
TRANSMITTAL

TO: COURTNEY WEICHE
FROM: PR DESIGN & ENGINEERING INC.
SUBJECT: KAZ 42 VARIANCE APPLICATION
DATE: THURSDAY, JUNE 4, 2026

To Washoe County Planning Staff,
Please find enclosed the materials for the Kaz 42 project's Variance application. The project proposes a new accessory building to support the existing restaurant's use on the parcel. These materials are being provided for preliminary review and feedback prior to our formal submittal.

The following documents are included for your review:

- Washoe County Development Application
- Variance Application Supplemental Information
- Proof of Property Tax Payment
- Title Report
- WCDC 110.804.25 Variance Findings
- Civil Improvement Set
- Site Distance Evaluation
- Architecture Set

We appreciate your review and look forward to working with staff through the variance process.

Sincerely,
PRDEI

Community Services Department
Planning and Building
VARIANCE APPLICATION



Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89512-2845

Telephone: 775.328.6100

Variance

Washoe County Code (WCC) Chapter 110, Article 804, Variance, provides a means to alter the requirements of the Development Code standards, in specific instances where the strict application of those requirements would deprive a property of privileges enjoyed by other properties with the identical regulatory zone because of special features or constraints unique to the property involved. A Variance does not give the power to take action which, in effect, allows a land use in contravention of the applicable regulatory zone or in any other way changes the applicable regulatory zone. A Variance cannot be used to vary the standards contained in Division Five, Signs, of this Development Code. Additionally, this article cannot be used to vary the maximum size of a detached accessory dwelling except as stipulated in Article 306, Accessory Uses and Structures. See WCC 110.804, for further information.

Development Application Submittal Requirements

Applications are accepted on the 8th of each month. If the 8th falls on a non-business day, applications will be accepted on the next business day.

If you are submitting your application online, you may do so at [OneNV.us](https://www.onenv.us)

1. **Fees:** See Master Fee Schedule. **Most payments can be made directly through the OneNV.us portal.** If you would like to pay by check, please make the check payable to Washoe County and bring your application and payment to the Community Services Department (CSD). **\$1,639 oct 25'**
2. **Development Application:** A completed Washoe County Development Application form.
3. **Owner Affidavit:** The Owner Affidavit must be signed and notarized by all owners of the property subject to the application request. **?**
4. **Proof of Property Tax Payment:** The applicant must provide a written statement from the Washoe County Treasurer's Office indicating all property taxes for the current quarter of the fiscal year on the land have been paid.
5. **Neighborhood Meeting:** This project may require a Neighborhood Meeting to be held prior to application submittal. Please contact Washoe County Planning at Planning@washoecounty.gov or by phone at 775-328-6100 to discuss requirements.
6. **Application Materials:** The completed Variance Application materials.
7. **Title Report:** A preliminary title report, with an effective date of no more than one hundred twenty (120) days of the submittal date, by a title company which provides the following information:
 - Name and address of property owners.
 - Legal description of property.
 - Description of all easements and/or deed restrictions.
 - Description of all liens against property.
 - Any covenants, conditions and restrictions (CC&Rs) that apply.
8. **Site Plan Specifications:**
 - a. Lot size with dimensions drawn using standard engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500') showing all streets and ingress/egress to the property.
 - b. Show the location and configuration of all proposed buildings (with distances from the property lines and from each other), all existing buildings that will remain (with distances from the property lines and from each other), all existing buildings that will be removed, and site improvements on a base map with existing and proposed topography expressed in intervals of no more than five (5) feet.
 - c. Show the location and configuration of wells, septic systems and leach fields, overhead utilities, water and sewer lines, and all easements.
 - d. Show locations of parking, landscaping, signage and lighting.

9. **Building Elevations:** All buildings and structures including fences, walls, poles, and monument signs proposed for construction within the project shall be clearly depicted in vertical architectural drawings provided in accurate architectural scale. All architectural elevations from all building faces shall be presented.
10. **Submission Packets:** One (1) packet and a flash drive. Any digital documents need to have a resolution of 300 dpi. If materials are unreadable, you will be asked to provide a higher quality copy. The packet shall include one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. Labeling on these reproductions should be no smaller than 8 point on the 8.5" x 11" display. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such

Notes:

- (i) Application and map submittals must comply with all specific criteria as established in the Washoe County Development Code and/or the Nevada Revised Statutes.
- (ii) Appropriate map engineering and building architectural scales are subject to the approval of the Planning and Building and/or Engineering and Capital Projects.
- (iii) All oversized maps and plans must be folded to a 9" x 12" size.
- (iv) Based on the specific nature of the development request, Washoe County reserves the right to specify additional submittal packets, additional information and/or specialized studies that clarify the potential impacts and potential conditions of development in order to minimize or mitigate impacts resulting from the project. No application shall be processed until the information necessary to review and evaluate the proposed project is deemed complete by the Director of Planning and Building.
- (v) The Title Report should only be included in the one (1) original packet.
- (vi) **Labels:** If the assigned planner determines the abandonment will affect the access to a mobile home park, the applicant will be required to submit a list of mailing addresses for every tenant residing in the mobile home park.

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: Kaz 42			
Project Description: New construction of Accessory Use building 950 SF			
Project Address: 2 N Lake Ave., Crystal Bay, NV 89402			
Project Area (acres or square feet): 1,778 SF			
Project Location (with point of reference to major cross streets AND area locator): Int of SR 28 and State Line Road. Crystal Bay, NV			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
123-043-01	0.04		
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: Michael Lerch - Kaz 42 Restaurant LLC		Name: Andrew T. Ryan, PE	
Fax:		Fax:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Evo Real Estate Inc. - Gerald Tsai			
Fax:		Zip: 94107	
Cell: Other:		Fax:	
Contact Person:		Contact Person: Brett Terpeluk	
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)

See attached Supplemental Information.

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

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?

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?

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.)?

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

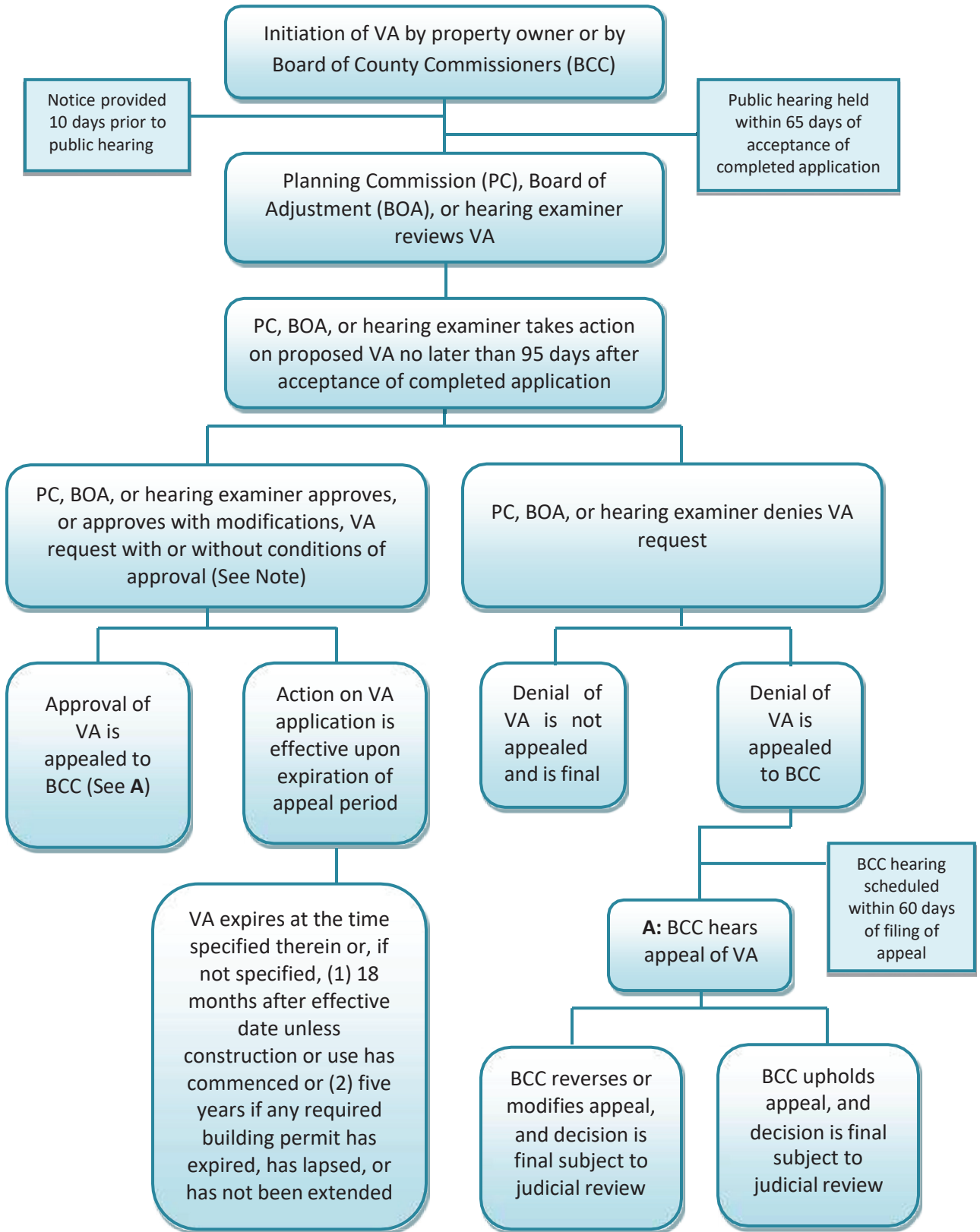
6. Are there any restrictive covenants, recorded conditions or deed restrictions (CC&Rs) that apply to the area subject to the variance request?

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

8. How is your current sewer provided?

Variance (VA) – Article 804



Note: If the VA approval is for a project of regional significance, or if VA approval causes the project to become a project of regional significance, then no permit for development or use of the property pursuant to the VA shall be issued until the Regional Planning Commission and/or the Regional Planning Governing Board has taken final action on the project.

This flowchart is an overview of this development application process and is not intended to be a comprehensive guide. Please refer to the Development Code Article shown above for more complete information about the application, to include specifics on notice, internal and external agency review.

2026 PUBLIC HEARING APPLICATION AND MEETING DATES

PLANNING COMMISSION		BOARD OF ADJUSTMENT		PARCEL MAP REVIEW COMMITTEE		MASTER PLAN AMENDMENTS	
Intake Date	Tentative Meeting Date	Intake Date	Tentative Meeting Date	Intake Date	Tentative Meeting Date	Intake Date	Tentative PC Meeting Date
11/10/2025	1/6/2026	11/10/2025	1/5/2026	11/10/2025	1/8/2026		
12/8/2025	2/3/2026	12/8/2025	2/5/2026	12/8/2025	2/12/2026		
1/8/2026	3/3/2026	1/8/2026	3/5/2026	1/8/2026	3/12/2026	1/8/2026	3/3/2026
2/9/2026	4/7/2026	2/9/2026	4/2/2026	2/9/2026	4/9/2026		
3/9/2026	5/5/2026	3/9/2026	5/7/2026	3/9/2026	5/14/2026		
4/8/2026	6/2/2026	4/8/2026	6/4/2026	4/8/2026	6/11/2026		
5/8/2026	7/7/2026	5/8/2026	7/2/2026	5/8/2026	7/9/2026	5/8/2026	7/7/2026
6/8/2026	8/4/2026	6/8/2026	8/6/2026	6/8/2026	8/13/2026		
7/8/2026	9/1/2026	7/8/2026	9/3/2026	7/8/2026	9/10/2026		
8/10/2026	10/6/2026	8/10/2026	10/1/2026	8/10/2026	10/8/2026		
9/8/2026	11/3/2026	9/8/2026	11/5/2026	9/8/2026	11/12/2026	9/8/2025	11/3/2026
10/8/2026	12/1/2026	10/8/2026	12/3/2026	10/8/2026	12/10/2026		
11/9/2026	1/5/2027	11/9/2026	1/7/2027	11/9/2026	1/14/2026		
12/8/2026	2/2/2027	12/8/2026	2/4/2027	12/8/2026	2/11/2026		

APPLICATIONS	COMMUNITY SERVICES DEPARTMENT FEES													HEALTH FEES		NLTFPD FEES		
	Planning			Engineering				Parks			Health District		NLTFPD		TOTAL			
	PLANNING	NOTICING	RTF	ENGINEERING	UTILITIES	RTF	PARKS	RTF	ENVIRON.	VECTOR	North Lake	Tahoe	Fire					
EXTENSION OF TIME REQUESTS																		
Subdivision	\$340	-	\$13.60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$353.60
Not Subdivision	\$546	-	\$21.84	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$567.84
MASTER PLAN AMENDMENT																		
Not Tahoe	\$3,576	\$400	\$159.04	\$54	\$2,549	\$104.12	-	-	\$325	-	-	-	-	-	-	-	-	\$7,167.16
Tahoe	\$3,576	\$400	\$159.04	\$54	-	\$2.16	-	-	\$325	-	-	-	-	-	-	-	-	\$4,603.20
NOTICING, ADDITIONAL OR RE-NOTICING AT APPLICANT'S REQUEST																		
	\$52	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$52.00
REGULATORY ZONE AMENDMENT																		
Not Tahoe	\$2,481	\$200	\$107.24	\$54	\$2,549	\$104.12	-	-	\$324	-	-	-	-	-	-	-	-	\$5,819.36
Tahoe	\$2,481	\$200	\$107.24	\$54	-	\$2.16	-	-	\$324	-	-	-	-	-	-	-	-	\$3,255.40
REGULATORY ZONE AMENDMENT (Article 442, Specific Plan)																		
Not Tahoe	\$3,449	\$200	\$145.96	\$1,039	\$1,274	\$92.52	\$65	\$2.60	\$324	-	-	-	-	-	-	-	-	\$6,592.08
Tahoe	\$3,449	\$200	\$145.96	\$1,039	-	\$41.56	\$65	\$2.60	\$324	-	-	-	-	-	-	-	-	\$6,354.12
REINSPECTION FEE																		
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$50/hr.
RESEARCH/COPIES (See Note 3 for Total)																		
REVERSION TO ACREAGE																		
Not Tahoe	\$51	-	\$2.04	\$215	\$26	\$9.64	-	-	\$174	-	-	-	-	-	-	-	-	\$477.68
Tahoe	\$51	-	\$2.04	\$215	-	\$8.60	-	-	\$174	-	-	-	-	-	-	-	-	\$450.64
SIGN PERMIT INSPECTION - (Permanent or Temporary)																		
SPECIAL USE PERMIT																		
Residential																		
Not Tahoe	\$1,162	\$200	\$54.48	\$65	\$203	\$10.72	-	-	\$324	-	-	-	-	-	-	-	-	\$2,019.20
Tahoe	\$1,162	\$200	\$54.48	\$65	-	\$2.60	-	-	\$324	-	-	-	-	-	-	-	-	\$1,995.08
With Environmental Impact Statement	\$1,162	-	\$46.48	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$1,208.48
Commercial, Industrial, Civic																		
Minor (See Note 6)	\$2,165	\$200	\$94.60	\$130	\$203	\$13.32	-	-	\$324	-	-	-	-	-	-	-	-	\$3,129.92
Major (See Note 6)	\$2,165	\$200	\$94.60	\$520	\$203	\$28.92	-	-	\$324	-	-	-	-	-	-	-	-	\$3,535.52
Tahoe Minor (See Note 6)	\$2,165	\$200	\$94.60	\$130	-	\$5.20	-	-	\$324	-	-	-	-	-	-	-	-	\$3,005.80
Tahoe Major (See Note 6)	\$2,165	\$200	\$94.60	\$520	-	\$20.80	-	-	\$324	-	-	-	-	-	-	-	-	\$3,411.40
With Environmental Impact Statement	\$2,240	-	\$89.60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$2,329.60

To Be Determined

In accordance with Nevada Revised Statutes, application fees must be deposited the day of receipt. This does not guarantee the application is complete. Pursuant to section 110.90610 of the Washoe County Code, no fees shall be required of a governmental entity or agency thereof.

**DEVELOPMENT CODE (Washoe County Code Chapter 110)
MASTER FEE SCHEDULE**

Applications accepted by CSD, Engineering and Capital Projects

APPLICATIONS	COMMUNITY SERVICES DEPARTMENT FEES										HEALTH FEES		TOTAL
	Planning			Engineering				Parks			Health District		
	PLANNING	NOTICING	RTF	ENGINEERING	UTILITIES	RTF	PARKS	PARKS	RTF	ENVIRON.	VECTOR		
AMENDMENT OF MAP (MINOR) (NRS 278.473)	-	-		\$70	-	\$2.80	-	-	-	-	-	-	\$72.80
AMENDMENT OF MAP (MAJOR) (NRS 278.480) (See Note 7)	\$520	-		\$429	-		-	-		\$620	\$0		\$1,569.00
With Sewer	\$520	-		\$429	-		-	-		\$1,176	\$0		\$2,125.00
CONSTRUCTION PLAN REVIEW (See Note 7)													
With Catch Basin	\$308	-		\$1,949	-		-	-		\$554	\$535		\$3,346.00
Without Catch Basin	\$308	-		\$1,949	-		-	-		\$554	\$586		\$3,397.00
FINAL SUBDIVISION MAP (See Note 8)													
Not Tahoe without Construction Plan	\$520	-	\$20.80	\$780	\$102	\$35.28	-	-		\$328	-		\$1,786.08
Not Tahoe with Construction Plan with Catch Basin	\$828	-	\$33.12	\$2,729	\$102	\$113.24	-	-		\$328	-		\$4,133.36
Not Tahoe with Construction Plan without Catch Basin	\$828	-	\$33.12	\$2,729	\$102	\$113.24	-	-		\$328	-		\$4,133.36
Tahoe without Construction Plan	\$520	-	\$20.80	\$780	-	\$31.20	-	-		\$328	-		\$1,680.00
Tahoe with Construction Plan with Catch Basin	\$828	-	\$33.12	\$2,729	-	\$109.16	-	-		\$328	-		\$4,027.28
Tahoe with Construction Plan without Catch Basin	\$828	-	\$33.12	\$2,729	-	\$109.16	-	-		\$328	-		\$4,027.28
With Hillside Ordinance - ADD	\$520	-	\$20.80	-	-		-	-		-	-		\$540.80
With a Significant Hydrologic Resource - ADD	\$520	-	\$20.80	-	-		-	-		-	-		\$540.80
With CC&Rs - ADD	\$520	-	\$20.80	-	-		-	-		-	-		\$540.80

NOTE 7: This application applies to construction plans that are not submitted as part of a Final Subdivision Map. The stand-alone Construction Plan Review application is not currently available through the Regional License and Permit Platform (Accela), so no regional technology fees (RTF) are charged. The RTF will be added once the application is available through the Platform (Accela).

NOTE 8: Contact the Engineering and Capital Projects Division for Technical Map Check fees.

In accordance with Nevada Revised Statutes, application fees must be deposited the day of receipt. This does not guarantee the application is complete. Pursuant to section 110.90610 of the Washoe County Code, no fees shall be required of a governmental entity or agency thereof.

MASTER STORM WATER INSPECTION FEE SCHEDULE (Article 421)
Inspection of Storm Water Quality Controls

INSPECTION FEES	CHARGES PER ACRE
CHARGES FOR PROJECT DURATION AND/OR LOCATION (See Note 9)	
0 - 6 Months Construction	\$30
7 - 12 Months Construction	\$60
13 - 18 Months Construction	\$90
19 - 24 Months Construction	\$120
Over 24 Months Construction	\$190
Project within 1,000 feet of a FEMA Flood Zone A, AO, or AE	Additional \$30
Projects of less than one acre but are deemed sensitive/permitted by NDEP	Additional \$30
ADMINISTRATIVE SERVICE FEE (See Note 9)	FOR EACH APPLICATION
Per Site	\$30

NOTE 9: The above listed fees shall be doubled if the construction activity is commenced prior to the issuance of the required permit and/or installation of the storm water controls. Payment of the double fee shall not preclude the County from taking any other enforcement actions within its authority. This application is not currently available through the Regional License and Permit Platform (Accela), so no regional technology fees (RTF) are charged. The RTF will be added once the application is available through the Platform (Accela).

In accordance with Nevada Revised Statutes, application fees must be deposited the day of receipt. This does not guarantee the application is complete. Pursuant to section 110.90610 of the Washoe County Code, no fees shall be required of a governmental entity or agency thereof.

**DEVELOPMENT CODE (Washoe County Code Chapter 110)
Short-Term Rental (STR) Applications**

	APPLICATIONS	COMMUNITY SERVICES DEPT. FEES		FIRE FEES Fire District	TECH FEES		TOTAL
		Base Fee	Planning Building		RTE		
Truckee Meadows Fire Protection District (TMFPD)	SHORT-TERM RENTAL (Article 319) (See Notes 10 & 11)						
	Initial Permit (See Note 12)	\$803	\$180	\$170	\$46.12	\$1,199.12	
	Initial Permit (with licensed property manager as local responsible party)	\$723	\$180	\$170	\$42.92	\$1,115.92	
	Renewal with Inspection	\$755	\$90	\$80	\$37.00	\$962.00	
	Renewal with Inspection (with licensed property manager as local responsible party)	\$680	\$90	\$80	\$34.00	\$884.00	
	Renewal with Self-Certification	\$755	\$45	\$0	\$32.00	\$832.00	
	Renewal with Self-Certification (with licensed property manager as local responsible party)	\$680	\$45	\$0	\$29.00	\$754.00	
	Initial Permit (See Note 12)	\$851	\$180	\$174	\$48.20	\$1,253.20	
	Initial Permit (with licensed property manager as local responsible party)	\$771	\$180	\$174	\$45.00	\$1,170.00	
	Renewal with Inspection	\$803	\$90	\$87	\$39.20	\$1,019.20	
North Lake Tahoe Fire Protection District (NLTFPD)	Renewal with Inspection (with licensed property manager as local responsible party)	\$728	\$90	\$87	\$36.20	\$941.20	
	Renewal with Self-Certification	\$803	\$45	\$0	\$33.92	\$881.92	
	Renewal with Self-Certification (with licensed property manager as local responsible party)	\$728	\$45	\$0	\$30.92	\$803.92	
	Change of local responsible party/property	-	\$45	-	\$1.80	\$46.80	
	Change of maximum occupancy (no inspection needed)	-	\$90	-	\$3.60	\$93.60	
	Change of maximum occupancy (with inspection)	-	\$90	-	\$7.20	\$187.20	
	APPEAL BY APPLICANT OF STR TIER 1 DIRECTOR DECISION (See Note 13)	-	\$803	-	\$32.12	\$835.12	
	APPEAL OF STR ADMINISTRATIVE HEARING ORDER/DECISION to Board of County Commissioners	-	\$250	-	-	\$250.00	
	INVESTIGATIVE OR ADDITIONAL INSPECTION FEE (per hour for relevant agencies)	-	-	-	-	\$90/hr. +RTF	

NOTE 10: These fees are for a Tier 1 short-term rental (STR) permit only. Tier 2 STRs required an Administrative Review Permit and Tier 3 STRs require a Special Use Permit, as identified in Article 302. Fees for those permits can be found within the Master Fee Schedule.

NOTE 11: Building and Fire District fees are based on a standardized rate. Final Fire District fees subject to adoption by each district's governing board and may vary.

NOTE 12: The Fire fee is charged for STR properties located in Extreme and/or High IWUI Fire Risk Ratings (per adopted Fire Code/Amendments and GIS mapping) only. This fee does not include repeated fire inspections. The need for Fire Inspections are determined by the applicable Fire District.

NOTE 13: This appeal fee is for Tier 1 permits only. Appeals related to planning applications required by Tier 2 and Tier 3 STRs will pay the appeal fees applicable to all planning applications.

NOTE 14: Fees shall be reduced by \$100 for initial permits and \$50 for renewal permits for properties listed as low cap status per the Washoe County Assessor's Office.

In accordance with Nevada Revised Statutes, application fees must be deposited the day of receipt. This does not guarantee the application is complete or that a permit will be issued.

Micheal Lerch
Kaz 42
2 N. Lake Blvd.
Crystal Bay, NV 89402
APN: 123-043-01

May 27, 2026

Variance Application Supplemental Information

Project Description:

The proposed project includes the construction of a 950 SF accessory use building in conjunction with the eating and drinking establishment on the adjacent property 9980 N. Lake Blvd, Kings Beach, CA 96143. This property is the Gateway to NV and Washoe County for eastbound traffic on SR 28.

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

There are two items requested under this variance:

1. Setbacks- along Stateline Road the request is to match existing conditions of 0 ft for proposed building. The side setback adjacent to Placer County is requesting 3 ft to the building. No variance is required for a setback of 8 ft for the front along SR 28.
2. Lot Standards – Applicant is unable to perform a voluntary merger due to California/Nevada State Line and build an accessory structure to support the existing building. As such, the applicant is requesting waiver of the minimum lot size of 10,000 square feet to 2,595 square feet and Minimum lot width of

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?

Required Findings per Section 110.804.25

- a) Special Circumstances. The parcel meets all three categories for special circumstance:
 - o **Exceptional narrowness, shallowness or shape of the specific property.** The existing parcel is an obtuse triangle with two street frontages, SR 28 and State Line Rd. and side adjacent to applicant owned property 9980 N. Lake Blvd. A three-sided parcel of this size is inherently more difficult to meet standard development codes.
 - o **Exceptional topographic conditions.** The site has an existing retaining wall used to create flat frontage along SR 28. The elevation change from the South property line to Cal Neva Dr. below is approximately 10.5 feet. The height of the retaining wall parallel to State Line Dr. varies from 6 inches to 10 feet. This topographic condition allows for egress along SR 28 only.
 - o **Other Extraordinary and exceptional situation or condition of the property and/or location of surroundings.** The property has 3 roadway frontages that intersect in an oblique manner. Additionally, recent development of the parcel east

of State Line Road included the installation of curb, gutter, sidewalk within the 40-foot public R.O.W. This resulted in the vehicular travel way shifting west instead of being centered in R.O.W. This limits the ability to have longer “runs” to resolve steps in grade with acceptable slopes. As can be seen on the site survey, the State Line and the Subdivision Boundary are offset by approximately 8 feet. This has resulted in more extensive permit and development efforts as it has doubled the number of Agencies Having Jurisdiction (AHJ). Specifically, this limits the owner from a voluntary merger to resolve lot standards and setbacks.

The findings above demonstrate that the property has been found to have special circumstances and that strict application of lot standards, setbacks, and typical requirements results in exceptional and undue hardships for the owner of the property.

b) **No Detriment.** The relief will not create a substantial detriment to the public good, substantially impair affected natural resources or impair the intent and purpose of the Development Code or applicable policies under which the variance is granted. The existing parcel is previously developed and impacted from development. The proposed urban infill redevelopment is consistent with the goals of TRPA Regional Plan Update and is expected to be compliant with the Washoe County Area Plan (a specific plan subset of TRPA Regional Plan). Furthermore, redevelopment will encourage attainment of environmental thresholds as required by TRPA and Washoe County. Specific thresholds that are expected to benefit from this redevelopment include:

- Water Quality – through installation of permanent Best Management Practices - treatment
- Water Quantity – through installation of BMPs – infiltration
- Soil Conservation – through stabilization of disturbed areas, improved stormwater conveyance, and revegetation
- Air Quality – location of eating and drinking establishment within walking distance of Casino Core and transit facilities encourages a “park once” strategy and helps to reduce vehicle miles traveled. Any reduction in VMTs is beneficial to air quality. No increase in VMTs.
- Vegetation Preservation – due to the previously developed nature of the site, there is limited native landscape. The proposed project is committed to landscaping consistent with TRPA and Washoe County standards that includes native vegetation.
- Noise – SR 28 is generally out of attainment for noise due to volume, speed, and type of traffic. Small projects typically do not improve noise threshold attainment; however, the project’s location to transit and surrounding hotel uses will encourage alternate forms of travel: walking, cycling, and public transportation. Any reduction to vehicle trips is beneficial for noise threshold attainment.
- Recreation- The Crystal Bay Casino core is a recreation hub for gaming and nightlife activities. A quality eating and drinking establishment is complimentary to the present and future plans for the immediate area.
- Scenic Resources – The project is a gateway location within a scenic corridor. The project proposes new buildings, and new landscaping. There is opportunity for significant improvement to the Roadway Scenic Unit as the project is centrally located and nearly surrounded by blight. To the northwest is the boarded-up and chain link fenced former Tahoe Inn. To the south is the closed and chain link fenced historic Cal Neva which is going through renovations. To the east is the

former Lake Tahoe Brewing location that is closed and now rooms operated by Crystal Bay Casino.

Based upon the analysis above the project is expected to have environmental benefit as related to TRPA thresholds of attainment and is expected to improve the public good through removal of blight.

- c) **No Special Privileges.** The granting of the variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and the identical regulatory zone. There appears to be no findings that support relaxation of lot standards and setbacks as being unique and/or a special granting of privileges. Lot setbacks are regularly modified through the variance process and the existing building setbacks for this lot, as a result of prior development, are consistent with the requested variance.
- d) **Use Authorized.** The variance will not authorize a use or activity which is not otherwise expressly authorized by the regulation governing the parcel of the property. *The proposed use is allowed.*
- e) **Effect on Military Installation.** The variance will not have a detrimental effect on the location, purpose and mission of the military installation. *There is no nearby military facility.*

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?

Due to the nature and intent of the improvements, substantial negative improvements are not anticipated, and the proposed development is complimentary to nearby established uses. See Findings for No Detriment.

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 neighborhoods, etc.)?

The project is urban-infill redevelopment that is consistent with the goals and environmental policies of the TRPA Regional Plan that intends to redevelop a blighted site. The proposed project includes a new building, and new landscaping. The project is both centrally located in a blighted area and at a gateway to Nevada.

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

The requested variance will allow

- 1. An irregular, topographically challenged, and difficult to access site to enjoy redevelopment opportunities regularly available to conforming parcels.

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

No.

7. How is your current water provided?

The parcel currently has an existing water service connection associated with the existing restaurant building through NTPUD. Water for the proposed accessory building will be provided by IVGID.

8. How is your current sewer provided?

The parcel currently has an existing sewer service connection associated with the existing restaurant building through NTPUD. Sewer for the proposed accessory building will be provided by IVGID

Findings prepared by Andrew Ryan PRDEI 5/27/2026

CONDITION OF TITLE

Issued By:



**CHICAGO TITLE
INSURANCE COMPANY**

Guarantee Number:

TTR2504519-SP

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, AND THE GUARANTEE CONDITIONS ATTACHED HERETO AND MADE A PART OF THIS GUARANTEE,

CHICAGO TITLE INSURANCE COMPANY
a corporation, herein called the Company

GUARANTEES

the Assured named in Schedule A of this Guarantee

against loss or damage not exceeding the Amount of Liability stated in Schedule A sustained by the Assured by reason of any incorrectness in the Assurances set forth in Schedule A.

Ticor Title of Nevada, Inc.
5340 Kietzke Lane, Suite 101
Reno , NV 89511

Countersigned By:

Steve Schiller
Authorized Officer or Agent

Chicago Title Insurance Company

By:

Michael J. Nolan, President

Attest:

Marjorie Nemzura, Secretary

ISSUING OFFICE:
Title Officer: Rick Hayes Tigor Title of Nevada, Inc. 5340 Kietzke Lane, Suite 101 Reno , NV 89511 Phone: 775-343-7566 Fax: 775-324-7402 Main Phone: 775-324-7400 Email:

SCHEDULE A

Amount of Liability	Fee	Title Officer
\$5,000.00	\$500.00	Rick Hayes

Date of Guarantee: December 5, 2025 at 07:30 AM

1. Name of Assured: Kaz 42 Restaurant, LLC, a California Limited liability company

2. The estate or interest in the Land which is covered by this Guarantee is:

FEE

3. The Land referred to in this Guarantee is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

4. ASSURANCES:

According to the Public Records as of the Date of Guarantee,

a. Title to the estate or interest in the Land is vested in:

Kaz 42 Restaurant, LLC, a California limited liability company

b. Title to the estate or interest is subject to defects, liens or encumbrances shown in Schedule B which are not necessarily shown in the order of their priority.

END OF SCHEDULE A

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 123-043-01

All that certain real property situate in the County of Washoe, State of Nevada, described as follows:

Lot 12 in Block B as shown on the map of Addition to Nevada Vista Subdivision, Tract Map No. 214, according to the map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada, on February 15, 1928, as Instrument No. 42437, of Official Records.

SCHEDULE B

1. Property taxes for the fiscal year shown below are PAID. For proration purposes the amounts are:

Assessor's Parcel No.: 123-043-01
Fiscal Year: 2025-2026
Total Taxes: \$467.56

2. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Nevada Revised Statutes.

3. Any liens which may be levied by reason of the Land being within the Washoe County Public Works Department, Utility Division. Specific amounts may be obtained from Washoe County Public Works Department, Phone Number (775)954-4601.

4. Any unpaid charges for Waste Management, plus any interest and/or penalties, which would create a lien and attach to said Land, pursuant to Nevada Revised Statutes.

5. Water rights, claims or title to water, whether or not disclosed by the Public Records.

6. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: July 25, 1927
Recording No: 40586, Book 72, Page 50, Deed Records

and Recording Date: August 18, 1928
and Recording No: 44402, Book 74, Page 348, Deed Records

7. Easement(s) and rights incidental thereto as delineated or as offered for dedication on Tract Map No. 214;

Recording Date: February 15, 1928
Recording No.: 42437, Deed Records

8. Rights and claims of parties in possession by reason of unrecorded leases, if any, that would be disclosed by an inquiry of the parties or by an inspection of said Land.

END OF SCHEDULE B

EXCLUSIONS FROM COVERAGE

Except as expressly provided by the assurances in Schedule A, the Company assumes no liability for loss or damage by reason of the following:

- (a) Defects, liens, encumbrances, adverse claims or other matters affecting the title to any property beyond the lines of the Land.
- (b) Defects, liens, encumbrances, adverse claims or other matters, whether or not shown by the Public Records (1) that are created, suffered, assumed or agreed to by one or more of the Assureds; or (2) that result in no loss to the Assured.
- (c) Defects, liens, encumbrances, adverse claims or other matters not shown by the Public Records.
- (d) The identity of any party shown or referred to in any of the schedules of this Guarantee.
- (e) The validity, legal effect or priority of any matter shown or referred to in any of the schedules of this Guarantee.
- (f) (1) Taxes or assessments of any taxing authority that levies taxes or assessments on real property; or (2) proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not the matters excluded under (1) or (2) are shown by the records of the taxing authority or by the Public Records.
- (g) (1) Unpatented mining claims; (2) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (3) water rights, claims or title to water, whether or not the matters excluded under (1), (2) or (3) are shown by the Public Records.

GUARANTEE CONDITIONS**1. DEFINITION OF TERMS**

The following terms when used in the Guarantee mean:

- (a) the "Assured": the party or parties named as the Assured in Schedule A, or on a supplemental writing executed by the Company.
- (b) "Land": the Land described or referred to in Schedule A, and improvements affixed thereto which by law constitute real property. The term "Land" does not include any property beyond the lines of the area described or referred to in Schedule A, nor any right, title, interest, estate or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
- (c) "Mortgage": mortgage, deed of trust, trust deed, or other security instrument.
- (d) "Public Records": those records established under California statutes at Date of Guarantee for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.
- (e) "Date of Guarantee": the Date of Guarantee set forth in Schedule A.
- (f) "Amount of Liability": the Amount of Liability as stated in Schedule A.

2. NOTICE OF CLAIM TO BE GIVEN BY ASSURED

The Assured shall notify the Company promptly in writing in case knowledge shall come to the Assured of any assertion of facts, or claim of title or interest that is contrary to the assurances set forth in Schedule A and that might cause loss or damage for which the Company may be liable under this Guarantee. If prompt notice shall not be given to the Company, then all liability of the Company shall terminate with regard to the matter or matters for which prompt notice is required; provided, however, that failure to notify the Company shall in no case prejudice the rights of the Assured under this Guarantee unless the Company shall be prejudiced by the failure and then only to the extent of the prejudice.

3. NO DUTY TO DEFEND OR PROSECUTE

The Company shall have no duty to defend or prosecute any action or proceeding to which the Assured is a party, notwithstanding the nature of any allegation in such action or proceeding.

4. COMPANY'S OPTION TO DEFEND OR PROSECUTE ACTIONS; DUTY OF ASSURED TO COOPERATE

Even though the Company has no duty to defend or prosecute as set forth in Paragraph 3 above:

- (a) The Company shall have the right, at its sole option and cost, to institute and prosecute any action or proceeding, interpose a defense, as limited in Paragraph 4 (b), or to do any other act which in its opinion may be necessary or desirable to establish the correctness of the assurances set forth in Schedule A or to prevent or reduce loss or damage to the Assured. The Company may take any appropriate action under the terms of this Guarantee, whether or not it shall be liable hereunder, and shall not thereby concede liability or waive any provision of this Guarantee. If the Company shall exercise its rights under this paragraph, it shall do so diligently.
- (b) If the Company elects to exercise its options as stated in Paragraph 4 (a) the Company shall have the right to select counsel of its choice (subject to the right of the Assured to object for reasonable cause) to represent the Assured and shall not be liable for and will not pay the fees of any other counsel, nor will the Company pay any fees, costs or expenses incurred by an Assured in the defense of those causes of action which allege matters not covered by this Guarantee.
- (c) Whenever the Company shall have brought an action or interposed a defense as permitted by the provisions of this Guarantee, the Company may pursue any litigation to final determination by a court of competent jurisdiction and expressly reserves the right, in its sole discretion, to appeal from an adverse judgment or order.
- (d) In all cases where this Guarantee permits the Company to prosecute or provide for the defense of any action or proceeding, the Assured shall secure to the Company the right to so prosecute or provide for the defense of any action or proceeding, and all appeals therein, and permit the Company to use, at its option, the name of the Assured for this purpose. Whenever requested by the Company, the Assured, at the Company's expense, shall give the Company all reasonable aid in any action or proceeding, securing evidence, obtaining witnesses, prosecuting or defending the action or lawful act which in the opinion of the Company may be necessary or desirable to establish the correctness of the assurances set forth in Schedule A or to prevent or reduce loss or damage to the Assured. If the Company is prejudiced by the failure of the Assured to furnish the required cooperation, the Company's obligations to the Assured under the Guarantee shall terminate.

(continued)

5. PROOF OF LOSS OR DAMAGE

- (a) In the event the Company is unable to determine the amount of loss or damage, the Company may, at its option, require as a condition of payment that the Assured furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, or other matter that constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage.
- (b) In addition, the Assured may reasonably be required to submit to examination under oath by any authorized representative of the Company and shall produce for examination, inspection and copying, at such reasonable times and places as may be designated by any authorized representative of the Company, all records, books, ledgers, checks, correspondence and memoranda, whether bearing a date before or after Date of Guarantee, which reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Assured shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect and copy all records, books, ledgers, checks, correspondence and memoranda in the custody or control of a third party, which reasonably pertain to the loss or damage. All information designated as confidential by the Assured provided to the Company pursuant to this paragraph shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Assured to submit for examination under oath, produce other reasonably requested information or grant permission to secure reasonably necessary information from third parties as required in the above paragraph, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this Guarantee to the Assured for that claim.

6. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS: TERMINATION OF LIABILITY

In case of a claim under this Guarantee, the Company shall have the following additional options:

- (a) To pay or tender payment of the Amount of Liability together with any costs, attorneys' fees, and expenses incurred by the Assured that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay.
- (b) To pay or otherwise settle with the Assured any claim assured against under this Guarantee. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Assured that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay; or
- (c) To pay or otherwise settle with other parties for the loss or damage provided for under this Guarantee, together with any costs, attorneys' fees, and expenses incurred by the Assured that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either of the options provided for in 6 (a), (b) or (c) of this paragraph the Company's obligations to the Assured under this Guarantee for the claimed loss or damage, other than the payments required to be made, shall terminate, including any duty to continue any and all litigation initiated by the Company pursuant to Paragraph 4.

7. LIMITATION OF LIABILITY

- (a) This Guarantee is a contract of Indemnity against actual monetary loss or damage sustained or incurred by the Assured claimant who has suffered loss or damage by reason of reliance upon the assurances set forth in Schedule A and only to the extent herein described, and subject to the Exclusions From Coverage of this Guarantee.
- (b) If the Company, or the Assured under the direction of the Company at the Company's expense, removes the alleged defect, lien, or encumbrance or cures any other matter assured against by this Guarantee in a reasonably diligent manner by any method, including litigation and the completion of any appeals therefrom, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused thereby.
- (c) In the event of any litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals therefrom.
- (d) The Company shall not be liable for loss or damage to the Assured for liability voluntarily assumed by the Assured in settling any claim or suit without the prior written consent of the Company.

8. REDUCTION OF LIABILITY OR TERMINATION OF LIABILITY

All payments under this Guarantee, except payments made for costs, attorneys' fees and expenses pursuant to Paragraph 4 shall reduce the Amount of Liability under this Guarantee pro tanto.

9. PAYMENT OF LOSS

- (a) No payment shall be made without producing this Guarantee for endorsement of the payment unless the Guarantee has been lost or destroyed, in which case proof of loss or destruction shall be furnished to the satisfaction of the Company.
- (b) When liability and the extent of loss or damage has been definitely fixed in accordance with these Conditions, the loss or damage shall be payable within thirty (30) days thereafter.

10. SUBROGATION UPON PAYMENT OR SETTLEMENT

Whenever the Company shall have settled and paid a claim under this Guarantee, all right of subrogation shall vest in the Company unaffected by any act of the Assured claimant.

The Company shall be subrogated to and be entitled to all rights and remedies which the Assured would have had against any person or property in respect to the claim had this Guarantee not been issued. If requested by the Company, the Assured shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect this right of subrogation. The Assured shall permit the Company to sue, compromise or settle in the name of the Assured and to use the name of the Assured in any transaction or litigation involving these rights or remedies.

If a payment on account of a claim does not fully cover the loss of the Assured the Company shall be subrogated to all rights and remedies of the Assured after the Assured shall have recovered its principal, interest, and costs of collection.

(continued)

11. ARBITRATION

Either the Company or the Assured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Assured arising out of or relating to this Guarantee, any service of the Company in connection with its issuance or the breach of a Guarantee provision, or to any other controversy or claim arising out of the transaction giving rise to this Guarantee. All arbitrable matters when the amount of liability is Two Million And No/100 Dollars (\$2,000,000) or less shall be arbitrated at the option of either the Company or the Assured. All arbitrable matters when the amount of liability is in excess of Two Million And No/100 Dollars (\$2,000,000) shall be arbitrated only when agreed to by both the Company and the Assured. Arbitration pursuant to this Guarantee and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction.

12. LIABILITY LIMITED TO THIS GUARANTEE; GUARANTEE ENTIRE CONTRACT

- (a) This Guarantee together with all endorsements, if any, attached hereto by the Company is the entire Guarantee and contract between the Assured and the Company. In interpreting any provision of this Guarantee, this Guarantee shall be construed as a whole.
- (b) Any claim of loss or damage, whether or not based on negligence, or any action asserting such claim, shall be restricted to this Guarantee.
- (c) No amendment of or endorsement to this Guarantee can be made except by a writing endorsed hereon or attached hereto signed by either the President, a Vice President, the Secretary, an Assistant Secretary, or validating officer or authorized signatory of the Company.

13. SEVERABILITY

In the event any provision of this Guarantee, in whole or in part, is held invalid or unenforceable under applicable law, the Guarantee shall be deemed not to include that provision or such part held to be invalid, but all other provisions shall remain in full force and effect.

14. CHOICE OF LAW; FORUM

- (a) Choice of Law: The Assured acknowledges the Company has underwritten the risks covered by this Guarantee and determined the premium charged therefor in reliance upon the law affecting interests in real property and applicable to the interpretation, rights, remedies, or enforcement of Guaranties of the jurisdiction where the Land is located.

Therefore, the court or an arbitrator shall apply the law of the jurisdiction where the Land is located to determine the validity of claims that are adverse to the Assured and to interpret and enforce the terms of this Guarantee. In neither case shall the court or arbitrator apply its conflicts of law principles to determine the applicable law.
- (b) Choice of Forum: Any litigation or other proceeding brought by the Assured against the Company must be filed only in a state or federal court within the United States of America or its territories having appropriate jurisdiction.

15. NOTICES, WHERE SENT

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this Guarantee and shall be addressed to the Company at:

Chicago Title Insurance Company
P.O. Box 45023
Jacksonville, FL 32232-5023
Attn: Claims Department

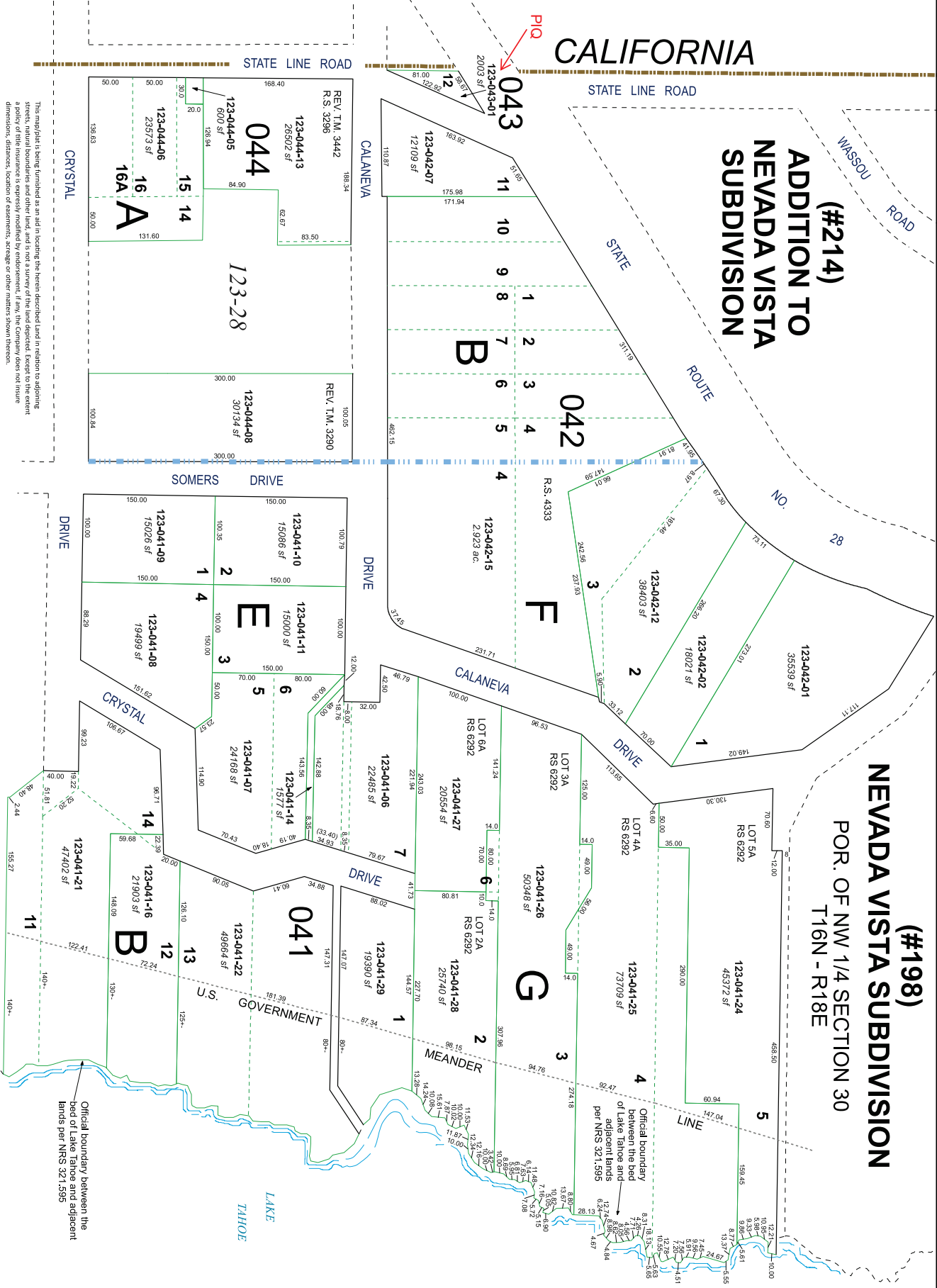
END OF CONDITIONS

CALIFORNIA

(#214) ADDITION TO NEVADA VISTA SUBDIVISION

(#198) NEVADA VISTA SUBDIVISION

POR. OF NW 1/4 SECTION 30
T16N - R18E



This map/plot is being furnished as an aid in locating the therein described land in relation to adjoining sections of land boundaries and other lands and is not a survey of the land depicted. Except to the extent specifically stated on this map/plot, no warranty is made by the Assessor as to the truth or accuracy of the dimensions, distances, location of easements, acreage or other matters shown thereon.

Assessor's Map Number
123-04

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
1001 Bear Run Street, Building D
Reno, NV 89502
Phone: (775) 328-2231

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed for any error or inaccuracy of the data delineated hereon.

area previously shown on map(s):

123-03
123-04
123-05
123-28
123-27

0 25 50 75 100
Feet
1 inch = 100 feet

created by: **CPE 6/03/2010**
updated: **KS 11/15/21**

APN: 123-043-01
 PROPOSED SITE PLAN
 2 NORTH LAKE BLVD
 CRYSTAL BAY, NY
 WASHOE COUNTY

K&Z RESTAURANT

C3.0

DATE: JUNE 1, 2008
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO: [Number]

SCALE: AS SHOWN
 SCALE ACCORDINGLY

RESTORE PREVIOUS COVERAGE TO STABILIZED VEGETATION

INTYPE 1 VERTICAL CONCRETE CURB (5' HIGH)

RESTORE PREVIOUS COVERAGE TO STABILIZED VEGETATION

INTYPE 1 VERTICAL CONCRETE CURB (5' HIGH)

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RESTORE PREVIOUS COVERAGE TO STABILIZED VEGETATION

INTYPE 1 VERTICAL CONCRETE CURB (5' HIGH)

RESTORE PREVIOUS COVERAGE TO STABILIZED VEGETATION

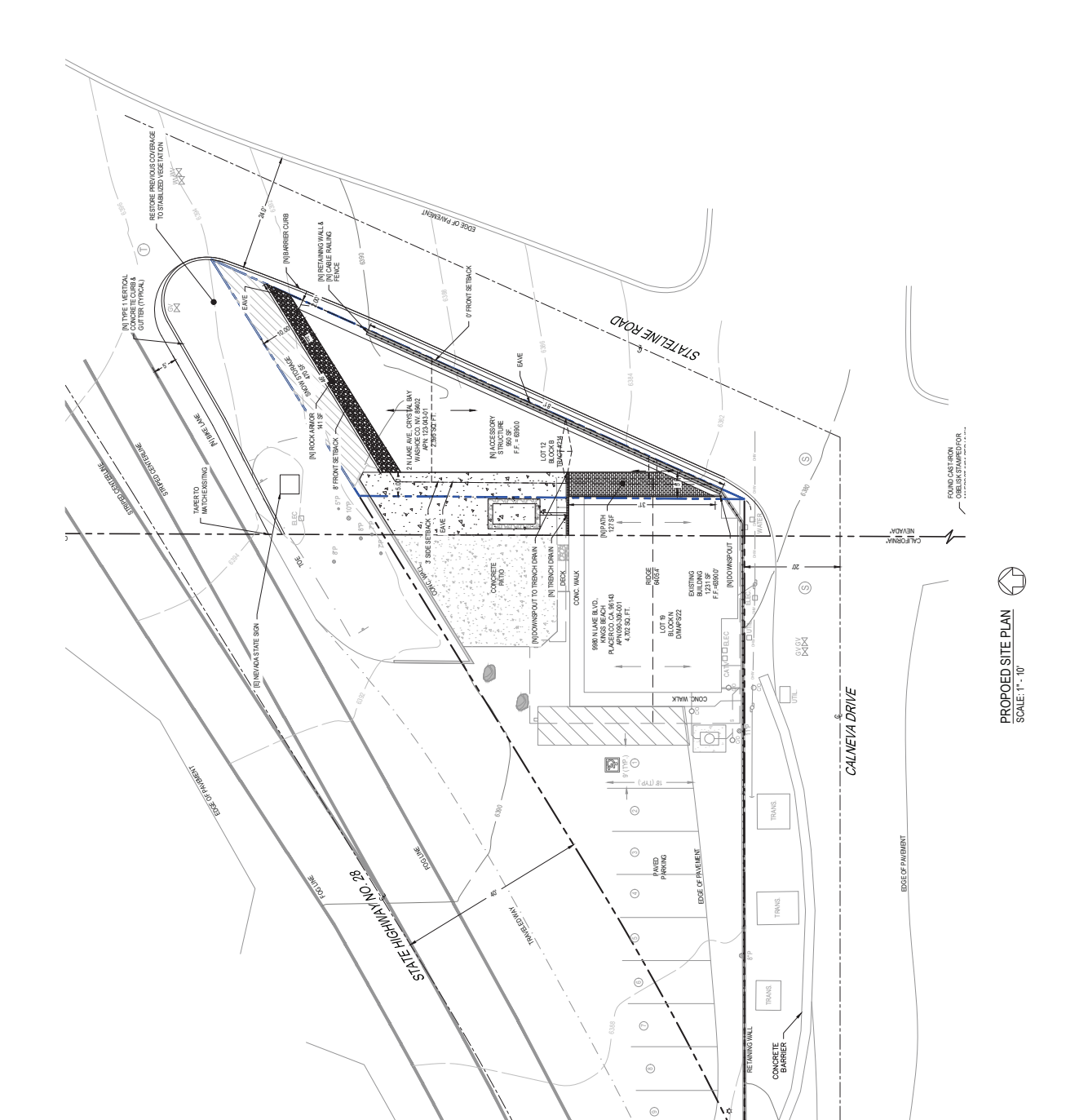
INTYPE 1 VERTICAL CONCRETE CURB (5' HIGH)

RESTORE PREVIOUS COVERAGE TO STABILIZED VEGETATION

INTYPE 1 VERTICAL CONCRETE CURB (5' HIGH)

RESTORE PREVIOUS COVERAGE TO STABILIZED VEGETATION

INTYPE 1 VERTICAL CONCRETE CURB (5' HIGH)



ALLOWABLE LAND COVERAGE			
LOT AREA = 1397 SF (0.05 AC)			
LAND CAPABILITY	PERCENT ALLOWABLE COVERAGE	AREA (SF)	BASE ALLOWABLE COVERAGE (SF)
4	20 %	1397	399
TOTAL BASE ALLOWABLE COVERAGE			399

VERIFIED ON-SITE EXISTING COVERAGE			
LAND COVERAGE	AREA (SF)	PERCENT ALLOWABLE COVERAGE	BASE ALLOWABLE COVERAGE (SF)
BUILDINGS	145 SF		145 SF
CONCRETE PATIO	1195 SF		1195 SF
SEEDS	755 SF		755 SF
TOTAL EXISTING ON-SITE COVERAGE	1735 SF		1735 SF

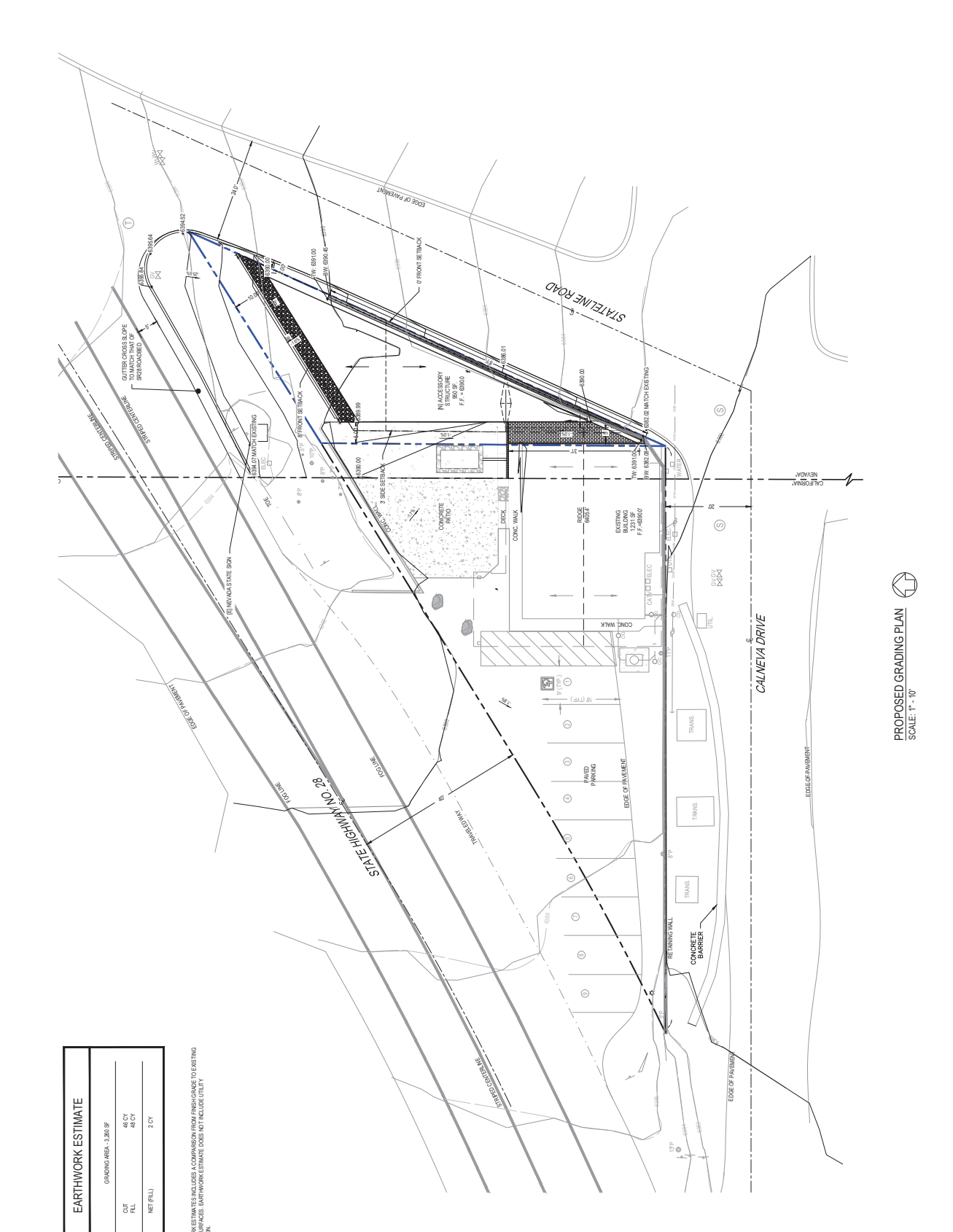
VERIFIED EXISTING COVERAGE AND LAND CAPABILITY PER LDCAP2007-008B AND 1802071-008B. ONE OF 03 OCCASIONS, THE COVERAGE LISTED IN THE VERIFIED COVERAGE TABLE ABOVE IS CONSIDERED LEGAL COVERAGE FOR COMPANYPHED-IN, EVEN THOUGH IT EXCEEDS THE BASE ALLOWABLE COVERAGE FOR THE PARCEL.

PROPOSED ON-SITE LAND COVERAGE			
LAND COVERAGE	AREA (SF)	PERCENT ALLOWABLE COVERAGE	BASE ALLOWABLE COVERAGE (SF)
BUILDINGS	108 SF		108 SF
CONCRETE PATIO	78 SF		78 SF
WALL	120 SF		120 SF

EXCESS LAND COVERAGE CALCULATIONS			
LAND COVERAGE	AREA (SF)	PERCENT ALLOWABLE COVERAGE	BASE ALLOWABLE COVERAGE (SF)
TOTAL VERIFIED EXISTING ON-SITE COVERAGE	1735 SF		1735 SF
TOTAL PROPOSED ON-SITE COVERAGE	1206 SF		1206 SF
REMAINING COVERAGE	489 SF		489 SF

COVERAGE TO BE BANNED: 489 SF

PROPOSED SITE PLAN
 SCALE: 1" = 10'



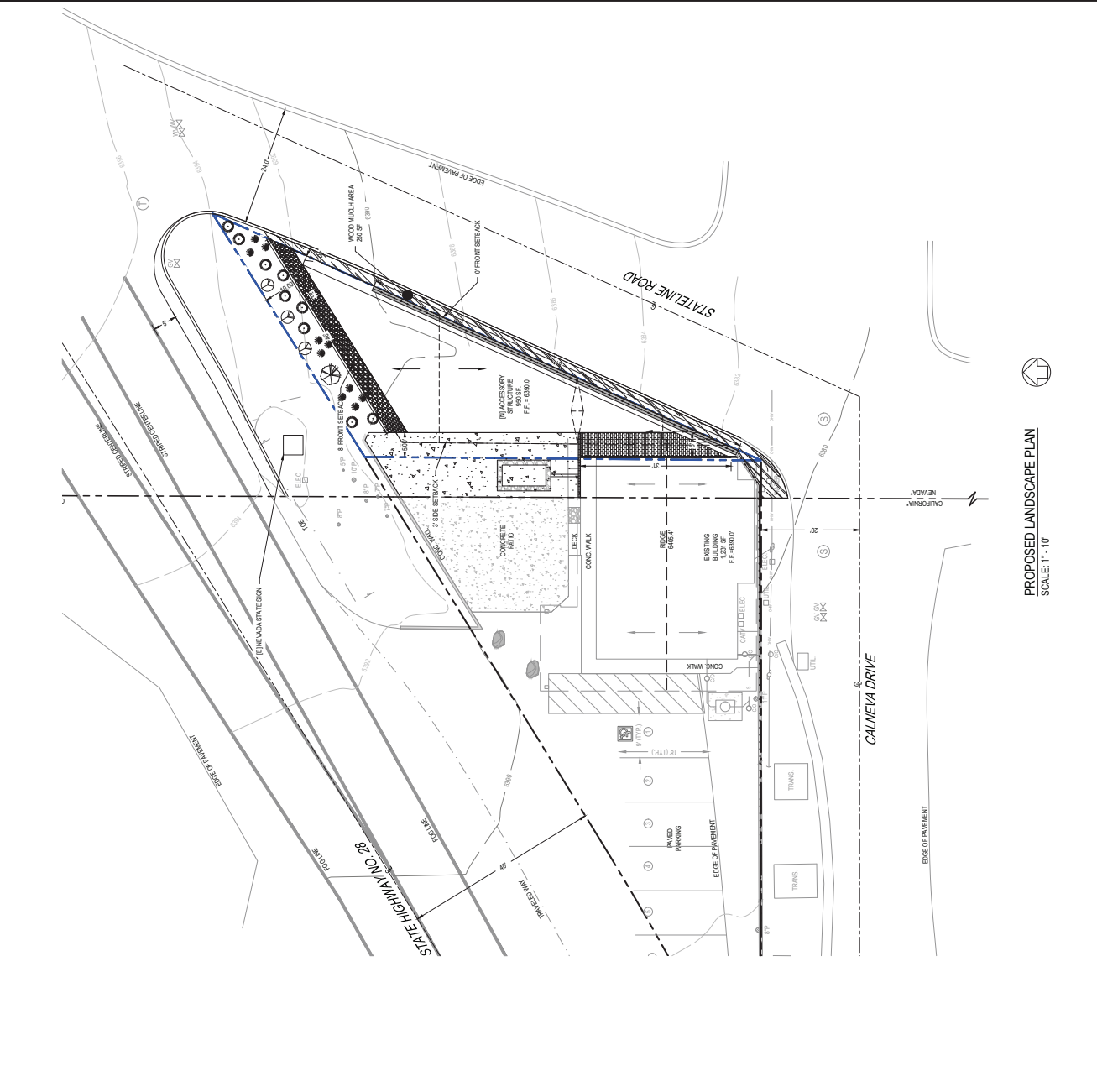
EARTHWORK ESTIMATE	
GRADING AREA - 1,300 SF	
CUT	46 CY
FILL	46 CY
NET (FILL)	0 CY

EARTHWORK ESTIMATE INCLUDES A COMPARISON FROM FINISH GRADE TO EXISTING GROUND SURFACE. EARTHWORK ESTIMATE DOES NOT INCLUDE UTILITY EXCAVATION.

PROPOSED GRADING PLAN
SCALE: 1" = 10'

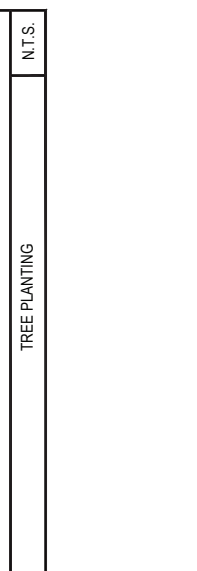
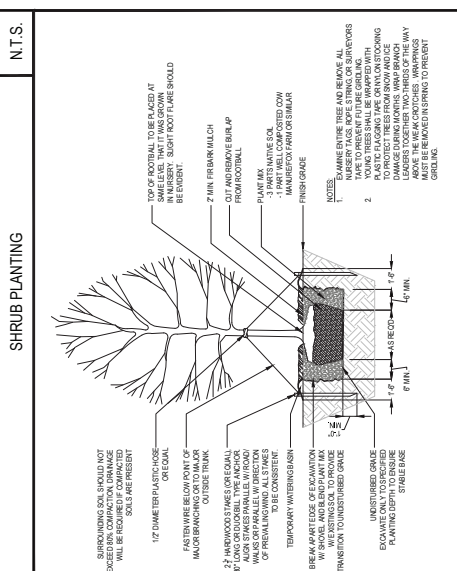
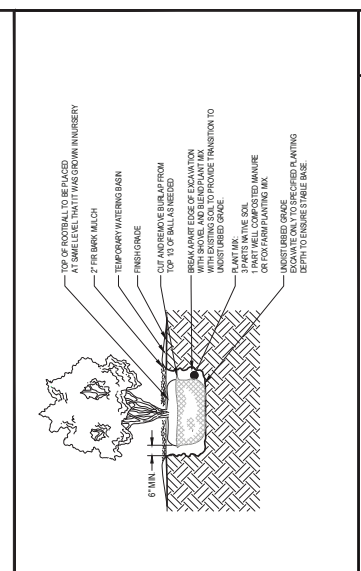
K&Z RESTAURANT 2 NORTH LAKE BLVD. CRYSTAL BAY, NY APN: 123-043-01 PROPOSED GRADING PLAN		P&P DESIGN & ENGINEERING INC. 6859 North Lake Blvd, P.O. Box 184 Ring Neck, Crystal Bay, NY 11716 Tel: 509-646-4900 www.pppdesign.com	REF: G4042 DATE: JUNE 8, 2008 DRAWN: JRM CHECKED: JRM APPROVED: JRM	SHEET NO. 1 TOTAL SHEETS 1 SCALE ACCORDINGLY
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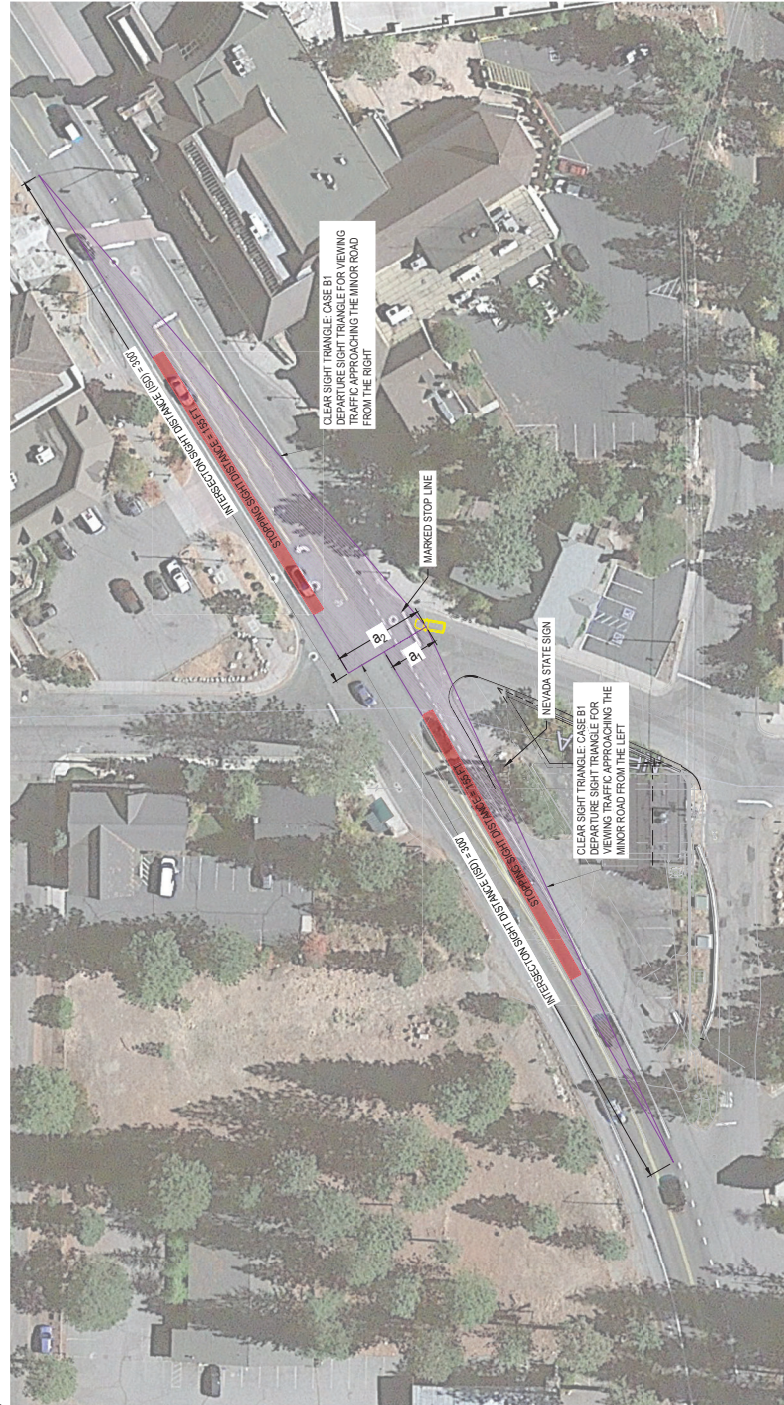
C4.0



PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE
	<i>PRUNUS VIRGINIANA</i>	TREES	1	1E GAL
	<i>PRUNUS MADO PAMALOT</i>	RED CHOCHEERRY	3	5 GAL
	<i>PHYSOCARPUS OPILOPOUSIS DOUBLE</i>	DWARF ALDOUPINE	6	5 GAL
	<i>QUAMMOSSUS ACUTIFLORA VAR. FICIFERTER</i>	FEATHER REED GRASS VAR. FICIFERTER	20	5 GAL
	<i>HELOCTIDION SERRIFOLIUM</i>	BLUE OAT GRASS	30	1 GAL





SIGHT DISTANCE EVALUATION - SR 28 & STATELINE ROAD
SCALE: 1" = 30'

CASE B1 SIGHT DISTANCE IS SHOWN FOR ALL TURNING MOVEMENTS FROM THE MINOR ROAD FOR A PASSENGER CAR. THE REQUIRED TIME GAP FOR A RIGHT TURN MOVEMENT IS EQUAL TO OR SMALLER THAN THE LEFT TURN CASE B1 CONDITION. THE CASE B1 SIGHT TRIANGLE ADEQUATELY REPRESENTS BOTH LEFT AND RIGHT TURN MANEUVERS FROM THE STOP CONTROLLED APPROACH. CASE B3 (CROSSING MANEUVER) WAS ALSO EVALUATED, AND THE AVAILABLE SIGHT DISTANCE MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS FOR THAT MOVEMENT FOR PASSENGER CARS.

ALL FORMULAS, PARAMETERS, AND NUMERICAL VALUES USED IN THIS ANALYSIS ARE BASED ON THE ASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, 6TH EDITION (GREEN BOOK).

THE INTERSECTION SIGHT DISTANCE ALONG THE MAJOR ROAD IS DETERMINED BY THE FOLLOWING FORMULA:

$$ISD = 1.47(V_{MAJOR})(t_g)$$

- ISD = INTERSECTION SIGHT DISTANCE (FT)
- V_{MAJOR} = DESIGN SPEED OF MAJOR ROADWAY (MPH)
- t_g = TIME GAP FOR MINOR ROAD VEHICLE TO ENTER THE MAJOR ROAD (S)
- APPROACH GRADE = LESS THAN 3% (NO TIME GAP ADJUSTMENT)

CASE B1-LEFT TURN FROM STOP
ISD = $1.47(25)(8) = 294$ FT CALCULATED = 300 FT DESIGN

- $V_{MAJOR} = 25$ MPH
- $t_g = 8$ SECONDS (7.5S BASE + 0.5S MEDIAN)

CASE B2-RIGHT TURN FROM STOP
ISD = $1.47(25)(6.5) = 238.9$ FT CALCULATED = 240 FT DESIGN

- $V_{MAJOR} = 25$ MPH
- $t_g = 6.5$ SECONDS

a_1 AND a_2 ARE THE DISTANCES TO THE MAJOR ROAD ALONG THE MINOR ROAD. THE APPROPRIATE MEASUREMENT OF DISTANCES FOR a_1 AND a_2 FOR DEPARTURE SIGHT TRIANGLES DEPENDS ON THE PLACEMENT OF ANY MARKED STOP LINE.

- $a_1 = 25$ FT
- $a_2 = 45$ FT

THE STOPPING SIGHT DISTANCE IS DETERMINED BY THE FOLLOWING FORMULA:

$$SSD = 1.47(V)(t) + 1.075(V^2)/a$$

- SSD = STOPPING SIGHT DISTANCE (FT)
- V = DESIGN SPEED OF MAJOR ROADWAY (MPH)
- t = BRAKE REACTION TIME (2.5S)
- a = DECELERATION RATE (11.2 FT/S²)

SSD = $1.47(25)(2.5) + 1.075(25^2)/11.2 = 151$ FT CALCULATED = 155.8 FT DESIGN

- V = 25 MPH
- t = 2.5
- a = 11.2 FT/S²

NO.	DATE	DESCRIPTION	APPROVED	DRAWN
1	JUNE 8, 2008			

FILE NO. K22
DATE: JUNE 8, 2008
DRAWN: [blank]
CHECKED: [blank]
SCALE: AS SHOWN
PROJECT: [blank]
SHEET: [blank]

PRP DESIGN & ENGINEERING INC.
8889 North Lake Blvd, O.G. Box 184
King Beach, California 94034
Tel: 415-948-0000 www.prdesign.com



PROJECT: K22 RESTAURANT	DATE: 2/20/08
LOCATION: 2 NORTH LAKE BLVD	APN: 123-043-01
CITY: CRYSTAL BAY, NV	STATE: NV
COUNTY: WASHOE	PROJECT NO: 123-043-01

C6.0



1 (E) OUTDOOR DINING
SCALE: 1/8" = 1'-0"

(E) OUTDOOR DINING VISIBLE OVER SHRUBS AT LAKE AVE. VISIBILITY TO WESTERN FACADE AND NORTHERN FACADE AND ENTRY VISIBLE TO RIGHT.



2 VIEW FROM NE CORNER OF WASHOE CO. PARCEL
SCALE: 1/8" = 1'-0"

PEDESTRIAN ACCESS TO LAKE AVE FROM NE CORNER OF (E) BLDG AND NORTHERN FACADE VISIBLE.



4 (E) WESTERN FACADE
SCALE: 1/8" = 1'-0"

(E) WESTERN FACADE WITH PARKING LOT IN FOREGROUND



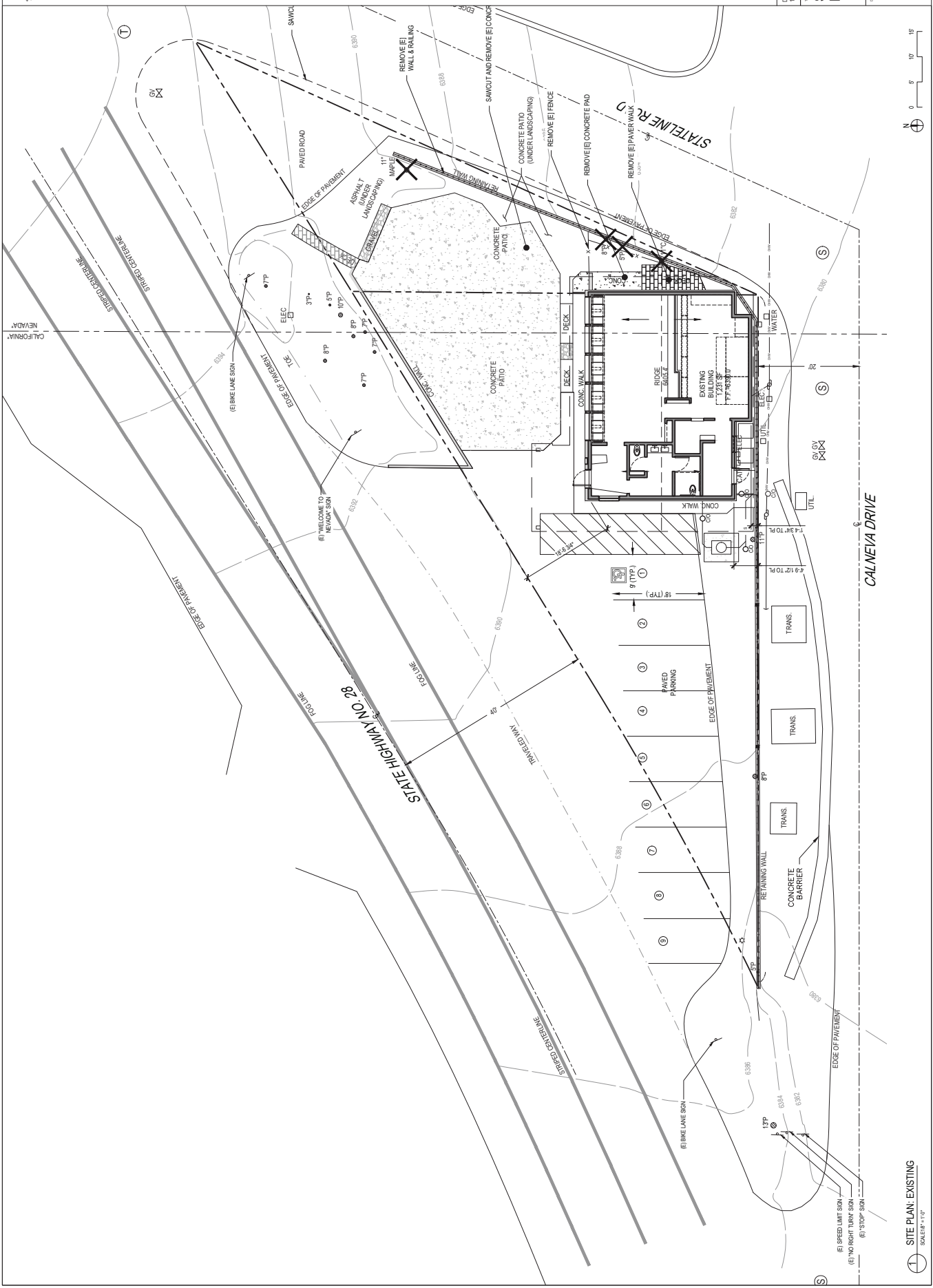
5 LAKE AVE TOWARDS SITE
SCALE: 1/8" = 1'-0"

NW CORNER OF (E) BLDG SHOWING GAZING AT CORNER.



6 (E) WALK-IN COOLER
SCALE: 1/8" = 1'-0"

(E) WALK-IN COOLER AT EAST END OF (E) BLDG. LOCATED ON WASHOE COUNTY PARCEL.



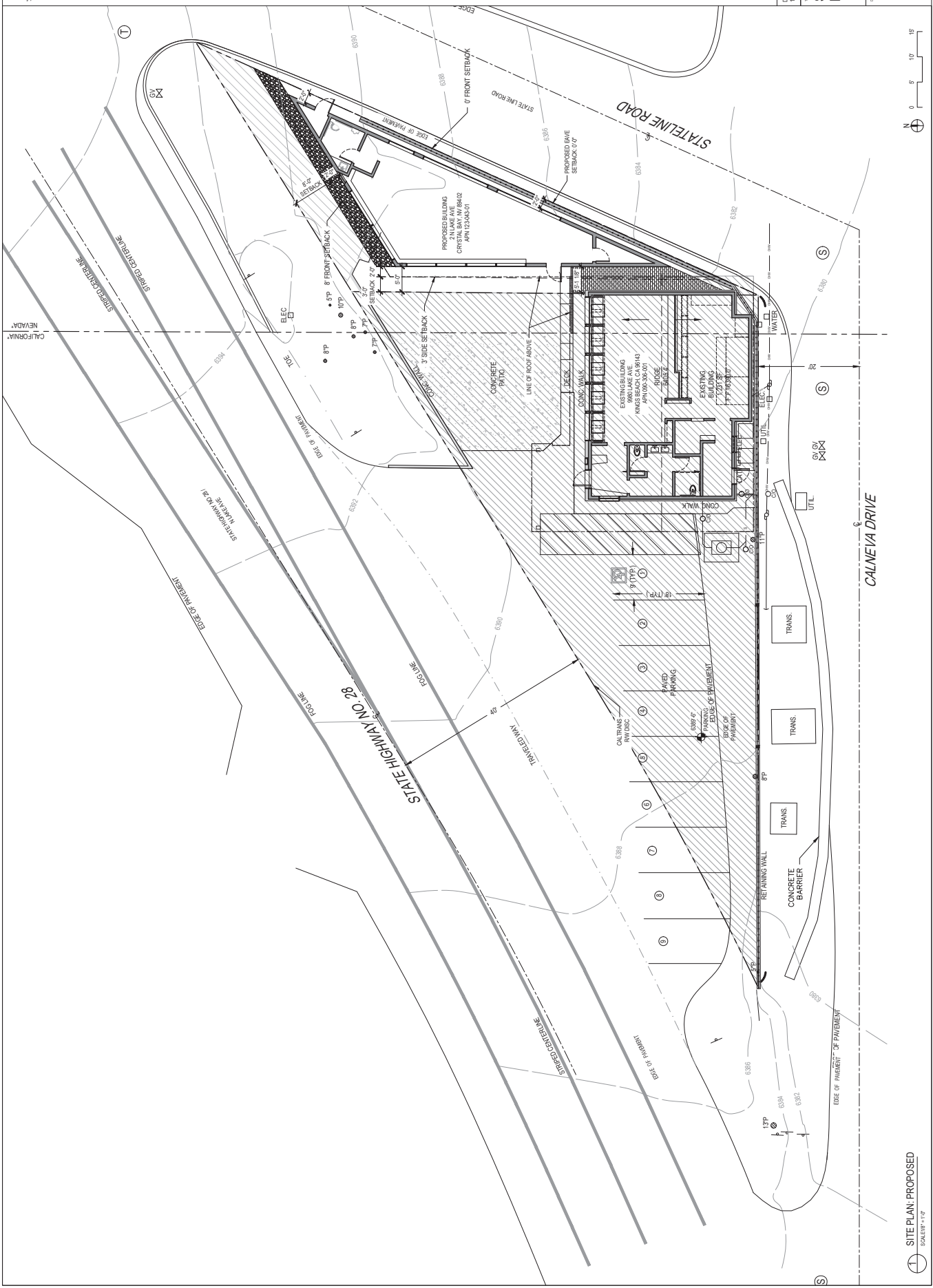
1 SITE PLAN: EXISTING
 SCALE: 1/4" = 1'-0"



2 N LAKE AVE
 CRYSTAL BAY, NV 89402

DRAFT - ISSUE FOR PERMITS
 12.03.2025
SITE PLAN - PROPOSED

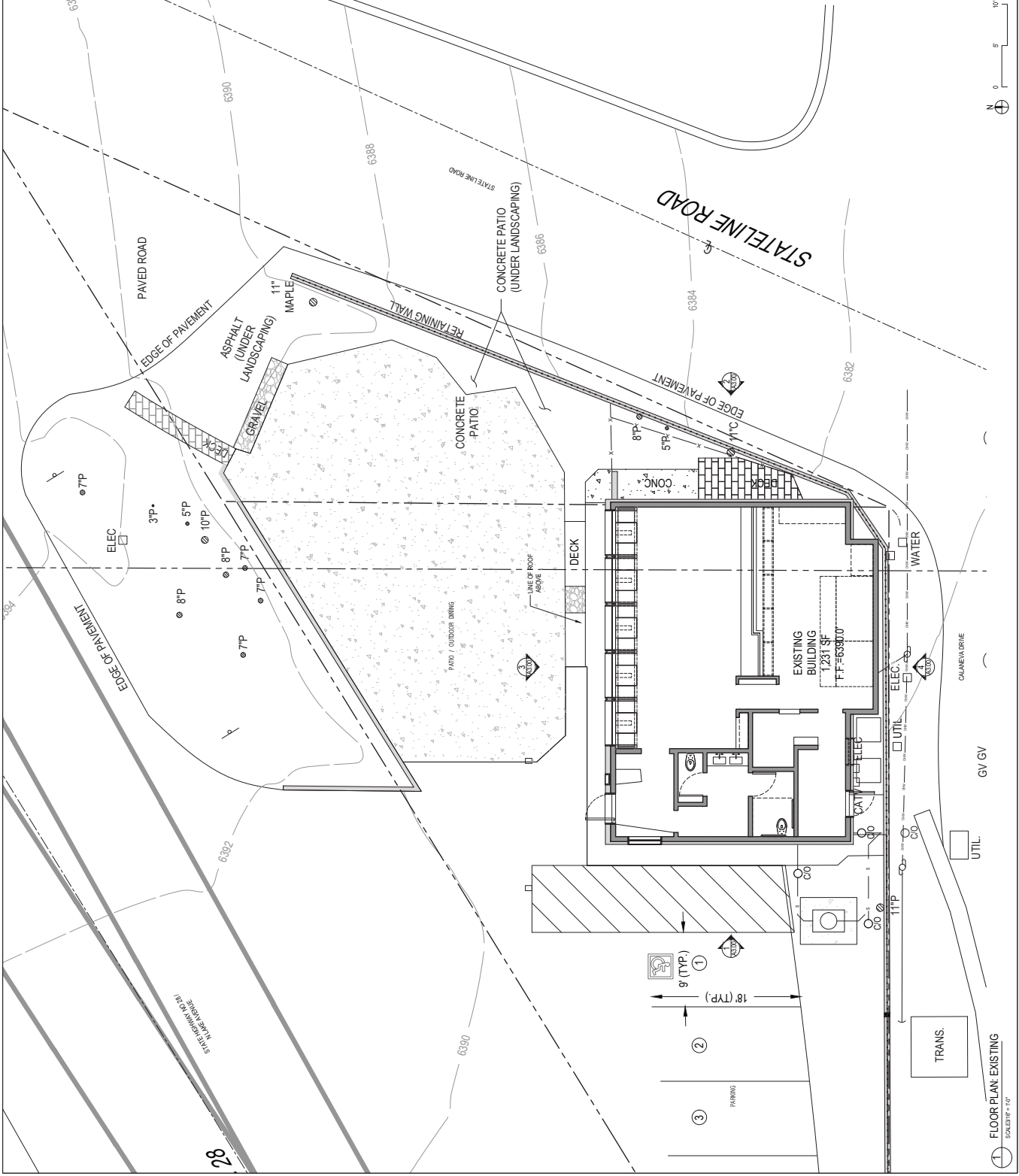
A1.02



LEGEND

- (H) CONSTRUCTION TO REMAIN
- (D) CONSTRUCTION TO BE DEMOLISHED
- (N) CONSTRUCTION
- PROPERTY / STATE LINE
- 11" FIRE RATED WALL

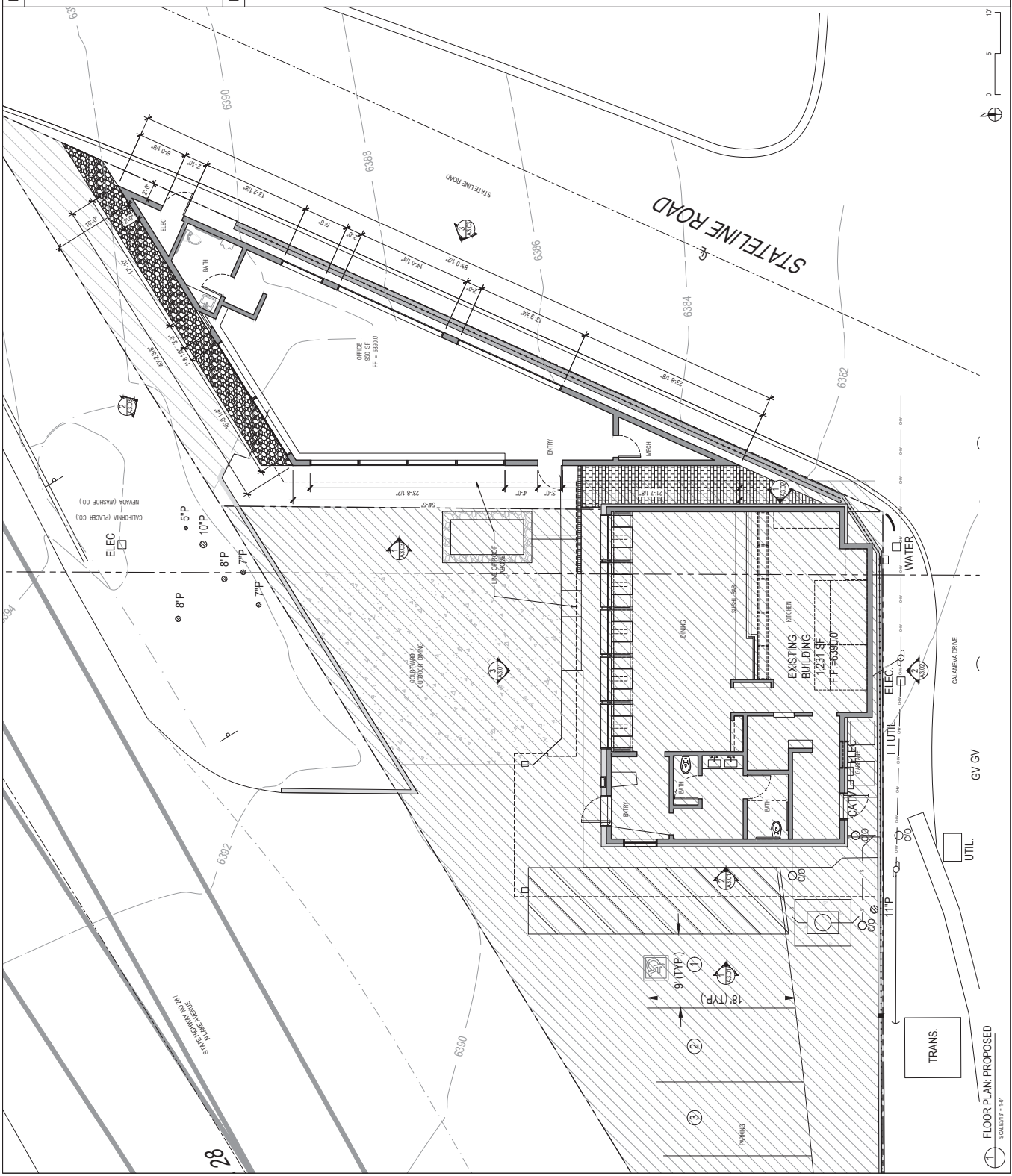
NOTES

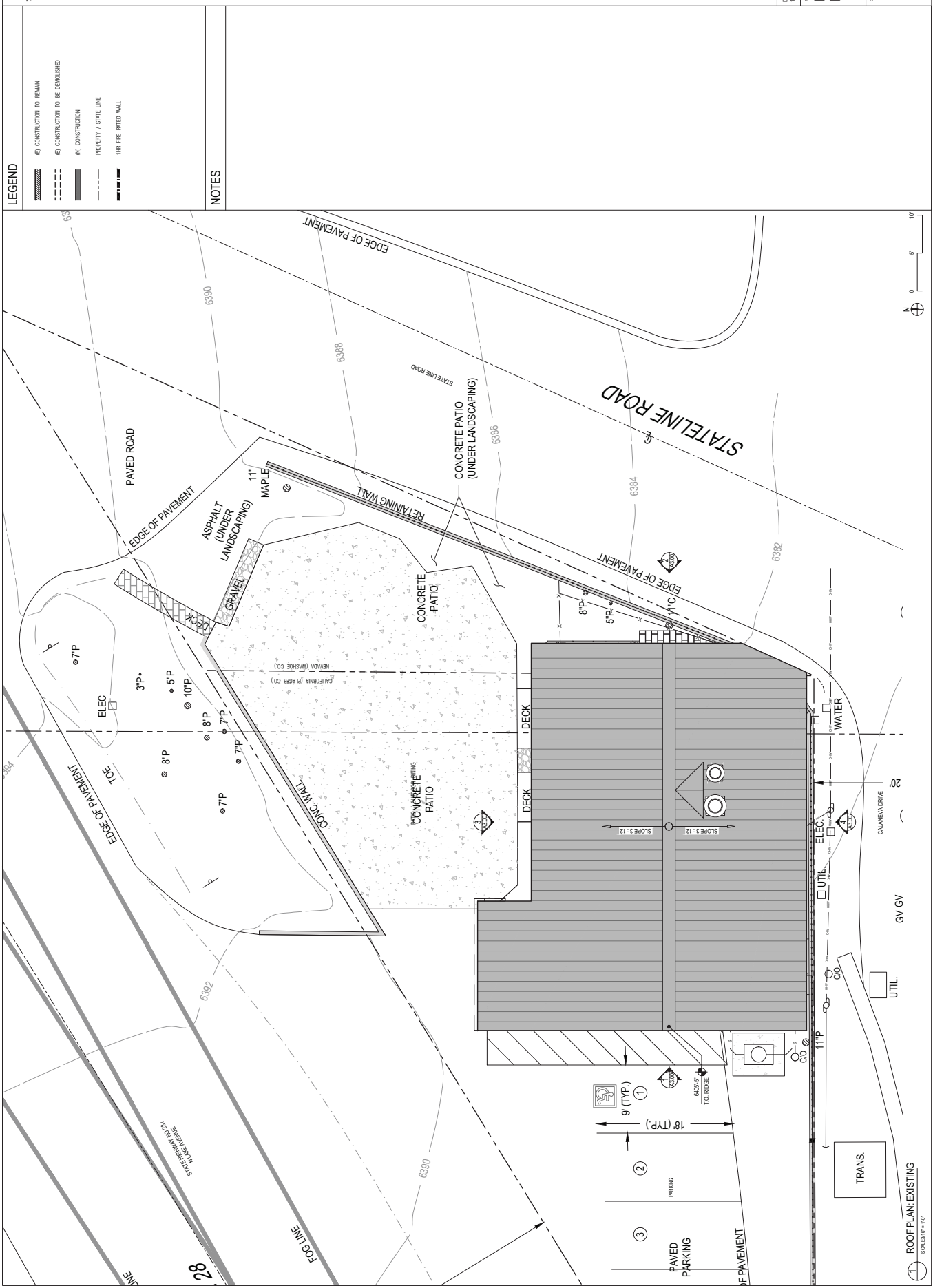


LEGEND

	(E) CONSTRUCTION TO REMAIN
	(D) CONSTRUCTION TO BE DEMOLISHED
	(N) CONSTRUCTION
	PROPERTY / STATE LINE
	1/2" FIRE RATED WALL

NOTES

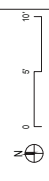




LEGEND

- (Hatched pattern) CONSTRUCTION TO REMAIN
- (Dashed line) CONSTRUCTION TO BE DEMOLISHED
- (Solid line) CONSTRUCTION
- (Dotted line) PROPERTY / STATE LINE
- (Thick solid line) 11" FIRE RATED WALL

NOTES



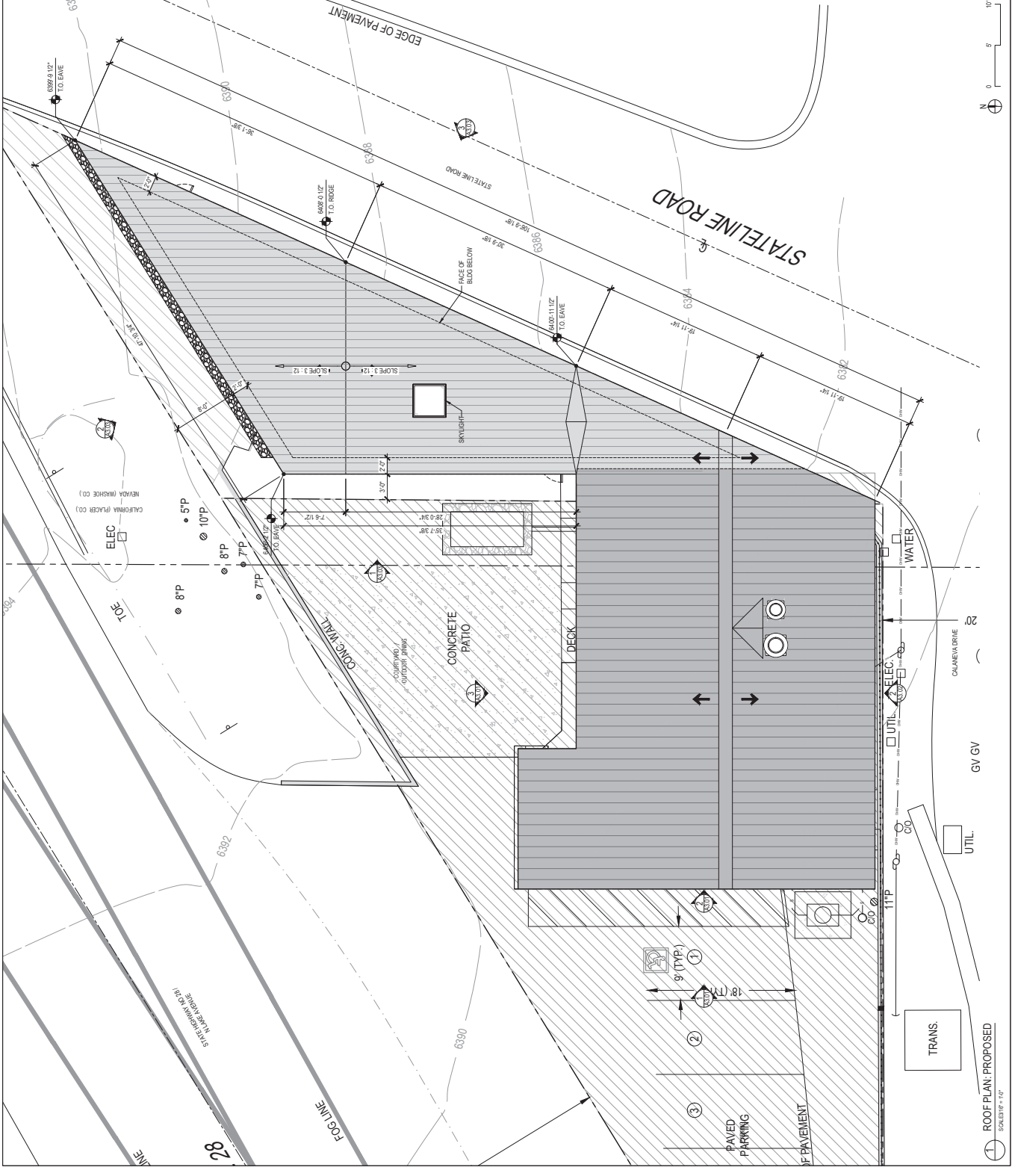
1 ROOF PLAN: EXISTING
 SCALE: 1/8" = 1'-0"



LEGEND

	(R) CONSTRUCTION TO REMAIN
	(D) CONSTRUCTION TO BE DEMOLISHED
	(N) CONSTRUCTION
	PROPERTY / STATE LINE
	1/4" FIRE RATED WALL

NOTES



1 ROOF PLAN: PROPOSED
 SCALE: 1/4" = 1'-0"

LEGEND

EXISTING BUILDING



CHARRED WOOD SIDING



STUD PLASTER



STANDING SEAM ROOF



PROPOSED BUILDING



CHARRED WOOD SIDING



STANDING SEAM ROOF

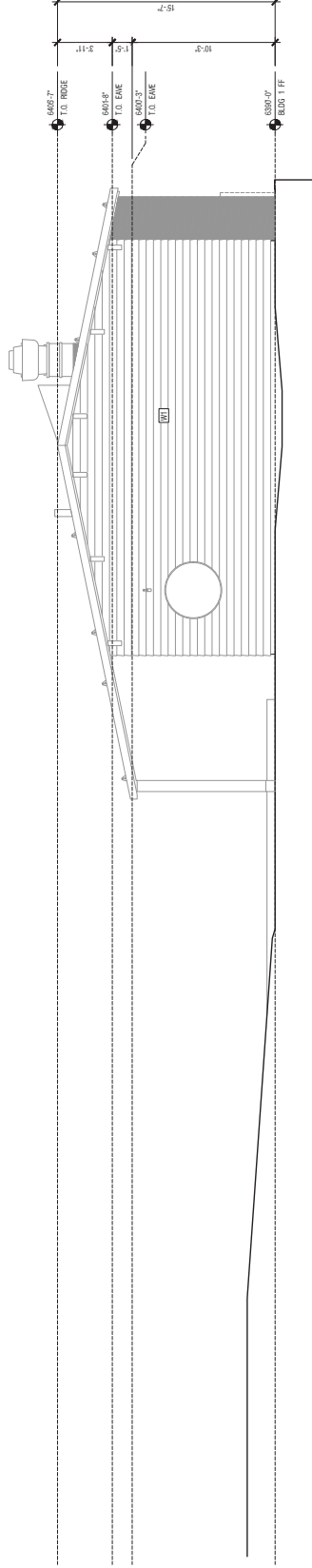
MAX. BLDG. HEIGHT

DETA CODE OF ORDINANCES: TABLE 37.4.1.1

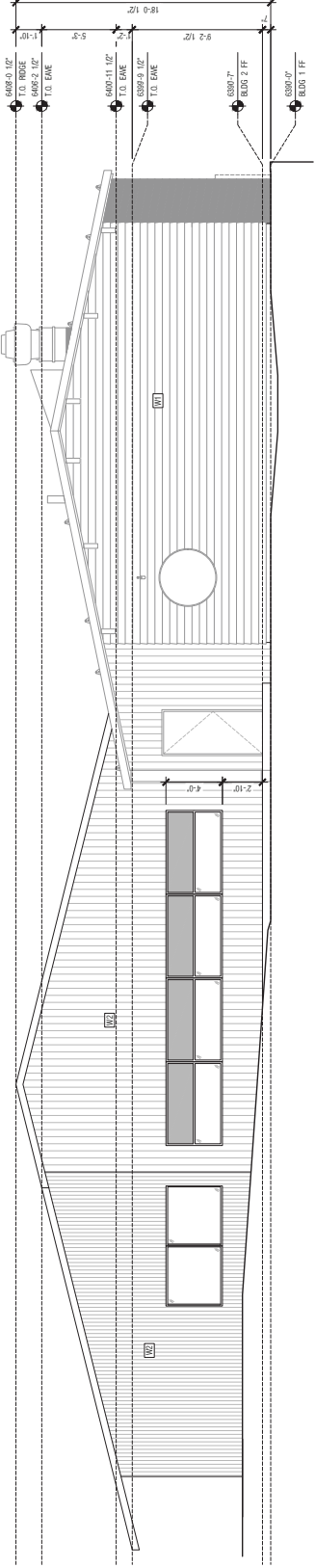
PROPOSED SLOPE ACROSS BLDG. SITE: 2%

PROPOSED ROOF PITCH: 3:12

MAX. HEIGHT: 28'-1"



1 WEST FENCE ELEVATION - EXISTING
 SCALE 1/4" = 1'-0"



2 WEST ELEVATION - PROPOSED
 SCALE 1/4" = 1'-0"



LEGEND

EXISTING BUILDING

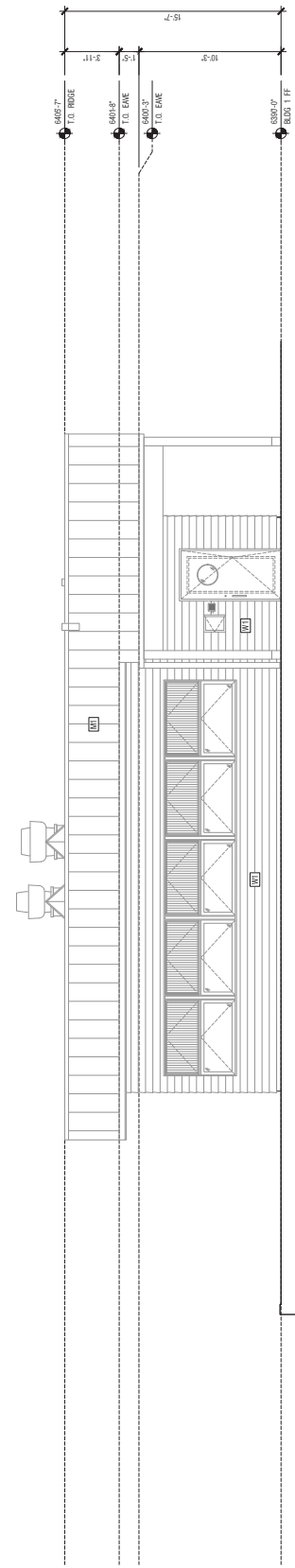
- CHARRED WOOD Siding
- STUCCO PLASTER
- STANDING SEAM ROOF

PROPOSED BUILDING

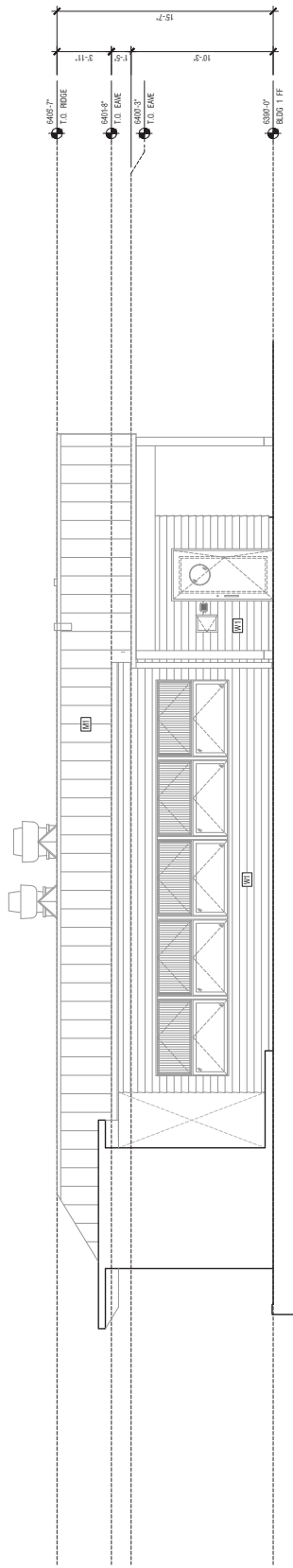
- CHARRED WOOD Siding
- STANDING SEAM ROOF

MAX. BLDG. HEIGHT

DETA. CODE OF ORDINANCES, TABLE 37.4.1.1
 PROPOSED SLOPE ACROSS BLDG. SITE: 2%
 PROPOSED ROOF PITCH: 3:12
 MAX. HEIGHT: 28'-1"



1 NORTH ELEVATION - EXISTING
 SCALE 1/4" = 1'-0"



2 NORTH ELEVATION - PROPOSED
 SCALE 1/4" = 1'-0"

STATE LINE RD



LEGEND

EXISTING BUILDING

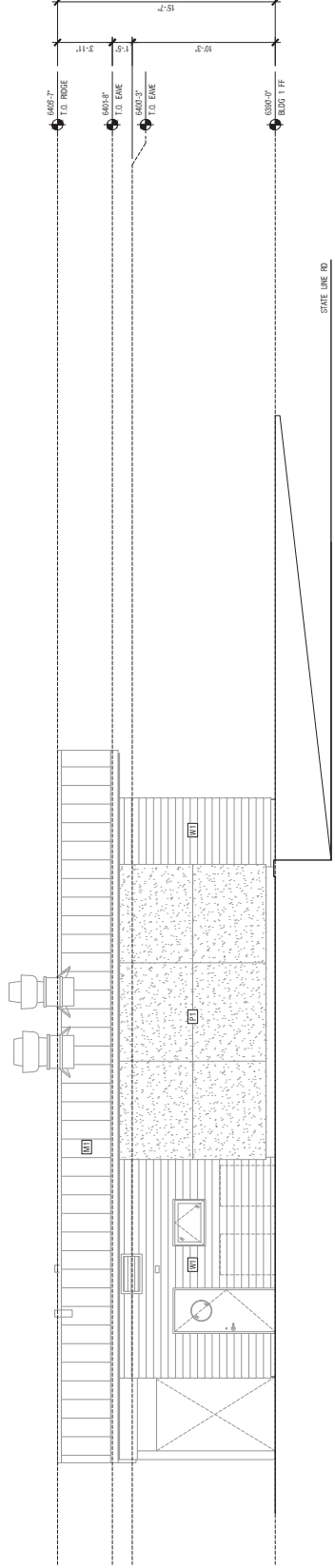
- CHARRED WOOD SIDING
- STUCCO PLASTER
- STANDING SEAM ROOF

PROPOSED BUILDING

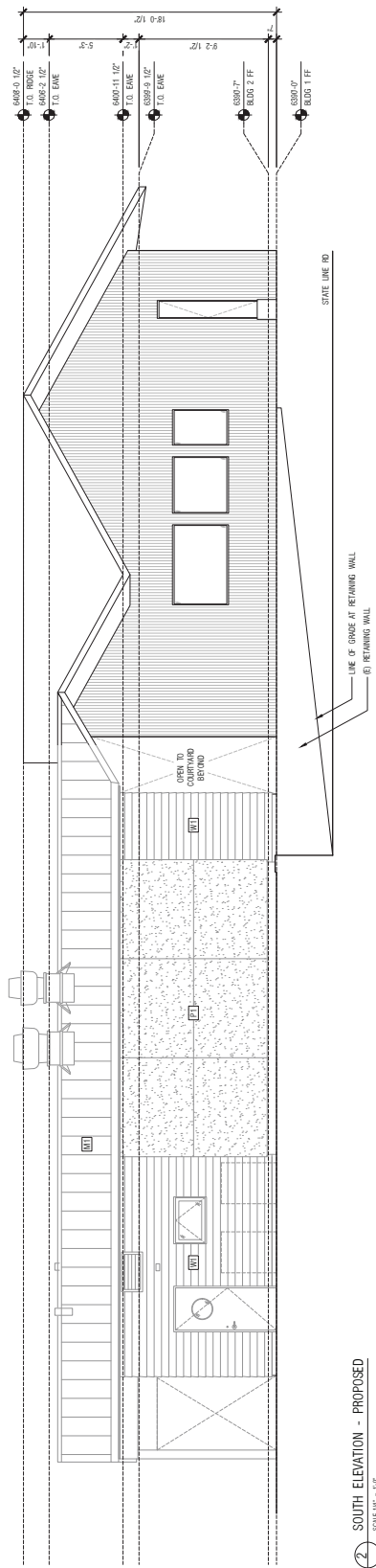
- CHARRED WOOD SIDING
- STANDING SEAM ROOF

MAX. BLDG. HEIGHT

DETA CODE OF ORDINANCES, TABLE 37.4.1.1
 PROPOSED SLOPE ACROSS BLDG. SITE: 2%
 PROPOSED ROOF PITCH: 3:12
 MAX. HEIGHT: 28'-1"



1 SOUTH ELEVATION - EXISTING
 SCALE 1/4" = 1'-0"



2 SOUTH ELEVATION - PROPOSED
 SCALE 1/4" = 1'-0"



LEGEND

EXISTING BUILDING

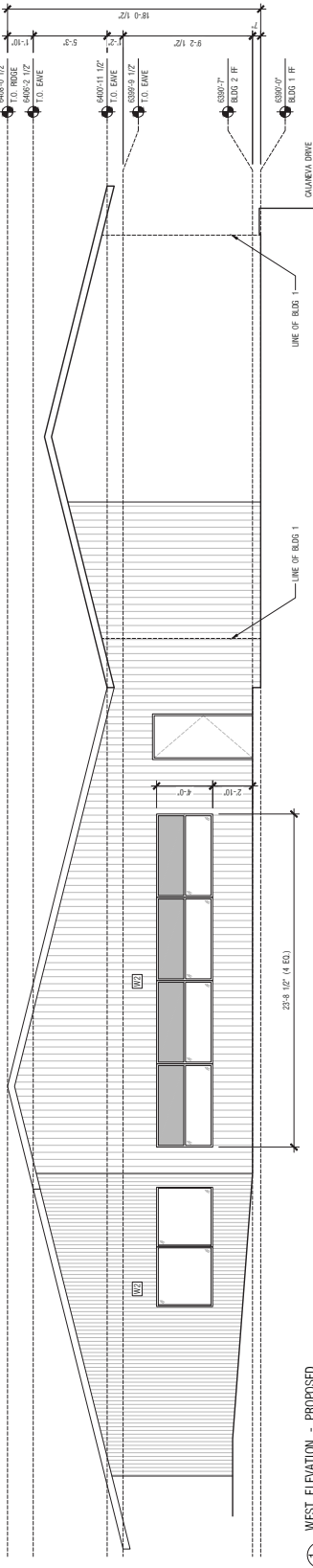


PROPOSED BUILDING

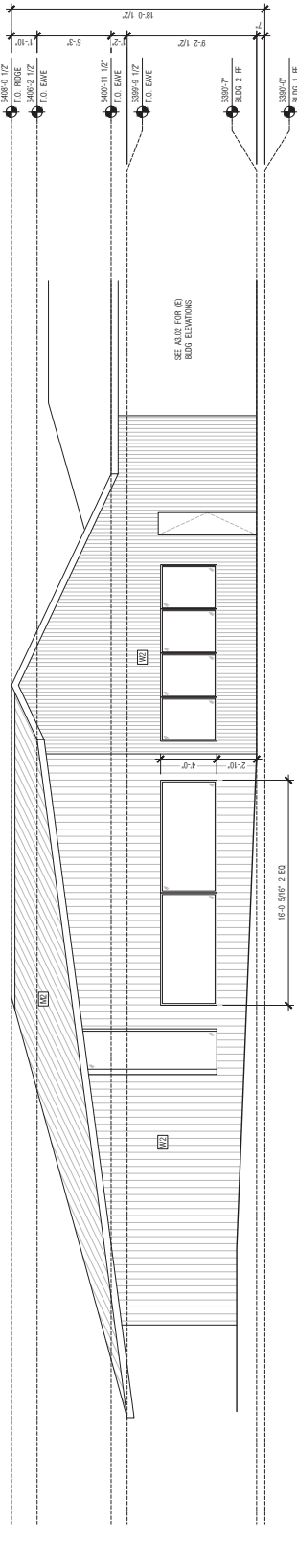


MAX. BLDGS. HEIGHT

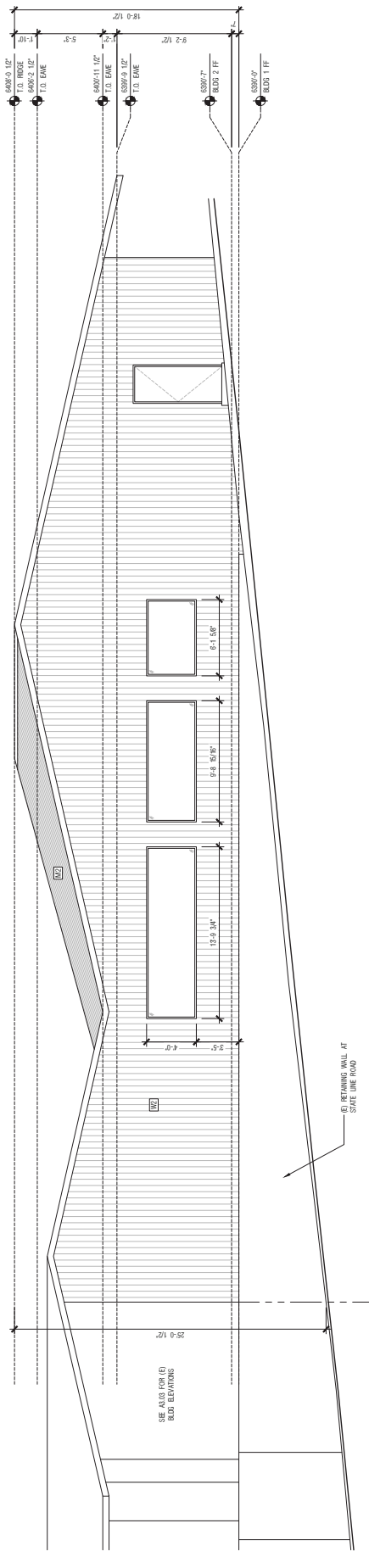
TOTAL CODE RE. ORDINANCES: TABLE 37.1.1.1
 PROPOSED SLOPE ADROSS BLDG. SITE: 2%
 PROPOSED ROOF PITCH: 3:12
 MAX. HEIGHT: 28'-1"



1 WEST ELEVATION - PROPOSED
 SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION - PROPOSED
 SCALE: 1/4" = 1'-0"



3 EAST ELEVATION - PROPOSED
 SCALE: 1/4" = 1'-0"