

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: Hodnefield Addition			
Project Description: We propose to construct a 6637 sf SFD As a part of mixed use development which includes an existing 10,000 S.f retail commercial building. . We also propose to modify the drive approach and parking area associated with the commercial building to incorporate a better street presence and landscaping.			
Project Address: 250 Village, Incline Village NV			
Project Area (acres or square feet): 37,979 s.f			
Project Location (with point of reference to major cross streets AND area locator): North of Southwood Blvd on the east side of Village Blvd south of Tahoe 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).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: HODNEFIELD COMMUNITY PROPERTY TRUST		Name: GilanFarr Architecture	
Address: 800 SOUTHWOOD BLVD # 105		Address: P.O box 6987	
INCLINE VILLAGE NV Zip: 89451		Incline Village Zip: 89451	
Phone: 925-548-6824 Fax:		Phone: 775-831-8001 Fax:	
Email: hodnefield@icloud.com,sjhodnefield@me.com		Email: office@gilanfarrarchitecture.com	
Cell: Other:		Cell: Other:	
Contact Person: Reece Barbosa		Contact Person: Reece Barbosa	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Gilanfarr Architecture		Name:	
Address: P.O box 6987		Address:	
Incline Village Zip: 89451		Zip:	
Phone: 775-831-8001 Fax:		Phone: Fax:	
Email: office@gilanfarrarchitecture.com		Email:	
Cell: Other:		Cell: Other:	
Contact Person: Reece Barbosa		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?

There is an existing 10000 SF office commercial building. We propose to add a new 6637 sf SFD As part of the development we propose to modify the drive approach and parking area associated with the commercial building to incorporate a better street presence and landscaping

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 Attached

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

Within two years of issue permit, intending to begin May 1,2024 with completion in summer of 2025 this would include renovation of the commercial building parking area

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 incline village commercial regulatory zone promotes mixed use development. There are a number of other projects in this area that have incorporated residential with their commercial use

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

the opportunity for a live work environment in adjacent to the downtown core will reduce vehicle trips

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

we do not anticipate any 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 Single Family Dwelling will have parking separate from the commercial spaces. We propose a landscape buffer between residential and commercial use. The commercial parking and landscaping will be upgraded to meet the plan area standards.

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	att
d. LPG or Natural Gas Service	southwest
e. Solid Waste Disposal Service	ivgid
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.

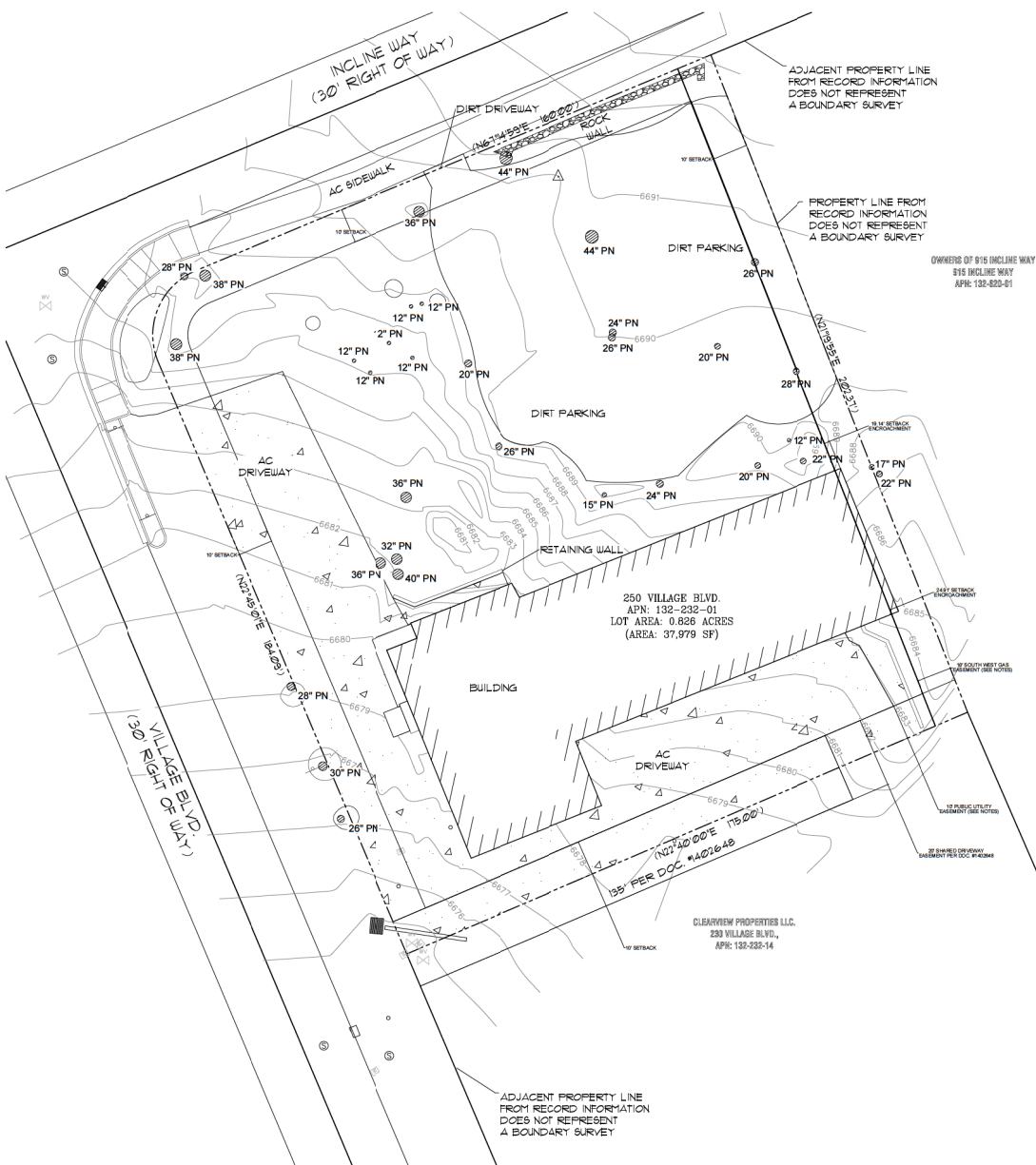
h. Permit #	N/A	acre-feet per year	
i. Certificate #	N/A	acre-feet per year	
j. Surface Claim #	N/A	acre-feet per year	
k. Other #	N/A	acre-feet per year	

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	Fire Station 11- NLTFPD 875 Tanager St
b. Health Care Facility	Incline Village Community Hospital 880 Alder Ave
c. Elementary School	Incline Elementary School, 915 Northwood BLVD
d. Middle School	Incline Middle School, 931 Southwood BLVD
e. High School	Incline High School, 499 Village Blvd
f. Parks	Incline Park, 939 Southwood BLVD
g. Library	Incline Village Library, 845 Alder Ave
h. Citifare Bus Stop	HWY 28 at Village Blvd, Stop ML



EXISTING SITE PLAN
 SCALE: 1/8" = 1'-0"

LEGEND:

- EXISTING BUILDING
- EXISTING DECKS & STAIRS
- EXISTING ASPHALT & CONCRETE
- SEWER MAN HOLE
- WATER METER
- WATER VALVE

SURVEY NOTES:

1. BASIS OF BEARINGS ARE ASSUMED, TAKEN FROM THE COMMERCIAL SUB. NO. 1, PORTION OF SOUTH 1/2 OF SECTION 15, T16N R18E, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
2. VERTICAL DATUM IS ASSUMED, TAKEN FROM 1985 INFORMATION (NAVD 88).
3. TOPOGRAPHY IS SHOWN AT A 1 FOOT CONTOUR INTERVAL.
4. THIS SURVEY DOES NOT CONSTITUTE A BOUNDARY SURVEY. ALL PROPERTY LINE INFORMATION IS FROM RECORD AND IS PROVIDED FOR REFERENCE ONLY.
5. PUBLIC UTILITY EASEMENT - LOT 1, BLOCK D OF COMMERCIAL SUBDIVISION NO. 1 WASHOE COUNTY, NEVADA, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF WASHOE COUNTY, STATE OF NEVADA, ON MARCH 2, 1965 SUBJECT TO A UTILITY EASEMENT, 10 FEET IN WIDTH, ALONG THE SOUTHEASTERN LINE, PER DOCUMENT #482071
6. SOUTHWEST GAS EASEMENT - THE EASTERLY 10 FEET OF LOT 1, BLOCK D OF COMMERCIAL SUBDIVISION NO. 1 WASHOE COUNTY, NEVADA, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF WASHOE COUNTY, STATE OF NEVADA, ON MARCH 2, 1965, PER DOCUMENT # 494388

ZONING AND SETBACK NOTES:

1. PROPERTY IS ZONED TA-1VC (TAHOE-INCLINE VILLAGE COMMERCIAL REGULATORY ZONE) MINIMUM LOT AREA 10,000 SF WITH SETBACKS OF 10 FT FRONT
2. REAR 10 FT SIDES, PER THE WASHOE COUNTY TAHOE AREA PLAN 4 PER THE WDC SECTION 11022055 AND TABLE 11022023 TAHOE AREA YARD AND LOT STANDARDS.

LAND CAPABILITY NOTE:

NO LAND CAPABILITY DETERMINATION HAS BEEN ENTERED.

EMP:

BY P CERTIFICATE ISSUED ON 10/12/201 19200

COVERAGE CALCULATIONS:

TRPA PARCEL AREA = 0.826 ACRES (35,519 SF)
 C-485 @ 32%
 BASE ALLOWABLE COVERAGE = 11,394 SF

EXISTING COVERAGE CALCULATIONS	AREA
BUILDING	162 SF
DIRT PARKING	8196 SF
ASPHALT & CONCRETE	9345 SF
TOTAL:	29303 SF



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FILE: EXISTING SITE PLAN
 CUSTOM RESIDENCE FOR
JERRY AND SHERRI HODNFIELD
 250 VILLAGE BLVD., INCLINE VILLAGE, NEVADA
 (CITY OF INCLINE VILLAGE, NV 89401)

REVISIONS

FILE: 250 VILLAGE

DATE: 02/02/24

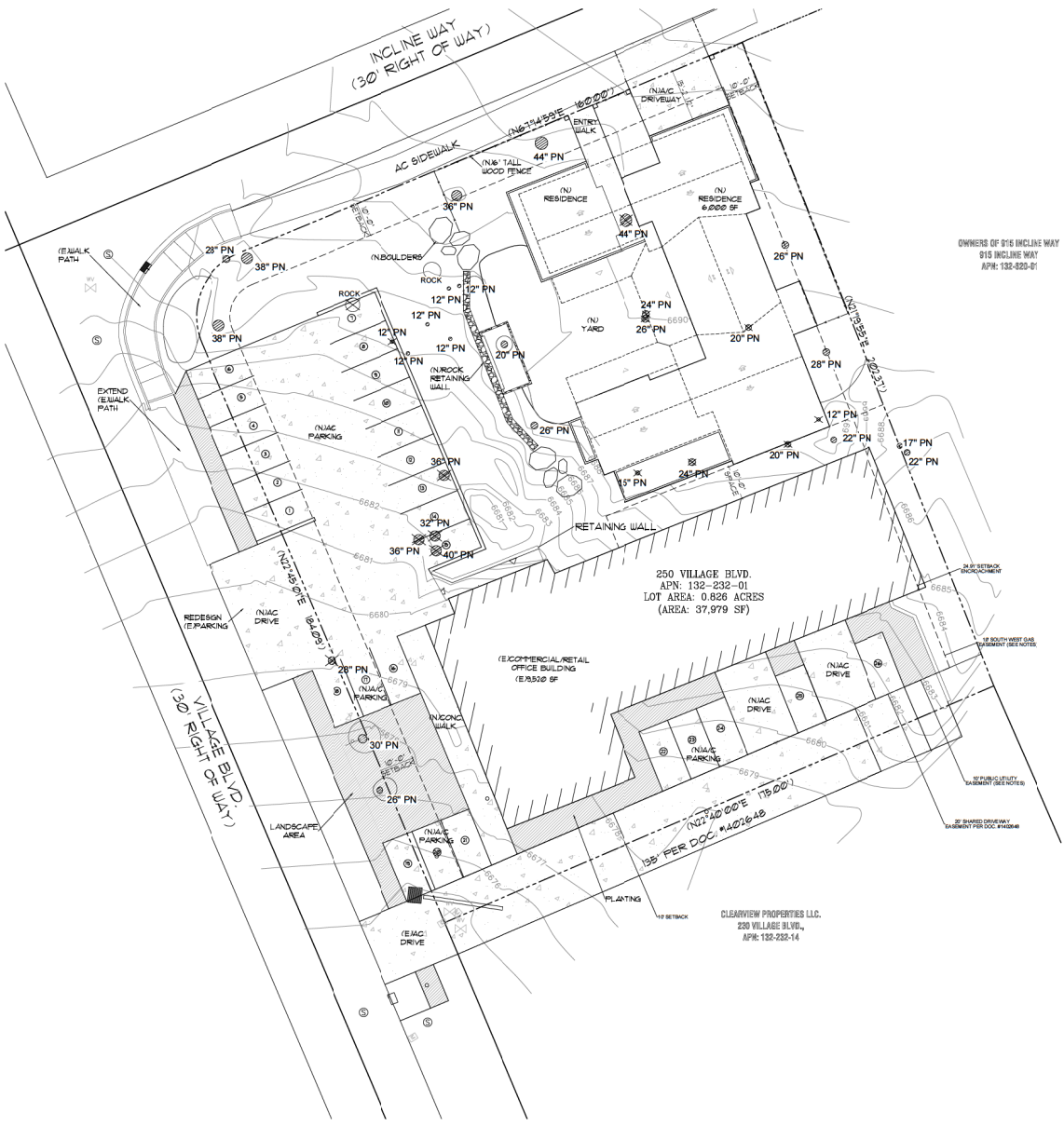
SCALE: AS NOTED

DRAWN: AGB

SHEET:

C1.e
 OF 11 SHEETS

Mar 08, 2024 - 12:48pm
 C:\Users\Glanfar\OneDrive - Glanfar Architecture\Documents - Glanfar Architecture Team\All Current Projects\915 Incline Way\AutoCAD\250 VILLAGE BLVD working.dwg



PROPOSED SITE PLAN

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

OWNER OF 016 INCLINE WAY
 016 INCLINE WAY
 APN: 132-232-01

250 VILLAGE BLVD.
 APN: 132-232-01
 LOT AREA: 0.826 ACRES
 (AREA: 37,979 SF)

COMMERCIAL RETAIL
 OFFICE BUILDING
 (6,500 SF)

CLEARVIEW PROPERTIES LLC.
 250 VILLAGE BLVD.,
 APN: 132-232-14



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FILE: SITE PLAN

CUSTOM RESIDENCE FOR
JERRY AND SHERRI HODNEFIELD
 250 VILLAGE BLVD. NEVADA VILLAGE, NEVADA
 (APN: 132-232-01)

REVISIONS

FILE: 250 VILLAGE

DATE: 02/02/24

SCALE: AS NOTED

DRAWN: AGB

SHEET:

C10

CP 11 SHEET6

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