

## Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: EGET RESIDENCE ADDITION AND DETACHED GARAGE ADDITION PROJECT			
Project Description: BATH AND STORAGE ADDITION TO EXISTING RESIDENCE, DECK REBUILD, 2-CAR DETACHED GARAGE ADDITION WITH BEDROOM, BATH AND LIVING AREA ABOVE AND EXERCISE ROOM, BATH AND LAUNDRY BELOW.			
Project Address: 45 E. TUSCARORA ROAD, CRYSTAL BAY, NV			
Project Area (acres or square feet): 8,351 SF (0.19 ACRES)			
Project Location (with point of reference to major cross streets AND area locator): TERESA CT. TO THE WEST, E. TUSCARORA ROAD TO THE SOUTH, WASSOU RD. TO EAST			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
123-136-02	0.19		
Section(s)/Township/Range: TOWNSHIP 16 / RANGE 18			
Indicate any previous Washoe County approvals associated with this application: Case No.(s). V2-6-99			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: JEFFERY D. EGET		Name: BORELLI ARCHITECTURE	
Address: 3651 GOODLAND DRIVE		Address: P.O. BOX 6823	
STUDIO CITY, CA Zip: 91604		INCLINE VILLAGE, NV Zip: 89450	
Phone: 213-703-1000 Fax:		Phone: 775-831-3060 Fax: 775-833-3919	
Email: jeff@omnisteel.com		Email: jim@borelliarchitecture.com	
Cell: 213-703-1000 Other:		Cell: 775-544-3228 Other:	
Contact Person: JEFF EGET		Contact Person: JAMES P. BORELLI, AIA	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: (SAME AS OWNER)		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
<b>For Office Use Only</b>			
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)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to variances may be found in Article 804, Variances.

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

1. REDUCE SIDE SETBACK FROM 8' TO 5' FOR BATH ADDITION AND DECK REBUILD AT EXISTING RESIDENCE.
2. REDUCE FRONT SETBACK AT WASSOU ROAD FROM 20' TO 14'-5" FOR STORAGE ADDITION BELOW EXISTING DECK.
3. REDUCE SIDE SETBACK FROM 8' TO 5' FOR DETACHED GARAGE ADDITION.
3. REDUCE FRONT SETBACK AT TERESA COURT FROM 20' TO 10' FOR DETACHED GARAGE ADDITION.
4. REDUCE FRONT SETBACK ON E. TUSCARORA ROAD FROM 20' TO 8'-0" FOR DETACHED GARAGE ADDITION.
5. ALLOW FOR A DETACHED ACCESSORY STRUCTURE MORE THAN 1-STORY (2 STORIES + BASEMENT IS REQUESTED).
6. ALLOW FOR A DETACHED ACCESSORY STRUCTURE WITH MORE THAN 1 SINK AND 1 TOILET.

**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?

1. THE SUBJECT PARCEL IS QUITE SMALL, ONLY 8351 SQUARE FEET (0.19 ACRES).
2. THE SUBJECT PARCEL IS UNUSUAL IN SHAPE AND IS VERY LONG AND NARROW, ESPECIALLY AT THE UPPER PORTION FRONTING ON TERESA COURT, WHICH IS ONLY 40' WIDE.
3. THE SUBJECT PARCEL IS QUITE STEEP, OVER 16% AVERAGE SLOPE FROM WEST TO EAST.
4. THE SUBJECT PARCEL IS BOUNDED BY WASSOU ROAD ON THE EAST SIDE, E. TUSCARORA ROAD ON THE SOUTH SIDE AND TERESA COURT ON THE WEST SIDE. ALL THREE SIDES ARE CONSIDERED THE "FRONT" AND ARE SUBJECT TO THE STANDARD MEDIUM DENSITY SUBURBAN FRONT SETBACK OF 20'. AT THE UPPER PORTION OF THE PARCEL ON TERESA COURT, ONLY 15' OF BUILDABLE WIDTH REMAINS AFTER APPLYING THE 20' FRONT SETBACK ON E. TUSCARORA ROAD AND THE 5' SIDE SETBACK ON THE NORTH SIDE OF THE PROPERTY.
5. ALTHOUGH ARTICLE 304 OF THE WASHOE COUNTY DEVELOPMENT CODE WAS AMENDED SEVERAL YEARS AGO, ELIMINATING LIMITS ON THE NUMBER OF PLUMBING FIXTURES IN DETACHED ACCESSORY STRUCTURES, ARTICLE 220 (TAHOE AREA) STILL LIMITS ALLOWABLE PLUMBING FIXTURES TO 1 TOILET AND 1 SINK.
6. THE REQUESTED REDUCTION OF THE SIDE SETBACK FROM 8' TO 5' FOR THE BATH ADDITION AND DECK REBUILD AT EXISTING RESIDENCE HAS BEEN PREVIOUSLY GRANTED IN A VARIANCE IN THIS AREA AND THE PROPOSED IMPROVEMENTS ENCROACH NOT FURTHER INTO 8' SETBACK THAN WHAT WAS PREVIOUSLY APPROVED.
7. THE REQUESTED REDUCTION OF FRONT SETBACK FROM 20' TO 14'-5" FOR THE STORAGE AREA UNDER THE EXISTING DECK IS LOCATED ENTIRELY UNDER THE EXISTING DECK AND ENCROACHES LESS INTO THE SETBACK THAN DOES THE EXISTING DECK ITSELF.
8. TRPA ALLOWABLE LAND COVERAGE FOR THE SUBJECT PARCEL IS EXTREMELY LIMITED. LOCATING THE GARAGE CLOSER TO THE STREET MINIMIZES THE AMOUNT OF COVERAGE REQUIRED FOR THE DRIVEWAY.



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?

1. NO VIEWS WILL BE BLOCKED BY THE PROPOSED PROJECT. VIEWS FROM NEIGHBORING PROPERTY TO THE NORTH WILL ACTUALLY BE IMPROVED SINCE 2 EXISTING BUILDINGS LOCATED DIRECTLY ADJACENT TO IT WILL BE DEMOLISHED AND REPLACED WITH THE DETACHED GARAGE ADDITION AT THE UPPER PORTION OF THE SITE WHICH WILL BE ADJACENT TO THE DRIVEWAY RATHER THAN THE RESIDENCE ITSELF. SOME VIEWS OF THE LAKE MAY ACTUALLY BE OPENED UP FROM RESIDENCES LOCATED ON THE SOUTH SIDE OF E. TUSCARORA ROAD.
2. THE NEIGHBORING PROPERTY TO THE NORTH WILL ENJOY INCREASED PRIVACY DUE TO THE DEMOLITION OF THE 2 EXISTING BUILDINGS TO THE SOUTH.
3. PEDESTRIAN AND TRAFFIC SAFETY WILL BE IMPROVED SINCE VEHICLES WILL NO LONGER BE BACKING OUT ONTO THE THE 16% GRADE OF E. TUSCARORA ROAD. VEHICULAR ACCESS AND EGRESS WILL BE PROVIDED AT TERESA COURT WHICH IS LESS TRAVELED AND NEARLY LEVEL.

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.)?

1. THE SCENIC CHARACTER OF THE NEIGHBORHOOD WILL BE ENHANCED BY THE REMOVAL OF THE 2 EXISTING DETACHED BUILDINGS WEST OF THE EXISTING RESIDENCE SINCE THIS AREA WILL BE RESTORED AND REVEGETATED AND MAINTAINED AS A LARGE OPEN SPACE AREA BETWEEN THE EXISTING RESIDENCE TO REMAIN AND THE PROPOSED DETACHED ACCESORY BUILDING AT THE OPPOSITE END OF THE PARCEL. THIS NEWLY CREATED OPEN SPACE WILL ENHANCE THE ENVIRONMENTAL CHARACTER OF THE AREA, PARTICULARLY FOR THE NEIGHBORING PROPERTY TO THE NORTH AND FROM E. TUSCARORA ROAD.
2. ADDITIONAL ENCLOSED PARKING WILL BE PROVIDED SINCE THE EXISTING SINGLE CAR GARAGE WILL BE DEMOLISHED AND REPLACED WITH A NEW 2-CAR GARAGE. OFF STREET PARKING WILL BE PROVIDED AT THE NEW DRIVEWAY LOCATED ON TERESA COURT, ELIMINATING THE EXISTING OFF STREET PARKING AREA WHICH IS MORE VISIBLE TO NEIGHBORS AND PASSERS BY.
3. THE EXISTING CLUTTER OF OUTBUILDINGS WILL BE ELIMINATED AND EXISTING TOPOGRAPHIC CONTOURS IN THIS AREA WILL BE RESTORED TO NATURAL GRADES.

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

1. THE BUILDABLE AREAS OF MOST PROPERTIES IN THE NEIGHBORHOOD ARE NOT AS ADVERSELY AFFECTED BY SETBACKS IS THE CASE WITH THE SUBJECT PARCEL, SINCE IT IS SUBJECT TO 20 SETBACKS ON 3 SIDES. THIS REQUIREMENT IS OVERLY RESTRICTIVE AND SEVERLY LIMITS THE DEVELOPMENT OPTIONS FOR THE PROPERTY.
2. MOST PROPERTIES WITH STEEP SLOPES IN THE NEIGHBORHOOD HAVE THE OPTION OF LOCATING DEVELOPMENT AT THE HIGH POINT OF THE PROPERTY TO MAXIMIZE VALUABLE LAKE VIEWS. CONFORMANCE TO 2 20' SETBACKS AT THE HIGH PORTION OF THE PARCEL RENDERS THIS AREA OF THE PARCEL VIRTUALLY USELESS.
3. MOST PROPERTIES IN THE NEIGHBORHOOD ARE REGULAR AND RECTANGULAR IN SHAPE AND DO NOT HAVE THE UNUSUAL, RESTRICTIVE SHAPE OF THE SUBJECT PARCEL.
4. THE OWNERS OF THE PROPERTY ARE VERY SENSITIVE TO THE HISTORIC VALUE OF THE EXISTING 1936 CABIN AND PREFER TO PRESERVE IT AS IS RATHER THAN ADD ON TO IT TO MORE ADEQUATELY MEET THEIR NEEDS.

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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, please attach a copy.
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7. What is your type of water service provided?

<input type="checkbox"/> Well	<input checked="" type="checkbox"/> Community Water System
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8. What is your type of sanitary waste disposal?

<input type="checkbox"/> Individual Septic System	<input checked="" type="checkbox"/> Community Sewer System
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APPLICATIONS	COMMUNITY SERVICES DEPARTMENT FEES										HEALTH FEES									
	Planning					Health District					ENVIRON.	VECTOR	TOTAL							
	PLANNING	NOTICING	ENGINEERING	PARKS	UTILITIES	UTILITIES	ENVIRON.	VECTOR	ENVIRON.	VECTOR										
See Note 4																				
TRUCKEE MEADOWS REGIONAL PLANNING AGENCY NOTICING FEE																				
VARIANCE - RESIDENTIAL/COMMERCIAL/INDUSTRIAL																				
Not Tahoe	\$1,060	\$200	\$65	-	\$26						\$115	\$213	\$1,679							
Tahoe	\$1,060	\$200	\$65	-	-						\$115	\$213	\$1,653							

NOTE 1: \$5,000 deposit on time and materials. Additional \$5,000 increments may be required.

NOTE 2: \$750 fee capped by NRS for Division of Land into Large Parcels only.

NOTE 3: \$50 per hour after first 1/2 hour for Planner, \$20 per hour after first 1/2 hour for Clerk, Public Records Research/Copying.

NOTE 4: Fee to be established by Truckee Meadows Regional Planning Agency.

NOTE 5: The Engineering Department will require a separate check for technical map fee. Please check with Engineering for the current fee amount.

NOTE 6: Separate checks are required for the Nevada Departments of Environmental Health and Water Resources. See Submittal Requirements.

NOTE 7: The following are major permit applications: bed and breakfast inns; commercial animal slaughtering; convention and meeting facilities; destination resorts; eating and drinking establishments; gasoline sales and service stations - convenience and full service; gaming facilities; limited and unlimited; hostels; hotels and motels; liquor sales on premises; lodging services; major public facilities; recycling centers; full service and remote collection and residential hazardous substances; vacation time shares. All other uses constitute minor permits.





Washoe County Treasurer  
 P.O. Box 30039, Reno, NV 89520-3039  
 ph: (775) 328-2510 fax: (775) 328-2500  
 Email: tax@washoecounty.us

Washoe County Treasurer  
 Tammi Davis

Bill Detail

[Back to Account Detail](#)

[Change of Address](#)

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**Washoe County Parcel Information**

Parcel ID	Status	Last Update
12313602	Active	8/12/2016 2:09:25 AM
<b>Current Owner:</b> EGET 1990 TRUST, JEFFERY D 3651 GOODLAND DR STUDIO CITY, CA 91604		<b>SITUS:</b> 45 E TUSCARORA RD INCL NV
<b>Taxing District</b> 5200	<b>Geo CD:</b>	
Legal Description		
Township 16 Block 5 SubdivisionName CRYSTAL BAY PARK 1 UNOFFICIAL Range 18 Lot 2		

**Installments**

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/15/2016	2016	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/3/2016	2016	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/2/2017	2016	\$842.70	\$0.00	\$0.00	\$842.70
INST 4	3/6/2017	2016	\$842.70	\$0.00	\$0.00	\$842.70
<b>Total Due:</b>			<b>\$1,685.40</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$1,685.40</b>

**Tax Detail**

	Gross Tax	Credit	Net Tax
<a href="#">Incline Recreati</a>	\$730.00	\$0.00	\$730.00
<a href="#">Incline Village</a>	\$132.50	(\$77.11)	\$55.39
<a href="#">North Lake Tahoe 2</a>	\$704.60	(\$295.93)	\$408.67
<a href="#">State of Nevada</a>	\$190.40	(\$53.37)	\$137.03
<a href="#">Washoe County</a>	\$1,558.71	(\$436.91)	\$1,121.80
<a href="#">Washoe County Sc</a>	\$1,275.13	(\$357.41)	\$917.72
<a href="#">LAKE TAHOE WATER BASIN</a>	\$0.20	\$0.00	\$0.20
<b>Total Tax</b>	<b>\$4,591.54</b>	<b>(\$1,220.73)</b>	<b>\$3,370.81</b>

**Payment History**

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2016	2016097974	U16.5117	\$1,685.41	8/9/2016

**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

**Change of Address**

All requests for a mailing address change must be submitted in writing, including a signature (unless using the online form).

To submit your address change online [click here](#)

Address change requests may also be faxed to: (775) 328-2500

Address change requests may also mailed to:  
 Washoe County Treasurer  
 P O Box 30039  
 Reno, NV 89520-3039











A Remodel and  
Addition Project  
for:

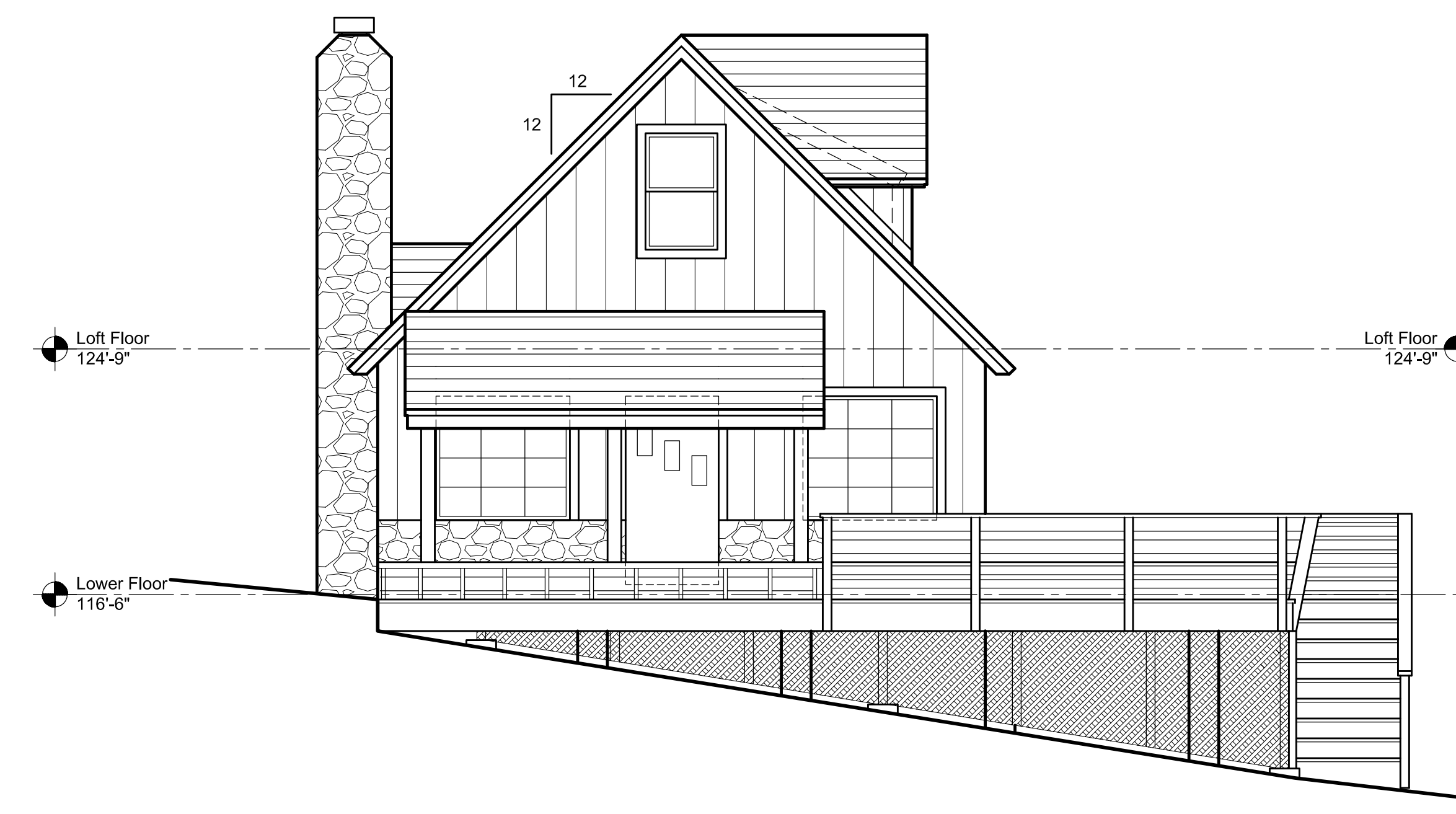
**Jeff Eget**

45 E. Tuscarora Road  
Crystal Bay, Nevada  
APN 123-136-02

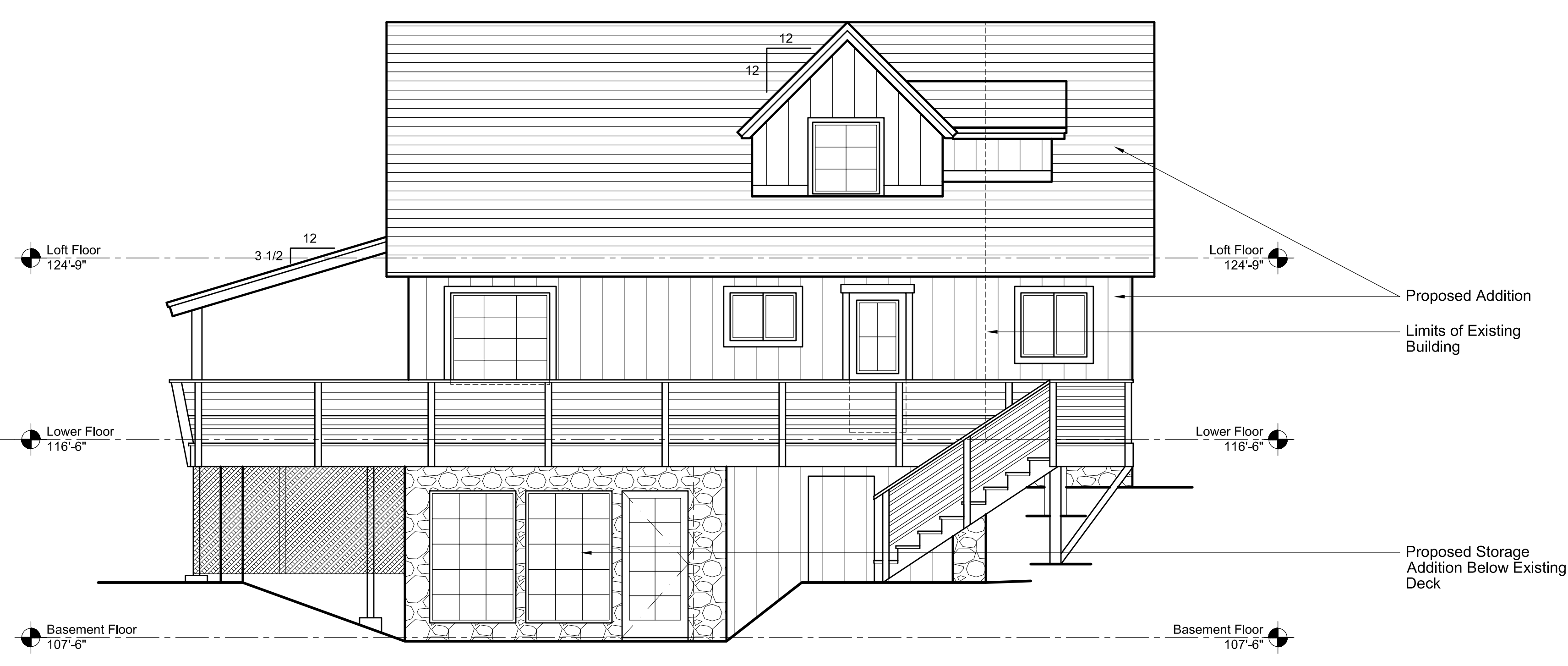
Revision	Date

Date August 15, 2016  
Drawn JPB/RH  
Scale 1/4"=1'-0"

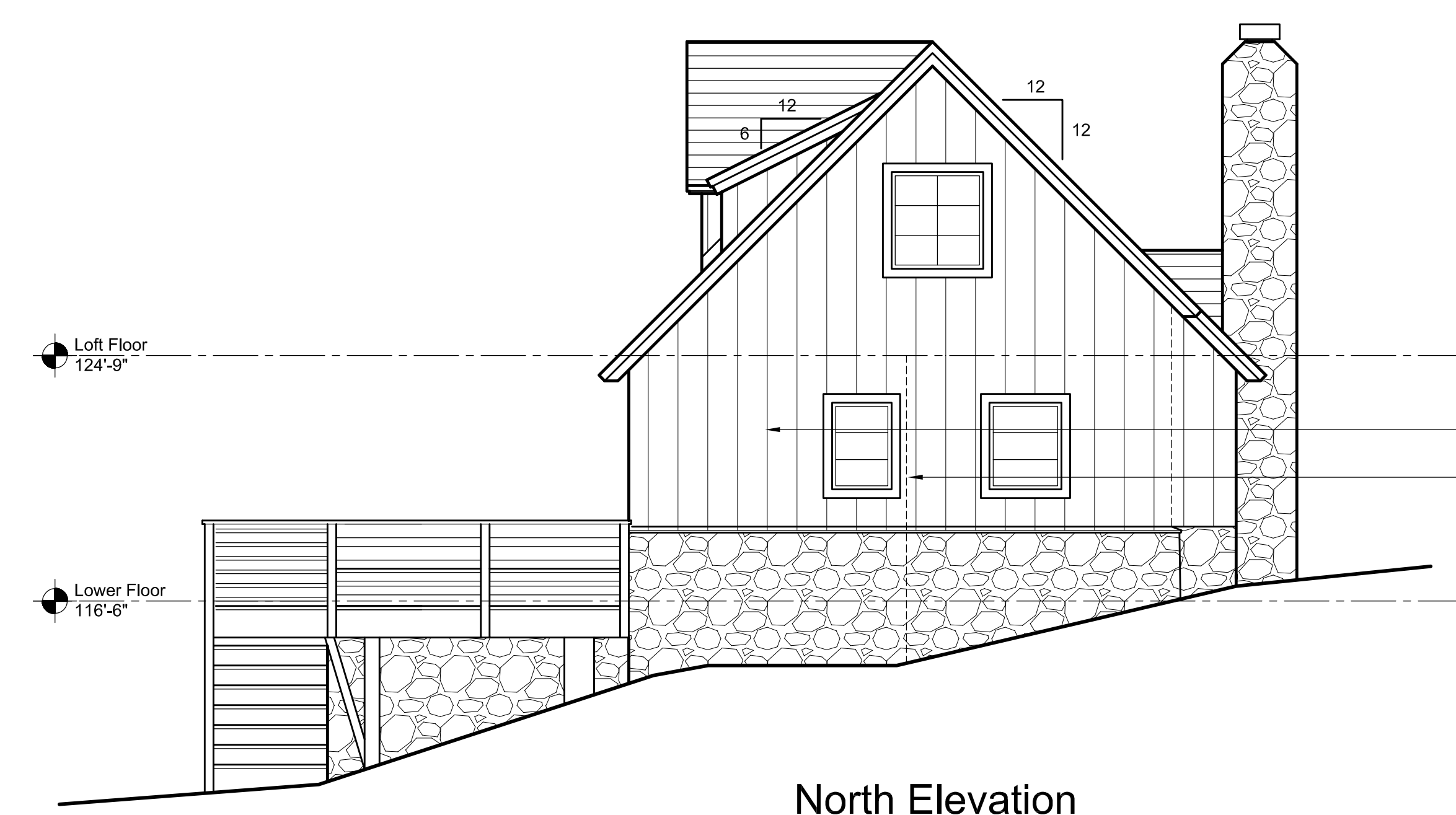
Proposed Cabin  
Exterior Elevations



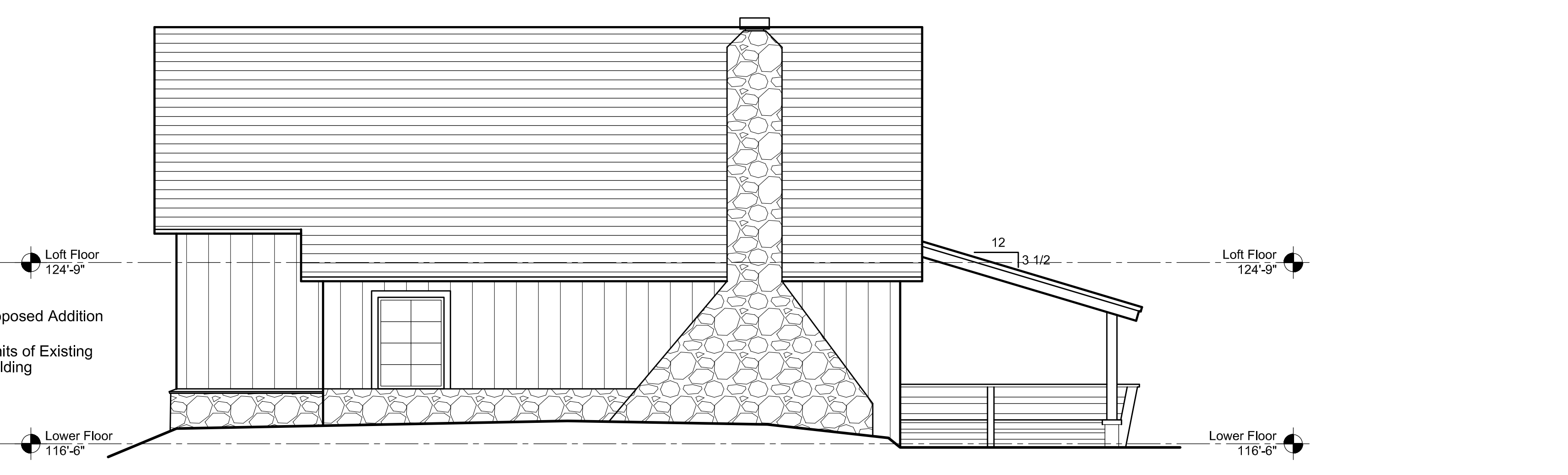
South Elevation



East Elevation



North Elevation



West Elevation



