



Accela Downtime 1/12/2021: ***ATTENTION ALL ACCELA CUSTOMERS*** Accela will need to perform an infrastructure maintenance to its Azure production environment, and service might experience performance ... [more](#)

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General Search

Search All Records

Agency:

WASHOE

Record Type:

--Select--

Record Number:

Project Name:

Start Date:

01/14/1900



End Date:

01/12/2021



Licensed Professional Type:

--Select--

State License Number:

First:

Last:

Name of Business:

Business License #:

Street No.:

From - To

Direction:

--Select--

Street Name:

Street Type:

--Select--

Unit Type:

--Select--

Unit No.:

City:

State:

Zip:

Parcel No.:

123-143-11

[Search Additional Criteria](#)

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8 Record results matching your search results

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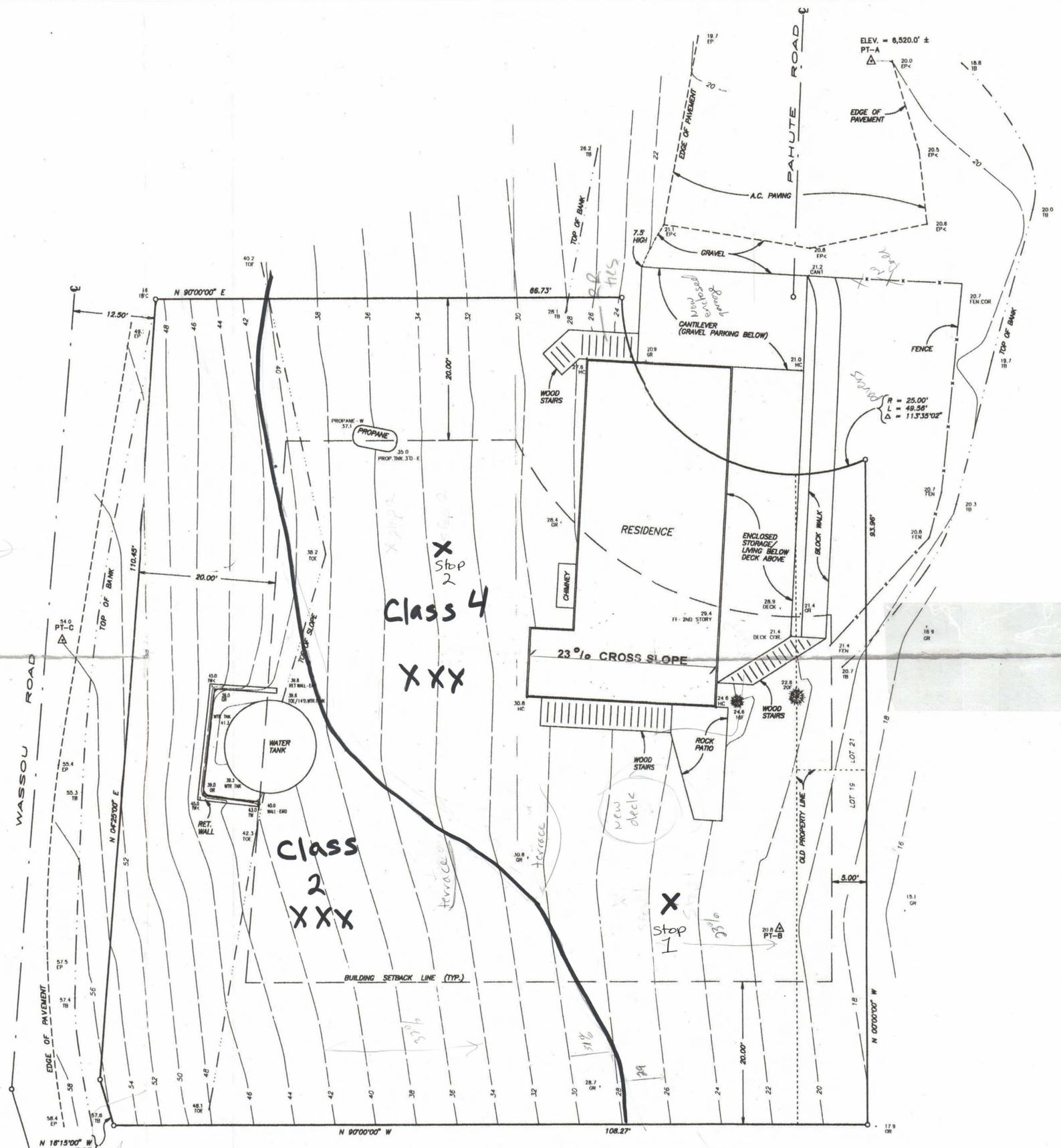
Showing 1-8 of 8 | [Download results](#)

<input type="checkbox"/>	Date	Record Number	Record Type	Project Name	Address	Status	Action	Agency	Description	Expiration Date	Short Notes
<input type="checkbox"/>	07/25/1994	W022771A-LIC	Annual License	INSPIRED IMPORTS	425 PAHUTE RD INCLINE VILLAGE NV	Revoked		WASHOE	IMPORT SALE OF GIFT ITEMS 11 7 95 REVOKED DUE TO NON PAYMENT JO	07/31/1996	
<input type="checkbox"/>	10/30/2019	WENCR19-0023	Revocable Encroachment	425 PAHUTE RD CRYSTAL BAY, NV 89402	425 PAHUTE RD CRYSTAL BAY NV 89402	Recorded		WASHOE	PERMIT TO ALLOW EXISTING TWO-STORY PORTION OF A RESIDENCE WITH A FOOTPRINT OF APPROXIMATELY 910 SQ FT TO REMAIN PARTIALLY WITHIN THE RIGHT OF WAY OF PAHUTE RD.		
<input type="checkbox"/>	06/06/2006	ENC06-006	Revocable Encroachment	Encroachment Permit	425 PAHUTE RD INCLINE VILLAGE NV	Recorded		WASHOE	PORTION OF EXISTING STRUCTURE WITHIN R O W		
<input type="checkbox"/>	12/02/2019	AWS19-8148	Woodstove Certification	Rader / Caillier Living Trust	425 PAHUTE RD CRYSTAL BAY NV 89402	NOE Issued		WASHOE			
<input type="checkbox"/>	09/16/2019	WBLD19-103123	Utility Permit	WATER HEATER - RADER	425 PAHUTE RD CRYSTAL BAY NV 89402	Finaled		WASHOE	TANKLESS WATER HEATER INSTALLATION		
<input type="checkbox"/>	09/19/2011	11-2029	Utility Permit	UTILITY PERMIT	425 PAHUTE RD INCLINE VILLAGE NV	Finaled		WASHOE	NEW GAS LINE FOR COOKTOP TANKLESS WATER HEATER TWO 2 GAS LOG LIGHTERS 44K Btu AND 26K Btu HEATERS		
<input type="checkbox"/>	06/10/1993	93-2297	Residential New, Addition or Remodel Permit	RESIDENTIAL BLDG PERMIT	425 PAHUTE RD INCLINE VILLAGE NV	Finaled		WASHOE	SNOW ICE DAMAGE REPAIR		425 PAHUTE RD CRYSTAL BAY
<input type="checkbox"/>	06/10/1993	93-2298	Miscellaneous	MISC BUILDING PERMIT	425 PAHUTE RD INCLINE VILLAGE NV	Finaled		WASHOE	REROOF SNOW ICE DAMAGE		425 PAHUTE RD CRYSTAL BAY

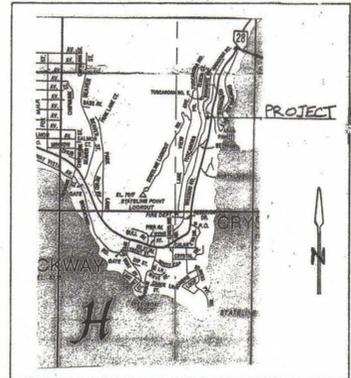


RECEIVED
NOV 01 2005
TAHOE REGIONAL
PLANNING AGENCY

Scenic - Yes -
Coverage -
not across site.
He was in the process of
uncovering some brick pavers
in the backyard.
Residence - ok.
deck ok.
water tank ok.
Historic - Yes
BMP's - none on site.



LCC
DETERMINATION
EXECUTIVE DIRECTOR / DESIGNER
DATE 1/20/2020
TAHOE REGIONAL PLANNING AGENCY



LOCATION MAP N.T.S.

Site Assessment
11/19/05
Wendy J. Papp

RECEIVED
NOV - 4 2019
TAHOE REGIONAL
PLANNING AGENCY
M. Munneke
11-12-19
LCC



Note:
Map not
up to date
with structures

LOT AREA

11,675 SQ. FT. x 1.1%	= 1174
0.2680 ACRES	

IMPERVIOUS SURFACE AREA

RESIDENCE	984 SQ. FT.
DECKS / STAIRS	161
ROCK PATIO/BLOCK WALK	186
ENCLOSED STORAGE/LIVING	273
WATER TANK	136
TOTAL	1,740 SQ. FT.

123-143-11 // LCAP 2019-0329 // 11/04/2019
MICHELLE RADER
GILANFARR ARCHITECTURE
425 PAHUTE RD - Washoe County
079 - Land Capability Challenge



OWNER: GLENN MARTIN P.O. BOX 171, CRYSTAL BAY, NV. 89402 775-745-2286
CONTACT: GARY R. TAYLOR P.O. BOX 1715, CRYSTAL BAY, NV. 89402 775-832-5074, 832-5078 FAX.

AS-BUILT CONTOUR SURVEY
LOT 20 AND A PORTION OF LOTS 19 & 21, BLOCK 9, CRYSTAL BAY PARK SUBDIVISION
INCLINE VILLAGE, WASHOE COUNTY, NEVADA
A.P.N. 123-143-11

SCALE
1" = 8'
DATE
10 AUG 93
DRAWN
RBL
APPROVED
KFB
REVISED
JOB NO.
158-93

Kenneth F. Barrow P.L.S.
LAND SURVEYOR
INCLINE VILLAGE NEVADA 89450
P.O. DRAWER 7000 702 - 831 - 1701



Home Building Business Licensing Enforcement Engineering Fire

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Licensed Professional Type:

--Select--

State License Number:

First:

Last:

Name of Business: Business License #:

Street No.: Direction: Street Name: Street Type:

Unit Type: Unit No.:

City: State: Zip:

Parcel No.:

[Search Additional Criteria](#)

Search **Clear**

4 Record results matching your search results

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Showing 1-4 of 4 | [Download results](#)

<input type="checkbox"/>	Date	Record Number	Record Type	Project Name	Address	Status	Action	Agency	Description	Expiration Date	Short Notes
<input type="checkbox"/>	08/02/2005	VA05-025	Variance	Variance	440 PAHUTE RD INCLINE VILLAGE NV	APPROVED		WASHOE	VARIANCE CASE NO VA05 025 GREIFENSTEIN To reduce the front yard setback from fifteen feet to five and one half feet to construct a covered walkway from the proposed garage to the house as authorized in Article 406 of the Washoe County Development Code The project is located at 440 Pahute Road Crystal Bay approximately 675 feet south of the intersection of Pahute Road and Amagosa Road in the Unofficial Subdivision Crystal Bay Park Lot 24 Block 9 The 0 22		Tahoe - Crystal Bay

<input type="checkbox"/> 06/09/2005 05-2244	Residential New, Addition or Remodel Permit	RESIDENTIAL BLDG PERMIT	440 PAHUTE RD INCLINE VILLAGE NV	Finaled	WASHOE	acre parcel is designated High Density Suburban HDS in the Tahoe Area Plan and is situated in a portion of Section 19 T16N R18E MDM Washoe County Nevada The property is located in the Incline Village Crystal Bay Citizen Advisory Board boundary and Washoe County Commission District No 1 APN 123 143 16	440 PAHUTE RD
<input type="checkbox"/> 05/26/1999 99-2306	Miscellaneous	MISC BUILDING PERMIT	440 PAHUTE RD INCLINE VILLAGE NV	Finaled	WASHOE	NEW GARAGE REMODEL ADDITION DECK STAIRS 7 29 05 ENTRY ROOF AND OVERHANGS REVISED 12 12 05 REVISION ROOF EXTENSINS BETWEEN GARAGE HOUSE TRUSSES TO 16 oc 02 09 2006 REVISION ELIMINATE LOWER FLOOR ADDITION CHANGES STRUCTURAL CHANGES TO SHEAR WALLS REMOVE EXTERIOR STAIRS	440 PAHUTE RD
<input type="checkbox"/> 09/13/1995 95-4718	Plumbing	PLUMBING PERMIT	440 PAHUTE RD INCLINE VILLAGE NV	Finaled	WASHOE	REROOF W SLEEPERS INSULATION REPLACE GAS LINE AND TEST CONVERT TO NATURAL	440 PAHUTE RD



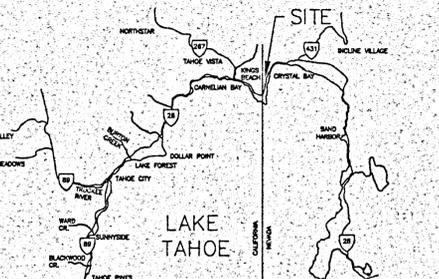
REVISIONS		
1	10-11-05	LC
2	12/7/06	LC

P.O. BOX 5989
INCLINE VILLAGE
NEVADA 89450
PHONE: (775)833-3388
FAX: (775)833-2388
eliseanet@aol.com

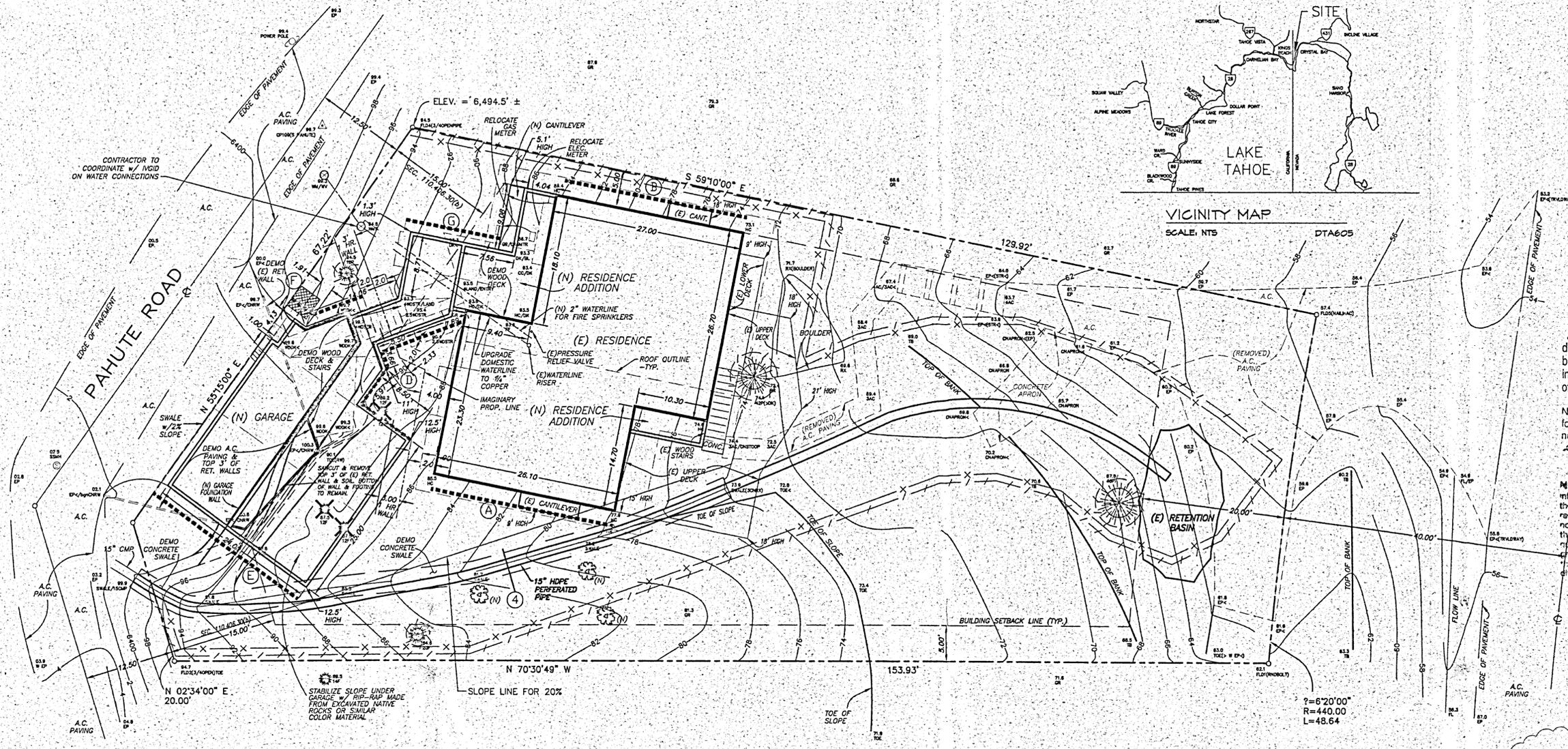
**ELISE FETT
& ASSOCIATES, LTD.**
AIA • RCE
ARCHITECTURE
ENGINEERING

FRED & LINDA GREIFENSTEIN
LOT 24, BLOCK 9, CRYSTAL BAY PARK UNIT NO. 1
(UNOFFICIAL SUBDIVISION)
440 PAHUTE RD., CRYSTAL BAY, WASHOE COUNTY, NEVADA
APN# 123-143-16

DRAWN: KJM CHECKED: EBF
DATE: 3-2-04
SCALE: AS NOTED
JOB NO: FL6R
DWG NO: FL6RSURVEY
SHEET
SP-1
OF 3 "SP" SHEETS



VICINITY MAP
SCALE: N.T.S. DTA605



SITE PLAN
SCALE: 1"=5'-0"

All existing disturbed areas and areas disturbed by construction activity, shall be revegetated with vegetation species in accordance with the TRPA handbook of best management practices.

NOTE: The permittee is responsible for insuring the final plans as built, do not exceed the TRPA approved land coverage figures shown on the site plan.

NOTE: Required BMPs (slope stabilization, erosion control, etc.) shown on the approved plans have been determined from the approved BMPs necessary to correct inadequate conditions submitted by the applicant and not confirmed by field inspection. Modification of the required BMPs necessary to correct inadequate conditions may be added at the time of the proposed construction and shall be incorporated into the final permit and site plan as additional conditions of approval.

PLAN REVISIONS
(IN CONFORMANCE WITH ORIGINAL APPROVAL)
THIS APPROVAL EXPIRES ON
DEC 22 2007
EXECUTIVE DIRECTOR / DESIGNER DATE
TAHOE REGIONAL PLANNING AGENCY

B.M.P. NOTES:

PROVIDE A THREE INCH LAYER OF GRAVEL (75% OR 5/4" DRAINROCK) BENEATH ALL RAISED DECKS. MEASURES TO CONTAIN THE GRAVEL (e.g. A WOOD BORDER) SHALL BE INSTALLED DOWNSLOPE.

ALL BARREN AREAS AND AREAS DISTURBED BY CONSTRUCTION SHALL BE REVEGETATED IN ACCORDANCE WITH THE TRPA HANDBOOK OF BEST MANAGEMENT PRACTICES. APPLICATION OF A MULCH MAY ENHANCE VEGETATIVE ESTABLISHMENT.

INSTALL PARKING BARRIERS TO RESTRICT PARKING TO PAVED SURFACES ONLY.

ALL WASTE RESULTING FROM SAW-CUTTINGS OF PAVEMENT SHALL BE REMOVED USING A VACUUM (OR OTHER TRPA APPROVED METHOD) DURING THE CUTTING PROCESS OR IMMEDIATELY THEREAFTER. DISCHARGE OF WASTE MATERIAL TO SURFACE DRAINAGE FEATURES IS PROHIBITED AND CONSTITUTES A VIOLATION OF THIS PERMIT.

NO TREES SHALL BE REMOVED (OTHER THAN THOSE SHOWN ON THE APPROVED SITE PLAN OR TRIMMED WITHOUT PRIOR TRPA WRITTEN APPROVAL) ANY SUCH REMOVAL OR TRIMMING SHALL CONSTITUTE A VIOLATION OF PROJECT APPROVAL.

THE PERMITTEE IS RESPONSIBLE FOR INSURING THAT THE PROJECT, AS BUILT, DOES NOT EXCEED THE APPROVED LAND COVERAGE FIGURES SHOWN ON THE SITE PLAN. THE APPROVED LAND COVERAGE FIGURES SHALL SUPERSEDE SCALED DRAWINGS WHEN DISCREPANCIES OCCUR.

THIS SITE SHALL BE WINTERIZED IN ACCORDANCE WITH THE PROVISIONS OF ATTACHMENT R BY OCTOBER 15th OF EACH CONSTRUCTION SEASON.

OWNER

FRED & LINDA GREIFENSTEIN
1836 GLENHENS RD.
OAKLAND, CA 94622
(775) 833-7812

PROPERTY

440 PAHUTE RD.
CRYSTAL BAY
WASHOE COUNTY, NEVADA
LOT 24, BLOCK 9
CRYSTAL BAY PARK UNIT NO. 1
(UNOFFICIAL SUBDIVISION)
APN 123-143-16

CONTACT PERSON

ELISE FETT & ASSOCIATES
P.O. BOX 5989
INCLINE VILLAGE, NV 89450
(775) 833-3388

NOTE:

EXISTING SURVEY & SITE PLAN PROVIDED BY KENNETH P. BARROW, P.L.S. ELISE FETT & ASSOCIATES, LTD. IS NOT RESPONSIBLE FOR THE ACCURACY OF THE EXISTING CONDITIONS ON THIS SITE PLAN.

CODE ANALYSIS

CODE EDITION - U.B.C. 1997
OCCUPANCY GROUP - R-3
TYPE OF CONSTRUCTION - V

LAND AREA

4343 sq.ft.
0.2145 acres

SHEET INDEX:

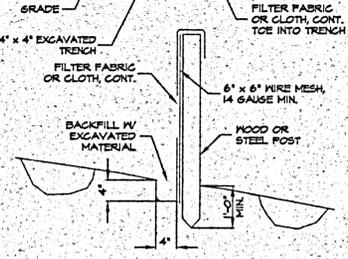
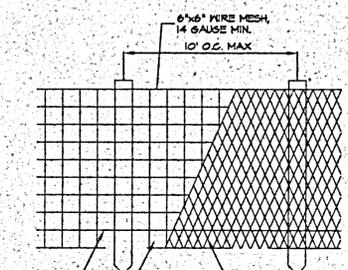
- SP-1 SITE PLAN, BMP PLAN
- SP-2 COVERAGE PLAN
- SP-3 LANDSCAPE PLAN
- A-1 BASEMENT FLOOR PLAN & 1st FLOOR PLAN
- A-2 2nd FLOOR PLAN, LOFT FLOOR PLAN, HOUSE ROOF PLAN
- A-3 GARAGE FLOOR PLAN, GARAGE ELEVATIONS, GARAGE ROOF PLAN, GARAGE HEIGHT CALC.
- A-4 HOUSE NORTH & WEST ELEVATIONS
- A-5 HOUSE EAST & SOUTH ELEVATIONS
- A-6 BASEMENT KEYNOTE PLAN, 1st FLOOR KEYNOTE PLAN
- A-7 2nd FLOOR KEYNOTE PLAN, LOFT KEYNOTE PLAN
- A-8 GARAGE KEYNOTE PLAN
- E-1 BASEMENT ELECTRICAL PLAN, 1st FLOOR ELECTRICAL PLAN
- E-2 2nd FLOOR ELECTRICAL PLAN, LOFT ELECTRICAL PLAN
- E-3 GARAGE ELECTRICAL PLAN
- S-1 FOUNDATION & BASEMENT FLOOR FRAMING PLAN
- S-2 1st FLOOR FRAMING PLAN
- S-3 2nd FLOOR FRAMING PLAN
- S-4 LOFT & ENTRY ROOF FRAMING PLAN, ROOF FRAMING PLAN
- S-5 GARAGE FOUNDATION & FRAMING PLAN, GARAGE ROOF FRAMING PLAN
- S-6 1st FLOOR DIAPHRAGM PLAN, 2nd FLOOR DIAPHRAGM PLAN
- S-7 LOFT FLOOR DIAPHRAGM PLAN, ROOF DIAPHRAGM PLAN
- S-8 GARAGE FLOOR DIAPHRAGM PLAN, GARAGE ROOF DIAPHRAGM PLAN
- S-9 STRUCTURAL DETAILS
- S-10 STRUCTURAL DETAILS
- S-11 STRUCTURAL DETAILS

PLANTING & IRRIGATION:

- 1) RESEED W/ TRPA APPROVED MIX AND WILD FLOWERS.
- 2) NO IRRIGATION PROVIDED/REQUIRED FOR NEW INDIGENOUS PLANTING INDICATED ABOVE.

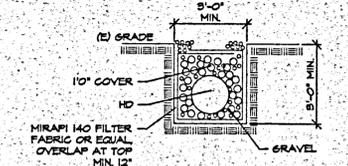
SQUARE FOOTAGE

HOUSE EXISTING TO REMAIN	444 S.F.
HOUSE REMODEL	1820 S.F.
HOUSE NEW	775 S.F.
GARAGE NEW	556 S.F.
DECKS / STAIRS EXISTING TO REMAIN	564 S.F.
DECKS / STAIRS NEW	207 S.F.

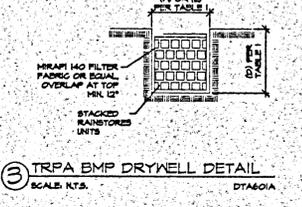


1) FILTER FABRIC FENCE
SCALE: N.T.S. DTA606

2) VEGETATION PROTECTIVE FENCING
SCALE: N.T.S. DTA607



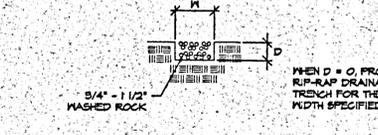
4) HDPE DRAINAGE PIPE
SCALE: N.T.S. DTA611



5) TRPA BMP DRYWELL DETAIL
SCALE: N.T.S. DTA609

TRENCH*	WIDTH (IN)	DEPTH (IN)	LENGTH (FT)
A**	24	0	28
B**	24	0	40
C**	NOT USED		
D**	24	0	32
E**	24	0	27
F	40	12	3.33
G**	12	0	13.5

*REFER TO INFILTRATION TRENCHES NOTED ON SITE PLAN.
**INFILTRATION TRENCHES TO BE INSTALLED LEVEL PER DETAIL 5



6) TRPA BMP INFILTRATION TRENCH
SCALE: N.T.S. DTA608

LEGEND

- TREE DIAMETER & TYPE
- X-X- TRPA APPROVED TEMPORARY EROSION CONTROL STRUCTURES - DOWNSLOPE OF THE PROPOSED CONSTRUCTION AREAS
- - - - EXISTING CONTOURS
- - - - PROPOSED CONTOURS
- - - - REMOVED CONTOURS
- - - - INFILTRATION TRENCH
- - - - VEGETATION PROTECTIVE FENCING - NO MORE THAN 12' FROM AREA OF APPROVED DISTURBANCE
- X TREE/BOULDER TO BE REMOVED
- TREE
- DRYWELL PER BMP SIZING TABLE

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT/ENGINEER AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT/ENGINEER.

PAHUTE ROAD

N 55°15'00" E

S 59°10'00" E

RESIDENCE

RTF
1a

CAF
2

N 02°34'00" E
20.00'

N 70°30'49" W

153.93'

BUILDING SETBACK LINE (TYP.)





Home Building Business Licensing Enforcement Engineering Fire

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WASHOE

Record Type:

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Record Number:

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Start Date:

01/14/1900



End Date:

01/12/2021



Licensed Professional Type:

--Select--

State License Number:

First:

Last:

Name of Business: Business License #:

Street No.: Direction: Street Name: Street Type:

Unit Type: Unit No.:

City: State: Zip:

Parcel No.:

[Search Additional Criteria](#)

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11 Record results matching your search results

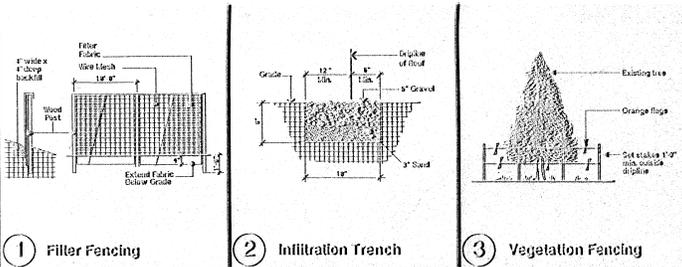
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<input type="checkbox"/>	Date	Record Number	Record Type	Project Name	Address	Status	Action	Agency	Description	Expiration Date	Short Notes
<input type="checkbox"/>	05/20/1996	W024601A-LIC	Annual License	DOG TRAINER (THE)	450 PAHUTE RD INCLINE VILLAGE NV	Out of Business		WASHOE	MOBILE DOG TRAINING SALES OF DOG FOOD 5 10 06 OUT OF BUSINESS VB	05/31/2007	HANN SANDRA L
<input type="checkbox"/>	10/25/2019	AWS19-7354	Woodstove Certification	Rushing / Elgohary	450 PAHUTE RD CRYSTAL BAY NV 89402	NOE Issued		WASHOE			
<input type="checkbox"/>	08/06/2001	V12-75-96	Variance	Variance HISTORY	450 PAHUTE RD INCLINE VILLAGE NV	APPROVED		WASHOE	Variance Case No V12 75 96 To reduce the required front yard setback from 20 feet to not less than 3 feet to facilitate the construction of a two car garage The property is located at 450 Pahute Road Lot 27 Block 9 Crystal Bay Park Subdivision Unit No 1 The 165 acre parcel is designated High Density Suburban HDS in the Tahoe		

<input type="checkbox"/>	04/15/1998	98-1696	Residential New, Addition or Remodel Permit	RESIDENTIAL BLDG PERMIT	450 PAHUTE RD INCLINE VILLAGE NV	Finald	WASHOE	Area Plan and situated in a portion of Section 19 T16N R18E MDM Washoe County Nevada APN 123 143 15 ADD STORAGE AREA TO CRAWL SPACE REV TO 97 4611	450 PAHUTE RD
<input type="checkbox"/>	02/12/1998	98-0595	Residential New, Addition or Remodel Permit	RESIDENTIAL BLDG PERMIT	450 PAHUTE RD INCLINE VILLAGE NV	Finald	WASHOE	PLAN REV TO 97 4611	450 PAHUTE RD
<input type="checkbox"/>	11/20/1997	97-7278	Residential New, Addition or Remodel Permit	RESIDENTIAL BLDG PERMIT	450 PAHUTE RD INCLINE VILLAGE NV	Finald	WASHOE	REVISIONS TO STRUCTURAL TRUSSES	450 PAHUTE RD
<input type="checkbox"/>	08/06/1997	97-4611	Residential New, Addition or Remodel Permit	RESIDENTIAL BLDG PERMIT	450 PAHUTE RD INCLINE VILLAGE NV	Finald	WASHOE	ADDTN TO MIDDLE UPPER FLRS GARAGE DECK ELEVTR	450 PAHUTE RD
<input type="checkbox"/>	08/06/1997	97-4632	Special Inspection Permit	SPECIAL INSPECT PERMIT	450 PAHUTE RD INCLINE VILLAGE NV	Finald	WASHOE	DEMOLITION FOR REMODEL	450 PAHUTE RD
<input type="checkbox"/>	01/07/1997	97-0044	Residential New, Addition or Remodel Permit	RESIDENTIAL BLDG PERMIT	450 PAHUTE RD INCLINE VILLAGE NV	Finald	WASHOE	REMODEL LIVING ROOM	450 PAHUTE RD
<input type="checkbox"/>	08/16/1996	96T0089	TRPA Permit	TRPA PERMIT	450 PAHUTE RD INCLINE VILLAGE NV	Finald	WASHOE	SITE ASSESSMENT	450 PAHUTE RD





Site Protection Notes

- A. Provide required temporary best management practice (BMP) vegetation protection fencing and soil filter fence as indicated on Site Plan and as required by TRPA field inspector.
- B. TRPA approved fabric type filter fencing or straw bales may be used for soil filter fence.
- C. The Contractor shall confine work and material storage to driveway and residence and shall use all means necessary to protect trees and natural ground cover from damage during construction.
- D. Provide erosion/infiltration trenches where indicated on Site Plan.
- E. Provide 3" of 3/4" - 1-1/2" diameter cobbles under all decks indicated.
- F. All barren areas and areas disturbed by construction shall be revegetated in accordance with the TRPA Handbook of Best Management Practices. Application of a mulch may enhance vegetative establishment.

Fertilizer Plan

- Fertilizer management shall be consistent with the TRPA Handbook of Best Management Practices applicable to inorganic and organic applications. Fertilizer management programs involve the following considerations:
- 1. The appropriate type of fertilizer to avoid release of excess nutrients. Use organic fertilizers.
 - 2. The rate of application to avoid excessive application. Not applicable.
 - 3. The frequency of application to minimize the use of fertilizer; fertilize twice a year, working into soil with a rake.
 - 4. Appropriate watering schedules to avoid excessive leaching and run of nutrients; provide drip irrigation system on lawn.
 - 5. Preferred plant materials to minimize the need of fertilizer; see landscape plan.
 - 6. Critical areas (including areas in close proximity to Lake Tahoe or other bodies of water) where the use of fertilizer shall be avoided; do not use fertilizer between new vegetation and the lake.

Site Notes

- A. Contractor to verify location and depth of all existing underground utility lines prior to beginning site work.
- B. Install underground utility lines and service in accordance with the requirements of the service provider.
- C. Elevation marks indicate elevation of finish materials. Verify thickness of finish material and base and prepare subgrade accordingly.
- D. Finish grade to have a positive slope away from building for a minimum of 5 feet.
- E. All excess excavated material to remain on site and be utilized as uncompacted fill as directed by Owner.
- F. Earthwork contractor shall replace any filter fence or vegetation protection damaged during the course of his work.
- G. All slopes greater than 2:1 to be protected with riprap in accordance with TRPA Handbook of Best Management Practices.
- H. Survey data taken from topographic survey drawing prepared by Kenneth F. Barrow, PLS #2018 dated August 7, 1999.

Color Notes

- A. Color: The color of the structure, including any fence on the property, shall be compatible with the surroundings. Solid color in the carboline and woodtone ranges shall be used for the primary color of the structure. Tones shall be within the range of natural colors that blend, rather than contrast, with the existing vegetation and earth tones. Earth tone colors are considered to be shades of earth browns, browns, tan, olive, umber and sand.

This plan has been submitted to and approved by the Tahoe Regional Planning Agency (TRPA) under the Tahoe Regional Planning Act (TRPA Act), Title 27, Chapter 10, Section 10.01. The TRPA Act requires that all development in the Tahoe Basin be consistent with the TRPA Act and the TRPA Act. The TRPA Act requires that all development in the Tahoe Basin be consistent with the TRPA Act and the TRPA Act. The TRPA Act requires that all development in the Tahoe Basin be consistent with the TRPA Act and the TRPA Act.

Key Notes

- 1. Tree to remain, typical
- 2. Sanitary sewer manhole (E)
- 3. Fill material
- 4. Infiltration trench, 18" x 18" with drainage fill, field verify if existing
- 5. 3" asphalt concrete paving over 4" pavement base course and compacted subgrade
- 6. Edge of pavement (E)
- 7. CMU retaining wall below existing deck (E)
- 8. Rubberized asphalt sheet waterproofing, see detail section at roof, install in accordance with manufacturer's installation instructions
- 9. Patterned roofing, 8-12 pitch, field verify roof pitch
- 10. Property line
- 11. Building setback line
- 12. Existing contour line (dash-dot)
- 13. Top of slope
- 14. Vegetation fence
- 15. Filter fence
- 16. Limits of foundation
- 17. Limits of roof
- 18. Limits of carlaved floor plate
- 19. Proposed addition to residence footprint, shown shaded
- 20. Limits of carlaved only walk
- 21. Remove 4'-0" of existing lower floor deck, shown hatched
- 22. Remove existing stairs and lower level walkway, shown hatched
- 23. Remove existing parking deck and stairs, shown hatched
- 24. Remove existing deck at east side, shown hatched
- 25. Retain existing A.C. Paving, shown hatched
- 26. R/R/R/P slope stabilization as required, see site note G
- 27. R/R/R/P slope stabilization as required, see site note G
- 28. 28" x 28" stone on compacted sand pipe to drain, 28" x 28" x 36" with drainage fill
- 29. Landscape material and second proposed garage in accordance with the standards required in sections 30.7 and 31.7 of the TRPA Code of Ordinances including a minimum of 50 percent 8" or fall as shown
- 30. Approximate limits of roof structure to be removed

All existing disturbed areas and areas disturbed by construction activity, shall be revegetated with vegetation species in accordance with the TRPA Handbook of Best Management Practices.

NOTE: The permittee is responsible for ensuring the final plans do built, do not exceed the TRPA approved land coverage figures shown on the site plan.

NOTE: Required 50% slope stabilization erosion control measures shall be shown on the approved plans. Have been discussed with the TRPA field inspector. The applicant and responsible parties shall be responsible for the cost of the required stabilization measures. The TRPA field inspector shall be responsible for the cost of the required stabilization measures. The TRPA field inspector shall be responsible for the cost of the required stabilization measures.

Borelli Smith
Architects

124 Hays Boulevard, Suite 111
Incline Village, NV 89451
(775) 831-1158

Revisions:

Project

Proposed
Remodel/Addition
For:

**Henry and
Juna Rushing**

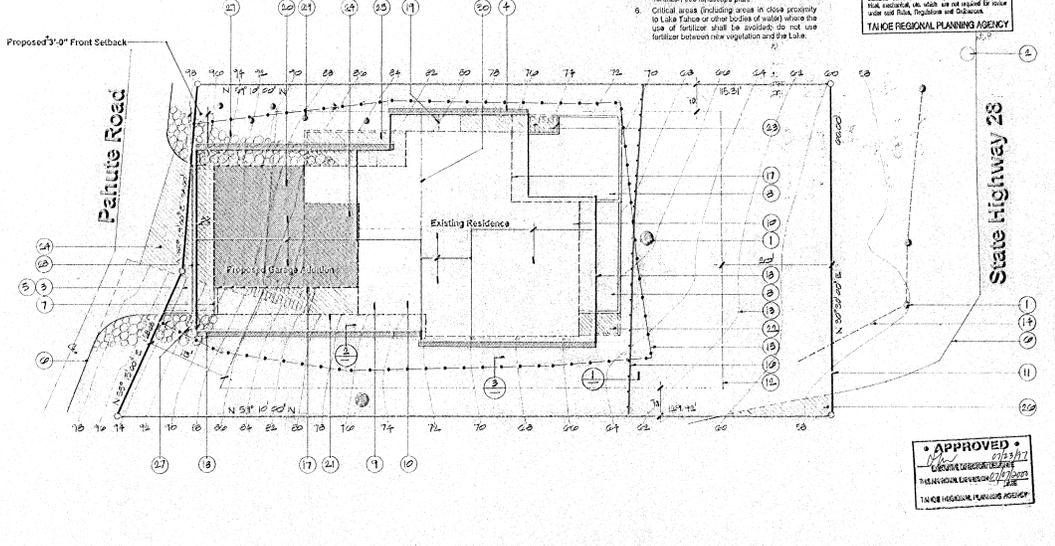
450 Pahute Road
Crystal Bay
Nevada

Drawn: L.E.B.
Checked: *[Signature]*
Date: 8/15/17
Scale: 1/8" = 1'-0"
Job No.: 2017

Sheet Contents

Sheet Number

A2
of 15 Sheets



Site / Roof Plan

Site Data

Property Description	APN 123-143-15 Lot 27, Block 9, Crystal Bay Park 450 Pahute Road Crystal Bay, Washoe County, Nevada
Owner	Henry and Juna Rushing 1009 Placencia Drive Camarillo, California 93010-2401
Plan Area Statement	Crystal Bay 034
Tahoe Regional Planning Agency Data	
Land Capability	1a
Area	7,203 SF
Allowable Coverage	78.5F
Existing Land Coverage	
Residence	1,100 SF
Parking Deck	252 SF
A.C. Paving	40 SF
Deck/Stair	508.5F
Total Site Coverage	2,312 SF (31%)
Off Site Coverage	
A.C. Paving	161 SF
Total Off Site Coverage	161 SF
Proposed Land Coverage	
Residence	1,615 SF
Parking Deck	157 SF
Entry Walk	18 SF
Deck	223 SF
Total Site Coverage	2,332 SF (31%)
Off Site Coverage	
A.C. Paving	253 SF
Total Off Site Coverage	253 SF



Home Building Business Licensing Enforcement Engineering Fire

Accela Downtime 1/12/2021: ***ATTENTION ALL ACCELA CUSTOMERS*** Accela will need to perform an infrastructure maintenance to its Azure production environment, and service might experience performance ... [more](#)

Mark as Read

Search Applications

Search for Records

Enter information below to search for records.

- Site Address
- Contractor License Information
- Parcel Number
- Record Information
- Contact Information

Select the search type from the drop-down list.

General Search

Search All Records

Agency:

WASHOE

Record Type:

--Select--

Record Number:

Project Name:

Start Date:

01/14/1900



End Date:

01/12/2021



Licensed Professional Type:

--Select--

State License Number:

First:

Last:

Name of Business: Business License #:

Street No.: Direction: Street Name: Street Type:

Unit Type: Unit No.:

City: State: Zip:

Parcel No.:

[Search Additional Criteria](#)

Search **Clear**

12 Record results matching your search results

Click any of the results below to view more details.

Showing 1-10 of 12 | [Download results](#)

<input type="checkbox"/>	Date	Record Number	Record Type	Project Name	Address	Status	Action	Agency	Description	Expiration Date	Short Notes
<input type="checkbox"/>	05/23/2016	WB1602671A-RWL	Annual License Renewal	CIO VIRTUAL SOLUTIONS LLC	480 PAHUTE RD INCLINE VILLAGE NV	Revoked		WASHOE			
<input type="checkbox"/>	07/02/2015	W041157A-LIC	Annual License	CIO VIRTUAL SOLUTIONS LLC	480 PAHUTE RD INCLINE VILLAGE NV	Revoked		WASHOE	IT MANAGED SERVICES 10 12 16 license cancelled for nonpayment of fees	06/30/2017	CIO VIRTUAL SOLUTIONS LLC
<input type="checkbox"/>	07/02/2015	WB1503225A-RWL	Annual License Renewal	CIO VIRTUAL SOLUTIONS LLC	480 PAHUTE RD INCLINE VILLAGE NV	Out of Business		WASHOE			
<input type="checkbox"/>	10/02/2019	AWS19-6707	Woodstove Certification	Hayward Revocable Trust / Clyman	480 PAHUTE RD CRYSTAL BAY NV 89402	NOE Issued		WASHOE			
<input type="checkbox"/>	08/29/2002	V5-23-92	Variance	Variance HISTORY	480 PAHUTE RD INCLINE VILLAGE NV	APPROVED		WASHOE	To allow a detached garage in a required front yard area 2 feet from the front property line and to reduce the required distance from a primary structure from 10 feet to 2 1 2 feet to facilitate the construction of the detached garage on a 24 acre parcel zoned		

<input type="checkbox"/>	12/13/2019	WBLD19-104193	Utility Permit	GENERATOR - CLYMER	480 PAHUTE RD CRYSTAL BAY NV 89402	Finald	WASHOE	R 1a single Family and designated High Density Suburban in the Tahoe Area Plan located at 480 Pahute Drive Crystal Bay in a portion of Section 19 T16N R18E MDB M Washoe County Nevada	
<input type="checkbox"/>	05/08/2018	WBLD18-105517	Residential Accessory Structures Permit	DECK RAILING-HAYWARD	480 PAHUTE RD CRYSTAL BAY NV 89402	Finald	WASHOE	INSTALLATION OF 22KW STANDBY GENERATOR AND TRANSFER SWITCH	
<input type="checkbox"/>	05/08/2018	WBLD18-105517	Residential Accessory Structures Permit	DECK RAILING-HAYWARD	480 PAHUTE RD CRYSTAL BAY NV 89402	Finald	WASHOE	REMOVE EXISTING WOOD RAILING AND REPLACE WITH STEEL/ STAINLESS STEEL CABLE RAILING ONLY.	11/07/2019
<input type="checkbox"/>	08/27/1999	99-4198	Miscellaneous	MISC BUILDING PERMIT	480 PAHUTE RD INCLINE VILLAGE NV	Finald	WASHOE	REROOF W COMP	480 PAHUTE RD
<input type="checkbox"/>	08/03/1995	95-3880	Plumbing	PLUMBING PERMIT	480 PAHUTE RD INCLINE VILLAGE NV	Permit Expired	WASHOE	INSTALL NEW GAS LINE FOR CONVERSION TO NATURAL GAS	480 PAHUTE RD
<input type="checkbox"/>	08/16/1994	94-3829	Miscellaneous	MISC BUILDING PERMIT	480 PAHUTE RD INCLINE VILLAGE NV	Finald	WASHOE	RAISE AND REBUILD DECK	480 PAHUTE RD





Home Building Business Licensing Enforcement Engineering Fire

Accela Downtime 1/12/2021: ***ATTENTION ALL ACCELA CUSTOMERS*** Accela will need to perform an infrastructure maintenance to its Azure production environment, and service might experience performance ... [more](#)

Mark as Read

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Select the search type from the drop-down list.

General Search

Search All Records

Agency:

WASHOE

Record Type:

--Select--

Record Number:

Project Name:

Start Date:

01/14/1900



End Date:

01/12/2021



Licensed Professional Type:

--Select--

State License Number:

First:

Last:

Name of Business: Business License #:

Street No.: Direction: Street Name: Street Type:

Unit Type: Unit No.:

City: State: Zip:

Parcel No.:

[Search Additional Criteria](#)

Search **Clear**

9 Record results matching your search results

Click any of the results below to view more details.

Showing 1-9 of 9 | [Download results](#)

<input type="checkbox"/>	Date	Record Number	Record Type	Project Name	Address	Status	Action	Agency	Description	Expiration Date	Short Notes
<input type="checkbox"/>	11/02/1992	W021060A-LIC	Annual License	MCDERMOTT JUNE	407 STATE ROUTE 28 INCLINE VILLAGE NV	Out of Business		WASHOE	BABYSITTING SERVICE FOR THE HYATT 8 18 94 DELETED DUE TO NOTICE FROM OWNER BUSINESS CLOSED JP	11/01/1994	MCDERMOTT JUNE M
<input type="checkbox"/>	06/15/2005	VA05-021	Variance	Variance	407 STATE ROUTE 28 INCLINE VILLAGE NV	APPROVED		WASHOE	PUBLIC HEARING VARIANCE CASE NO VA05 021 TDOUBLEGC SONS LLC To amend Variance V4 17 99 by adding a second story bridge between two decks in the front yard setback as authorized in Article 406 of the Washoe County Development Code The original variance reduced the front yard setback to 13 feet for the proposed structure		Tahoe - Crystal Bay

10/27/2003 V4-17-99

Variance

Variance HISTORY

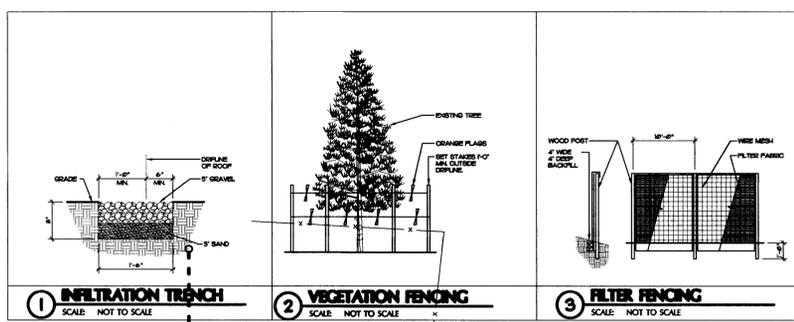
407 STATE ROUTE 28
INCLINE VILLAGE NV

APPROVED

WASHOE

and allowed architectural features to overhang approved setback by no more than two feet The proposed bridge will extend less than two feet beyond the 13 foot setback The project is located at 407 State Route 28 Lot 21 Block 9 of the Crystal Bay Park Subdivision Unit No 1 approximately 650 feet south of the intersection of State Route 28 and Amargosa Road The 0.28 acre parcel is designated High Density Suburban HDS in the Tahoe Area Plan and is situated in a portion of Section 19 T16N R18E MDM Washoe County Nevada The property is located in the Incline Village Crystal Bay Citizen Advisory Board boundary and Washoe County Commission District No 1 APN 123 143 12 Staff Representative Eva M Krause AICP 775 328 3796

To vary the required setbacks within Section 110 406 05 1 to reduce the north side setback from 5 feet to no more than 3 feet and the front yard setback from 15 feet to no less than 13 feet to bring an existing residence into conformance with code and to continue to front line setback at 13 feet to facilitate the construction of an addition including a garage and additional living space The property is located at 407 State Highway 28 Lots 19 and 21 Block 9 Crystal Bay Park Subdivision Unit



SITE PROTECTION NOTES

- PROVIDE REQUIRED TEMPORARY BEST MANAGEMENT PRACTICE (BMP'S) VEGETATION PROTECTION FENCING AND SOIL FILTER FENCE AS INDICATED ON SITE PLAN AND AS REQUIRED BY TRPA FIELD INSPECTOR.
- TRPA APPROVED FABRIC TYPE FILTER FENCING OR STRAW BALES MAY BE USED FOR SOIL FILTER FENCE.
- THE CONTRACTOR SHALL CONFINE WORK AND MATERIAL STORAGE TO DRIVEWAY AND RESIDENCE AND SHALL USE ALL MEANS NECESSARY TO PROTECT TREES AND NATURAL GROUND COVER FROM DAMAGE DURING CONSTRUCTION.
- PROVIDE DRIPLINE INFILTRATION TRENCHES WHERE INDICATED ON SITE PLAN AT EXISTING CONSTRUCTION.
- PROVIDE 3" OF 3/4" - 1/2" DIAMETER COBBLE UNDER DECKS.
- ALL BARREN AREAS AND AREAS DISTURBED BY CONSTRUCTION SHALL BE REVEGETATED IN ACCORDANCE WITH THE TRPA HANDBOOK OF BEST MANAGEMENT PRACTICES. APPLICATION OF A MULCH MAY ENHANCE VEGETATIVE ESTABLISHMENT.

KEY NOTES

- TREE TO REMAIN, TYPICAL
- TREE TO BE REMOVED, TYPICAL
- INFILTRATION TRENCH, 18"X8" WITH DRAINAGE FILL, TYPICAL
- DRYWELL, 48"X48"X24" WITH DRAINAGE FILL, TYPICAL BELOW VALLEY
- SLOTTED DRAIN ON CORRUGATED METAL PIPE TO DRYWELL, 36"X36"X36" WITH DRAINAGE FILL
- 3" ASPHALT CONCRETE PAVING OVER 4" PAVEMENT BASE COURSE AND COMPACTED SUBGRADE EDGE OF PAVEMENT (E)
- EXTERIOR DECKING
- RUBBERIZED ASPHALT SHEET WATERPROOFING, ICE DAM PROTECTION AT ROOF, INSTALL PER MANUFACTURER'S INSTALLATION INSTRUCTIONS
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- BUILDING SETBACK LINE
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- TOE OF SLOPE
- VEGETATION FENCE
- FILTER FENCING
- LIMITS OF FOUNDATION
- LIMITS OF ROOF
- PROPOSED ADDITION, SHOWN SHADED
- LIMITS OF EXISTING DECK

120 COUNTRY CLUB DRIVE, No. 17
INCLINE VILLAGE, NEVADA 89451
TEL 702.831.7158
FAX 702.831.7161

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS:

PROJECT

A PROPOSED REMODEL / ADDITION FOR:
TOM TURCHIOE AND KAREN KRAMBERG
407 STATE HIGHWAY 28
CRYSTAL BAY, NEVADA
APN: 123-143-12

DRAWN: SD

CHECKED:

DATE: 10 MAY 1999

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

JOB NO: 9906

SHEET CONTENTS

PROPOSED SITE / ROOF PLAN

SHEET NUMBER

A-2

2 OF X SHEETS

SITE NOTES

- CONTRACTOR TO VERIFY LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITY LINES PRIOR TO BEGINNING SITE WORK.
- INSTALL UNDERGROUND UTILITY LINES AND SERVICE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SERVICE PROVIDER
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- EARTHWORK: CONTRACTOR SHALL REPLACE ANY FILTER FENCE OR VEGETATION PROTECTION DAMAGED DURING THE COURSE OF HIS WORK.
- TEMPORARY POWER POLE SHALL NOT BE ATTACHED TO TREES
- ALL SLOPES GREATER THAN A 2:1 TO BE PROTECTED WITH RP RAP IN ACCORDANCE WITH TRPA HANDBOOK OF BEST MANAGEMENT PRACTICES
- SURVEY DATA TAKEN FROM TOPOGRAPHIC SURVEY DRAWING PREPARED BY KENNETH F. BARROW, RLS #2988 DATED 12 NOVEMBER 1998

SITE DATA

PROPERTY DESCRIPTION
123-143-12
LOT 2, BLOCK 9, CRYSTAL BAY PARK UNIT NO. 1
407 STATE HIGHWAY 28
CRYSTAL BAY, WASHOE COUNTY, NEVADA

OWNER:
TOM TURCHIOE AND KAREN KRAMBERG
POST OFFICE BOX 1755
CRYSTAL BAY, NEVADA 89402

PLAN AREA STATEMENT: 034
CRYSTAL BAY

TAHOE REGIONAL PLANNING AGENCY DATA:
LAND CAPABILITY IA 03
AREA 12,269 SF.
ALLOWABLE COVERAGE 122 SF.

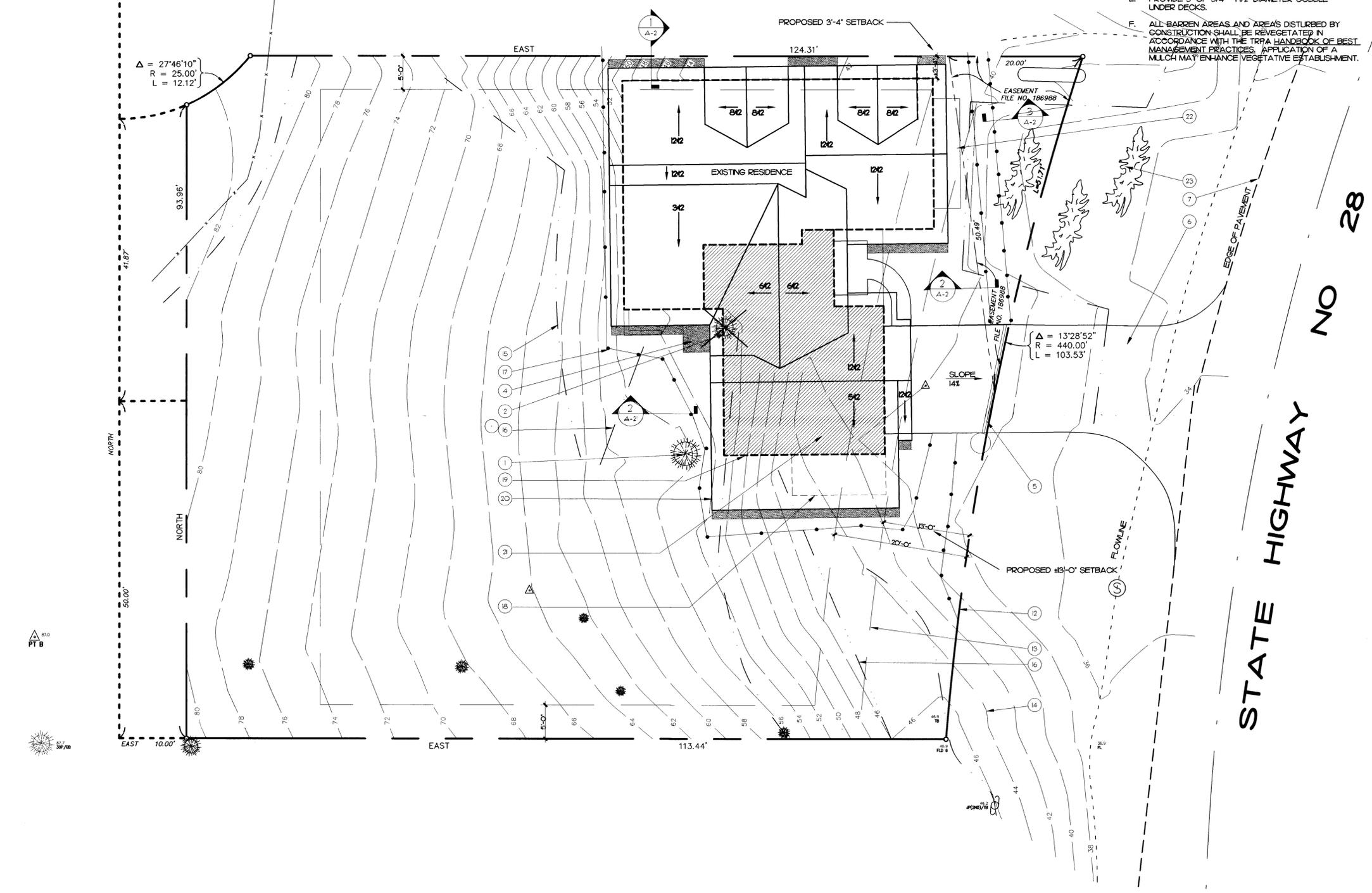
EXISTING LAND COVERAGE:
LAND CAPABILITY IA 03
RESIDENCE 1203 SF.
A.C. PAVING 794 SF.
DECKS / STAIRS 141 SF.
COMPACTED DIRT 133 SF.
TOTAL LCV IA COVERAGE 2,271 SF. 035

OFF SITE COVERAGE: 730 SF.

PROPOSED LAND COVERAGE:
LAND CAPABILITY IA 03
RESIDENCE 1906 SF.
A.C. PAVING 272 SF.
DECKS 23 SF.
ENTRY WALK 70 SF.
TOTAL LCV IA COVERAGE 2,271 SF. 035

OFF SITE COVERAGE: 445 SF.

123-143-12/WA 290280 05/11/99
TOM TURCHIOE & KAREN KRAMBERG
SMITH DESIGN
407 STATE HIGHWAY 28
SPD - Existing /SOILS/HYDRO

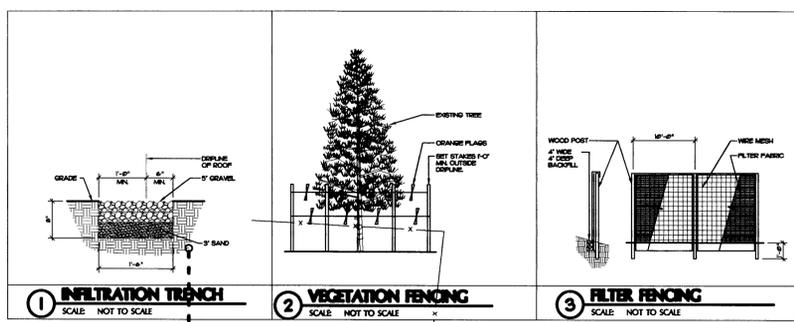


PROPOSED SITE / ROOF PLAN



PT B

32.7
39/78



SITE PROTECTION NOTES

- A. PROVIDE REQUIRED TEMPORARY BEST MANAGEMENT PRACTICE (BMP'S) VEGETATION PROTECTION FENCING AND SOL FILTER FENCE AS INDICATED ON SITE PLAN AND AS REQUIRED BY TRPA FIELD INSPECTOR.
- B. TRPA APPROVED FABRIC TYPE FILTER FENCING OR STRAW BALES MAY BE USED FOR SOL FILTER FENCE.
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- 7. EDGE OF PAVEMENT (E)
- 8. EXTERIOR DECKING
- 9. RUBBERIZED ASPHALT SHEET WATERPROOFING, ICE DAM PROTECTION AT ROOF, INSTALL PER MANUFACTURER'S INSTALLATION INSTRUCTIONS
- 10. ASPHALT COMPOSITION ROOFING
- 11. PROPERTY LINE
- 12. BUILDING SETBACK LINE
- 13. EXISTING CONTOUR LINE (DASHED)
- 14. TOP OF SLOPE
- 15. TOE OF SLOPE
- 16. VEGETATION FENCE
- 17. FILTER FENCE
- 18. LIMITS OF FOUNDATION
- 19. LIMITS OF ROOF
- 20. PROPOSED ADDITION, SHOWN SHADED
- 21. LIMITS OF EXISTING DECK

SMITH
architecture
DESIGN
planning
GROUP

120 COUNTRY CLUB DRIVE, No. 17
 INCLINE VILLAGE, NEVADA 89451

TEL 702.831.7158
 FAX 702.831.7161

PRELIMINARY
 NOT FOR CONSTRUCTION

REVISIONS:

PROJECT

A PROPOSED REMODEL / ADDITION FOR:

TOM TURCHIOE AND KAREN KRAMBERG

407 STATE HIGHWAY 28
 CRYSTAL BAY, NEVADA
 APN 123-143-12

DRAWN: SD

CHECKED:

DATE: 10 MAY 1999

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

JOB NO: 9906

SHEET CONTENTS

PROPOSED SITE / ROOF PLAN

SHEET NUMBER

A-2

2 OF X SHEETS

SITE NOTES

- A. CONTRACTOR TO VERIFY LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITY LINES PRIOR TO BEGINNING SITE WORK.
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- I. SURVEY DATA TAKEN FROM TOPOGRAPHIC SURVEY DRAWING PREPARED BY KENNETH F. BARROW, RLS #2988 DATED 12 NOVEMBER 1998

SITE DATA

PROPERTY DESCRIPTION
 123-143-12
 LOT 21, BLOCK 9, CRYSTAL BAY PARK UNIT NO. 1
 407 STATE HIGHWAY 28
 CRYSTAL BAY, WASHOE COUNTY, NEVADA

OWNER
 TOM TURCHIOE AND KAREN KRAMBERG
 POST OFFICE BOX 1755
 CRYSTAL BAY, NEVADA 89402

PLAN AREA STATEMENT: CRYSTAL BAY O34

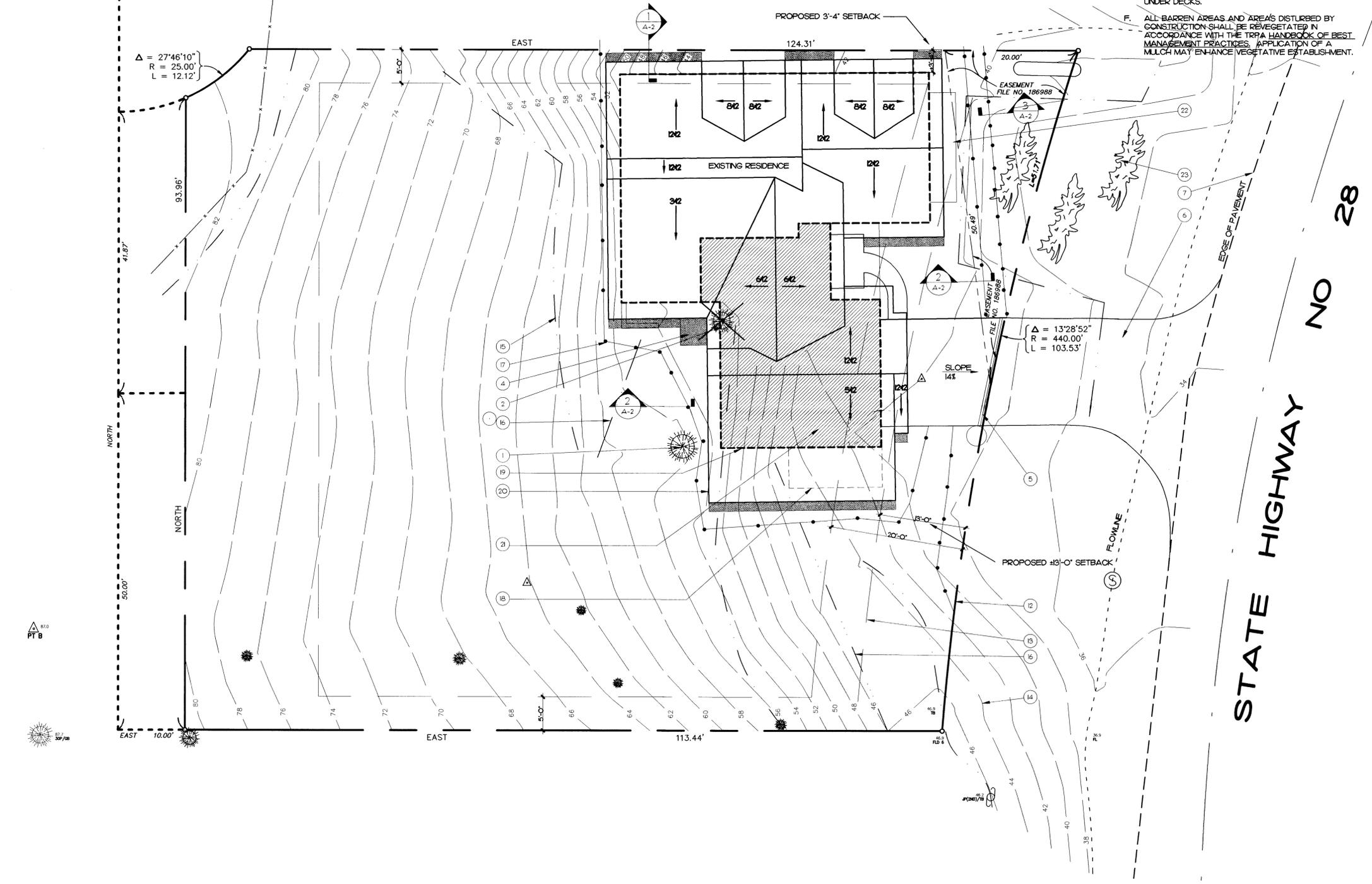
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LAND CAPABILITY	IA (B)
AREA	12,269 SF.
ALLOWABLE COVERAGE	122 SF.

EXISTING LAND COVERAGE:	
LAND CAPABILITY	IA (B)
RESIDENCE	1,203 SF.
A.C. PAVING	794 SF.
DECKS / STAIRS	141 SF.
COMPACTED DIRT	133 SF.
TOTAL LCV IA COVERAGE:	2,271 SF. (B)

OFF SITE COVERAGE	
730 SF.	

PROPOSED LAND COVERAGE:	
LAND CAPABILITY	IA (B)
RESIDENCE	1,906 SF.
A.C. PAVING	272 SF.
DECKS	23 SF.
ENTRY WALK	70 SF.
TOTAL LCV IA COVERAGE:	2,271 SF. (B)

OFF SITE COVERAGE 445 SF.



PROPOSED SITE / ROOF PLAN





- Home
- Building
- Business Licensing
- Enforcement
- Engineering
- Fire

Accela Downtime 1/12/2021: ***ATTENTION ALL ACCELA CUSTOMERS*** Accela will need to perform an infrastructure maintenance to its Azure production environment, and service might experience performance ... [more](#)

Search Applications

Mark as Read

Record 07-2187:
Residential New, Addition or Remodel Permit
Record Status: **Finald**

Record Info

Payments

Custom Component

Record Details

Project Description:

RESIDENTIAL BLDG PERMIT
SEPERATE ALL UTILITIES FROM MAIN DWELLING ON
PROPERTY THIS IS TO MAKE THIS A SINGLE FAMILY
DWELLING FOR A BOUNDREY LINE ADJUSTMENT ADD
KITCHEN TO EXISTING GUEST HOUSE SINK IS ALREADY
BEEN INSPECTED UNDER ORIGINAL PERMIT 92 2597

Owner:

WEBBER STEVEN L
P O BOX 8807
INCLINE VILLAGE NV 89452
United States

More Details

Related Contacts

Contact information

Home Phone:(775) 848-7212
Preferred Channel:Postal Mail

Mailing

P O BOX 8807
INCLINE VILLAGE, NV, 89452
United States

Additional Information

Housing Units:

1

Public Owned:

No

Number of Buildings:

1

Construction Type:

NO

Application Information

GENERAL INFORMATION

Type: Additions, Sunrooms & Remodels
 Census Code: 434 Residential Remodel, Addtn, Alter, Conversion

HISTORICAL - ELECTRICAL FEES

Power Apparatus up to 750 KW: 0
 Power Pole: 0
 Power Apparatus up to 7500 KW: 0
 Temp Dist Sys: 0
 Power Apparatus up to 37,500 KW: 0
 Recep/Switches: 0
 Power Apparatus up to 75,000 KW: 0
 Light Fixtures: 0
 Power Apparatus Over 75,000 KW: 0
 Appliances: 0
 to 600v/200a: 0
 to 600v/1000a: 0
 Circuit (qty): 0
 over 600v/1000a: 0
 Misc. Apparatus: 0
 Pole/Platform: 0
 Other Electrical Fees: 0.00
 Theatrical Lts.: 0

HISTORICAL - PLUMBING FEES

Issuance Fee: N
 Fixtures/Traps (qty): 0
 Bldg/Manuf Sewer (qty): 0
 Rainwater System (qty): 0
 Water Heater/Vent (qty): 0
 Gas Piping (outlets): 0
 Water Piping (qty): 0
 Waste PreTreatment (qty): 0
 Drain/Vent Piping (qty): 0
 Lawn Sprinkler Sys (qty): 0
 Vacuum Breakers (qty): 0
 Backflow Device <=2: 0
 Backflow Device >2: 0
 Graywater System (qty): 0
 Health Plan Check (qty): 0
 Other Plumbing Fees: 0.00

HISTORICAL - MECHANICAL FEES

Issuance Fee?: No
 Furnace/Burner to 100,000 BTU (qty): 0
 Furnace/Burner Over 100,000 BTU (qty): 0
 Floor Furnace/Heater (qty): 0
 Appliance Vent (qty): 0
 Heating/Refrig/Cooling Unit (qty): 0
 Boiler/Compressor to 100,000 BTU (qty): 0

To 500,000 BTU (qty):	0
To 1,000,000 BTU (qty):	0
To 1,750,000 BTU (qty):	0
Over 1,750,000 BTU (qty):	0
Evaporative Cooler (qty):	0
Air Handling Unit to 10,000 cfm (qty):	0
Over 10,000 cfm (qty):	0
Ventilation Fan (qty):	0
Ventilation System (qty):	0
Miscellaneous Appl/Equip. (qty):	0
Woodstoves (qty):	0
Non-Hazardous (outlets):	0
Hazardous (outlets):	0
Oil Tank:	0
Hood (qty):	0
Domestic Incinerator (qty):	0

Application Information Table

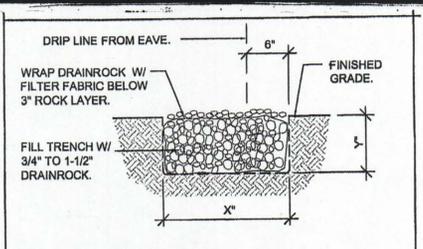
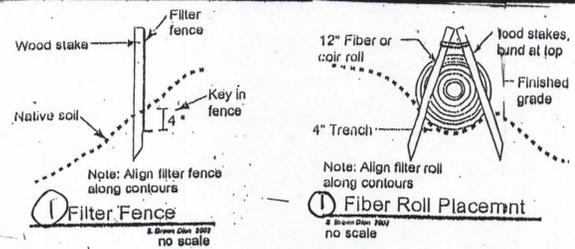
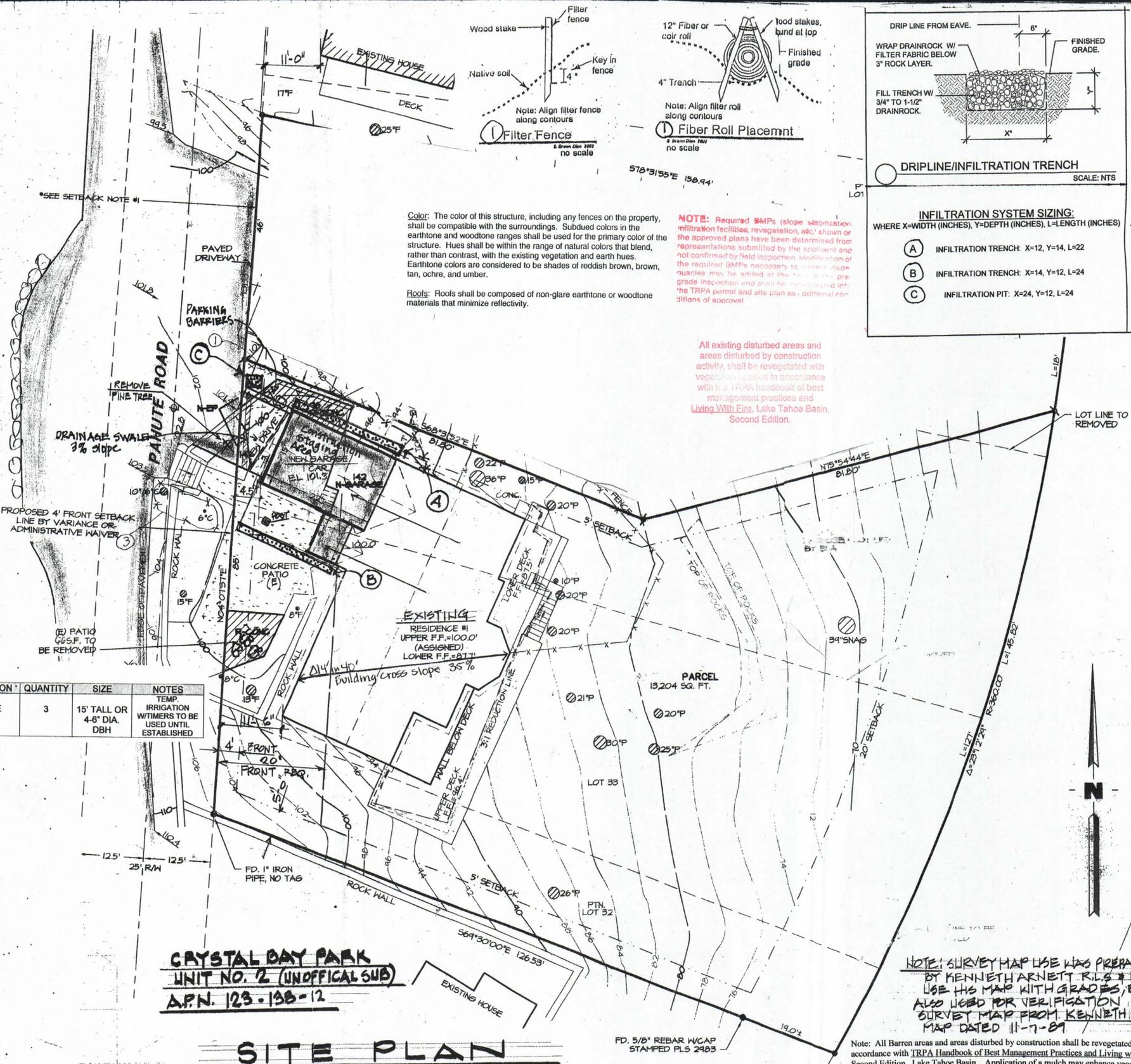
Certificate of Occupancy & Use

Square Footage: 0

Parcel Information

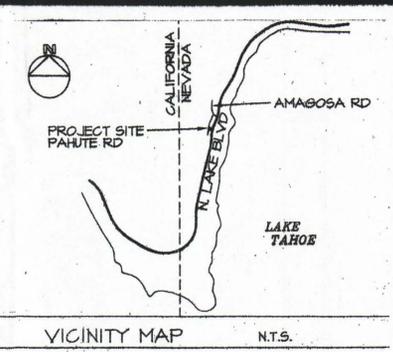
Parcel Number: 123-138-13	Legal Description: RS 4982 LT2
Parcel Area: 0	Land Value: 0
Improved Value: 0	Exemption Value: 0





INFILTRATION SYSTEM SIZING:
 WHERE X=WIDTH (INCHES), Y=DEPTH (INCHES), L=LENGTH (INCHES)

(A)	INFILTRATION TRENCH: X=12, Y=14, L=22
(B)	INFILTRATION TRENCH: X=14, Y=12, L=24
(C)	INFILTRATION PIT: X=24, Y=12, L=24



LEGEND

- FOUND AS NOTED
- SPOT ELEVATION
- ⊕ SEWER MANHOLE
- ⊗ WATER VALVE
- WATER METER
- 12" P TREE, DIAMETER & TYPE
P=PINE, F=PIR, C=CEDAR
- ✕12" P TREE TO BE REMOVED

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 ranges 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, ochre, and amber.

Roofs: Roofs shall be composed of non-glare earthtone or woodtone materials that minimize reflectivity.

NOTE: Required BMPs (slope stabilization, infiltration facilities, revegetation, etc.) shown on representations submitted by the applicant and not confirmed by field inspection, identification of the required BMPs necessary to correct inaccuracies may be added at the time of the pre-grade inspection and shall be incorporated into the TRPA permit and site plan as additional conditions of approval.

All existing disturbed areas and areas disturbed by construction activity, shall be revegetated with vegetation species in accordance with the TRPA handbook of best management practices and Living With Fire, Lake Tahoe Basin, Second Edition.

APPROVED
 THIS APPROVAL EXPIRES ON
 JUN 12 2011
 [Signature]
 EXECUTIVE DIRECTOR / DESIGNER
 TAHOE REGIONAL PLANNING AGENCY

COVERAGE CALCULATIONS

Total Lot Size:	13,204 s.f.
Allowable Coverage 1%:	132 s.f.
Existing Coverage:	2,845 s.f.
House	1,810 s.f.
Decks	429 s.f.
Hardscape	606 s.f.
Proposed Coverage:	2,845 s.f.
House	1,810 s.f.
Decks	429 s.f.
Hardscape	464 s.f.
Garage	142 s.f.

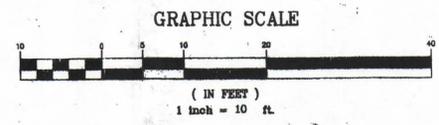
These plans have been reviewed and approved as required under TRPA Rules, Regulations and Ordinances only. TRPA has not reviewed and shall not be responsible for any elements contained in these plans, i.e. structural, electrical, mechanical, etc. which are not required for review under said Rules, Regulations and Ordinances.

LANDSCAPING

SYMBOL	DESCRIPTION	QUANTITY	SIZE	NOTES
(Symbol)	INCENSE CEDAR	3	15' TALL OR 4-6" DIA. DBH	TEMP IRRIGATION WITMERS TO BE USED UNTIL ESTABLISHED

CRYSTAL BAY PARK UNIT NO. 2 (UNOFFICIAL SUB)
 A.P.N. 123-138-12

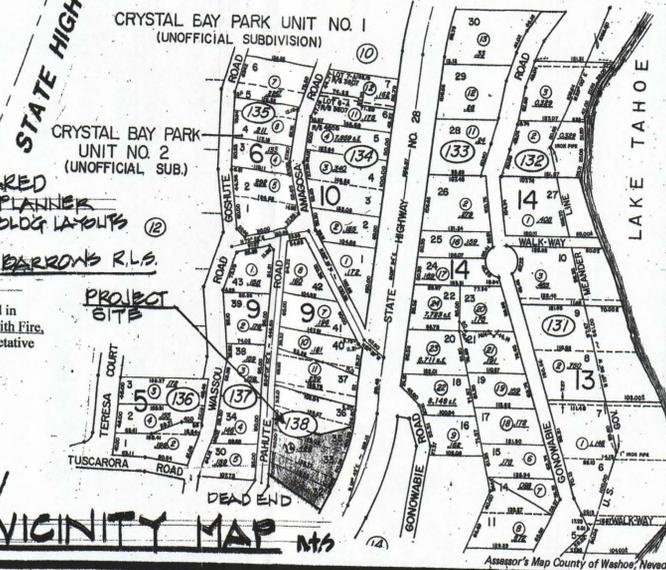
SITE PLAN



OWNERS: STEVE & ROSEANNA WEBBER
 490 PAHUTE ROAD
 INCLINE VILLAGE, NV. 89450
 PH. 848-7212

NOTE: SURVEY MAP USE WAS PREPARED BY KENNETH ARNETT, R.L.S. & PLANNER. USE HIS MAP WITH GRADES, DLOG LAYOUTS ALSO USED FOR VERIFICATION SURVEY MAP FROM KENNETH BARROWS R.L.S. MAP DATED 11-7-09

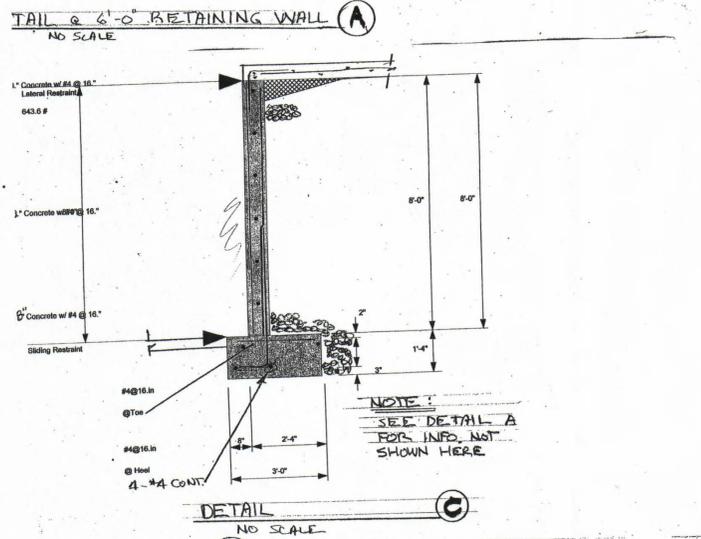
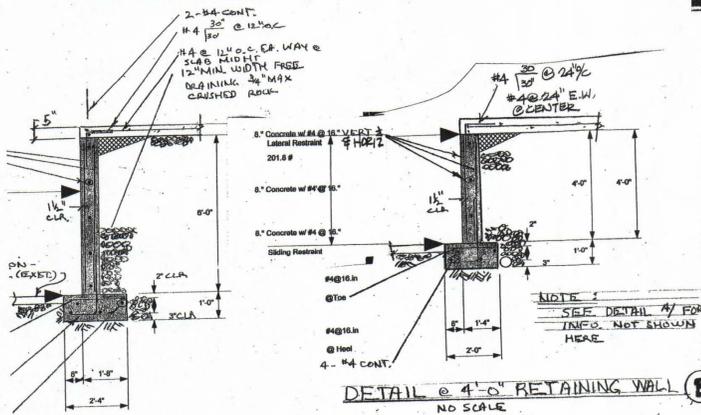
Note: All Barren areas and areas disturbed by construction shall be revegetated in accordance with TRPA Handbook of Best Management Practices and Living With Fire, Second Edition, Lake Tahoe Basin. Application of a mulch may enhance vegetative establishment.



ADDITION FOR:
WEBBER RES.
 490 PAHUTE RD.
 INCLINE VILLAGE, NV.
 DRAWN BY: [Signature]
 REVISION:
 DATE: 5-11-07

RECEIVED
 FEB 15 2008
 By: [Signature]
 DATE: 5-11-07
 SHEET 1 OF 7

PAUL LUKSZA + DESIGNER + 1890 McCLOUD AVE., RENO + PH. 323-8791



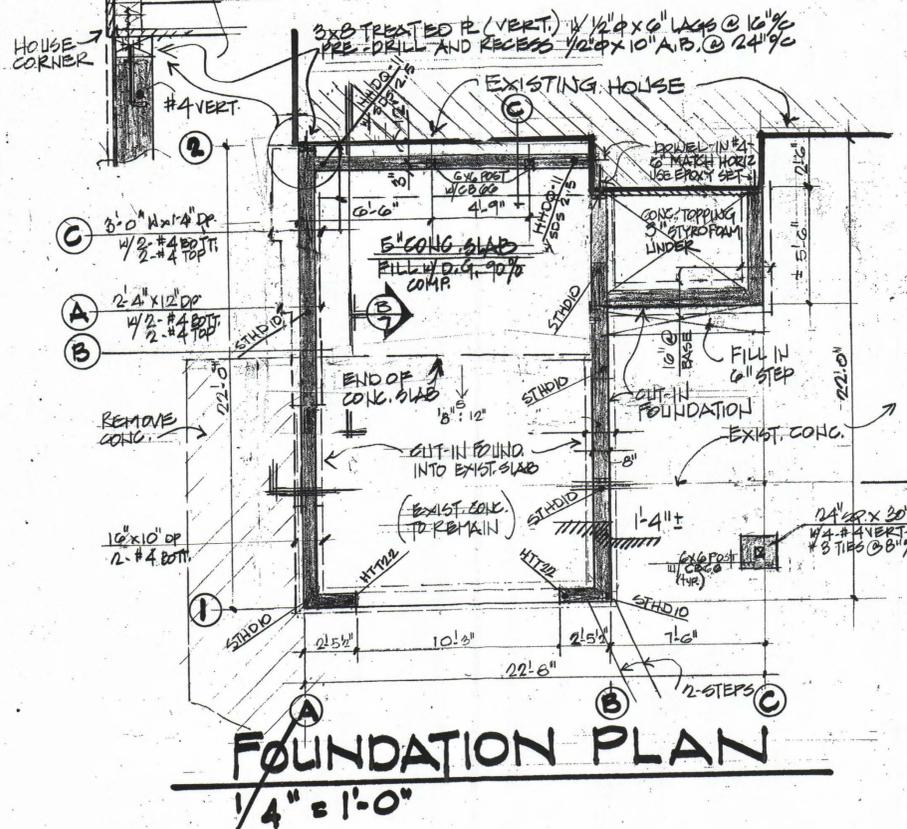
- ELECTRICAL DESIGNATIONS**
- LEGEND**
- CONDUIT RUN CONCEALED IN OR ON CEILING OR WALL
 - CONDUIT RUN IN OR UNDER FLOOR OR UNDERGROUND
 - HOMERUN TO PANEL WITH PANEL AND CIRCUIT DESIGNATION
 - HASHES ARE NO. OF #12 AND CONDUCTORS IT MORE THAN TWO.
 - INCANDESCENT WALL OR SURFACE MTD. FIXTURE
 - CHAIN HUNG LIGHT FIXTURE
 - PADBLE FAN WITH LIGHTS
 - INCANDESCENT RECESSED FIXTURE
 - RECESSED FLUORESCENT BULB MDL. SSE-11M VL. SUNRISE OR EQ
 - FLUORESCENT SURFACE MTD. FIXTURE
 - FLUORESCENT RECESSED FIXTURE
 - SINGLE POLE SWITCH
 - THREE WAY SWITCH
 - DIMMER SWITCH
 - 120 V. DUPLEX CONVENIENCE OUTLET
 - 250 V. 1 SINGLE PHASE OUTLET
 - 120 V. DUPLEX OUTLET FLUSH IN FLOOR
 - JUNCTION BOX, SIZE PER NEC
 - TELEPHONE WALL OUTLET
 - SUB-PANEL BOARD W/CIRCUIT BREAKER
 - MAIN SERVICE EQUIPMENT AND METER
 - DISCONNECT SWITCH
 - RECESSED EXHAUST FAN
 - SMOKE DETECTOR (ELEC. TYPE) U.N.O.
 - CABLE TV OUTLET

- SMOKE DETECTOR UNDER NEWEST CODES (IRC R913.1 % 2)**
1. Provide a smoke detector in each sleeping room and at a point centrally located in the hallway or area giving access to each sleeping room.
 2. A detector shall be installed on each story and in basement, also, in an adjacent room to the hallway when room ceiling height exceeds the hallway ceiling height by 2'.
 3. The smoke detector shall receive its primary power from building wiring and shall be equipped with a battery backup.
 4. Detectors shall be interconnected to sound an alarm audible in all sleeping areas of dwelling units in which they are located.

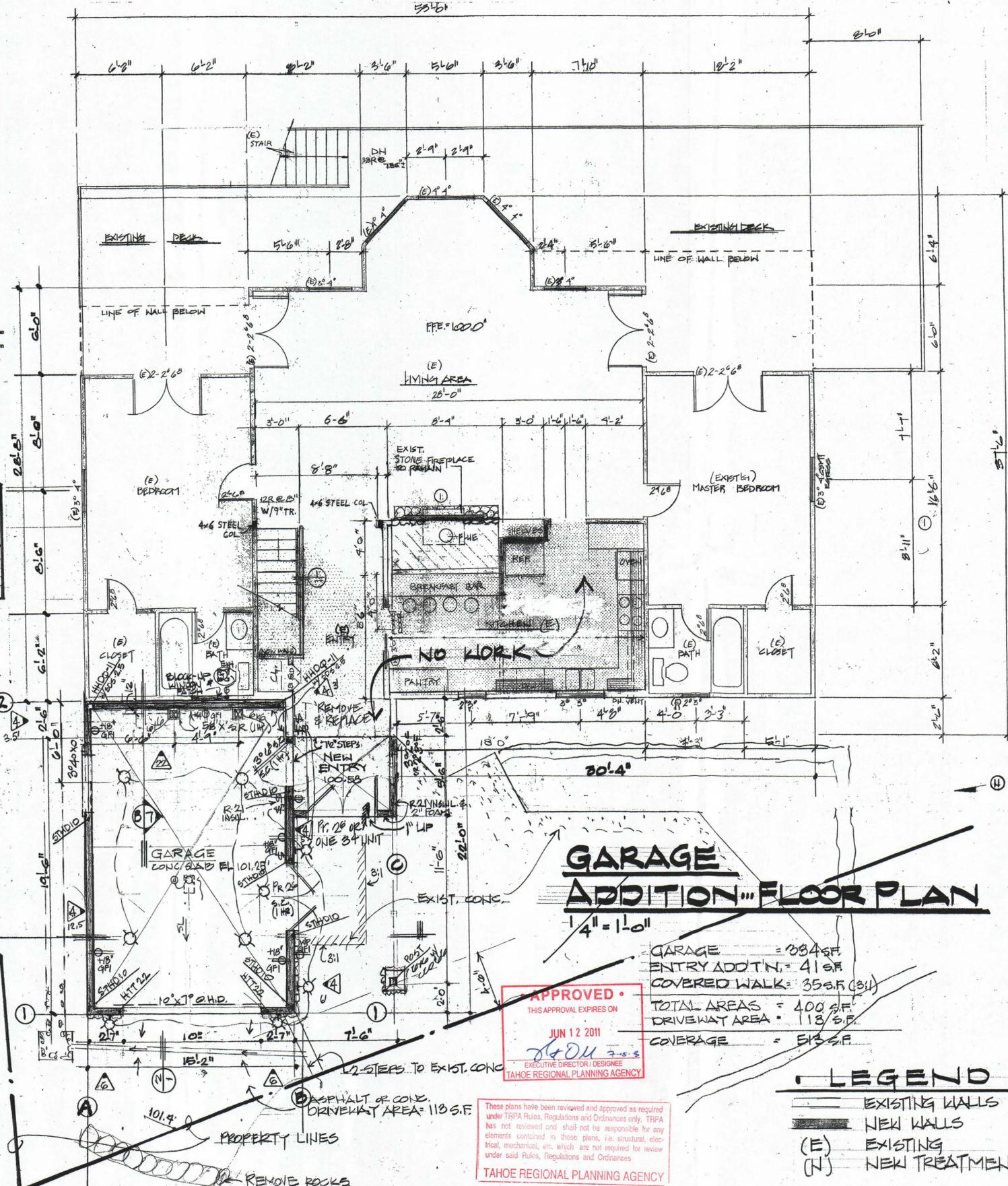
NOTE: Electrical Sub-Contractor to provide Arc-Fault Circuit-Interrupter Protection per 2003 I.R.C. Electrical Sec. E 3802.11 requirement for single phase, 15 and 20 amp circuits installed in dwelling unit bedrooms, and switches.

SHEAR WALL SCHEDULE:

SHEAR WALL GRID	1ST. STY.	ANCHOR BOLTS: 5/8" DIA. x 12" A.B. W/ 1-1/2" LEGS SPACED AS FOLLOWS.
A	4	24" O.C.
B	4	24" O.C.
1	6	32" O.C.
2	22	8" O.C.



FOUNDATION PLAN
1/4" = 1'-0"



GARAGE ADDITION FLOOR PLAN
1/4" = 1'-0"

APPROVED
THIS APPROVAL EXPIRES ON
JUN 12 2011
Tahoe Regional Planning Agency

GARAGE = 284 SF
ENTRY ADD'N = 41 SF
COVERED WALK = 35 SF (3/4)
TOTAL AREAS = 400 SF
DRIVEWAY AREA = 113 SF
COVERAGE = 513 SF

- LEGEND**
- EXISTING WALLS
 - NEW WALLS
 - (E) EXISTING
 - (N) NEW TREATMENT

ADDITION FOR:
WEBBER RES.
500 PALMITE RD.
INCLINE VILLAGE, NV

DATE: _____
DRAWN BY: _____
REVISION: _____

PAUL LUKSZA + DESIGNER + 1890 McCLOUD AVE., RENO + PH. 323-8791

REVISION: _____
DATE: **5-11-07**
SHEET **4** OF _____

CONSULTING ENGINEER
SUPERVISOR AND OTHER PROFESSIONAL ENGINEERS IN THE STATE OF NEVADA ARE NOT TO BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN ANY DESIGN OR CONSTRUCTION OF ANY PROJECT UNLESS THEY HAVE OBTAINED THE WRITTEN CONSENT AND COOPERATION OF THE WRITING ENGINEER AND CONTRACTOR IN THE EVENT OF ANY DISCREPANCY BETWEEN THE CONTRACT DOCUMENTS AND THE FIELD CONDITIONS.



Home Building Business Licensing Enforcement Engineering Fire

Accela Downtime 1/12/2021: ***ATTENTION ALL ACCELA CUSTOMERS*** Accela will need to perform an infrastructure maintenance to its Azure production environment, and service might experience performance ... [more](#)

Mark as Read

Search Applications

Search for Records

Enter information below to search for records.

- Site Address
- Contractor License Information
- Parcel Number
- Record Information
- Contact Information

Select the search type from the drop-down list.

General Search

Search All Records

Agency:

WASHOE

Record Type:

--Select--

Record Number:

Project Name:

Start Date:

01/14/1900



End Date:

01/12/2021



Licensed Professional Type:

--Select--

State License Number:

First:

Last:

Name of Business: Business License #:

Street No.: Direction: Street Name: Street Type:

Unit Type: Unit No.:

City: State: Zip:

Parcel No.:

[Search Additional Criteria](#)

Search **Clear**

4 Record results matching your search results

Click any of the results below to view more details.

Showing 1-4 of 4 | [Download results](#)

<input type="checkbox"/>	Date	Record Number	Record Type	Project Name	Address	Status	Action	Agency	Description	Expiration Date	Short Notes
<input type="checkbox"/>	09/16/2020	AWS20-5429	Woodstove Certification	McGonigal / Beebe Family Trust	520 PAHUTE RD CRYSTAL BAY NV 89402	NOE Issued		WASHOE			
<input type="checkbox"/>	06/23/2005	05-2572	Utility Permit	UTILITY PERMIT	520 PAHUTE RD INCLINE VILLAGE NV	Finald		WASHOE	GAS METER NEW COOKTOP FAU		520 PAHUTE
<input type="checkbox"/>	04/27/2004	04-1513	Residential New, Addition or Remodel Permit	RESIDENTIAL BLDG PERMIT	520 PAHUTE RD INCLINE VILLAGE NV	Finald		WASHOE	WATER DAMAGE ALL LEVELS REMOVE AND REPLACE ALL FROM INSULATION OUT		520 PAHUTE RD
<input type="checkbox"/>	07/16/1993	93-2947	Miscellaneous	MISC BUILDING PERMIT	520 PAHUTE RD INCLINE VILLAGE NV	Finald		WASHOE	DECK REPLACEMENT		520 PAHUTE RD





- Home
- Building
- Business Licensing
- Enforcement
- Engineering
- Fire

Accela Downtime 1/12/2021: ***ATTENTION ALL ACCELA CUSTOMERS*** Accela will need to perform an infrastructure maintenance to its Azure production environment, and service might experience performance ... [more](#)

Search Applications

Mark as Read

Record 95-5655:
Plumbing
Record Status: Permit Expired

Record Info

Payments

Custom Component

Record Details

Applicant:

Home Phone:(775) 831-3881
Mailing
PO BOX 6945
IV, NV, 89450
United States

Project Description:

PLUMBING PERMIT
INSTALL NEW GAS PIPING

Owner:

GUGLIELMO GARY
1480 EAST MAIN STREET
MORGAN HILL CA 95037
United States

More Details

Related Contacts

Contractor information

Home Phone:(775) 831-3650
Preferred Channel:Postal Mail

Mailing
PO BOX 5222
IV, NV, 89450
United States

Parcel Information

Parcel Number:
123-138-08
Parcel Area:
0
Improved Value:
15207

Subdivision:
CRYSTAL BAY PARK
Land Value:
50000
Exemption Value:
0



Search Applications

Search for Records

Enter information below to search for records.

- Site Address
- Contractor License Information
- Parcel Number
- Record Information
- Contact Information

Select the search type from the drop-down list.

General Search

Search All Records

Agency:

WASHOE

Record Type:

--Select--

Record Number:

Project Name:

Start Date:

01/14/1900



End Date:

01/12/2021



Licensed Professional Type:

--Select--

State License Number:

First:

Last:

Name of Business: Business License #:

Street No.: Direction: Street Name: Street Type:

From - *To* --Select-- --Select--

Unit Type: Unit No.:

--Select--

City: State: Zip:

Parcel No.:

123-143-07

[▶ Search Additional Criteria](#)

Search **Clear**

2 Record results matching your search results

Click any of the results below to view more details.

Showing 1-2 of 2 | [Download results](#)

<input type="checkbox"/>	Date	Record Number	Record Type	Project Name	Address	Status	Action	Agency	Description	Expiration Date	Short Notes
<input type="checkbox"/>	09/15/2017	AWS17-6016	Woodstove Certification	Lowrey / Isola	414 WASSOU RD CRYSTAL BAY NV 89402	NOE Issued		WASHOE	414 Wassou Road Crystal Bay		
<input type="checkbox"/>	09/11/2007	07-3138	Residential New, Addition or Remodel Permit	RESIDENTIAL BLDG PERMIT	414 WASSOU RD INCLINE VILLAGE NV	Finald	Pay Fees Due	WASHOE	REPLACE SHAKE W 30 YR COMP		





- Home
- Building
- Business Licensing
- Enforcement
- Engineering
- Fire

Accela Downtime 1/21/2021: ***ATTENTION ALL ACCELA CUSTOMERS***Accela will be pushing v20.2.2.0 to its Azure production environment, and service will be intermittently available during this time 1/21/... [more](#)

Search Applications

Mark as Read

Record WBLD17-102329:
Residential New, Addition or Remodel Permit
Record Status: Issued
Expiration Date: 10/25/2019

Record Info

Payments

Conditions 1

Custom Component

A notice was added to this record on 08/04/2017.
 Condition: VARIANCE Severity: Notice
 Total Conditions: 1 (Notice: 1, Met: 1)

[View Condition](#)

Record Details

Applicant:

Individual
 PEGGY COLOMBO
 Home Phone:(775) 831-7158
 PEGGY@SMITHDESIGNGROUP.COM

Licensed Professional:

HOWEBUILT
 127 Hillcrest Circle
 DAYTON, NV, 89403
 Contractor 0025357

Project Description:

GARAGE ADDITION/LIVING AREA
 GARAGE ADDITION WITH LIVING AREA BELOW /
 CONNECTING CORRIDOR / REBUILD STAIRS / NEW
 FIXTURE COUNT

Owner:

MEYER-MCSHERRY FAMILY TRUST
 MEYER TRUSTEE, CHARLES S
 PO BOX 518
 CRYSTAL BAY NV 89402

More Details

Related Contacts

Design Professional information

Organization
 DALE E. SMITH AIA SMITH DESIGN GROUP
 Home Phone:(775) 831-7158
 E-mail:STUDIO@SMITHDESIGNGROUP

Design Professional information

Individual
 ROB LAUDER
 Home Phone:(775) 884-3205
 E-mail:ROB.LAUDER@RL-

Preferred Channel:

ENGR.COM

Preferred Channel:

▣ **Additional Information**

Public Owned:

No

▣ **Application Information**

GENERAL INFORMATION

Type:

Addition Single Family

▣ **Parcel Information**

Parcel Number:

123-142-15

Block:

2

Book:

123

Tract:

0

Parcel Area:

0.16

Improved Value:

13312

CITY:

CRYSTAL BAY

SEWER:

Municipal

MASTER_P:

SR

PLANNED LAND USE:

200

Lot:

Subdivision:

Page:

14

Legal Description:

CRYSTAL BAY PARK FR LTS 18 & 19 BLK 8

Land Value:

122500

Exemption Value:

0

WATER:

Municipal

ZONING:

HDS

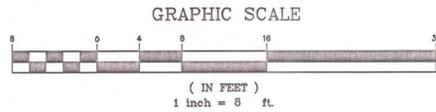
REG_ZONE:

HDS

TAX DISTRICT:

5200





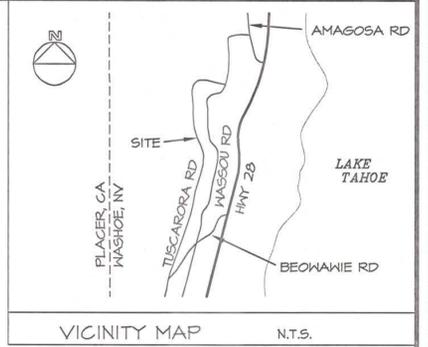
TITLE NOTES:

THIS SURVEY IS BASED ON THE LEGAL DESCRIPTION FURNISHED IN A PRELIMINARY TITLE REPORT BY CAPITAL TITLE COMPANY OF NEVADA, ORDER NO. 10013307, DATED JULY 10, 2015.

THE FOLLOWING DOCUMENTS AFFECT THE PARCEL.

ITEM #14 REFERS TO AN EASEMENT FOR PUBLIC UTILITIES GRANTED TO SIERRA PACIFIC POWER CO., RECORDED JULY 7, 1931 AS DOC. NO. 56230, IN BOOK 80, PAGE 144, OFFICIAL RECORDS. NOT LOCATABLE OF RECORD.

ITEM #15 REFERS TO AN EASEMENT FOR PUBLIC UTILITIES GRANTED TO SIERRA PACIFIC POWER CO., RECORDED NOVEMBER 10, 1932 AS DOC. NO. 61306, IN BOOK 41, PAGE 394, OFFICIAL RECORDS. NOT LOCATABLE OF RECORD.



LEGEND

- FOUND MONUMENT AS NOTED
- NOTHING FOUND OR SET
- 104.9 SPOT ELEVATION
- ⊕ POWER POLE
- UTILITY AS NOTED
- ⊙12" P TREE, DIAMETER & TYPE
P=PINE, F=FIR, C=CEDAR
- 🌳 LANDSCAPE TREE

- NOTES:**
- BEFORE DRAWING PLANS, PROPERTY OWNERS OR THEIR REPRESENTATIVES MUST CHECK FOR SETBACKS, ASSOCIATION DESIGN AND CC&R REQUIREMENTS, ALLOWABLE LAND COVERAGE RESTRICTIONS, OPEN SPACE REQUIREMENTS, HEIGHT RESTRICTIONS, ETC. IT IS NOT INTENDED THAT THIS SURVEY RELIEVE THE PROJECT DESIGNER OF THE NECESSITY OF AN INVESTIGATIVE VISIT TO THE SITE BEFORE CONSTRUCTION BEGINS. GRADES SHOULD BE CHECKED BY THE BUILDER.
 - TREES SMALLER THAN 6" IN DIAMETER HAVE NOT BEEN SHOWN.
 - THE VERTICAL DATUM OF THIS SURVEY IS BASED ON THE WASHOE COUNTY 815. THE ACCURACY OF THIS SURVEY IS ONE-HALF CONTOUR INTERVAL.
 - FIELD WORK FOR THIS SURVEY WAS ACCOMPLISHED ON 11/18/16.
 - ALL EASEMENTS OF RECORD PER THE SUBDIVISION TRACT MAP HAVE BEEN SHOWN. NO INVESTIGATION HAS BEEN MADE FOR EASEMENTS OF RECORD, ENCUMBRANCES, COVENANTS AND CONDITIONS OWNERSHIP, TITLE EVIDENCE OR ANY OTHER FACTS WHICH A CURRENT TITLE SEARCH MAY DISCLOSE, OTHER THAN THOSE SHOWN HEREON.
 - THIS MAP INDICATES THE LOCATION OF SURFACE UTILITIES DISCOVERED DURING THE COURSE OF THIS SURVEY. UTILITY COMPANIES SHOULD BE CONSULTED FOR LOCATION OF UNDERGROUND FACILITIES OR OTHER UTILITIES NOT SHOWN HEREON.
 - THE BOUNDARY LINES AND PROPERTY CORNERS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE TAKEN FROM RECORD DATA. A BOUNDARY SURVEY TO VERIFY AND RE-ALIGNMENT MISSING PROPERTY CORNERS SHOULD BE DONE PRIOR TO RELIANCE ON THIS PLAN FOR PERMITTING OR CONSTRUCTION.
 - THE EXISTING BUILDING FOOTPRINT SHOWN IS INTENDED TO BE USED FOR LAND COVERAGE PURPOSES ONLY. SAID FOOTPRINT IS REPRESENTATIVE OF THE EXTERIOR STRUCTURE. DESIGNER AND CONTRACTOR TO VERIFY AS-BUILT INFORMATION AND ACCOUNT FOR VARIANCES DUE TO SIDING, TRIM, AND OTHER BUILDING ELEMENTS.
 - SUBJECT PARCEL IS ZONED HIGH DENSITY SUBURBAN (HDS) PER WASHOE COUNTY DEVELOPMENT CODE, TABLE 110.406.05.1. BUILDING SETBACKS FOR HDS ARE 20' FRONT AND REAR, AND 5' SIDES.



COVERAGE CALCULATIONS *Class 1a = 1% allowable coverage*

LOT AREA = 7,168 S.F. (0.16 AC.)
 $7168 \times 1\% = 71.68 \text{ SF basic coverage}$

EXISTING LAND COVERAGE

RESIDENCE	804 S.F.
PAVER PARKING	166 S.F.
DECKS	80 S.F.*
CONCRETE PAD	9 S.F.
GRAVEL STAIRS	314 S.F.
STONE STAIRS	44 S.F.
TOTAL	1,417 S.F. (20%)

*CALCULATED WITH 3:1 HEIGHT REDUCTION

THIS DRAWING WAS PREPARED EXCLUSIVELY FOR CHARLES MEYER & SUZANNE MCHERRY AND SMITH DESIGN GROUP AND ACCURATELY REPRESENTS TO THE BEST OF OUR KNOWLEDGE, THE MATTERS CONTAINED HEREIN AS OF THE DATE STATED HEREON. THIS DRAWING MAY NOT BE RELIED UPON BY ANY OTHER PERSON OR ENTITY FOR ANY PURPOSE WHATSOEVER. THIS MAP IS VALID FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ISSUE. SUBSEQUENT USE OF THE MAP WILL REQUIRE A FIELD SITE VISIT AND MAPPING UPDATES.

Kenneth R. Arnett
 LAND SURVEYOR
 DATE 11/28/16



RECEIVED
 DEC 01 2016
 TAHOE REGIONAL PLANNING AGENCY



REVISIONS	BY

IMPERVIOUS COVERAGE SURVEY
 THE LANDS DESCRIBED IN DOC. NO. 4599512, W.C.R.
 APN 123-142-15 WASHOE COUNTY NEVADA
 OWNER: CHARLES MEYER & SUZANNE MCHERRY ADDRESS: 360 TUSCARORA RD

LAND SURVEYORS & PLANNERS
ARNETT & ASSOCIATES, INC.
 NORTH TAHOE 1751 831-858
 SOUTH TAHOE 1530 541-3096
 100 COUNTRY CLUB DR., NO. 12, INCLINE VILLAGE, NEVADA 89451
 TRUCKEE 1530 827-8222

DATE 11/28/16
 SCALE 1" = 8'
 DRAWN JDT
 JOB 16-11-09
 FILE TDPD.DWG
 SHEET 1 OF 1 SHEETS





Accela Downtime 1/21/2021: ***ATTENTION ALL ACCELA CUSTOMERS***Accela will be pushing v20.2.2.0 to its Azure production environment, and service will be intermittently available during this time 1/21/... [more](#)

Search Applications

Mark as Read

Search for Records

Enter information below to search for records.

- Site Address
- Contractor License Information
- Parcel Number
- Record Information
- Contact Information

Select the search type from the drop-down list.

General Search

Search All Records

Agency:

--Select--

Record Type:

--Select--

Record Number:

Project Name:

Start Date:

01/21/1916

End Date:

01/19/2021

Licensed Professional Type:

--Select--

State License Number:

First:

Last:

Name of Business: Business License #:

Street No.: Direction: Street Name: Street Type:

Unit Type: Unit No.:

City: State: Zip:

Parcel No.:

[Search Additional Criteria](#)

You must select an agency and record type to search this criteria.

Search **Clear**

5 Record results matching your search results

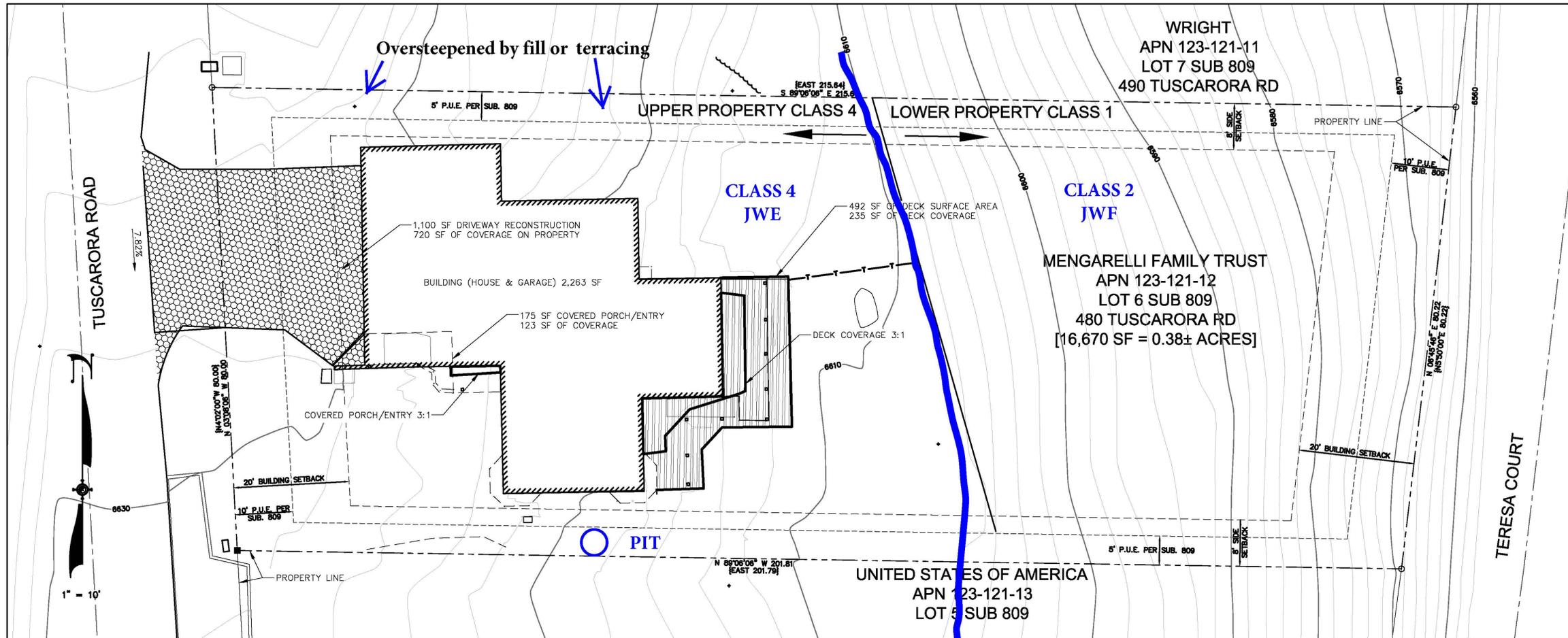
Click any of the results below to view more details.

Showing 1-5 of 5 | [Download results](#)

<input type="checkbox"/>	Date	Record Number	Record Type	Project Name	Address	Status	Action	Agency	Description	Expiration Date	Short Notes
<input type="checkbox"/>	07/29/2020	WBLD20-102572	Residential Reroof Permit	RE ROOF - MENGARELLI	480 TUSCARORA RD CRYSTAL BAY NV 89402	Finald		WASHOE	RESIDENTIAL RE ROOF / COMP FOR COMP		
<input type="checkbox"/>	07/25/2019	WBLD19-102487	Residential New, Addition or Remodel Permit	INTERIOR REMODEL - MENGARELLI FAMILY TRUST	480 TUSCARORA RD CRYSTAL BAY NV 89402	Issued		WASHOE	INTERIOR REMODEL / KITCHEN REMODEL / LOWER FAMILY ROOM TO BECOME NEW BEDROOM / REMODEL BATHROOM / CHANGE WOOD BURNER TO GAS FIREPLACE / REPLACE HEATING SYSTEM/BOILER / REPLACE SOME WINDOWS LIKE FOR LIKE / REPAIR EXISTING DECK RAIL / MAIN PANEL CHANGE OUT LIKE FOR LIKE 200AMP / INCLUDES RE-ROOF	03/25/2021	

<input type="checkbox"/>	12/03/1997	97-7473	Residential New, Addition or Remodel Permit	RESIDENTIAL BLDG PERMIT	480 TUSCARORA RD INCLINE VILLAGE NV	Finald	WASHOE	INTERIOR REMODEL ON MAIN UPPER LOWER FLOORS	480 TUSCARORA RD
<input type="checkbox"/>	07/21/1997	97-4418	Plumbing	PLUMBING PERMIT	480 TUSCARORA RD INCLINE VILLAGE NV	Permit Expired	WASHOE	CONVERT FROM PROPANE TO NATURAL GAS	480 TUSCARORA
<input type="checkbox"/>	09/16/1996	96-5621	Miscellaneous	MISC BUILDING PERMIT	480 TUSCARORA RD INCLINE VILLAGE NV	Finald	WASHOE	REROOF WITH CLASS A COMP	480 TUSCARORA RD





1 SITE PLAN
SCALE: 1"=10'

LEGEND

- EDGE OF AC PAVING
- PROPERTY LINES
- ADJACENT PROPERTY LINES
- SETBACK LINE
- EASEMENT
- INTERMEDIATE CONTOUR (2' INTERVAL)
- INDEXED CONTOUR (10' INTERVAL)
- EXISTING FENCE
- EXISTING TREES WITH SIZE & TYPE AS NOTED (P=PINE, F=FIR, C=CEDAR, A=ASPEN, T=UNKNOWN TYPE)
- EXISTING BUILDINGS

LAND CAPABILITY CHALLENGE
FILE LCAP2020-0314

CLASS 2 LAND AREA= 6,986 SQ.FT.
CLASS 4 LAND AREA- 9,684 SQ.FT.

TRPA REGIONAL PLANNING AGENCY DETERMINATION
BY *Julie Roll* DATE: 09/24/2020
Executive Director/Designee
Tahoe Regional Planning Agency

Digitally signed by Julie Roll
DN: cn=Julie Roll, o=TRPA, ou, email=jroll@trpa.org, c=US
Date: 2020.09.24 14:11:48 -07'00'

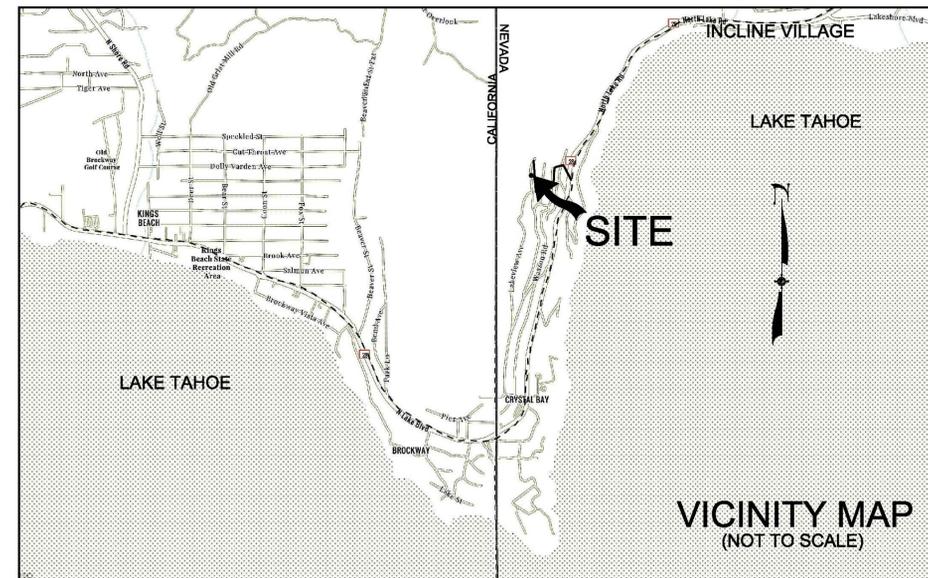
M. Munnecke
8-19-20
LCC

OWNER
MENGARELLI FAMILY TRUST
480 TUSCARORA ROAD
CRYSTAL BAY, NV 89402
CONTACT: JOHN & BAMBI MENGARELLI
(415) 328-6367 & (415) 328-2350

NOTES

1. This site plan is based on a field survey provided by Summit Engineering dated November 26, 2019.
2. TRPA Qualified Exempt Declaration November 26 1997. Mitigation fee was paid for 3,226 SF of coverage. Verified coverage 3,393 SF
3. Coverage numbers per the 1997 house remodel plans submitted on May 22, 1997 by Sherry Guzzi - Architect and Gary Davis - Engineer
4. BMP's installed 1983.
5. TRPA approved original house plans for 3,200 SF September 25, 1981
6. Land Classification based on April 29, 1981 TRPA Land Capability Study, Prepared by Kleinfelder and Associates by Edward Porter - Geologist and Robert Howell - Civil Engineer
7. Original House plans submitted to TRPA September 11, 1980

GENERAL PROPERTY INFORMATION					
Parcel size	16,670 SQ.FT.				
Upper Lot, class 4 soil	10,923 sq.ft.				
Lower Lot, class 1 soil	5,747 sq.ft.				
Total Allowable Coverage (From 1997 plans)	3,393 sq.ft.				
EXISTING LAND COVERAGE					
Description	Material	Square feet	Coverage Exemption	Total Coverage	
House & Garage	WOOD	2,263	0%	52	2,263 sq.ft.
Covered Porch/Entry	WOOD	175	30%	52	123 sq.ft.
Decks and Steps	WOOD	235	0%		235 sq.ft.
Paved Driveway and Walk	Pavers	720	0%		720 sq.ft.
SUBTOTAL		3,393	TOTAL EXISTING	3,341 sq.ft.	



THE Genesis Group
DESIGN • ENGINEER • BUILD

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Bay Area Office: 125 Railroad Avenue, #206, Danville, CA 94506 • 530-584-9484
www.TheGenesisGroup.com • info@thegenesisgroup.com

LICENSED CIVIL ENGINEER
LARRY J. BALDWIN #22233
Signature: [Signature]
12/31/2020
Renewal Date
Date
STATE OF NEVADA

Rev. #	Date	Notes

MENGARELLI RESIDENCE
480 TUSCARORA ROAD
CRYSTAL BAY, NV 89402
WASHOE CO. APN: 123-121-12

EXISTING SITE PLAN

Designed By: MM
Drawn By: TJB
Project Manager: JV
Scale: 1"=10'
Date: 4/22/2020
Sheet: **C1.1**
1 OF 1



Accela Downtime 1/21/2021: ***ATTENTION ALL ACCELA CUSTOMERS***Accela will be pushing v20.2.2.0 to its Azure production environment, and service will be intermittently available during this time 1/21/... [more](#)

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Record 95-3496: Plumbing Record Status: Finaled

Record Info

Payments

Custom Component

Record Details

Project Description:

PLUMBING PERMIT
GAS LINE WATER HEATER CONVERT TO NATURAL GAS

Owner:

SONGEY NORMAN A
P O BOX 535
CRYSTAL BAY NV 89402
United States

More Details

Parcel Information

Parcel Number:

123-154-07

Parcel Area:

0

Improved Value:

62247

Subdivision:

CRYSTAL BAY PARK

Land Value:

50000

Exemption Value:

0

