

Original

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		Staff Assigned Case No.: <u>VA16-004</u>	
Project Name: <u>POWERS RESIDENCE</u>			
Project Description: <u>REMODEL OF EXISTING RESIDENCE.</u>			
Project Address: <u>1707 STATE ROUTE 28, INCLINE VILLAGE, NV.</u>			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets AND area locator): <u>STATE ROUTE 28 AND RENO</u>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
<u>130-331-02</u>	<u>.087 ACRES</u>		
Section(s)/Township/Range:			
Indicate any previous Washoe County approvals associated with this application:			
Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: <u>JOHN POWERS III</u>		Name: <u>KEN BROWN DESIGNS</u>	
Address: <u>4118 EAST ELWOOD ST.</u>		Address: <u>SAME</u>	
<u>PHOENIX, AZ</u> Zip: <u>85040</u>		Zip:	
Phone: <u>602-437-1160</u> Fax: <u>602-437-5409</u>		Phone: Fax:	
Email:		Email:	
Cell: <u>602-228-8290</u> Other:		Cell: Other:	
Contact Person: <u>JOHN</u>		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name: <u>KEN BROWN</u>		Name:	
Address: <u>24654 N. LAKEPLEASANT</u>		Address:	
<u>PKWY. SUITE 103-431</u> Zip: <u>85383</u>		Zip:	
Phone: <u>602-531-2600</u> Fax:		Phone: Fax:	
Email: <u>kenbrown.jr@earthlink.net</u>		Email:	
Cell: <u>602-531-2600</u> Other:		Cell: Other:	
Contact Person: <u>KEN.</u>		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

PEORIA,
AZ

24654 N. LAKEPLEASANT PKWY SUITE 103-431
PEORIA, AZ 85383

Property Owner Affidavit

Applicant Name: JOHN POWERS III

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

STATE OF NEVADA)
COUNTY OF WASHOE)

I, JOHN POWERS III (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): 130 - 331 - 02

Printed Name JOHN POWERS III

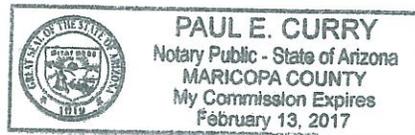
Signed [Handwritten Signature]

Address 1707 State Route 28
Incline Village NV

Subscribed and sworn to before me this 13TH day of JUNE, 2016

(Notary Stamp)

[Handwritten Signature]
Notary Public in and for said county and state



My commission expires: FEB 13, 2017

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

- Owner
Corporate Officer/Partner (Provide copy of recorded 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

Variance Application Supplemental Information

(All required information may be separately attached)

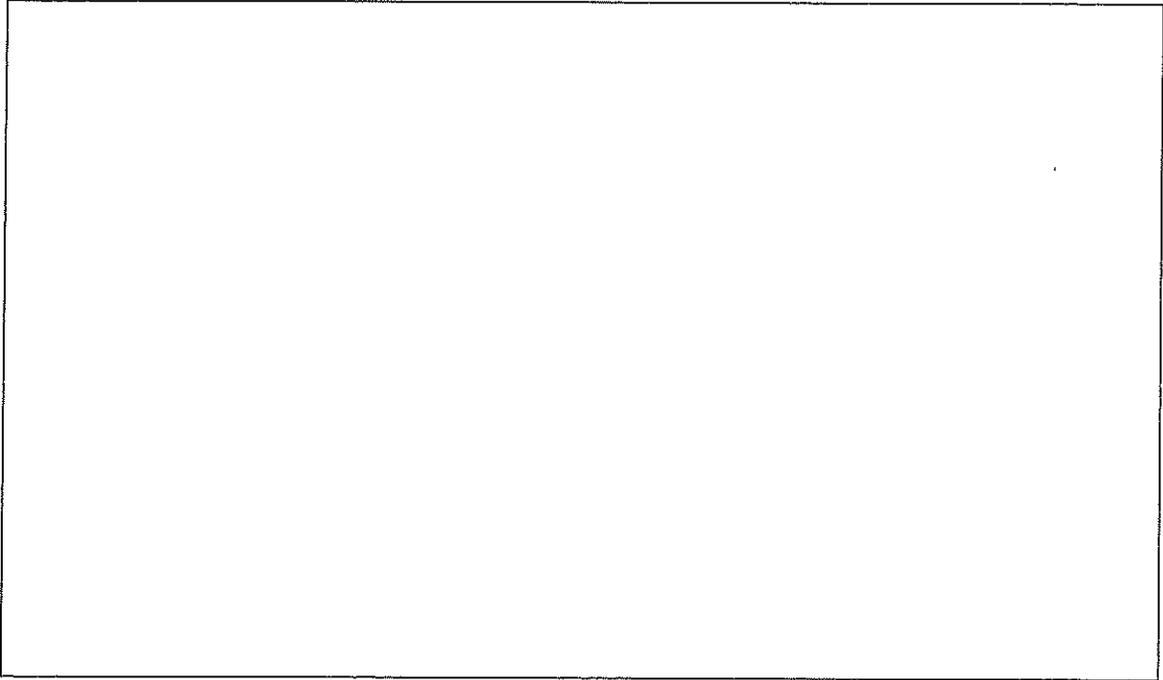
Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to variances may be found in Article 804, Variances.

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

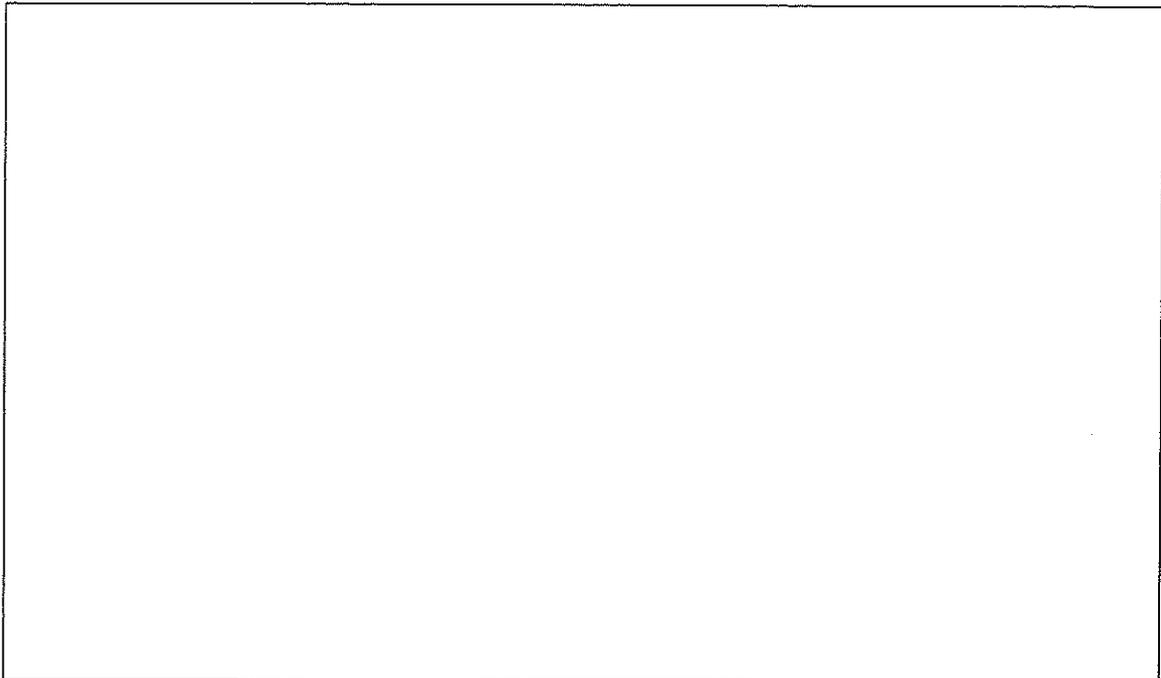
You must answer the following questions in detail. Failure to provide complete and accurate information will result in denial of the application.

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 you be denied that is common to other properties in your neighborhood?

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

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

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

<input type="checkbox"/> Individual Septic System	<input checked="" type="checkbox"/> Community Sewer System
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Ken Brown Designs

DESIGNS

designer . builder . fine custom homes

June 14, 2016

Washoe County
Community services Department
Planning and Development
1001 E. Ninth St., Building A
Reno, Nevada

Reference: Variance Application for
John A. Powers III Residence
1707 State Route 28, Incline Village
Washoe County, Nevada

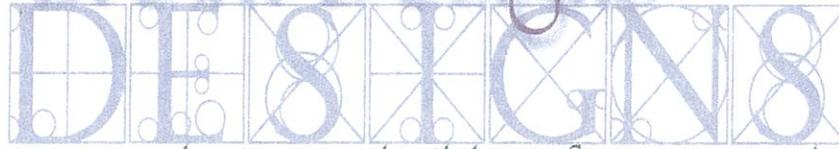
Legal Description:
Rocky Point Amended,
Lot 2, Block G

APN 130-331-02

Variance Application Supplemental Information:

1. What Provisions of the Development Code must be waived or, varied to permit your request?
 - a. The Front Yard Setback to 0' from 20', and Side Yard setbacks to 4' from 8'.
2. What are the topographic conditions, extraordinary or exceptional circumstances, shape of the of the property or location of surroundings that are unique to your property and, therefore, prevent you from complying with the Development Code requirement?
 - a. The narrowness of the lot (50.00 Feet) is less than the minimum standard width (80.00 Feet). The topographic conditions are very steep (42%), and the shape of the west property line and Backshore Boundary, and Backshore Setback Line, and the resulting small building envelope makes it nearly impossible to develop an adequate residence, with-in the current setbacks.

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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?

- a. By rotating the building to be parallel to the side property lines the visibility will be improved, and will increase the distance from the north property from 2.25 feet to 4 feet. This will also improve overall the privacy of properties to the North and South of this residence.

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.)?

- a. By allowing this variance, there will be enclosed parking provided in-lieu of parking parallel on the street, there by reducing hazardous conditions for both pedestrians and drivers, and improving the beauty of the street scene.
- b. Also the overall clutter on the Lakeside of the property from the storage building will be removed and the natural rocks and landscaping will be restored.

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

- a. By granting this variance request, it would allow the owner to have an enclosed garage allowing his vehicles to be stored off street.
- b. Also there would be a more direct access to the Lake via stairs down the South side of the residence.



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Account Detail

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Washoe County Parcel Information

Parcel ID	Status	Last Update
13033102	Active	6/14/2016 2:10:07 AM
Current Owner: POWERS, JOHN A III C/O POWERS STEEL & WIRE PRODUCTS INC 4118 E ELWOOD ST PHOENIX, AZ 85040		SITUS: 1707 LAKESHORE BLVD INCLINE VILLAGE NV
Taxing District 5200		Geo CD:
Legal Description		
SubdivisionName ROCKY POINT SUBDIVISION AMD Block G Range 18 Township 16 Section Lot 2		

Pay Online

No payment due for this account.

\$0.00

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

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

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

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

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2015	\$7,954.07	\$7,954.07	\$0.00	\$0.00	\$0.00
2014	\$7,734.10	\$7,734.10	\$0.00	\$0.00	\$0.00
2013	\$7,530.08	\$7,530.08	\$0.00	\$0.00	\$0.00
2012	\$7,332.02	\$7,332.02	\$0.00	\$0.00	\$0.00
2011	\$7,124.72	\$7,124.72	\$0.00	\$0.00	\$0.00
Total					\$0.00

Important Payment Information

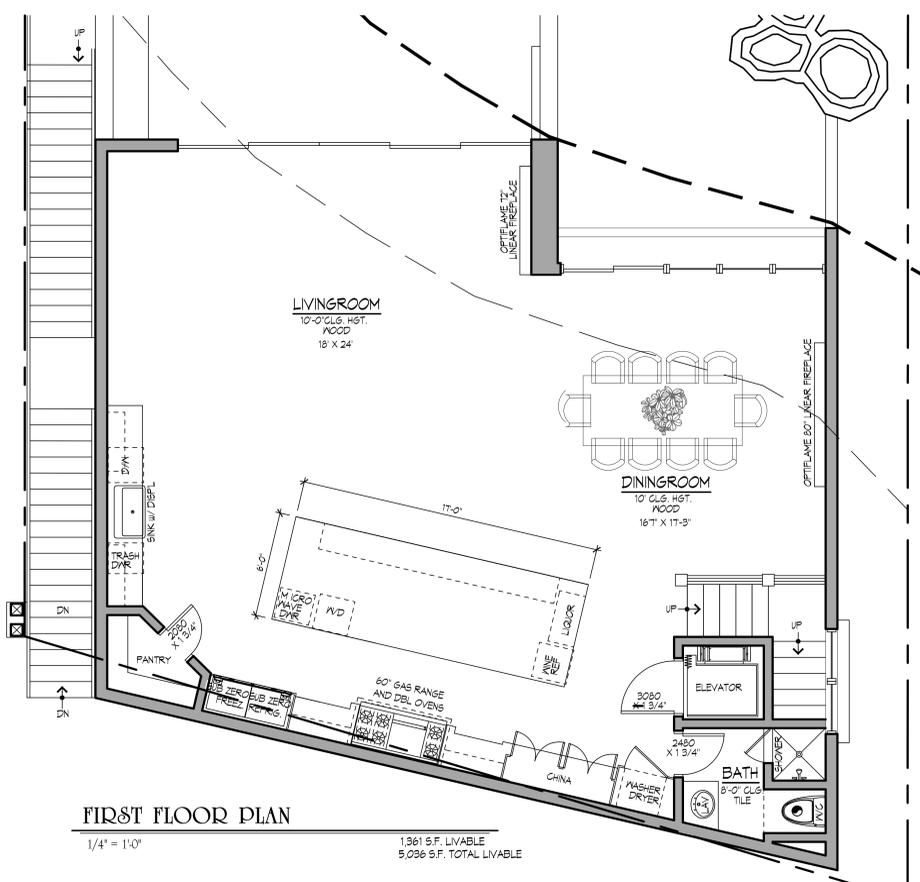
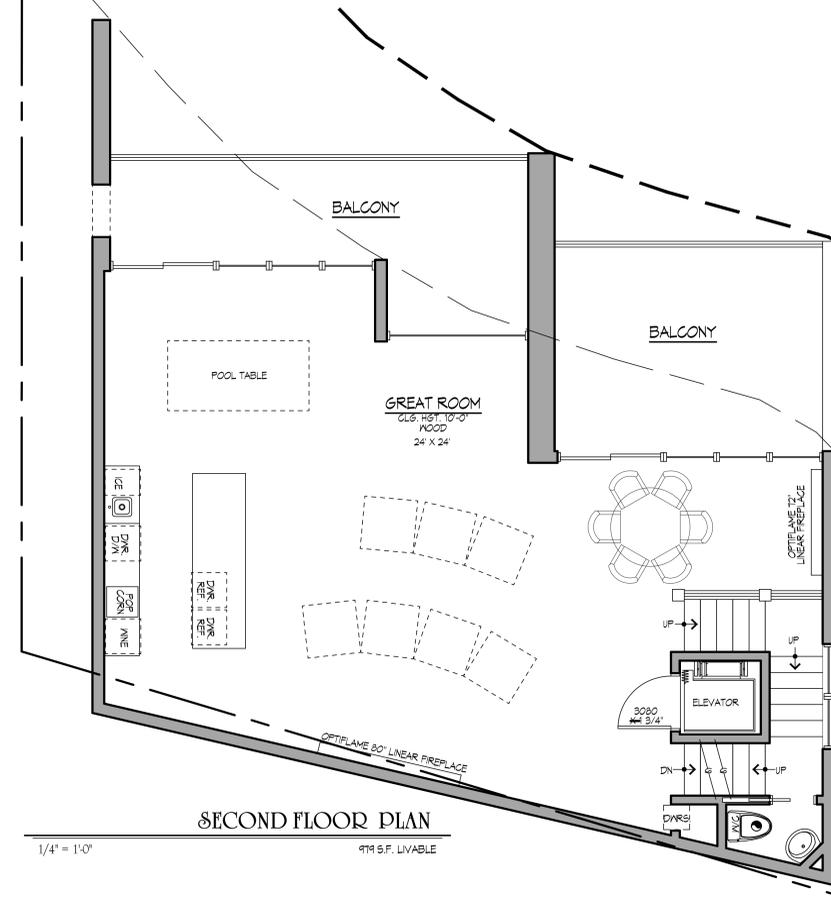
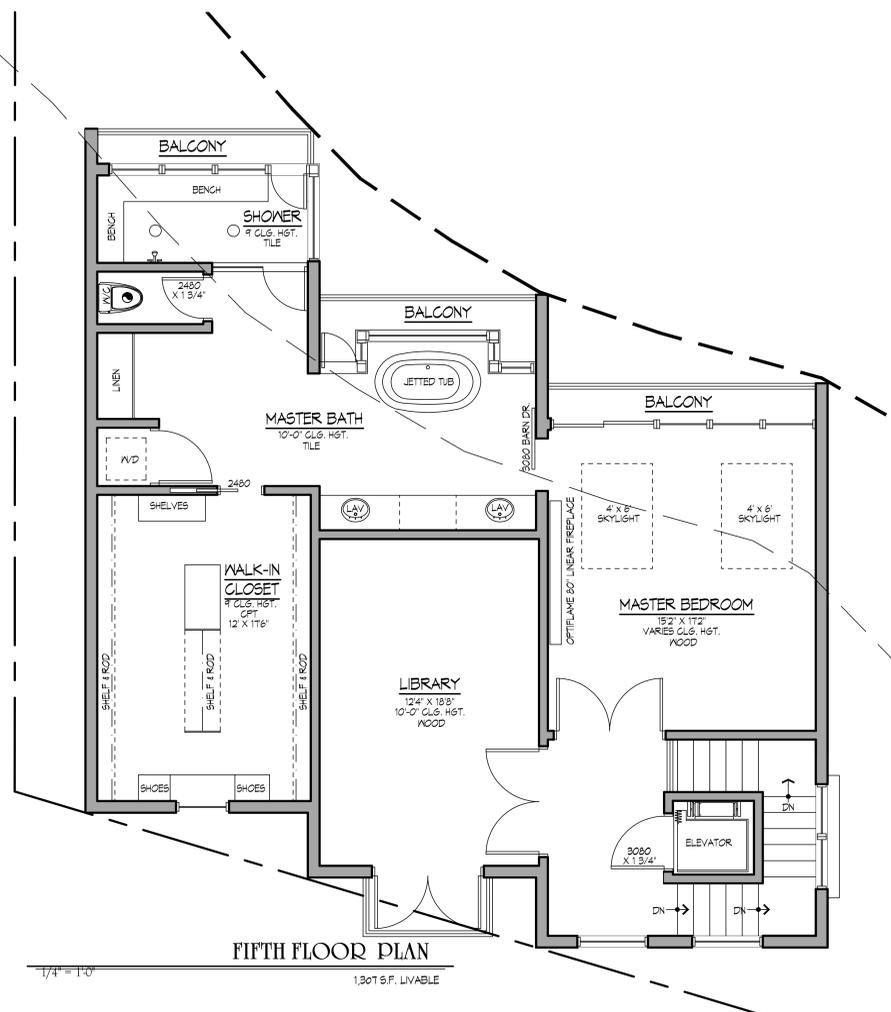
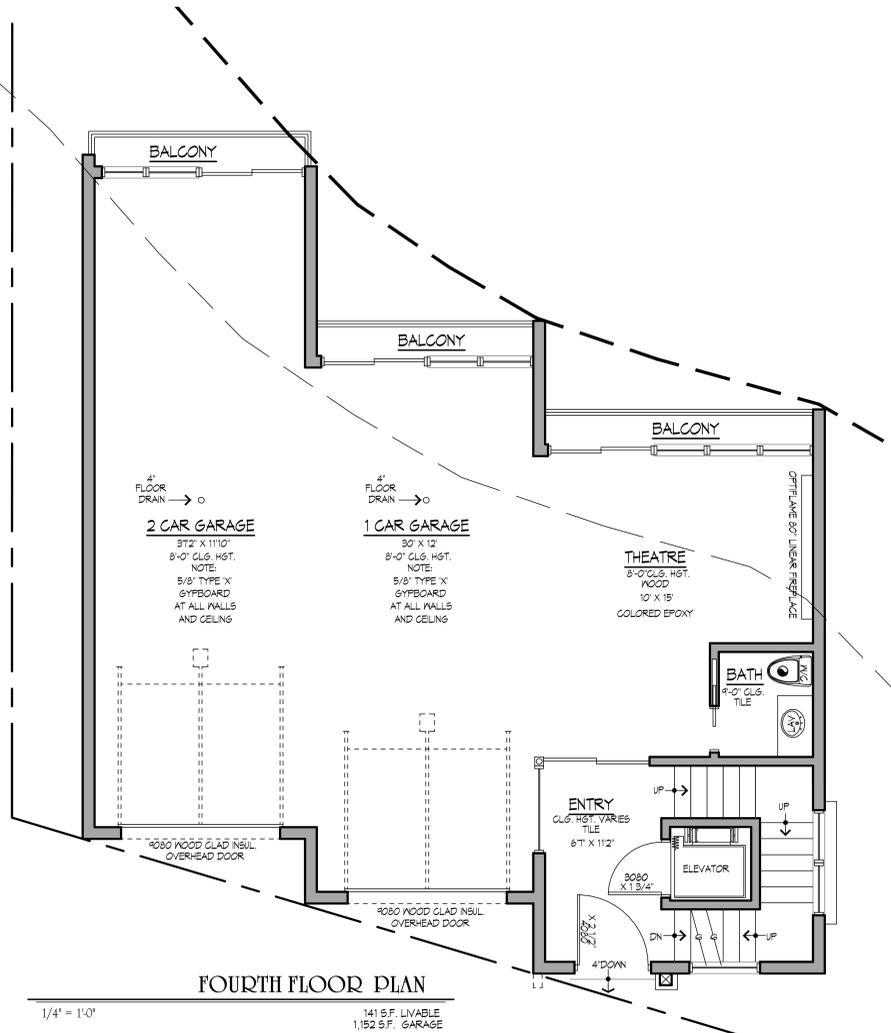
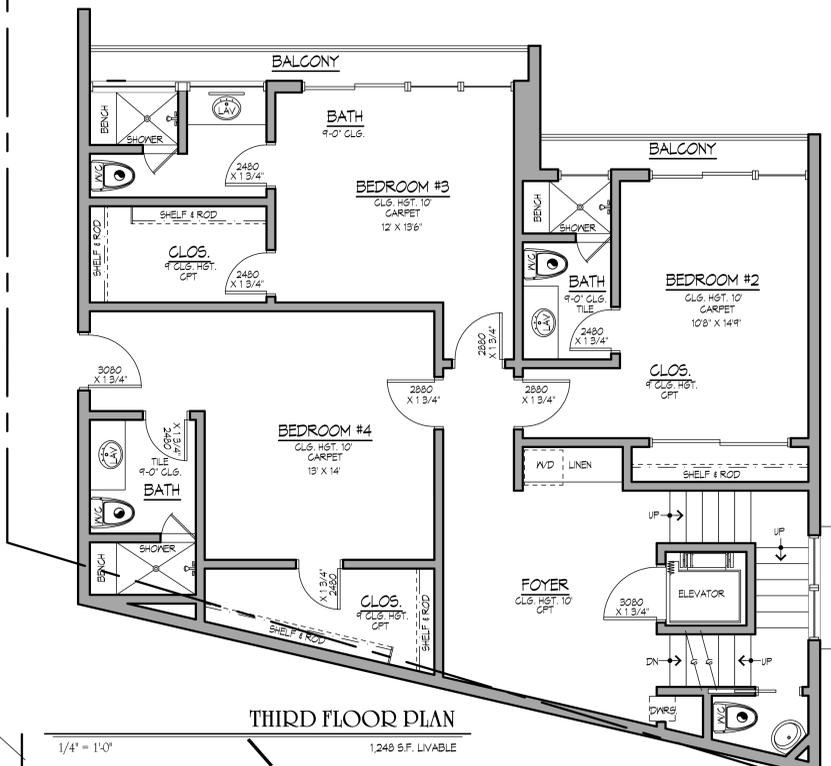
- ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However,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

[Payment Information](#)

[Special Assessment District](#)

[Installment Date Information](#)

[Assessment Information](#)



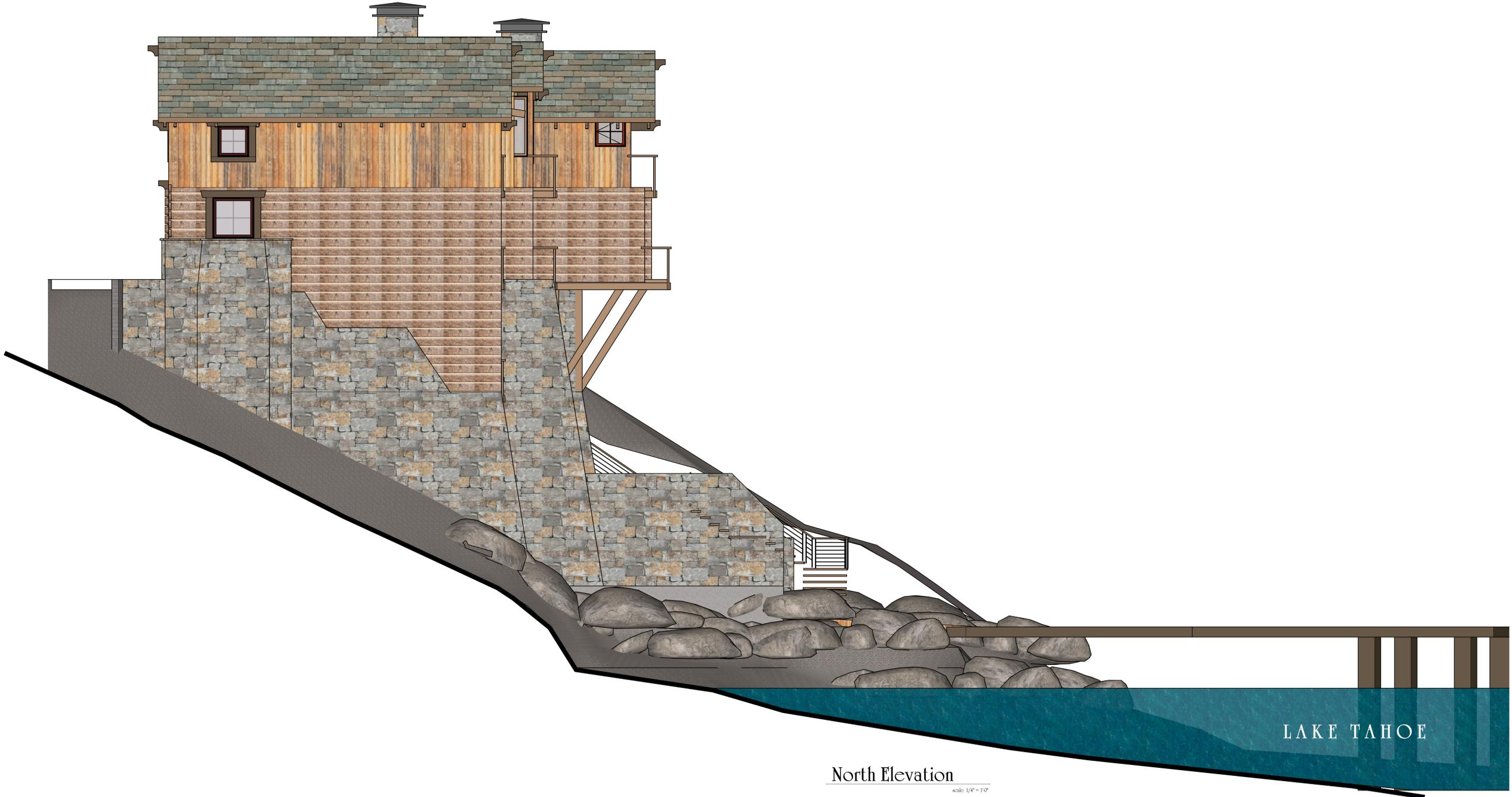
New Residence for:
John Powers
 Lake Tahoe
 Incline Village, Nevada

FLOOR PLAN

Ken Brown Designs
 Designers & Builders of Fine Custom Homes

24654 N. Lake Pleasant, DRWY 51C, 103-431
 Phoenix, Arizona 85285
 (602) 951-1200
 kenbrownj@earthlink.net
 Date: June 14, 2016
 Drawings: _____

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North Elevation

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

A New Residence for:
John Powers
 1707 State Route 28
 Incline Village, Washoe County, Nevada

Ken Brown Designs
 Designers & Builders of Fine Custom Homes
 24654 North Lake Pleasant Parkway
 Suite 103-431, Peoria, AZ 85383
 (602) 531-2600
 kenbrownjr@earthlink.net

ELEVATIONS

Revisions:
 1
 2
 3

Date: June 14, 2016

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Lake View



Street View

A New Residence for:
John Powers
1707 State Route 28
Incline Village, Washoe County, Nevada

Ken Brown Designs
Designers & Builders of Fine Custom Homes
24654 North Lake Pleasant Parkway
Suite 103-431, Peoria, AZ 85383
(602) 531-2600
kenbrownjr@earthlink.net
Date: June 14, 2016

ROOF PLAN

1
2
3

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