

425 PAHUTE

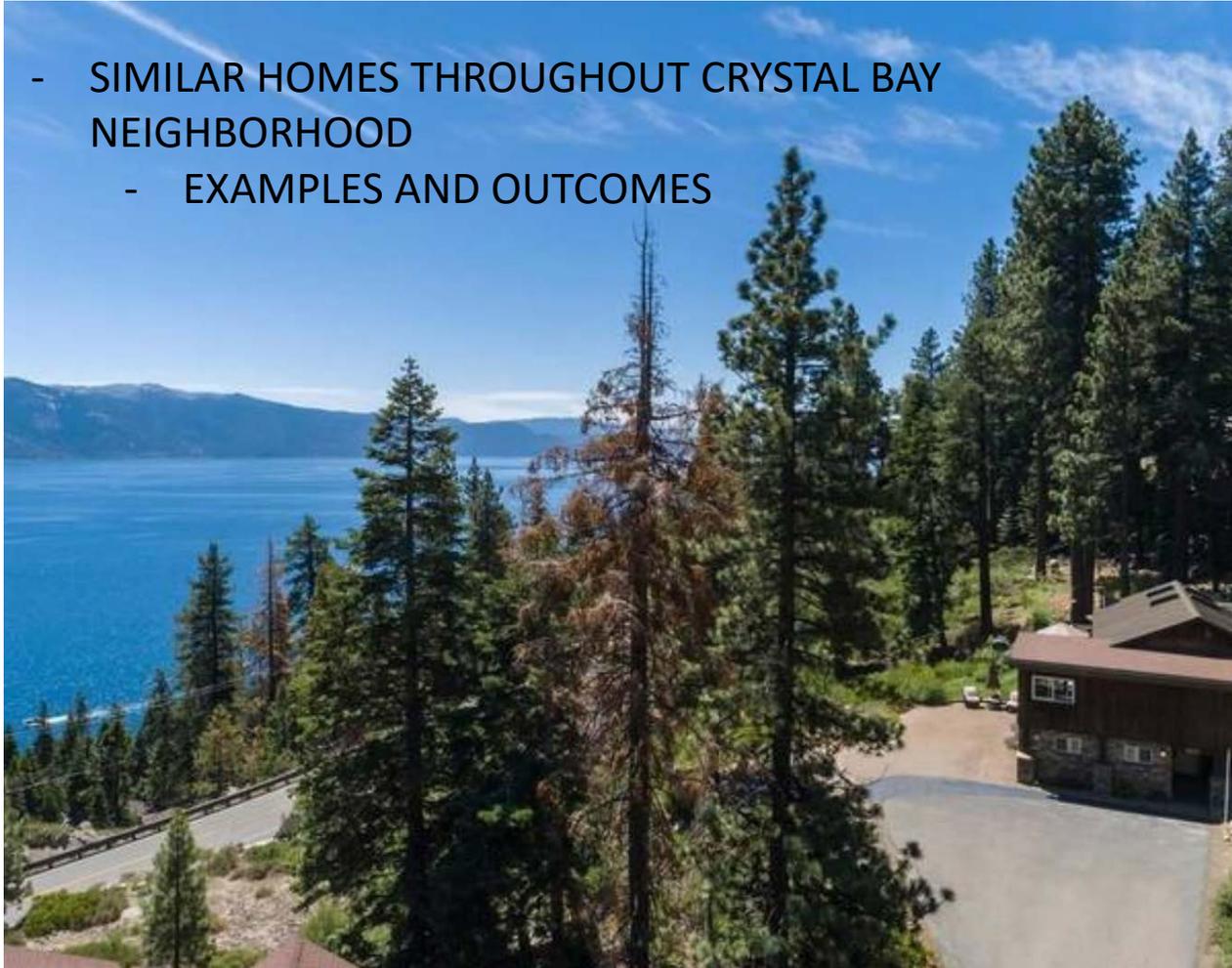
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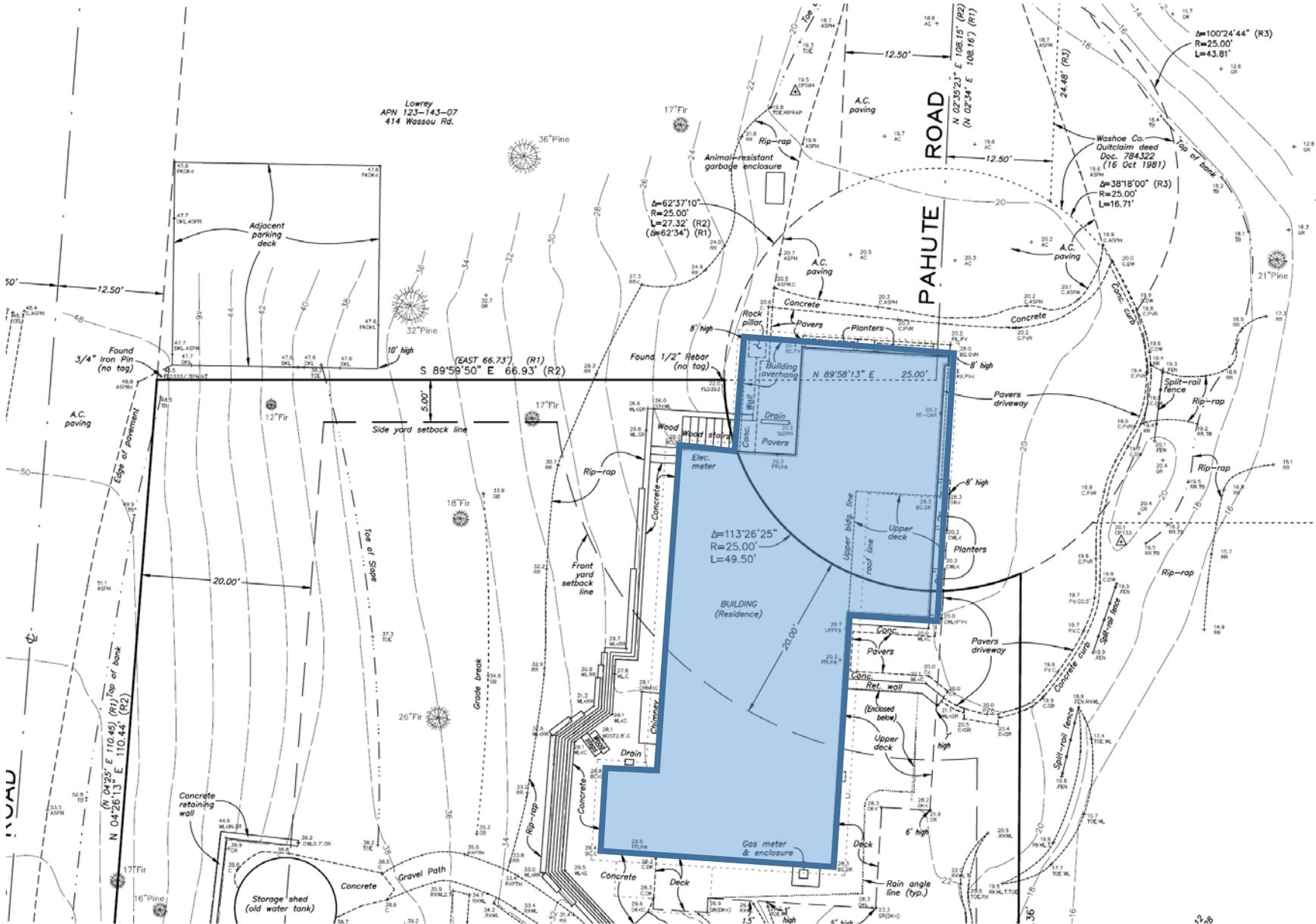
EXISTING CONDITIONS

- HOME'S HISTORY
 - PERMITS & WHAT WE KNOW
- EXITING ROAD CONDITIONS
- SIMILAR HOMES THROUGHOUT CRYSTAL BAY NEIGHBORHOOD
 - EXAMPLES AND OUTCOMES

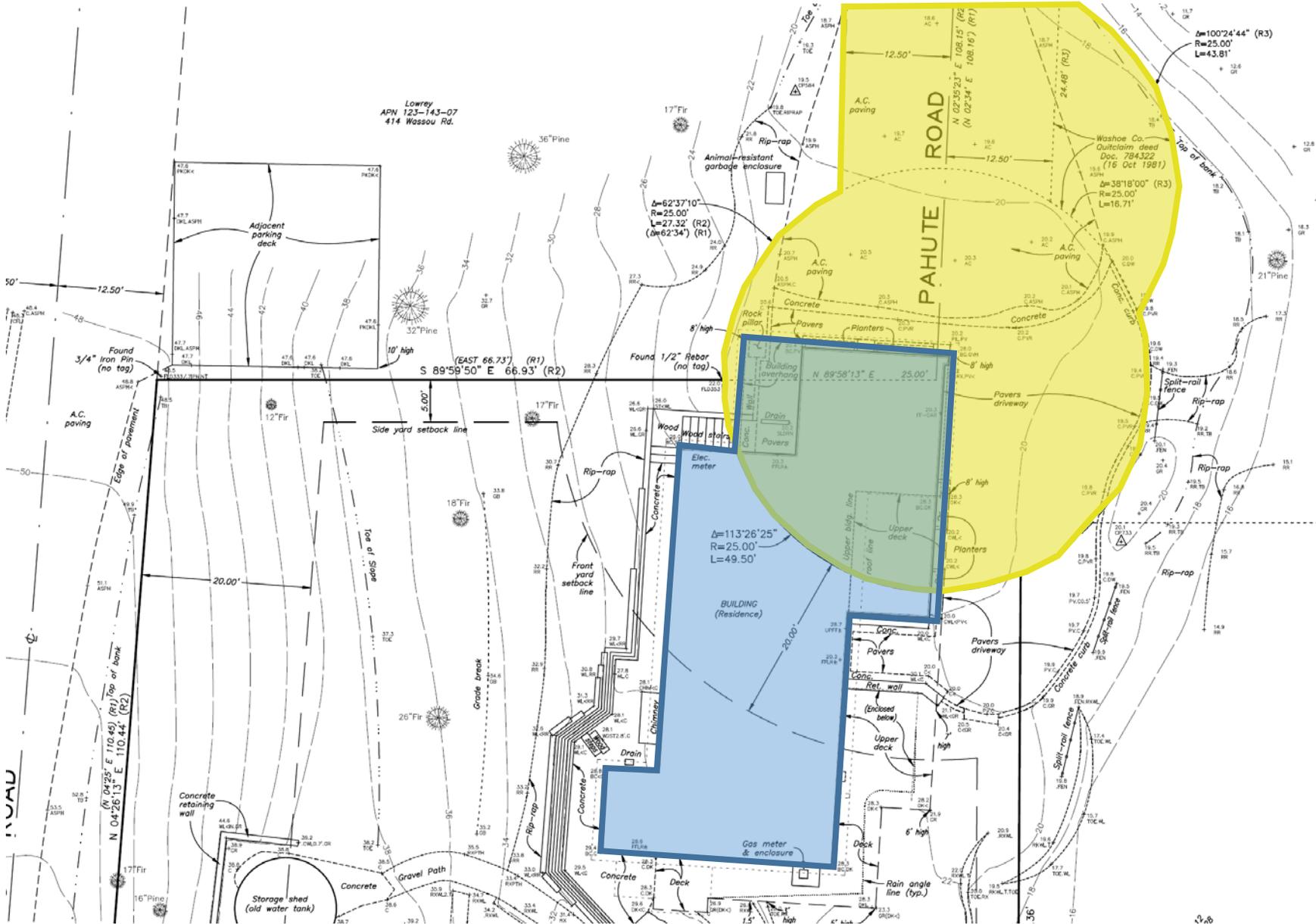


EXISTING SITE CONDITIONS

HOME OUTLINE



EXISTING SITE CONDITIONS



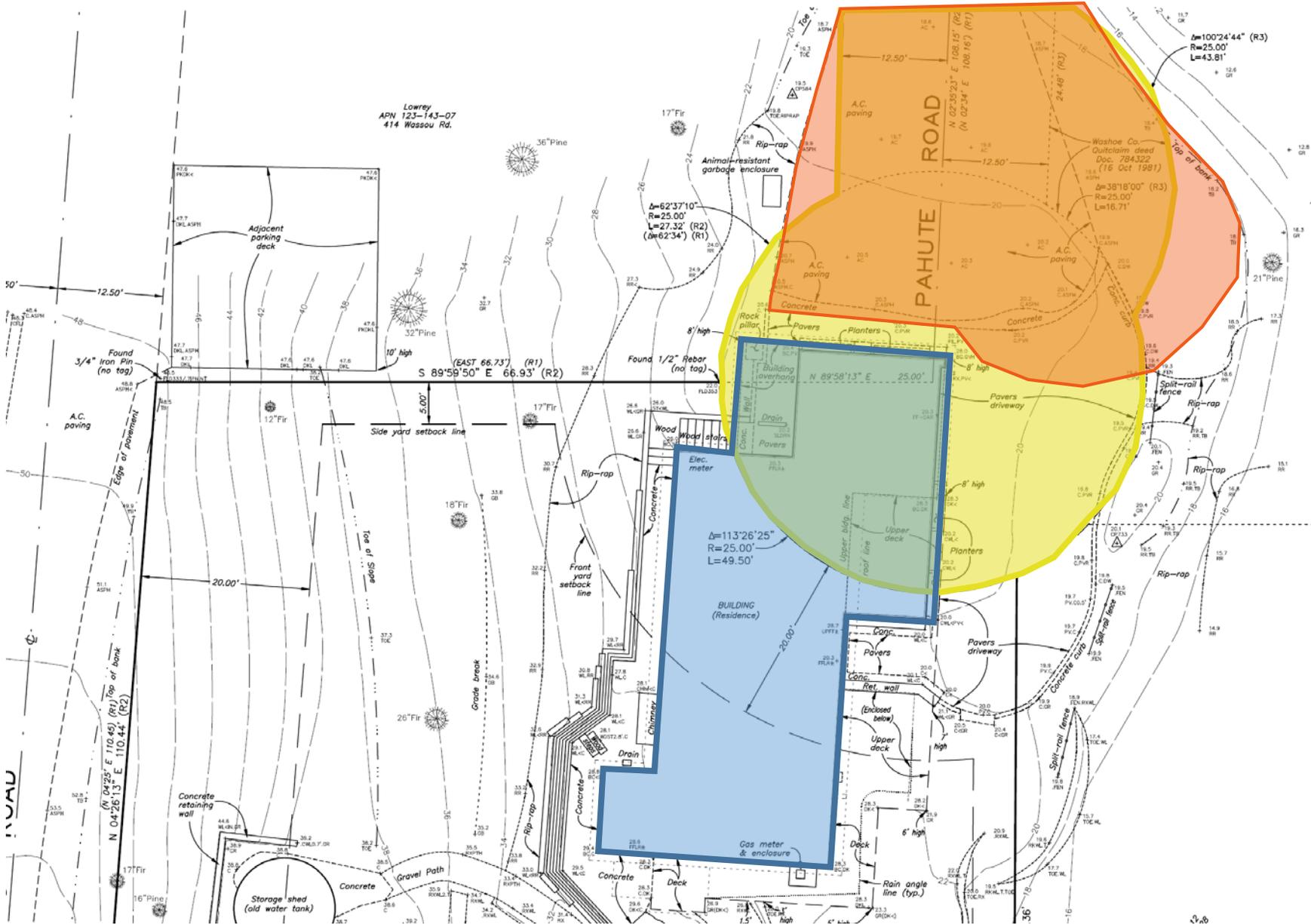
HOME OUTLINE

WASHOE COUNTY
RIGHT-OF-WAY



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EXISTING SITE CONDITIONS



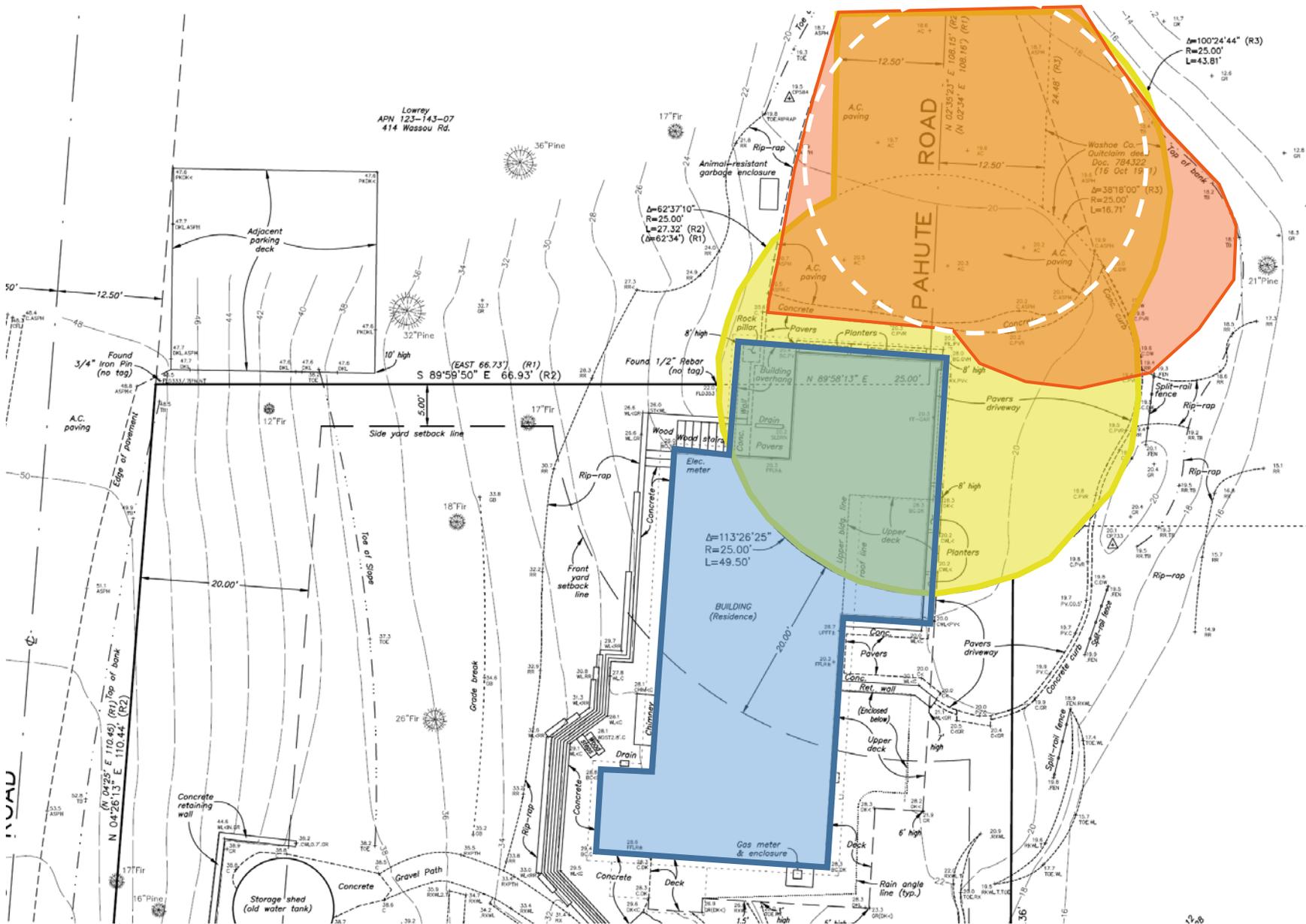
HOME OUTLINE

WASHOE COUNTY
RIGHT-OF-WAY

DRIVEABLE AREA



EXISTING SITE CONDITIONS



HOME OUTLINE

WASHOE COUNTY
RIGHT-OF-WAY

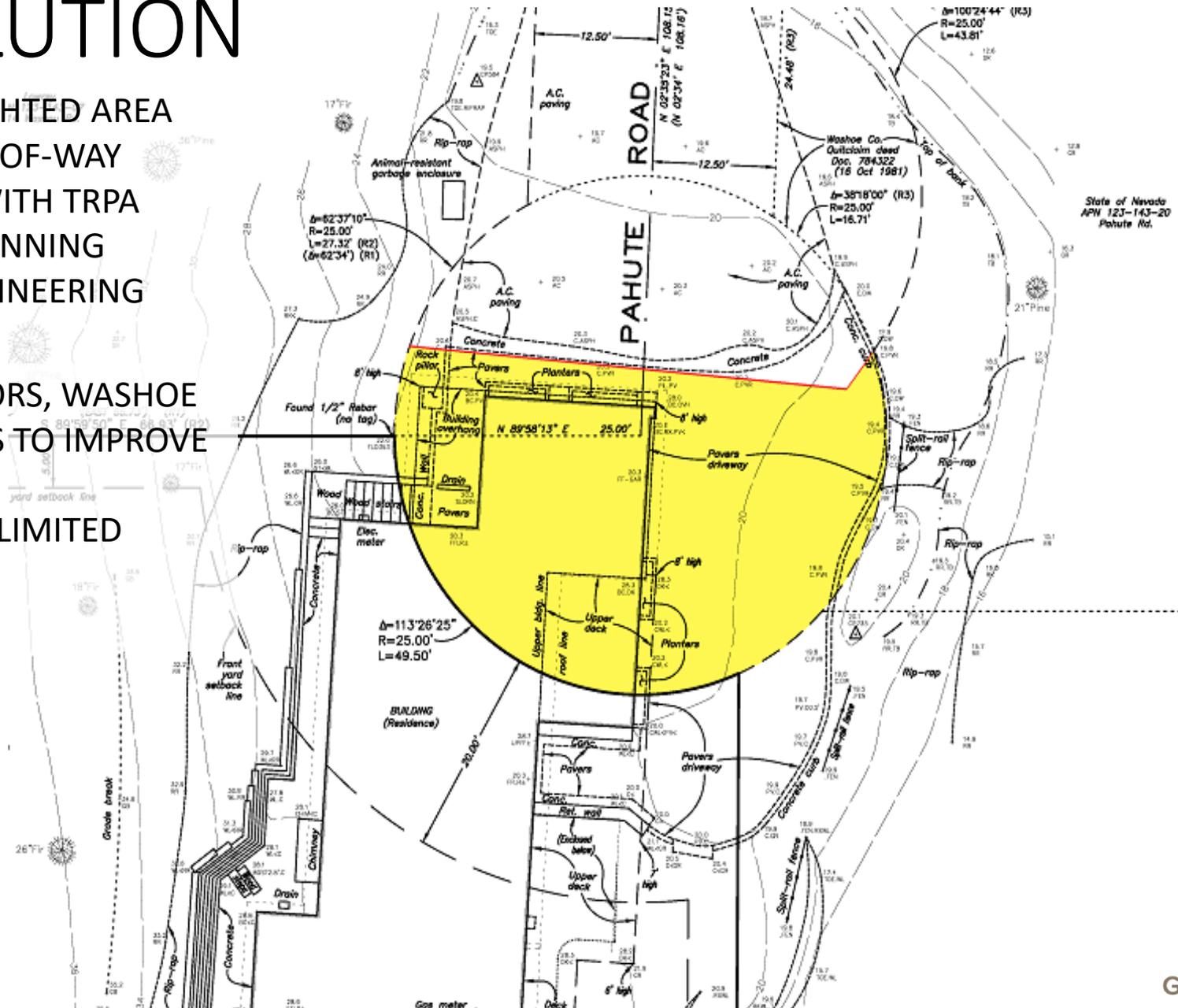
DRIVEABLE AREA

TURNAROUND
RADIUS



PROPOSED SOLUTION

- ABANDONMENT OF HIGHLIGHTED AREA OF WASHOE COUNTY RIGHT-OF-WAY
 - BASED ON MEETINGS WITH TRPA & WASHOE COUNTY PLANNING DEPARTMENT AND ENGINEERING DEPARTMENT
- COORDINATE WITH NEIGHBORS, WASHOE COUNTY, AND FIRE AGENCIES TO IMPROVE PAVED TURNAROUND
 - DISCUSS FEASIBILITY IN LIMITED SPACE



REFERE

- (R1) CRY
- (R2) REC No.
- (R3) QUI' (BEI
- (R4) GRA TO



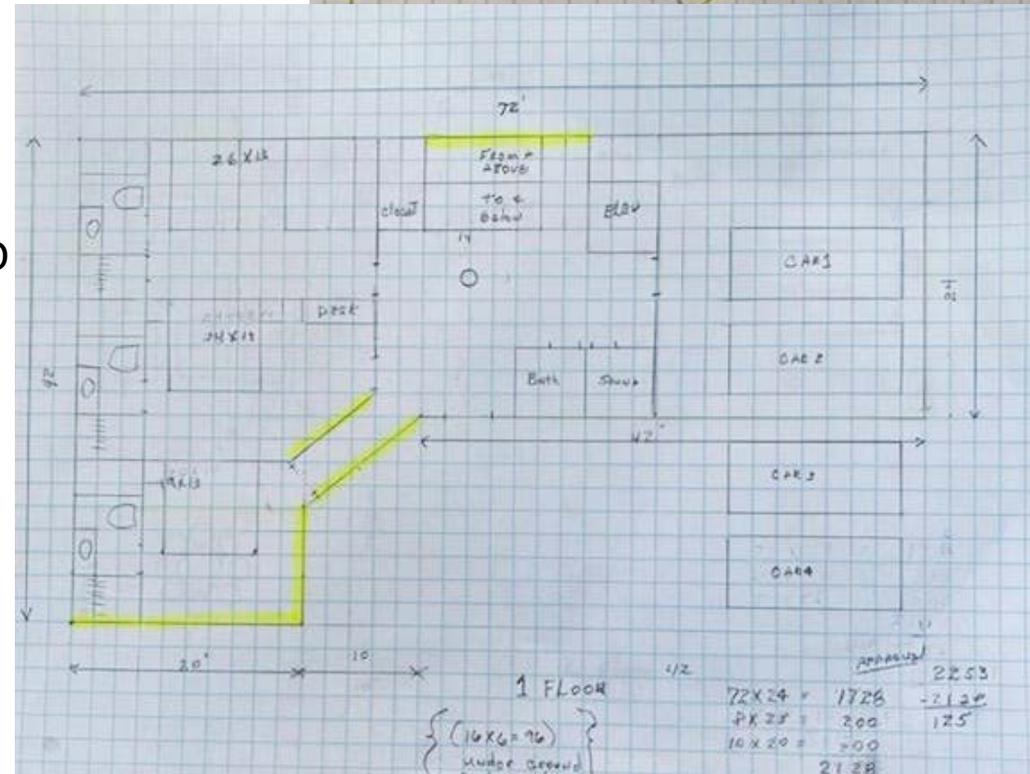
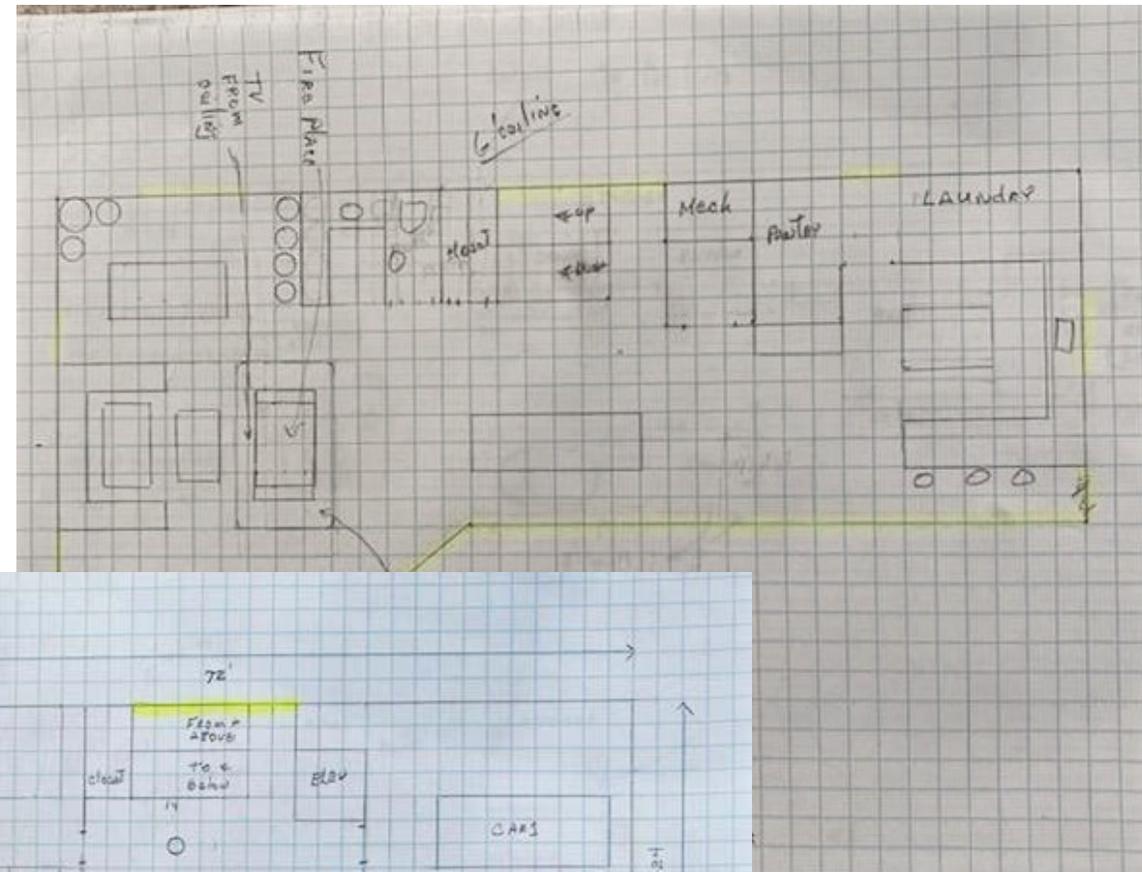
COMPLIANCE

- WE HAVE SUBMITTED TRPA APPLICATION AND INTEND TO BE COMPLETELY COMPLIANT WITH TRPA ABANDONMENT STANDARDS
- WE HAVE SUBMITTED WASHOE COUNTY ABANDONMENT APPLICATION AND ARE WILLING TO COMPLY WITH ANY CONDITIONS SET FORTH BY AGENCIES
- WILLING TO WORK TOGETHER WITH THE FIRE DEPARTMENT TO PROVIDE A SATISFACTORY REVISED TURNAROUND PLAN AT THE END OF PAHUTE ROAD
- WE HOPE TO HAVE A VALUABLE AND CONSTRUCTIVE DISCUSSION WITH MEMBERS OF THE COMMUNITY AT THE CITIZENS ADVISORY BOARD MEETING AND GAIN NEIGHBORHOOD APPROVAL



PROPOSED CONSTRUCTION

- DETAILS OF DESIGN DEPEND ON OUTCOME OF ABANDONMENT
- PROPOSE TO BUILD A NEW SINGLE FAMILY RESIDENCE OF SIMILAR FOOTPRINT AND AREA
- DESIRE LARGER, MORE FUNCTIONAL AND EFFICIENT HOME TO ENJOY TAHOE
- MORE CONTEMPORARY DESIGN, AKIN TO NEIGHBORING HOMES
 - CREATE CONTINUITY IN NEIGHBORHOOD AND INCREASE NEIGHBORHOOD VALUE



SUMMARY

- CONDITIONS OF SITE
- PROPOSED SOLUTION AND REASONING
- PROPOSED CONSTRUCTION AND COMMUNITY BENEFIT



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THANK YOU

QUESTIONS & COMMUNITY DISCUSSION