



Board of Adjustment Staff Report

Meeting Date: August 3, 2017

Subject: Variance Case Number WPVAR17-0005
Applicant: Walton AE, on behalf of Bryon and Tania McLendon
Agenda Item Number: 9B
Project Summary: Request for a variance to reduce the required front yard setback from 20-feet to 3-feet for the garage portion of a new residence
Recommendation: Approval with Conditions
Prepared by: Kelly Mullin, Planner
Washoe County Community Services Department
Planning and Building Division
Phone: 775.328.3608
E-Mail: kmullin@washoecounty.us

Description

Variance Case Number WPVAR17-0005 (McLendon) – For possible action, hearing and discussion to approve a variance to reduce the required front yard setback from 20-feet to 3-feet for the garage portion of a new residence.

- Applicant/Developer: Walton AE
Attn: Tara Santos
- Property Owner: Bryon and Tania McLendon 2006 Trust
- Location: 487 Eagle Drive, approximately 600 feet south of its intersection with Cross Bow
- Assessor's Parcel Number: 131-224-07
- Parcel Size: ±0.64-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 14, T16N, R18E, MDM, Washoe County, NV

Staff Report Contents

Variance Definition..... 3

Vicinity Map 4

Site Plan 5

Aerial and Site Photos..... 7

Elevations 9

Project Evaluation10

Incline Village/Crystal Bay Citizen Advisory Board (IV/CB CAB)10

Reviewing Agencies.....11

Staff Comment on Required Findings11

Recommendation.....12

Motion.....12

Appeal Process.....13

Exhibit Contents

Conditions of Approval..... Exhibit A

Comments from Reviewing Agencies..... Exhibit B

Public Notice Map Exhibit C

Project Application Exhibit D

Addendum to Project Application 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.

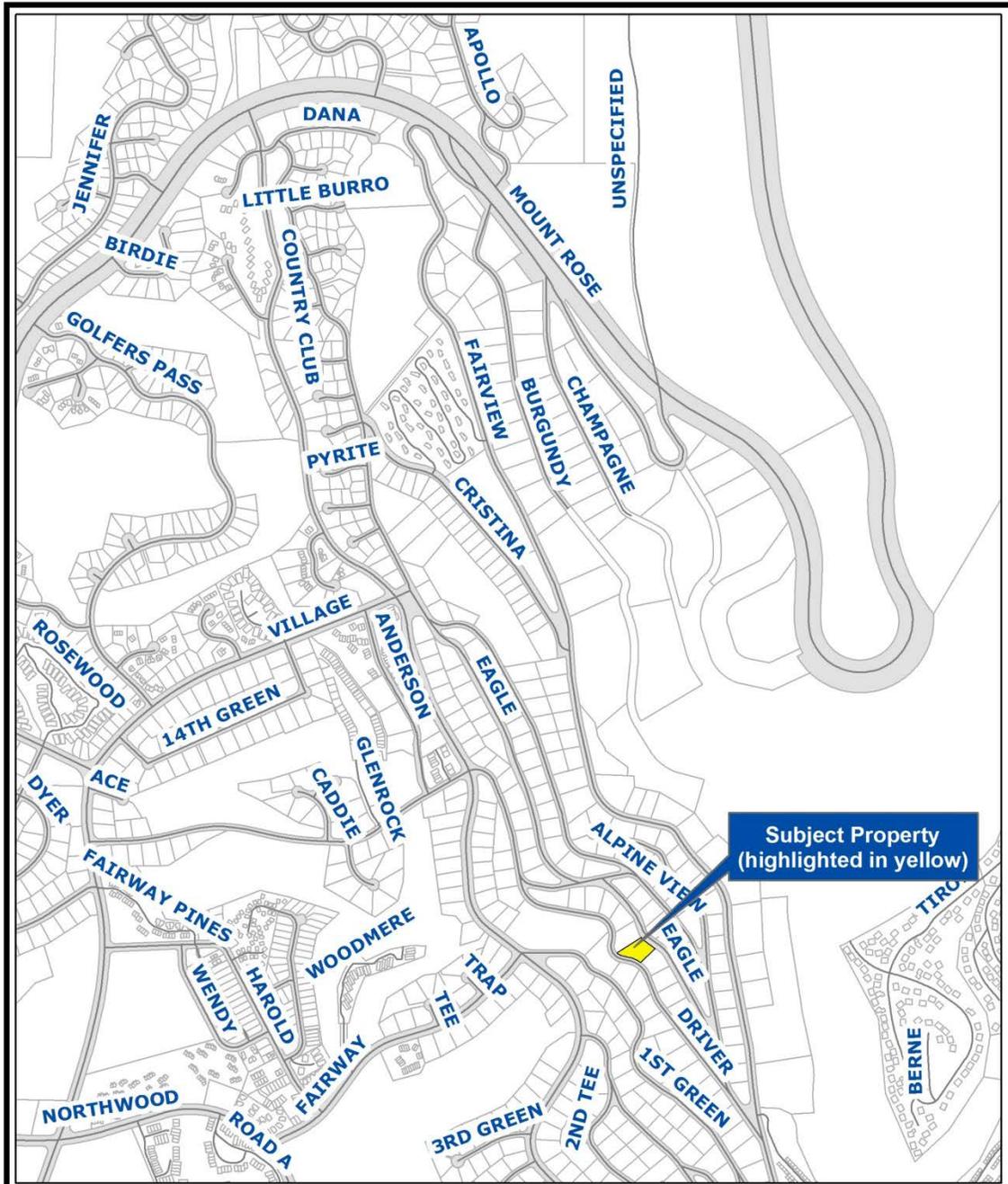
The statute is jurisdictional, in that, if the circumstances are not as described above, the Board does not have the power to grant a variance from the strict application of a regulation. Along that line, under Washoe County Code (WCC) Section 110.804.25, the Board must make four findings which are discussed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

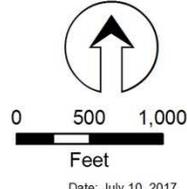
The conditions of approval for Variance Case Number WPVAR17-0005 are attached to this staff report and, if granted approval, will be included with the Action Order.

As noted, the subject property is zoned Medium Density Suburban (MDS). Generally, applicable front yard setback requirements for MDS properties are established in WCC Table 110.406.05.1 (Part Three); 20 feet is the minimum. However, WCC Section 110.804.25 allows the Board of Adjustment to reduce the required front yard setback by granting a variance if the findings to support a variance can be made. The applicant is therefore seeking approval from the Board for the proposed variance request.



Subject Property
(highlighted in yellow)

Variance Case No. WPVAR17-0005
McLendon Residence



Community Services
Department, Planning
and Development

**WASHOE COUNTY
NEVADA**

Post Office Box 11130
Reno, Nevada 89520 (775) 328-3600

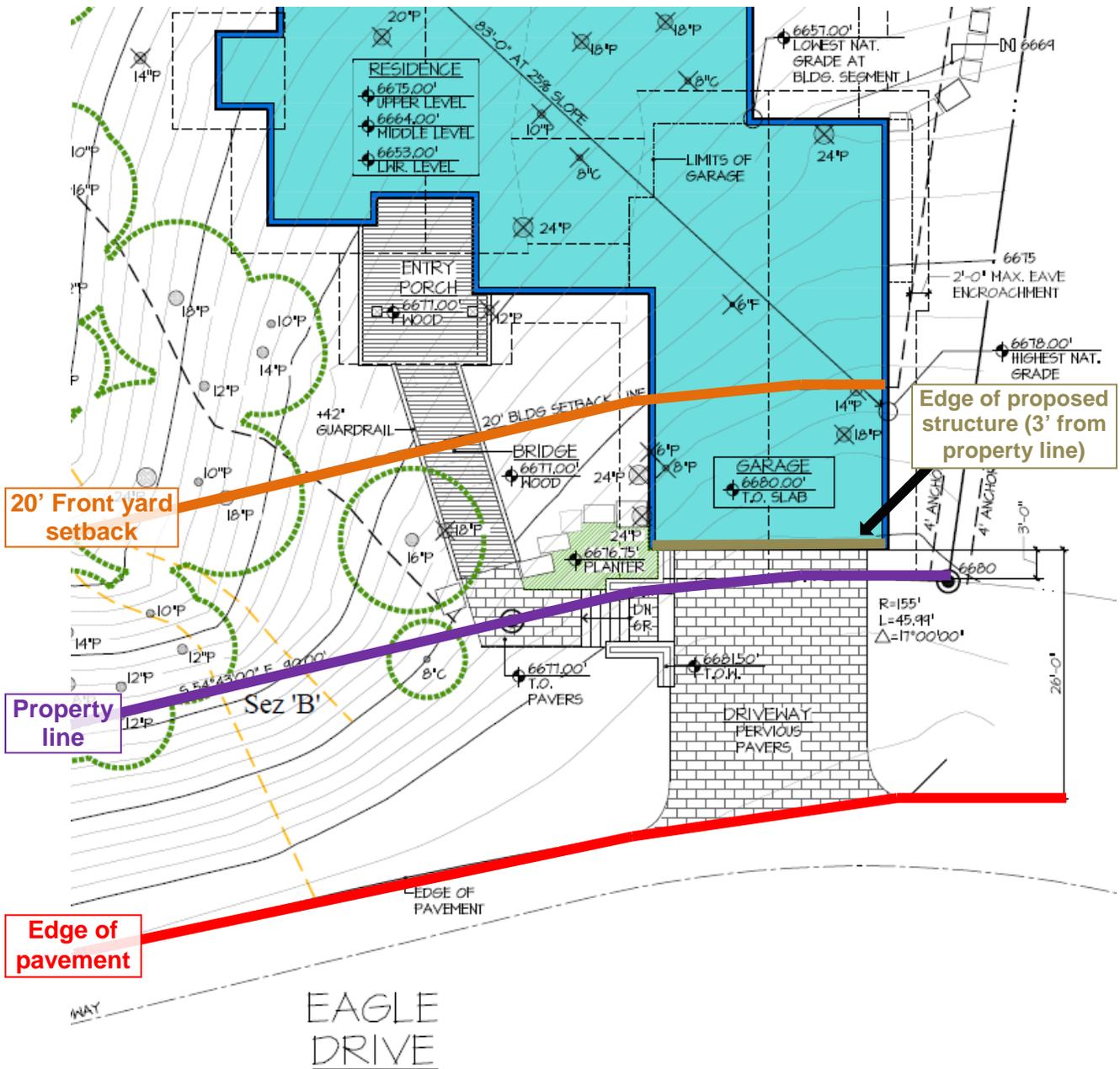
Source: Planning & Development

Date: July 10, 2017

Vicinity Map



Site Plan (overall)



Site Plan (close-up of northern corner of property)



Aerial photo of subject property (outlined in blue)



Aerial photo of subject property, shown with 2-foot contours



View from Eagle Drive, looking northwest



View from Eagle Drive, looking southwest



View from Eagle Drive, looking west



Proposed north elevation (view from Eagle Drive)



Proposed northeast elevation

Project Evaluation

The project site is located at 487 Eagle Drive in Incline Village. The property has a regulatory zone of Medium Density Suburban, with 20-foot front yard setbacks and 8-foot side yard setbacks. The applicant is seeking to reduce the required front yard setback from 20-feet to 3-feet. This reduction is intended to facilitate the construction of a single-family residence with a portion of the garage located within the front yard setback. As designed, the face of the garage would be 26-feet from the edge of pavement for Eagle Drive.

The property is ± 0.64 -acres, and is significantly constrained both by steep slopes and a Stream Environment Zone (SEZ) that imposes additional setbacks. As a result, the overall property frontage available for construction is reduced by more than half (from 128-feet down to ± 60 -feet). The location of the SEZ is depicted on the overall site plan on page 5 of this staff report. As is visible in the photographs on pages 7-9 of this staff report, the parcel also drops off sharply to the south, beginning within the right-of-way. Per the applicant, the building area contains a slope of approximately 25%.

Similar to other homes in the area, the proposed residence uses a stepped-down building design to work with the contours of the property. The location of the attached garage results in a driveway at least 26-feet from garage face to edge of pavement. This area will provide additional off-street parking and should allow adequate space in front of the garage to avoid encroachment into the paved right-of-way.

Additional elevations and photos of similar homes in the area are included with the project application which is attached to this staff report as Exhibit D.

Incline Village/Crystal Bay Citizen Advisory Board Meeting

The proposed project is scheduled to be presented by the applicant's representative at the Incline Village/Crystal Bay Citizen Advisory Board (CAB) meeting on July 24, 2017. A summary of any action taken by the CAB will be provided to the Board of Adjustment during the August 3,

2017 hearing. As of the date of this staff report, no comments or questions have been received from members of the public.

Reviewing Agencies

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

- Washoe County Community Services Department
 - Planning and Building Division
 - Engineering and Capital Projects Division
- Washoe County Health District
 - Air Quality Management Division
 - Environmental Health Services Division
 - Emergency Medical Services Program
- Incline Village General Improvement District
- North Lake Tahoe Fire Protection District
- Regional Transportation Commission
- Tahoe Regional Planning Agency
- Nevada Department of Transportation
- Washoe-Storey Conservation District
- AT&T, NV Energy and Charter Communications

Two of the above-listed agencies/departments provided comments and/or recommended conditions of approval in response to their evaluation of the project application. A **summary** of each agency's comments and/or recommended conditions of approval and their contact information is provided. The Conditions of Approval document is attached to this staff report and will be included with the Action Order if the Board approves this request. Washoe County Planning and Building Division addressed timing, compliance, and other elements related to construction of the proposed residence.

Contact: Kelly Mullin, 775.328.3608, kmullin@washoecounty.us

- Washoe County Engineering and Capital Projects Division requires the provision of a hold-harmless agreement.

Contact: Leo Vesely, 775.328.2313, lvesely@washoecounty.us

- The Washoe County Health District, Incline Village General Improvement District and the Regional Transportation Commission reviewed the application and indicated they had no comments or conditions of approval.

Staff Comment on Required Findings

WCC Section 110.804.25 requires that 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 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: Special circumstances exist on the property, including steep topography of approximately 25% across the building site, as well as a Stream Environment Zone that imposes additional setbacks and further reduces potential building locations. Undue hardship would therefore result from strict application of the setback regulations.

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: No detriment to the public good will result from granting of the variance. Sufficient distance between the face of the structure and the paved right-of-way will allow for additional off-street parking, pedestrian traffic and snow storage.

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: Granting of the variance will not constitute a grant of special privileges not enjoyed by similarly situated properties. Several other properties in the general vicinity have the identical regulatory zone, similarly steep slopes, and structures within the front yard setback.

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: The proposed construction of a home with attached garage is an allowed use on the property.

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 are no military installations within the required noticing area; therefore, the Board is not required to make this finding.

Recommendation

Those agencies which reviewed the application recommended conditions in support of approval of the project. Therefore, after a thorough analysis and review, Variance Case Number WPVAR17-0005 is being recommended for approval with conditions. 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 approve Variance Case Number WPVAR17-0005, with the conditions included as Exhibit A for this matter, for the Bryan and Tania McLendon 2006 Trust, having made the following four findings in accordance with Washoe County Code Section 110.804.25: 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; and
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 Commissioners, in which case the outcome of the appeal shall be determined by that Board. Any appeal must be filed in writing with the Planning and Building Division within 10 calendar days after the written decision is filed with the Secretary to the Board of Adjustment and mailed to the applicant.

Property Owner: Bryan and Tania McLendon
930 Tahoe Blvd.
Incline Village, NV 89451

Applicant/Consultant: Walton AE
Attn: Tara Santos
740 North Lake Tahoe Blvd.
Tahoe City, CA 96145



Conditions of Approval

Variance Case Number WPVAR17-0005

The project approved under Variance Case Number WPVAR17-0005 shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment on August 3, 2017. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. These Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable Codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

Unless otherwise specified, all conditions related to the approval of this Variance shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Building Division.

Compliance with the conditions of approval related to this Variance is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the Variance may result in the institution of revocation procedures.

Washoe County reserves the right to review and revise the conditions of approval related to this Variance should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, “may” is permissive and “shall” or “must” is mandatory.

Conditions of Approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- 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 project or business.

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Planning and Building Division

1. The following conditions are requirements of the Planning and Building Division, which shall be responsible for determining compliance with these conditions.

Contact: Kelly Mullin, 775.328.3608, kmullin@washoecounty.us

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this variance permit. Modification to the site plan may require amendment to and reprocessing of the variance.
- b. The applicant shall submit complete construction plans and building permits shall be issued within two years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits. Compliance with this condition shall be determined by Planning and Building.
- c. A copy of the Final Order stating conditional approval of this variance shall be attached to all applications for administrative permits, including building permits, issued by Washoe County.
- d. The applicant shall install an automatic garage door opener prior the issuance of a Certificate of Occupancy or building permit final sign-off.
- e. Prior to submission of a building permit for the approved garage, the front property line shall be surveyed and marked by a surveyor licensed in Nevada. Approval of the variance shall not convey any rights or approval to construct any portion of a structure across the property line, or in the county right-of-way. Neither shall any roof eaves, light fixtures or other structural or architectural elements project over the front property line.
- f. The following note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any prehistoric or historic remains/artifacts be discovered during site development, work shall temporarily be halted at the specific site and the State Historic Preservation Office of the Department of Museums, Library and Arts shall be notified to record and photograph the site. The period of temporary delay shall be limited to a maximum of two (2) working days from the date of notification.

- g. The use of straw bales shall be prohibited during construction of the project. A filter-fabric fence or other acceptable alternative shall be utilized for erosion control.

Washoe County Engineering and Capital Projects Division

2. The following condition is a requirement of the Engineering and Capital Projects Division, which shall be responsible for determining compliance with this condition.

Contact: Leo Vesely, 775.328.2313, lvesely@washoecounty.us

- a. Prior to the issuance of a building permit, the applicant shall provide and execute a hold-harmless agreement to the satisfaction of the District Attorney and the Engineering Division for the purposes of road maintenance and snow removal. The applicant shall submit a copy of the recorded document with the building permit application.

***** End of Conditions *****



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

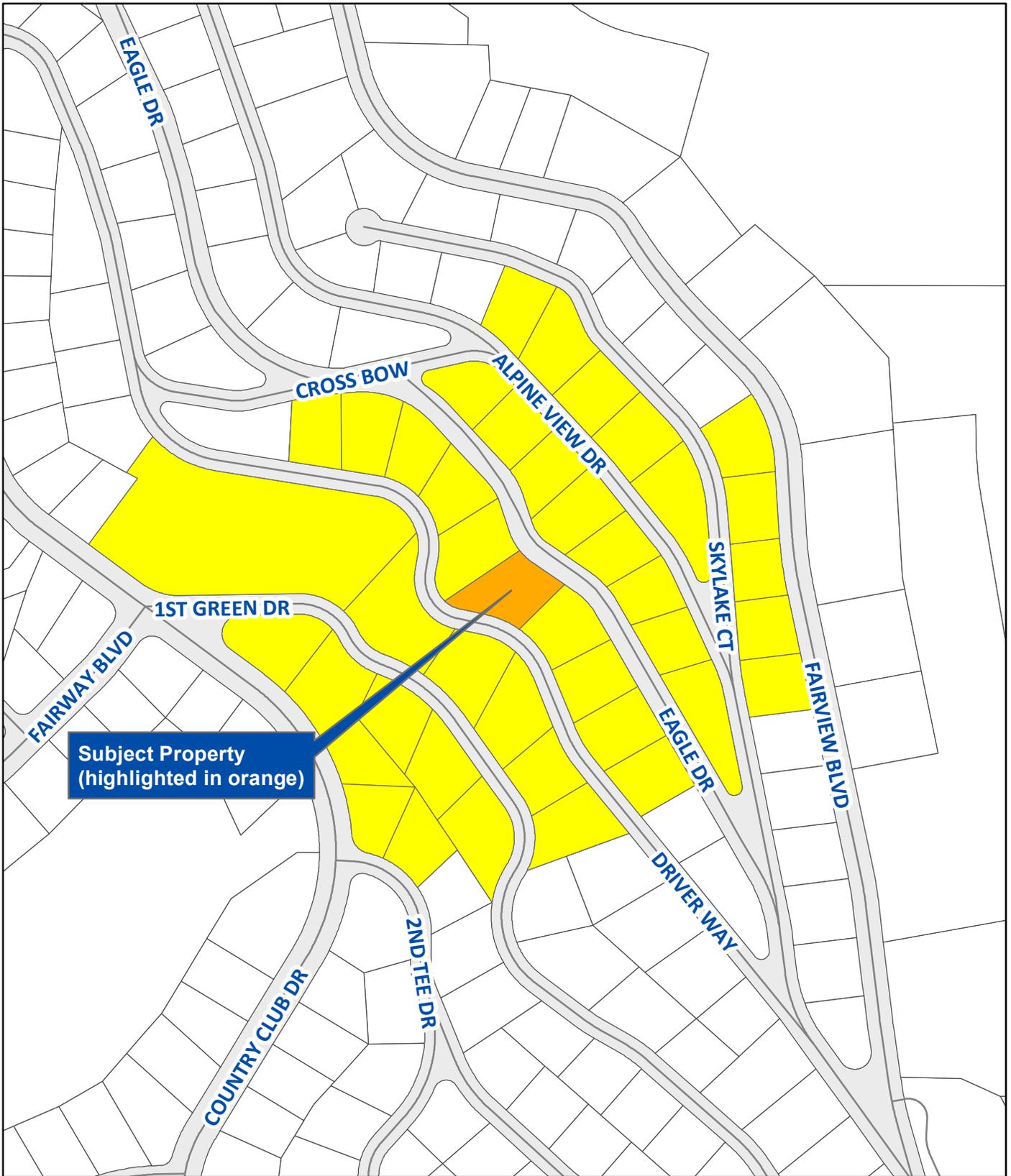
DATE: July 03, 2017
TO: Kelly Mullin, Planning and Development Division
FROM: Leo R. Vesely, P.E., Engineering and Capitol Projects Division
SUBJECT: **WPVAR17-0005**
APN 131-224-07
MCLENDON RESIDENCE

I have reviewed the referenced variance case and recommend the following condition:

1. Provide a hold-harmless agreement to the satisfaction of the District Attorney and the Engineering Division.

LRV/lrv

WPVAR17-0005
EXHIBIT B

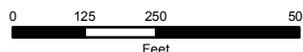


Public Notice Map

Variance Case Number WPVAR17-0005
(McLendon Residence)

*Provided with notice: 39 owners of 42 parcels
within a distance of 500 feet of the project site.*

Source: Planning and Development Division



Date: June 19, 2017

Community Services
Department



Post Office Box 11130
Reno, Nevada 89520 (775) 328-3600

WPVAR17-0005

EXHIBIT C

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:			
Project Description:			
Project Address:			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets AND area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
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:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
For Office Use Only			
Date Received: Initial:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Variance Application Supplemental Information

(All required information may be separately attached)

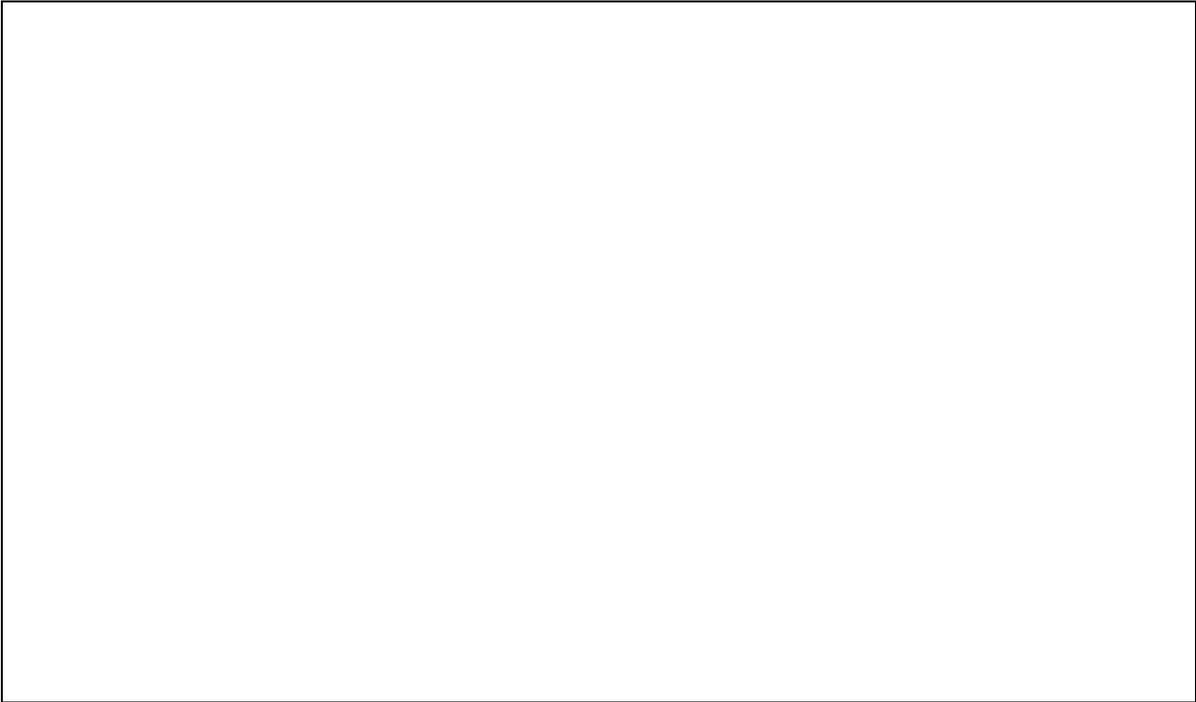
Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to variances may be found in Article 804, Variances.

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

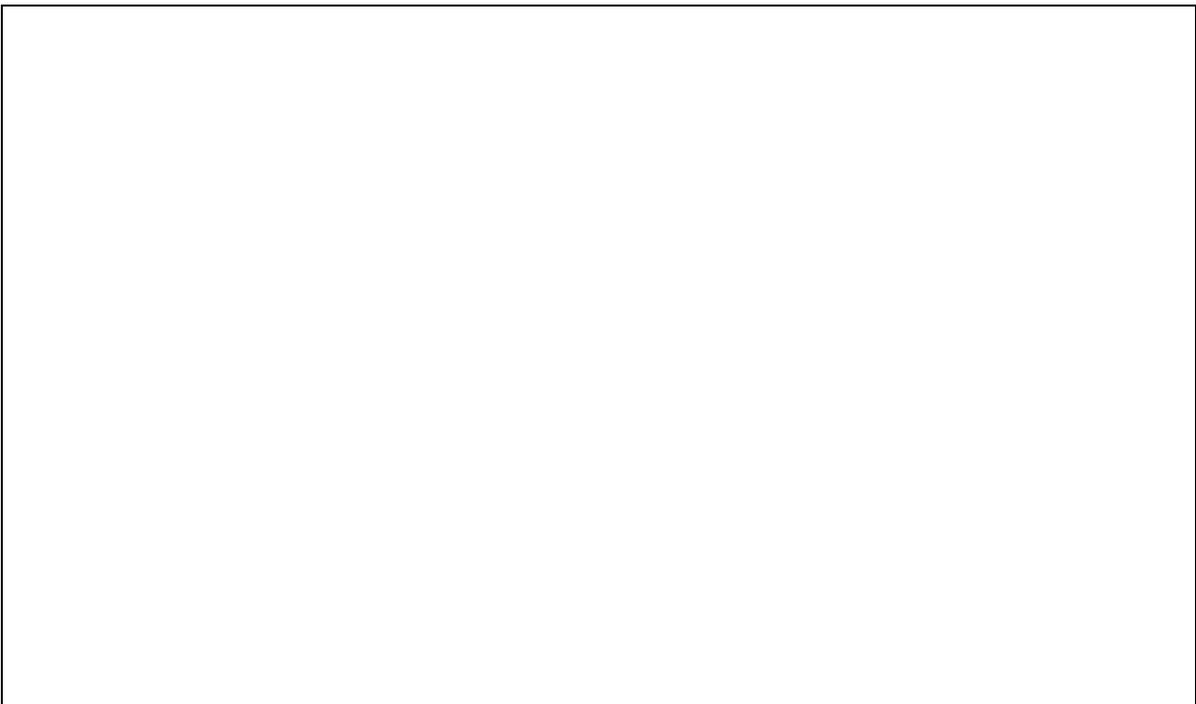
You must answer the following questions in detail. Failure to provide complete and accurate information will result in denial of the application.

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?

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

<input type="checkbox"/> Yes	<input type="checkbox"/> No	If yes, please attach a copy.
------------------------------	-----------------------------	-------------------------------

7. What is your type of water service provided?

8. What is your type of sewer service provided?

Property Owner Affidavit

Applicant Name: Bryon McLendon

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, Bryon McLendon
(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): 131-224-07

Printed Name Bryon McLendon

Signed [Signature]

Address 383 2nd Tee Dr.

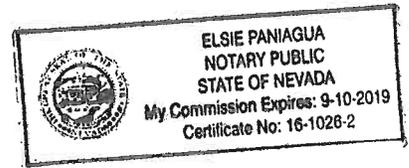
Incline Village NV 89451

Subscribed and sworn to before me this 14 day of June, 2017

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

My commission expires: 9-10-2019

(Notary Stamp)



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

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

Property Owner Affidavit

Applicant Name: Tania McLendon

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, Tania McLendon
(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): 131-224-07

Printed Name Tania McLendon

Signed [Signature]

Address 383 2nd Tee Dr

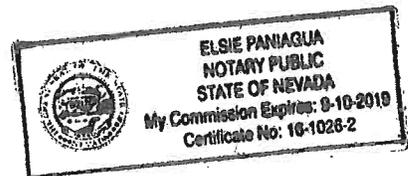
Incline Village NV 8945

Subscribed and sworn to before me this 14 day of June 2017.

(Notary Stamp)

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

My commission expires: 9-10-2019



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

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

Property Tax Reminder Notice

WASHOE COUNTY
 PO BOX 30039
 RENO, NV 89520-3039
 775-328-2510

PIN: 13122407
 AIN:

Balance Good Through:	06/14/2017
Current Year Balance:	\$0.00
Prior Year(s) Balance: (see below for details)	\$0.00
Total Due:	\$0.00

AUTO
 :894513:

BRYON & TANIA MCLENDON 2006 TRUST
 930 TAHOE BLVD 802 542
 INCLINE VILLAGE NV 89451

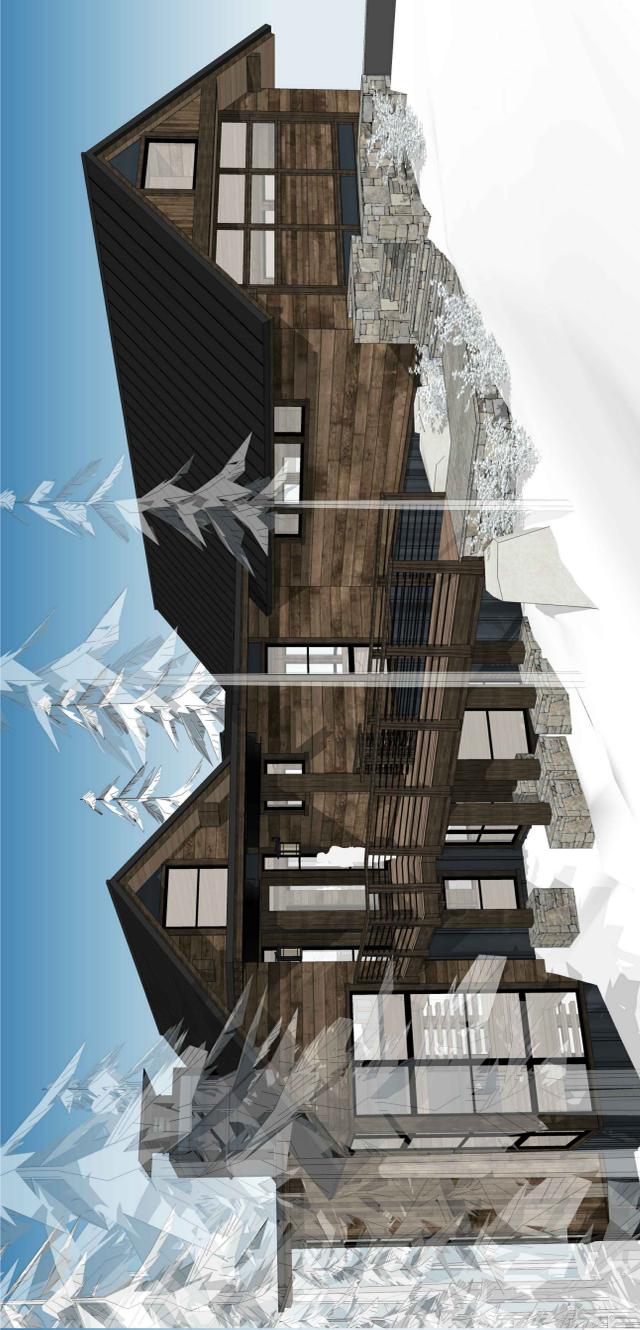
Description:

Situs: 487 EAGLE DR
 INCL

This is a courtesy notice. If you have an impound account through your lender or are not sure if you have an impound account and need more information, please contact your lender directly. Please submit payment for the remaining amount(s) according to the due dates shown. Always include your PIN number with your payment. Please visit our website: www.washoecounty.us/treas

Current Charges									
PIN	Year	Bill Number	Inst	Due Date	Charges	Interest	Pen/Fees	Paid	Balance
13122407	2016	2016104701	1	08/15/2016	1,993.41	0.00	0.00	1,993.41	0.00
13122407	2016		2	10/03/2016	1,993.41	0.00	0.00	1,993.41	0.00
13122407	2016		3	01/02/2017	1,993.41	0.00	0.00	1,993.41	0.00
13122407	2016		4	03/06/2017	1,993.40	0.00	0.00	1,993.40	0.00
Current Year Totals					7,973.63	0.00	0.00	7,973.63	0.00

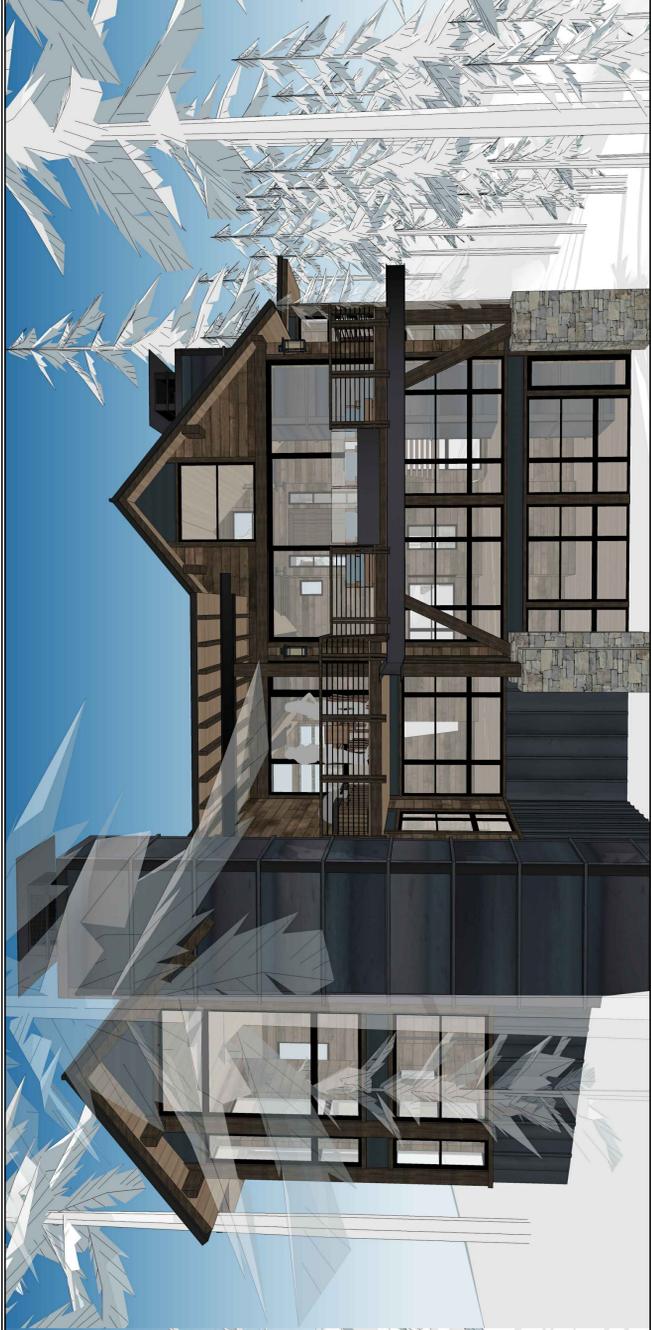
Prior Years								
PIN	Year	Bill Number	Charges	Interest	Pen/Fees	Paid	Balance	
Prior Years Total								



NORTH-EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



SOUTH-EAST ELEVATION



WEST ELEVATION



SOUTH-WEST ELEVATION

SQUARE FOOTAGE ANALYSIS

CONDITIONED SQUARE FOOTAGE	1,534 SF
UNCONDITIONED SQUARE FOOTAGE	2,478 SF
MIDDLE LEVEL	1,000 SF
TOTAL	4,012 SF
UNCONDITIONED SQUARE FOOTAGE	174 SF
MIDDLE LEVEL	1,000 SF
TOTAL	1,174 SF

740 north lake blvd
 tahoe city ca 96145
 p 530.583.690
 f 530.583.690

**McLendon
 Residence**

Preliminary
 Not for Construction

487 Eagle Drive
 Incline Village
 Nevada
 89451
 APN 131-224-07



All drawings are the architect's work and shall not be used for any other purpose without the written consent of the architect-engineer.

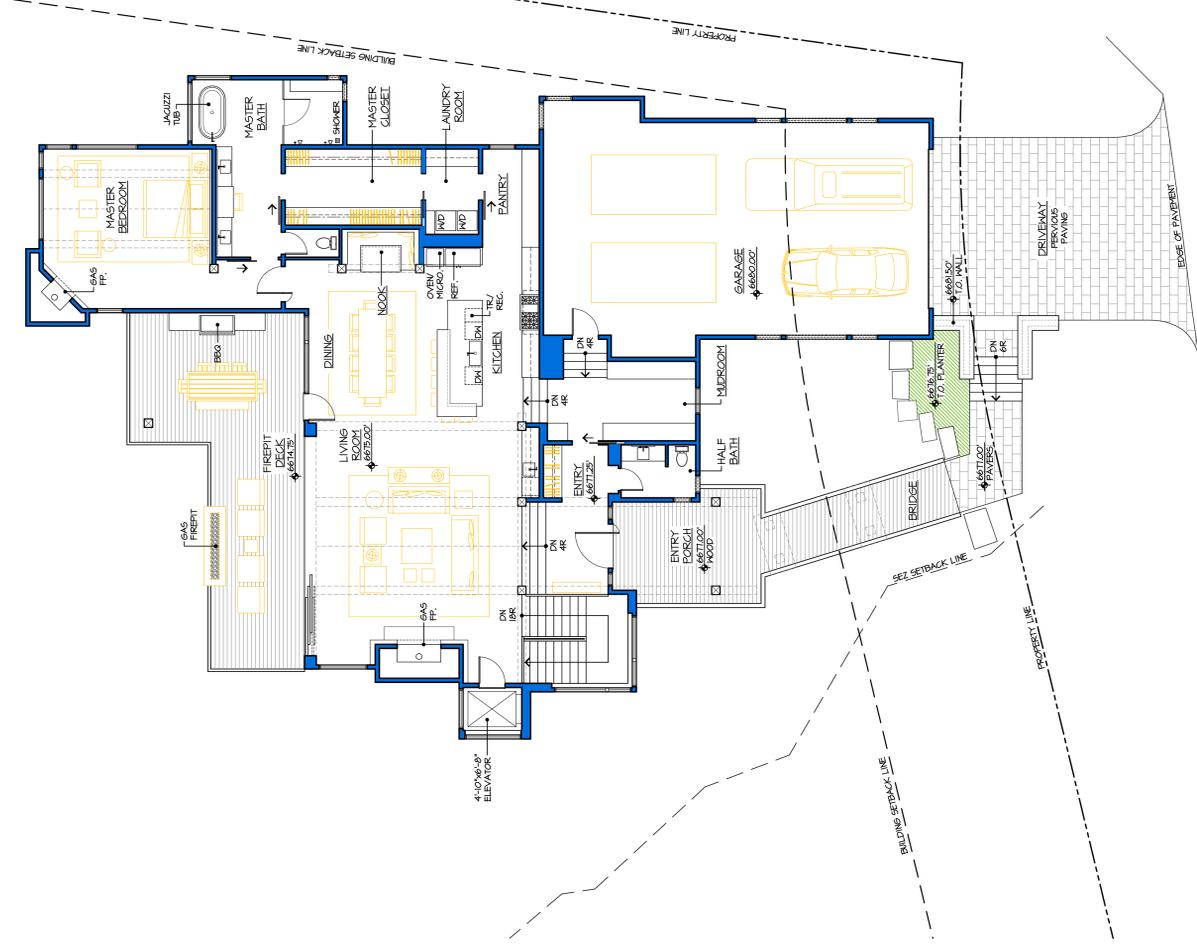
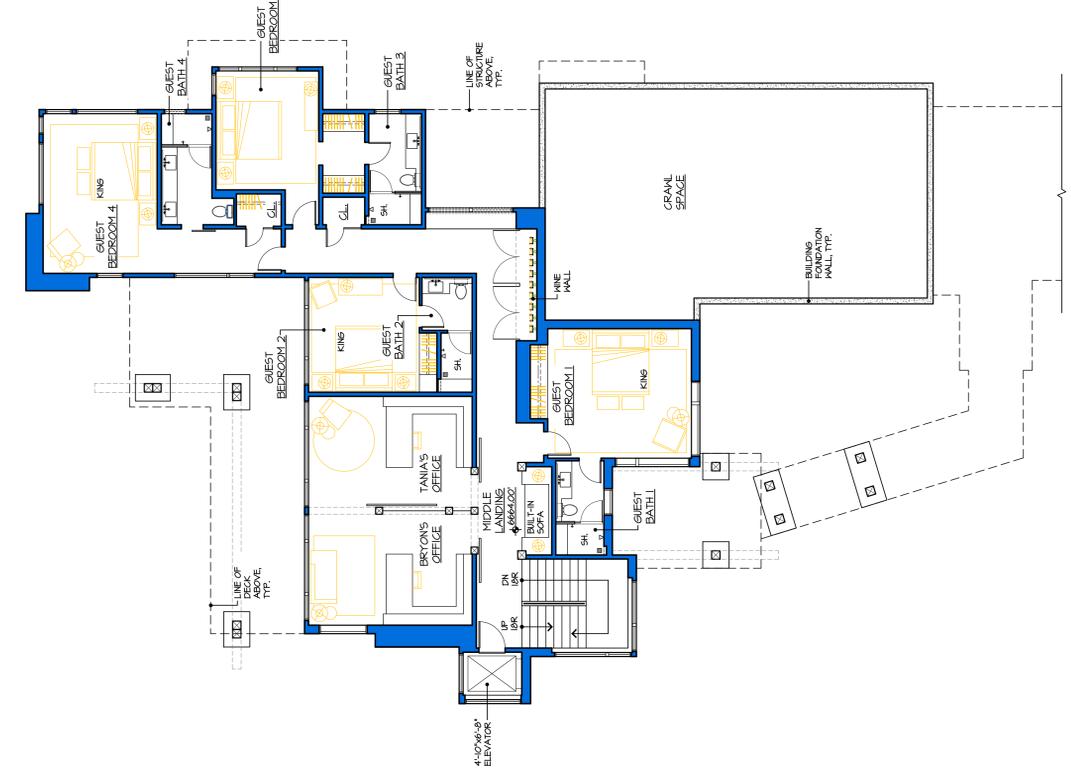
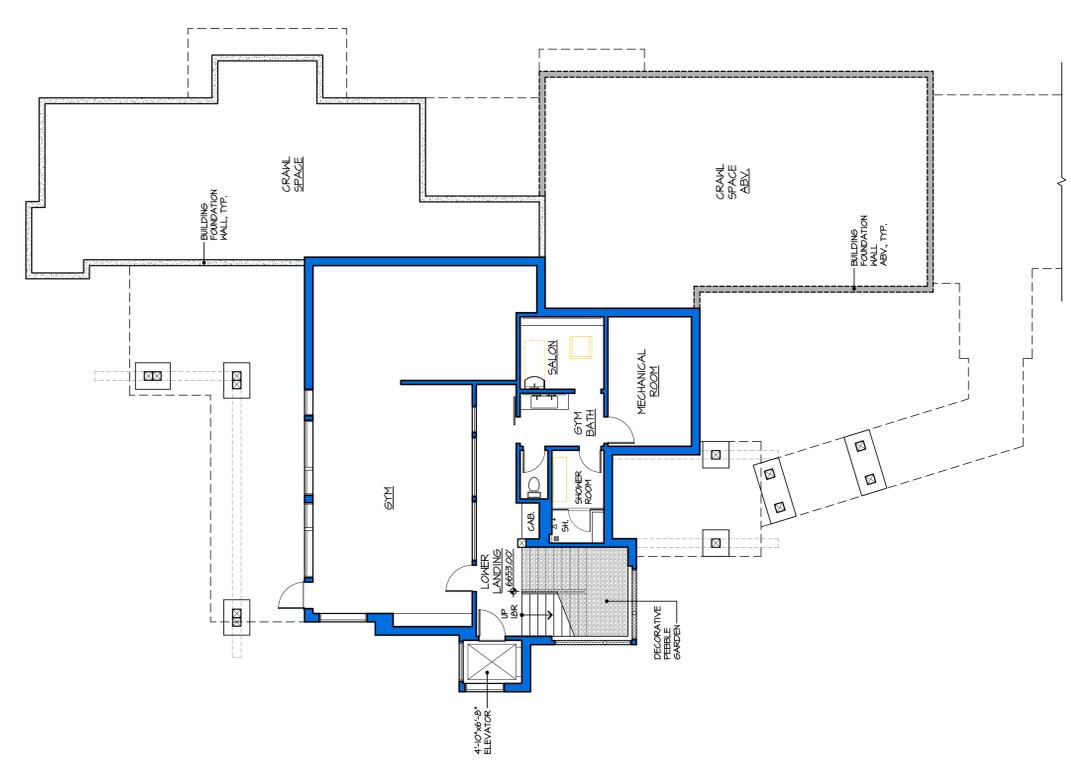
Job Number	706
Issue Date	15 June 2017
Subject	Variance Submittal

Plan North

Drawing Title
 Key Plan

Drawing Number
02.1

**W a l t o n
 a e
 architecture +
 engineering inc.**



HEIGHT CALCULATION

1974 CODE OF ORDINANCES CHAPTER 37.42
 MAXIMUM HEIGHT FOR BUILDINGS ON SLOPES
 PERCENT SLOPE RETAINED ACROSS BUILDING SITE = 20%
 SEE SHEET A-1

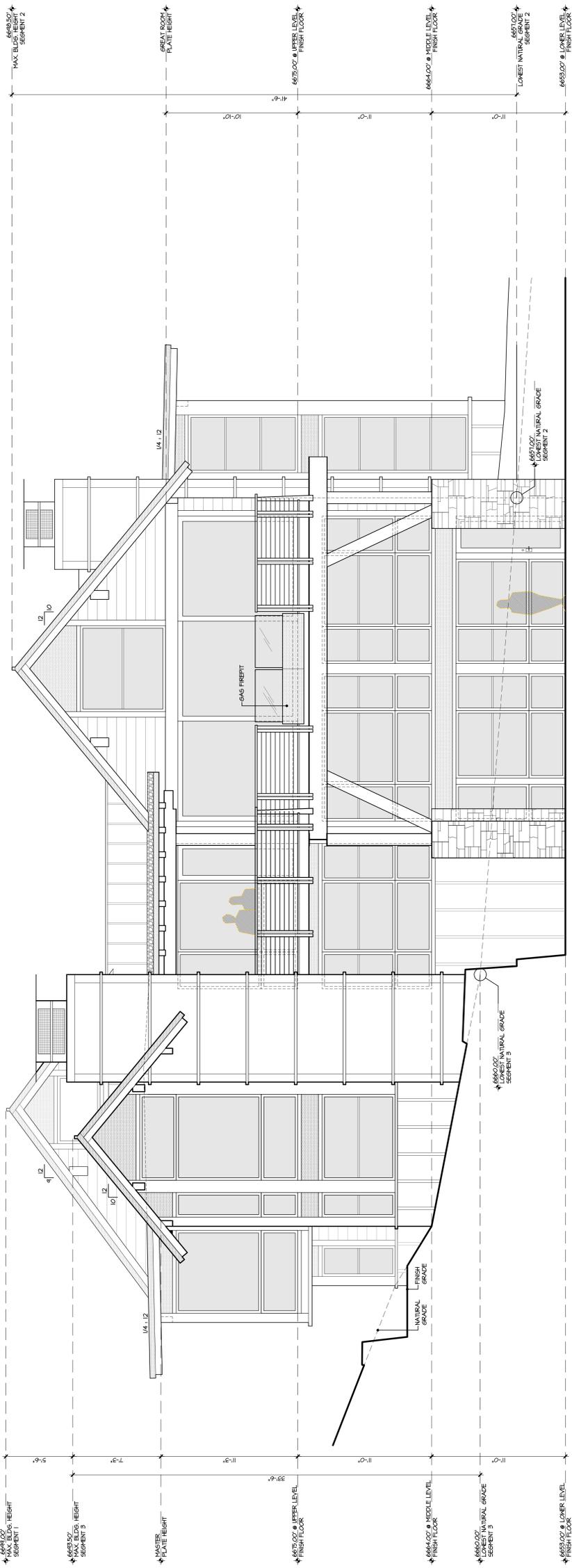
SEGMENT 1 (GARAGE)
 MAXIMUM BUILDING HEIGHT = 6671'00"
 PROPOSED BUILDING HEIGHT = 29'-0"
 ALLOWABLE BUILDING HEIGHT = 29'-0"

SEGMENT 2 (LIVING ROOM)
 MAXIMUM BUILDING HEIGHT = 6671'00"
 PROPOSED BUILDING HEIGHT = 41'-4"
 ALLOWABLE BUILDING HEIGHT = 42'-0"

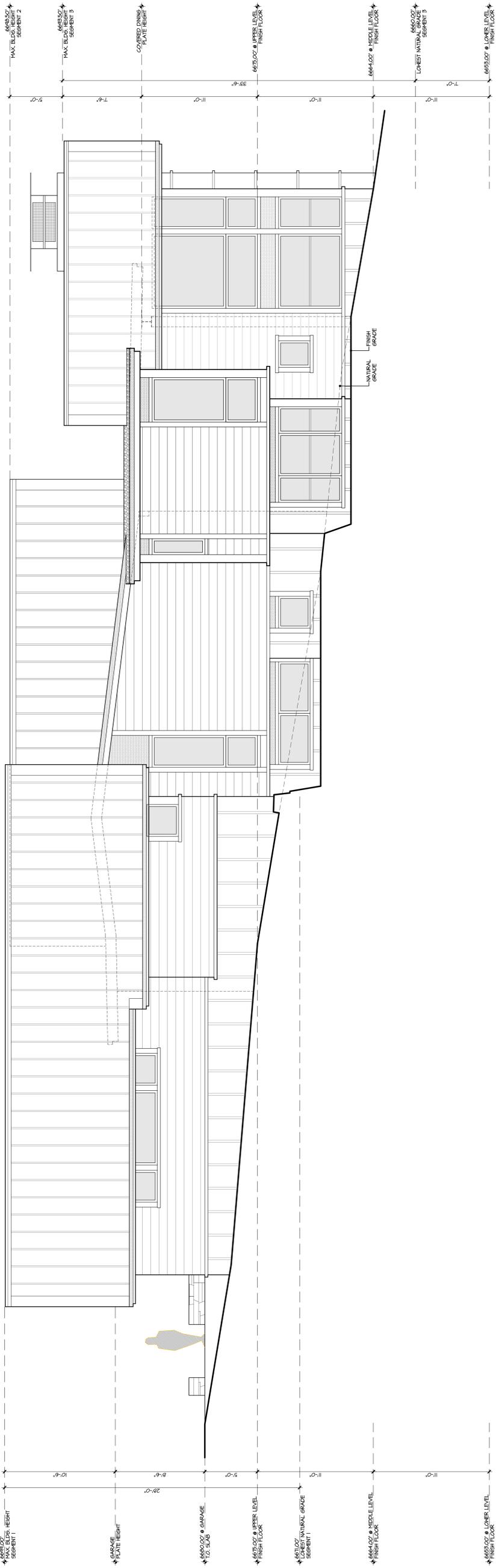
SEGMENT 3 (MASTER BEDROOM)
 MAXIMUM BUILDING HEIGHT = 6662'00"
 PROPOSED BUILDING HEIGHT = 39'-4"
 ALLOWABLE BUILDING HEIGHT = 42'-0"

EXTERIOR FINISH LEGEND

FLASHING: PAINTED METAL
 COLOR: BLACK
 ROOFING: (1) (2) ASPHALT COMPOSITION SINGLE
 COLOR: BLACK
 ROOFING (1) (3) DOUBLE-LOCK STANDING SEAM PAINTED METAL
 COLOR: BLACK
 ROOFING (1) (4) (3) TORCHDOWN WITH DECATIVITE PEBBLE BALLAST
 COLOR: BLACK
 MOOD SIDING: BARNWOOD, 1/4" SHIP LAP
 COLOR: BROWN
 MOOD SIDING ACCENT: BARNWOOD, 1/4" TONGUE AND GROOVE
 COLOR: BROWN
 METAL SIDING + ACCENTS: HOT ROLLED STEEL
 FINISH: CLEAR
 TRIM: BARNWOOD, SIZE AS NOTED
 WINDOW: BROWN
 WINDOW FRAME: BROWN
 WINDOW FRAME CLAD EXTERIOR: WOOD INTERIOR
 COLOR: BLACK
 EXPOSED STRUCTURAL STEEL: CLEAR FINISH
 COLOR: BLACK
 COFFRAYS: PAINTED METAL W/ FRESH INFILL
 COLOR: BLACK
 SOFFITS: DOUGLAS FIR GRADE D, RESAWN, 1/4" TONGUE AND GROOVE
 STAIN: GINGER
 COLOR: BLACK
 STONE: VENEER, LEDGESTONE



1 NORTH ELEVATION



1 EAST ELEVATION

All drawings are the intellectual property of the architect and shall not be used or reproduced without written consent of the architect + engineer.

Job Number
 706
 Issue Date
 15 June 2017
 Subject
 Variance Submittal

Drawing Title
 Exterior Elevations

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

Drawing Number

a 3.1

HEIGHT CALCULATION

SEE SHEET A-31

EXTERIOR FINISH LEGEND

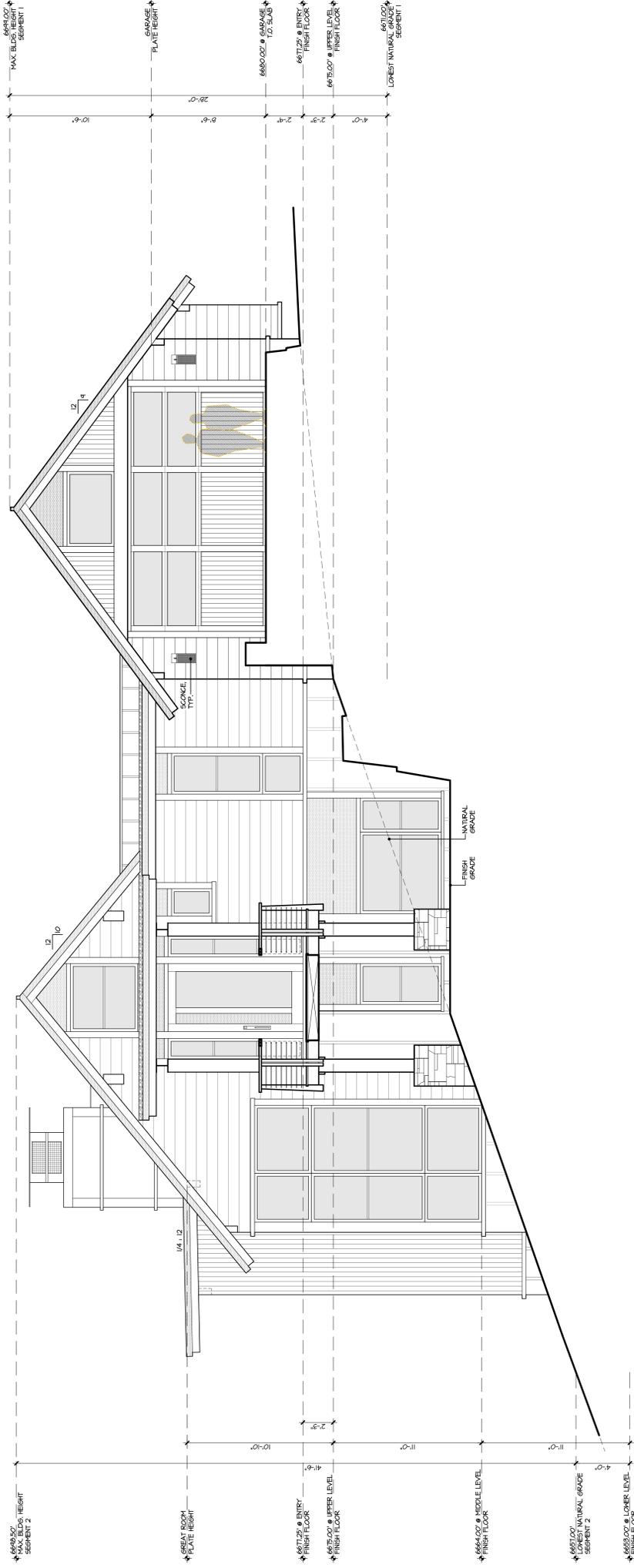
SEE SHEET A-31

740 north lake blvd
 tahoe city ca 96145
 p 530.583.3690
 f 530.583.4690

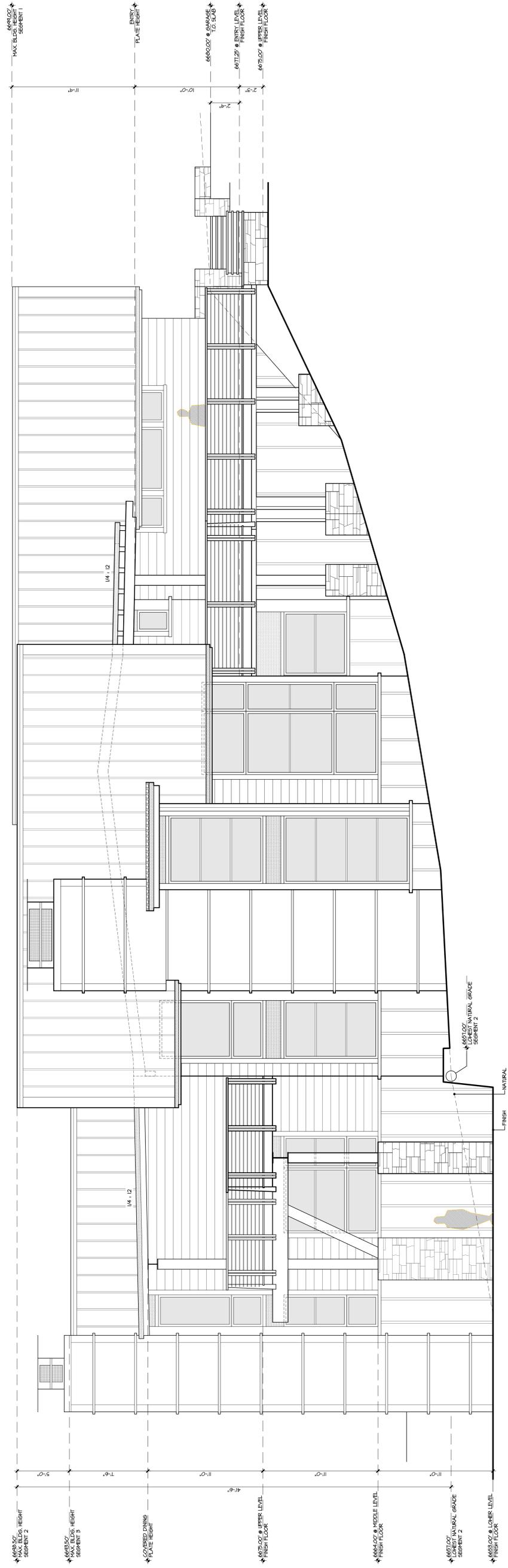
McLendon
Residence

Preliminary
 Not for Construction

487 Eagle Drive
 Incline Village
 Nevada
 89451
 APN 131-224-07



1 SOUTH ELEVATION



1 WEST ELEVATION

All drawings are the architect's property and shall remain the architect's property. No part of these drawings shall be used or disclosed without written consent of the architect + engineer.

Job Number	706
Issue Date	15 June 2017
Subject	Variance Submittal

Drawing Title
 Exterior
 Elevations

Scale: 1/4" = 1'-0"
 Drawing Number



473 ALPINE VIEW DRIVE



517 ALPINE VIEW DRIVE

McLENDON RESIDENCE | APRN 131-224-07



531 ALPINE VIEW DRIVE



CROSS BOW COURT

McLENDON RESIDENCE | APN 131-224-07



521 EAGLE DRIVE



577 EAGLE DRIVE

McLENDON RESIDENCE | APN 131-224-07



599 EAGLE DRIVE



DRIVER WAY

McLENDON RESIDENCE | APN 131-224-07



637 EAGLE DRIVE



637 EAGLE DRIVE

McLENDON RESIDENCE | APN 131-224-07



SITE

487 Eagle Drive
Incline Village

tahoe blvd [sr 28]

mount rose highway [sr 431]

LAKE TAHOE

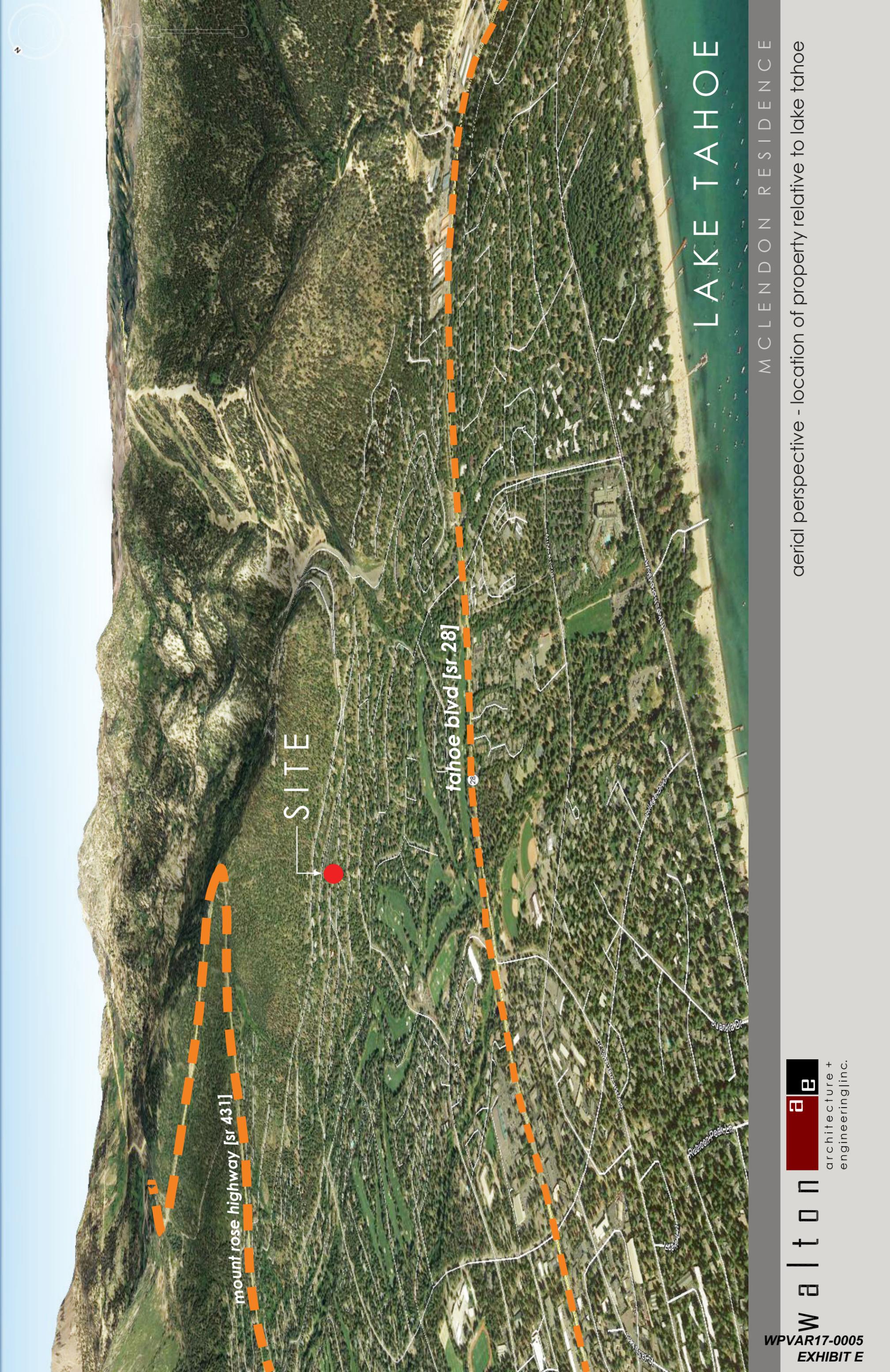
MCLENDON RESIDENCE

aerial plan - location of property relative to lake tahoe



Walton

architecture +
engineering|inc.



SITE

tahoe blvd [sr 28]

mount rose highway [sr 431]

LAKE TAHOE

MCLENDON RESIDENCE

aerial perspective - location of property relative to lake tahoe



SITE

mount rose highway [sr 431]

tahoe blvd [sr 28]



mount rose highway [sr 431]

SITE

LAKE TAHOE

MCLENDON RESIDENCE

photograph from the waters of lake tahoe



new Dr

eagle drive

driver way

M C L E N D O N R E S I D E N C E

3D aerial perspective



W a l t o n

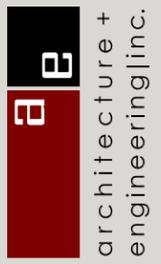
architecture +
engineering|inc.

WPVAR17-0005
EXHIBIT E

lake tahoe

eagle drive

MCLENDON RESIDENCE



architecture +
engineering|inc.

Walton

WPVAR17-0005
EXHIBIT E

3D perspective looking down towards eagle drive

lake tahoe



eagle drive

MCCLENDON RESIDENCE

3D perspective looking down towards eagle drive



driver way

M C L E N D O N R E S I D E N C E

3D perspective looking up from driver way