

Community Services Department  
Planning and Building  
**VARIANCE 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.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: <b>Farr Garage</b>			
Project Description: Construct a new detached garage.			
Project Address: 1605 Taos Lane			
Project Area (acres or square feet): 1.26 ac			
Project Location (with point of reference to major cross streets AND area locator): <b>East of Thomas Creek Road</b>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
142-260-10	1.26 ac		
Section(s)/Township/Range:			
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
<b>Applicant Information (attach additional sheets if necessary)</b>			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Jeff & Deanna Farr		Name: George Trowbridge Architect	
Address:		Address: 1325 Airmotive Lane #285	
Reno, NV	Zip: 89511	Reno, NV	Zip: 89502
Phone: 356-8004	Fax:	Phone: 322-5997	Fax:
Email: jfarr@resourcedevelopmentco.com		Email: gktarch@gmail.com	
Cell:	Other:	Cell:	Other:
Contact Person: Jeff Farr		Contact Person: George Trowbridge	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Same		Name:	
Address:		Address:	
	Zip:		Zip:
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: Jeff Farr

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, Jeff Farr  
(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.

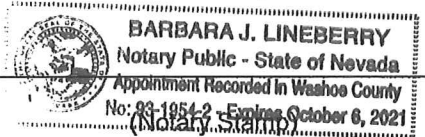
(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): \_\_\_\_\_

Printed Name Jeff Farr

Signed [Signature]

Address 1605 Taos Ln Reno, NV 89511



Subscribed and sworn to before me this 17th day of May, 2018.

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

My commission expires: 10-6-2021

\*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: Deanna L. Farr

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, Deanna L. Farr  
(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.)

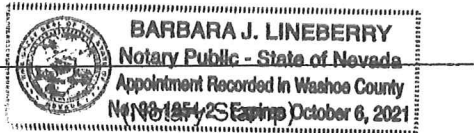
Assessor Parcel Number(s): \_\_\_\_\_

Printed Name Deanna L Farr

Signed [Signature]

Address 1605 TAOS IN Reno, NV 89511

Subscribed and sworn to before me this 17th day of May, 2018.



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

My commission expires: 10/06/2021

\*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

## Variance Application Supplemental Information

(All required information may be separately attached)

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

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

Front yard setback.

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

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

I have roadway easements across both front yards of my property that are 33' wide. The additional 30' front setbacks make a large portion of my lot unbuildable.

3. What steps will be taken to prevent substantial negative impacts (e.g. blocking views, reducing privacy, decreasing pedestrian or traffic safety, etc.) to other properties or uses in the area?

There will be no negative impacts caused by the variance.

4. How will this variance enhance the scenic or environmental character of the neighborhood (e.g. eliminate encroachment onto slopes or wetlands, provide enclosed parking, eliminate clutter in view of neighbors, etc.)?

The variance will allow me to build a detached garage for vehicle parking to shield them from neighboring views and protect them from the weather.

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

I would be unable to provide additional vehicle storage.

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

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

Public

8. What is your type of sewer service provided?

Private septic system

Washoe County Treasurer  
 P.O. Box 30039, Reno, NV 89520-3039  
 ph: (775) 328-2510 fax: (775) 328-2500  
 Email: tax@washoecounty.us

Washoe County Treasurer  
 Tammi Davis

Account Detail

[Back to Account Detail](#)
[Change of Address](#)
[Print this Page](#)

**Washoe County Parcel Information**

Parcel ID	Status	Last Update
14226010	Active	6/20/2018 2:07:33 AM
<b>Current Owner:</b> FARR, JEFFREY & DEANNA L		<b>SITUS:</b> 1605 TAOS LN WCTY NV
1050 LINDA WAY SPARKS, NV 89431		<b>Geo CD:</b>
<b>Taxing District</b> 4000	Legal Description	
Lot 76 Block SubdivisionName _GOVERNMENT HOMESITES Township 18 Section 30 Range 20		

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

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
<a href="#">2017</a>	\$6,955.39	\$6,955.39	\$0.00	\$0.00	\$0.00
<a href="#">2016</a>	\$6,779.54	\$6,779.54	\$0.00	\$0.00	\$0.00
<a href="#">2015</a>	\$6,767.39	\$6,767.39	\$0.00	\$0.00	\$0.00
<a href="#">2014</a>	\$6,569.77	\$6,569.78	\$0.00	\$0.00	\$0.00
<a href="#">2013</a>	\$6,378.40	\$6,378.39	\$0.00	\$0.00	\$0.00
Total					\$0.00

**Important Payment Information**

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

**Pay Online**

No payment due for this account.

**\$0.00**

**Pay By Check**

Please make checks payable to:  
 WASHOE COUNTY TREASURER

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

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

**Payment Information**

**Special Assessment District**

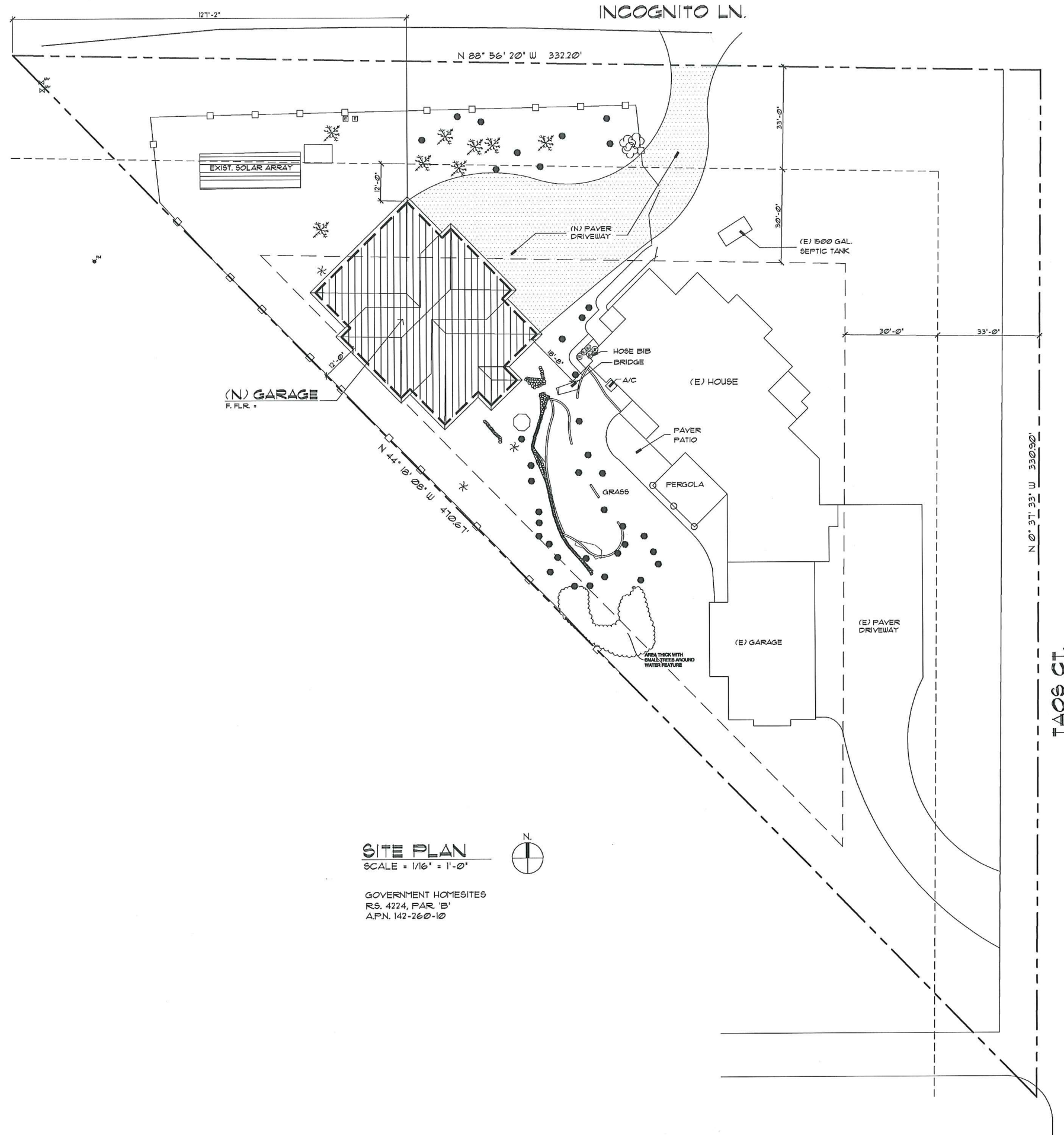
**Installment Date Information**

**Assessment Information**

The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washoecounty.us

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





**SITE PLAN**  
SCALE = 1/16" = 1'-0"



GOVERNMENT HOMESITES  
RS. 4224, PAR. 'B'  
APN. 142-260-10

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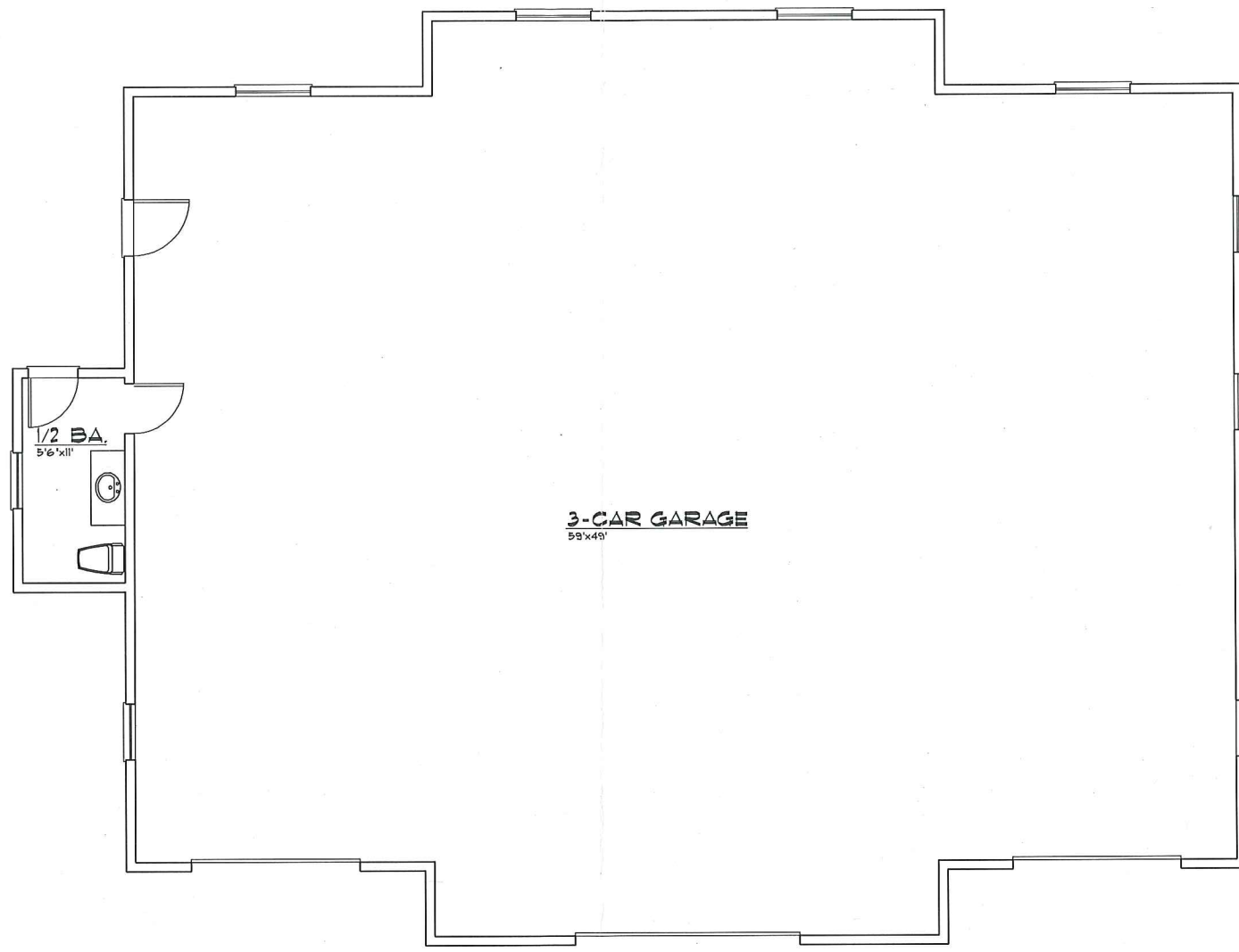
DATE:	5-22-18
REVISIONS	

1325 ARMOTIVE WAY, STE. 285  
RENO, NEVADA 89502  
(775)322-5997  
(775)322-6288 FAX  
www.GTAarchitects.com  
GTAarchitects@gmail.com

*George K. Tombridge*  
ARCHITECT

**NEW GARAGE**  
FOR: JEFF FARR  
1605 TAOS COURT  
WASHOE COUNTY, NEVADA

FILE NO.	ITXX
SHEET:	A-1



**FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"  
 GARAGE ARE APPROX. 2,811 SQ. FT.



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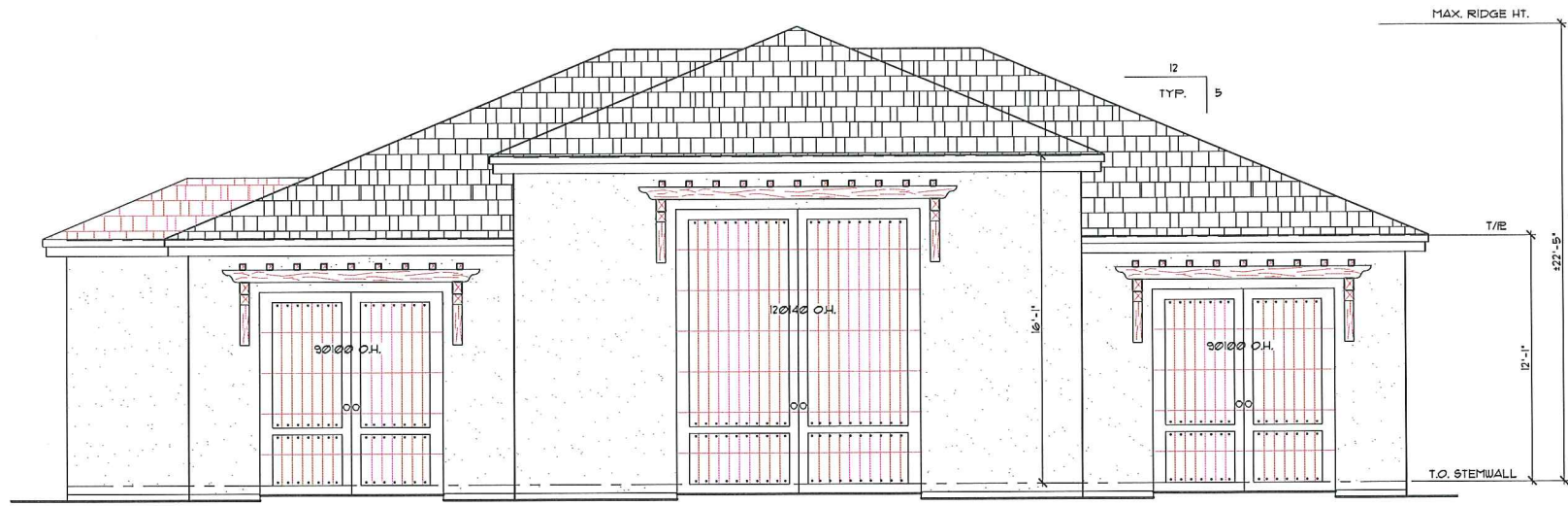
DATE:	3/8/2008
REVISIONS:	

1325 AIRMOTIVE WAY, STE. 285  
 RENO, NEVADA 89502  
 (775)322-5987  
 (775)322-6288 FAX  
 www.GKArchitects.com  
 GKArch@gmail.com

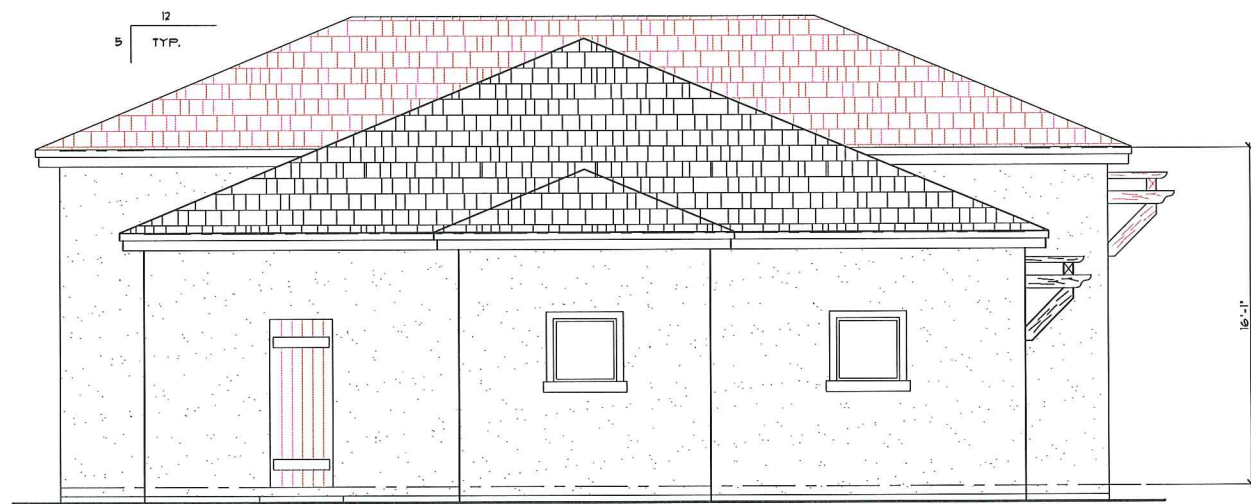
*George K. Tombridge*  
 ARCHITECT

**NEW GARAGE**  
 FOR: JEFF FARR  
 1605 TACOS COURT  
 WASHOE COUNTY, NEVADA

FILE NO.	17XX
SHEET:	43



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



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

DATE:	5-16-18
REVISIONS:	

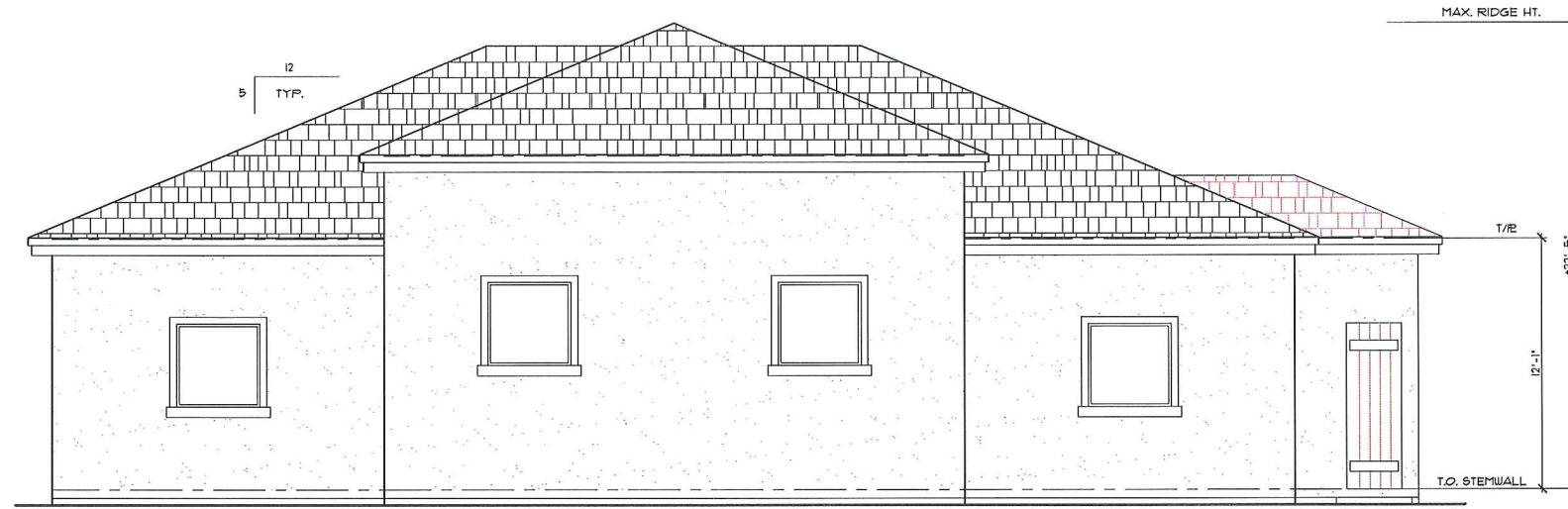
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GKTArch@gmail.com

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ARCHITECT

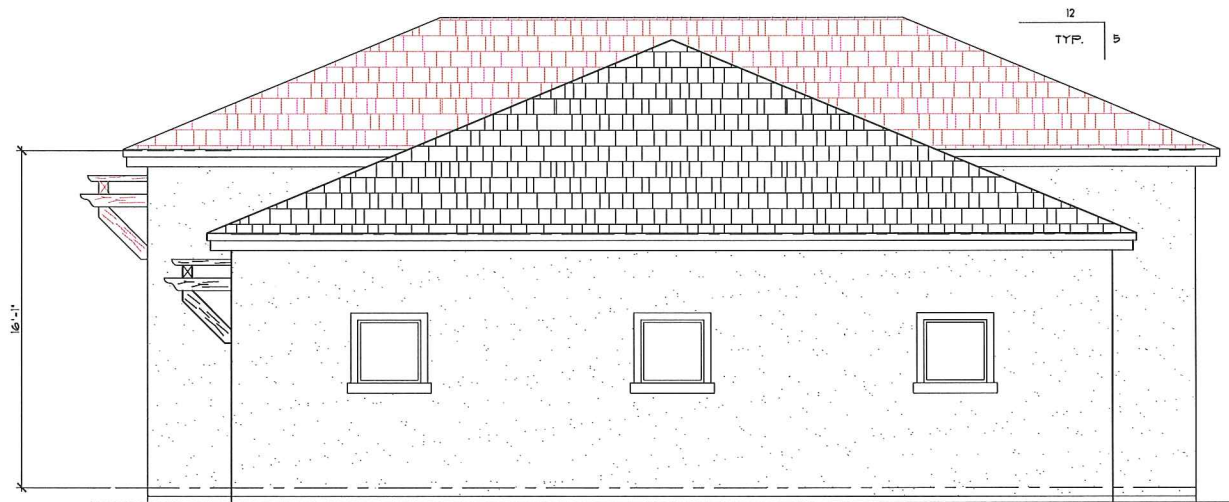
**NEW GARAGE**  
FOR: JEFF FARR  
1605 TAO6 COURT  
WASHOE COUNTY, NEVADA

FILE NO:	17XX
SHEET:	1-6

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



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

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**NEW GARAGE**  
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WASHOE COUNTY, NEVADA

FILE NO.	ITXX
SHEET:	

Δ-7