project Description: Change in use of existing room to include kitchenette through revision request to WBLD24-102650, WSUP24-0002, ERSP2024-0434-01, and incoming development right TRAN2025-1674			
Project Address: 903 Incline Way Incline Village NV 89451			
Project Area (acres or square feet): 986 sq.ft (Existing)			
Project Location (with point of reference to major cross streets AND area locator): off Village Blvd. between side streets Incline Way & Southwood Blvd.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
132-232-01	0.826 Acres		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). WTPM25-0010			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: HODNEFIELD COMMUNITY PROPERTY TRUST		Name: GilanFarr Architecture	
Address:		Address:	
INCLINE VILLAGE	Zip: 89451	Incline Village NV	Zip: 89451
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Reece		Contact Person: Reece	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Gilanfarr Architecture		Name:	
Address:		Address:	
Incline Village NV	Zip: 89451		Zip:
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Reece		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 for a Detached Accessory Dwelling Supplemental Information

(All required information may be separately attached)

1. What is the size (square footage) of the main dwelling or proposed main dwelling (exclude size of garage)?

5,847 sf existing SFD with proposed change of use of existing 986 sf within SFD to ADU.

2. What is the size of the proposed detached accessory dwelling (exclude size of garage)? If a manufactured or modular home is the secondary dwelling, list the age and size of the unit.

existing 986 sf. change of use within existing SFD

3. How are you planning to integrate the main dwelling and secondary dwelling to provide architectural compatibility of the two structures?

N/A existing approved structure with change of use.

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

5 existing

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?

Will have no potential negative impacts of adjacent properties, existing approved building footprint, no exterior work propose.

7. 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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8. 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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9. 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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10. List who the service providers are for the main dwelling and accessory dwelling:

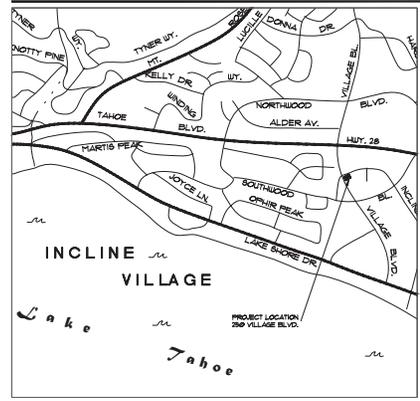
	Main Dwelling	Accessory Dwelling
Sewer Service	IVGID	IVGID
Electrical Service	NV Energy	NV Energy
Solid Waste Disposal Service	Waste Management	Waste Management
Water Service	IVGID	IVGID

VILLAGE ESTATE

250 VILLAGE BLVD INCLINE VILLAGE WASHOE NEVADA 132-232-01
 CUSTOM HOME FOR JERRY AND SHERRI HODNEFIELD



VICINITY MAP



PROJECT SUMMARY

DESIGN CRITERIA:
 (RESIDENCE, R3 w/ U GARAGE) TYPE VI, CONSTRUCTION TWO STORY WOOD FRAMED BUILDING w/ ATTACHED TWO CAR GARAGE.

THIS PROJECT PROPOSES TO UTILIZE THE DIRT AREA EXISTING ON THE PARCEL TO CONSTRUCT A TWO STORY SINGLE FAMILY RESIDENCE CONTAINING 3 BEDROOMS AND 3 BATHROOMS w/ ATTACHED TWO CAR GARAGE WITH A COVERED ENTRY AREA AND PATIO AREA. THE PROJECT IS PART OF A MIXED USE DEVELOPMENT WHICH INCLUDE AN EXISTING 1050 SF RETAIL/COMMERCIAL BUILDING.

SQUARE FOOTAGE:

LOWER LEVEL	3250 SF
UPPER LEVEL	1556 SF
WORKSHOP	649 SF
GARAGE	830 SF
POOL	80 SF
TOTAL	6465 SF
PATIO UNCOVERED	48 SF
PATIO COVERED	1864 SF
WOOD DECKS	316 SF
TOTAL	1408 SF



GILANFARR
 architecture

785 SOUTHWOOD BLVD
 SUITE 3
 P.O. BOX 6987
 INCLINE VILLAGE, NV 89451
 VOICE: (775-831-8001)

GILANFARRARCHITECTURE.COM

NOTES:

THIS PROJECT IS DESIGNED UNDER THE 2009 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC) OF THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS AND THE 2009 IRC ALONG WITH THE 2009 HAWAIIAN URBAN INTERFACE CODE (HUIIC) WITH AMENDMENTS IN NUTPD RESOLUTIONS 18-1 AND 18-2.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS WITH THOSE AT THE SITE. ANY VARIATION WHICH REQUIRES PHYSICAL CHANGE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

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STRUCTURAL ENGINEER

STRUCTURED ENGINEERING, LLC
 JEFF HARNSEL, P.E., PRINCIPAL
 9372 JENNIFER, 8TH STREET
 INCLINE VILLAGE, NEVADA
 775-813-4916

OWNER:

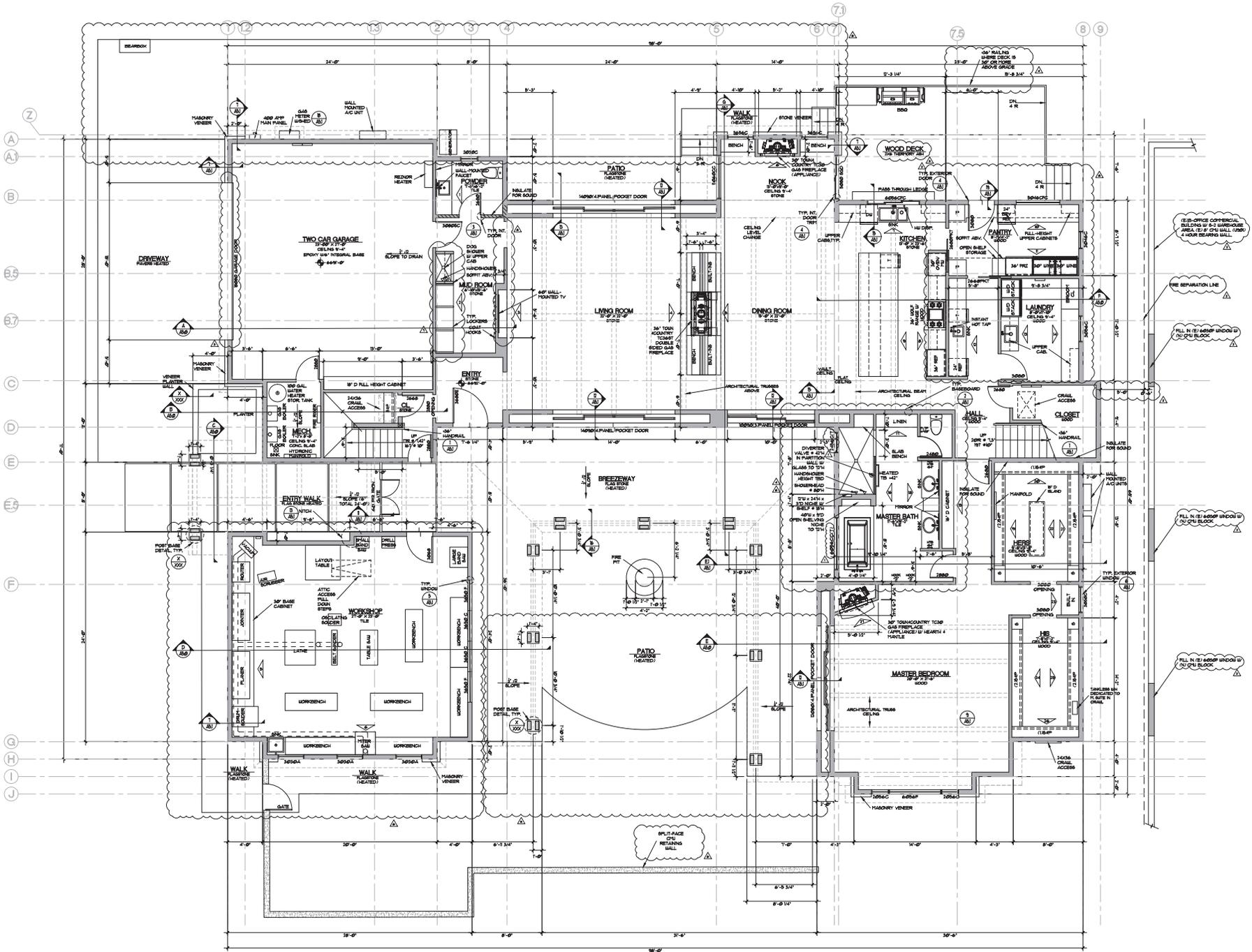
JERRY & SHERRI HODNEFIELD
 250 VILLAGE BLVD
 INCLINE VILLAGE, NV 89451
 775-831-8001

SHEET INDEX

JULY 17 2024

11 TITLE SHEET
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 C1b SITE & BMP PLAN
 C1c LANDSCAPE PLAN
 L1 LOWER LEVEL FLOOR PLAN
 U1 UPPER LEVEL FLOOR PLAN
 E1 EXTERIOR ELEVATIONS
 E2 EXTERIOR ELEVATIONS

- △ 07-23-24 PLAN CHECK
- △ 08-16-24 PLAN CHECK
- △ 09-23-24 FIELD CHANGES
- △ 03-28-25 FIELD CHANGE
- △ 04-29-25 FIELD CHANGE
- △ 06-16-25 FIELD CHANGE



LOWER LEVEL FLOOR PLAN

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



GILANFAR
Architecture

3000 W. LAS VEGAS BLVD. SUITE 100
LAS VEGAS, NV 89102
TEL: 702.735.0000
WWW.GILANFAR.COM

FILE: LOWER LEVEL FLOOR PLAN
CUSTOM RESIDENCE FOR
JERRY AND SHERRI HODNFIELD
280 VILLAGE BLVD. INCLINE VILLAGE, NEVADA
280 VILLAGE BLVD. INCLINE VILLAGE, NEVADA
471, 153, 152, 151, 150, 149, 148, 147, 146, 145, 144, 143, 142, 141, 140, 139, 138, 137, 136, 135, 134, 133, 132, 131, 130, 129, 128, 127, 126, 125, 124, 123, 122, 121, 120, 119, 118, 117, 116, 115, 114, 113, 112, 111, 110, 109, 108, 107, 106, 105, 104, 103, 102, 101, 100, 99, 98, 97, 96, 95, 94, 93, 92, 91, 90, 89, 88, 87, 86, 85, 84, 83, 82, 81, 80, 79, 78, 77, 76, 75, 74, 73, 72, 71, 70, 69, 68, 67, 66, 65, 64, 63, 62, 61, 60, 59, 58, 57, 56, 55, 54, 53, 52, 51, 50, 49, 48, 47, 46, 45, 44, 43, 42, 41, 40, 39, 38, 37, 36, 35, 34, 33, 32, 31, 30, 29, 28, 27, 26, 25, 24, 23, 22, 21, 20, 19, 18, 17, 16, 15, 14, 13, 12, 11, 10, 9, 8, 7, 6, 5, 4, 3, 2, 1

REVISIONS	DATE
1	02-28-25 FIELD CHANGE
2	04-29-25 FIELD CHANGE
3	06-16-25 FIELD CHANGE

FILE: 280 VILLAGE

DATE: 07-28-25

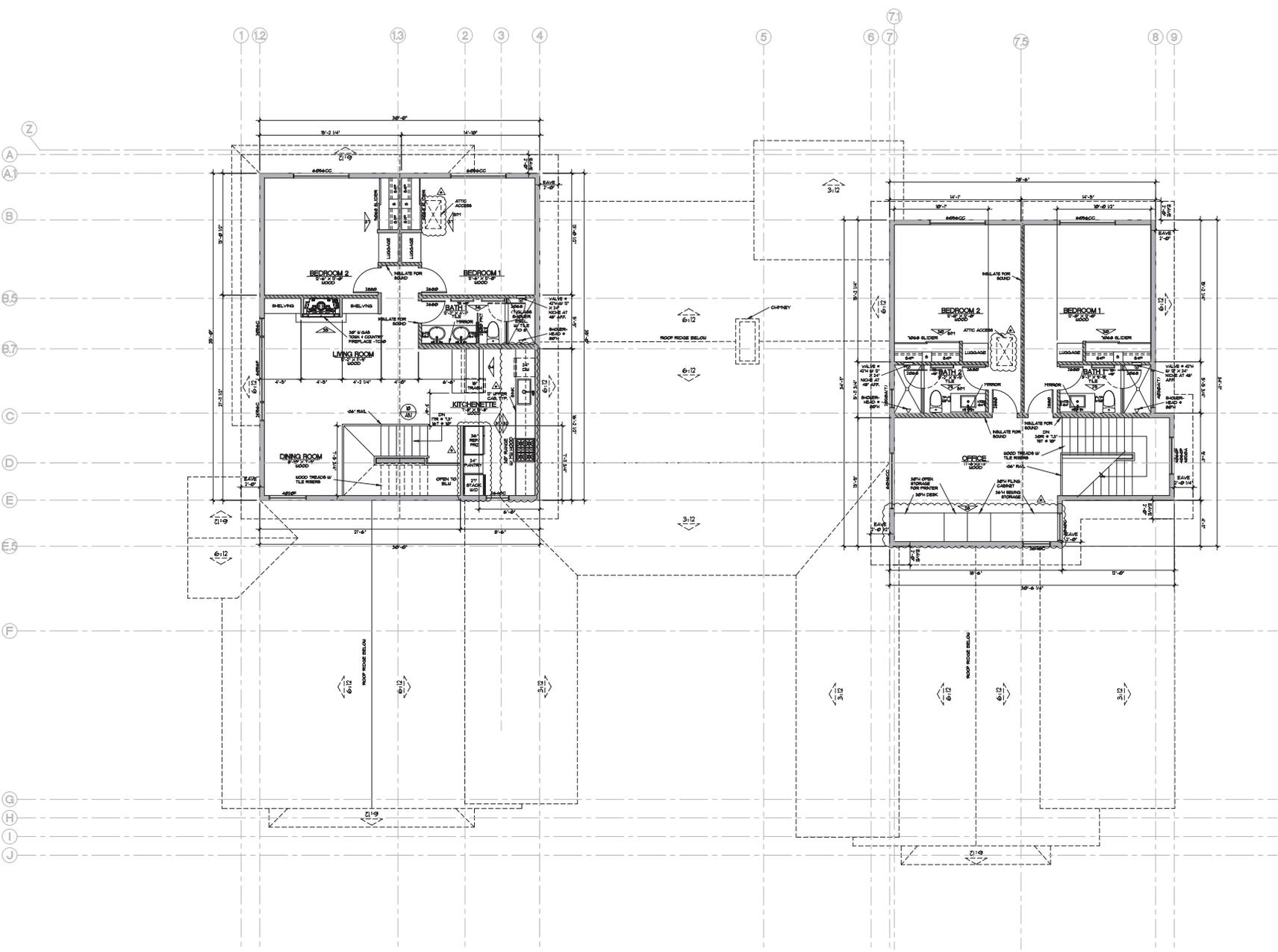
SCALE: 1/4" = 1'-0"

DRAWN: GFA

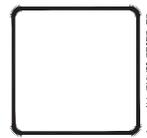
SHEET:

A1.0

OF 11 SHEETS



UPPER LEVEL FLOOR PLAN
 SCALE: 1/4" = 1'-0"



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 architecture

3030 W. LAS VEGAS BLVD. SUITE 200
 LAS VEGAS, NV 89102
 (702) 735-1111

FILE: UPPER LEVEL FLOOR PLAN
 CUSTOM RESIDENCE FOR:
JERRY AND SHERRI HODNEFIELD
 280 VILLAGE BLVD. VILLAGE VILLAGE, NEVADA
 (APN: 187-037-00)

REVISIONS	
▲	04-28-25 FIELD CHANGE
▲	06-18-25 FIELD CHANGE

FILE: 280 VILLAGE

DATE: 07-28-25

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

DRAWN: GFA

SHEET:
A2.0
 OF 17 SHEETS

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NORTH ELEVATION

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

TRPA EXTERIOR NOTES

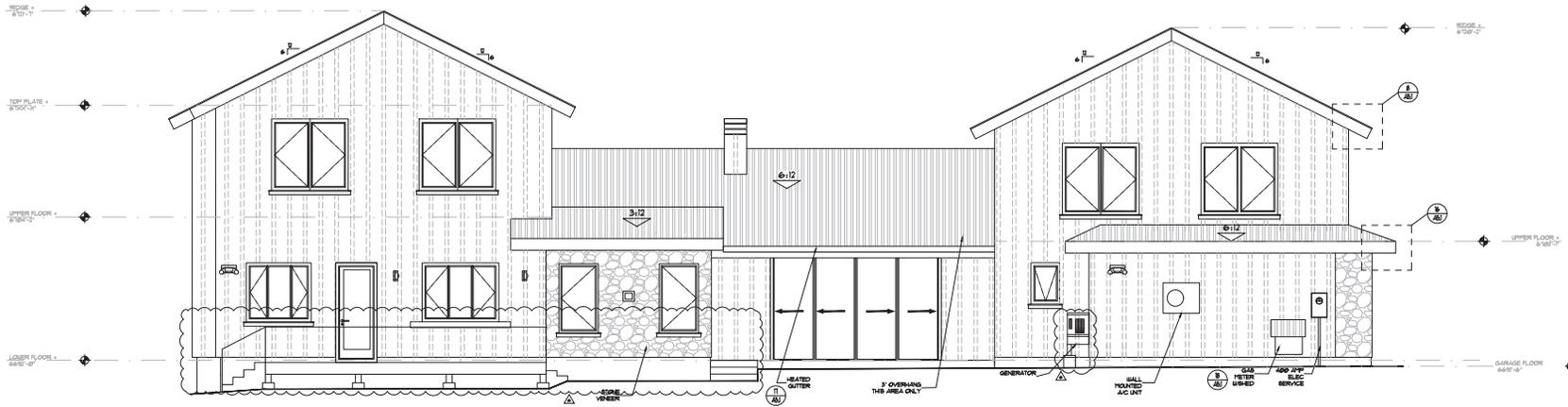
COLORS: THE COLOR OF THIS STRUCTURE INCLUDING ANY FINISH ON THE PROPERTY SHALL BE COMPATIBLE WITH THE SURROUNDINGS.

PAINTED COLORS IN THE EXTERIOR AND WOODSTONE RANGE SHALL BE USED FOR THE PRIMARY COLORS OF THE STRUCTURE. NEBS SHALL BE WITHIN THE RANGE OF NATURAL COLORS THAT BLEND BETTER THAN CONTRAST WITH THE EXISTING VEGETATION AND EARTH TONES. EXTERIOR COLORS ARE CONSIDERED TO BE SHADES OF REDWOOD, SPANISH GRAY, TAN, GREY, AND OTHER.

ROOF: ROOF SHALL BE COMPOSED OF NON-GLARE EXTERIOR OR WOODSTONE MATERIALS THAT FINISH REFLECTIVITY.

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

EXTERIOR LIGHTING: ALL EXTERIOR LIGHTING SHALL BE CONSISTENT WITH TRPA CODES OF ORDINANCE, SECTION 5.6.8. EXTERIOR LIGHTING SHALL BE FULLY SHIELDED AND DIRECTED DOWNWARD AS TO NOT PRODUCE OBTRUSIVE GLOW OR INTO ADJACENT PROPERTIES. SELF-ILLUMINATION OR AESTHETIC OR DECORATIVE PURPOSES OF ANY BUILDING OR SURROUNDING LANDSCAPE UTILIZING EXTERIOR LIGHT FIXTURES PROJECTED ABOVE THE ABOVE THE HORIZONTAL IS PROHIBITED.



EAST ELEVATION

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



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10000
10000
10000

FILE: NEW ELEVATIONS
CUSTOM RESIDENCE FOR:
JERRY AND SHERRI HODNEFIELD
280 VILLAGE BLVD. INGENUE VILLAGE, NEVADA
APRIL 18, 2025

REVISIONS	
1	09-23-24 FIELD CHANGE
2	06-16-25 FIELD CHANGE

FILE: 280 VILLAGE

DATE: 6-16-25

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

DRAWN: GFA

SHEET:

A3.0

OF 17 SHEETS

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