

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: <u>Interior Upgrades @ Existing Detached Garage</u>			
Project Description: <u>Add Kitchen to existing room above garage & Add shower to existing powder.</u>			
Project Address: <u>1615 Pinecone Circle</u>			
Project Area (acres or square feet): <u>391 SF.</u>			
Project Location (with point of reference to major cross streets AND area locator): <u>Major cross street is Lakeshore Blvd.; Area is East of Hwy 28.</u>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
<u>130-241-58</u>	<u>0.84</u>		
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: <u>Leon Owens</u>		Name: <u>Susie Yanagi Architect</u>	
Address: <u>1615 Pinecone Cir.</u>		Address: <u>POB 1662</u>	
<u>Incline Village, NV Zip: 89451</u>		<u>Carmelien Bay, CA Zip: 96140</u>	
Phone: <u>916 396 7475</u> Fax:		Phone: <u>530 583 7189</u> Fax:	
Email: <u>lowens593@icloud.com</u>		Email: <u>Susiey@jps.net</u>	
Cell: <u>916 396 7475</u> Other:		Cell: <u>530 308 4249</u> Other:	
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name: <u>Same as Owner.</u>		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:		Phone:	
Fax:		Fax:	
Email:		Email:	
Cell:		Cell:	
Other:		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):	

**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)?

*Existing main dwelling = 5,704 SF.
Proposed accessory dwelling = 391 SF.*

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.

391 SF.

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

All materials, colors & details match.

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?

3+ spaces per Sht. A.I.O., No new accesses required.

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?

No exterior changes will occur.

7. Is the subject property part of an active Home Owners Association (HOA) or Architectural Control Committee?

☐ Yes ☒ No If yes, please list the HOA name.

8. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that may prohibit a detached accessory dwelling on your property?

☐ Yes ☒ No If yes, please attach a copy.

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?

☐ Yes ☒ No If yes, please provide information on the secondary unit.

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	IVGID	IVGID
Water Service	IVGID	IVGID

PROPOSED PROJECT IS A TRPA EXEMPT INTERIOR UPGRADE AT THE EXISTING UPPER LEVEL OF AN EXISTING DETACHED GARAGE TO ACCOMMODATE RECREATION SPACE WITH A KITCHEN, AND SHOWER IN THE EXISTING BATHROOM. NO ADDITIONAL SQUARE FOOTAGE IS PROPOSED, NO WORK IS PROPOSED AT THE EXISTING RESIDENCE AND EXISTING SITE.

ALL CONSTRUCTION SHALL COMPLY WITH: 2024 EDITIONS OF THE IBC, IRC, IEBC, IECC, IFGC, IGCC, IMC, INUC, IFC, ISPSG, UPC, UMC, NNICC, NFPA, NORTHERN NEVADA FIRE AMENDMENTS & 2023 NEC.

A1.0 COVER SHEET/FLOOR PLANS/SITE PLAN
A2.0 EXISTING MAIN RESIDENCE FLOOR PLANS
A3.0 EXISTING DETACHED GARAGE &
MAIN RESIDENCE EXTERIOR ELEVATIONS

PROPERTY OWNER: LEON OWENS
PROPERTY ADDRESS: 1615 PINECONE CIRCLE
INCLINE VILLAGE
WASHOE COUNTY, NV.
PROJECT SITE: APN 130-241-58
INCLINE BEACH SUBDIVISION, LOT 8
PARCEL SIZE: 36,805 SF.
(0.804 AC)

EXISTING RESIDENCE: 5,704 SF.
EXISTING GARAGE: 586 SF.
EXISTING DETACHED GARAGE: 1,413 SF.

PROPOSED UPGRADES
 @ EXISTING DETACHED GARAGE: 391 SF.



SCALE: 1" = 20'-0"

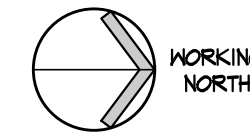


 GAS
 WATER, 2" & 1/2"
 SEWER
 ELECTRIC, 200 Amp



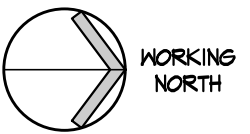
SCALE: $\frac{1}{4}" = 1'-0"$

361 SF



SCALE: $\frac{1}{4}" = 1'-0"$

391 SF.



(E) BOAT PARKING
FFE. 6246

FFE. 6246

(E) TRUCK &
CAR PARKING

FFE. 6246

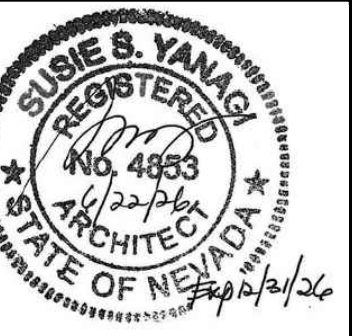
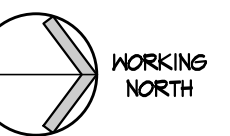
(E) 200 AMP.
SUB-PANEL LOC.

-PANEL LOC.

EXISTING GARAGE MAIN LEVEL FLOOR PLAN

SCALE: $\frac{1}{4}'' = 1'-0''$

1,022 SF.



Susie Yanagi
ARCHITECT

Voice/Fax

P.O. Box 1662
Carmelien Bay, CA 96140

INTERIOR UPGRADES
@ EXISTING DETACHED GARAGE

1615 Pine Cone Circle
Incline Village, Nv.

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NOTE:
All drawings and written material appearing herein constitute original and unpublished work of the designer and may not be duplicated, used or disclosed without written consent of Susie Yanagi Architect.

OPERATIONS:	WC
1/22/26	SUBMITTAL
	DADAR
1/26	REVIEW

OB NO.:	OWE-6262
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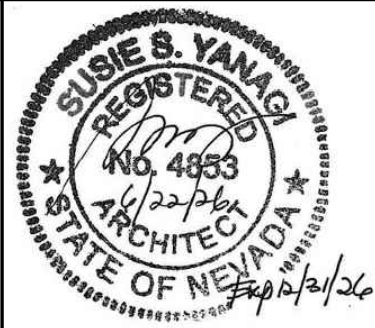
RAWN/CHECKED BY: EZ/SY

SHEET TITLE:

COVER SHEET/
FLOOR PLANS/
SITE PLAN

SHEET NO.:

A1.0



Susie Yanagi
ARCHITECT

530 / 583-1789
Voice/Fax

590 High Street
P.O. Box 1682
Carnelian Bay, CA 96140

INTERIOR UPGRADES
@ EXISTING DETACHED GARAGE

1615 Pine Cone Circle
Incline Village, Nv.

PRO. ECT.

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ITERATIONS: 4/1/26 DADAR REVIEW

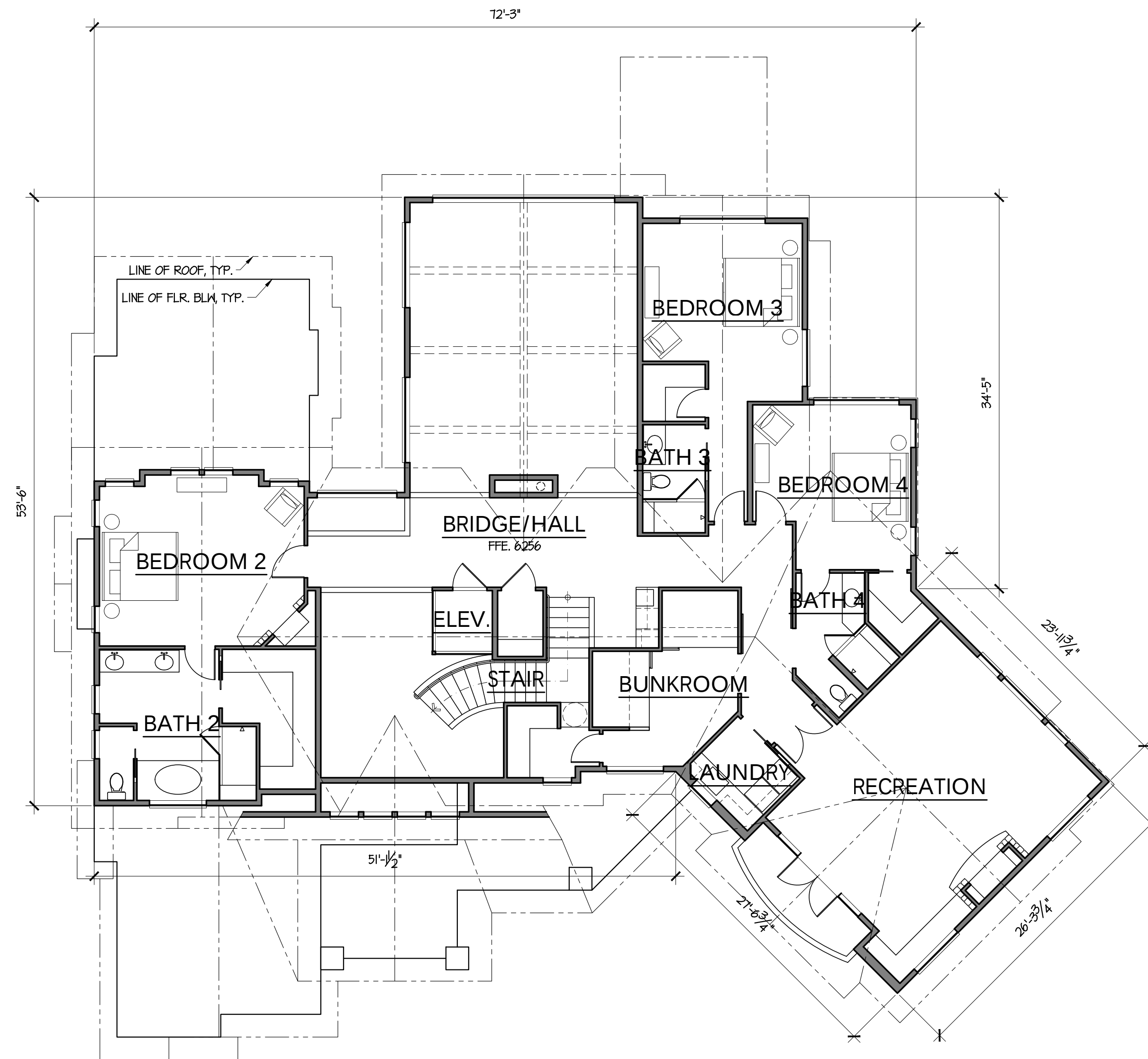
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SHEET TITLE:
EXISTING
MAIN RESIDENCE
FLOOR PLANS

SHEET NO.:

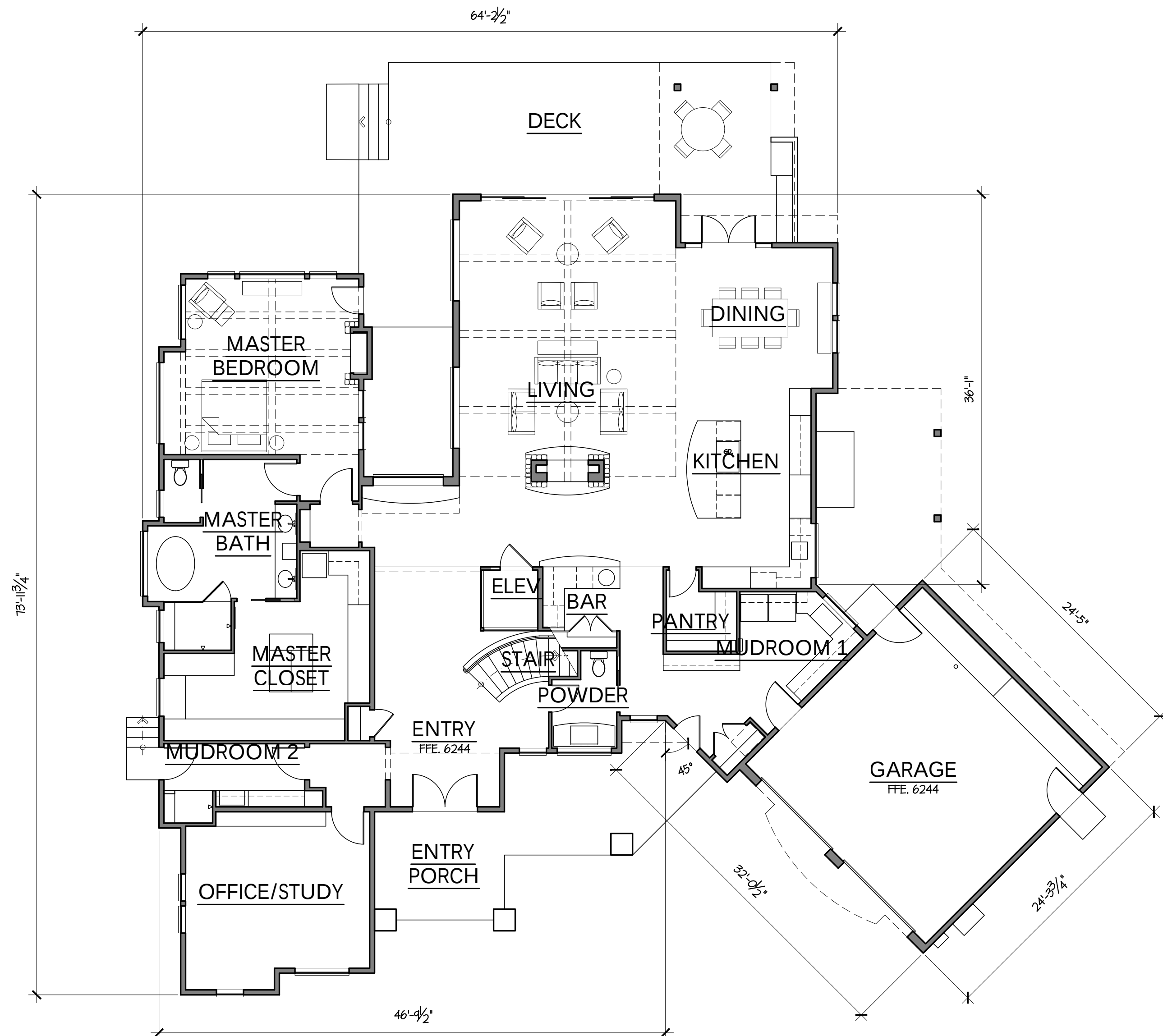
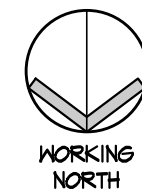
A2.0



EXISTING UPPER LEVEL FLOOR PLAN

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

RESIDENCE AREA: 2503 SF.



EXISTING MAIN LEVEL FLOOR PLAN

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

RESIDENCE AREA: 3,201 SF.

GARAGE: 586 SF.





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ARCHITECT

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INTERIOR UPGRADES
@ EXISTING DETACHED GARAGE

1615 Pine Cone Circle
Incline Village, Nv.

PROJECT:

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ITERATIONS: 9/1/26 DADAR REVIEW

JOB NO.: OWE-6262

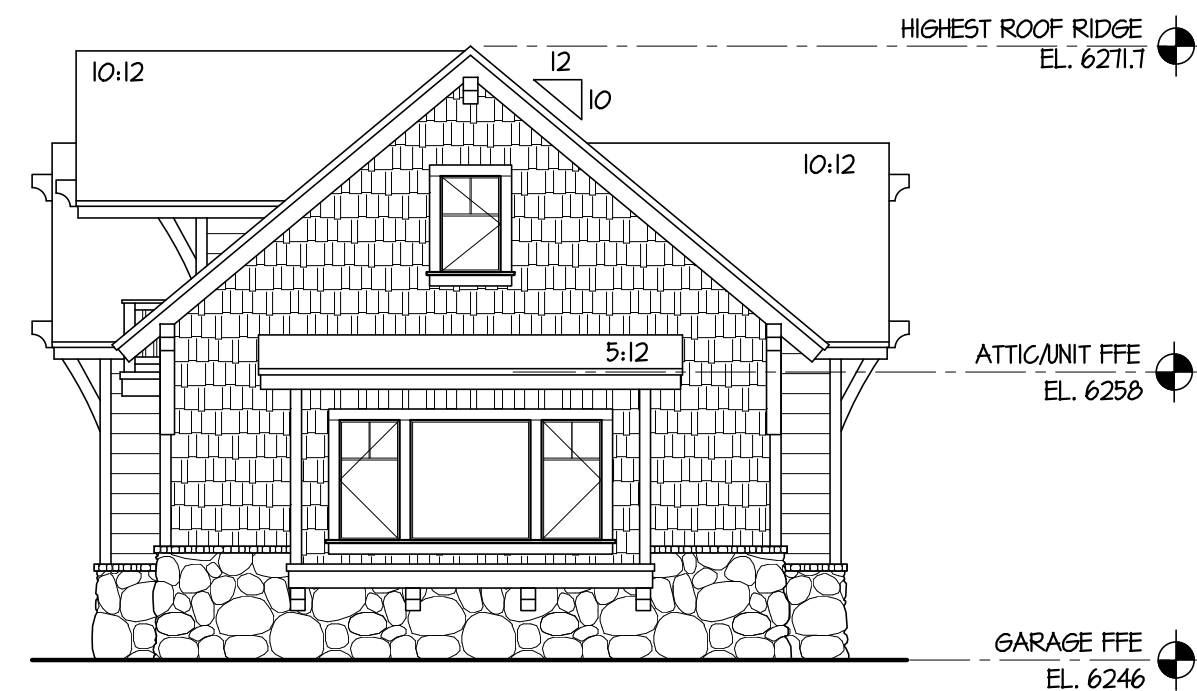
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SHEET TITLE:

EXISTING
DETACHED GARAGE
&
MAIN RESIDENCE
EXTERIOR
ELEVATIONS

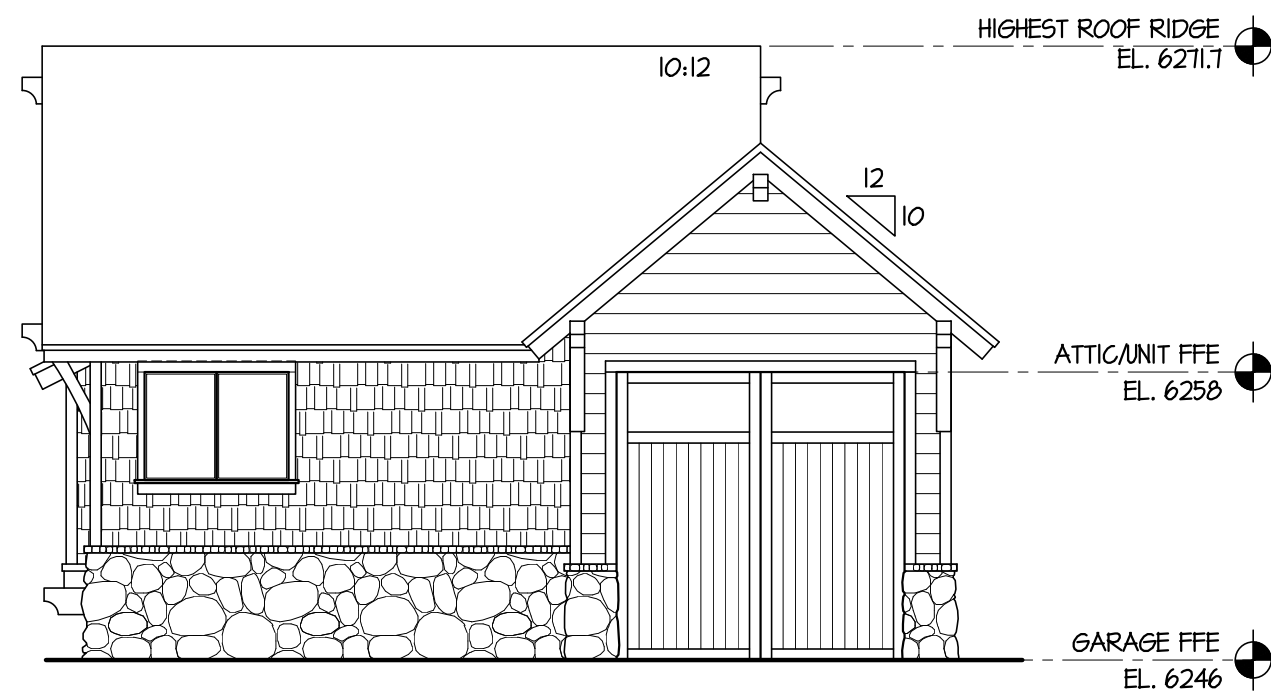
SHEET NO.:

A3.0



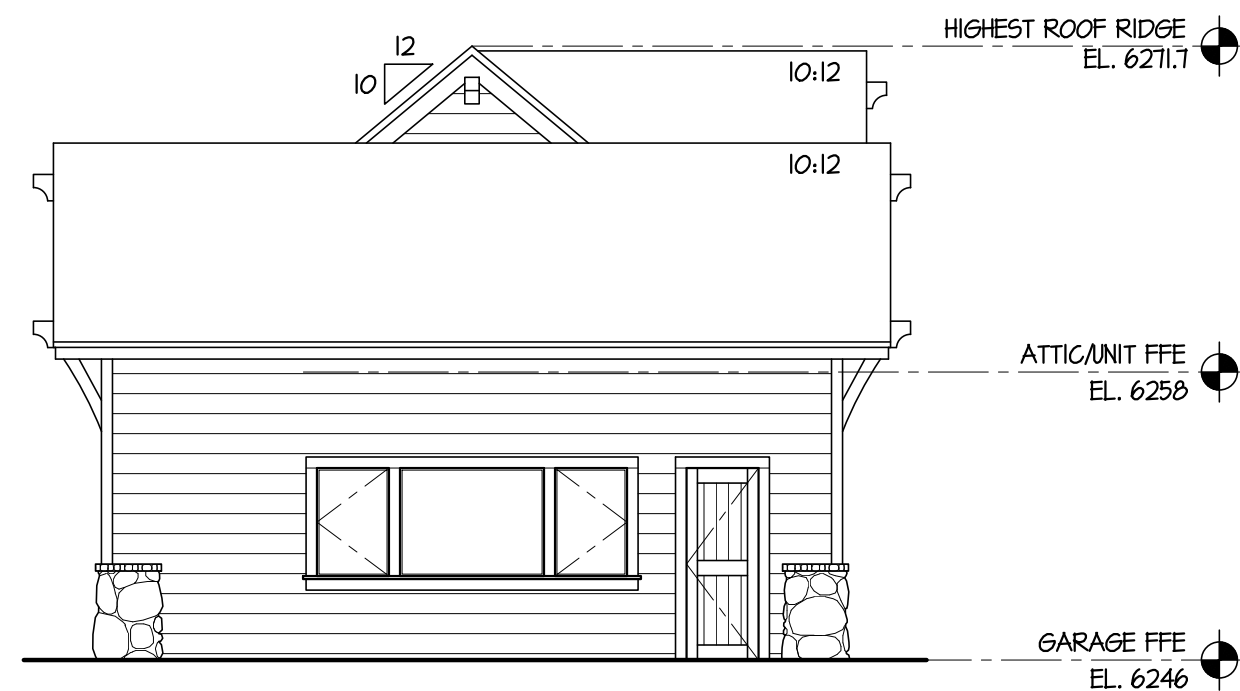
EXISTING DETACHED GARAGE
NORTH ELEVATION

SCALE: 1/8" = 1'-0" (FACING FRONT/LEFT SIDEYD.)



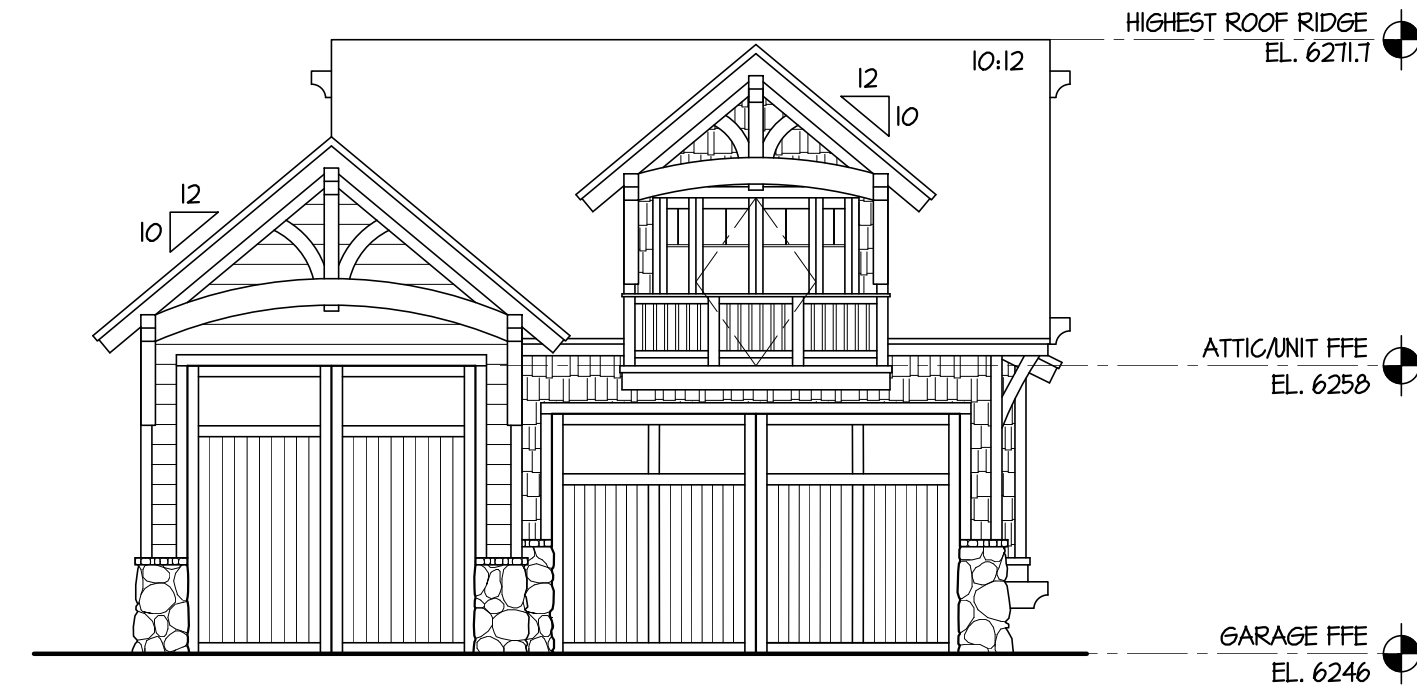
EXISTING DETACHED GARAGE
WEST ELEVATION

SCALE: 1/8" = 1'-0" (FACING FRONTYD.)



EXISTING DETACHED GARAGE
SOUTH ELEVATION

SCALE: 1/8" = 1'-0" (FACING RIGHT SIDEYD.)



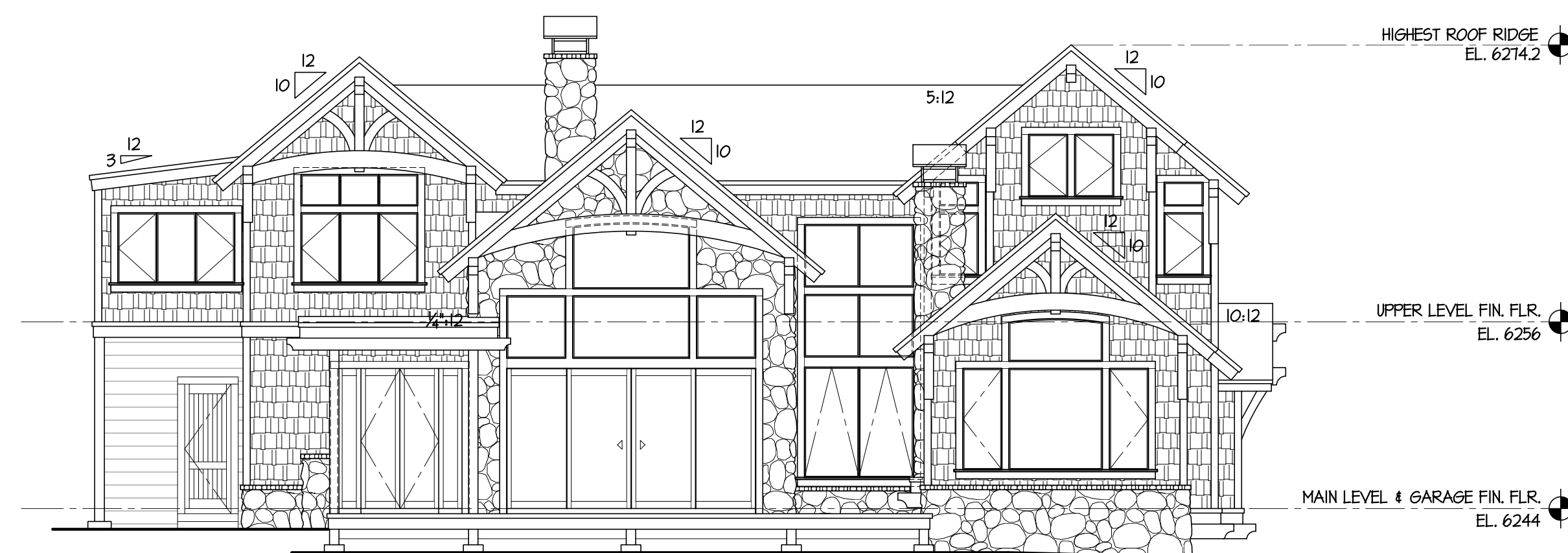
EXISTING DETACHED GARAGE
EAST ELEVATION

SCALE: 1/8" = 1'-0" (FACING MAIN RESIDENCE)



EXISTING MAIN RESIDENCE EAST ELEVATION

SCALE: 1/8" = 1'-0" (FACING LEFT SIDEYD.)



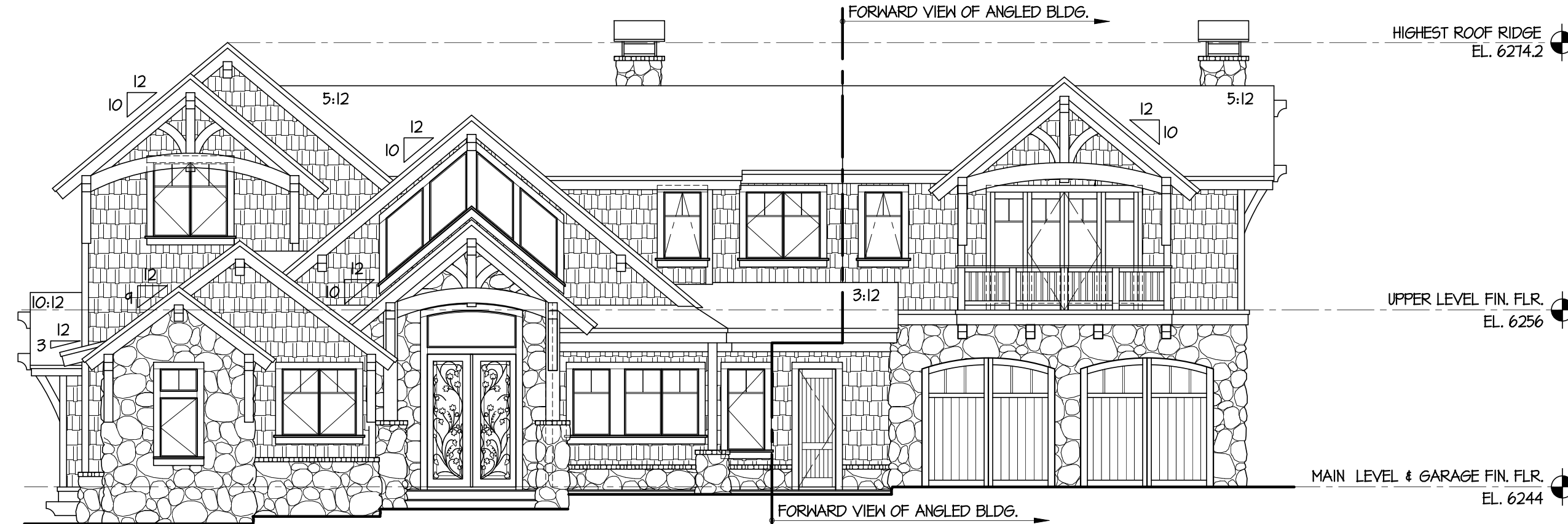
EXISTING MAIN RESIDENCE SOUTH ELEVATION

SCALE: 1/8" = 1'-0" (FACING REARYD.)



EXISTING MAIN RESIDENCE WEST ELEVATION

SCALE: 1/8" = 1'-0" (FACING RIGHT SIDEYD.)



EXISTING MAIN RESIDENCE NORTH ELEVATION

SCALE: 1/8" = 1'-0" (FACING FRONTYD.)