

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: 27 Somers Loop			
Project Description: Remodel of single story wood framed building with loft.			
Project Address: 27 Somers Loop, Crystal Bay NV 89402			
Project Area (acres or square feet): 530 sq ft			
Project Location (with point of reference to major cross streets AND area locator): 27 Somers Loop, Crystal Bay, NV 89402 / closest cross street is Somers Drive.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
123-031-04	.102		
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: Heath & Amanda Rushing		Name: GilanFarr Architecture	
Address: 125 Roger Stone Rd		Address: PO Box 446	
Madisonville, LA	Zip: 70447	Crystal Bay, NV	Zip: 89402
Phone: 601.876.7659	Fax:	Phone: 775.831.8001	Fax:
Email: heath@newnr.com		Email: phil@gilanfarrarchitects.com	
Cell:	Other:	Cell:	Other:
Contact Person: Heath Rushing		Contact Person: Phil GilanFarr	
Applicant/Developer:		Other Persons to be Contacted:	
Name: GilanFarr Architecture		Name:	
Address: PO Box 446		Address:	
Crystal Bay, NV	Zip: 89402		Zip:
Phone: 775.831.8001	Fax:	Phone:	Fax:
Email: aleks@gilanfarrarchitecture.com		Email:	
Cell: 925.557.8780	Other:	Cell:	Other:
Contact Person: Aleks Soto		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Variance Application Supplemental Information

(All required information may be separately attached)

1. What provisions of the Development Code (e.g. front yard setback, height, etc.) must be waived or varied to permit your request?

Front & Rear Setback

You must answer the following questions in detail. Failure to provide complete and accurate information will result in denial of the application.

2. What are the topographic conditions, extraordinary or exceptional circumstances, shape of the property or location of surroundings that are unique to your property and, therefore, prevent you from complying with the Development Code requirements?

The size of the lot with standard setbacks does not allow for any modification to the front of the main house or the existing guest house.

3. What steps will be taken to prevent substantial negative impacts (e.g. blocking views, reducing privacy, decreasing pedestrian or traffic safety, etc.) to other properties or uses in the area?

Additions are kept small and at or below the height of the existing house or guest house.

4. How will this variance enhance the scenic or environmental character of the neighborhood (e.g. eliminate encroachment onto slopes or wetlands, provide enclosed parking, eliminate clutter in view of neighbors, etc.)?

Will provide an updated front of the house improving the curb appeal. Update will also remove a portion of deck that is beyond the extent of the property line.

5. What enjoyment or use of your property would be denied to you that is common to other properties in your neighborhood?

The ability to improve the existing house function and utilizing the allowable coverage.

6. Are there any restrictive covenants, recorded conditions or deed restrictions (CC&Rs) that apply to the area subject to the variance request?

Yes No If yes, please attach a copy.

7. How is your current water provided?

East Stateline Point Watershed / MUNICIPAL

8. How is your current sewer provided?

IVGID Public Works / MUNICIPAL

Property Owner Affidavit

Applicant Name: GilanFarr Architecture

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

Louisiana
STATE OF NEVADA)
St Tammany Parish
COUNTY OF WASHOE)

I, HEATH A. RUSHING
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 123-031-04

Printed Name HEATH A. RUSHING

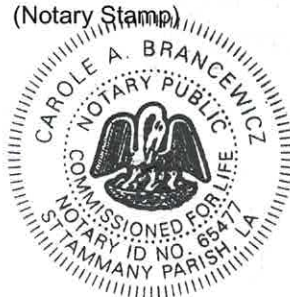
Signed [Signature]

Address 27 Somers Loop
Crystal Bay, NV 89402

Subscribed and sworn to before me this
12 day of November 2020

Notary Public in and for said county and state

My commission expires: 4/30/2021



*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

Washoe County Treasurer
 Tammi Davis

Account Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

CollectionCart

Collection Cart	Items	Total	Checkout	View
Collection Cart	0	\$0.00		

Pay Online

No payment due for this account.

Washoe County Parcel Information

Parcel ID	Status	Last Update
12303104	Active	11/17/2020 1:40:47 AM

Current Owner:
 RUSHING, HEATH A & AMANDA R
 PO BOX 1608
 CRYSTAL BAY, NV 89402

SITUS:
 27 SOMERS LOOP
 INCLINE VILLAGE NV

Taxing District
 5200

Geo CD:

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2020	\$2,215.19	\$2,237.35	\$0.00	\$0.00	\$0.00
2019	\$2,500.43	\$2,500.43	\$0.00	\$0.00	\$0.00
2018	\$2,448.14	\$2,448.14	\$0.00	\$0.00	\$0.00
2017	\$2,397.44	\$2,397.24	\$0.00	\$0.00	\$0.00
2016	\$2,379.56	\$2,379.56	\$0.00	\$0.00	\$0.00
Total					\$0.00

Disclaimer

- ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See Payment Information for details.

Pay By Check

Please make checks payable to:
 WASHOE COUNTY TREASURER

Mailing Address:
 P.O. Box 30039
 Reno, NV 89520-3039

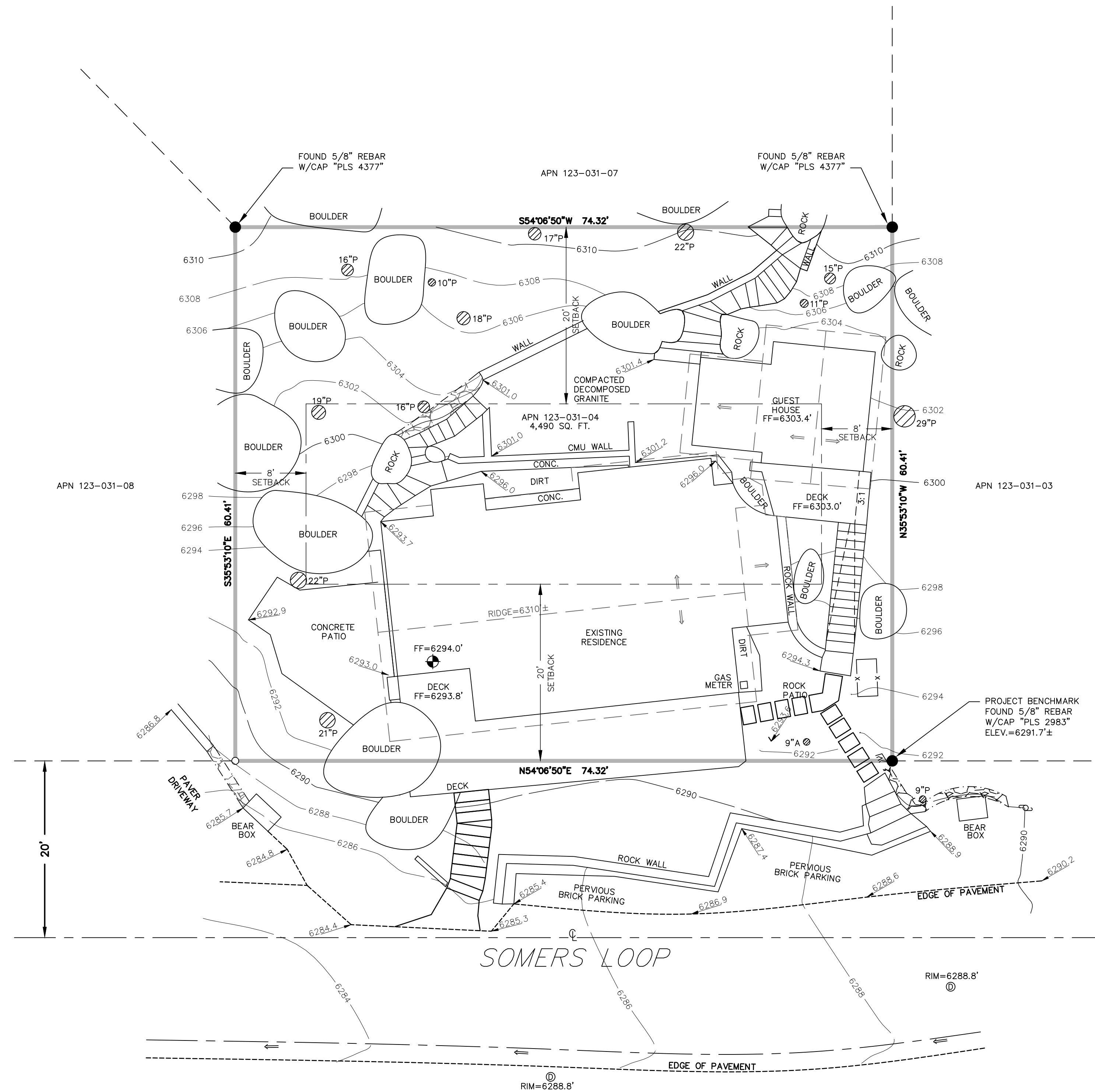
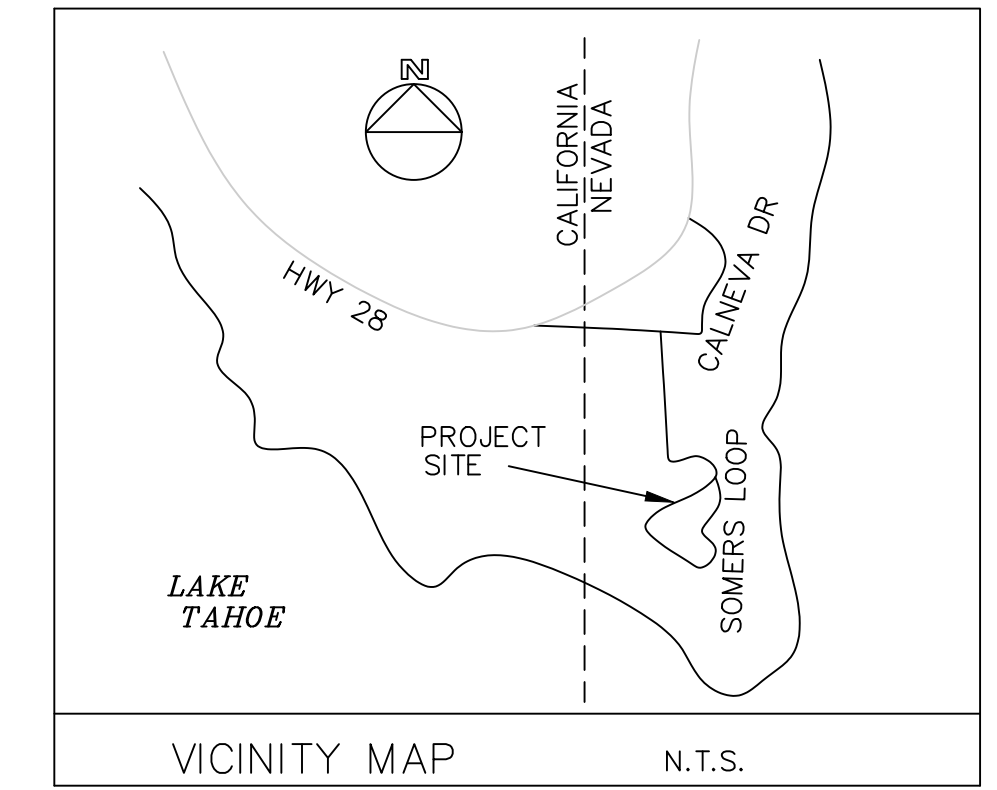
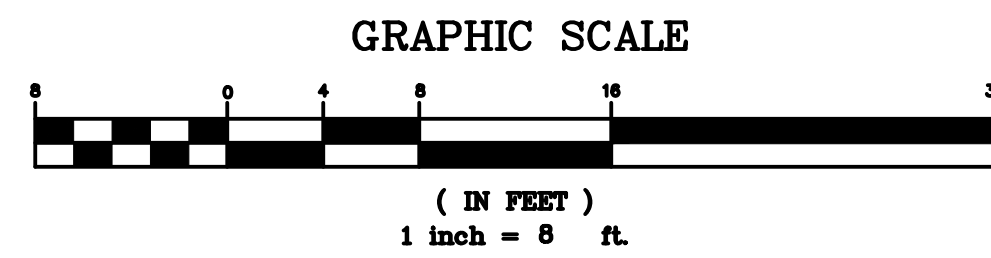
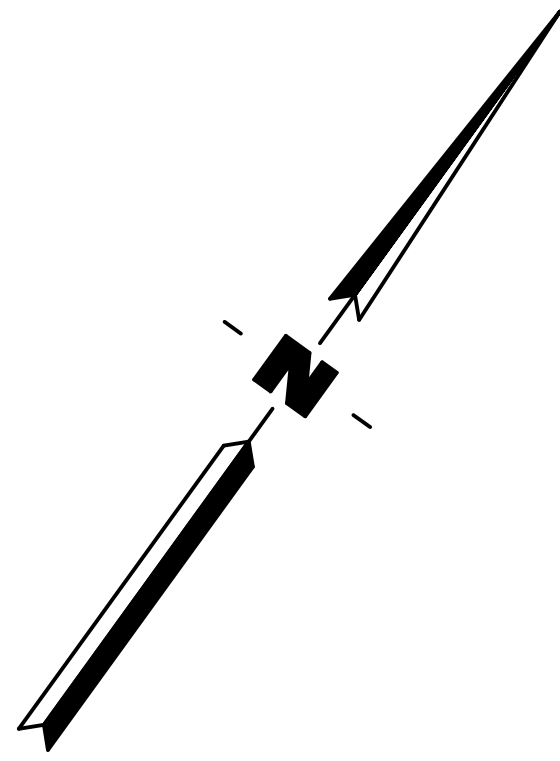
Overnight Address:
 1001 E. Ninth St., Ste D140
 Reno, NV 89512-2845

Payment Information

Special Assessment District

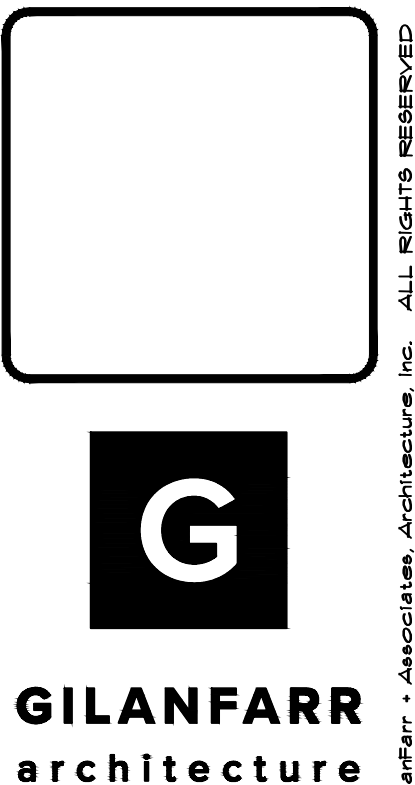
Installment Date Information

Assessment Information



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

COVERAGE CALCULATIONS	
AREA OF LOT	4,490 SF / 0.10 AC
LAND CLASSIFICATION	4 (20%)
ALLOWABLE COVERAGE	898 SF
EXISTING COVERAGE	
RESIDENCE	920 SF
DECKS / STAIRS	126 SF**
CONCRETE / ROCK	516 SF
GUEST HOUSE	238 SF
TOTAL	1812 SF
BANKED COVERAGE	236 SF
TOTAL OFFSITE A/C PAVING	549 SF
* CALCULATED WITH 3:1 HEIGHT REDUCTION	
** SEE EXEMPTION WORKSHEET	



PO BOX 446
 CRYSTAL BAY, NEVADA 89402
 VOICE (775) 831-8001
 FAX (775) 831-8068

GILANFARRARCHITECTURE.COM

TITLE: EXISTING SITE PLAN

CUSTOM RESIDENCE FOR:
HEATH AND AMANDA RUSHING
 21 SOMERS LOOP, CRYSTAL BAY, NEVADA 89402
 LEGAL DESCRIPTION: LOT 4 1/5 BLK C SUBDIVISION NEVADA VISTA
 APN 123-031-04

REVISIONS

FILE: 21 SOMERS LOOP

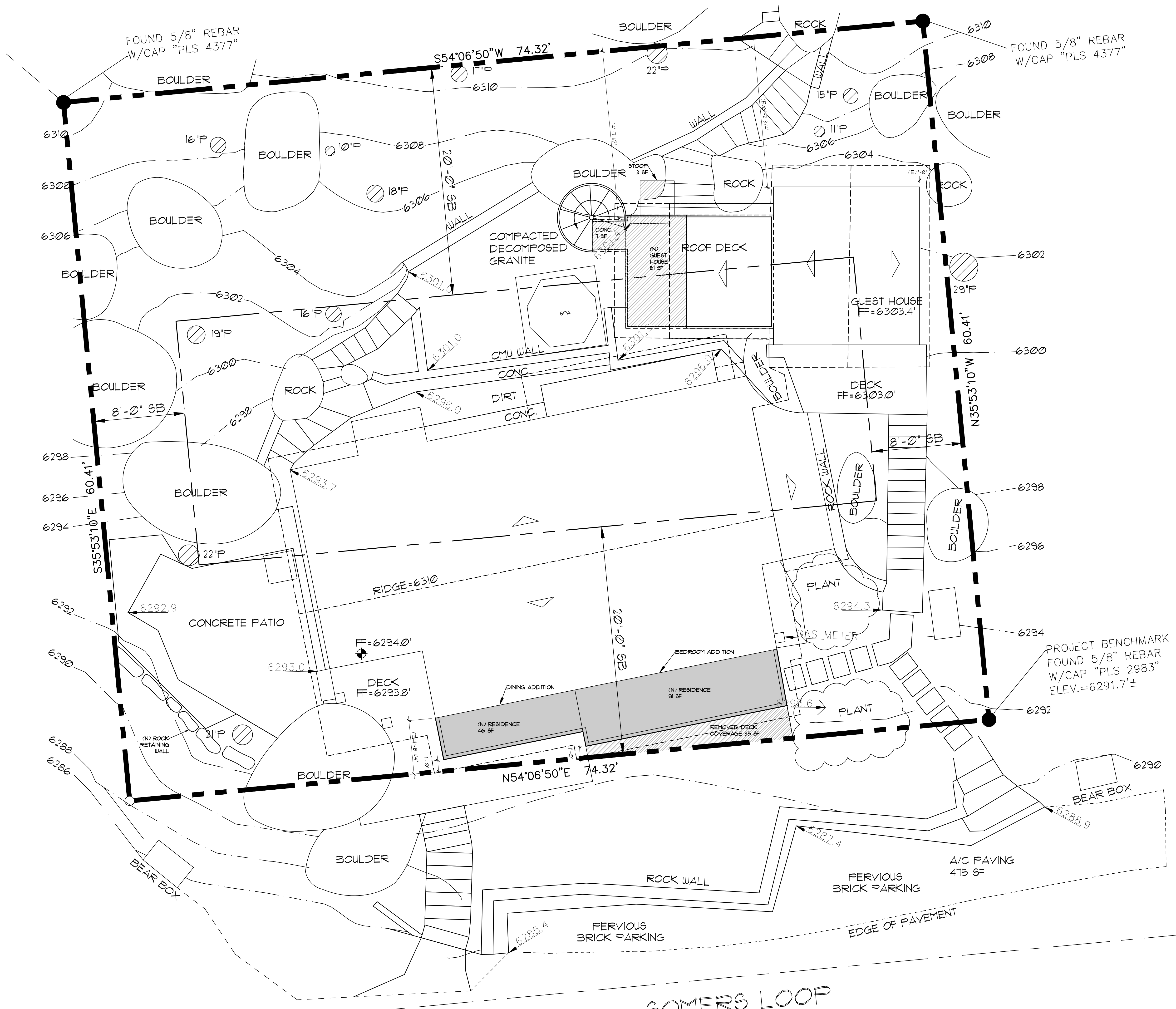
DATE: October 21, 2020

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

DRAWN: GFA

SHEET:
C1.e
 OF 11 SHEETS

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SITE PLAN EXHIBIT
SCALE: 1/4" = 1'-0"

COVERAGE CALCULATIONS (V)			
AREA OF LOT	4,490 SF / 0.10 AC		
LAND CLASSIFICATION	4 (20%)		
ALLOWABLE COVERAGE	898 SF		
EXISTING COVERAGE			
RESIDENCE	992 SF		
DECKS / STAIRS	126 SF**		
CONCRETE / ROCK / SPA	516 SF		
GUEST HOUSE	238 SF		
TOTAL PROPOSED COVERAGE	1,872 SF		
BANKED COVERAGE	236 SF		
TOTAL OFFSITE COVERAGE	549 SF		
PROPOSED COVERAGE			
RESIDENCE	1129 SF	REDUCTIONS 0 SF	TOTAL 1129 SF
DECKS / STAIRS	179 SF	179 SF**	0 SF**
CONCRETE / ROCK / SPA	516 SF	0 SF	516 SF
GUEST HOUSE	289 SF	0 SF	289 SF
TOTAL PROPOSED COVERAGE	2,113 SF	179 SF	2,292 SF
BANKED COVERAGE	236 SF		11 SF
TOTAL OFFSITE COVERAGE	549 SF		549 SF
* CALCULATED WITH 3:1 HEIGHT REDUCTION			
** SEE EXCEPTION WORKSHEET			
CUT	0 CY	NUMBER OF TREES	0
FILL	0 CY	FOR REMOVAL	
SITE NOTES			
1. CALL UNDERGROUND SERVICE ALERT OF NORTHERN CALIFORNIA AND NEVADA (800-221-2600) PRIOR TO ANY DIGGING.			
2. TOPOGRAPHICAL INFORMATION IS BASED ON TRPA APPROVED SITE INSPECTION AND LETTER DATED 05/10/2018 BY ARNETT & ASSOCIATES, INC. JOB #19-03-04			
3. ALL BARREN AND DISTURBED AREAS TO BE REVEGETATED PER TRPA/BMP STANDARDS.			
4. ALL SLOPES GREATER THAN 2:1 (ROAD SIDE DITCHES AND BANKS SHALL BE TECHNICALLY STABILIZED WITH EITHER ROCK PROTECTION OR VEGETATION.			
5. REMOVE TREES AS INDICATED. REMOVE DEAD TREES + BRANCHES PER THE FOREST MANAGEMENT AND DEFENSIBLE SPACE RECOMMENDATIONS.			
6. CONTRACTOR SHALL INSURE PROPER PLACEMENT OF ADDITION WITHIN THE REQUIRED SETBACKS PER SITE PLAN.			
7. CONTRACTOR TO VERIFY LOCATIONS + CONNECTIONS OF WATER / SEWER / GAS / ELECTRIC / TELEVISION / TELEPHONE UTILITIES WITH APPROPRIATE SERVICE PROVIDERS PRIOR TO DIGGING. INSTALL ALL UTILITIES IN AN APPROVED TRENCH + IN ACCORDANCE WITH ALL APPLICABLE CODES + ORDINANCES.			
8. ALL IMPROVEMENTS WITHIN WASHOE CO RIGHT OR WAY SHALL BE CONSTRUCTED WITH THE LATEST COUNTY CODES AND COUNTY STANDARD SPECIFICATIONS AND DETAILS.			
9. AN ENCROACHMENT, STREET CUT AND EXCAVATION PERMIT SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO STARTING WORK WITHIN COUNTY RIGHT-OF-WAY. A REVOCABLE ENCROACHMENT PERMIT IS REQUIRED FOR ANY IMPROVEMENTS (PAVERS, CONCRETE, LANDSCAPING, WALLS, ETC.) IN THE COUNTY RIGHT-OF-WAY.			
10. FINISH GRADE AROUND RESIDENCE SHALL SLOPE AWAY FROM STRUCTURE + 5% MIN FOR 10' TYPICAL.			
11. BMP CONTRIBUTING SURFACES AND TREATMENTS ARE LABELED IN THE ATTACHED DOCUMENT "BMP AREAS".			
12. ALL BEST MANAGEMENT PRACTICES (BMP) SHALL BE MAINTAINED IN PERPETUITY TO ENSURE EFFECTIVENESS WHICH MAY REQUIRE BMPs TO BE PERIODICALLY REINSTALLED OR REPLACED.			
13. TEMPORARY AND PERMANENT BMPs MAY BE FIELD FIT BY THE ENVIRONMENTAL COMPLIANCE INSPECTOR WHERE APPROPRIATE.			
14. EXISTING NATURAL FEATURES OUTSIDE OF THE BUILDING SITE SHALL BE RETAINED AND INCORPORATED INTO THE SITE DESIGN TO THE GREATEST EXTENT FEASIBLE. THE SITE SHALL BE DESIGNED TO AVOID DISTURBANCE TO ROCK OUTCROPPS AND TO MINIMIZE VEGETATION REMOVAL, AND MAINTAIN THE NATURAL SLOPE OF THE PROJECT SITE.			
15. ALL EXTERIOR LIGHTING TO BE DARK SKY COMPLIANT AND APPROVED BY TRPA PRIOR TO USE ON PROJECT.			
16. CONTRACTOR SHALL UTILIZE AN APPROVED DISPOSAL LOCATION FOR ALL MATERIAL EXPORTED FROM SITE.			
17. A HOT WORK OPERATIONS PERMIT IS REQUIRED WHEN OPERATIONS INCLUDE CUTTING, WELDING, THERMIT WELDING, BRAZING, SOLDERING, GRINDING, THERMAL SPRAYING, TRAINING PIPES, INSTALLATION OF TORCH-APPLIED ROOF SYSTEMS OR ANY OTHER SIMILAR ACTIVITY. PERMITS SHALL BE OBTAINED THROUGH NLTFFD.			
DEFENSIBLE SPACE NOTES			
1. ALL DEAD VEGETATION, INCLUDING TREES, BRUSH AND OTHER VEGETATION MUST BE REMOVED.			
2. ALL RESIDUAL TREES WILL BE LIMBED TO A HEIGHT OF TEN-FEET (10') ABOVE THE GROUND ON THE HIGH SIDE. REMOVAL OF LOWER BRANCHES SHOULD NOT EXCEED ONE-THIRD OF THE TOTAL TREE HEIGHT. IF MORE THAN ONE-THIRD OF THE LIVE CROWN MUST BE REMOVED TO ACCOMPLISH THIS CLIMBING, THEN USE THE HORIZONTAL SPACING GUIDELINES LISTED FOR BRUSH UNDER ITEM 6 BELOW.			
3. ALL RESIDUAL TREES WILL BE LIMBED TO ACHIEVE A TEN-FOOT (10') CLEARANCE FROM ANY PART OF THE HOUSE TO THE BRANCHES OF THE TREE. IF LESS THAN 60% OF THE LIVE CROWN WOULD BE LEFT AFTER CLIMBING, THE TREE SHOULD BE REMOVED.			
4. ALL BRUSH TREES, AND FLAMMABLE MATERIALS MUST BE REMOVED FROM UNDER THE DRIP LINE OF RESIDUAL TREES OR TREE GROUPINGS.			
5. WITHIN FIVE-FEET (5') OF THE FOUNDATION OR SUPPORT POSTS OF ANY PART OF THE STRUCTURE OR AN OUTBUILDING, REMOVE ALL FLAMMABLE VEGETATION AND MATERIALS.			
6. WITHIN THE FIVE-FOOT (5') TO THIRTY-FOOT (30') ZONE, TREE CANOPIES WILL BE SPACED AT LEAST 10-FEET (10') APART. IF TREES ARE GROUPED CLOSE ENOUGH TOGETHER AS TO ACT AS ONE UNIT, THEN ALL OTHER REQUIREMENTS MUST BE MET. WITHIN THE THIRTY (30') TO ONE HUNDRED-FOOT (100') ZONE, STANDS OF LARGE TREES DO NOT HAVE TO BE REMOVED SO LONG AS THE VEGETATION UNDERNEATH THEM IS REMOVED. PLEASE SEE SPACING GUIDELINES BELOW FOR STEEPER SLOPES.			
7. WITHIN THE FIVE-FOOT (5') TO THIRTY-FOOT (30') ZONE, BRUSH FIELDS MUST BE SPACED HORIZONTALLY A MINIMUM DISTANCE EQUAL TO OR GREATER THAN TWICE THE HEIGHT OF THE BRUSH. INDIVIDUAL BRUSH PLANTS CANNOT EXCEED 100-SQUARE FEET (100') IN AREA AND THREE (3') IN HEIGHT.			
FOR SLOPING PROPERTIES, USE THE FOLLOWING STANDARDS FOR THE ABOVE REQUIREMENTS:			
TREES	SLOPE	SPACING	
	0 - 20%	10- FEET BETWEEN EDGES OF CROWNS	
	20 - 40%	20- FEET BETWEEN EDGES OF CROWNS	
	ABV 40%	30- FEET BETWEEN EDGES OF CROWNS	
BRUSH	0 - 20%	2 TIMES THE HEIGHT OF RESIDUAL BRUSH	
	20 - 40%	4 TIMES THE HEIGHT OF RESIDUAL BRUSH	
	ABV 40%	6 TIMES THE HEIGHT OF RESIDUAL BRUSH	
SITE LEGEND			
[Solid Line]	EXISTING COVERAGE		
[Hatched Area]	REMOVED COVERAGE	ALL CEILING'S HALF TONE	
[Dotted Area]	NEW COVERAGE		

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FAX: (775) 831-8068

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TITLE: SITE PLAN EXHIBIT

CUSTOM RESIDENCE FOR:
HEATH AND AMANDA RUSHING

21 SOMERS LOOP, CRYSTAL BAY, NEVADA 89402
PERMIT: LOT 4 15 BLK C SUBDIVISION NEVADA VISTA
APN: 123-031-024

REVISIONS:

NO.	DATE	DESCRIPTION

FILE: 21 SOMERS LOOP

DATE: October 21, 2020

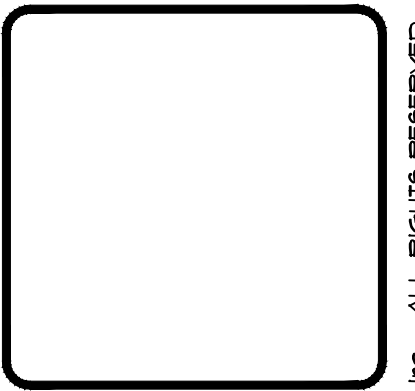
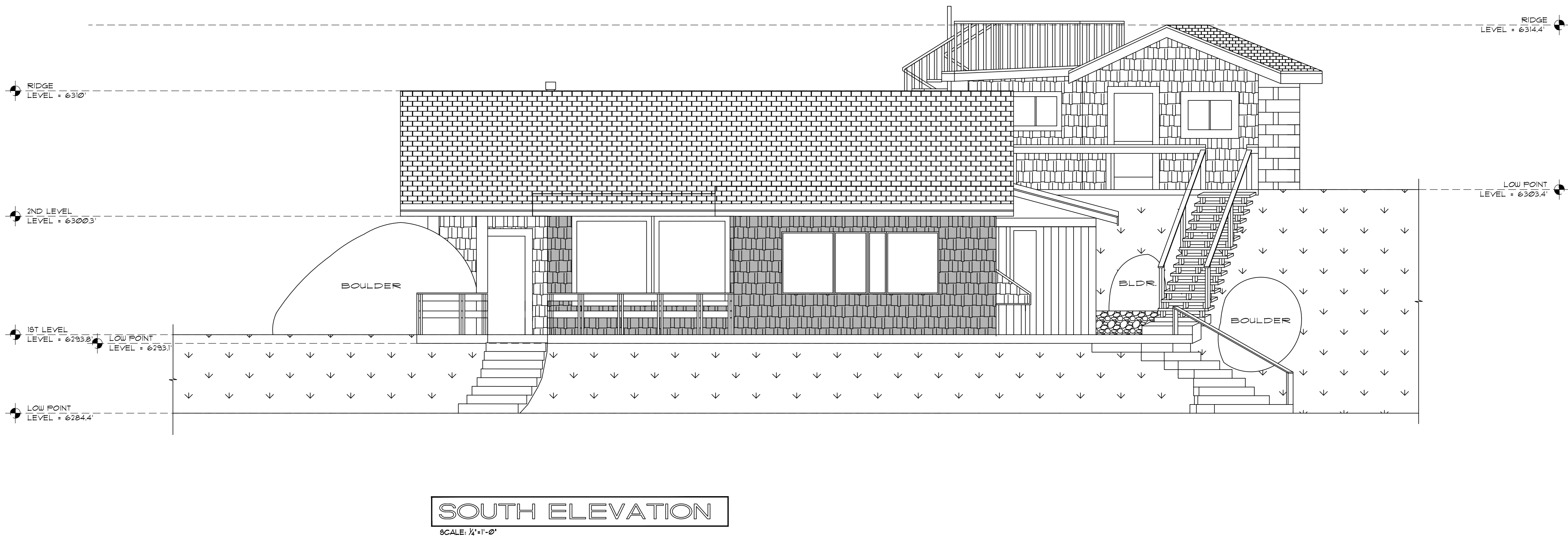
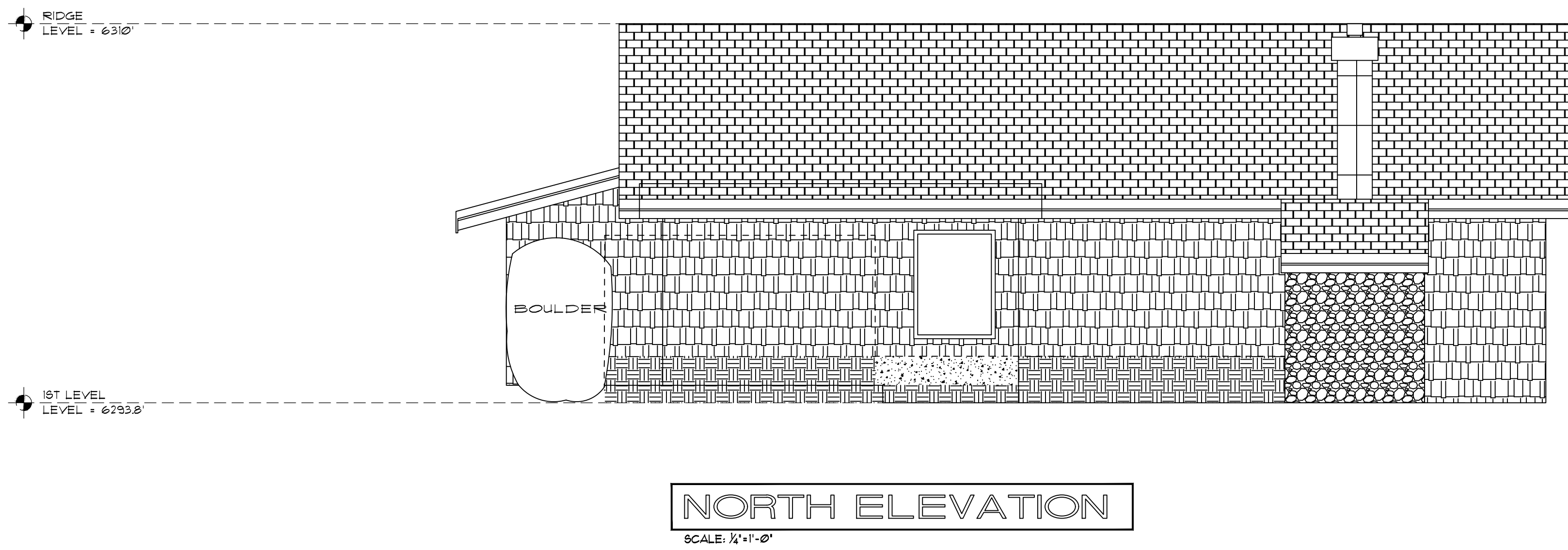
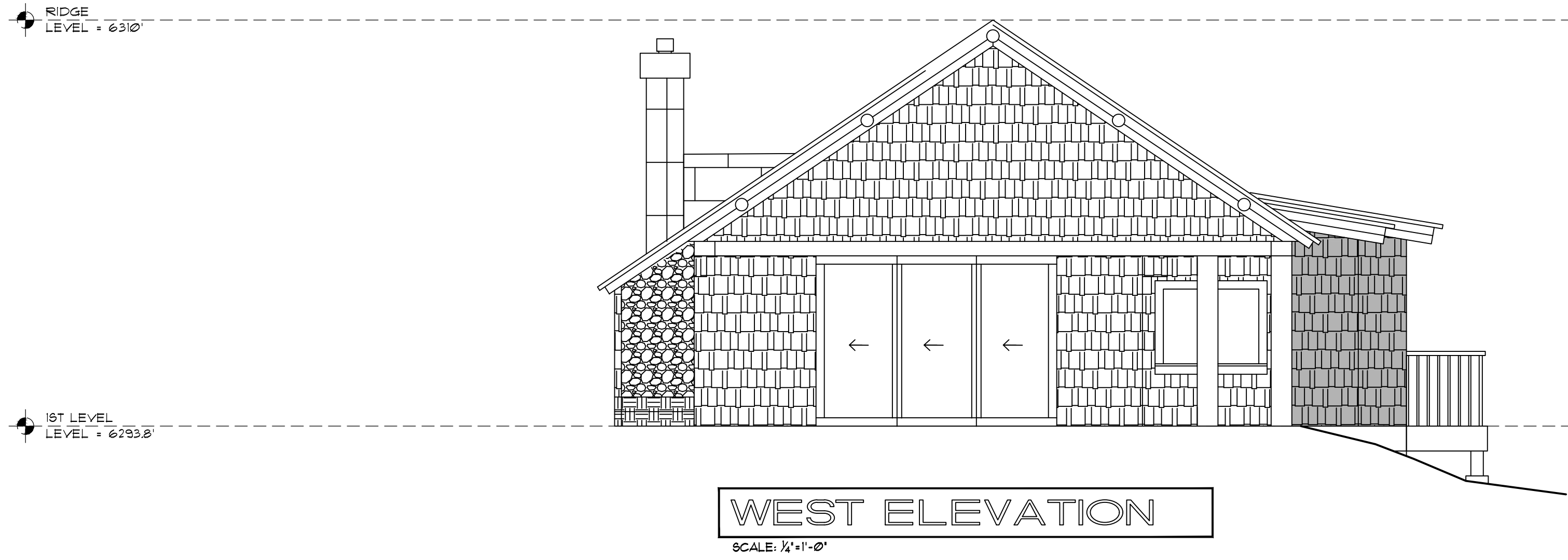
SCALE: 1/4" = 1'-0"

DRAWN: GFA

SHEET: C1.b

OF 11 SHEETS

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TITLE: ELEVATIONS

**CUSTOM RESIDENCE FOR:
HEATH AND AMANDA RUSHING**

21 SOMERS LOOP, CRYSTAL BAY, NEVADA 89402
LEGAL DESCRIPTION: LOT 4 & 5 BLK C, SUBDIVISION NEVADA VISTA
APN: 123-031-04

NO.	REVISIONS

FILE: _____

DATE: October 21, 2020

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

DRAIN: GFA

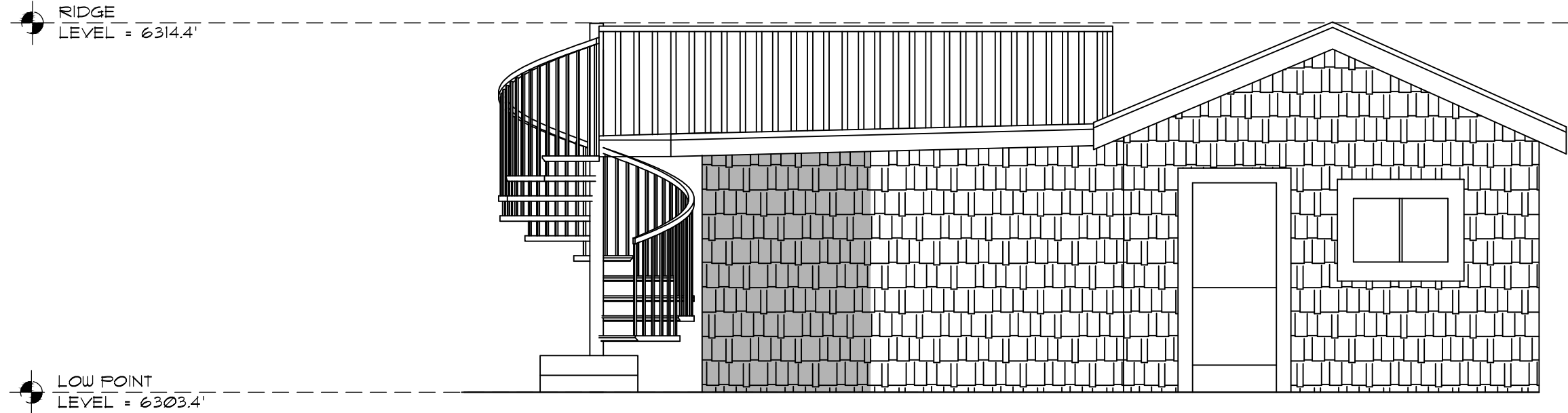
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A2.b

OF 11 SHEETS

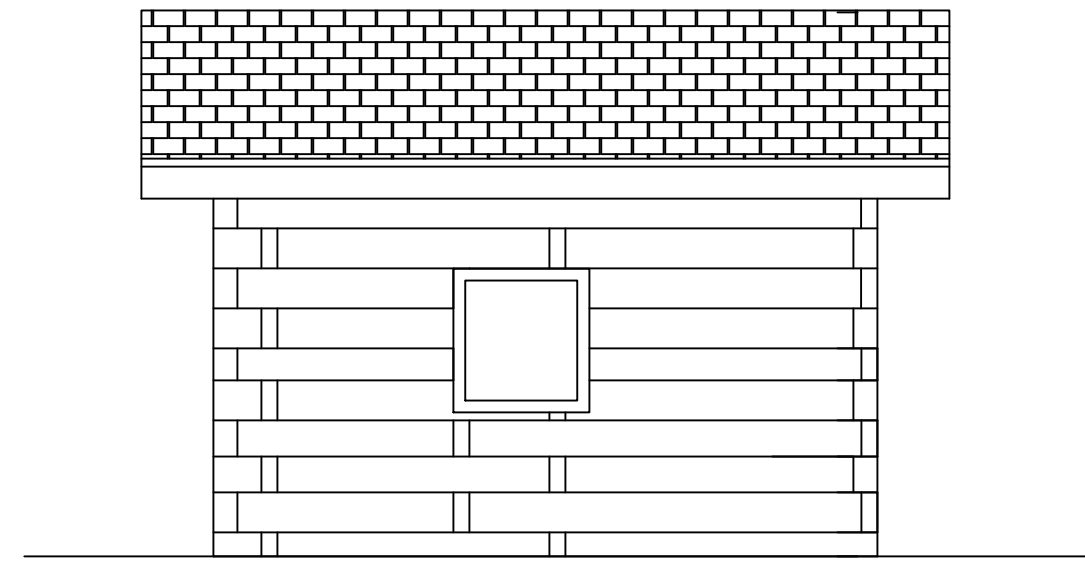
Oct 29, 2020 - 8:12pm
C:\Users\bscott\Documents\Projects\27 Somers Loop - Architectural Drawings_201027.dwg

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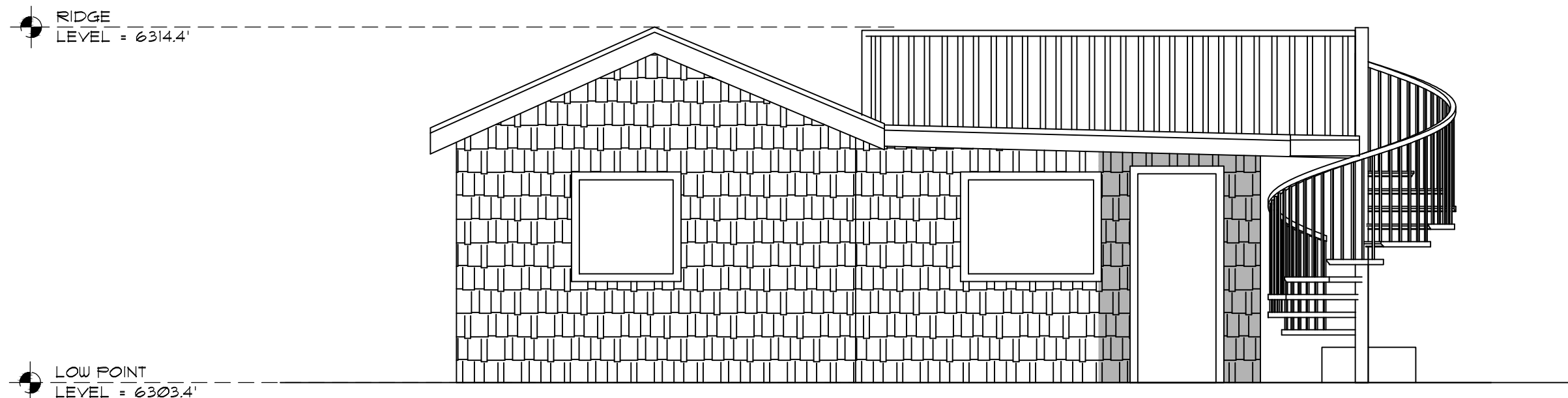
SOUTH ELEVATION

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



EAST ELEVATION

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



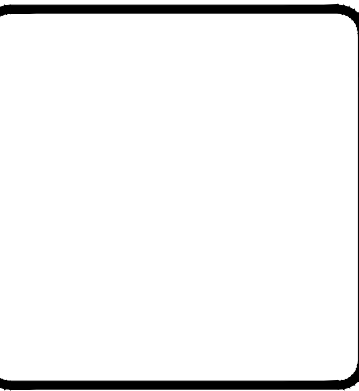
NORTH ELEVATION

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



WEST ELEVATION

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



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TITLE: GUEST HOUSE ELEVATIONS

CUSTOM RESIDENCE FOR:
HEATH AND AMANDA RUSHING

21 SOMERS LOOP, CRYSTAL BAY, NEVADA 89402
 LEGAL DESCRIPTION: LOT 4 & 5 BLK C, SUBDIVISION NEVADA VISTA
 APR. 13-03-04

NO.	REVISIONS

FILE:

DATE: October 21, 2020

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

DRAWN: GFA

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A2.1b

OF 11 SHEETS