



Board of Adjustment Staff Report

Meeting Date: June 2, 2016

Subject: Variance Case Number: VA16-003
Applicant: Thomas and Susan Fleming
Agenda Item Number: 8C
Project Summary: Reduction in the front yard setback from 15 feet to approximately 10 feet and 13/16 inches
Recommendation: Denial
Prepared by: Roger Pelham, MPA, Senior Planner
Washoe County Community Services Department
Division of Planning and Development
Phone: 775.328.3622
E-Mail: rpelham@washoecounty.us

Description

Variance Case Number VA16-003 (Fleming Front Yard Setback Reduction) – Hearing, discussion, and possible action to approve a variance to allow the reduction in the front yard setback from 15 feet to approximately 10 feet and 13/16 inches, to facilitate the expansion of the existing dwelling.

- Applicant: Elise Fett, and Associates
Attn: Julie Rinaldo
PO Box 5989
Incline Village, NV 89450
- Property Owner: Thomas and Susan Fleming
5111 Alta Canyada Road
La Canada Flitridge, CA 91011
- Location: 715 Cristina Drive, approximately 750 feet southeast of its intersection with Eagle Drive, in Incline Village
- Assessor's Parcel Number: 126-251-06
- Parcel Size: ± .363 acres
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Medium Density Suburban (MDS)
- Area Plan: Tahoe
- Citizen Advisory Board: Incline Village/Crystal Bay
- Development Code: Authorized in Article 804, Variances
- Commission District: 1 – Commissioner Berkbigler
- Section/Township/Range: Section 10 & 11, T16N, R18E, MDM, Washoe County, NV

Staff Report Contents

Variance Definition..... 3

Vicinity Map 4

Site Plan 5

Project Evaluation..... 7

Reviewing Agencies.....11

Recommendation.....13

Motion.....13

Appeal Process.....14

Exhibits Contents

Reviewing Agency Comments Exhibit A

Citizen Advisory Board Minutes Exhibit B

Variance Application Exhibit C

Public Notice..... Exhibit D

Letters from Neighbors..... Exhibit E

Variance Definition

The purpose of a Variance is to provide a means of altering the requirements 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; and to provide for a procedure whereby such alterations might be permitted by further restricting or conditioning the project so as to mitigate or eliminate possible adverse impacts.

NRS 278.300 (1) (c) limits the power of the Board of Adjustment to grant variances only under the following circumstances:

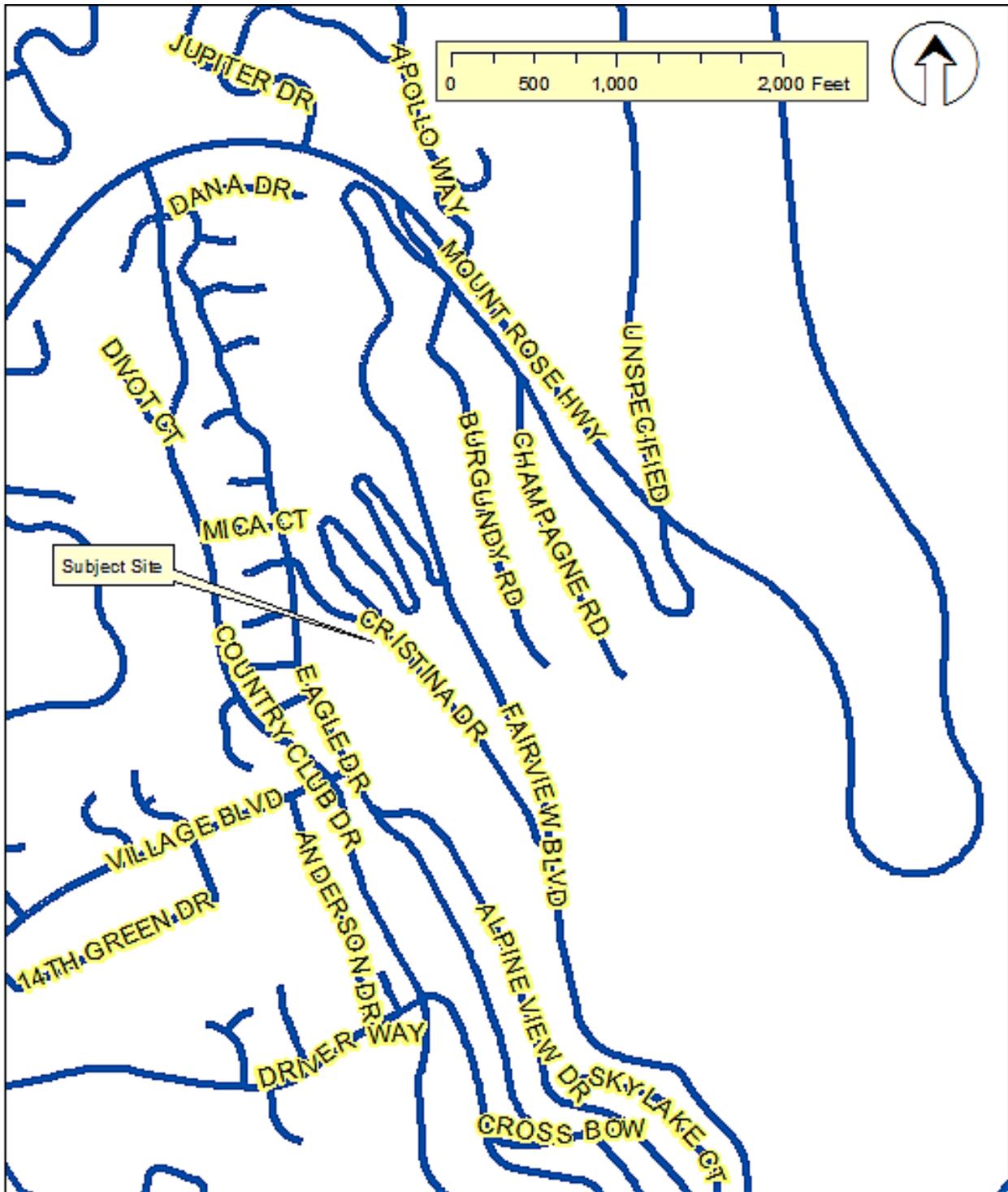
Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any regulation enacted under NRS 278.010 to 278.630, inclusive, would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, the Board of Adjustment has the power to authorize a variance from that strict application so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution.

The statute is jurisdictional in that if the circumstances are not as described above, the Board does not have the power to grant a variance from the strict application of a regulation. Along that line, under Washoe County Code Section 110.804.25, Variance, the Board must make four findings which are discussed below.

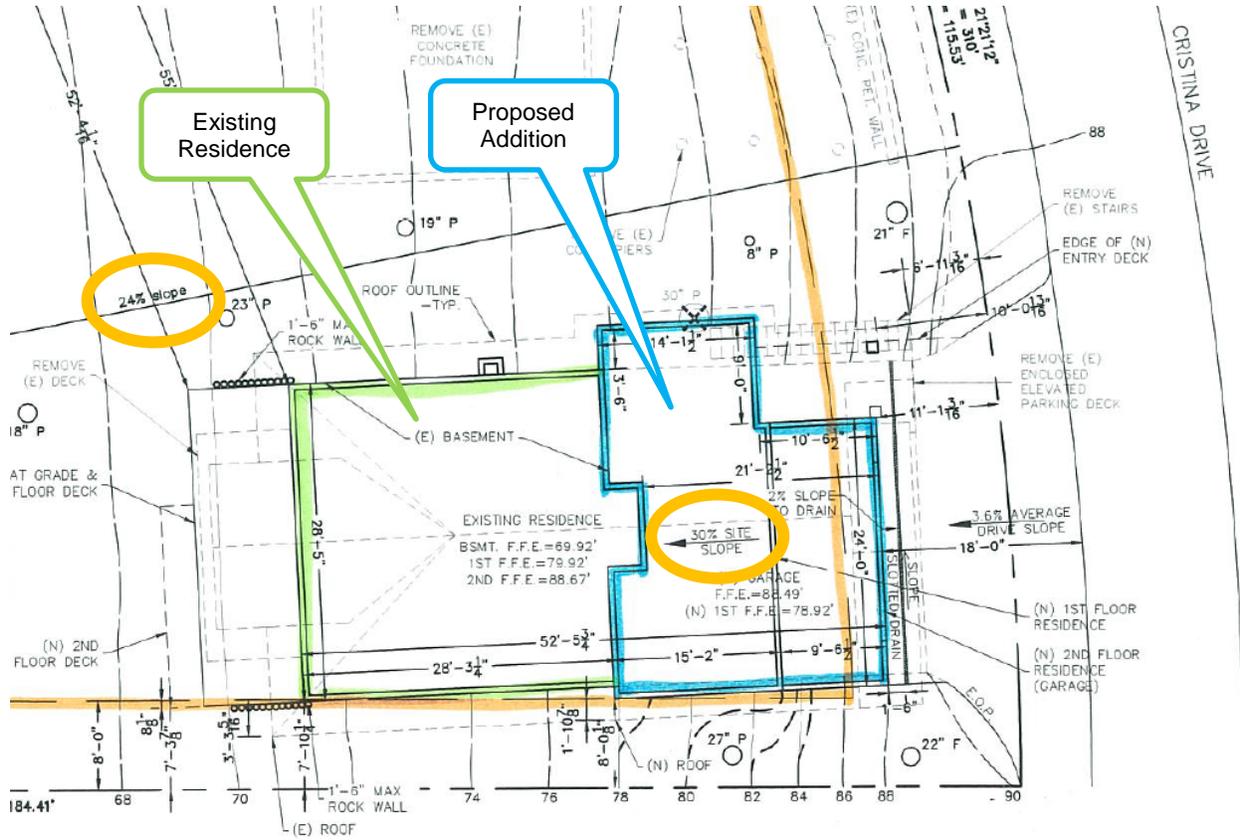
If the Board of Adjustment grants an approval of the Variance, that approval may be subject to Conditions of Approval. Conditions of Approval are requirements that need to be completed during different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., a grading permit, a building permit, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure.
- Prior to the issuance of a business license or other permits/licenses.
- Some Conditions of Approval are referred to as "Operational Conditions." These conditions must be continually complied with for the life of the business or project.

Since a recommendation of denial has been made, there are no Conditions of Approval attached. Should the Board find that special circumstances exist and approve the requested variance, staff will provide Conditions of Approval at the public hearing.



Vicinity Map



Detailed Site Plan

Project Evaluation

The applicant is requesting to reduce the required front yard setback to facilitate expansion of the existing dwelling. The expansion is proposed to consist of both living area as well as garage area.

It is important to recognize that the approval of any variance is jurisdictional, that is to say that Nevada Revised Statutes limits the power of the Board of Adjustment to grant variances only under particular circumstances. Among those circumstances are: 1) exceptional narrowness, shallowness, or shape of a specific piece of property; or 2) by reason of exceptional topographic conditions; or 3) other extraordinary and exceptional situation or condition of the piece of property. If such a finding of fact can be made the Board must also show that the strict application of the regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property.

Evaluation of the request to vary standards will follow the criteria as required above.

Exceptional Narrowness: The parcel is located within the Medium Density Suburban zone. The minimum lot size in that zone is 12,000 square feet. The subject parcel is approximately .363 acres or 15,812 square feet in size. The minimum lot width in that zone is 80 feet. The subject parcel is approximately 115 feet in width at the front property line. The subject parcel is not exceptionally narrow.

Exceptional Shallowness: The side property lines of the subject parcel are approximately 195 and 184 feet in length, for an average lot depth of approximately 189 feet. The subject parcel is not exceptionally shallow.

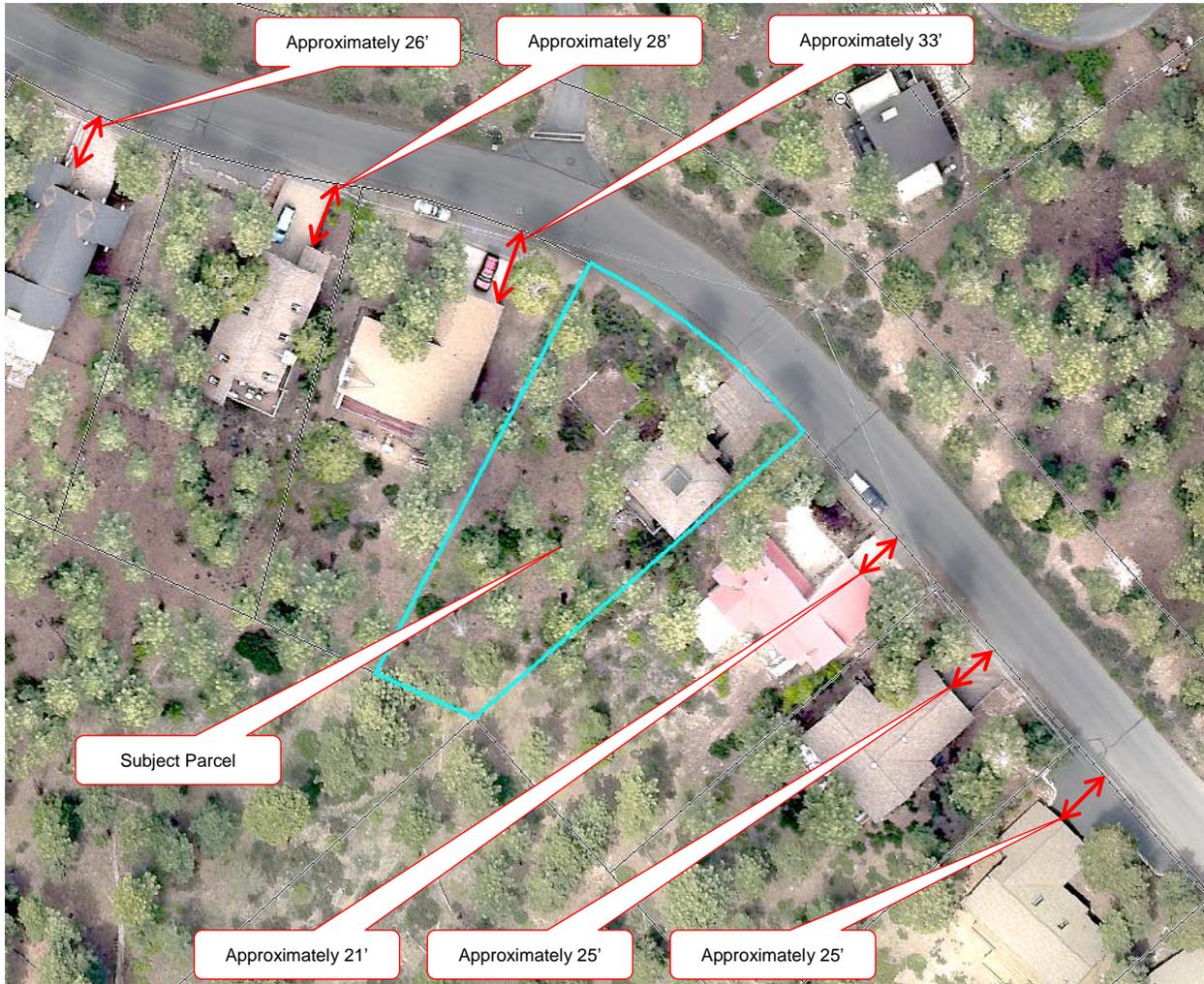
Exceptional Topographic Conditions: The subject parcel, overall, is sloped at approximately 24%. The Development Code recognizes that all parcels with such slopes present challenges for the design of access. For this reason section 110.406.30(b) reduces the front yard setback to 15 feet. This is an accommodation for such parcels. In other instances, parcels within the same regulatory zone would be required to maintain 20 foot front yard setbacks.

As can be seen in the following overhead photograph, the slope of the subject parcel is consistent with the slope of most surrounding parcels. Each yellow line represents a change in elevation of two feet. The topography of the subject parcel is not "exceptional."

Other Extraordinary and Exceptional Situation or Condition of the Piece of Property: Staff has not been able to identify any characteristic of the property that creates an extraordinary or exceptional situation or condition. It is instructive to note that, based upon the overhead photograph the adjacent dwellings seem to be constructed in conformance with the required setbacks.



Overhead photograph of property



It is also important to recognize that the Development Code, in the Tahoe Area Plan modifiers, section 110.220.20(d), allows the construction of a detached garage up to the front property line when the lots includes a slope of 20% or greater. The subject parcel includes such a slope.

The variance application provides some detail as to the reasons that the variance has been requested. Those include, "The site has a 30% slope and an existing parking deck at the front of the house. Locating the garage addition where the existing parking deck structure is located is the least obtrusive option for an attached garage. Any other location would require a new driveway approach at an even steeper area of the lot. The kitchen of the existing house is directly in front of the proposed garage and the roofline of the existing house can continue over the garage and new entry for reasonable and efficient construction that provides safe access to the home."

All of the factors evaluated show that there are options for construction of additional living area as well as a garage on the subject parcel without the approval of the variance requested. While Staff recognizes that the configuration requested with the Variance may be the most convenient for the applicant, there is no hardship that rises to the level of recommendation of approval for the variance request.

The request was also evaluated by interested agencies and departments as is covered in detail below, however, among the most instructive evaluations was provided by Clara Lawson, Washoe County Traffic Engineer. Her evaluation includes a recommendation for denial for the reasons that, "a garage could be located within setbacks, a vehicle parked in front of the garage would encroach in the traveled way of Cristina Dr., and snow storage would be reduced."

For these reasons, staff recommends denial being unable to make the necessary findings of fact as required by both Nevada Revised Statutes and the Washoe County Development Code.

Incline Village/Crystal Bay Citizen Advisory Board (CAB)

The proposed project was discussed at the regular meeting of the Incline Village/Crystal Bay CAB on April 25, 2016. The CAB declined to take a vote on the request, and rather indicated that each member would submit their individual comments in writing to Staff. Minutes are attached as Exhibit B. The following are taken from those minutes:

- Roger [Pelham] said he isn't representing the project but will answer any code, policy, or process questions. He isn't for or against the request.
- Gerry Eick said he went by the parcel and the variance request is consistent with the neighbors. He said he was concerned visualizing the structure; it's strategically located in a square shape in between large trees. He said he looked at the site plan, and they are making it a deeper structure and removing trees. He said it may change the visual corridor. He asked if it fit the character of the street. He said the owners had received a letter of support, but does it affect anyone else in the neighborhood. Roger Pelham said he hasn't heard any controversy for this project, but it's early. The standards by which variances are judged are state law. The criteria for state law are in the code. It comes down to legal standard that forces variance. Roger spoke about standards such as exceptional narrowness and other exceptional conditions of the property. He said it's about the characteristics of land, not convenience of the applicant. Gerry said with the condition and slope, it makes sense to have these characteristics, but he said he is concerned that it goes from square to an entirely different shape with the garage on one side. They are making one argument, but doing other things. He said it was an observation.
- Judy Miller said she walked the street and observed many of the homes that have deep enough driveways to have two parking spaces in front of the garage. She said another home in the neighborhood had a physical constrain on a narrow lot. She said a variance is only supposed to be granted when there are extraordinary conditions. She said she didn't believe or couldn't find reason to go any other reason. She doesn't think it's appropriate for this property.
- Andy Wolfe said he came to similar conclusions as Judy. He said he didn't see any topo or physical constraints. He said the garage is 24 feet deep, and if you don't demolish the existing home, you have to intrude into the setback. He said if you cut the garage to 20 feet, you wouldn't have an intrusion, but might not work for storage. He asked is the location of the existing building a physical constrain that we should consider when locating the garage. He said it's not a special convenience to have a 24 foot garage that is standard. He asked if the avoidance of demolishing the current home is making it a constraint. Roger said the Board of Adjustment will make that final decision. Roger said no, it's not an extraordinary condition. The location of the dwelling isn't a hardship. He

said another factor in play is when the conditions are 20% slope. They could build a garage detached in the same location, but not attached.

- Judy Miller said they don't currently have enclosed parking. She asked if he is trading one non-conforming for another. Roger said not in this case. One enclosed parking space and one off street parking space is required. He said right now, there are two non-conforming. It's legal, non-conforming. Judy said we have seen a lot of vacation rentals with higher occupancy with no parking. She said there is not a lot of storage; storage will happen in the garage, and parking will be displaced outside on the street. It creates a dangerous situation, especially on a school route.
- Gerry Eick said Roger mentioned it's early in the process. Roger said they accept variance requests on the 15th of every even month. He said its only 9 days after it's been submitting. He said he will receive comments back from all the agencies: health, fire, CAB. Roger said he will form his recommendation after he receives everyone's comments. Gerry said this goes to the BOA on June 2nd. Roger said all the other agencies feedback will be put into a recommendation in the form of a staff report prior to the public hearing. Notices will go to the property owner for the official hearing. He said at the beginning of the process, courtesy notices are sent out. He said he promises those comments that are submitted in writing will be put into his staff report. Gerry said he was hoping to make additional comments later in the process. Judy said she was disappointed in the fact the applicant isn't here. Roger asked everyone to submit comment or come to the public hearing.
- Tom Cardinale said it's none of our business regarding their storage. She is asking for access and wants to remove two trees. She wants to make this house valuable to her.
- Gerry Eick recommended to submitting our own comments.
- Andy Wolfe said if he puts himself in the neighbor's shoes, he said he would rather have the variance, and leave a view corridor. He said he would want to preserve the views.

Reviewing Agencies

The following agencies received a copy of the project application for review and evaluation:

- Washoe County Planning and Development Division
 - Planning and Development
 - Engineering and Capital Projects
 - Utilities
 - Parks and Open Spaces
 - Building and Safety
- Washoe County Health District
 - Vector-Borne Diseases Division
 - Environmental Health Division
 - Air Quality
 - Emergency Medical Services

- Washoe County Sheriff's Office
- Regional Transportation Commission
- Washoe-Storey Conservation District
- Incline Village General Improvement District
- Nevada State Lands
- Nevada Tahoe Conservation District
- North Lake Tahoe Fire Protection District

Two out of the sixteen above listed agencies/departments provided substantive comments and/or recommendations in response to their evaluation of the project application, most of the reviewing agencies simply replied that they had no comment. A **summary** of each agency's substantive comments and/or recommendation and their contact information is provided.

- Washoe County Planning and Development recommended denial of the request due to lack of an identifiable hardship applicable to the subject parcel.
Contact: Roger Pelham, 775.328.3622, rpelham@washoecounty.us
- Washoe County Engineering and Capital Projects (Traffic Engineer) recommended denial of the request due possible conflict between parked cars and traffic on Cristina Drive and reduced snow storage area.
Contact: Clara Lawson, PE, 775.328.3603, clawson@washoecounty.us

Staff Comment on Required Findings

Section 110.804.25 of Article 804, *Variances*, within the Washoe County Development Code, requires that all of the following findings be made to the satisfaction of the Washoe County Board of Adjustment before granting approval of the variance request. Staff has completed an analysis of the application and has determined that the proposal is not in compliance with the required findings as follows.

1. Special Circumstances. Because of the special circumstances applicable to the property, including exceptional narrowness, shallowness or shape of the specific piece of property; exceptional topographic conditions; extraordinary and exceptional situation or condition of the property and/or location of surroundings; the strict application of the regulation results in exceptional and undue hardships upon the owner of the property.

Staff Comment: *As noted previously, there are no special circumstances applicable to the property that result in exceptional and undue hardships upon the owner of the property.*

2. 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.

Staff Comment: *Because there are no special circumstances applicable to the property that result in exceptional and undue hardships upon the owner of the property, the relief has the potential to impair the intent and purpose of the Development Code, also the reduction in the front yard setback has the potential to create conflict between cars parked in front of the garage and traffic on Cristina Drive.*

3. 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 in which the property is situated.

Staff Comment: Because there are no special circumstances applicable to the property that result in exceptional and undue hardships upon the owner of the property, the relief would constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and the identical regulatory zone.

4. Use Authorized. The variance will not authorize a use or activity which is not otherwise expressly authorized by the regulation governing the parcel of property.

Staff Comment: Residential additions and garages are allowed uses within the Medium Density Suburban zone.

5. Effect on a Military Installation. The variance will not have a detrimental effect on the location, purpose and mission of the military installation.

Staff Comment: There is no military installation within 3,000 feet of the subject site, therefore, this finding is not applicable.

Recommendation

After a thorough analysis and review, due to the lack of any special circumstances applicable to the property that result in any exceptional or undue hardships upon the owner of the property Variance Case Number VA16-003 is being recommended for denial. Staff offers the following motion for the Board's consideration.

Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment deny Variance Case Number VA16-003 for Thomas and Susan Fleming, being unable to make all four applicable findings in accordance with Washoe County Development Code Section 110.804.25:

1. Special Circumstances. Because of the special circumstances applicable to the property, including exceptional narrowness, shallowness or shape of the specific piece of property; exceptional topographic conditions; extraordinary and exceptional situation or condition of the property and/or location of surroundings; the strict application of the regulation results in exceptional and undue hardships upon the owner of the property;
2. 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;
3. 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 in which the property is situated;
4. Use Authorized. The variance will not authorize a use or activity which is not otherwise expressly authorized by the regulation governing the parcel of property.

Appeal Process

Board of Adjustment action will be effective 10 calendar days after the written decision is filed with the Secretary to the Board of Adjustment and mailed to the original applicant, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Development Division within 10 calendar days after the written decision is filed with the Secretary to the Board of Adjustment and mailed to the original applicant.

xc:

Property Owner: Thomas and Susan Fleming
5111 Alta Canyon Road
La Canada Flitridge, CA 91011

Representatives: Elise Fett and Assoc.
Attn. Julie Rinaldo
PO Box 5989
Incline Village, NV 89450

Action Order xc:

From: Lawson, Clara
Sent: Friday, May 06, 2016 4:55 PM
To: Pelham, Roger
Cc: Vesely, Leo; Smith, Dwayne E.
Subject: VA 16-003 APN 126-251-06

I recommend denial because a garage could be located within setbacks, a vehicle parked in front of the garage would encroach in the traveled way of Cristina Dr., and snow storage would be reduced.

Clara Lawson, PE, PTOE, Licensed Engineer
Washoe County | Community Services Dept | Engineering Division 1001 E. Ninth St., Reno NV
89520
clawson@washoecounty.us | o 775-328-3603 | fax 775-328-3699
Connect with us: cMail | Twitter | Facebook | www.washoecounty.us

From: Corbridge, Kimble
Sent: Thursday, May 05, 2016 9:37 AM
To: Pelham, Roger
Cc: Vesely, Leo
Subject: VA 16-003
https://www.washoecounty.us/csd/planning_and_development/applications/files-planning-development/comm_dist_one/va16-003w.pdf

Roger,
I have no comments for Road issues.
Leo should add conditions for an automatic garage door opener and perhaps a hold harmless for snow removal operations.
Thx,
Kimble



WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects Division

"Dedicated to Excellence in Public Service"

1001 East 9th Street PO Box 11130 Reno, Nevada 89520 Telephone: (775) 328-2040 Fax: (775) 328-3699

INTEROFFICE MEMORANDUM

DATE: May 05, 2016
TO: Roger Pelham, Planning and Development Division
FROM: Leo R. Vesely, P.E., Engineering and Capital Projects Division
SUBJECT: VA16-003
APN 126-251-06
FLEMING SETBACK VARIANCE

I have reviewed the referenced variance case and recommend denial.

LRV/lrv



**Roger Pelham, MPA, Senior Planner
Kelly Mullin, Planner
Trevor Lloyd, Senior Planner
Chad Giesinger, AICP Senior Planner
Lora R. Robb, Planner
Washoe County Community Services Department
Planning and Development Division
1001 E. Ninth St., Bldg. A
Reno, NV 89512**

April 23, 2016

Subject: April Agency Review – Case Nos. – PM16-004 (Cole); PM16-006 (TL Mt. Rose Estates); AC16-002(Hidden Valley Fire Station); SB16-004(Verizon Arrowcreek Country Club); VA16-002 (Ufer); SW16-002 (Henderson)

Roger, et al,

Thank you for providing us the April Agency Reviews and the opportunity to review and provide comments. We have reviewed the subject proposed projects as requested and we have the following comments:

Natural Resource
Conservation Service
1365 Corporate Blvd.
Reno, NV 89502

Tel: (775) 857-8500
ext. 131
Fax: (775) 857-8525

Board of Supervisors:

Bret Tyler
Chairman

James Shaffer
Secretary
County Appointee

Kevin Roukey
Director

Tory Friedman
Supervisor

Spencer Scott
Supervisor

John Muntin
Supervisor

OPEN
City Appointee

Parcel Map Case Number PM16-004 (Terri Cole)

The proposed project is to approve a Tentative Map to allow the division of a 2.15-acre parcel (017-342-29) into a 1.008-acre parcel and a 1.14-acre parcel. The project is located in Section 04, T17N, R20E, MDBM in Washoe County. We have the following comments on this proposed project:

1. Regarding Supplemental Information item 9 - The applicant states that the property contains no wetlands. However, the area is within close proximity of irrigation ditches and Steamboat Creek and the property appears to have potential wetland signatures on the north end of the parcel in the field. Also the NWI Maps for the area indicate PEMC fresh water wetlands in the vicinity of the property. Further the soil on the property is listed as Truckee Silt Loam (800), which is listed as a Hyrdic Soil on the National Hyrdic Soils List. Therefore, it is our recommendation that the County condition the approval that the applicant be required to submit a Jurisdictional Determination to the U.S. Army Corps of Engineers for review and verification of the wetlands on the property so that they may assessed for the potential impact to them from any proposed project.

2. Regarding Supplemental Information item 11 - The applicant states that property is not near a water body, stream, Significant Hydrologic Resource or riparian area. The property is near the Jumbo Irrigation Ditch and the Steam Boat Creek. The property has a Flood Zone classifications of X and AE. We recommend the County condition the approval requiring the applicant to comply with appropriate County ordinances regarding Floodplain Management.

Tentative Parcel Map Case Number PM 16-006 (Monte Vista at Estates at Mount Rose)

The proposed project is to approve a Tentative Map to allow the division of a +/- 6.65-acre parcel (150-460-05) into two parcels of +/- 3.90-acre parcel and a +/- 2.75-acre parcel. The project is located in Section 35, T18N, R19E, MDBM in Washoe County. We have the following comments on this proposed project:

1. Regarding Supplemental Information item 9 – The applicant replied NO to the questions Does the property contain wetlands? Although the property may not contain wetlands per se, the project area is adjacent to Whites Creek, a jurisdictional

Waters of the United States, and as such a delineation of the limits of this feature should be conducted to identify the limits of the U.S. Army Corps of Engineers. It is our recommendation that the County condition the approval to require the applicant to conduct a Jurisdictional Determination and submit it to the U.S. Army Corps of Engineers for verification.

2. Regarding Supplemental Information item 11 - The applicant has checked NO to the question regarding geologic hazards such as Is it subject to ...flash floods, is it near a water body stream ...or riparian area? However, it is apparently clear that the property is adjacent to Whites Creek and its riparian area. Also Whites Creek is designated as Flood Zone A and X. It is our recommendation that the County condition the approval that the applicant be required to submit the proper documents and maps to address these issues.

Amendment of Conditions Case Number AC16-002 (Hidden Valley Fire Station)

The proposed project is to allow for the Amendment of Conditions of the existing Special Use Permit SB 12-007 to extend the time period to allow a manufactured home to be used as living quarters for professional for professional firefighters until July 01, 2021. The project is located at 3255 West Hidden Valley Drive, Reno, Washoe County, Nevada in Section 22, T19N, R20E MDBM. We have the following comments on this proposed project.

1. General Comments - The project is in close proximity to the Hidden Valley mitigation area and as such we would recommend that the County require the applicant to install and/or maintain any and all BMPs necessary to insure that any pollutants from sediment runoff from entering this site.

Special Use Permit Case Number SB16-004 (Verizon – Arrowcreek Country Club)

The proposed project is to allow for the construction of a new wireless cellular facility consisting of a 56-foot high monopole utilizing a stealth design disguised as a pine tree with four sectors, each with three 8-foot tall antennas per sector for a total of 12 antennas. 12 ground mounted remote radio units (RRU), associated equipment cabinets, all enclosed within a fences 30' x 30' lease area. The project is located at 2905 Arrowcreek Parkway, Reno, Washoe County, Nevada in Section 23, T18N, R19E MDBM. We have any comments on this proposed project.

1. General Comments – The project is located in close proximity to an existing drainage channel to the south of the project site. It is our recommendation that the County condition the approval to require he applicant to install the necessary BMPs that will prevent any possible flow of run-off pollutants from entering the drainage.

Variance Case Number VA16-002 (Ufer)

The proposed project is to allow for (a) the reduction of the required front yard setback on the north side of the parcel from 20 feet to 18 feet, and (b) reduce the required front yard setback on the west side of the parcel from 20 feet to 14 feet, in order to accommodate a new manufactured home with carport. The project is located at 120 Malcolm Avenue in Grandview Terrace, Reno, Washoe County, Nevada in Section 16, T20N, R19E MDBM. We have any comments on this proposed project:

1. General Comments – The project is located in close proximity to an existing drainage channel to the south of the project site. It is our recommendation that the County condition the approval to require he applicant to install the necessary BMPs that will prevent any possible flow of run-off pollutants from entering the drainage.

2. It is our recommendation that the County condition the approval to require that the applicant contact and coordinate with the Washoe-Storey Conservation District to review the proposed landscape plan and proposed seed mix to be used in the proposed landscape plan.

Special Use Permit Case Number SWA16-002 (Henderson)

The proposed project is to approve a 1,016 square foot modular home as a detached accessory dwelling on a parcel that contains an existing 2,033 square foot main dwelling. The project is located at 95 Cameros Drive, Sparks, Washoe County, Nevada in Section 36, T21N, R20E MDBM. We have no comments on this proposed project.

These projects; AP 16-002 (Classical Tahoe); VA 16-003 (Fleming); TM 16-003 (Incline Creek Estates) are located outside of the Washoe/Storey Conservation District Service Area so we have no comment. However, the projects are located within the boundaries of the Nevada Tahoe Conservation District service area. We recommend you provide them copies of the proposed project for their review. Their contact information is:

Nevada Tahoe Conservation District
P.O. Box 915
Zephyr Cove, NV 89448
Jason Brand, District Manager
Tel. -775-586-1610 ext. 33

These are our comments and recommendations for the subject projects. We appreciate the opportunity to provide comments and recommendations on projects that may have impacts on our natural resources. Should you have any further questions please contact Kevin J. Roukey by phone at 775-232-1571 or email kevinjr_51@att.net.

Sincerely,

// Original Signed by Kevin J. Roukey

Kevin J. Roukey, District Director
Washoe/Storey Conservation District

**WASHOE COUNTY
HEALTH DISTRICT**
ENHANCING QUALITY OF LIFE

April 26, 2016

Donna Fagan
Washoe County Community Services Department
1001 E. Ninth Street, Bldg. A
Reno, NV 89512

Dear Ms. Fagan:

I received your email dated April 21, 2016, requesting a review of the April Agency Review Memo III regarding the variance application (Item 5).

Based on the submitted documentation, it is anticipated that there will be minimal impacts concerning EMS responses to the residential parcel. Additionally, it is not anticipated that there will be impacts concerning access to healthcare services and facilities. Should you need a complete Environmental Impact Assessment, please contact the Washoe County Health District's Division of Environment Health Services at (775) 328-2434.

Advanced Life Support (ALS) fire and ambulance services are provided by the North Lake Tahoe Fire Protection District. The closest fire station to the residential parcel is approximately one mile away.

There is also a hospital within proximity to the Cristina Drive site, should residents require such services. The Incline Village Community Hospital is approximately 1.7 miles away from the residence. There are also several other acute care hospitals and healthcare resources available in Washoe County.

It is recommended the residential unit has the house number clearly marked on the curb and the dwelling so the residents can be quickly located by public safety agencies.

Please feel free to contact me if you have any questions.

Sincerely,



Christina Conti
EMS Program Manager
cconti@washoecounty.us
(775) 326-6042



Development Review Status Sheet

Date: 12-22-15

Attention: Roger D Pelham
Washoe County Department of Community Development
PO Box 11130, Reno NV 89520

RE: VA 16-003
APN: 126-251-06
Service Address: 715 Cristina
Incline Village NV 89451
Owner: Thomas and Susan Fleming

Phone: | Fax: | Email:

Mailing Address: N/A

Variance Case Number VA16-003 (Fleming Front Yard Setback Reduction)
Hearing, discussion, and possible action to approve a variance to allow the reduction in the front yard setback from 15 feet to approximately 10 feet and 13/16 inches, to facilitate the expansion of the existing dwelling.
Applicant: Elise Fett and Associates Attn: Julie Rinaldo PO Box 5989 Incline Village, NV 89450
Property Owner: Thomas and Susan Fleming 5111 Alta Canyon Road
La Canada Flitridge, CA 91011
 Location: 715 Cristina Drive, approximately 750 feet southeast of its intersection with Eagle Drive, in Incline Village
 Assessor's Parcel Number: 126-251-06
 Parcel Size: ± .363 acres
 Master Plan Category: Suburban Residential (SR)
 Regulatory Zone: Medium Density Suburban (MDS)
 Area Plan: Tahoe
 Citizen Advisory Board: Incline Village/Crystal Bay
 Development Code: Authorized in Article 804, Variances
 Commission District: 1 – Commissioner Berkbigler
 Section/Township/Range: Section 10 & 11, T16N, R18E, MDM, Washoe County, NV
 Staff: Roger D. Pelham, MPA, Senior Planner Washoe County Community Services Department Planning and Development Division
 Phone: 775-328-3622
 E-mail: rpelham@washoecounty.us

Comments and Conditions: No impact to the Incline Village General Improvement District

Completed by: Tim Buxton, Chief Inspector
Phone: (775) 832-1246 Fax: (775) 832-1260
Incline Village General Improvement District, 1220 Sweetwater Road, Incline Village NV 89451

From: Fagan, Donna
Sent: Wednesday, April 27, 2016 9:24 AM
To: Young, Eric; Pelham, Roger
Subject: FW: April Agency Review Memo III

Eric and Roger,

Comments for two, AP16-002, and five, VA16-003.

~ Donna ~

From: Mark Regan [mailto:mregan@nltfpd.net]
Sent: Monday, April 25, 2016 9:46 PM
To: Fagan, Donna
Subject: Re: April Agency Review Memo III

NLTFPD Is good with both two and five

Mark Regan
Battalion Chief/Assistant Fire Marshal
NLTFPD
775-461-6200

From: Fagan, Donna
Sent: Wednesday, April 27, 2016 10:07 AM
To: Pelham, Roger
Subject: FW: April Agency Review Memo III

Roger,

Comments regarding item #1, AC16-002. and item #5, VA16-003.

~ Donna ~

From: Crump, Eric S
Sent: Wednesday, April 27, 2016 9:11 AM
To: Fagan, Donna
Subject: RE: April Agency Review Memo III

Donna,

I have reviewed #1 & #5 and do not have any conditions.

Eric Crump
Operations Division Director
Washoe County Community Services Department
775.328.2182 (office)
775.386.3129 (cell)
ecrump@washoecounty.us
3101 Longley Ln., Reno, NV 89502

From: Simpson, Tim
Sent: Thursday, April 21, 2016 1:38 PM
To: Pelham, Roger
Subject: VA16-003 (Fleming Front Yard Setback Reduction)

Roger,
The utility has no comments for VA16-003 (Fleming Front Yard Setback Reduction).

Thanks,
Timothy Simpson, P.E.
ENVIRONMENTAL ENGINEER II
Washoe County CSD, Engineering and Capital Projects
E: tsimpson@washoecounty.us | O: (775) 954-4648 | F: (775) 328-3699
1001 E. Ninth Street Bld A, Reno, NV 89512
P.O. BOX 11130, Reno, NV 89520-0027

Connect with us: [cMail](#) | [Twitter](#) | [Facebook](#) | [www.washoecounty.us](#)

From: Troy, Dennis V
Sent: Thursday, April 21, 2016 1:32 PM
To: Pelham, Roger
Subject: Variance Case No. VA16-003

Hi Roger,

Parks has no comments on the above mentioned variance case to reduce the front yard setback.

Thanks!

DT

Dennis Troy | Park Planner
p 775.328-2059 | f 775.829.8014
Washoe County | Community Services Department-Parks
P.O. Box 11130 | Reno, NV 89520
[www.washoecountyparks.com](#)



REGIONAL TRANSPORTATION COMMISSION

Metropolitan Planning · Public Transportation & Operations · Engineering & Construction

Metropolitan Planning Organization of Washoe County, Nevada

April 28, 2016

FR: Chrono/PL 183-16

Mr. Bill Whitney, Division Director
Community Services Department
Washoe County
P.O. Box 11130
Reno, NV 89520

**RE: AC16-002 (Hidden Valley Fire Station)
AP16-002 (Classical Tahoe)
SB16-004 (Verizon Arrowcreek Country Club)
VA16-002 (Ufer)
VA16-003 (Flemming Front Yard Setback Reduction)**

Dear Mr. Whitney,

We have reviewed the above applications and have no comments at this time.

Thank you for the opportunity to comment on these applications. Please feel free to contact me at 332-0174 if you have any questions or comments.

Sincerely,

Rebecca Kapuler
Planner

RK/jm

Copies: Roger Pelham, Washoe County Community Services
Eric Young, Washoe County Community Services
Chad Giesinger, Washoe County Community Services
Lora Robb, Washoe County Community Services
Debra Goodwin, Regional Transportation Commission
Julie Masterpool, Regional Transportation Commission
Tina Wu, Regional Transportation Commission
David Jickling, Regional Transportation Commission

Washoe County no comment 050516

May 3, 2016

Roger Pelham, Senior Planner
Washoe County Community Services
Planning and Development Division
PO Box 11130
Reno, NV 89520-0027

RE: Fleming; 126-251-06
Variance Case; VA16-003

Dear Mr. Pelham:

The Washoe County Health District, Environmental Health Services Division (Division) Engineering and Vector have reviewed the above referenced project. Approval by this Division is subject to the following conditions:

1. The proposal to reduce the building setbacks to accommodate the proposed construction will not adversely impact the lot. This parcel is served by municipal sewer and municipal water. Environmental Health has no objections to the approval of this variance.

If you have any questions regarding the foregoing, please call Jim English 328-2610 or Jim Shaffer 785-4599 regarding engineering or vector comments, respectively.

Sincerely,

James English
Environmental Health Specialist Supervisor
Environmental Health Services

J.L. Shaffer
Program Coordinator/Planner
Vector-Borne Diseases Program
Environmental Health Services

JE/JS/~~wr~~

cc: File - Washoe County Health District

Elise Fett & Associates – elise@elisefett.com



Incline Village Crystal Bay Citizens Advisory Board

DRAFT: Approval of these draft minutes, or any changes to the draft minutes, will be reflected in writing in the next meeting minutes and/or in the minutes of any future meeting where changes to these minutes are approved by the CAB.

Minutes of the Incline Village Crystal Bay Citizens Advisory Board meeting held at Incline Village General Improvement District, 893 Southwood Blvd, Incline Village, NV 89451 on APRIL 25, 6:00 P.M.

1. ***CALL TO ORDER/ PLEDGE OF ALLEGIANCE** – Pete Todoroff called the meeting to order at 6:00 P.M.

2. ***ROLL CALL/DETERMINATION OF A QUORUM** - Pete Todoroff, Gerry Eick, Tom Cardinale (Alternate for Kevin Lyons); Mike Sullivan (Alternate), Andy Wolfe (arrived late); Judy Miller. A quorum was determined.

Absent: Kevin Lyons (excused)

3. ***PUBLIC COMMENT** –

Michelle Bays, Supervising Investigator from the District Attorney's office, introduced herself. She said they have been focusing on outreach. She would like to get Mr. Hicks on the agenda for a future meeting to open up the line of communication. She said they would like to come and give an update. She said they have a civil division, family division, and fraud check division. She said they have a big role in public safety.

4. **APPROVAL OF THE AGENDA FOR THE MEETING OF APRIL 25, 2016**– Gerry Eick moved to approve the agenda for the meeting of **APRIL 25, 2016**. Andy Wolfe seconded the motion to approve the agenda. The motion passed unanimously.

5. **APPROVAL OF THE MINUTES FOR THE SPECIAL MEETING OF MARCH 28, 2016** – Judy Miller made a motion to approve the minutes from the meeting of **MARCH 28, 2016**. Tom Cardinale seconded the motion to approve the minutes. The motion passed unanimously.

6. ***PUBLIC OFFICIAL REPORTS**

A. ***Washoe County Commissioner** - Commissioner Marsha Berkbigler was unable to attend. Commissioner Berkbigler may be reached at 775-328-2005 or mberkbigler@washoecounty.us.

Al Roger invited everyone to contact Commissioner Berkbigler with any questions.

7. **DEVELOPMENT PROJECTS** – The project description is provided below with links to the application or you may visit the Planning and Development Division website and select the Application Submittals page:
http://www.washoecounty.us/comdev/da/da_index.htm.

A. **Tentative Map 16-003 (Incline Creek Estates Phase 2)** – Request for community feedback, discussion and possible action to approve a common open space subdivision that will include dividing a ±1.68 acre parcel into 10 single family lots and one common open space lot. (*This item is for possible action by the CAB.*)

Applicant/Property Owner: NCP/ICP, LLC.

Location: 800 College Drive

APN: 129-280-21

Staff: Trevor Lloyd, 775-328-3608, tlloyd@washoecounty.us

Reviewing Body: This case is tentatively scheduled to be heard by the Washoe County Planning Commission tentatively on June 7.

Andy said his Incline Law Group has had involvement with this project. He said this connection is significant enough and it would raise concern. He said he will abstain from the discussion and voting.

Brian Helm, Representative for Incline Creek Estates Development, gave an overview of the project:

- He said they are requesting approval for the tentative map for phase 2 of the Incline Creek Estates Subdivision.

Brian gave some background:

- The subdivision is located off of College Drive
- Phase 1 included 57 units; 10.25 acre subdivided in 2005.

- They have sold 55 of 57 units. Two are currently under contract. The HOA is owner controlled.
- Phase 2: In 2008, TRPA conditional use and tentative use map were approved; both approvals expired in 2011 due to Phase 1's slow progress. He said they are bringing it back because Phase 1 is nearly complete.
- Phase 2 has 10 single family lots and one common lot which will be annexed into the HOA.
- The Affordable housing requirement was completed in 2008.
- Brian showed the Phase 1 and Phase 2 on a map. Phase 2 will satisfy the secondary egress for fire emergency access.
- He showed the subdivision tentative map with examples and pictures from Phase 1.
- 36,000 sq ft of impervious coverage; 33%; banked and onsite and ready for use.
- Required BMPs.
- No variances required.
- No changes to original project. All findings to project, plan, suitability were made; no special conditions.
- The architecture is an update to the existing; asphalt and shingle with stone detailing.
- He said it's currently under TRPA review.
- Upcoming meetings: May 13th & June 7th - Planning Commission for Tentative Map approval.

Comments:

- Tom Cardinale asked if the smaller units are integrated in the other 7 units. Brian said the smaller units will have patio space outside.
- Gerry Eick asked about the area north of unit 59. Gerry asked about the location of BMP and open space with neighbors to the west of Phase 2. Brian said that a SEZ with vegetation. Brian said that will remain as open space. He said they met with Fire Department and Forest Service to discuss fuels management for that space. The agencies issued a letter about that. Gerry asked about occupancy for July 1, 2017. He said when you go before the County, this is one parcel now, and it will be changed into 11 parcels. Brian said we would have record that as soon as the final plan was recorded. They will take the final map to the County in July.
- Pete Todoroff asked about the financing. Brian said the financing has been funded. Phase 1 profits will pay for Phase 2.
- Tom Cardinale asked if they have received feedback from the residents. Brian said no, they have received no comments.
- Gerry Eick said this is consistent with the original plan; they picked up where they left off.
- Judy Miller said the fact they aren't asking for a variance and it's a continuation from an existing project, it would be successful. Tom Cardinale agreed with Judy Miller, and said no one is complaining. Gerry Eick said it's positive that they are finishing the roadway for proper access.
- Peter Morris said he goes by here every day. He said it's an eyesore. He said it would be a great thing for it to be complete.
- Wayne Ford said he has been here for a long time. He said it is a real plus and improvement compared to what was there before.
- Kendra Wong said she lives across the street. She said it was a very well planned community. They did a great job with the project. She hasn't seen any impact with traffic.
- Judy Miller said we are quick to criticize, but we all supported this. We can voice our support.

MOTION: Judy Miller moved to recommend support for the Tentative Map and development for the Incline Creek Estates project; Tom Cardinale seconded the motion. Motion passed unanimously. Andy Wolfe abstained.

B. Variance Case Number VA16-003 (Fleming Front Yard Setback Reduction) – Request for community feedback, discussion and possible action to approve a variance to allow the reduction in the front yard setback from 15 feet to approximately 10 feet and 13/16 inches, to facilitate the expansion of the existing dwelling. *(This item is for possible action by the CAB.)*

Applicant/Property Owner: Elise Fett and Assoc, attn. Julie Rinaldo, PO Box 5989, Incline Village, NV 89450

Location: 715 Cristina Drive, approximately 750 feet southeast of its intersection with Eagle Drive, in Incline Village.

APN: 126-251-06

Staff: Roger Pelham, 775-328-3622, rpelham@washoecounty.us

Reviewing Body: This case is tentatively scheduled to be heard by the Washoe County Board of Adjustment on June 2, 2016.

- Roger said he isn't representing the project but will answer any code, policy, or process questions. He isn't for or against the request.

- Gerry Eick said he went by the parcel, and the variance request is consistent with the neighbors. He said he was concerned visualizing the structure; it's strategically located in a square shape in between large trees. He said he looked at the site plan, and they are making it a deeper structure and removing trees. He said it may change the visual corridor. He asked if it fit the character of the street. He said the owners had received a letter of support, but does it affect anyone else in the neighborhood. Roger Pelham said he hasn't heard any controversy for this project, but it's early. The standards by which variances are judged are state law. The criteria for state law are in the code. It comes down to legal standard that forces variance. Roger spoke about standards such as exceptional narrowness and other exceptional conditions of the property. He said its about the characteristics of land, not convenience of the applicant. Gerry said with the condition and slope, it makes sense to have these characteristics, but he said he is concerned that it goes from square to an entirely different shape with the garage on one side. They are making one argument, but doing other things. He said it was an observation.
- Judy Miller said she walked the street and observed many of the homes that have deep enough driveways to have two parking spaces in front of the garage. She said another home in the neighborhood had a physical constrain on a narrow lot. She said a variance is only supposed to be granted when there are extraordinary conditions. She said she didn't believe or couldn't find reason to go any other reason. She doesn't think it's appropriate for this property.
- Andy Wolfe said he came to similar conclusions as Judy. He said he didn't see any topo or physical constraints. He said the garage is 24 feet deep, and if you don't demolish the existing home, you have to intrude into the setback. He said if you cut the garage to 20 feet, you wouldn't have an intrusion, but might not work for storage. He asked is the location of the existing building a physical constrain that we should consider when locating the garage. He said it's not a special convenience to have a 24 foot garage that is standard. He asked if the avoidance of demolishing the current home making it a constraint. Roger said the Board of Adjustment will make that final decision. Roger said no, it's not an extraordinary condition. The location of the dwelling isn't a hardship. He said another factor in play is when the conditions are 20% slope. They could build a garage detached in the same location, but not attached.
- Judy Miller said they don't currently have enclosed parking. She asked if he is trading one non-conforming for another. Roger said not in this case. One enclosed parking space and one off street parking space is required. He said right now, there are two non-conforming. It's legal, non-conforming. Judy said we have seen a lot of vacation rentals with higher occupancy with no parking. She said there is not a lot of storage; storage will happen in the garage, and parking will be displaced outside on the street. It creates a dangerous situation, especially on a school route.
- Gerry Eick said Roger mentioned it's early in the process. Roger said they accept variance requests on the 15th of every even month. He said its only 9 days after it's been submitting. He said he will receive comments back from all the agencies: health, fire, CAB. Roger said he will form his recommendation after he receives everyone's comments. Gerry said this goes to the BOA on June 2nd. Roger said all the other agencies feedback will be put into a recommendation in the form of a staff report prior to the public hearing. Notices will go to the property owner for the official hearing. He said at the beginning of the process, courtesy notices are sent out. He said he promises those comments that are submitted in writing will be put into his staff report. Gerry said he was hoping to make additional comments later in the process. Judy said she was disappointed in the fact the applicant isn't here. Roger asked everyone to submit comment or come to the public hearing.
- Tom Cardinale said it's none of our business regarding their storage. She is asking for access and wants to remove two trees. She wants to make this house valuable to her.
- Gerry Eick recommended to submitting our own comments.
- Andy Wolfe said if he puts himself in the neighbor's shoes, he said he would rather have the variance, and leave a view corridor. He said he would want to preserve the views.

C. Case Number AP16-002 (Classical Tahoe) – Request for community feedback, discussion and possible action to approve an Administrative Permit and outdoor community event business license and associated license conditions for Classical Tahoe, an outdoor concert event to be held at the Sierra Nevada College in Incline Village, Nevada on July 29, 30, August 5, 6, 12, 13 2016. *(This item is for possible action by the CAB.)*

Applicant: Classical Tahoe – Kirby Combs

Property Owner: Sierra Nevada College

Location: 948 Incline Way, Incline Village

APN: 127-040-10 (College) and 127-040-07 (IVGID Recreation Center)

Staff: Eric Young, 775.328.3613, eyoung@washoecounty.us

Reviewing Body: This case is tentatively scheduled to be heard by the Washoe County Board of Adjustment on June 2, 2016.

- Roger Pelham said he is here for Eric Young. He said this is the same it has been the same as the past few years. It will be Sunday evenings.
- Gerry said this is formerly known as Summerfest. He said that existing relationship among amenities and cross collateral should be noted. Roger said that might be outside of the land use description. Gerry said there is no objection to the event, they have made good relationships with other entities with traffic and parking, they might want to cross their Ts and dot their 'i's in order to make sure the entities know who they are dealing with.
- Judy Miller said this is a wonderful event. She said we haven't had problem with this event before, and the parking is good. She said she took handicapped woman and the lighting was difficult and the paths aren't paved. The footing might be hazardous. She said she is concerned about lighting and paths for handicapped. She is happy to have this in this community.

MOTION: Andy Wolfe moved to support this application for an administrative permit for Classical Tahoe. Gerry Eick seconded the motion. Motion passed unanimously.

8.*COUNTY UPDATE – Sarah Tone, Office of the County Manager will provide an update on County services. Ms. Tone is available to answer questions and concerns. Please feel free to contact her at stone@washoecounty.us or (775) 328-2721. To sign up to receive email updates from the County visit www.washoecounty.us/cmail. (This item is for information only and no action will be taken by the CAB).

Al Rogers gave an update:

- He thanked the Board and said he appreciates their due diligence.
- The budget will be presented at the Board of County Commission meeting; tentative budget to State April 15. This is a recommended budget, but not final.
- He said he encouraged the CAB to take advantage of Michelle Bay's offer to come out; as well as other departments within Washoe County. He said the website has many videos. He said he hopes our citizens are informed.
- Pete Todoroff asked Al to speak about the Orbit station. Pete said Wayne Ford is here to talk to that. Pete said he is concerned about the blocked off access on Somers Loop. Al Roger said he has no update or comment, but can follow up when we get the information.
- Pete asked about the bus shelter across from the college. He asked why it will cost \$100,000 to have a shelter. Gerry said he understands there will be more; it doesn't make sense. The memo implied that there is more detail to come.
- Pete talked about the Tanager Roofing Company. He said he would like to find out what's going on with that as well.
- He wants to know more about the Tahoe Area Plan. A representative, Morgan Barrel, from the TRPA wanted to give a presentation in June, but we don't have a meeting. Gerry said Sarah Tone mentioned this will be an item at the Community meeting in May. Al said we have to determine the date and time for Community Forum.
- Pete said Calneva Cottages won't be getting financing anytime soon.

9. *CHAIRMAN/BOARD MEMBER ITEMS/NEXT AGENDA ITEMS - This item is limited to announcements by CAB members and topics/issues posed for future workshops/agendas. (This item is for information only and no action will be taken by the CAB).

- Pete said he would like a representative from TRPA and the County to give an update regarding the area plan for the July CAB meeting.
- Gerry Eick spoke about the upcoming IVGID Watermain projects taking place between August 1 – October, 2016 (Enterprise, Oriel, Wassou, Teresa). The locations aren't through roads, so it won't affect traffic but will impact the road.
- Gerry also announced the NDOT SR 28 Bikeway and Improvement public hearing on Tuesday, April 26, 4-7pm, at the Chateau.

10. *PUBLIC COMMENT –

Wayne Ford said he wanted it to bring it to the boards' attention about the Orbit Station. There is a breakdown of TRPA pre-grade process, BMP, and final BMPs. He said he will pass along a report and photographs to Marsha. There was runoff of sediments during the storm. The amount of runoff goes into the IVGID park. There is active runoff. There was emergency grading; no action was taken. Everyone has to do this during construction. There is 18,000 sq feet of

impervious coverage that isn't being contained, no plans to take care of it. That is a big impact on the water quality in our lake. Everyone else is spending a lot of money, and this site is doing nothing.

ADJOURNMENT – Meeting adjourned at 6:50pm.

Number of CAB members present: 5

Number of Public Present: 9

Presence of Elected Officials: 0

Number of staff present: 2

Submitted By: Misty Moga

Community Services Department
Planning and Development
VARIANCE
APPLICATION



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

Telephone: 775.328.3600

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.: _____	
Project Name: TSFL - Fleming Residence			
Project Description: Remodel and addition to a single family residence. The proposed plan features a two-story addition at the front of the house with a garage at the street level and living space below. The proposed living space as proposed does not encroach into any setbacks.			
Project Address: 715 Cristina Dr. Incline Village, NV 89451			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets AND area locator): Approx. 500 feet from Eagle Dr, across from intersection of Incline Pines with Cristina Dr. Nearest major crossroads are Country Club and Village (approx 1500ft away by road).			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
126-251-06	0.363		
Section(s)/Township/Range: Section - 10/11, Township - 16, Range - 18			
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: Thomas and Susan Fleming		Name: Elise Fett & Associates Ltd.	
Address: 5111 Alta Canyon Rd.		Address: PO Box 5989	
La Canada Flitridge, CA	Zip: 91011	Incline Village, NV	Zip: 89450
Phone: 213-300-1711	Fax:	Phone: 775-833-3388	Fax: 775-833-2388
Email: tfleming@jonesbell.com		Email: elise@elisefett.com	
Cell:	Other:	Cell: 775-762-3388	Other:
Contact Person: Tom Fleming		Contact Person: Elise Fett	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Elise Fett & Associates Ltd.		Name:	
Address: PO Box 5989		Address:	
Incline Village, NV	Zip: 89450		Zip:
Phone: 775-833-3388	Fax: 775-833-2388	Phone:	Fax:
Email: julie@elisefett.com		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Julie Rinaldo		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: Elise Fett & Associates Ltd.

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, G. Thomas Fleming 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): 126-251-06

Printed Name G. Thomas Fleming III

Signed *G. Thomas Fleming III*

Address: 715 Cristina / P.O. Box 5282

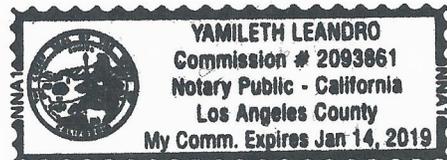
Incline Village, Nevada 89451

Subscribed and sworn to before me this
12th day of April, 2016.

(Notary Stamp)

Yamileth Leandro
Notary Public in and for said county and state

My commission expires: January 14, 2019



*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

February 2014

Property Owner Affidavit

Applicant Name: Elise Fett & Associates Ltd.

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, Susan S. Fleming
(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): 126-251-06

Printed Name Susan S. Fleming

Signed *Susan S. Fleming*

Address 715 Cristina / P.O. Box 5282

Incline Village, Nevada 89451

Subscribed and sworn to before me this
_____ day of _____, _____.

(Notary Stamp)

Notary Public in and for said county and state

My commission expires: _____

*SEE
ATTACHED
ACKNOWLEDGEMENT*

*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

February 2014

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of LOS ANGELES)

On APRIL 12, 2016 before me, HARRIET L. HARRIS, NOTARY PUBLIC
Date Here Insert Name and Title of the Officer

personally appeared SUSAN STAUFF FLEMING
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____
Document Date: _____ Number of Pages: FOR 715 CHRISTINA P.O. BOX 5282 INCURNE VILLAGE, NV 89451
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

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?

Front yard setback article 406-Building Placement Standard 110.406.30 is the provision we are requesting a variance for. The proposed garage design encroaches upon the front yard setback by 3' 11". The covered entry deck column encroaches 5' 6" because the property line gradually curves back with the road, but this column is only 6" in front of the proposed garage wall. The roof overhangs both the columns and garage by 3'. We are therefore reducing from 15' setback to 10' 13/16" at the entry deck roof column.

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

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

The site has a 30% slope and an existing parking deck at the front of the house. Locating the garage addition where the existing parking deck structure is located is the least obtrusive option for an attached garage. Any other location would require a new driveway approach at an even steeper area of the lot. The kitchen of the existing house is directly in front of the proposed garage and the roof line of the existing house can continue over the garage and new entry for reasonable and efficient construction that provides safe access to the home.

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?

The garage and covered entry deck addition will appear as a single story at the street level of the house and it is within the setbacks at the rear and sides of the house. By building the garage in front of the (e) house, there is still a large view corridor to the lake from the road and adjacent neighbors. The homes become more separated from each other at the roadside since the lots are on a curve. There are not any houses on the opposite side of the street. By constructing above the existing parking deck, only one tree will need to be removed.

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.)?

Creating a two-car garage will decrease clutter on the street and hide cars from view. The cars, fire wood piles and various storage items that are currently stored on the parking deck will be kept in the garage and out of view. From the edge of pavement, there will still be 18 feet of off-street parking available at the front of the house. As part of this project, the foundation that was poured in the 90's at the north side of the lot will be removed and the area will be restored to a natural vegetative state. The existing street facade does not have a visible entry since it is a 1/2 level below the road and screened by the parking deck. The proposed facade will have an inviting, functional, and attractive entry point to the right of the garage and will feature a mix of heavy stone and wood siding. The facade will have an updated high quality curbside interest that will add to the appeal of the neighborhood.

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

A garage and covered entry is enjoyed by neighbors and commonplace in Tahoe. The lack of an enclosed parking space is a violation of development code 110.410.10.1, the proposed garage will bring the residence into compliance with this code. Currently, residents must navigate steep stairs that are exposed to the elements to get from the parking deck into the main level of the house. The (e) entry comes in at a split level landing of the home; therefore, you have to go down stairs outside and back up stairs on the inside to get to the living level. With the proposed garage and covered entry deck, residents and guests will be able to enter the house at a single level and enjoy the benefit of a covered, apparent, and attractive entry deck which is significantly safer and more functional.

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.
------------------------------	--	-------------------------------

7. What is your type of water service provided?

<input type="checkbox"/> Well	<input checked="" type="checkbox"/> Community Water System
-------------------------------	--

8. What is your type of sanitary waste disposal?

<input type="checkbox"/> Individual Septic System	<input checked="" type="checkbox"/> Community Sewer System
---	--

Washoe County Treasurer
 Tammi Davis

Account Detail

[Back to Search Results](#)

[Change of Address](#)

[Print this Page](#)

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

 **Payment Information**

 **Special Assessment District**

 **Installment Date Information**

 **Assessment Information**

Washoe County Parcel Information

Parcel ID	Status	Last Update
12625106	Active	4/15/2016 2:10:21 AM
Current Owner: FLEMING, G THOMAS III & SUSAN S		SITUS: 715 CRISTINA DR INCL NV
5111 ALTA CANYADA RD LA CANADA FLINTRIDGE, CA 91011		
Taxing District 5200	Geo CD:	
Legal Description		
SubdivisionName SCOTCHWOOD SUBDIVISION Township 16 Range 18 Lot 17		

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

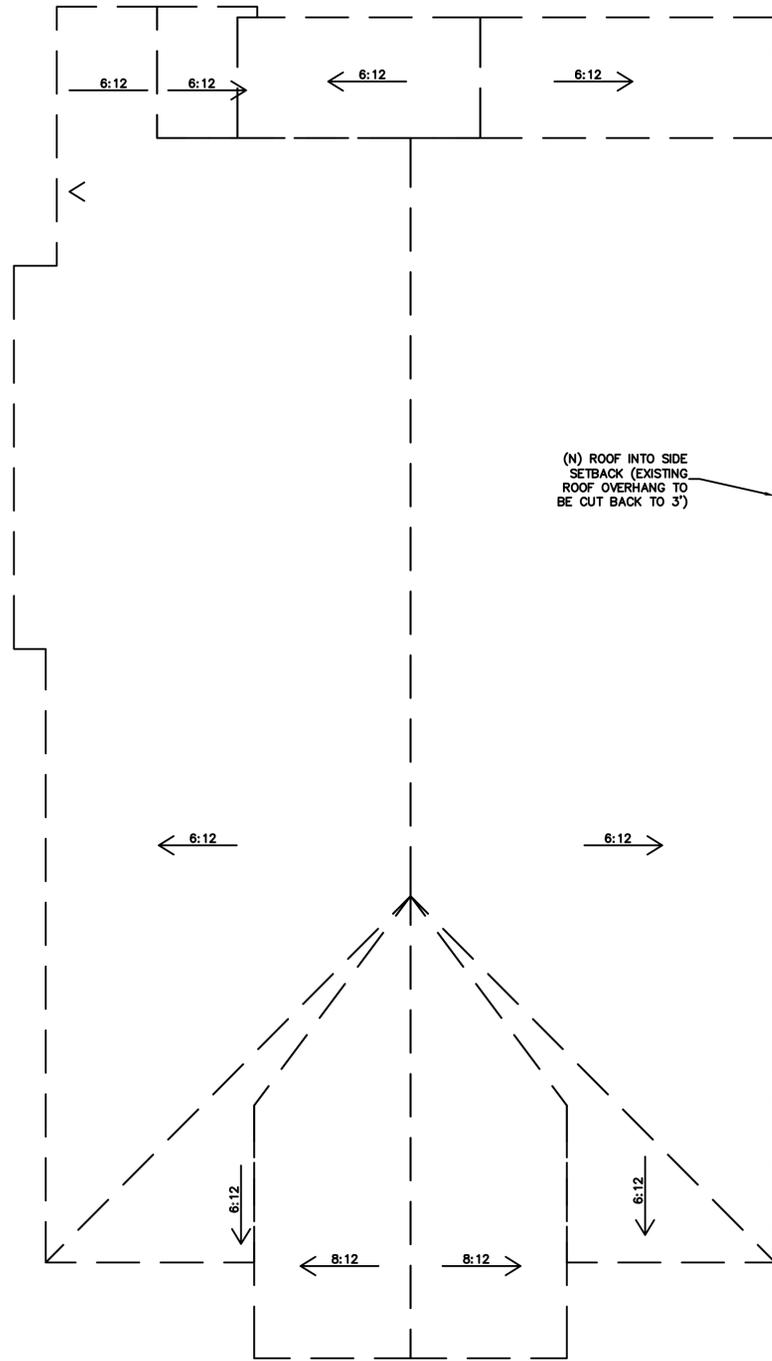
Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2015	\$7,921.47	\$7,921.47	\$0.00	\$0.00	\$0.00
2014	\$7,949.44	\$7,949.44	\$0.00	\$0.00	\$0.00
2013	\$7,956.42	\$7,956.43	\$0.00	\$0.00	\$0.00
2012	\$7,943.40	\$7,943.40	\$0.00	\$0.00	\$0.00
2011	\$7,736.20	\$7,736.20	\$0.00	\$0.00	\$0.00
Total					\$0.00

Important Payment Information

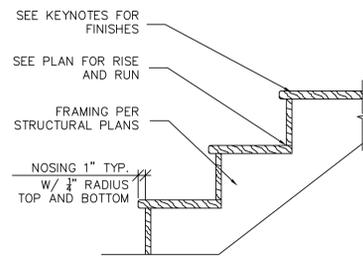
- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However,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

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

This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.



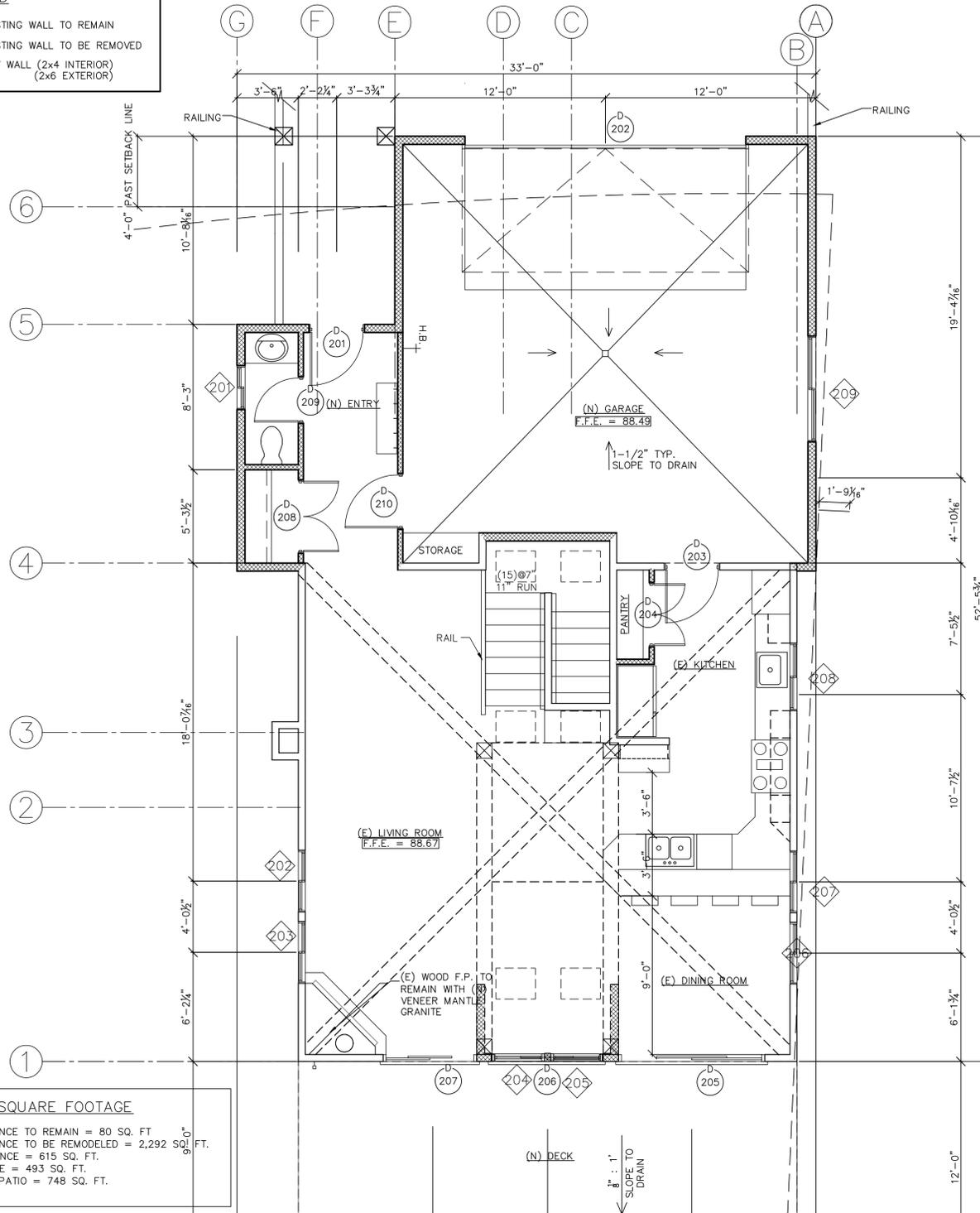
ROOF PLAN
1/4" = 1'-0"



STAIR DETAIL TYP

WALL LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- NEW WALL (2x4 INTERIOR, 2x6 EXTERIOR)



TOTAL SQUARE FOOTAGE

(E) RESIDENCE TO REMAIN = 80 SQ. FT.
 (E) RESIDENCE TO BE REMODELED = 2,292 SQ. FT.
 (N) RESIDENCE = 615 SQ. FT.
 (N) GARAGE = 493 SQ. FT.
 (N) DECK/PATIO = 748 SQ. FT.

2nd FLOOR SQUARE FOOTAGE

(E) RESIDENCE TO BE REMODELED = 804 SQ. FT.
 (N) RESIDENCE = 132 SQ. FT.
 (N) GARAGE = 493 SQ. FT.
 (N) DECK = 285 SQ. FT.

2nd FLOOR PLAN
1/4" = 1'-0"

DOOR SCHEDULE

MARK	DOOR SIZE		Style	Swing	NOTES
	WD	HGT			
201	3'-0"	7'-0"	Hinged - Single	Right	--
202	16'-0"	8'-0"	Overhead - Sectional - 8ft	NA	--
203	3'-0"	6'-8"	Hinged - Single	Right	--
204	PR 1'-9"	6'-8"	Dbt_Hinged	NA	--
205	PR 4'-0"	7'-0"	Sliding - Double - Full Lite	Right	Sliding french door
206	PR 3'-0"	7'-0"	Sliding - Double - Full Lite	Right	Sliding french door
207	PR 2'-6"	7'-0"	Sliding - Double - Full Lite	Left	Sliding french door
208	PR 2'-0"	6'-8"	Dbt_Hinged	NA	--
209	2'-6"	6'-8"	Standard	Left	--
210	3'-0"	6'-8"	Hinged - Single	Left	--

WINDOW SCHEDULE

MARK	SIZE		Style	Remarks	Head Height
	WIDTH	HEIGHT			
201	2'-6"	1'-10"	Slider		6'-8"
202	3'-6"	4'-10"	Slider		6'-8"
203	3'-6"	4'-10"	Slider		6'-8"
204	3'-0"	6'-4"	Picture - Trapezoid		6'-1"
205	3'-0"	6'-4"	Picture - Trapezoid		6'-1"
206	3'-6"	4'-10"	Slider		6'-8"
207	3'-6"	4'-10"	Slider		6'-8"
208	3'-10"	2'-8"	Slider		6'-8"
209	6'-0"	3'-8"	Slider		6'-8"

PRESCRIPTIVE PACKAGE FOR ZONE 5

INSULATION
 CEILING - R-38 OR BETTER
 WALLS - R-20 OR BETTER
 FLOOR - R-30 OR BETTER
 SLAB - R-10 OR BETTER, 2 FT., R-15 FOR HEATED
 SLABS MIN. R-5 INSULATION IS REQUIRED
 BENEATH HYDRONIC TUBING.

NOTES:
 WINDOWS - DOUBLE PANE, LOW E, U FACTOR OF .35
 OR BETTER
 EXTERIOR DOORS - U FACTOR OF .3 OR BETTER

*ENERGY REQUIREMENTS SHALL MEET OR EXCEED
 PRESCRIPTIVE PACKAGE REQUIREMENTS FOR ZONE 5

NOTE:
 CONTRACTOR TO VERIFY ALL WINDOW AND DOOR
 SIZES WITH (E) OPENINGS AND STRUCTURAL.
 CONTRACTOR TO ORDER WINDOWS AFTER
 OPENINGS ARE FRAMED.

REVISIONS

	BY

ELISE FETT & ASSOCIATES, LTD.
 AIA • RCE
 ARCHITECTURE
 ENGINEERING

P.O. BOX 5989
 INCLINE VILLAGE
 NEVADA 89450
 PHONE: (775)833-3388
 FAX: (775)833-2388
 elise@elisefett.com

THOMAS & SUSAN FLEMING REMODEL
 SCOTCHWOOD LT 17
 715 CRISTINA DR., INCLINE VILLAGE, NV
 APN: 126-251-06

DRAWN :
 LE

CHECKED :
 EF

DATE : 2-3-16

SCALE : AS NOTED

JOB NO : TSFL

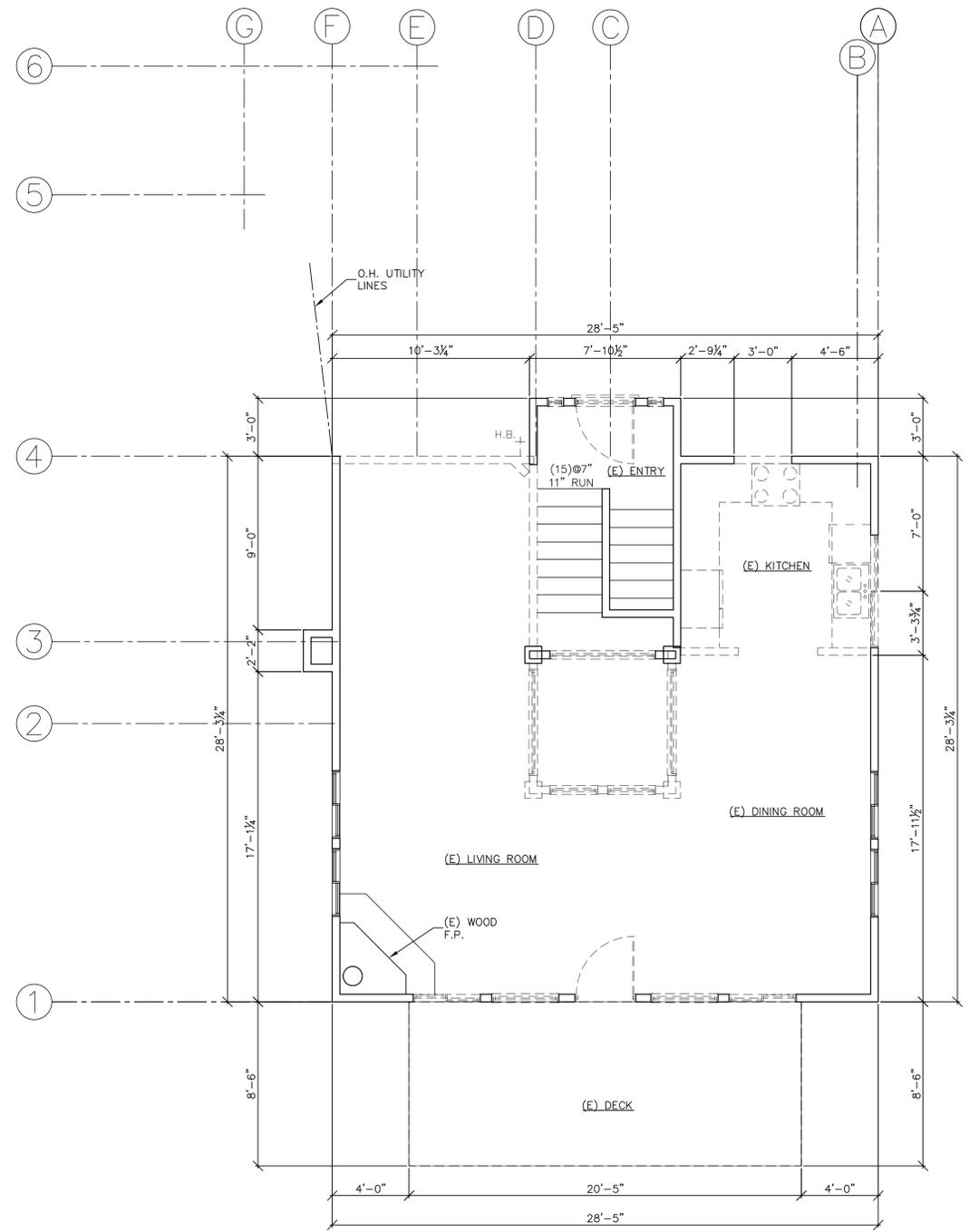
DWG NO : 2nd FLOOR

SHEET

A-4

OF "A" SHEETS

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT/ENGINEER AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT/ENGINEER.



4 3/4" WALL THICKNESS TYP. INT. & EXT.
 VAULTED CEILING
2nd FLOOR EXISTING AND DEMO PLAN
 1/4" = 1'-0"

WALL LEGEND	
	- EXISTING WALL TO REMAIN
	- EXISTING WALL TO BE REMOVED
	- NEW WALL (2x4 INTERIOR) (2x6 EXTERIOR)

REVISIONS	BY

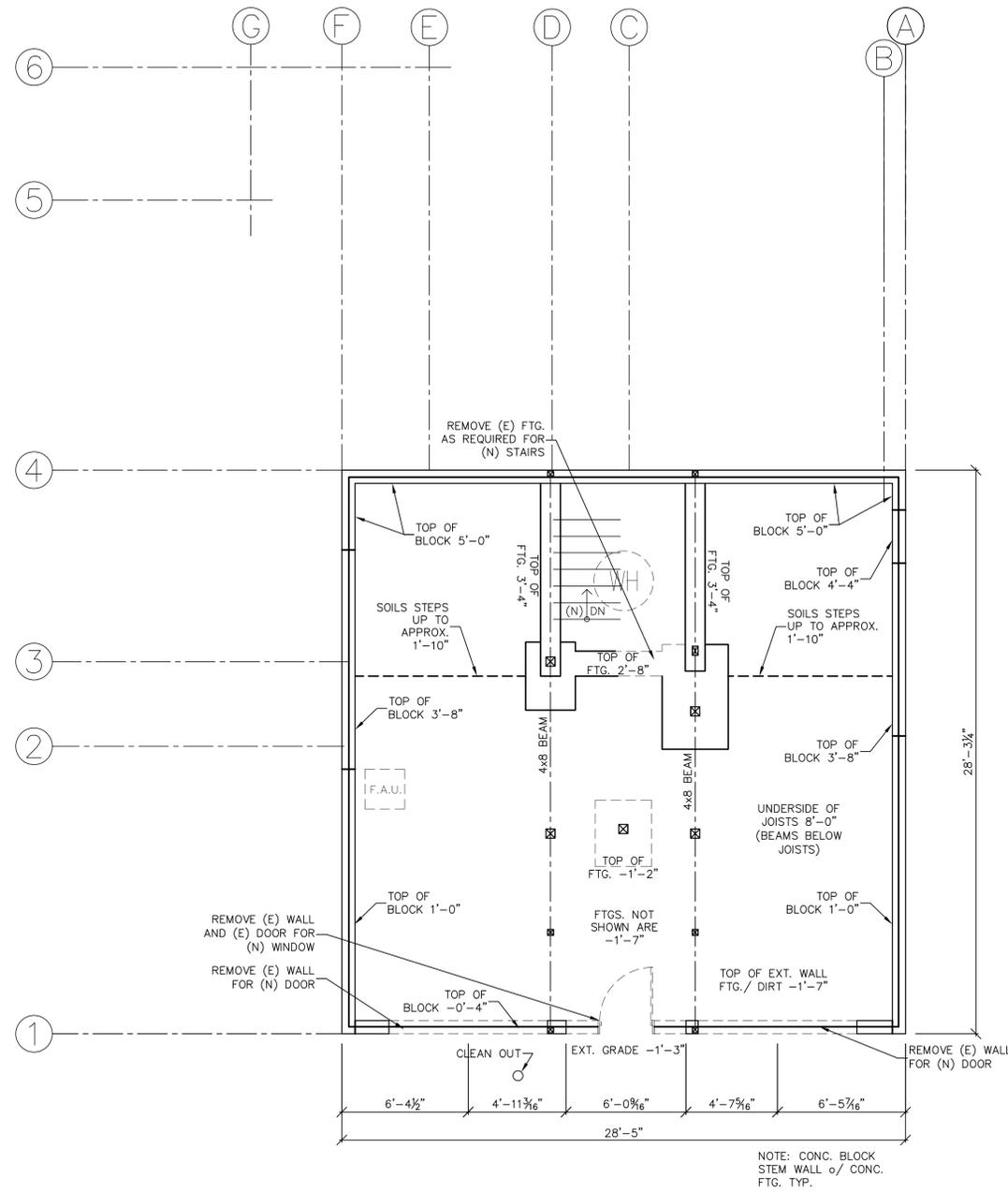
ELISE FETT & ASSOCIATES, LTD.
 AIA • RCE
 ARCHITECTURE
 ENGINEERING

P.O. BOX 5989
 INCLINE VILLAGE
 NEVADA 89450
 PHONE: (775)833-3388
 FAX: (775)833-2388
 elise@elisefett.com

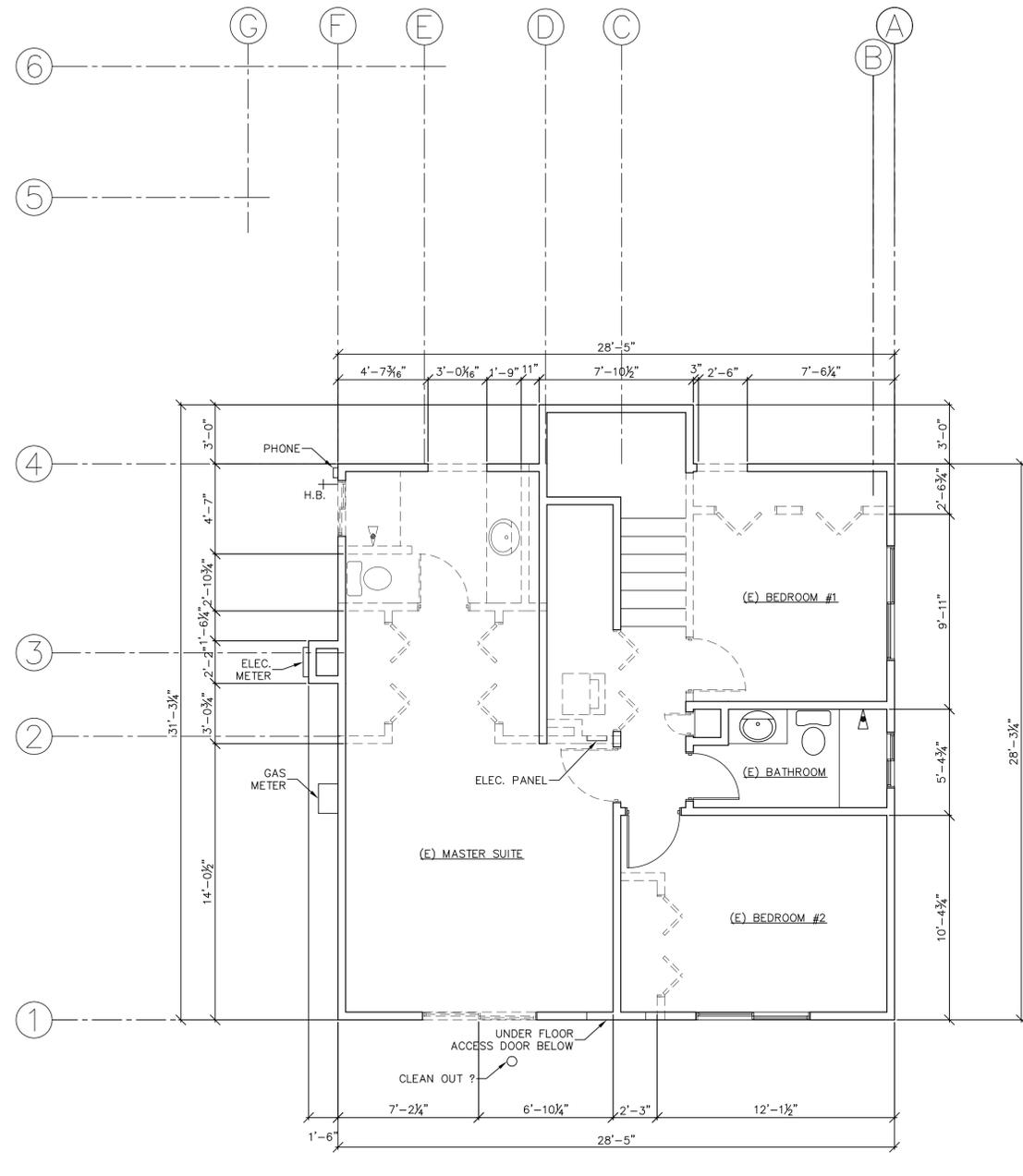
THOMAS & SUSAN FLEMING REMODEL
 SCOTCHWOOD LT 17
 715 CRISTINA DR., INCLINE VILLAGE, NV
 APN: 126-251-06

DRAWN : LE	CHECKED : EF
DATE : 2-3-16	
SCALE : AS NOTED	
JOB NO : TSFL	
DWG NO : x-1st	
SHEET	
A-2	
OF	"A" SHEETS

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT/ENGINEER AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT/ENGINEER.



BASEMENT EXISTING AND DEMO PLAN
1/4" = 1'-0"



1st FLOOR EXISTING AND DEMO PLAN
1/4" = 1'-0"

WALL LEGEND	
	- EXISTING WALL TO REMAIN
	- EXISTING WALL TO BE REMOVED
	- NEW WALL (2x4 INTERIOR) (2x6 EXTERIOR)

REVISIONS	BY

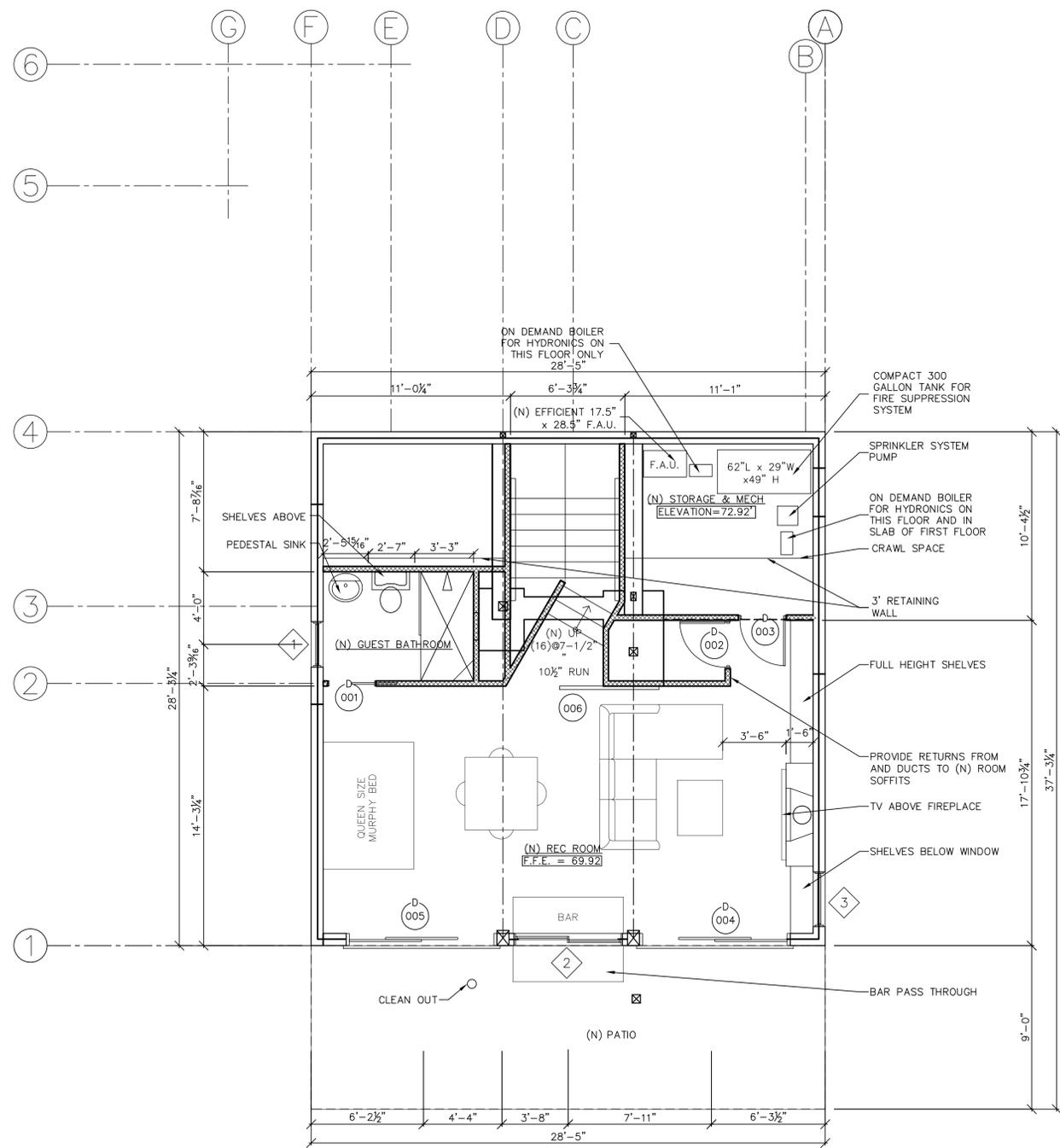
ELISE FETT & ASSOCIATES, LTD.
AIA • RCE
ARCHITECTURE
ENGINEERING

P.O. BOX 5989
INCLINE VILLAGE
NEVADA 89450
PHONE: (775)833-3388
FAX: (775)833-2388
elise@elisefett.com

THOMAS & SUSAN FLEMING REMODEL
SCOTCHWOOD LT 17
715 CRISTINA DR., INCLINE VILLAGE, NV
APN: 126-251-06

DRAWN : LE	CHECKED : EF
DATE : 2-3-16	
SCALE : AS NOTED	
JOB NO : TSFL	
DWG NO : x-1st	
SHEET	
A-1	
OF	"A" SHEETS

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT/ENGINEER AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT/ENGINEER.

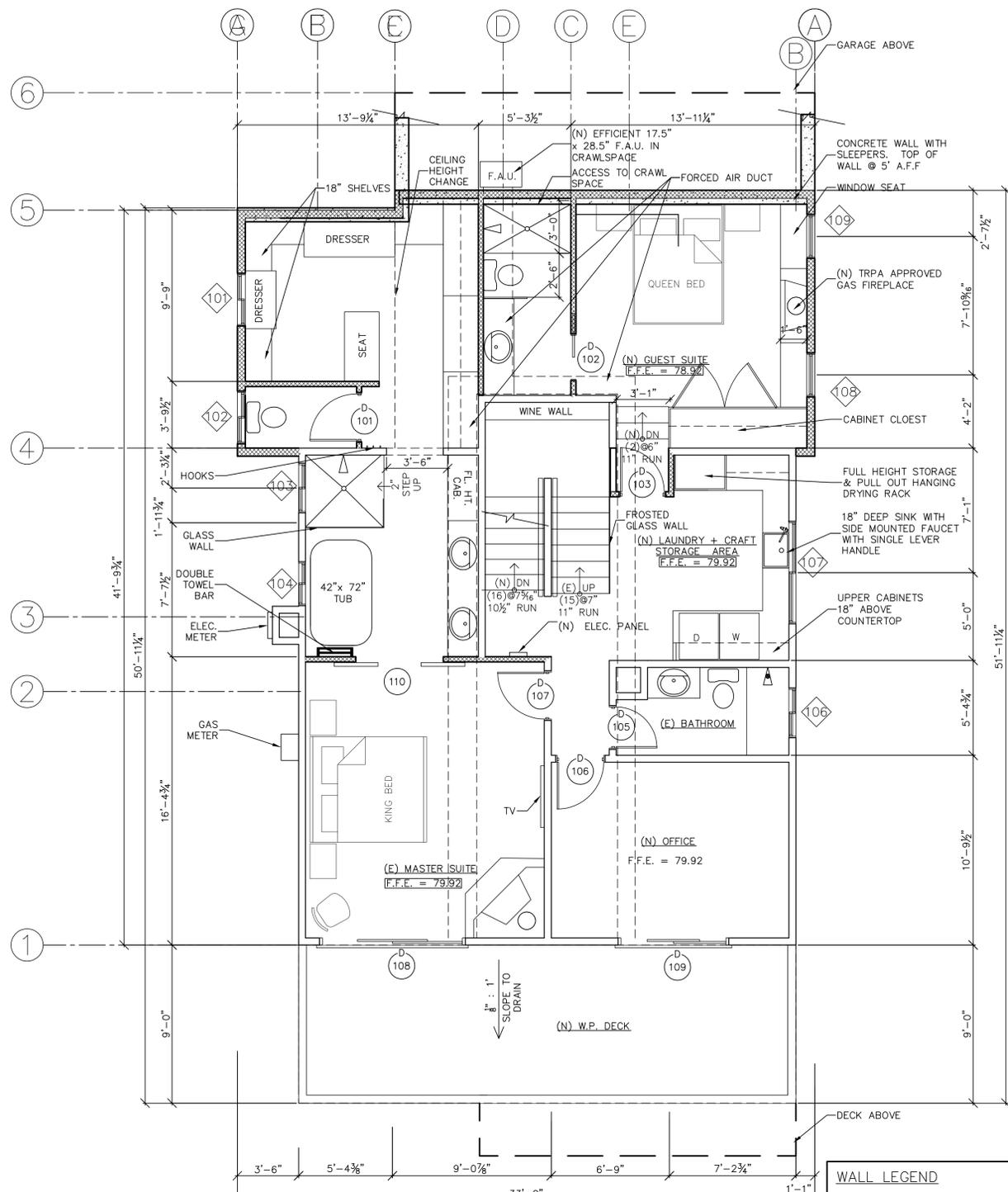


BASEMENT FLOOR PLAN
1/4" = 1'-0"

BASEMENT FLOOR SQUARE FOOTAGE
(E) RESIDENCE TO REMAIN = 80 SQ. FT.
(E) RESIDENCE TO REMODEL = 684 SQ. FT.
(N) PATIO = 234 SQ. FT.

MARK	DOOR SIZE		Style	Swing	NOTES
	WD	HGT			
001	2'-6"	6'-8"	Sgl. Pocket	Right	---
002	2'-6"	6'-8"	Hinged - Single	Right	---
003	2'-6"	6'-8"	Hinged - Single	Left	---
004	PR 4'-0"	8'-0"	Sliding - Double - Full Lite	Right	---
005	PR 4'-0"	8'-0"	Sliding - Double - Full Lite	Left	---
006	5'-6"	8'-0"	BARN DOOR	NA	---

MARK	WINDOW SIZE		Style	Remarks	Head Height
	WIDTH	HEIGHT			
1	2'-6"	4'-0"	Cosement		8'-0"
2	6'-0"	4'-6"	Slider		6'-8"
3	3'-0"	5'-0"	Picture		8'-0"



1st FLOOR PLAN
1/4" = 1'-0"

FIRST FLOOR SQUARE FOOTAGE
(E) RESIDENCE TO REMODEL = 804 SQ. FT.
(N) RESIDENCE = 456 SQ. FT.
(N) DECK = 229 SQ. FT.

MARK	DOOR SIZE		Style	Swing	NOTES
	WD	HGT			
101	2'-8"	6'-8"	Hinged - Single	Left	---
102	2'-6"	6'-8"	Pocket - Single	Right	---
103	2'-6"	6'-8"	Hinged - Single	Left	---
104	2'-6"	3'-0"	Hinged - Single	Right	---
105	2'-4"	6'-8"	Hinged - Single	Right	---
106	2'-8"	6'-8"	Hinged - Single	Right	---
107	2'-8"	6'-8"	Hinged - Single	Right	---
108	PR 4'-0"	6'-8"	Sliding - Double - Full Lite	Right	---
109	PR 3'-0"	6'-8"	Sliding - Double - Full Lite	Right	---
110	PR 2'-8"	8'-0"	Sliding - Double Barn Door	NA	---

MARK	WINDOW SIZE		Style	Remarks	Head Height
	WIDTH	HEIGHT			
101	3'-0"	3'-0"	Slider		6'-8"
102	3'-0"	1'-9 1/2"	Slider		6'-8"
103	2'-10"	1'-9 1/2"	Slider		6'-8"
104	2'-6"	3'-0"	Slider		6'-8"
106	2'-10"	1'-9 1/2"	Slider		6'-8"
107	5'-10"	3'-9"	Slider		6'-8"
108	2'-6"	5'-0"	Picture		7'-8"
109	2'-6"	5'-0"	Picture		7'-8"

WALL LEGEND

- EXISTING WALL TO REMAIN
- - - EXISTING WALL TO BE REMOVED
- ▬ NEW WALL (2x4 INTERIOR)
(2x6 EXTERIOR)

PRESCRIPTIVE PACKAGE FOR ZONE 5

INSULATION
CEILING - R-38 OR BETTER
WALLS - R-20 OR BETTER
FLOOR - R-30 OR BETTER

SLAB - R-10 OR BETTER, 2 FT., R-15 FOR HEATED SLABS MIN. R-5 INSULATION IS REQUIRED BENEATH HYDRONIC TUBING.

NOTES:
WINDOWS - DOUBLE PANE, LOW E, U FACTOR OF .35 OR BETTER
EXTERIOR DOORS - U FACTOR OF .3 OR BETTER

*ENERGY REQUIREMENTS SHALL MEET OR EXCEED PRESCRIPTIVE PACKAGE REQUIREMENTS FOR ZONE 5

NOTE:
CONTRACTOR TO VERIFY ALL WINDOW AND DOOR SIZES WITH (E) OPENINGS AND STRUCTURAL. CONTRACTOR TO ORDER WINDOWS AFTER OPENINGS ARE FRAMED.

REVISIONS	BY

ELISE FETT & ASSOCIATES, LTD.
AIA • RCE
ARCHITECTURE
ENGINEERING

P.O. BOX 5989
INCLINE VILLAGE
NEVADA 89450
PHONE: (775)833-3388
FAX: (775)833-2388
elise@elisefett.com

THOMAS & SUSAN FLEMING REMODEL
SCOTCHWOOD LT 17
715 CRISTINA DR., INCLINE VILLAGE, NV
APN: 126-251-06

DRAWN : LE	CHECKED : EF
DATE : 2-3-16	SCALE : AS NOTED
JOB NO : TSFL	DWG NO : x-1st
SHEET	A-3
OF "A" SHEETS	

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT/ENGINEER AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT/ENGINEER.

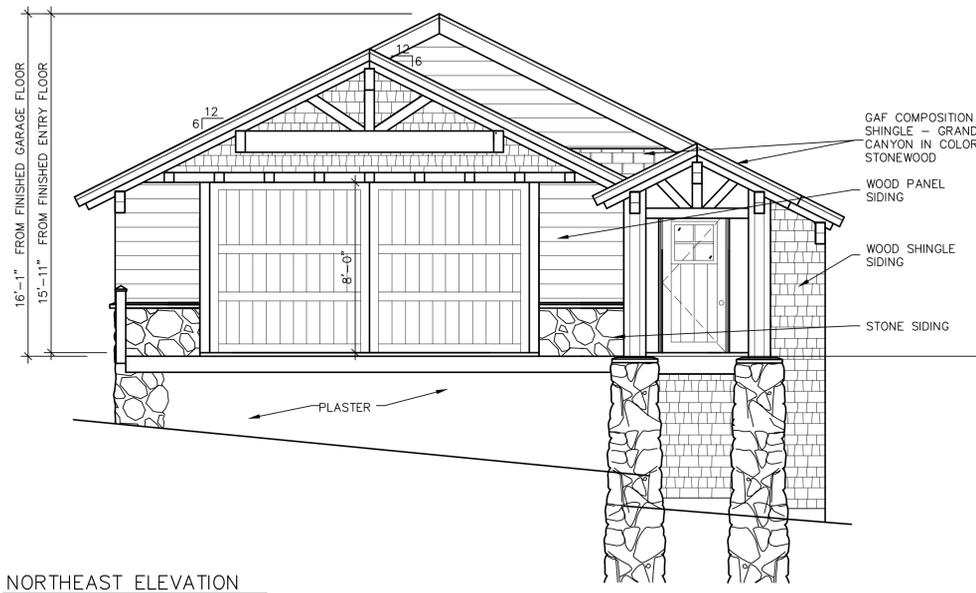
REVISIONS	BY

BUILDING HEIGHT

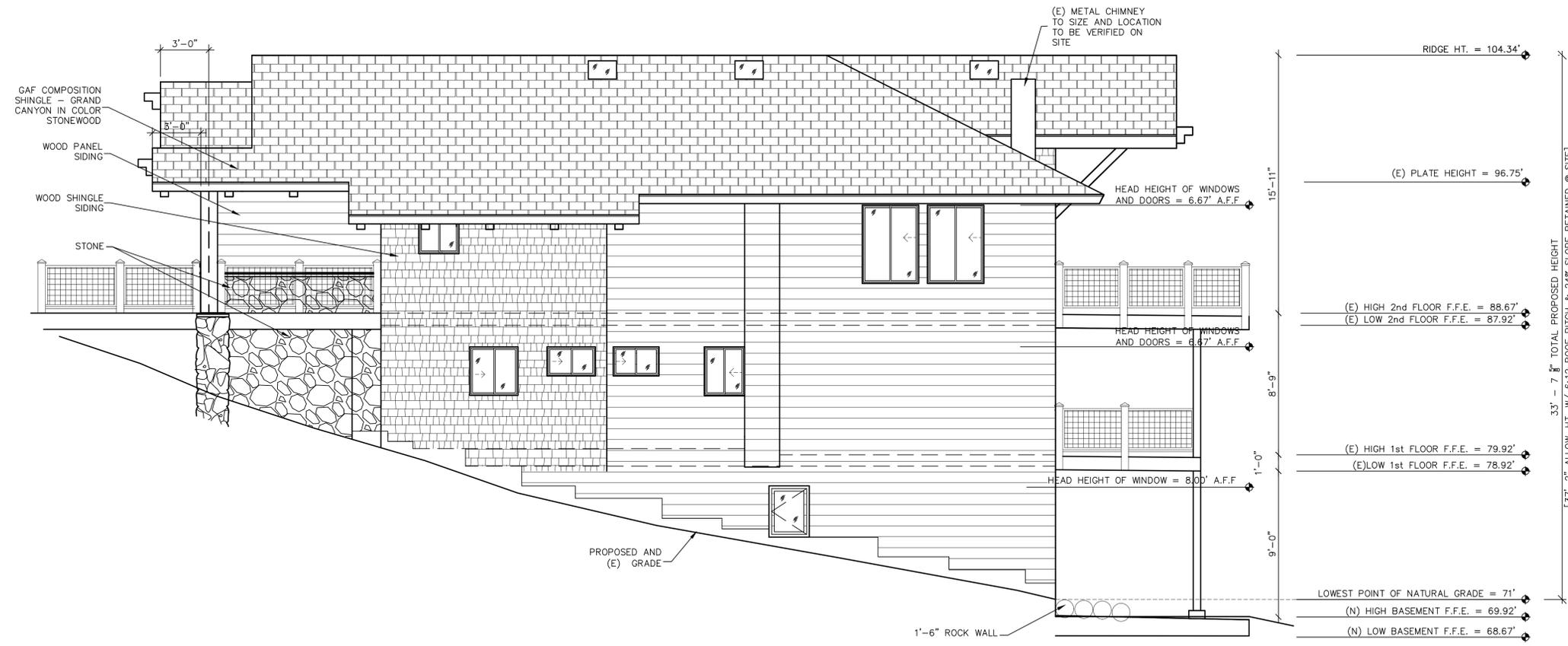
BUILDING SITE SLOPE	24%
ROOF PITCH	6:12
MAX. ALL. BUILDING HT.	37'-2"
MAX EXISTING HEIGHT	33'-7 ⁵ / ₈ "

(REFER TO SHEET A-4 FOR ROOF AREA SUMMARY)

EXTERIOR FINISHES:	
ROOF:	(N) CLASS A - TO MATCH EXISTING
SIDING:	(N) WOOD PLANKS AND (N) WOOD SHINGLES
STONE:	(N) STONE



NORTHEAST ELEVATION
1/4" = 1'-0"



NORTHWEST ELEVATION
1/4" = 1'-0"

ELISE FETT & ASSOCIATES, LTD.
AIA • RCE
ARCHITECTURE
ENGINEERING

P.O. BOX 5989
INCLINE VILLAGE
NEVADA 89450
PHONE: (775)833-3388
FAX: (775)833-2388
elise@elisefett.com

THOMAS & SUSAN FLEMING REMODEL
SCOTCHWOOD LT 17
715 CRISTINA DR., INCLINE VILLAGE, NV
APN: 126-251-06

DRAWN : LE	CHECKED : EF
DATE : 2.3.16	
SCALE : AS NOTED	
JOB NO : TSFL	
DWG NO : Elev.dwg	
SHEET	
A-5	
OF	SHEETS

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT/ENGINEER AND MAY NOT BE REPRODUCED, COPIED, OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT/ENGINEER.

REVISIONS	BY

ELISE FETT & ASSOCIATES, LTD.
 AIA • RCE
 ARCHITECTURE
 ENGINEERING

P.O. BOX 5989
 INCLINE VILLAGE
 NEVADA 89450
 PHONE: (775)833-3388
 FAX: (775)833-2388
 elise@elisefett.com

THOMAS & SUSAN FLEMING REMODEL
 SCOTCHWOOD LT 17
 715 CRISTINA DR., INCLINE VILLAGE, NV
 APN: 126-251-06

THOMAS & SUSAN FLEMING REMODEL
 SCOTCHWOOD LT 17
 715 CRISTINA DR., INCLINE VILLAGE, NV
 APN: 126-251-06

DRAWN : LE
 CHECKED : EF
 DATE : 2.3.16
 SCALE : AS NOTED
 JOB NO : TSFL
 DWG NO : Elev.dwg
 SHEET

A-6
 OF SHEETS

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT/ENGINEER AND MAY NOT BE REPRODUCED, COPIED, OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT/ENGINEER.

33' - 7 8" TOTAL PROPOSED HEIGHT
 [37'-2" ALLOW. HT. W/ 6:12 ROOF PITCH & 24% SLOPE RETAINED @ SITE]

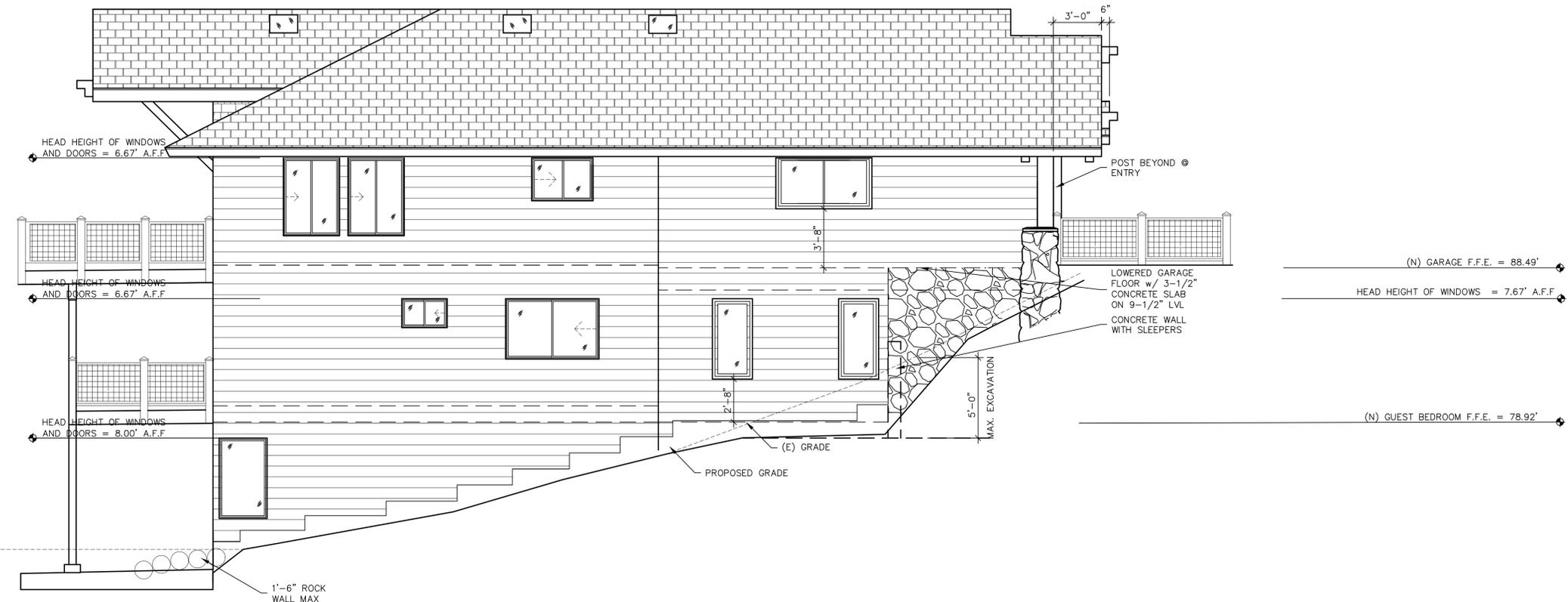
RIDGE HT. = 104.34'

(E) PLATE HEIGHT = 96.75'

(E) HIGH 2nd FLOOR F.F.E. = 88.67'
 (E) LOW 2nd FLOOR F.F.E. = 87.92'

(E) HIGH 1st FLOOR F.F.E. = 79.92'
 (E) LOW 1st FLOOR F.F.E. = 78.92'
 HEAD HEIGHT OF WINDOWS AND DOORS = 87.92'

LOWEST POINT OF NATURAL GRADE = 71'
 (N) HIGH BASEMENT F.F.E. = 69.92'
 (N) LOW BASEMENT F.F.E. = 68.97'



SOUTHEAST ELEVATION
 1/4" = 1'-0"

33' - 7 8" TOTAL PROPOSED HEIGHT
 [37'-2" ALLOW. HT. W/ 6:12 ROOF PITCH & 24% SLOPE RETAINED @ SITE]

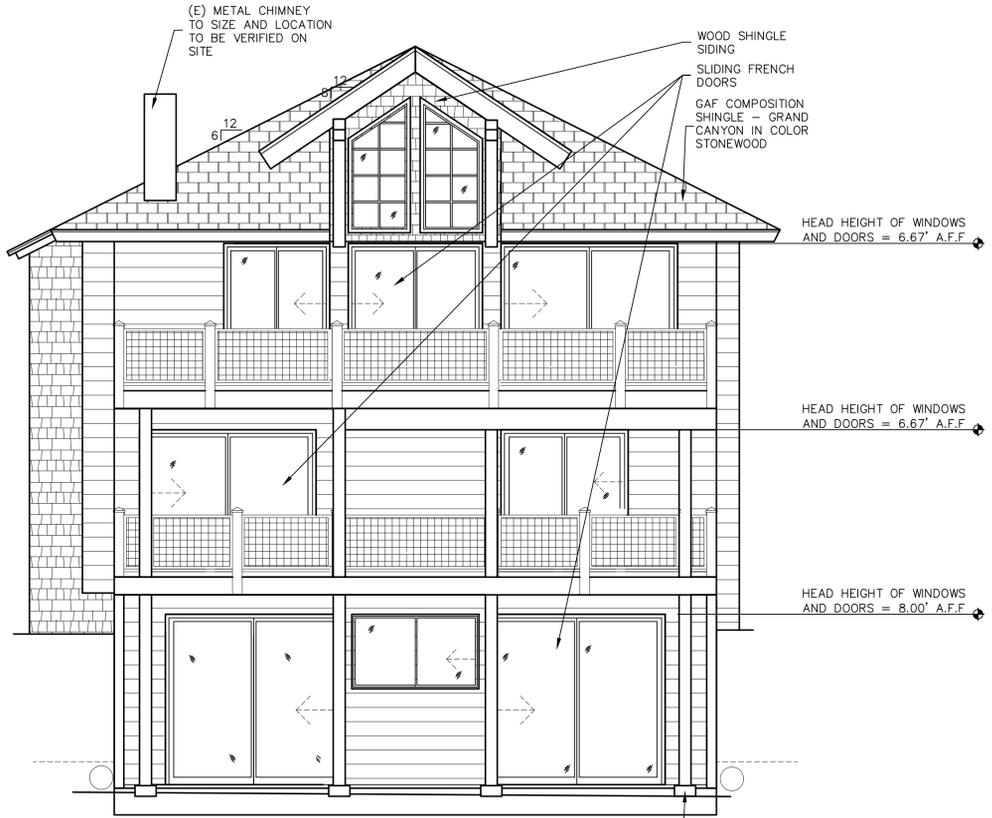
RIDGE HT. = 104.34'

(E) PLATE HEIGHT = 96.75'

(E) HIGH 2nd FLOOR F.F.E. = 88.67'
 (E) LOW 2nd FLOOR F.F.E. = 87.92'

(E) HIGH 1st FLOOR F.F.E. = 79.92'
 (E) LOW 1st FLOOR F.F.E. = 78.92'

LOWEST POINT OF NATURAL GRADE = 71'
 (N) HIGH BASEMENT F.F.E. = 69.92
 (N) LOW BASEMENT F.F.E. = 68.67'



SOUTHWEST ELEVATION
 1/4" = 1'-0"

To: Incline Village Planning Department

We, the owners of the property adjacent to the proposed remodel at 715 Cristina , Incline Village, hereby consent to the variance of approximately 4-feet from the 15-foot setback for a 2-car garage which has been requested by Susan and Tom Fleming as described above. We view their remodel, including the requested variance, as beneficial to our adjacent property and the neighborhood in general.



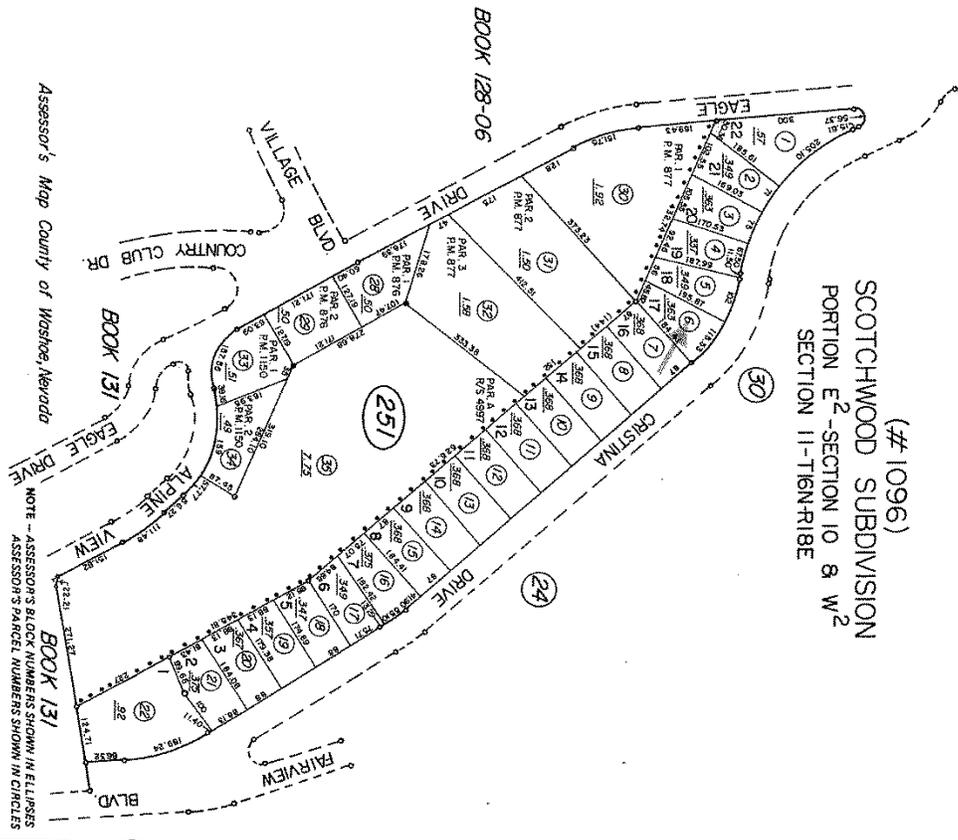
Mark Chew
713 Cristina Drive
Incline Village, NV 89451



Christina Chew
713 Cristina Drive
Incline Village, NV 89451

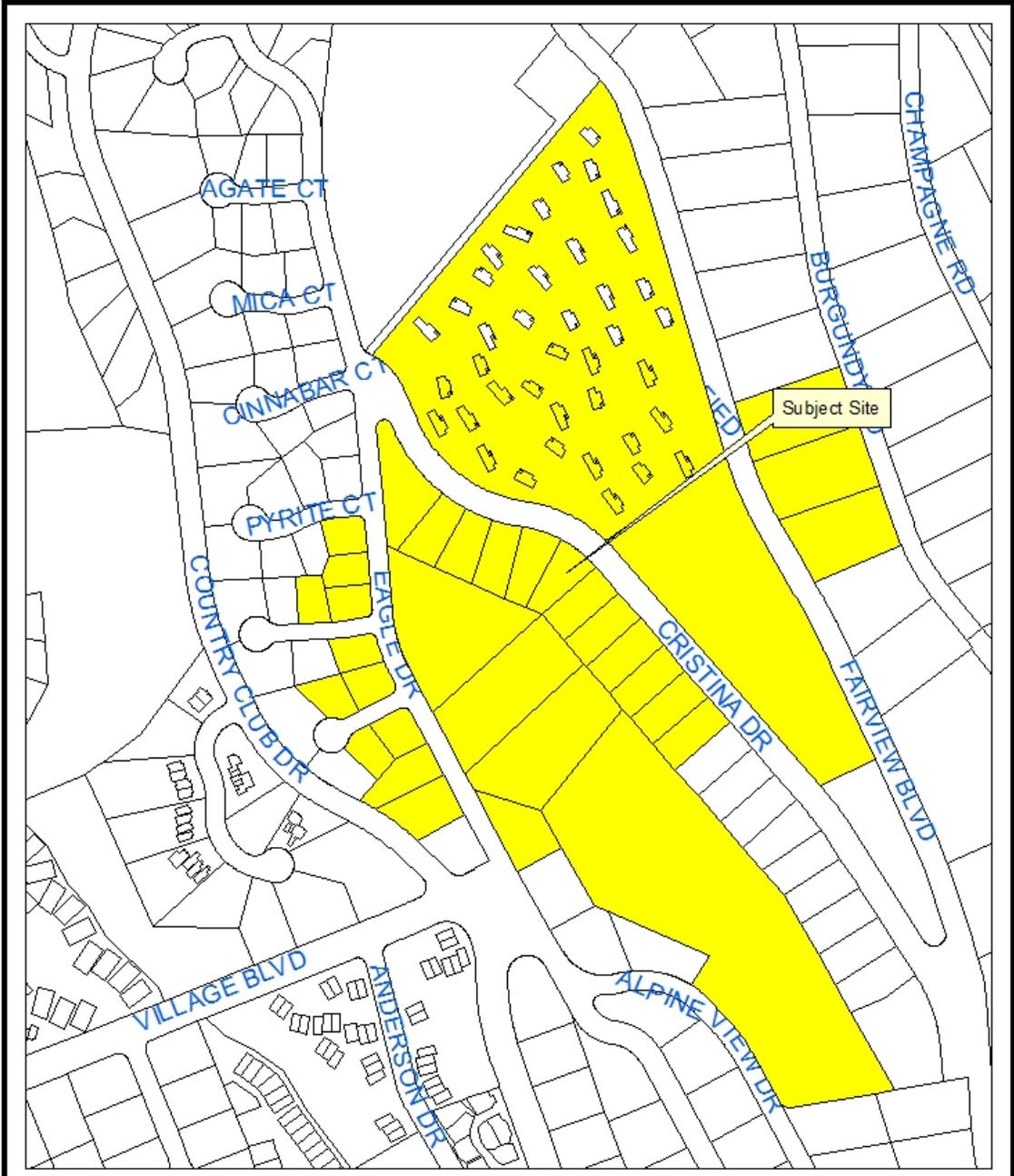
126-25

(# 1096)
SCOTCHWOOD SUBDIVISION
PORTION E-2-SECTION 10 & W-2
SECTION 11-T16N-R18E



NOTE: This Map is prepared for the use of the Washoe County Assessor's Office and is not a representation of the Assessor's Office. No liability is assumed by the Assessor's Office for the sufficiency or accuracy of the data delivered thereon.

drawn by S.T. 8/8
revised S.A./C.R. 11/12/2007
suspended



Mailing Label Map

**Variance Case No VA16-003
Fleming Front Yard Setback Reduction**

53 Parcels selected at 500 feet.

Source: Planning and Development



Date: April 2016

Department of
Community
Development
**WASHOE COUNTY
NEVADA**

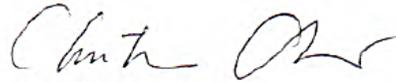
Post Office Box 11120
Reno, Nevada 89520
(775) 325-2600

To: Incline Village Planning Department

We, the owners of the property adjacent to the proposed remodel at 715 Cristina , Incline Village, hereby consent to the variance of approximately 4-feet from the 15-foot setback for a 2-car garage which has been requested by Susan and Tom Fleming as described above. We view their remodel, including the requested variance, as beneficial to our adjacent property and the neighborhood in general.



Mark Chew
713 Cristina Drive
Incline Village, NV 89451



Christina Chew
713 Cristina Drive
Incline Village, NV 89451

To: Washoe County/Incline Village Planning Department
Re: 715 Cristina (the Flemings' request for a variance)

I am the owner of the property located at 721 Cristina, Incline Village, Nevada, which is adjacent to the proposed remodel of the home of Susan and Tom Fleming at 715 Cristina, Incline Village. I hereby consent to the variance that my neighbors have requested of approximately 4-5 feet from the 15-foot setback for a 2-car garage, which would be located in the area now occupied by their uncovered parking deck. I am in support of their request for a variance for several reasons: not only would their remodel (with the requested variance) improve the appearance and utility of their property and our neighborhood in general, but it would avoid the necessity of constructing their garage on that portion of their lot which is closer to my home, which I understand they could do without requesting any variance, but would result in coverage of more of the forest floor. That alternative would also impair the view of the lake from the street, which the requested variance would avoid. I am in full support of the Flemings' proposed remodel, including the requested variance, which I view it as beneficial to our adjacent property and to the neighborhood in general.



James Whalen
721 Cristina
Incline Village, Nevada 89450