



Board of Adjustment Staff Report

Meeting Date: April 5, 2018

Agenda Item: 9G

SPECIAL USE PERMIT CASE NUMBER: WSUP18-0002 (Rutz Residence Grading)

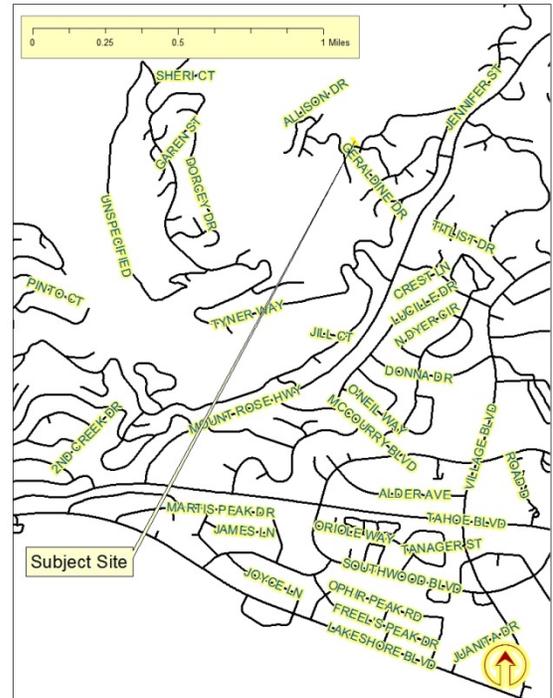
BRIEF SUMMARY OF REQUEST: Grading, totaling approximately 188 cubic yards of excavation, to facilitate construction of a driveway to access one dwelling, that traverses a natural slope of 30% or greater.

STAFF PLANNER: Planner's Name: Roger Pelham, Senior Planner
Phone Number: 775.328.3622
E-mail: rpelham@washoecounty.us

CASE DESCRIPTION

For possible action, hearing, and discussion to approve a special use permit to permit Major Grading, totaling approximately 188 cubic yards of excavation, to facilitate construction of a driveway to access one dwelling, that traverses a natural slope of 30% or greater. Grading for any driveway or road that traverses a slope of 30% or greater is Major Grading in accordance with the Washoe County Development Code at 110.438.35(a)(3).

Applicant:	Brandon Mitchell
Property Owner:	David and Tammy Rutz
Location:	786 Randall Ave, at the northwest corner of Randall and Gerladine
APN:	125-251-08
Parcel Size:	± 0.32 acres (± 13, 925 square feet)
Master Plan:	Suburban
Regulatory Zone:	High Density Suburban
Area Plan:	Tahoe
Citizen Advisory Board:	Incline Village / Crystal Bay
Development Code:	Authorized in Article 438
Commission District:	1 – Commissioner Berkbigler
Section/Township/Range:	Section 9, T16N, R18E, MDM, Washoe County, NV



Vicinity Map

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

POSSIBLE 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 with conditions Special Use Permit Case Number WSUP18-0002 for David and Tammy Rutz, having made all five findings in accordance with Washoe County Code Section 110.810.30

(Motion with Findings on Page 8)

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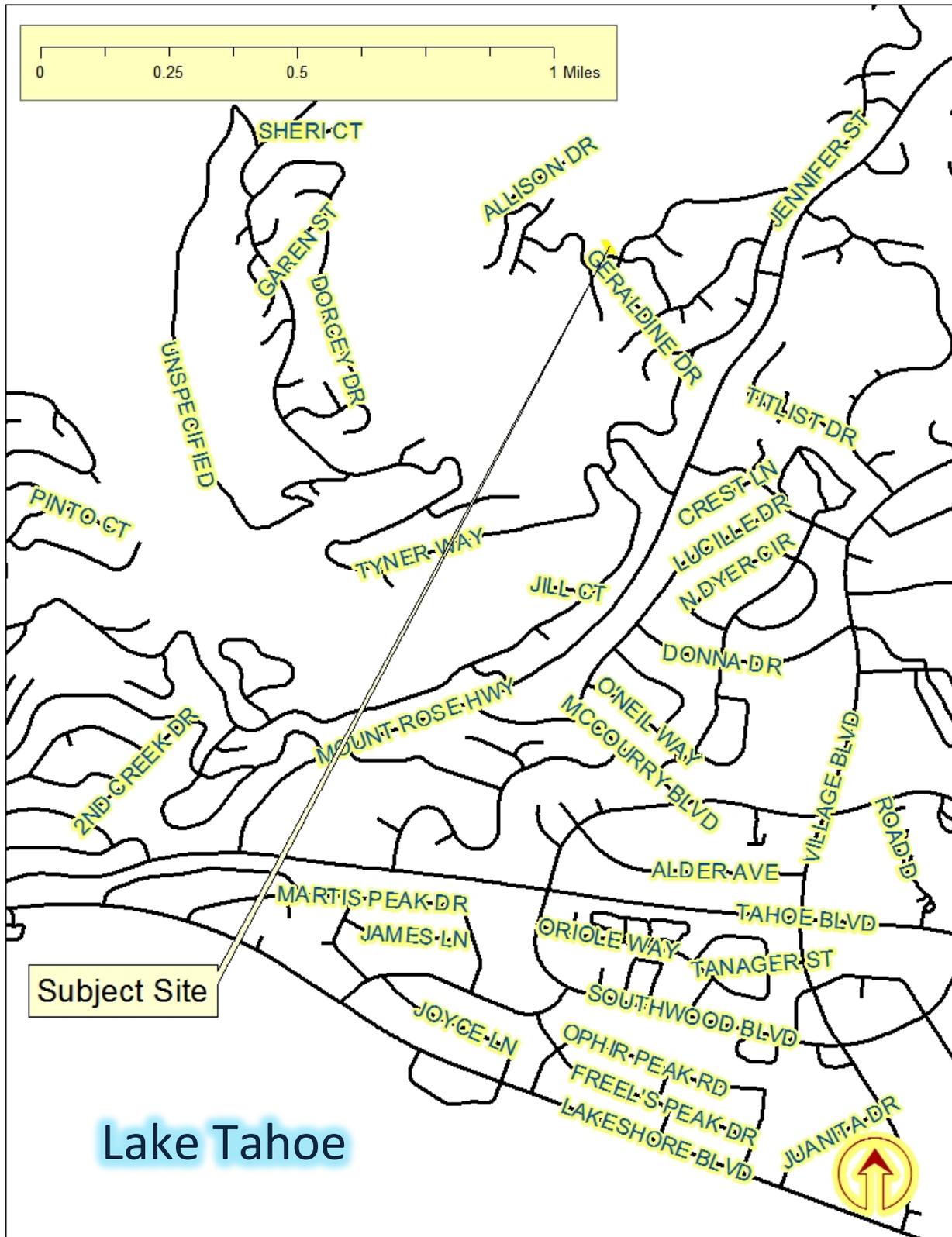
Special Use Permit

The purpose of a Special Use Permit is to allow a method of review to identify any potential harmful impacts on adjacent properties or surrounding areas for uses that may be appropriate within a regulatory zone; and to provide for a procedure whereby such uses might be permitted by further restricting or conditioning them so as to mitigate or eliminate possible adverse impacts. If the Board of Adjustment grants an approval of the Special Use Permit, that approval is 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:

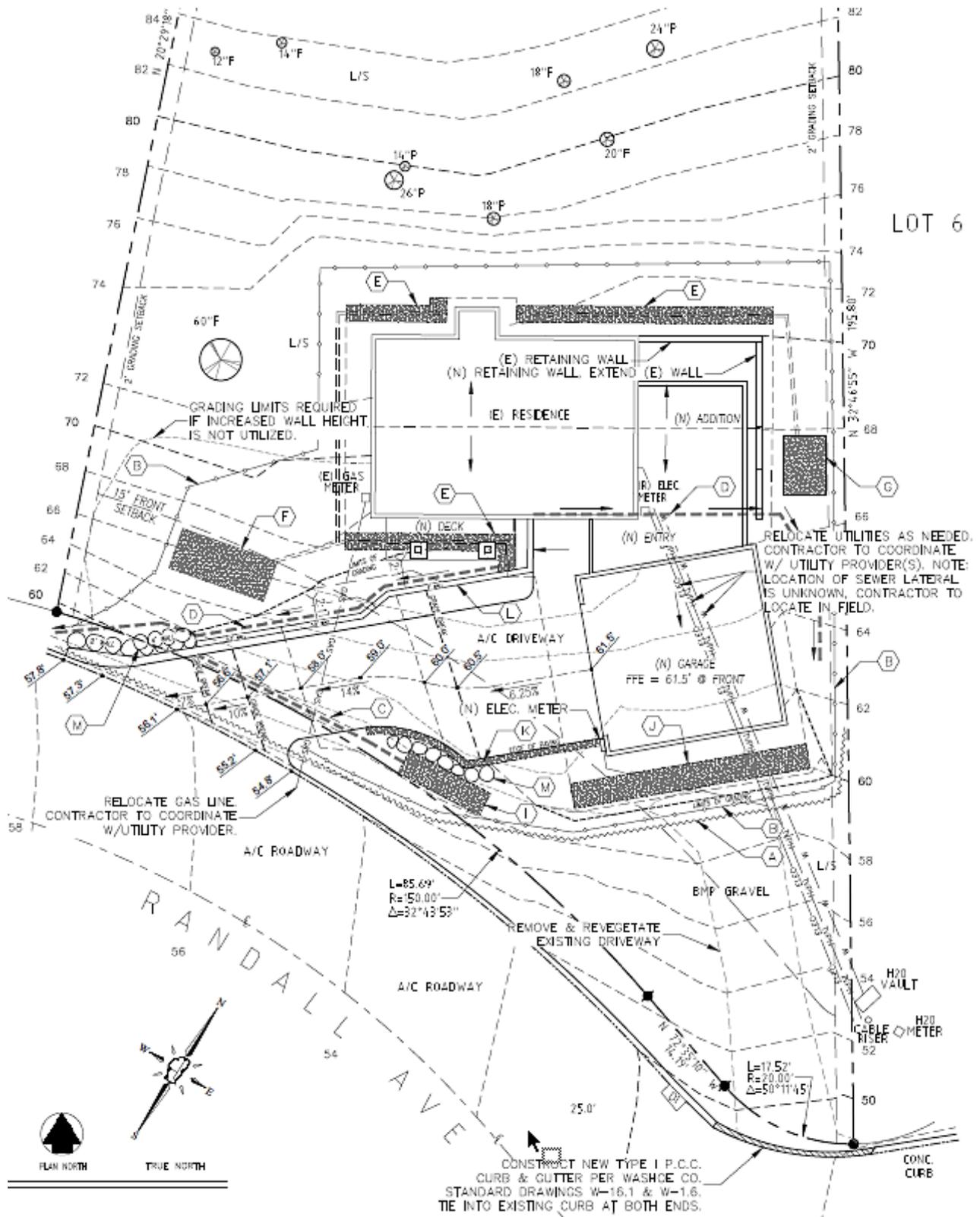
- Prior to permit issuance (i.e. a grading permit, a building permit, etc.)
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure
- Prior to the issuance of a business license or other permits/licenses
- Some Conditions of Approval are referred to as “Operational Conditions.”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

The Conditions of Approval for Special Use Permit Case Number WSUP18-0002 are attached to this staff report and will be included with the Action Order, if approved by the Board of Adjustment.

The subject property is designated as High Density Suburban (HDS). Major Grading is permitted in all regulatory zones with a special use permit per WCC 110.438. Therefore, the applicant is seeking approval of this SUP from the Board of Adjustment.



Vicinity Map



Site Plan

Project Evaluation

The applicant is seeking a special use permit for Major Grading. The grading is requested to create a new driveway to serve an existing dwelling. The dwelling is proposed to be expanded. WCC110.438.35 requires approval of a special use permit for Major Grading for, "any driveway or road that traverses any slope of thirty (30) percent or greater (steeper)." The driveway proposed with this permit traverses a slope of 30 percent.

The subject site is currently developed with a single-family dwelling and a driveway. The configuration of the grading proposed complies with all applicable standards of Article 438, Grading. The applicants' representative has worked closely with County staff, prior to submission of the special use permit application. It is the opinion of staff that conditions of approval to require conformance with the plans, as submitted, will ensure compliance with the Development Code and will appropriately mitigate any impacts upon the surrounding area. Given the very small amount of grading proposed, off-site impacts are anticipated to be negligible.

Impacts associated with additional development of the site are primarily associated with visual impact and with potential storm water run-off. The visual impact is reduced by means of use of retaining walls that reduce the disturbance to the hillside. Storm water runoff is address by generally applicable standards of the Development Code. County engineering staff will ensure compliance with those standards.

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

The proposed project was presented by the applicant's representative at the regularly scheduled Citizen Advisory Board meeting on March 5, 2018. The attached notes from the CAB reflect discussion on the requirements for a special use permit for grading. The CAB took action to recommend approval of the special use permit as requested.

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
 - Utilities/Water Rights
- Washoe County Health District
 - Air Quality Management Division
 - Emergency Medical Services
 - Environmental Health Services Division
- Washoe County Regional Animal Services
- Nevada Department of Environmental Protection
- Regional Transportation Commission
- Washoe – Storey Conservation District
- Incline Village/Crystal Bay CAB
- IVGID
- Nevada State Lands
- Nevada Tahoe Conservation District
- North Lake Tahoe FPD

- Tahoe Regional Planning Agency
- Tahoe Transportation District
- US Forest Service – LTBMU

Three out of the eighteen above listed agencies/departments provided substantive 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 project is approved by the Board of Adjustment.

- Washoe County Planning and Building Division addressed general conditions to ensure compliance with the plans as submitted with the project application.
Contact: Roger Pelham, 775.328.3622, rpelham@washoecounty.us
- Washoe County Engineering and Capital Projects addressed the requirement for detailed grading plans and compliance with Article 738, Grading.
Contact: Leo Vesely, 775.328.2313, lvesely@washoecounty.us
- Nevada State Division of Lands addressed the prohibition of staging equipment and materials on the adjacent State-owned parcel of land.
Contact: Brenda Swart, 775.684.2720, bswart@lands.nv.gov

Staff Comment on Required Findings

WCC Section 110.810.30, Article 810, *Special Use Permits*, requires that all of the following findings be made to the satisfaction of the Washoe County Board of Adjustment before granting approval of the request. Staff has completed an analysis of the special use permit application and has determined that the proposal is in compliance with the required findings as follows.

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Tahoe Area Plan.

Staff Comment: There are no policies or action plans within the Tahoe Area Plan that are applicable to the proposed Major Grading. Grading for a driveway is necessary for redevelopment of the existing dwelling. The proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Tahoe Area Plan.

2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven.

Staff Comment: The proposed Major Grading does not create any additional impact upon the utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities, than the existing dwelling.

3. Site Suitability. That the site is physically suitable for Major Grading for a driveway, and for the intensity of such a development.

Staff Comment: The grading proposed is limited to the minimum necessary to create a driveway to serve the existing and proposed expansion of the dwelling.

4. Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area.

Staff Comment: Because the grading proposed is limited to the minimum necessary to create a driveway to serve the existing and proposed expansion of the dwelling,

issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area.

- 5. Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

Staff Comment: *There is no military installation within the area that is required to be noticed for this special use permit request.*

Recommendation

Those agencies which reviewed the application recommended conditions in support of approval of the project, or provided no comment. Therefore, after a thorough analysis and review, Special Use Permit Case Number WSUP18-0002 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, with conditions, Special Use Permit Case Number WSUP18-0002 for David and Tammy Rutz, having made all five findings in accordance with Washoe County Code Section 110.810.30:

- 1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Tahoe Area Plan;
- 2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
- 3. Site Suitability. That the site is physically suitable for Major Grading for a driveway, and for the intensity of such a development;
- 4. Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area; and
- 5. Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

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 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 Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Board of Adjustment and mailed to the applicant.

Applicant: Brandon Mitchell
4400 Sierra Madre Dr.
Reno, NV 89502

Owner: David and Tammy Rutz
PO Box 7662
Tahoe City, CA 96145



Conditions of Approval

Special Use Permit Case Number WSUP18-0002

The project approved under Special Use Permit Case Number WSUP18-0002 shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment on April 5, 2018. 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.

Unless otherwise specified, all conditions related to the approval of this Special Use Permit 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 Special Use Permit 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 Special Use Permit may result in the institution of revocation procedures.

Washoe County reserves the right to review and revise the conditions of approval related to this Special Use Permit 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 Planning and Building, which shall be responsible for determining compliance with these conditions.

Contact Name: Roger Pelham, 775.328.3622, rpelham@washoecounty.us

- a. The applicant shall attach a copy of the Action Order to all subsequent permit applications, including building permits.
- b. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit. The Planning and Building Division shall determine compliance with this condition.
- c. The applicant shall submit complete construction plans and building permits shall be issued within two years from the date of approval by Washoe County, and the Tahoe Regional Planning Agency. The applicant shall complete construction within the time specified by the building permits. Compliance with this condition shall be determined by the Planning and Building Division.
- d. The applicant shall take cautionary measures to ensure that no staging of equipment, soil, asphalt, or other grading type debris is placed on State land by placing temporary construction fencing along the property line to prevent any type of encroachment.
Contact: Brenda Swart, 775.684.2720, bswart@lands.nv.gov
- e. The applicant shall submit a copy of the grading plans to State Lands for review. State Lands shall be notified prior to the commencement of grading.
Contact: Brenda Swart, 775.684.2720, bswart@lands.nv.gov
- f. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any cairn or grave of a Native American be discovered during site development, work shall temporarily be halted at the specific site and the Sheriff's Office as well as the State Historic Preservation Office of the Department of Conservation and Natural Resources shall be immediately notified per NRS 383.170.

- g. Failure to comply with the conditions of approval shall render this approval null and void. Compliance with this condition shall be determined by Planning and Building.

Washoe County Engineering and Capital Projects

2. The following conditions are requirements of the Engineering Division, which shall be responsible for determining compliance with these conditions.

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

- a. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), and slope stabilization. Placement or removal of any excavated materials shall be indicated on the grading plan. All grading shall comply with County Code Article 438, Grading Standards. Silts shall be controlled on-site and not allowed onto adjacent property.
- b. Estimated total earthwork volumes and area of disturbance shall be indicated on the grading and/or site plans.

*** End of Conditions ***

From: Patrick Mohn
To: [Pelham, Roger](#)
Cc: [Emerson, Kathy](#)
Subject: Rutz Residence Grading WSUP18-0002
Date: Wednesday, March 07, 2018 9:00:10 AM

Roger,

The developer may need dust control permits (County) for clearing and grading. Stormwater BMP's for grading/clearing may apply in the Tahoe Basin, even for a small lot size. In general, the NDEP does not review the details of clearing and grading plans.

Pat



Patrick A. Mohn, M.Sc., P.E.
UIC Compliance Coordinator
Bureau of Water Pollution Control (BWPC)
Nevada Division of Environmental Protection
901 South Stewart Street, Suite 4001
Carson City, NV 89701
p: 775.687.9419 fax: 775.687.4684
pmohn@ndep.nv.gov

From: [Lawson, Jacqueline](#)
To: [Pelham, Roger](#)
Cc: [Dayton, Brittany](#)
Subject: FW: February Agency Review Memo II
Date: Thursday, February 22, 2018 8:40:58 AM
Attachments: [image001.gif](#)
[ATT00001.htm](#)
[February Agency Review Memo II.pdf](#)
[ATT00002.htm](#)

Hello Roger,

The EMS Program does not have any comments for Special Use Permit Case Number WSUP18-0002 (Rutz Residence Grading) included in February Agency Review Memo II (item 3). Please let me know if you have any questions.

Thank you

Jackie



February 22, 2018

Roger Pelham, Senior Planner
Washoe County Community Services Department
1001 E. Ninth Street, Building A
Reno NV 89520-0027
Email: rpelham@washoecounty.us

Re: Special Use Permit Case Number WSUP18-0002 (Rutz Residence Grading)

Dear Mr. Pelham:

I am writing to provide comments on the above referenced application that is to be heard before the Washoe County Board of Adjustment. This application requests a Special Use Permit to permit major grading to facilitate construction of a driveway to access one dwelling that traverses a natural slope of 30% or greater. The State of Nevada owns one Tahoe Bond Act parcel (APN125-251-07) directly adjacent to the above referenced parcel. The Nevada Division of State Lands ("NDSL") staff has identified possible issues associated with the proposed development that should be considered as part of the County's review.

The State of Nevada manages almost 500 parcels in the Lake Tahoe Basin acquired through the Tahoe Bond Act of 1986. These public lands are designated as conservation areas and are maintained in their natural state as open space in perpetuity. The management direction of these parcels in the Tahoe Basin contains specific goals and measures of success. These include:

- Protect the State's investment and real value of open space parcels by reducing stocking levels of trees and brush-fields to resemble the pre-Comstock era. This will improve the overall health of the residual vegetation by providing nutrient & moisture availability.
- Use forest product/litter as an erosion control method and for nutrient cycling by leaving larger cut trees on the landscape contour to slow water run-off.
- Retain various snag classes and living wildlife trees where they can be safely considered. This is based on proximity to buildings, streets and power lines.
- Enhance and maintain a natural variable seed and forage source for wildlife.
- Re-introduce fire as a tool to maintain the desired conditions on a long-term, cost-effective basis.
- Provide an example of effective ecosystem resource management and fuels reduction that can be followed by the local community.

These objectives and measures of success can only be achieved with cooperation from the local community and support from other government agencies. Encroachments such as heavy equipment activity, storage of building materials, and excessive foot traffic can be detrimental to state-owned property, thus quickly reversing many years of management.

State Land Office • State Land Use Planning Agency • Nevada Tahoe Resource Program • Q1 Conservation Bond Program
901 S. Stewart Street, Suite 5003 • Carson City, Nevada 89701 • p: 775.684.2720 • f: 775.684.2721 • lands.nv.gov

This parcel is referred to as sensitive land (APN 125-251-07) in a stream environment zone that has a natural spring with year-round flow and lies within the Third Creek Drainage area and terminates into Lake Tahoe. **With the parcels being adjacent, Staff asks that the applicant be required to take cautionary measures to ensure that no staging of equipment, soil, asphalt, or other grading type debris is placed on state land by placing some type of construction fencing along the property line to prevent any type of encroachment. Staff also request that a copy of the plans be made available to State Lands for review and to be notified prior to the commencement of grading.**

The effects of encroachments can be long lasting with some taking decades to reverse. NDSL looks to other governmental agencies to recognize our long term management goals for our urban holdings. We realize that not all granted variances/grading permits may pose a problem for NDSL. However, it takes only one case where many hours and dollars are expended correcting a negative impact to delay our treatment goals during a short field season. Please consider these comments during your granting process.

Should you have any further questions regarding this request or our comments, please contact me at 775-684-2735 or via email at bswart@lands.nv.gov or Jeff Haas, State Lands Forester II at 775-684-2743 or via email at jhaas@lands.nv.gov.

Sincerely,

Brenda Swart
State Land Agent III
Nevada Division of State Lands
Nevada Tahoe Resource Team



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: March 12, 2018
TO: Roger Pelham, Planning and Development Division
FROM: Leo R. Vesely, P.E., Engineering and Capitol Projects Division
SUBJECT: **WSUP18-0002**
APN 125-251-08
RUTZ RESIDENTIAL GRADING

I have reviewed the referenced special use permit and have the following conditions:

1. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), and slope stabilization. Placement or removal of any excavated materials shall be indicated on the grading plan. All grading shall comply with County Code Article 438, Grading Standards. Silts shall be controlled on-site and not allowed onto adjacent property.
2. Estimated total earthwork volumes and area of disturbance shall be indicated on the grading and/or site plans.

LRV/lrv



Incline Village/Crystal Bay Citizens Advisory Board

MEMORANDUM

Date: March 8, 2018
To: Roger Pelham, Washoe County Planner
Re: Special Use Permit Case Number WSUP18-0002 (Rutz Residence Grading)
From: Misty Moga, Recording Secretary

The following is an excerpt from the Incline Village/Crystal Bay Citizen Advisory Board on March 5, 2018.

7.B. Special Use Permit Case Number WSUP18-0002 (Rutz Residence Grading) – Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request for a special use permit to permit Major Grading, totaling approximately 188 cubic yards of excavation, to facilitate construction of a driveway to access one dwelling, that traverses a natural slope of 30% or greater. Grading for any driveway or road that traverses a slope of 30% or greater is Major Grading in accordance with the Washoe County Code Section 110.438.35(a)(3).

- Applicant/ Property Owner: Brandon Mitchell/ David and Tammy Rutz
- Location: 786 Randall Ave., at the northwest corner of Randall and Gerladine
- Assessor's Parcel Number: 125-251-08
- Staff: Roger Pelham, Senior Planner, 775-328-3622, rpelham@washoecounty.us
- Reviewing Body: Tentatively scheduled for Board of Adjustment, April 5, 2018.

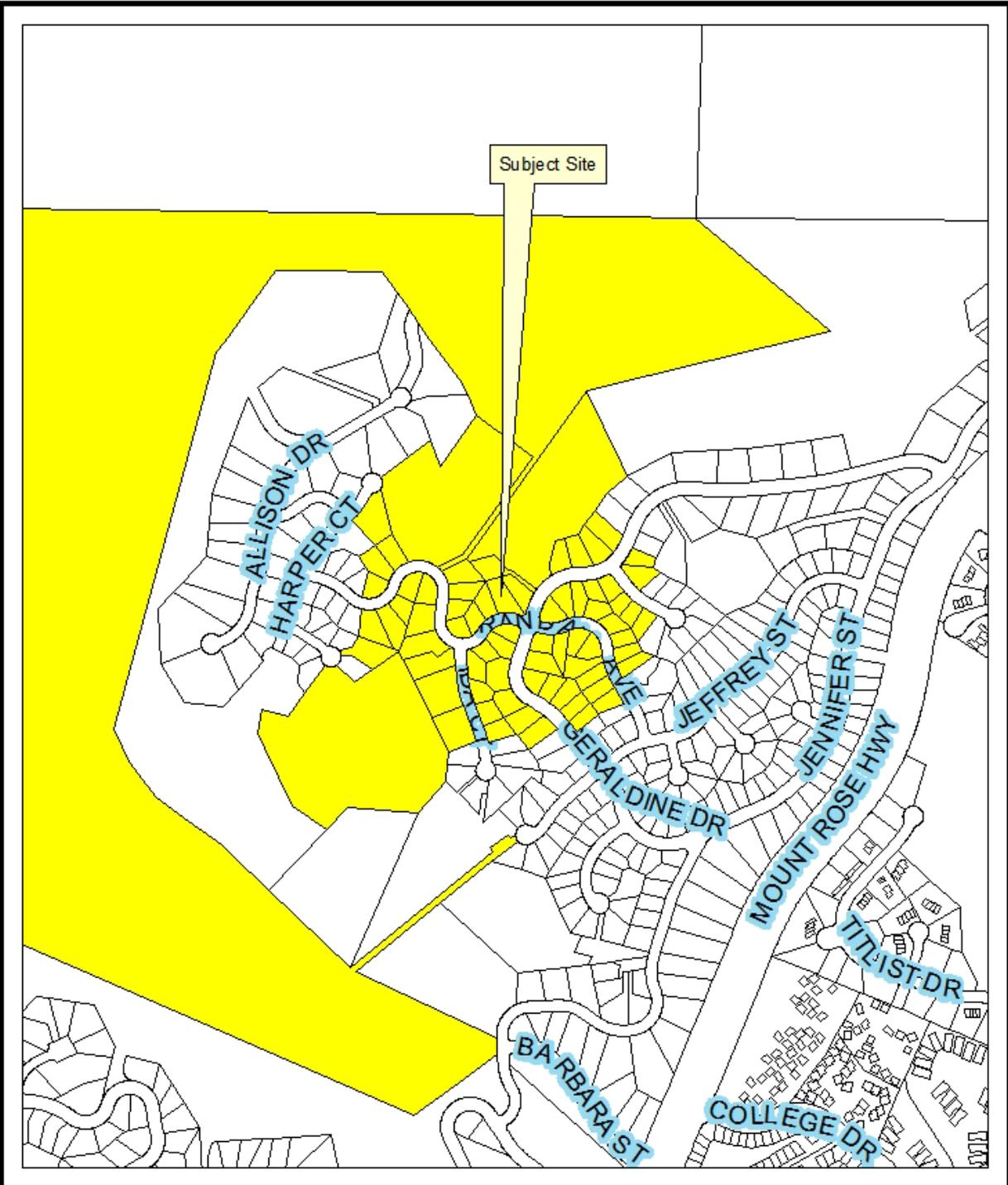
Brandon Mitchell, project architect, gave a brief overview of the request:

Property currently has a steep and inaccessible driveway. Proposing to demolish existing driveway and install new driveway. He showed pictures of the existing driveway. The current driveway would be difficult for emergency vehicles. They are requesting a Special Use Permit for grading of the driveway. Coverage is required; depth and height limit is accepted by Washoe County.

Roger Pelham, Washoe County Planning and Building planner said traversing a slope more than 30% triggers a major grading requirement for a Special Uses Permit. The current driveway goes across the side hill.

Judy Miller asked if a soils report was conducted. Brandon said TRPA has the soil mapped for the location.

MOTION: Andy Wolf recommend approval for case WSUP18-002, Rutz Residence Grading. Judy Miller seconded the motion. Motion passed unanimously.



Mailing Label Map
Special Use Permit Case Number WSUP18-0002
(Rutz Grading)
 72 Parcels selected at 5000 feet.



Community Services
 Department
 Planning and
 Development Division
WASHOE COUNTY
NEVADA
 Post Office Box 11120
 Reno, Nevada 89520
 (775) 325-2600

Source: Planning and Building Division

Date: February 2018

Washoe County Citizen Advisory Boards CAB Member Worksheet



Citizen Advisory Board: Incline Village / Crystal Bay

Meeting Date (if applicable): March 5, 2018

Topic or Project Name (include Case No. if applicable): WSUP18-0002W

Please check the appropriate box:

My comments were (or) were not discussed during the meeting.

Identified issues and concerns:

I will approve this addition; as long as it complies with the Washoe County Codes .

Suggested alternatives and/or recommendations:

I don't see any recommendations.

Name Pete Todoroff Date: March 1, 2018

(Please Print)

Signature: Pete Todoroff

This worksheet may be used as a tool to help you take notes during the public testimony and discussion on this topic/project. Your comments during the meeting will become part of the public record through the minutes and the CAB action memorandum. Your comments, and comments from other CAB members, will and shall not collectively constitute a position of the CAB as a whole.

If you would like this worksheet forwarded to your Commissioner, please include his/her name.

Commissioner's Name: Marsha Berkgigler

Use additional pages, if necessary.

Please mail, fax or email completed worksheets to: Washoe County Manager's Office
Attention: CAB Program Coordinator
Post Office Box 11130, Reno, NV 89520-0027
Fax: 775.328.2491
Email: stone@washoecounty.us



Washoe County Citizen Advisory Boards CAB Member Worksheet

Citizen Advisory Board: **IVCB**

Meeting Date (if applicable): **March 5, 2018**

Topic or Project Name (include Case No. if applicable): **WSUP18-0002 Rutz Residence Grading**

Washoe County Planner **R. Pelham**

Please check the appropriate box:

My comments were (or) were not discussed during the meeting.

Identified issues and concerns: **Did not note that issue of coverage with TRPA is addressed.**

Suggested alternatives and/or recommendations: **Request seems appropriate for the slope situation and recommend approval.**

Name **Gerald W. Eick**

Date: **February 27, 2018**

Signature:

This worksheet may be used as a tool to help you take notes during the public testimony and discussion on this topic/project. Your comments during the meeting will become part of the public record through the minutes and the CAB action memorandum. Your comments, and comments from other CAB members, will and shall not collectively constitute a position of the CAB as a whole. ****Due to Nevada Open Meeting Law considerations, please do not communicate with your fellow CAB members on items outside of the agendaized discussions held at your regular CAB meetings.****

If you would like this worksheet forwarded to your Commissioner, please include his/her name.

Commissioner's Name: _____

Use additional pages, if necessary.

Please mail, fax or email completed worksheets to: Washoe County Manager's Office
Attention: CAB Program Coordinator
Post Office Box 11130, Reno, NV 89520-0027
Fax: 775.328.2491
Email: cab@washoecounty.us

Community Services Department

Planning and Building

SPECIAL USE PERMIT

(see page 5)

SPECIAL USE PERMIT FOR GRADING

(see page 11)

SPECIAL USE PERMIT FOR STABLES

(see page 16)

APPLICATION



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

Telephone: 775.328.6100

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

Project Information		Staff Assigned Case No.: _____	
Project Name: RUTZ RESIDENCE			
Project Description: EXISTING DRIVEWAY IS TOO STEEP FOR SAFE ACCESS. NEW DRIVEWAY IS BEING PROPOSED WITH NEW TWO-CAR GARAGE AND LIVING SPACE ADDITION TO (E) SINGLE FAMILY HOME.			
Project Address: 786 RANDALL AVE. INCLINE VILLAGE, NV			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets AND area locator): WEST OF MT ROSE HIGHWAY, NEAR INTERSECTION OF RANDALL AVE. AND GERALDINE DR.			
Assessor's Parcel No. (s):	Parcel Acreage:	Assessor's Parcel No. (s):	Parcel Acreage:
125-251-08	.32 (13,925 S.F.)		
Section(s)/Township/Range: INCLINE VILLAGE UNIT # 1			
Indicate any previous Washoe County approvals associated with this application: Case No. (s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner: DAVID RUTZ & TAMMY RUTZ		Professional Consultant:	
Name: DAVID RUTZ		Name: BRANDON MITCHELL ARCHITECT	
Address: P.O. BOX 7662		Address: 4400 SIERRA MADRE DR.	
TAHOE CITY, CA Zip: 96145		RENO, NV Zip: 89502	
Phone: Fax:		Phone: 530-314-9485 Fax:	
Email: TDRUTZ@SBCGLOBAL.NET		Email: MITCHELL_TAHOE@YAHOO.COM	
Cell: 530-304-6633 Other:		Cell: Other:	
Contact Person: DAVID RUTZ		Contact Person: BRANDON MITCHELL	
Applicant/Developer:		Other Persons to be Contacted:	
Name: BRANDON MITCHELL		Name:	
Address: 4400 SIERRA MADRE DR.		Address:	
RENO, NV Zip: 89502		Zip:	
Phone: 530-314-9485 Fax:		Phone: Fax:	
Email: MITCHELL_TAHOE@YAHOO.COM		Email:	
Cell: Other:		Cell: Other:	
Contact Person: BRANDON MITCHELL		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: David M. Butz

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, David M. Butz
(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 Building.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 125-251-08

Printed Name David M Butz

Signed [Signature]

Address 786 Randall Ave

Incline Village, NV. 89451

(Notary Stamp)

Subscribed and sworn to before me this
30 day of January, 2018.

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

My commission expires: November 2, 2020



*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: Tammy L. Rutz

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, Tammy L. Rutz
(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 Building.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 125-251-08

Printed Name Tammy L. Rutz

Signed Tammy L. Rutz

Address 786 Randall

Incline Village, NV 89451

Subscribed and sworn to before me this 30 day of January, 2018.

Brandi E Bernard
Notary Public in and for said county and state

My commission expires: November 2, 2020

(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

Special Use Permit 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 special use permits may be found in Article 810, Special Use Permits.

1. What is the type of project being requested?

NEW DRIVEWAY FOR AN EXISTING SINGLE FAMILY RESIDENCE.
NEW TWO-CAR GARAGE ADDITION AND LIVING SPACE ADDITIONS
ARE PROPOSED TO EXISTING SINGLE FAMILY RESIDENCE.

2. What currently developed portions of the property or existing structures are going to be used with this permit?

EXISTING SINGLE FAMILY RESIDENCE SHALL REMAIN. IT
WILL BE REMODELED AS REQUIRED FOR PROPOSED
TWO-CAR GARAGE AND LIVING SPACE ADDITIONS.

3. What improvements (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.) will have to be constructed or installed and what is the projected time frame for the completion of each?

SANITATION & WATER SUPPLY ARE EXISTING.
UTILITIES, DRAINAGE AND ROADWAY IMPROVEMENTS TO BE COMPLETE BY OCTOBER 15TH, 2018.
NEW STRUCTURE AND PARKING TO BE COMPLETE BY END OF SUMMER 2019.

4. What is the intended phasing schedule for the construction and completion of the project?

CONSTRUCTION IS PLANNED TO BEGIN SPRING 2018 AND BE COMPLETED SUMMER 2019. NO PHASING IS PLANNED.

5. What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?

PROPOSED USE IS NOT BEING INTENSIFIED. PROPOSED USE TO REMAIN THE SAME AS THE EXISTING USE - SINGLE FAMILY HOME.
EXISTING HOME IS LOCATED IN A NEIGHBORHOOD OF OTHER EXISTING SINGLE FAMILY HOMES.

6. What are the anticipated beneficial aspects or effects your project will have on adjacent properties and the community?

THE NEW DRIVEWAY WILL CREATE A SAFER, MORE VEHICLE AND PEDESTRIAN FRIENDLY DESIGN SOLUTION THAN THE EXISTING STEEP DRIVEWAY. THE NEW TWO-CAR GARAGE WILL KEEP CARS FROM VIEW OF ADJACENT PROPERTIES.

7. What will you do to minimize the anticipated negative impacts or effect your project will have on adjacent properties?

THE PROPOSED RESIDENTIAL ADDITION AND DRIVEWAY ARE OF SIMILAR LAYOUT AND DESIGN TO EXISTING ADJACENT PROPERTIES. NEGATIVE IMPACTS HAVE BEEN MINIMIZED BY PROVIDING A DESIGN SOLUTION THAT THE NEIGHBORS ARE FAMILIAR WITH AND ONE WHICH THEY KNOW IS FUNCTIONAL.

8. Please describe operational parameters and/or voluntary conditions of approval to be imposed on the project special use permit to address community impacts:

PROJECT IS AN ADDITION/REMODEL TO AN EXISTING HOME RESIDING IN A NEIGHBORHOOD OF OTHER SINGLE FAMILY HOMES. HOME WILL BE OCCUPIED BY ONE FAMILY AND WILL NOT BE USED FOR COMMERCIAL PURPOSES.

9. How many improved parking spaces, both on-site and off-site, are available or will be provided? (Please indicate on site plan.)

FOUR ON-SITE PARKING SPACES SHALL BE PROVIDED. TWO SPACES SHALL BE LOCATED IN THE PROPOSED TWO-CAR GARAGE. TWO SPACES SHALL BE LOCATED ON THE PARKING PAD DIRECTLY IN FRONT OF THE GARAGE.

THREE OFF-SITE PARKING SPACES ARE AVAILABLE DIRECTLY IN FRONT OF THE PROPERTY ON RANDALL AVE.

10. What types of landscaping (e.g. shrubs, trees, fencing, painting scheme, etc.) are proposed? (Please indicate location on site plan.)

"MEADOW MIX" INCLUDES THE FOLLOWING GRASSES: FOXTAIL MEADOW, BROME SMOOTH, HAIRGRASS TUFTED NORTON, FESCUE, CREEPING RED BERRA, TIMOTHY CLIMAX & PASTURE GINGER BLUEGRASS. IS BEING PROPOSED. LANDSCAPE AREAS LABELED AS REVEGETATED ON SITE PLAN.

11. What type of signs and lighting will be provided? On a separate sheet, show a depiction (height, width, construction materials, colors, illumination methods, lighting intensity, base landscaping, etc.) of each sign and the typical lighting standards. (Please indicate location of signs and lights on site plan.)

PROJECT IS A SINGLE FAMILY HOME AND NO SIGNS ARE BEING PROPOSED. EXTERIOR LIGHTING SHALL BE WALL MOUNTED LIGHT FIXTURES AND RECESSED CANS (SEE ATTACHED CUT SHEETS). LIGHTING LOCATIONS SHOWN ON LIGHTING PLANS,

12. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the special use permit request? (If so, please attach a copy.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

13. Utilities:

a. Sewer Service	NGID Public Works
b. Electrical Service	NV ENERGY
c. Telephone Service	VERIZON
d. LPG or Natural Gas Service	SOUTHWEST GAS CORP.
e. Solid Waste Disposal Service	WASTE MANAGEMENT
f. Cable Television Service	CHARTR
g. Water Service	IVGID Public Works

For most uses, ^{→ N/A} the Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County. Please indicate the type and quantity of water rights you have available should dedication be required:

h. Permit #		acre-feet per year	
i. Certificate #		acre-feet per year	
j. Surface Claim #		acre-feet per year	
k. Other #		acre-feet per year	

l. Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources):

N/A

14. Community Services (provided and nearest facility):

a. Fire Station	NORTH LAKE TAHOE FIRE STATION #13
b. Health Care Facility	INCLINE VILLAGE COMMUNITY HOSPITAL
c. Elementary School	INCLINE ELEMENTARY SCHOOL
d. Middle School	INCLINE MIDDLE SCHOOL
e. High School	INCLINE HIGH SCHOOL
f. Parks	LAKE TAHOE NEVADA STATE PARK - PRESTON FIELD
g. Library	INCLINE VILLAGE LIBRARY
h. Citifare Bus Stop	N/A

Special Use Permit Application for Grading 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 special use permits may be found in Article 810, Special Use Permits. Article 438, Grading, and Article 418, Significant Hydrologic Resources, are the ordinances specifically involved in this request.

1. What is the purpose of the grading?

GRADING IS REQUIRED FOR THE PROPOSED NEW DRIVEWAY AND NEW RESIDENTIAL BUILDING ADDITIONS BEING PROPOSED.

2. How many cubic yards of material are you proposing to excavate on site?

188 \pm CUBIC YARDS

3. How many square feet of surface of the property are you disturbing?

2,500 S.F.

4. How many cubic yards of material are you exporting or importing? If none, how are you managing to balance the work on-site?

MOST EXCAVATED MATERIAL WILL BE EXPORTED TO AN APPROVED LOCATION OUTSIDE THE TAYLOR BASIN. SOME MATERIAL WILL BE KEPT ON-SITE FOR FINISH GRADING & REVEGETATION.
170 C.Y. EXPORT \pm
18 C.Y. STAY ON SITE \pm

5. Is it possible to develop your property without surpassing the grading thresholds requiring a Special Use Permit? (Explain fully your answer.)

NO, PER SECTION 110.438.35 NATOR GRADING PERMIT THRESHOLDS, ITEM (A)(3) ANY DRIVEWAY THAT TRAVERSES ANY SLOPE OF THIRTY (30) PERCENT OR GREATER/SIDEWALK WITH REQUIRE A SPECIAL USE PERMIT. THIS INCLUDES DRIVEWAYS FOR SINGLE FAMILY HOMES.

6. Has any portion of the grading shown on the plan been done previously? (If yes, explain the circumstances, the year the work was done, and who completed the work.)

No

7. Have you shown all areas on your site plan that are proposed to be disturbed by grading? (If no, explain fully your answer.)

YES SEE SITE PLAN & GRADING & BMP PLAN

8. Can the disturbed area be seen from off-site? If yes, from which directions, and which properties or roadways?

YES, PROPOSED DISTURBED AREA CAN BE SEEN OFFSITE FROM NEIGHBORING HOMES TO THE SOUTH AND EAST ON RANDALL AVE.

9. Could neighboring properties also be served by the proposed access/grading requested (i.e. if you are creating a driveway, would it be used for access to additional neighboring properties)?

No.

10. What is the slope (Horizontal/Vertical) of the cut and fill areas proposed to be? What methods will be used to prevent erosion until the revegetation is established?

Proposed slopes will be 2:1.
DURING CONSTRUCTION, TEMPORARY BMP'S WILL BE USED:
CONSTRUCTION FENCING, FIBER ROLL, COVER DIRT STOCKPILES,
MULCH & PINE NEEDLES

11. Are you planning any berms?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, how tall is the berm at its highest?
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12. If your property slopes and you are leveling a pad for a building, are retaining walls going to be required? If so, how high will the walls be and what is their construction (i.e. rockery, concrete, timber, manufactured block)?

6'-0" TALL CONCRETE RETAINING WALLS FOR THE NEW DRIVEWAY ARE BEING PROPOSED.
2'-0" AND 4'-0" ROCKERY WALLS ARE BEING PROPOSED.
5'-6" TALL CONCRETE RETAINING WALLS ARE BEING PROPOSED WITHIN THE FRONT SETBACK. 1'-6" OF ADDITIONAL WALL HEIGHT IS BEING REQUESTED, AT THIS LOCATION, TO LIMIT THE AMOUNT OF GRADING REQUIRED (SEE CIV GRADING & BMP PLAN)

13. What are you proposing for visual mitigation of the work?

PROPOSED RETAINING WALLS ARE ONLY SHOWN WHERE NECESSARY. CONCRETE WALLS TRANSITION TO ROCKERY WALLS TO HELP "SOFTEN THE EDGE". CONCRETE WALLS WILL BE STAINED EARTH TONES. EXISTING HOME WILL BE PROVIDED WITH ALL NEW EXTERIOR FINISHES INCLUDING SIDING, WINDOWS, DOORS & ROOFING.

14. Will the grading proposed require removal of any trees? If so, what species, how many and of what size?

NO TREES WILL BE REMOVED.

15. What type of revegetation seed mix are you planning to use and how many pounds per acre do you intend to broadcast? Will you use mulch and, if so, what type?

"MEADOW MIX" includes the following GRASSES: FOXTAIL MEADOW BROME SMOOTH, HAIRGRASS TUFTED NORTON, FESCUE CREEPING RED BOREAL, TIMOTHY CLIMAX & PASTURE GINGER BLUEGRASS

APPLICATION RATE = 75 LB/ACRE.

APPLICATION OF MULCH MAY ENHANCE VEGETATION

16. How are you providing temporary irrigation to the disturbed area?

THERE IS AN EXISTING WATER SERVICE ON-SITE

17. Have you reviewed the revegetation plan with the Washoe Storey Conservation District? If yes, have you incorporated their suggestions?

REVEGETATION will comply with TAHOE REGIONAL PLANNING Agency (TRPA) Guidelines.

THERE IS NO REVEGETATION OR LANDSCAPING PLAN AS THE PROPOSED REVEGETATION IS NATIVE GRASSES FROM SEED COVERED BY A LAYER OF MULCH.

18. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that may prohibit the requested grading?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, please attach a copy.
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Special Use Permit Application for Stables 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 administrative permits may be found in Article 810, Special Use Permits.

1. What is the maximum number of horses to be boarded, both within stables and pastured?

2. What is the maximum number of horses owned maintained by the owner/operator of the project, both within stables and pastured?

3. List any ancillary or additional uses proposed (e.g., tack and saddle sales, feed sales, veterinary services, etc.). Only those items that are requested may be permitted.

4. If additional activities are proposed, including training, events, competition, trail rides, fox hunts, breaking, roping, etc, only those items that are requested may be permitted. Clearly describe the number of each of the above activities which may occur, how many times per year and the number of expected participants for each activity.

5. What currently developed portions of the property or existing structures are going to be used with this permit?

6. To what uses (e.g., restrooms, offices, managers living quarters, stable area, feed storage, etc.) will the barn be put and will the entire structure be allocated to those uses? (Provide floor plans with dimensions).

7. Where are the living quarters for the operators of the stables and where will employees reside?

8. How many improved parking spaces, both on-site and off-site, are available or will be provided? (Please indicate on site plan.) Have you provided for horse trailer turnarounds?

9. What are the planned hours of operation?

10. What improvements (e.g. new structures including the square footage, roadway/driveway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.) will have to be constructed or installed and what is the projected time frame for the completion of each?

11. What is the intended phasing schedule for the construction and completion of the project?

12. What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?

13. What are the anticipated beneficial aspects or affects your project will have on adjacent properties and the community?

14. What are the adverse impacts upon the surrounding community (including traffic, noise, odors, dust, groundwater contamination, flies, rats, mice, etc.) and what will you do to minimize the anticipated negative impacts or effects your project will have on adjacent properties?

15. Please describe operational parameters and/or voluntary conditions of approval to be imposed on the administrative permit to address community impacts.

16. What types of landscaping (e.g. shrubs, trees, fencing, painting scheme, etc.) are proposed? (Please indicate location on site plan.)

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17. What type of signs and lighting will be provided? On a separate sheet, show a depiction (height, width, construction materials, colors, illumination methods, lighting intensity, base landscaping, etc.) of each sign and the typical lighting standards. (Please indicate location of signs and lights on site plan.)

--

18. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the administrative permit request? (If so, please attach a copy.)

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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19. Community Sewer

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

20. Community Water

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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Special Use Permits Development Application Submittal Requirements

1. **Fees:** See Master Fee Schedule. **Bring payment with your application to Community Service Department (CSD). Make check payable to Washoe County.**
2. **Development Application:** A completed Washoe County Development Application form.
3. **Owner Affidavit:** The Owner Affidavit must be signed and notarized by all owners of the property subject to the application request.
4. **Proof of Property Tax Payment:** The applicant must provide a written statement from the Washoe County Treasurer's Office indicating all property taxes for the current quarter of the fiscal year on the land have been paid.
5. **Application Materials:** The completed Special Use Permit Application materials.
6. **Title Report:** A preliminary title report, with an effective date of no more than one hundred twenty (120) days of the submittal date, by a title company which provides the following information:
 - Name and address of property owners.
 - Legal description of property.
 - Description of all easements and/or deed restrictions.
 - Description of all liens against property.
 - Any covenants, conditions and restrictions (CC&Rs) that apply.

Submit Title Report with "Original Packet" only. You may be requested to provide additional copies, but do not include Title Report in other copies of the packet.

7. **Proposed Site Plan Specifications (Special Use Permit and Stables):**
 - a. Lot size with dimensions drawn using standard engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500') showing all streets and ingress/egress to the property.
 - b. Show the location and configuration of all proposed buildings (with distances from the property lines and from each other), all existing buildings that will remain (with distances from the property lines and from each other), all existing buildings that will be removed, and site improvements on a base map with existing and proposed topography expressed in intervals of no more than five (5) feet.
 - c. Show the location and configuration of wells and well houses, septic systems and leach fields, overhead utilities, water and sewer lines, and all easements.
 - d. Show locations of parking, landscaping, signage and lighting.
 - e. The cross sections of all rights-of-way, streets, alleys or private access ways within the proposed development, proposed name and approximate grade of each, and approximate radius of all curves and diameter of each cul-de-sac.
8. **Existing Site Specifications (Special Use Permit and Stables):**
 - a. Map to be drawn using engineering scales (e.g. scale 1" = 20', 1" = 40', or 1" = 100') showing all streets and ingress/egress to the property.
 - b. Property boundary lines, distances and bearings.
 - c. Contours at five (5) foot intervals or two (2) foot intervals where, in the opinion of the County Engineer, topography is a major factor in the development.
 - d. Indication of prominent landmarks, rock outcroppings, and natural foliage which will be deciding considerations in the design of the development.

- e. The width and approximate location of all existing or proposed easements, whether public or private, for roads, drainage, sewers, irrigation, or public utility purposes.
 - N/A* f. Location and size of any land to be reserved or dedicated for parks, recreation areas, common open space areas, schools or other public uses.
 - N/A* g. If any portion of the land within the boundary of the development is subject to inundation or storm water overflow, as shown on the adopted Federal Emergency Management Agency's Flood Boundary and Floodway Maps, that fact and the land so affected shall be clearly shown on the map by a prominent note on each sheet, as well as width and direction of flow of each water course within the boundaries of the development.
 - h. The location and outline to scale of each existing building or structure to remain in the development.
 - i. Existing roads, trails or rights-of-way within the development shall be designated on the map. Topography and existing developments within three hundred (300) feet must also be shown on the map.
 - j. Vicinity map showing the proposed development in relation to Interstate 80, Highway 395, I-580, or a major arterial. The vicinity map shall also include a north arrow.
 - k. Date, scale, and number of each sheet in relation to the total number of sheets, and the name of the person preparing the plans.
 - l. Location of snow storage areas sufficient to handle snow removed from public and private street, if above 5,500 feet.
 - m. All known areas of potential hazard (and the basis for delineation) including, but not limited to, earth slide areas, avalanche areas or otherwise hazardous slopes, shall be clearly designated on the map. Additionally, active fault lines (post-Holocene) shall be delineated on the map.
 - N/A* n. Location of areas with slopes greater than fifteen percent (15%) and thirty percent (30%).
 - N/A* o. Boundary of any wetland areas and/or floodplains within the project site.
 - p. Note by the project engineer or design professional indicating compliance with all applicable provisions of the Washoe County Development Code.
 - q. Significant Hydrological Resources. Indicate the critical and sensitive buffer zones according to Article 418 of the Washoe County Development Code.
9. **Site Plan Specifications (Grading):**
- a. Vicinity map showing the proposed project in relation to Interstate 80, Highway 395, I-580, or a major arterial. The vicinity map may be part of the site plan.
 - b. Date, north arrow, scale, and number of each sheet in relation to the total number of sheets, and the name of person preparing the plans.
 - c. Location and limits of all work to be done.
 - d. Existing contours and proposed contours.
 - e. Location of all proposed and existing structures.
 - f. Location of any structures on adjacent parcels that are within fifteen (15) feet of the work site's parcel boundary.
 - g. Existing draining (natural and man-made) and proposed drainage patterns.
 - h. Sufficient elevation data to show the drainage will work as proposed.
 - i. Quantities of excavation, fill and disturbed surface area shall be calculated and shown on the site plan. **Areas under buildings and pavement need not be included in these calculations.**

- j. Quantities of material proposed to be removed from the site must be shown. The proposed disposal area and the disposition of fill must be noted on the plan.
 - k. Limiting dimensions of cut and fill.
 - l. Proposed BMPs (Best Management Practices) for controlling water and wind erosion if a disturbed area is left undeveloped for more than thirty (30) days.
 - m. Cut and fill slopes setback from the property boundary.
 - n. Structure setbacks from a slope.
 - o. Location of areas with existing slopes greater than fifteen percent (15%) and thirty percent (30%).
 - p. Boundary of any wetland areas and/or floodplains within the project site.
 - q. Significant Hydrologic Resources. Indicate the critical and sensitive buffer zones according to Article 418 of the Washoe County Development Code.
- 10 **Grading:** In accordance with the grading provisions of Washoe County Code, Article 438, if the thresholds for a grading permit are met or exceeded, the grading plans shall indicate the existing and proposed grades, slope treatments (i.e. rip rap, erosion control, etc.) and drainage channels and the direction of flow. **Cross sections must be provided at a minimum of two key locations.**

N/A 11. **Traffic Impact Report (Special Use Permit and Stables):** Traffic impact reports are required whenever the proposed development project will generate 80 or more weekday peak hour trips as determined using the latest edition Institute of Transportation Engineers (ITE) trip generation rates or other such sources as may be accepted by Engineering and Capital Projects with less than 200 peak hour trips may not need to perform an impact analysis for future years. Traffic consultants are encouraged to contact Engineering and Capital Projects staff prior to preparing a traffic impact report.

N/A 12. **Landscaping:** Landscape plans may be required, for **stables**. Landscape plans may include: a soils evaluation; color and type of building material, such as fencing material; type of plant material; location of plant material and proposed maintenance schedule; size of plant material at planting and size of plant material at full maturation; type and amount of mulch material; and an irrigation plan.

N/A a. **Planting Plan Specifications:** The planting plan must include all necessary information to satisfy Washoe County Code Section 110.412.60, Planting Standards.

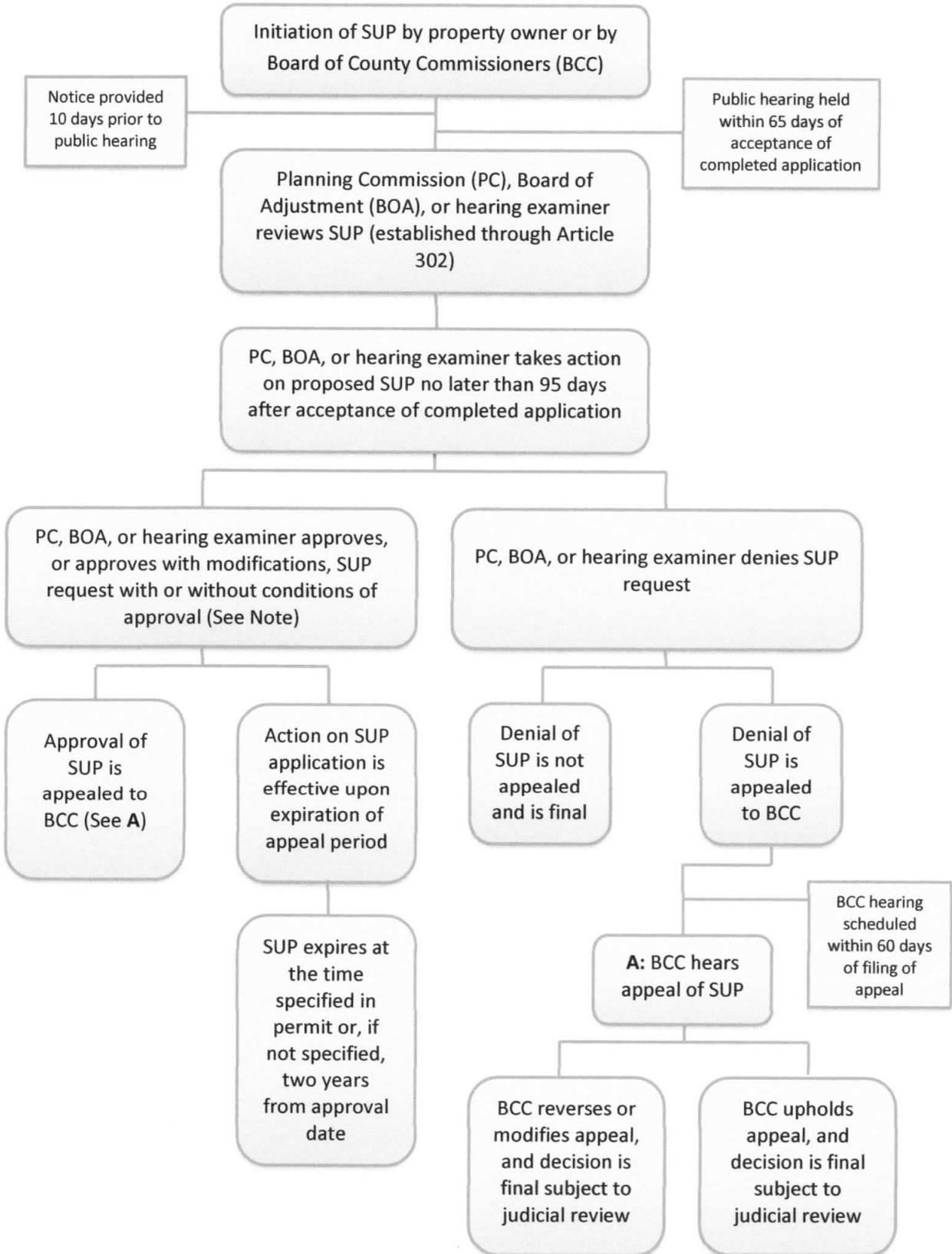
- Proposed Tree Locations. Individual trees shall be graphically depicted in the proposed locations; trees shall be identified as either evergreen or deciduous; trees shall be individually labeled or coded and cross referenced to the proposed plant species in the plant legend.
- Proposed Plant Material. The preliminary plan must identify where, and a square footage amount for, one or all of the following items: trees, mulch (rock, DG or bark), seeded areas, etc.
- Existing On-Site Vegetation. In the case of large strands of trees and shrubs, individual locations may be identified with a revision cloud symbol. Smaller numbers or strands of trees (six (6) inch caliper and greater) shall be identified individually. Shrub areas and other forms of vegetation such as grasses shall be identified with a revision cloud symbol.
- Plant Legend. Legend shall include all proposed plant material, including the following: common name, botanical name, size at planting, spacing and quantity (of trees only).
- Landscape Area Legend. A summary of proposed areas and their square footages shall include: lawn, existing and or proposed paving, existing trees to be preserved, existing trees to be removed and the amount of proposed shrubs.

MA b. **Irrigation Plan Specifications:** The irrigation plan must include all necessary information to satisfy Washoe County Code Section 110.412.65, Irrigation Standards.

- Location, size, and specifications of water source(s), water mains, meter(s), valves, and the controller.
 - Temporary or permanent water irrigation systems.
 - Specifications of irrigation equipment identified by manufacturer's name and equipment identification number.
 - An approved backflow prevention device is required on all landscape irrigation systems.
13. **Signage Plan:** The signage plans shall include sign elevations and delineate location, height, style, dimensions, intensity of sign lighting and finish of any proposed signage:
14. **Lighting Plan:** Show the location and configuration of all proposed exterior lighting including a detail of the parking lot light fixtures, pole heights, security lighting, and wall mounted illumination fixtures. Parking lot areas shall be depicted showing lumen isolines demonstrating compliance with the provisions of the Washoe County Development Code.
15. **Building Elevations:** All buildings and structures including fences, walls, poles and monument signs proposed for construction within the project shall be clearly depicted in vertical architectural drawings provided in accurate architectural scale. All architectural elevations from all building faces shall be presented.
16. **Packets:** Six (6) packets and a flash drive or DVD. One (1) packet must be labeled "Original" and must include the fee schedule (including the appropriate fees) and the original signed and notarized Owner Affidavit. Each packet shall include an 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. These materials must be readable. Labeling on these reproductions should be no smaller than 8 point on the 8½ x 11" display. Four (4) of the application packets shall include large format maps; the rest of the packets shall include either 8.5" x 11" or 11" x 17" maps. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

- Notes:
- (i) Application and map submittals must comply with all specific criteria as established in the Washoe County Development Code and/or the Nevada Revised Statutes.
 - (ii) Appropriate map engineering and building architectural scales are subject to the approval of Planning and Building and/or Engineering and Capital Projects.
 - (iii) All oversized maps and plans must be folded to a 9" x 12" size.
 - (iv) **Labels:** The applicant is required to submit three (3) sets of mailing labels for every tenant residing in a mobile home park that is within five hundred (500) feet of the proposed project (or within seven hundred fifty (750) feet of the proposed project if the proposed project is a project of regional significance).
 - (v) Based on the specific nature of the development request, Washoe County reserves the right to specify additional submittal packets, additional information and/or specialized studies to clarify the potential impacts and potential conditions of development to minimize or mitigate impacts resulting from the project. **No application shall be processed until the information necessary to review and evaluate the proposed project is deemed complete by the Director of Planning and Building.**
 - (vi) Please be advised that the Washoe County Director of Planning and Building or his designee, Washoe County Board of Adjustment, and/or Washoe County Planning Commission have the ability to determine an application incomplete if they cannot ascertain what the applicant is requesting, or if there is insufficient information to determine a favorable outcome.

Special Use Permit (SUP) – Article 810



Note: If the SUP approval is for a project of regional significance, then the Regional Planning Commission and/or the Regional Planning Governing Board must take final action on the project before a permit for development or use of the property pursuant to the SUP shall be issued.

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

Property Tax Reminder Notice

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

PIN: 12525108
 AIN:

Balance Good Through:	01/24/2018
Current Year Balance:	\$1,046.08
Prior Year(s) Balance: (see below for details)	\$0.00
Total Due:	\$1,046.08

AUTO
 :961455:
 DAVID & TAMMY RUTZ
 PO BOX 7662
 TAHOE CITY CA 96145

Description:

Situs: 786 RANDALL AVE
 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
12525108	2017	2017098097	1	08/21/2017	1,046.29	0.00	0.00	1,046.29	0.00
12525108	2017		2	10/02/2017	1,046.09	0.00	0.00	1,046.09	0.00
12525108	2017		3	01/01/2018	1,046.09	0.00	0.00	1,046.09	0.00
12525108	2017		4	03/05/2018	1,046.08	0.00	0.00	0.00	1,046.08
Current Year Totals					4,184.55	0.00	0.00	3,138.47	1,046.08

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



RE: 786 Randall Ave.

1 message

KO Team <KOTeam@ReliantTitleUSA.com>
To: Dave Rutz <tdruz@sbcglobal.net>

Fri, Jan 26, 2018 at 8:43 AM

The title report was included in the attachment that I emailed to you. It is called "commitment for title insurance.

Thank you!

*Our offices will be closed on Monday, February 19, 2018 in observance of Presidents' Day

Heidi Kurashewich and Sandi Overlease
Team Escrow Officers
937 Tahoe Blvd., #130
Incline Village, NV 89451
KOTeam@ReliantTitleUSA.com
(775) 440-6360 -Phone
(775) 624-9837-Fax

—Original Message—

From: Dave Rutz [mailto:tdruz@sbcglobal.net]
Sent: Friday, January 26, 2018 8:01 AM
To: KO Team <KOTeam@ReliantTitleUSA.com>
Subject: Re: 786 Randall Ave.

Thank you Heidi. When do you think you'll have the title report so my wife and I can come and pay you and have two forms notarized?

Thanks again,
Dave Rutz

Sent from my Verizon Motorola Smartphone On Jan 25, 2018 3:28 PM, KO Team <KOTeam@ReliantTitleUSA.com> wrote:

>
> Hello Mr. Rutz,
>
> Please see attached invoice and title commitment.
>
> Thank you!
> Heidi
>
>
> *Our offices will be closed on Monday, February 19, 2018 in observance
> of Presidents' Day
>
>
>
> Heidi Kurashewich and Sandi Overlease Team Escrow Officers



Reliant Title
937 Tahoe Blvd., Ste 130
Incline Village, NV 89451
Phone 775-440-6360
Fax 775-624-9837
KOTeam@ReliantTitleUSA.com

COMMITMENT FOR TITLE INSURANCE

Date: January 25, 2018
Property Address: 786 Randall Avenue, Incline Village, NV 89451
Escrow No.: 203-1800118 KOT
Escrow Officer: Heidi Kurashewich & Sandi Overlease Team

The Commitment is based on the land title as of the Commitment Date. Any changes in the land title or the transaction may affect the Commitment and the Policy.

The Commitment is subject to its Requirements, Exceptions, and Conditions.

This information is not part of the title insurance commitment.

Agreement to Issue Policy

Schedule A

1. Commitment Date
2. Policies to be Issued, Amount and Proposed Insured
3. Interest in the Land and Owner
4. Description of the Land

Schedule B-1 – Requirements

Schedule B-2 – Exceptions

Conditions



Committed. Experienced. Professional.

ALTA PLAIN LANGUAGE COMMITMENT

Issued By

stewart
title guaranty company

INFORMATION

The Title Insurance Commitment is a legal contract between you and the Company. It is issued to show the basis on which we will issue a Title Insurance Policy to you. The Policy will insure you against certain risks to the land title, subject to the limitations shown in the Policy.

The Company will give you a sample of the Policy form, if you ask.

The Policy contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or you as the exclusive remedy of the parties. You may review a copy of the arbitration rules at www.alta.org.

The Commitment is based on the land title as of the Commitment Date. Any changes in the land title or the transaction may affect the Commitment and the Policy.

The Commitment is subject to its Requirements, Exceptions and Conditions.

THIS INFORMATION IS NOT PART OF THE TITLE INSURANCE COMMITMENT. YOU SHOULD READ THE COMMITMENT VERY CAREFULLY.

If you have any questions about the Commitment, contact:

KOTeam@relianttitleusa.com

ALTA PLAIN LANGUAGE COMMITMENT

Issued By

stewart
title guaranty company

TABLE OF CONTENTS

AGREEMENT TO ISSUE POLICY

SCHEDULE A

1. Commitment Date
2. Policies to be Issued, Amounts and Proposed Insureds
3. Interest in the Land and Owner
4. Description of the Land

SCHEDULE B-I – REQUIREMENTS

SCHEDULE B-II – EXCEPTIONS

CONDITIONS

ALTA PLAIN LANGUAGE COMMITMENT

Issued By

stewart
title guaranty company

AGREEMENT TO ISSUE POLICY

We agree to issue policy to you according to the terms of the Commitment. When we show the policy amount and your name as the proposed insured in Schedule A, this Commitment becomes effective as of the Commitment Date shown in Schedule A.

If the Requirements shown in this Commitment have not been met within 6 months after the Commitment Date, our obligation under this Commitment will end. Also, our obligation under this Commitment will end when the Policy is issued and then our obligation to you will be under the Policy.

Our obligation under this Commitment is limited by the following:

The Provisions in Schedule A.

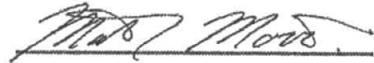
The Requirements in Schedule B-I.

The Exceptions in Schedule B-II.

The Conditions.

This Commitment is not valid without SCHEDULE A and Sections I and II of SCHEDULE B.

stewart
title guaranty company



Matt Morris
President and CEO

Date: January 25, 2018
Reliant Title



Denise Carraux
Secretary

Jennifer G. Heuer,

ALTA PLAIN LANGUAGE COMMITMENT

Issued By

stewart
title guaranty company

Commitment No.: 203-1800118

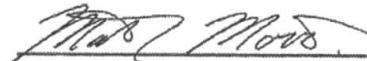
SCHEDULE A

1. Commitment Date: January 18, 2018 at 07:30 AM
2. Policy or Policies to be issued:
 - a. ALTA Homeowners Policy One-to-Four Family (10/17/98) \$0.00
Proposed Insured: David Rutz and Tammy Rutz
 - b. ALTA Extended Loan Policy (06/17/06) \$0.00
Proposed Insured:
3. The Fee Simple interest in the land described in this Commitment is owned, at the Commitment Date, by David Rutz and Tammy Rutz, husband and wife as joint tenants with right of survivorship.
4. The land referred to in the Commitment is described as follows:

Lot 7 in Block D, of INCLINE VILLAGE UNIT 1, according to the map thereof, filed in the office of the County Recorder of Washoe County, State of NEvada, on September 9, 1968, Tract Map No. 1077.

APN: 125-251-08

stewart
title guaranty company



Matt Morris
President and CEO

Date: January 25, 2018
Reliant Title



Denise Carraux
Secretary

Jennifer G. Heuer,

SCHEDULE B - SECTION I

File No.: 203-1800118

Policy No.: 203-1800118

REQUIREMENTS

The following are the requirements must be met:

1. Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
2. Pay us the premiums, fees and charges for the policy.
3. Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.
4. You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.
5. Release(s) or Reconveyance(s) of Item(s): 15
6. You must provide us with the following information:
 - a. Any off record leases, surveys, agreements, etc.
 - b. Statement(s) of Identity for all parties and/or an Owners Statement.
 - c. Copy of the Trust Agreement for any Trust referenced in Schedule A
 - d. A copy of the complete and executed entity documentation and signing authority for all entities named or associated with the buyer(s) and seller(s), together with evidence of good standing from the State of Domicile for each entity.
7. Other: None

SCHEDULE B - SECTION II

File No.: 203-1800118

Policy No.: 203-1800118

EXCEPTIONS

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction.

1. Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records. Proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other matters which a correct survey would disclose and which are not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.

Exceptions 1 - 6 will be omitted on extended coverage policies

7. Water rights, claims or title to water, whether or not disclosed by the Public Records.
8. General and special State, County and/or City property taxes, including any personal property taxes and any assessments collected with taxes, payable in four (4) quarterly installments (due on or before 3rd Monday in August and 1st Monday in October, January and March, respectively) are as follows:

Assessor's Parcel No.: 125-251-08
District Number: 5200
Fiscal Year: 2017-2018
Total Taxes: \$4,184.55
1st Installment: \$1,946.29 Paid
2nd Installment: \$1,046.09 Paid
3rd Installment: \$1,046.09 Paid
4th Installment: \$1,046.08 Open

9. Any taxes that may be due, but not assessed, for new construction which can be assessed on the unsecured property rolls in the Office of the Washoe County Assessor, per Nevada Statute 361.260.
10. Any liens or charges that may be levied by any water, sewer, garbage or general improvement district by reason of the land lying within the boundaries of said district.
11. Any additional liens which may be levied by reason of said premises being within the Incline Village General Improvement District.

SCHEDULE B - SECTION II

(Continued)

12. Easements, dedications, reservations, provisions, recitals, building set back lines, and any other matters as provided for or delineated on the subdivision map referenced in the legal description contained herein.
13. Covenants, conditions and restrictions in the document recorded September 10, 1968 in Book No. 342, Page 237 as Instrument No. 124070 of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin, to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(C), of United States codes.
14. An Easement for public utilities and incidental purposes, granted to Incline Village General Improvement District recorded April 21, 1970, in Book No. 457, Page 492 as Instrument No. 171926 of Official Records.
15. A Deed of Trust and Assignment of Rents to secure an indebtedness in the amount shown below,

Amount: \$458,200.00
Dated: 04/25/2017
Trustor/Grantor: David Rutz and Tammy Rutz
Trustee: Reliant Title Company
Beneficiary: Nishikawa Farms, Inc.,
Loan No.: NA
Recording Date: 05/01/2017
Recording No: 4700544
16. Rights of parties in possession by reason of any unrecorded leases and/or agreements

Note: The charge for a policy of title insurance, when issued through this application for title insurance, will be based on the Short Term Rate. (Not applicable to short sale transactions)

Note: The only conveyance(s) affecting said Land, which recorded within 24 months of the date of this report, are as follows: A Grant, Bargain and Sale Deed recorded on May 1, 2017, as Document No. 4700543, Official Records.

Note: The following information is provided strictly as an accommodation. According to the Assessor, the address of the Land is as follows:

Type of Dwelling: Single Family Residence
Address: 786 Randall Avenue, Incline Village, Nevada

RELIANT TITLE
PRIVACY POLICY NOTICE

Purpose of Notice:

RELIANT TITLE AND ITS UNDERWRITERS respects the privacy of our customers' personal information, so we want you to know the ways in which we may collect and use non-public personal information ("personal information"). Our practices and policies are set out in this notice.

Types of Information We May Collect:

In the course of our business, the types of personal information that we may collect about you include:

1. Information we receive from you or your authorized representative on applications and forms, and in other communications to us;
2. Information about your transactions with us, our affiliated companies, or others;
3. Information from consumer or other reporting agencies.

Use and Disclosure of Information:

We use your information to provide the product or service you or your authorized agent have requested of us.

We may disclose information to our affiliated companies and unrelated companies as necessary to service your transaction, to protect against fraudulent or criminal activities, when required to do so by law, and as otherwise permitted by law.

We do not share any personal information we collect from you with unrelated companies for their own use.

Protection of Your Personal Information:

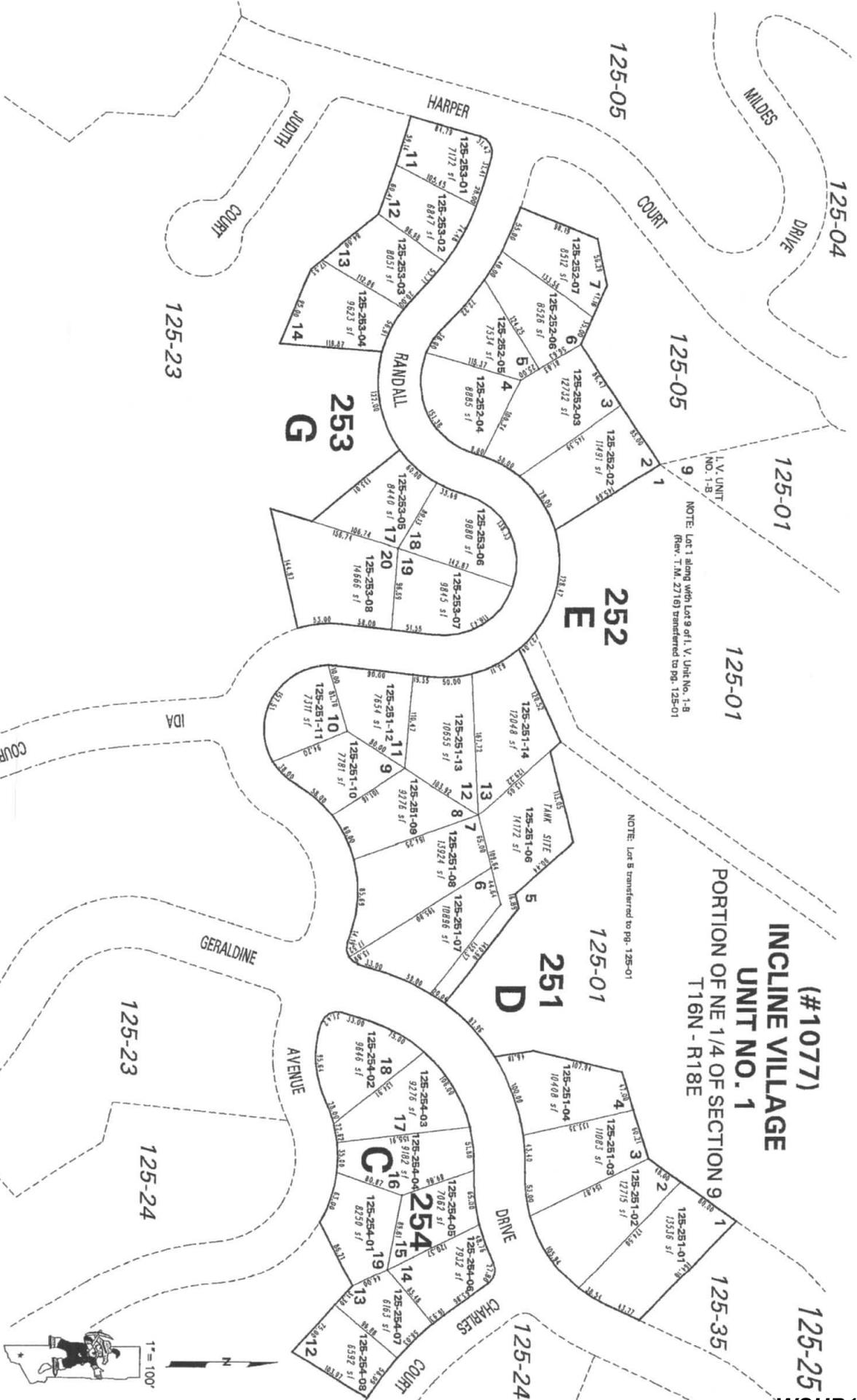
We restrict access to personal information about you to those employees who need to know that information in order to provide products and services to you or for other legitimate business purposes. We maintain physical, electronic and procedural safeguards to protect your personal information from unauthorized access or intrusion.

Changes:

This notice may be revised in accordance with applicable privacy laws.

Reliant Title (January 1, 2015)

(#1077)
INCLINE VILLAGE
UNIT NO. 1
PORTION OF NE 1/4 OF SECTION 9
T16N - R18E



NOTE: Lot 1 along with Lot 9 of L.V. Unit No. 1,8
Rev. T.M. 2716 transferred to PG. 125-01

NOTE: Lot 8 transferred to pg. 125-01

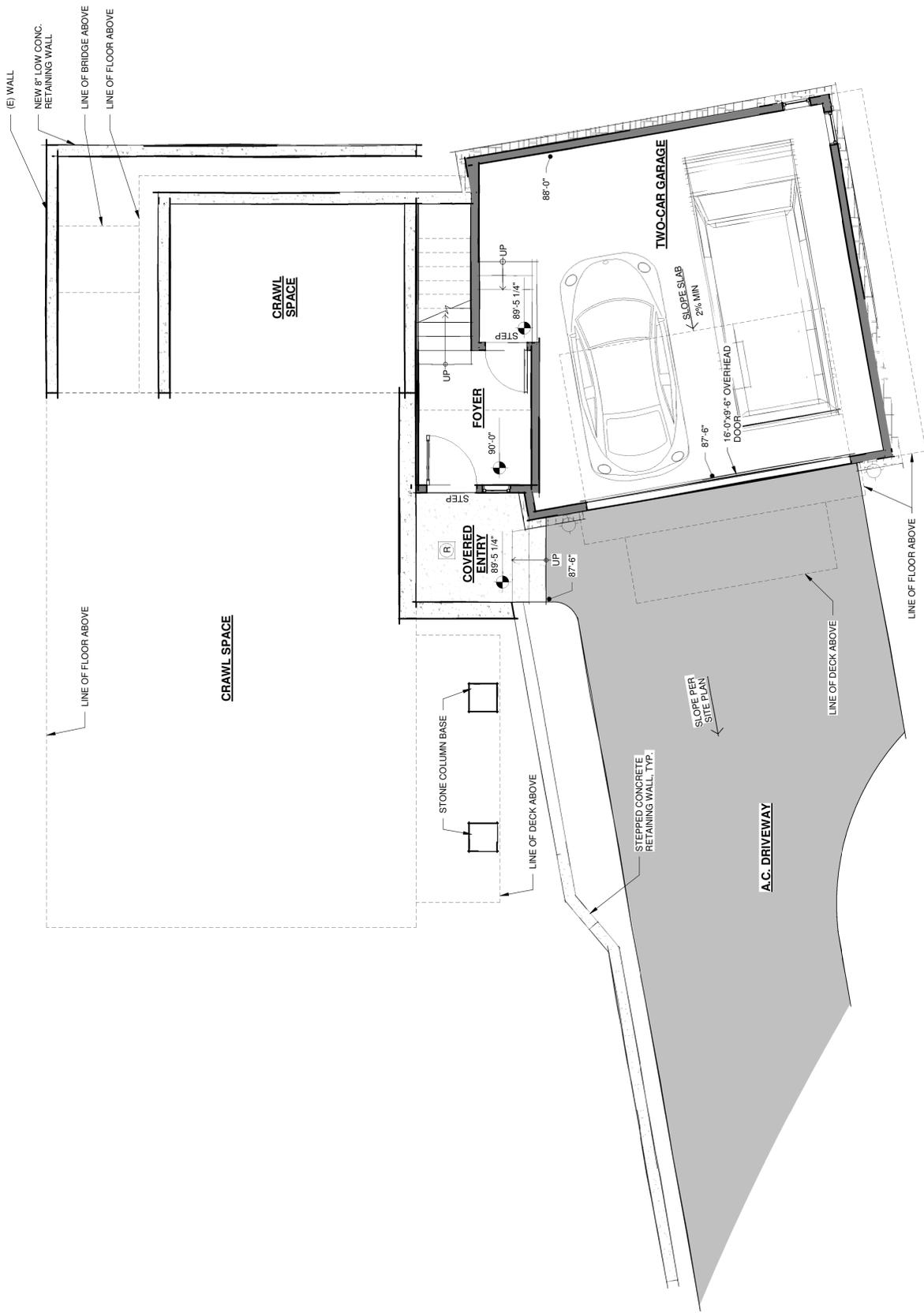
NOTE: This map is prepared for the use of the Washoe County Assessor for
assessment and illustrative purposes only. It does not represent a survey of
the premises. No liability is assumed as to the sufficiency or the accuracy
of the data delineated hereon.

Office of Washoe County Assessor, Nevada - Joshua G. Wilson

This area previously shown on _____
NOTE: Areas of parcels which are less than 2 acres
are shown in square feet.

Drawn by TMT 08/18/03
Revised _____
APPROVED BY: [Signature]





EXTERIOR LIGHTING LEGEND

	WALL MOUNTED LIGHT FIXTURE (FIXTURE SHOWN TO THE RIGHT)
	RECESSED 4" CAN COMPACT FLUORESCENT LIGHT FIXTURE

WALL LEGEND

	CONCRETE WALL, S.S.D.
	2x4 WOOD STUD WALL
	2x6 WOOD STUD WALL, S.S.D.
	(E) 2x4 WOOD STUD WALL, S.S.D.
	(E) 2x6 WOOD STUD WALL, S.S.D.

GARAGE = 477 S.F.
LEVEL ONE = 97 S.F.
LEVEL TWO = 837 S.F.
LEVEL THREE = 946 S.F.
TOTAL = 2,575 S.F.

① LEVEL ONE LIGHTING PLAN
1/4" = 1'-0"



EXTERIOR LIGHTING LEGEND

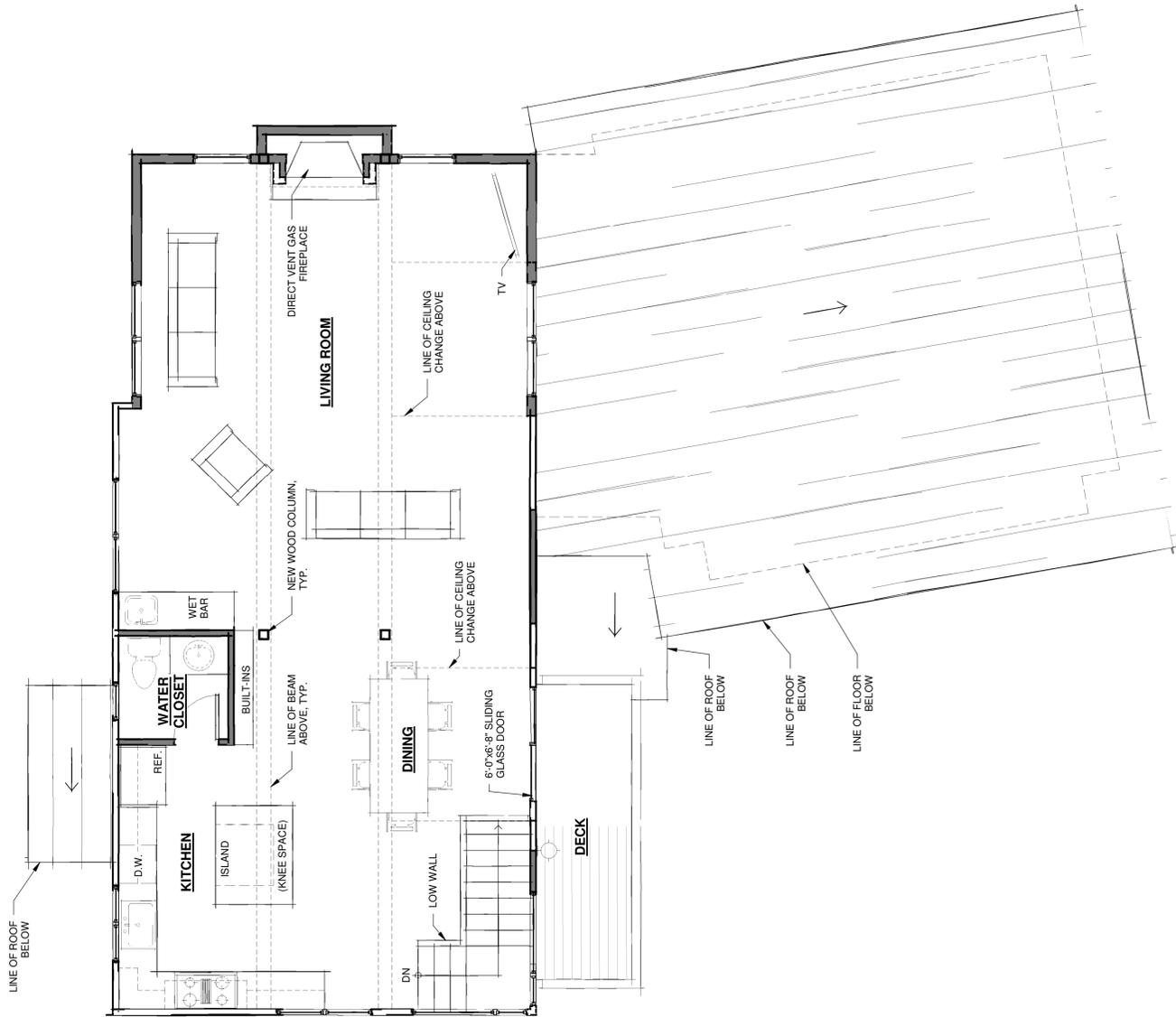
	WALL MOUNTED LIGHT FIXTURE (FIXTURE SHOWN TO THE RIGHT)
	RECESSED 4\" CAN COMPACT FLUORESCENT LIGHT FIXTURE

WALL LEGEND

	2x4 WOOD STUD WALL
	2x6 WOOD STUD WALL, S.S.D.
	(E) 2x4 WOOD STUD WALL, S.S.D.
	(E) 2x6 WOOD STUD WALL, S.S.D.

DECK = 48 S.F. LEVEL ONE = 97 S.F.
LEVEL TWO = 1,532 S.F. LEVEL THREE = 946 S.F.
TOTAL = 2,575 S.F.

① LEVEL TWO LIGHTING PLAN
1/4" = 1'-0"



EXTERIOR LIGHTING LEGEND

	WALL MOUNTED LIGHT FIXTURE (FIXTURE SHOWN TO THE RIGHT)
	RECESSED COMPACT FLUORESCENT LIGHT FIXTURE

WALL LEGEND

	2x4 WOOD STUD WALL
	2x6 WOOD STUD WALL, S.S.D.
	(E) 2x4 WOOD STUD WALL, S.S.D.
	(E) 2x6 WOOD STUD WALL, S.S.D.

DECK = 37 S.F. LEVEL ONE = 97 S.F.
LEVEL TWO = 1,532 S.F.
LEVEL THREE = 946 S.F.
TOTAL = 2,575 S.F.

NOTE: NOT ALL WINDOWS ARE SHOWN.

① LEVEL THREE LIGHTING PLAN
1/4" = 1'-0"

RUTZ RESIDENCE

786 RANDALL AVE
INCLINE VILLAGE, NV

Revisions

Date 2-6-18

Drawn By BMA

Scale 1/4" = 1'-0"

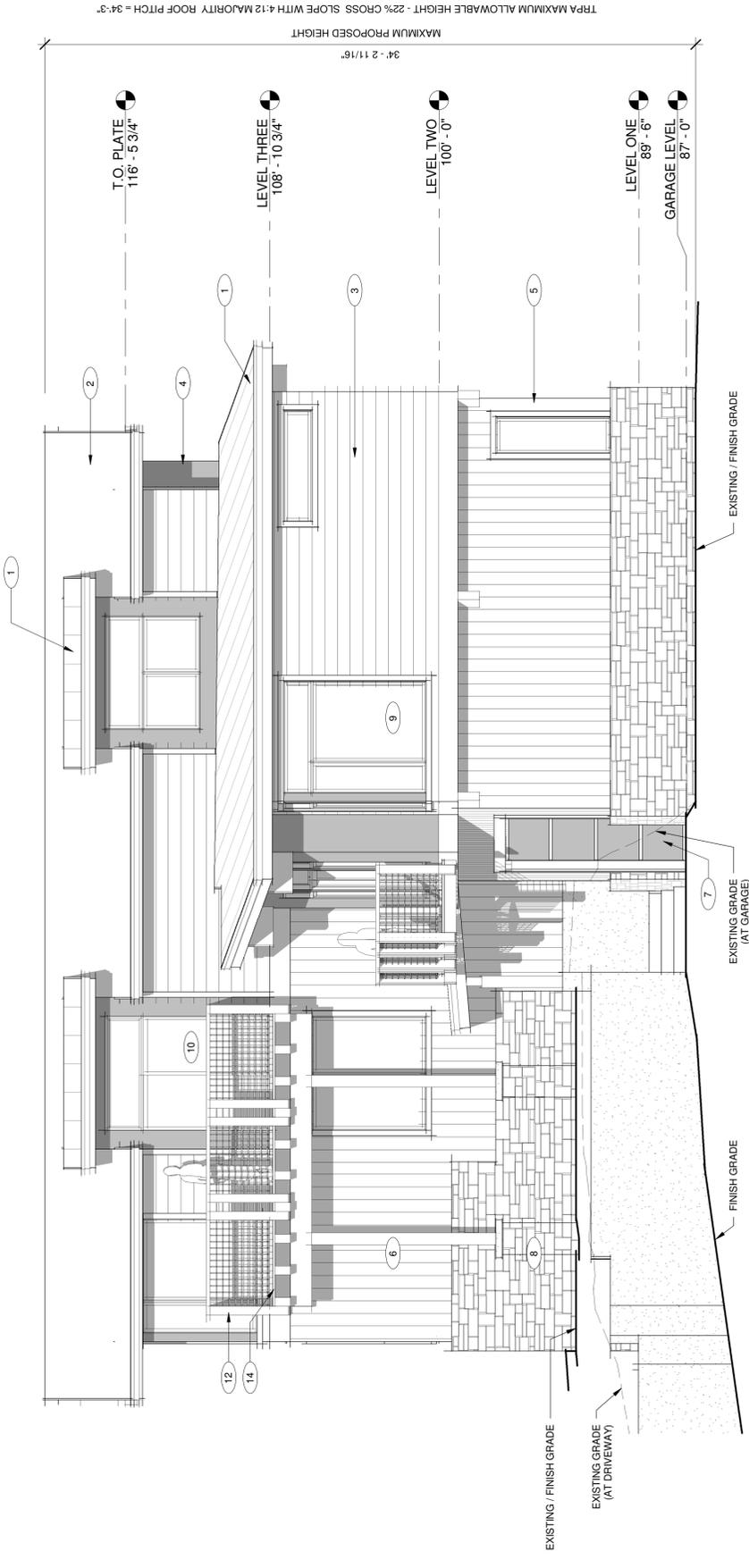
EXTERIOR ELEVATIONS

A3.1

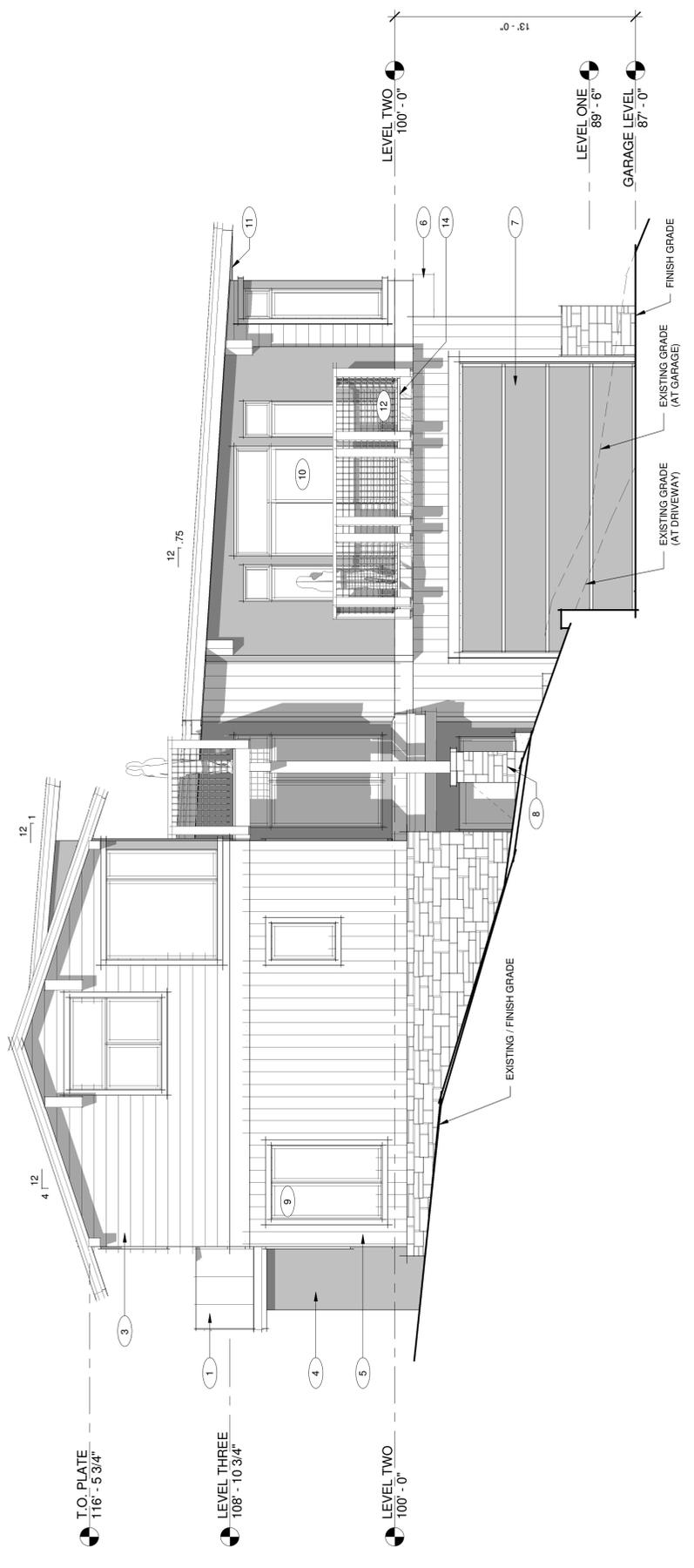
EXTERIOR MATERIAL LEGEND

- 1 STANDING SEAM METAL ROOFING (MAGNA LOG) AND EXPOSED METAL FLASHINGS: METAL SALES, 24 GA., 16" PANEL WITH STRIATIONS, KYMAR PVDF FINISH
- 2 COMPOSITION SHINGLE ROOFING: CERTAINTED "LANDMARK PREMIUM" LANDMARK PREMIUM SERIES (LIFETIME WARRANTY)
- 3 HORIZONTAL WOOD SIDING: 1x8 WESTERN RED CEDAR, ROUGH, STK WITH 1/4" RABBIT, MITER ALL EXTERIOR CORNERS, TYP.
- 4 22 GA. FLAT STOCK METAL SIDING, PROVIDE JOINTS AT METAL AS REQUIRED. LAP ALL PANELS AT ALL JOINT LOCATIONS. PROVIDE 22 GA. METAL, 55° TRIM, AT ALL CORNERS.
- 5 VERTICAL WOOD SIDING: 1x8 WESTERN RED CEDAR, CLEAR T&G, WITH TWP STAIN, COLOR: NATURAL, MITER ALL EXTERIOR CORNERS, TYP.
- 6 EXPOSED WOOD POSTS, BEAMS, BRACES & 2x4 DOOR TRIM AND WINDOW TRIM
- 7 SOLID WOOD GARAGE DOOR WITH 22 GA. FLAT STOCK METAL PANELS
- 8 COLUMN BASE AND NATURAL STONE VENEER: VAN TASSELL GRANITE PRODUCTS, PROVIDE BASE AT ALL CORNERS, TYP. PROVIDE BASE CAP AT COLUMN BASE
- 9 ALUMINUM CLAD WOOD WINDOW SYSTEM BY SIERRA PACIFIC
- 10 ALUMINUM CLAD WOOD SLIDING DOOR BY SIERRA PACIFIC
- 11 SOFFITS: WESTERN RED CEDAR, 2x6 T&G SOFFIT BOARDS
- 12 BALUSTRADE: SHARPED 3x6 TOP CAP WITH 6x6 BALUSTERS INFILLED WITH 3"x3" WELDED WIRE MESH
- 13 EXPOSED CONCRETE STEM WALLS. STAIN WITH SCOFIELD CONCRETE STAIN
- 14 DECKING: IPE "IRONWOOD", 2x6 MIN.

NOTES:
1. ALL EXTERIOR COLORS SHALL BE COMPLIANT WITH TRPA APPROVED COLORS.
2. UNMOUNTED EXTERIOR LIGHT FIXTURE (DARK SKY COMPLIANT FIXTURE TO BE INSTALLED)



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



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

TRPA MAXIMUM ALLOWABLE HEIGHT - 22% CROSS SLOPE WITH 4:1 MAJORITY ROOF PITCH = 34'-3"

RUTZ RESIDENCE

786 RANDALL AVE
INCLINE VILLAGE, NV

Date 2-6-18

Drawn By BMA

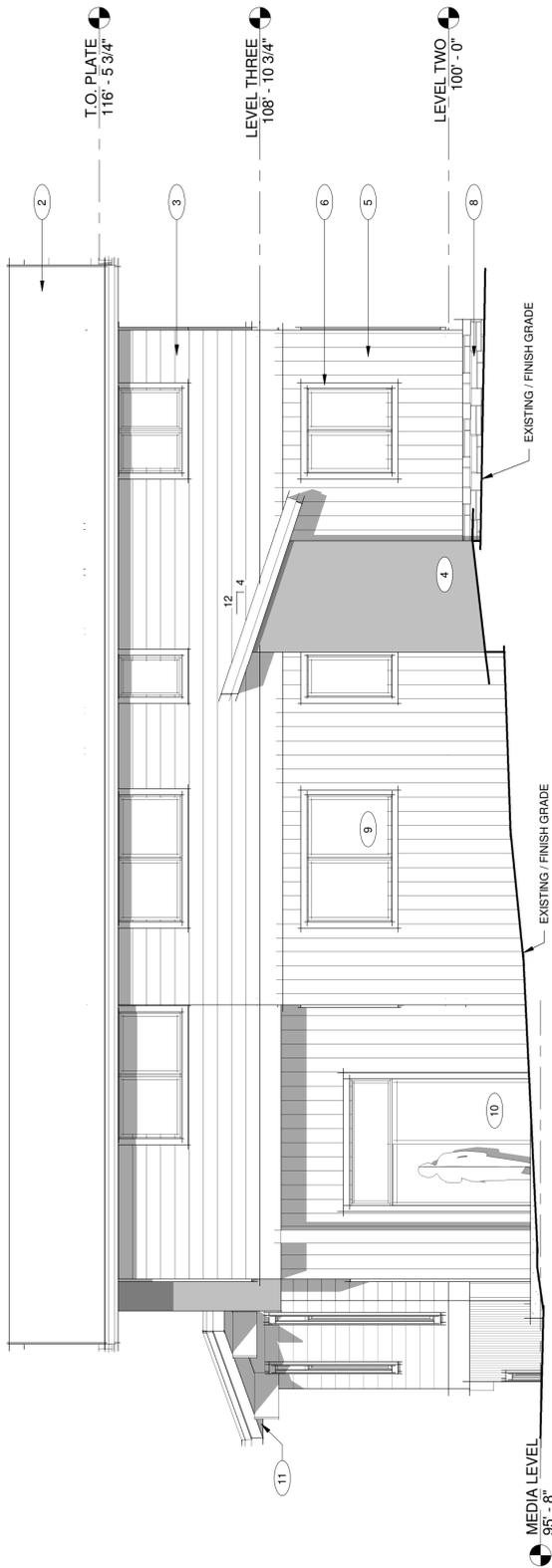
Scale 1/4" = 1'-0"

EXTERIOR ELEVATIONS

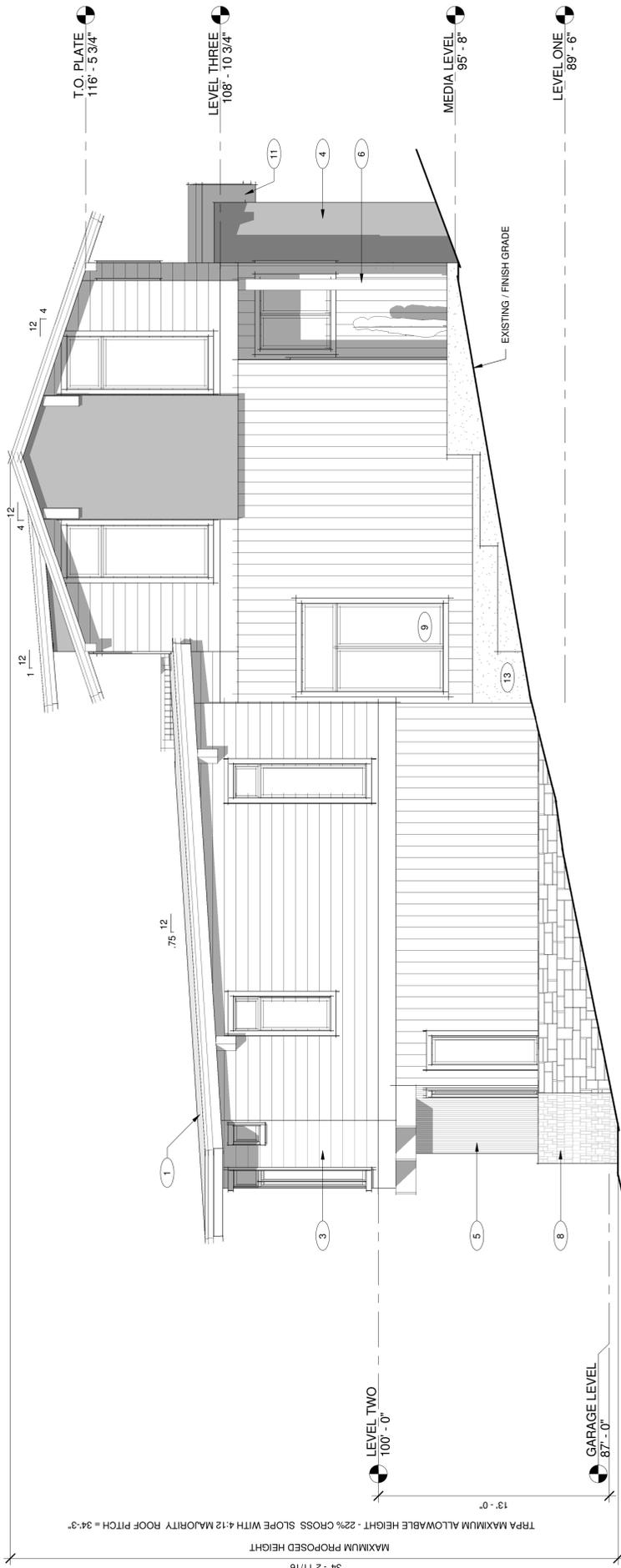
EXTERIOR MATERIAL LEGEND

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- 3 HORIZONTAL WOOD SIDING: 1x8 WESTERN RED CEDAR, .ROUGH, STK WITH 1/4" RABBIT, MITER ALL EXTERIOR CORNERS, TYP.
- 4 22 GA. FLAT STOCK METAL SIDING, PROVIDE JOINTS AT METAL AS REQUIRED. LAP JOINTS AT ALL JOINT LOCATIONS. PROVIDE 22 GA. METAL, 3/8" TRIM, AT ALL CORNERS.
- 5 VERTICAL WOOD SIDING: 1x8 WESTERN RED CEDAR, CLEAR T&G, WITH TWP STAIN, COLOR: NATURAL, MITER ALL EXTERIOR CORNERS, TYP.
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- 7 SOLID WOOD GARAGE DOOR WITH 22 GA. FLAT STOCK METAL PANELS
- 8 COLUMN BASE AND NATURAL STONE VENEER, VAN TASSELL GRANITE RANDOM PATTERN. USE LARGER STONE AT BASE AND CORNERS, TYP. PROVIDE BASE CAP AT COLUMN BASE
- 9 ALUMINUM CLAD WOOD WINDOW SYSTEM BY SIERRA PACIFIC
- 10 ALUMINUM CLAD WOOD SLIDING DOOR BY SIERRA PACIFIC
- 11 SOFFITS: WESTERN RED CEDAR, 2x6 T&G SOFFIT BOARDS
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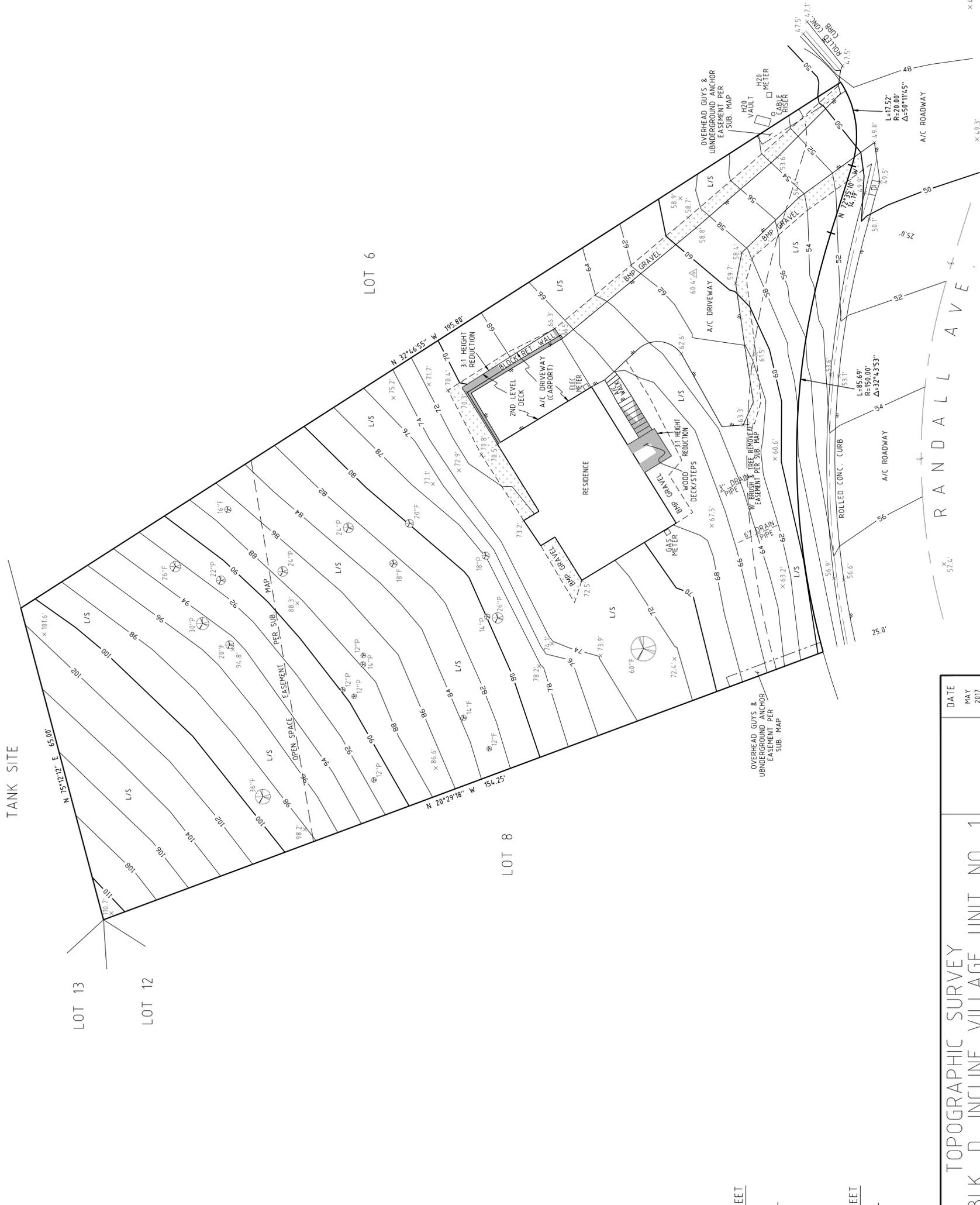
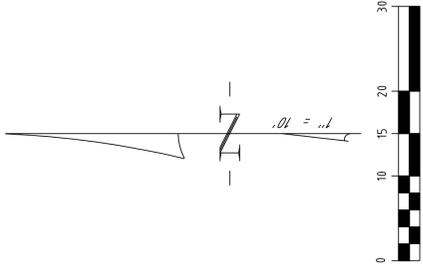
NOTES:
1. ALL EXTERIOR COLORS SHALL BE COMPLIANT WITH TRPA APPROVED
2. WALL MOUNTED EXTERIOR LIGHT FIXTURE (DARK SKY COMPLIANT FIXTURE TO BE INSTALLED)



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



2 EAST ELEVATION
1/4" = 1'-0"



LEGEND

- A ASPEN TREE
- A/C ASPHALTIC CONCRETE
- BMP BEST MANAGEMENT PRACTICE
- DI DRAIN INLET
- F FIR TREE
- L/S LANDSCAPE/NATURAL GROUND
- P PINE TREE
- 77.7 SPOT ELEVATION
- EDGE OF PAVEMENT
- CONTROL POINT

CLIENT & MAILING ADDRESS
 DAVE RUTZ
 P.O. BOX 7662
 TAHOE CITY, CA 95145

LAND AREA
 13,925 SQUARE FEET

COVERAGE W/ 3:1 HEIGHT REDUCTION WHERE APPLICABLE

CATEGORY	SQUARE FEET
RESIDENCE	737
A/C DRIVEWAY	1372
WOOD DECKS/STEPS	19
TOTAL	2,128

ESTIMATED OFFSITE COVERAGE

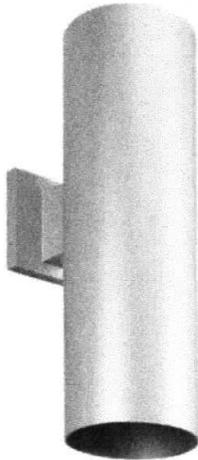
CATEGORY	SQUARE FEET
A/C DRIVEWAY	33
TOTAL	33

BENCH MARK		DATE	
NUMBER	100.00'	MAY	2017
ELEVATION	ASSUMED	SHEET	1 OF 1
DATUM	ASSUMED	JOB NO.	1706
DESCRIPTION	SET MAG NAIL	CHECKED	JMT
REVISION NO.	DATE	FILE NAME	1706.DWG
		SW - JR	SW
		VERT. 2'-CL.	1"
		HORIZ. 1"=10'	1"
		DESCRIPTION	SCALE

TOPOGRAPHIC SURVEY
 LOT 7, BLK. D, INCLINE VILLAGE UNIT NO. 1
 APN 125-251-08, 786 RANDALL AVE.
 WASHOE CO., NV

NOTES

- FIELD WORK FOR THIS SURVEY WAS PERFORMED WITH 0'-4" OF SNOW ON THE GROUND, AND THEREFORE MAY NOT ACCURATELY DEPICT ALL GROUND FEATURES.
- THE PROPERTY LINE INFORMATION SHOWN HEREON IS FROM RECORD DATA AND DOES NOT REPRESENT A BOUNDARY SURVEY.
- THIS SURVEY HAS BEEN PREPARED WITHOUT USE OF A TITLE REPORT UNLESS REFERENCED HEREON.
- TURNER & ASSOCIATES INC. ASSUMES NO RESPONSIBILITY FOR ANY EASEMENTS WHICH MAY AFFECT THIS PROPERTY
- PROPERTY OWNER AND/OR DESIGNER MUST VERIFY BUILDING SETBACKS AND ANY OTHER BUILDING RESTRICTIONS BEFORE ANY DESIGN OR CONSTRUCTION.
- ONLY VISIBLE UTILITIES AND FEATURES HAVE BEEN LOCATED.
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P5642-30K - Cylinder - 18" 58W 2 LED Outdoor Wall Mount by Progress Lighting

Specs

Family/Collection:	Cylinder
Depth/Extension:	8.88"
Height:	18.00"
Height from Center:	8.00"
Width/Diameter (in):	6.00"
Wire Length:	6.00"
# of Bulbs:	2
Standard Wattage:	29W
Bulb Type:	LED
Bulbs Included:	Yes
Voltage Rating:	120V
Material:	Cast Aluminum
Optional Finishes:	Yes
Weight:	5.90 lbs.

Style and Option 1

Style:	Antique Bronze Finish
Item #:	P5642-20/30K
Price:	From \$155.74

Style and Option 2

Style:	White Finish
Item #:	P5642-30/30K
Price:	From \$155.74

Style and Option 3

Style:	Black Finish
Item #:	P5642-31/30K
Price:	From \$155.74

Style and Option 4

Style:	Metallic Gray Finish
Item #:	P5642-82/30K
Price:	From \$155.74



DESCRIPTION

Regressed lens adjustable downlight shower trim with reflector is designed for use with IC or Non-IC AIR-TITE™ 3" Halo small aperture line and low voltage housings. Models 3007WHC, 3007PCC and 3007SN have nonconductive and non-corrosive polymer trim rings. Models 3007AC and 3007TBZ have die-cast trim rings. This wet location listed shower trim uses MR16 low voltage or GU10 line voltage lamps, ideal for accent and task lighting. Regressed lens trim offers 15° tilt with 360° orientation within housing.

Catalog #		Type
Project		
Comments		Date
Prepared by		

DESIGN FEATURES

Trim combinations include Specular Clear Reflector with Matte White or Polished Chrome trim ring, Satin Nickel reflector and trim ring, Antique Copper reflector and trim ring, Tuscan Bronze reflector and trim ring. Three pressure springs ensure positive retention in housing.

3007 is designed for use with the following Halo H3 small aperture housings:

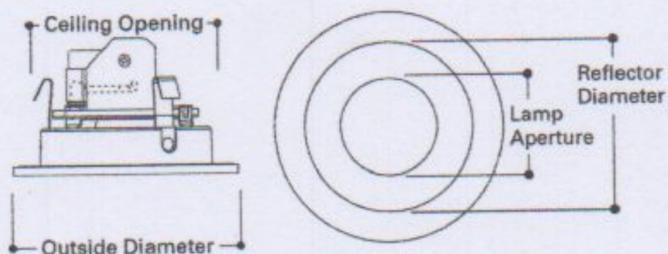
- Line Voltage Housing (for 120V GU10 lamps). For 2 x 6 Construction

H36ICAT	50W	IC Air-Tite Housing
H36TAT	50W	Non-IC Air-Tite Housing
H36RTAT	50W	Non-IC Air-Tite Remodel Housing
- Low Voltage Housing (for 12V MR16 lamps). For 2 x 6 Construction

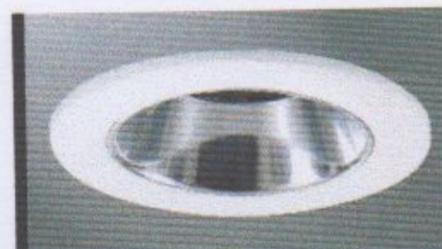
H36LVICAT	50W	IC Air-Tite Housing
H36LVTAT	50W	Non-IC Air-Tite Housing
H36LVRTAT	50W	Non-IC Air-Tite Remodel Housing
H36LVTAT277	50W	Non-IC Air-Tite Housing, 120/277V
H36LVRTAT277	50W	Non-IC Air-Tite Remodel Housing, 120/277V
- Line Voltage Housing (for 120V GU10 lamps). For 2 x 8 Construction

H38ICAT	50W	IC Air-Tite Housing
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- Low Voltage Housing (for 12V MR16 lamps). For 2 x 8 Construction

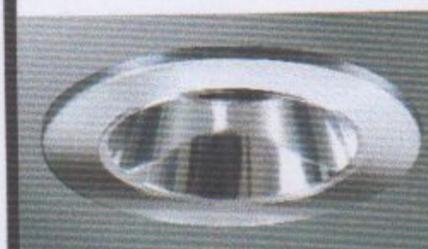
H38LVICAT	37W	IC Air-Tite Housing
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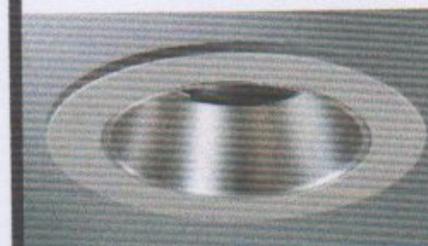
Lamp Aperture: 2" [51mm]
 Reflector Diameter: 3" [75mm]
 Ceiling Opening: 3-3/4" [95mm]
 Outside Diameter: 4-1/4" [108mm]



3007WHC
White with Specular Clear Reflector



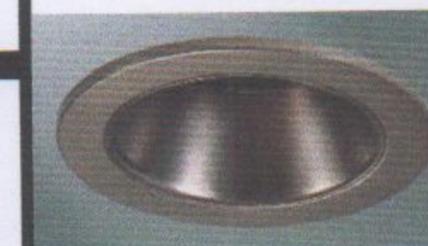
3007PCC
Polished Chrome with Specular Clear Reflector



3007SN
Satin Nickel with Satin Nickel Reflector



3007AC
Antique Copper with Antique Copper Reflector



3007TBZ
Tuscan Bronze with Tuscan Bronze Reflector

ORDERING INFORMATION

SAMPLE NUMBER: 3007PCC

Order housing and trims separately.

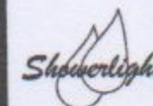
Trim	Finish
3007	

3007= 3" Lensed Showerlight Trim

WHC=White with Specular Clear Reflector, Polymer Trim Ring
 PCC=Polished Chrome with Specular Clear Reflector, Polymer Trim Ring
 SN=Satin Nickel with Satin Nickel Reflector, Polymer Trim Ring
 AC=Antique Copper with Antique Copper Reflector, Die-Cast Trim Ring
 TBZ=Tuscan Bronze with Tuscan Bronze Reflector, Die-Cast Trim Ring

3007

3" Regressed Lens Showerlight Trim



3" TRIMS