Community Services Department Planning and Development AMENDMENT OF CONDITIONS APPLICATION



Community Services Department Planning and Development 1001 E. Ninth St., Bldg. A Reno, NV 89520

Telephone: 775.328.3600

No. 1

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.

Project Information St		Staff Assigned Case No.:		
Project Name: Tyrolian	ı Village Ur	nit No. 1		
Project Portion of N.E. Description: M.D.B.&M., Wa	1/4 of Section 14 ashoe County, Ne	, Township 16 North, Rang vada.	e 18 East,	
Project Address: 1301 Moritz Ct	<u> </u>			
Project Area (acres or square fee	et); 15.816 acres			
Project Location (with point of re	eference to major cross	streets AND area locator):		
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:	
126-420-13	15.816			
Section(s)/Township/Range: Inc				
Indicate any previous Washo Case No.(s).	e County approvals	s associated with this applicati	ion:	
Applicant Inf	ormation (attach	additional sheets if necess	ary)	
Property Owner: Tyrolian Villag	ge Association, Inc.	Professional Consultant:		
Name: Tyrolian Village Association, Inc.		Name:		
Address: P.O. Box 5913, Incline	Village	Address:		
	Zip: 89450		Zip:	
·	Fax: (775) 831- 1	Phone:	Fax:	
Email: swisstime@sbcglobal.net		Email:		
Cell: n/a	Other: n/a	Cell:	Other:	
Contact Person: Vojko Lapanja		Contact Person:		
Applicant/Developer:		Other Persons to be Contacted:		
Name:		Name:		
Address:		Address:		
	Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:	
Email:		Email:		
Cell:	Other:	Cell:	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):		

Applicant Name: Tyrolian Village Association, Inc.	
The receipt of this application at the time of submittal description requirements of the Washoe County Development applicable area plan, the applicable regulatory zoning, will be processed.	Code, the Washoe County Master Plan or the
STATE OF NEVADA) COUNTY OF WASHOE)	
(please print being duly sworn, depose and say that I am the owr application as listed below and that the foregoing stainformation herewith submitted are in all respects compand belief. I understand that no assurance or guara Development.	ner* of the property or properties involved in this atements and answers herein contained and the lete, true, and correct to the best of my knowledge ntee can be given by members of Planning and
(A separate Affidavit must be provided by each Assessor Parcel Number(s): 126-420-13	property owner named in the title report.)
Print	Signed Monaus - Board Member Address PD Pax 5913 - IU, NV 89450
Subscribed and sworn to before me this 17 day of 10017 Notary Public in and for said county and state My commission expires: 2011, 2015	(Notary Stamp) JENNIFER JACOBSEN Notary Public - State of Nevada Appointment Recorded In Washoe County No: 14-13950-2 - Expires June 11, 2018
*Owner refers to the following: (Please mark appropriate Owner Corporate Officer/Partner (Provide copy of recor Power of Attorney (Provide copy of Power of Att Owner Agent (Provide notarized letter from prop Property Agent (Provide copy of record document Letter from Government Agency with Stewardsh	rd document indicating authority to sign.) orney.) erty owner giving legal authority to agent.) nt indicating authority to sign.)

(All required Information may be separately attached)

Required Information

- 1. The following information is required for an Amendment of Conditions:
 - a. Provide a written explanation of the proposed amendment, why you are asking for the amendment, and how the amendment will modify the approval.
 - b. Identify the specific Condition or Conditions that you are requesting to amend.
 - c. Provide the requested amendment language to each Condition or Conditions, and provide both the **existing** and **proposed condition(s)**.

a. Owner seeks an Amendment of Conditions to the tentative map to permit the construction of individually owned garage structures upon the common area of Tyrolian Village in accordance with the relevant CC&R provisions and other governing documents. This amendment will permit a homeowner to construct a free-standing detached garage of no more than 24 x 24 feet (576 square feet), measured at the foundation lines, on the common area of Tyrolian Village. The garages are limited to one story and living space is not permitted within or as part of such construction. Use of such garage is limited to vehicle parking and a garage may not be converted into living space, commercial use, work or storage space that excludes vehicle parking. Each homeowner who constructs such a garage is required to enter into a garage lease agreement which permits homeowner the exclusive use of the garage for so long as homeowner abides by the requirements of the relevant CC&R provisions and other governing documents. Each homeowner who constructs a detached garage is solely responsible for the payment of all taxes or assessments due to be paid by reason of the existence of the easement or garage structure and solely responsible for the maintenance and upkeep of the garage. Each homeowner who constructs such a garage is further required to use the garage only in a manner consistent with all laws and regulations of the State of Nevada, Washoe County, TRPA, and any other governmental agency having jurisdiction.

- b. There is no existing condition that will be amended by this proposed condition.
- c. Pursuant to Amendment of Conditions Case No. XXXX—YYY (June ___ 2017), garages for use by individual unit owners pursuant to license agreement with Tyrolian Village Association, Inc. shall be allowed, subject to all applicable permit, map, and development requirements, within the common area of the subdivision identified as Parcels A, C, E, F, H, I, J, K, and L. on map number 1045 (a)-(b). This note shall apply to all garages within the designated area whether built before or after the addition of this note to the map, provided they otherwise meet all applicable permit, map, and building requirements. Furthermore, all garages subject to this note shall be identified in a running inventory that is maintained by Tyrolian Village Association, Inc., as amended from time to time to add or remove additional garages as necessary. An updated copy of the inventory shall be provided to the county each time changes are made.
- 2. Describe any potential impacts to public health, safety, or welfare that could result from granting the amendment. Describe how the amendment affects the required findings as approved.

The proposed amendment detailed in Sec. 1 above, if granted, will have no impact to public health, safety, or welfare. Additionally, the proposed amendment will not affect the Planning Commission's prior required findings as specified in Article 608, Sec. 110.608.25(a)-(j).

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

Account Detail Pay Online Back to Account Detail Change of Address Print this Page No payment due for this account. **Washoe County Parcel Information** Parcel ID Status Last Update 12642013 Active 4/18/2017 2:10:52 \$0.00 AM Current Owner: SITUS: TYROLIAN VILLAGE ASSOC INC 1301 MORITZ CT INCL NV Pay By Check PO BOX 5913 INCLINE VILLAGE, NV 89450 Please make checks payable to: WASHOE COUNTY TREASURER Mailing Address: P.O. Box 30039 Reno, NV 89520-3039 **Taxing District** Geo CD: 5200 Legal Description Overnight Address: 1001 E. Ninth St., Ste D140 Reno, NV 89512-2845 Township 16 Section Lot CA Block Range 18 SubdivisionName TYROLIAN VILLAGE 1 Tax Bill (Click on desired tax year for due dates and further details) Net Tax Total Paid Penalty/Fees Balance Due Tax Year Interest \$0.00 \$0.00 \$0,00 \$0.00 \$0.00 2016 Payment Information \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 2015 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 Special Assessment 2014 District \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 2013 Installment Date \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 2012 Information Total \$0.00 Assessment Information Important Payment Information 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.

The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washoecounty.us

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.

Project Information	S	Staff Assigned Case No.:		
Project Name: Tyrolian	· Village Ur	nit No. 2		
Project Portion of N.E.		, Township 16 North, Rang	je 18 East,	
Project Address: Unspecified, In	ncline Village, NV 8945	51	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
Project Area (acres or square fe	et); 3.238 acres			
Project Location (with point of re	eference to major cross	streets AND area locator):		
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:	
126-470-17	3.238			
Section(s)/Township/Range: In-	cline Village			
Indicate any previous Washo Case No.(s).	e County approvals	s associated with this applicat	ion:	
Applicant Inf	ormation (attach	additional sheets if necess	ary)	
Property Owner: Tyrolian Village Association, Inc.		Professional Consultant:		
Name: Tyrolian Village Association, Inc.		Name:		
Address: P.O. Box 5913, Incline	Village	Address:		
	Zip: 89450		Zip:	
	Fax: (775) 831- 	Phone:	Fax:	
Email: swisstime@sbcglobal.net		Email:		
Cell: n/a	Other: n/a	Cell:	Other:	
Contact Person: Vojko Lapanja		Contact Person:		
Applicant/Developer:		Other Persons to be Contacted:		
Name:		Name:		
Address:		Address:		
	Zip:		Zip:	
Phone: Fax:		Phone:	Fax:	
Email:		Email:		
Cell: Other:		Cell: 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):		

3

Subscribed and sworn to before me this	Applicant Name: Tyrolian Village Association, Inc.	
COUNTY OF WASHOE I. Michael McManus - Board Mundary (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 Development. (A separate Affidavit must be provided by each property owner named in the title report.) Assessor Parcel Number(s): 128-470-17 Printed Name Michael Methods Mundary Public Manual Mundary Public in and for said county and state Motary Public in and for said county and state My commission expires: June II 2016 "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 record document indicating authority to agent.) Property Agent (Provide copy of record document indicating authority to sign.)	requirements of the Washoe County Development applicable area plan, the applicable regulatory zoning	Code, the Washoe County Master Plan or the
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 Development. (A separate Affidavit must be provided by each property owner named in the title report.) Assessor Parcel Number(s): 128-470-17 Printed Name Michael Market Polymore Frank Member Signed Market Market Polymore Frank Member Signed Market Market Market Member Signed Market Market Market Member Address Polymore Frank Member (Notary Stamp) JENNIFER JACOBSEN Notary Public Infand for said county and state My commission expires:)	
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 Development. (A separate Affidavit must be provided by each property owner named in the title report.) Assessor Parcel Number(s): 128-470-17 Printed Name Michael Market Polymore Frank Member Signed Market Market Polymore Frank Member Signed Market Market Market Member Signed Market Market Market Member Address Polymore Frank Member (Notary Stamp) JENNIFER JACOBSEN Notary Public Infand for said county and state My commission expires:	Michael McMans - Board My.	aber
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Printed Name Michael Method Member Signed Mall Many Address Po Du S913 TV, NV 3945 O Subscribed and sworn, to before me this day of Apolitic in and for said county and state Notary Public in and for said county and state My commission expires: Dure II 2016 *Owner refers to the following: (Please mark appropriate box.) Owner Corporate Officer/Partner (Provide copy of record document indicating authority to sign.) Property Agent (Provide rocy of record document indicating authority to agent.) Property Agent (Provide copy of record document indicating authority to sign.)	application as listed below and that the foregoing st information herewith submitted are in all respects compand belief. I understand that no assurance or guara Development.	tatements and answers herein contained and the plete, true, and correct to the best of my knowledge antee can be given by members of Planning and
Subscribed and sworn to before me this // day of // Described and sworn to before me this // day of // Described and for said county and state // Notary Public in and for said county and state // Notary Public in and for said county and state // Notary Public in and for said county and state // Notary Public - State of Nevada // Appointment Recorded in Washes County // Notary Public - State of Nevada // Notary Public - State of Neva	(A separate Affidavit must be provided by each	n property owner named in the title report.)
Subscribed and sworn to before me this	Assessor Parcel Number(s): 126-470-17	
Subscribed and sworn to before me this Address Po Dov 59/3 TV, NV 39450 Subscribed and sworn to before me this Address (Notary Stamp) JENNIFER JACOBSEN Notary Public in and for said county and state My commission expires: Over 1, 2016 *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 notarized letter from property owner giving legal authority to agent.) Property Agent (Provide copy of record document indicating authority to sign.)	Prin	ted Name Michael McManus . Fond Member
Subscribed and sworn to before me this T day of		Signed Mull Man
Appointment Recorded in Washoe County *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 notarized letter from property owner giving legal authority to agent.) Property Agent (Provide copy of record document indicating authority to sign.)		Address PO Pay 5913 JV, NV 89450
My commission expires: 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 notarized letter from property owner giving legal authority to agent.) Property Agent (Provide copy of record document indicating authority to sign.)		(Notary Stamp)
 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.) 	Notary Public in and for said county and state My commission expires: 0 11 2015	Notary Public - State of Nevada Appointment Recorded in Washoe County No: 14-13950-2 - Expires June 11, 2018
 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.) 		te box.)
 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.) 		and document indicating outbesity to sign
 Owner Agent (Provide notarized letter from property owner giving legal authority to agent.) Property Agent (Provide copy of record document indicating authority to sign.) 		
☐ Property Agent (Provide copy of record document indicating authority to sign.)		

(All required Information may be separately attached)

Required Information

- 1. The following information is required for an Amendment of Conditions:
 - a. Provide a written explanation of the proposed amendment, why you are asking for the amendment, and how the amendment will modify the approval.
 - b. Identify the specific Condition or Conditions that you are requesting to amend.
 - c. Provide the requested amendment language to each Condition or Conditions, and provide both the **existing** and **proposed condition(s)**.
- a. Owner seeks an Amendment of Conditions to the tentative map to permit the construction of individually owned garage structures upon the common area of Tyrolian Village in accordance with the relevant CC&R provisions and other governing documents. This amendment will permit a homeowner to construct a free-standing detached garage of no more than 24 x 24 feet (576 square feet), measured at the foundation lines, on the common area of Tyrolian Village. The garages are limited to one story and living space is not permitted within or as part of such construction. Use of such garage is limited to vehicle parking and a garage may not be converted into living space, commercial use, work or storage space that excludes vehicle parking. Each homeowner who constructs such a garage is required to enter into a garage lease agreement which permits homeowner the exclusive use of the garage for so long as homeowner abides by the requirements of the relevant CC&R provisions and other governing documents. Each homeowner who constructs a detached garage is solely responsible for the payment of all taxes or assessments due to be paid by reason of the existence of the easement or garage structure and solely responsible for the maintenance and upkeep of the garage. Each homeowner who constructs such a garage is further required to use the garage only in a manner consistent with all laws and regulations of the State of Nevada, Washoe County, TRPA, and any other governmental agency having jurisdiction.
- b. There is no existing condition that will be amended by this proposed condition.
- c. Pursuant to Amendment of Conditions Case No. XXXX—YYY (June ___ 2017), garages for use by individual unit owners pursuant to license agreement with Tyrolian Village Association, Inc. shall be allowed, subject to all applicable permit, map, and development requirements, within the common area of the subdivision identified as Parcel M on map number 1084(a). This note shall apply to all garages within the designated area whether built before or after the addition of this note to the map, provided they otherwise meet all applicable permit, map, and building requirements. Furthermore, all garages subject to this note shall be identified in a running inventory that is maintained by Tyrolian Village Association, Inc., as amended from time to time to add or remove additional garages as necessary. An updated copy of the inventory shall be provided to the county each time changes are made.
- Describe any potential impacts to public health, safety, or welfare that could result from granting the amendment. Describe how the amendment affects the required findings as approved.

The proposed amendment detailed in Sec. 1 above, if granted, will have no impact to
public health, safety, or welfare. Additionally, the proposed amendment will not affect
the Planning Commission's prior required findings as specified in Article 608, Sec.
110.608.25(a)-(j).

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

Washoe County Treasurer Tammi Davis

Account Detail

Back to Account Detail Change of Address Print this Page **Washoe County Parcel Information** Parcel ID Status Last Update 12647017 Active 4/17/2017 2:10:22 Current Owner: SITUS: TYROLIAN VILLAGE ASSOC INC 0 UNSPECIFIED INCL NV PO BOX 5913 INCLINE VILLAGE, NV 89450 **Taxing District** Geo CD: 5200 Legal Description Township 16 Section 14 Lot Block Range 18 SubdivisionName TYROLIAN VILLAGE 2

Pay Online)
No payme this accou	ent due for unt.
\$0.00	
Pay By Chec	:lc
Please make chec WASHOE COUNT	
Mailing Address:	

Reno, NV 89512-2845

Reno. NV 89520-3039

Overnight Address: 1001 E. Ninth St., Ste D140

Payment Information

Special Assessment District





Tax Bill (Click on desi	red tax year fo	r due dates and f	urther details)
Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2016	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2015	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2014	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2013	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2012	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
				Total	\$0.00

Important Payment Information

- <u>ALERTS:</u> 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.

The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washoecounty us

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.

Project Information St		Staff Assigned Case No.:		
Project Name: Tyrolian	Village Ur	nit No. 3		
Project Portion of N.E.		, Township 16 North, Rang	e 18 East,	
Project Address: Unspecified, In	ncline Village, NV 8945	<u> </u>		
Project Area (acres or square fee				
Project Location (with point of re	ference to major cross	streets AND area locator):		
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:	
126-480-10	9.971			
Section(s)/Township/Range: Inc	cline Village			
Indicate any previous Washo Case No.(s).	e County approvals	s associated with this applicat	ion:	
Applicant Info	ormation (attach	additional sheets if necess	ary)	
Property Owner: Tyrolian Village Association, Inc.		Professional Consultant:		
Name: Tyrolian Village Association, Inc.		Name:		
Address: P.O. Box 5913, Incline Village		Address:		
	Zip: 89450		Zip:	
Phone: (775) 831-5428	Fax: (775) 831- ≝	Phone:	Fax:	
Email: swisstime@sbcglobal.net		Email:		
Cell: n/a	Other: n/a	Cell:	Other:	
Contact Person: Vojko Lapanja		Contact Person:		
Applicant/Developer:		Other Persons to be Contacted:		
Name:		Name:		
Address:		Address:		
	Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:	
Email:		Email:		
Cell:	Other:	Cell:	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):		

3

Applicant Name: Tyrolian Village Association, Inc.	
The receipt of this application at the time of submittal or requirements of the Washoe County Development applicable area plan, the applicable regulatory zoning will be processed.	Code, the Washoe County Master Plan or the
STATE OF NEVADA)	
COUNTY OF WASHOE)	
1, Michael McManus - Board M. (please prin	Pember
(please print being duly sworn, depose and say that I am the own application as listed below and that the foregoing strinformation herewith submitted are in all respects compand belief. I understand that no assurance or guara Development. (A separate Affidavit must be provided by each	ner* of the property or properties involved in this tatements and answers herein contained and the plete, true, and correct to the best of my knowledge antee can be given by members of Planning and
	in property owner named in the title report.
Assessor Parcel Number(s): 126-480-10	
Prin	ted Name Michael Mc Manus - Dould Member
	Signed MMM MMM
	Address PD 8 0 0 5913 IV, NV 87450
Subscribed and sworn to before me this 17 day of 19017. Notary Public in and for said county and state My commission expires: 10011 3016	(Notary Stamp) JENNIFER JACOBSEN Notary Public - State of Nevada Appointment Recorded in Washoe County No: 14-13950-2 - Expires June 11, 2018
*Owner refers to the following: (Please mark appropriation Owner	te box.)
Corporate Officer/Partner (Provide copy of reco	ord document indicating authority to sign.)
☐ Power of Attorney (Provide copy of Power of At	V 1/2
 Owner Agent (Provide notarized letter from pro 	
☐ Property Agent (Provide copy of record docume	
Letter from Government Agency with Stewards	hip

(All required Information may be separately attached)

Required Information

- 1. The following information is required for an Amendment of Conditions:
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- b. There is no existing condition that will be amended by this proposed condition.
- c. Pursuant to Amendment of Conditions Case No. XXXX—YYY (June ___ 2017), garages for use by individual unit owners pursuant to license agreement with Tyrollan Village Association, Inc. shall be allowed, subject to all applicable permit, map, and development requirements, within the common area of the subdivision identified as Parcel N, O, P, Q, and R on map number 1126(a)-(b). This note shall apply to all garages within the designated area whether built before or after the addition of this note to the map, provided they otherwise meet all applicable permit, map, and building requirements. Furthermore, all garages subject to this note shall be identified in a running inventory that is maintained by Tyrolian Village Association, Inc., as amended from time to time to add or remove additional garages as necessary. An updated copy of the inventory shall be provided to the county each time changes are made.
- 2. Describe any potential impacts to public health, safety, or welfare that could result from granting the amendment. Describe how the amendment affects the required findings as approved.

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

Washoe County Treasurer Tammi Davis

Account Detail

### Total Pand		Back to Acc	ount Detail	Change of Address	Prir	nt this Page	Pay Online
Status			I T - 6 1:				No payment due fo
### SITUS: 1330 TIROL DR 1	The rate of management and the real property of		Intormation			fort Dodge	
SITUS: 1330 TIROL DR 133	-		******			•	
Pay By Check Please make checks payat WASHOE COUNTY TREAT Pay By Check Please make checks payat WASHOE COUNTY TREAT WASHOE COUNTY TREAT Payar		2040010		Active			\$0.00
Taxing District Geo CD:	TYROLIAN Y	/ILLAGE ASS		-	1330 TIR	OL DR	o postanos
P.O. Box 30039 Reno, NV 89520-3039 Reno, NV 89512-2845 Ren	INCLINE VI	LLAGE, NV 0:	74.50				Please make checks payable to WASHOE COUNTY TREASURE
Tax Bill Click on desired tax year for due dates and further details	-	trict		(Geo CD:		P.O. Box 30039
Tax Bill (Click on desired tax year for due dates and further details) Tax Year	Subdivision	Name TYROLI		•		e compa e grapa primary state a to de gallectic de gallectic con	1001 E. Ninth St., Ste D140
2015 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 2014 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 2013 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 2012 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 Total \$0.00 Assessment Information				,,			D T. 6
2014 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 2013 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 2012 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 Total \$0.00 Assessment Information	2016	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	🚎 🛒 Payment Inform
District	2015	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
2012 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 Installment Information Total \$0.00 Assessment Information	2014	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Special Assessm District
Total \$0.00 Assessment Information	2013	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Assessment Information	2012	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Installment Dat Information
Important Payment Information					Tota	\$0.00	
Important Payment Information							Assessment Inform
 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. 	 ALERTS: reflect th 	If your real ne correct am	property taxes ount owing. Pl	s are delinquent, the sec lease contact our office i	arch resu for the c	ilts displayed may not urrent amount due.	

The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washoecounty us

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.

Project Information St		Staff Assigned Case No.:		
Project Name: Tyrolian Village Unit No. 4				
Project Portion of N.E. Description: M.D.B.&M., Wa	1/4 of Section 14 ashoe County, Ne	, Township 16 North, Rang evada.	e 18 East,	
Project Address: Unspecified, In	ncline Village, NV 8945	51		
Project Area (acres or square fe	et); 26.755 acres			
Project Location (with point of re	eference to major cross	streets AND area locator):		
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:	
126-540-32	26.755			
Section(s)/Township/Range:In				
Indicate any previous Washo Case No.(s).	oe County approval	s associated with this applicat	ion:	
Applicant Inf	ormation (attach	additional sheets if necess	ary)	
Property Owner: Tyrolian Villa	ge Association, Inc.	Professional Consultant:		
Name: Tyrolian Village Association, Inc.		Name:		
Address: P.O. Box 5913, Incline	Village	Address:		
	Zip: 89450		Zip:	
Phone: (775) 831-5428	Fax: (775) 831- 1	Phone:	Fax:	
Email: swisstime@sbcglobal.net		Email:		
Cell: n/a	Other: n/a	Cell:	Other:	
Contact Person: Vojko Lapanja		Contact Person:		
Applicant/Developer:		Other Persons to be Contacted:		
Name:		Name:	Audited 1	
Address:		Address:		
	Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:	
Email:		Email:		
Cell:	Other:	Cell:	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):		

3

Applicant Name: Tylonan Vinage Association, Inc.	
The receipt of this application at the time of submittal d requirements of the Washoe County Development applicable area plan, the applicable regulatory zoning will be processed.	Code, the Washoe County Master Plan or the
STATE OF NEVADA)	
COUNTY OF WASHOE)	
I, Muchael McManus - Board V (please prin	Member.
	*
being duly sworn, depose and say that I am the own application as listed below and that the foregoing st information herewith submitted are in all respects compand belief. I understand that no assurance or guara Development.	atements and answers herein contained and the blete, true, and correct to the best of my knowledge
(A separate Affidavit must be provided by each	n property owner named in the title report.)
Assessor Parcel Number(s): 126-540-32	
	Maria de la lacada
Prin	ted Name Michael McManas-Board Member
	Signed MM MM
	Address PO 8 wm 5913 JV, WV89450
Subscribed and sworn to before me this, 2017.	(Notary Stamp)
Notary Public in and for said county and state	JENNIFER JACOBSEN Notary Public - State of Nevada Appointment Recorded in Washoe County
My commission expires: 2016	No: 14-13950-2 - Expires June 11, 2018
*Owner refers to the following: (Please mark appropria	te box.)
□ Owner	
■ Corporate Officer/Partner (Provide copy of reco	ord document indicating authority to sign.)
☐ Power of Attorney (Provide copy of Power of At	ttorney.)
☐ Owner Agent (Provide notarized letter from pro	perty owner giving legal authority to agent.)
☐ Property Agent (Provide copy of record docume	ent indicating authority to sign.)
☐ Letter from Government Agency with Stewards	hip

(All required Information may be separately attached)

Required Information

- 1. The following information is required for an Amendment of Conditions:
 - a. Provide a written explanation of the proposed amendment, why you are asking for the amendment, and how the amendment will modify the approval.
 - b. Identify the specific Condition or Conditions that you are requesting to amend.
 - c. Provide the requested amendment language to each Condition or Conditions, and provide both the **existing** and **proposed condition(s)**.

a. Owner seeks an Amendment of Conditions to the tentative map to permit the construction of individually owned garage structures upon the common area of Tyrolian Village in accordance with the relevant CC&R provisions and other governing documents. This amendment will permit a homeowner to construct a free-standing detached garage of no more than 24 x 24 feet (576 square feet), measured at the foundation lines, on the common area of Tyrolian Village. The garages are limited to one story and living space is not permitted within or as part of such construction. Use of such garage is limited to vehicle parking and a garage may not be converted into living space, commercial use, work or storage space that excludes vehicle parking. Each homeowner who constructs such a garage is required to enter into a garage lease agreement which permits homeowner the exclusive use of the garage for so long as homeowner abides by the requirements of the relevant CC&R provisions and other governing documents. Each homeowner who constructs a detached garage is solely responsible for the payment of all taxes or assessments due to be paid by reason of the existence of the easement or garage structure and solely responsible for the maintenance and upkeep of the garage. Each homeowner who constructs such a garage is further required to use the garage only in a manner consistent with all laws and regulations of the State of Nevada, Washoe County, TRPA, and any other governmental agency having jurisdiction.

- b. There is no existing condition that will be amended by this proposed condition.
- c. Pursuant to Amendment of Conditions Case No. XXXX—YYY (June ___2017), garages for use by individual unit owners pursuant to license agreement with Tyrolian Village Association, Inc. shall be allowed, subject to all applicable permit, map, and development requirements, within the common area of the subdivision identified as Parcel U, V, and W on map number 1155(a)-(c). This note shall apply to all garages within the designated area whether built before or after the addition of this note to the map, provided they otherwise meet all applicable permit, map, and building requirements. Furthermore, all garages subject to this note shall be identified in a running inventory that is maintained by Tyrolian Village Association, Inc., as amended from time to time to add or remove additional garages as necessary. An updated copy of the inventory shall be provided to the county each time changes are made.
- Describe any potential impacts to public health, safety, or welfare that could result from granting the amendment. Describe how the amendment affects the required findings as approved.

The proposed amendment detailed in Sec. 1 above, if granted, will have no impact to public health, safety, or welfare. Additionally, the proposed amendment will not affect the Planning Commission's prior required findings as specified in Article 608, Sec. 110.608.25(a)-(j).

Washoe County Treasure: P O Box 30039 Reno NV 89520 3039 pn (775) 328-2510 fax (775) 328-2500 Ema I tax@washoecounty us

Washoe County Treasurer Tammi Davis

			or	5: (1)		Pay Online
	Back to Acc	ount Detail	Change of Address	Print tr	nis Page	No payment due fo
Washoe C	ounty Parce	l Information				this account.
	Parcel ID		Status		Last Update	
1	2654032		Active	4/	17/2017 2:10:22 AM	\$0.00
Current Owner: YROLIAN VILLAGE ASSOC INC			SITUS: 0 TIROL DR INCLINE VILLAGE NV			Pay By Check
PO BOX 59 INCLINE VI	13 LLAGE, NV 89	3450			est (viverant) à termand (à à c	Please make checks payable to WASHOE COUNTY TREASURI
Taxing Dis 5200	axing District 200		Geo CD:			Mailing Address: P.O. Box 30039 Reno, NV 89520-3039
Range 18 S	ubdivisionNar		egal Description /ILLAGE 4 Township 16	Section 14 L	ot Block	Overnight Address: 1001 E. Ninth St., Ste D140 Reno, NV 89512-2845
		red tax year f	or due dates and fur	ther details)		
Tax Bill (C	lick on desi			Interest	Balance Due	
Tax Bill (C	Net Tax	Total Paid	Penalty/Fees			
		Total Paid \$0.00	Penalty/Fees \$0.00	\$0.00	\$0.00	Payment Inform
Tax Year	Net Tax		••		\$0.00	Payment Inform
Tax Year 2016 Important ALERTS	Net Tax \$0.00 t Payment II If your rea	\$0.00	••	\$0.00 Total	s0.00	Payment Inform Special Assessu District

The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at {775} 328-2510 or tax@washoecounty us

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.

Project Information	s	taff Assigned Case No.:							
Project Name: Tyrolian Village Unit No. 5									
Project Portion of N.E. 1/4 of Section 14, Township 16 North, Range 18 East, Description: M.D.B.&M., Washoe County, Nevada.									
Project Address: Unspecified, Incline Village, NV 89451									
Project Area (acres or square fe	et): 4.6 acres								
Project Location (with point of reference to major cross streets AND area locator):									
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:						
126-520-23	4.6								
Section(s)/Township/Range: Incline Village									
Indicate any previous Washoe County approvals associated with this application: Case No.(s).									
Applicant Information (attach additional sheets if necessary)									
Property Owner: Tyrolian Villa	ge Association, Inc.	Professional Consultant:							
Name: Tyrolian Village Associat	ion, Inc.	Name:							
Address: P.O. Box 5913, Incline	Village	Address:							
	Zip: 89450		Zip:						
Phone: (775) 831-5428	Fax: (775) 831- 省	Phone:	Fax:						
Email: swisstime@sbcglobal.net		Email:							
Cell: n/a	Other: n/a	Cell:	Other:						
Contact Person: Vojko Lapanja		Contact Person:							
Applicant/Developer:		Other Persons to be Contacted:							
Name:		Name:							
Address:		Address:							
	Zip:		Zip:						
Phone:	Fax:	Phone: Fax:							
Email:		Email:							
Cell:	Other:	Cell:	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):							

3

Applicant Name: Tyrolian Village Association, Inc.
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 t hat the application is deemed complete and will be processed.
STATE OF NEVADA)
COUNTY OF WASHOE)
I, Michael McManus Donad Member (please print name)
(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 Development.
(A separate Affidavit must be provided by each property owner named in the title report.)
Assessor Parcel Number(s): 126-520-23
M (l ma m B l mm
Printed Name Michael McManus Bourd Mens
Signed Mall Manual
Address PO \$ 0 \$ 5913 IU, NV 8945 0
Subscribed and sworn to before me this 17 day of April (Notary Stamp)
Notary Public in and for said county and state JENNIFER JACOBSEN Notary Public - State of Nevada
My commission expires: No: 14-13950-2 - Expires June 11, 2018
*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

(All required Information may be separately attached)

Required Information

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- b. There is no existing condition that will be amended by this proposed condition.
- c. Pursuant to Amendment of Conditions Case No. XXXX—YYY (June ___ 2017), garages for use by individual unit owners pursuant to license agreement with Tyrolian Village Association, Inc. shall be allowed, subject to all applicable permit, map, and development requirements, within the common area of the subdivision identified as Parcel S and Ton map number 1142(a). This note shall apply to all garages within the designated area whether built before or after the addition of this note to the map, provided they otherwise meet all applicable permit, map, and building requirements. Furthermore, all garages subject to this note shall be identified in a running inventory that is maintained by Tyrolian Village Association, Inc., as amended from time to time to add or remove additional garages as necessary. An updated copy of the inventory shall be provided to the county each time changes are made.
- Describe any potential impacts to public health, safety, or welfare that could result from granting the amendment. Describe how the amendment affects the required findings as approved.

The proposed amendment detailed in Sec. 1 above, if granted, will have no impact to public health, safety, or welfare. Additionally, the proposed amendment will not affect the Planning Commission's prior required findings as specified in Article 608, Sec. 110.608.25(a)-(j).

Washoe County Treasurer P.O. Box 30039, Reno. NV 85620-3039 ph. (775) 328-2510 fax. (775) 328-2500 Email. tax@washoecounty us

Washoe County Treasurer Tammi Davis

> Account Detail Pay Online Back to Account Detail Change of Address Print this Page No payment due for this account. **Washoe County Parcel Information** Parcel ID Status Last Update 12652023 Active 4/17/2017 2:10:22 \$0.00 AM **Current Owner:** SITUS: TYROLIAN VILLAGE ASSOC INC 0 STYRIA WAY INCL NV Pay By Check PO BOX 5913 INCLINE VILLAGE, NV 89450 Please make checks payable to: WASHOE COUNTY TREASURER Mailing Address: **Taxing District** Geo CD: P.O. Box 30039 5200 Reno, NV 89520-3039 Legal Description Overnight Address: 1001 E. Ninth St., Ste D140 Reno, NV 89512-2845 Township 16 Section Lot CA Block Range 18 SubdivisionName TYROLIAN VILLAGE 5 Tax Bill (Click on desired tax year for due dates and further details) Tax Year Net Tax Total Paid Penalty/Fees Interest Balance Due \$830.00 \$830.00 \$0.00 \$0.00 \$0.00 2016 Payment Information \$830.00 \$830.00 \$0.00 \$0.00 \$0.00 2015 \$830.00 \$830.00 \$0.00 \$0.00 \$0.00 Special Assessment 2014 District \$830.00 \$830.00 \$0.00 \$0.00 \$0.00 2013 Installment Date \$830.00 \$830.00 \$0.00 \$0.00 \$0.00 2012 Information \$0.00 Assessment Information **Important Payment Information** 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.

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• 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.