

AGAN CONSULTING CORPORATION

LAND & SHOREZONE CONSULTANTS

June 3, 2021

Ms. Julee Olander, Agency Planner
Community Services Department
Post Office Box 11130
Reno, NV 89520

**Subject: Time Extension Request – Greenview HOA Garage Project
692 Palmer Court, Incline Village, Nevada
Washoe County APN: 128-31-05
Appeal Case WPVAR19-0001**

Dear Julee,

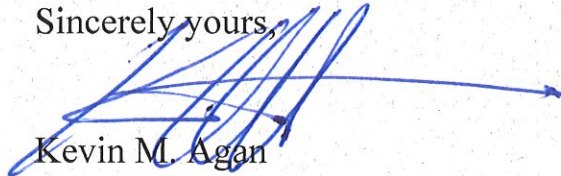
As discussed, please find attached the following documentation and filing fee to request a two-year time extension to allow us to continue in our endeavor to secure the remaining agency approvals for the above-referenced residential project:

- Signed Washoe County Amendment of Conditions Application (with notarized affidavit and related request support documentation);
- Signed Washoe County Planning and Building Early Application Waiver Form;
- \$1,341.60 Extension of Time Request Filing Fee Check No. 15977);
- Proposed Project Site Mapping (for reference purposes only);
- June 4, 2019 Appeal Case Approval Documentation;
- Washoe County Assessor Parcel Map; and
- Zip Drive (for your use).

Ms. Julee Olander, Agency Planner
Community Services Department
June 3, 2021
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We hope the attached information allows you to process this request for approval as soon as practical. Should you have any comments or questions, please feel free to contact me directly at kevin@aganconsulting.com. Thank you.

Sincerely yours,



Kevin M. Agan
Principal Consultant

KMA:
Attachments

pc: Greenview HOA (w/o attachments)

Community Services Department
Planning and Building
AMENDMENT OF CONDITIONS
APPLICATION



Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89512-2845

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: Greenview HOA Common Area Garages			
Project Description: Construction of new detached garage buildings within HOA common area property.			
Project Address: 692 Palmer Court, Incline Village, NV 89451			
Project Area (acres or square feet): Approximately 750 square feet			
Project Location (with point of reference to major cross streets AND area locator): 692 Palmer Court, Incline Village, NV/Cross Streets are Wilson Way and Golfers Pass Road			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
128-310-05	0.50		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). Appeal Case Approval (WPVAR19-0001)			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Greenview Homeowners Association		Name: Agan Consulting Corporation	
Address: 692 Palmer Court		Address: Post Office Box 9180	
Incline Village, NV Zip: 89451		Incline Village, NV Zip: 89450	
Phone: (530) 318-3139 Fax:		Phone: (775) 832-9300 Fax:	
Email: jh1nsa@gmail.com		Email: kevin@aganconsulting.com	
Cell: Other:		Cell: Other:	
Contact Person: John A. Hash, President		Contact Person: Kevin M. Agan, Agent	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Same as property owner		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
For Office Use Only			
Date Received: Initial:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Amendment of Conditions Application Supplemental Information

(All required Information may be separately attached)

Required Information

1. The following information is required for an Amendment of Conditions:
 - a. Provide a written explanation of the proposed amendment, why you are asking for the amendment, and how the amendment will modify the approval.
 - b. Identify the specific Condition or Conditions that you are requesting to amend.
 - c. Provide the requested amendment language to each Condition or Conditions, and provide both the ***existing*** and ***proposed condition(s)***.

Please see attached condition of approval amendment request documentation.

2. Describe any potential impacts to public health, safety, or welfare that could result from granting the amendment. Describe how the amendment affects the required findings as approved.

None. Request is to accommodate the Applicant to continue securing all agency approvals for construction for the subject project, including the pending Tahoe Regional Planning Agency project application (TRPA Permit File No. ERSP2021-0051), as well as utilizing a recently retained regulatory consulting firm.

Property Owner Affidavit

Applicant Name: Greenview HOA/Agan Consulting Corporation, Authorized Representative

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)

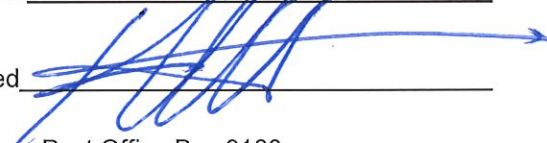
I, Kevin M. Agan, Principal Consultant/Agan Consulting Corporation
(please print name)

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): 128-310-05

Printed Name Kevin M. Agan, Principal Consultant

Signed 

Address Post Office Box 9180

Incline Village, NV 89450

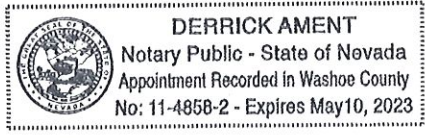
Subscribed and sworn to before me this 3 day of June, 2021.



Notary Public in and for said county and state

My commission expires: May 10, 2023

(Notary Stamp)



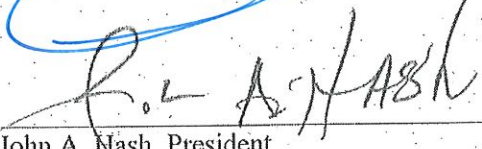
*Owner refers to the following: (Please mark appropriate box.)

- 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

AUTHORIZATION FOR REPRESENTATION

I hereby authorize Agan Consulting Corporation to act as the Association's representative in connection with acquiring documentation of record and processing agency applications for our property located at 692 Palmer Court, Incline Village, Nevada 89451; also described as Washoe County APN: 128-310-05; and agree to be bound by said representative. Any cancellation of this authorization shall not be affected until receipt of written notification of same by the Tahoe Regional Planning Agency, Nevada Division of State Lands, Nevada Division of Wildlife, Nevada Division of Environmental Protection, U.S. Army Corps of Engineers, Washoe County, local utility companies, districts, and related professionals as applicable.

By


John A. Nash, President
Greenview Homeowner's Association

Date

29 April 2021

**FOR
REFERENCE**



WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
Planning and Building Division
Planning Program

1001 EAST 9TH STREET
RENO, NEVADA 89512
PHONE (775) 328-6100
FAX (775) 328.6133

June 4, 2019

**FOR
REFERENCE**

Nancy Parent, County Clerk
Washoe County
1001 East Ninth Street
Reno, NV 89512

SUBJECT: Appeal Case WPVAR19-0001(Greenview HOA Garages)

Appeal of the Board of Adjustment's decision to deny Variance Case No. WPVA19-001, which requested a reduction of the required front yard setback from 15-feet to 1 ½-feet and the northwest side yard setback from 5-feet to 1-foot to allow for the construction of one single car garage and one two-car garage in the common area at 692 Palmer Ct. in Incline Village. The Board of County Commissioners may take action to confirm the Board of Adjustment's denial; reverse the Board of Adjustment's denial and issue the variance; or modify the variance's conditions and issue the variance.

Dear Ms. Parent:

Pursuant to NRS 278.0235, please be advised of final action on May 28, 2019, by the Washoe County Board of County Commissioners in the above referenced case. The County Commission's final action overturned the Board of Adjustment's denial (3/7/2019). After the public hearing was closed, Commissioner Berkbigler made a motion and Commissioner Lucey seconded the motion to overturn the Board of Adjustment's denial, and approve with conditions Variance Case No. WPVA19-0001.

In its motion the County Commission included the following findings:

1. Special Circumstances. Because of the special circumstances applicable to the property, including exceptional narrowness, shallowness or shape of the specific piece of property; exceptional topographic conditions; extraordinary and exceptional situation or condition of the property and/or location of surroundings; the strict application of the regulation results in exceptional and undue hardships upon the owner of the property;
2. No Detriment. There is no detriment to the surrounding lands or neighbors; and no visibly issues to seeing the lake or trees around the site;
3. No Special Privileges. There are garages in the area; and will help keep cars off the public right-of-way during the winter months to help with snow removal and safety issues.



INTEGRITY



**EFFECTIVE
COMMUNICATION**



**QUALITY
PUBLIC SERVICE**

Subject: WPVAR19-0001

Date: May 30, 2019

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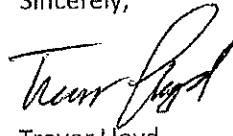
4. Use Authorized. The variance will not authorize a use or activity which is not otherwise expressly authorized by the regulation governing the parcel of property;
5. Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

The Washoe County Commission gave reasoned consideration to information contained within the reports transmitted to the Washoe County Commission from the Washoe County Board of Adjustment, and the information received during the Washoe County Commission's public hearing.

The Board's action was unanimous and all five board members were present: Commissioner Berkbigler; Vice Chair, Commissioner Lucey; Commissioner Jung; Chair, Commissioner Hartung; and Commissioner Herman.

Please provide a copy of this letter to our department indicating when this letter was received by your office.

Sincerely,



Trevor Lloyd

Planning Manager, Planning and Building Division
Washoe County Community Services Department

Attachments: Conditions of Approval Case # WPVAR19-0001

Cc: Dave Solaro, Assistant County Manager
Michael Large, Deputy District Attorney
Mojra Hauenstein, Director, Planning and Building Division
Greenview HOA, email: jh1nsa@gmail.com



Conditions of Approval

Variance Case Number WPVAR19-0001

The project approved under Variance Case Number WPVAR19-0001 shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment on March 7, 2019. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. These Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable Codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

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

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

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

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

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

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

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

Washoe County Planning and Building Division

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

Contact: Julee Olander, Planner, 775.328-3627, jolander@washoecounty.us

- a. 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.
- b. The applicant shall submit complete construction plans and building permits shall be issued within two years from the date of approval by Washoe County 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 Planning and Building.
- c. 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.

- d. Prior to submission of a building permit for the approved garage, the front and both side property line shall be surveyed and marked by a surveyor licensed in Nevada. Approval of the variance shall not convey any rights or approval to construct on any portion of a structure across the property line, or in the county right-of-way. Neither shall any roof eaves, light fixtures or other structural or architectural elements project over a property line.
- e. The garages are being built within the common area of the Greenview HOA. Each property owner within the development has an equal shared interest in the garages. To maintain common ownership, the variance is granted to the Greenview Home Owners Association (HOA). The HOA is responsible for obtaining all permits, construction, maintenance and ownership of the garages. Individual property owners within the development shall not own said garages.
- f. During construction of garages no construction material and/or equipment shall be located on the adjacent properties without the property owner's permission and notification to the Planning and Building Division.
- g. The use of straw bales shall be prohibited during construction of the project. A filter-fabric fence or other acceptable alternative shall be utilized for erosion control.

Washoe County Engineering and Capital Projects

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

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

- a. Provide a hold-harmless agreement, that holds harmless the County for damage to said Owners' property which might arise out of normal snow removal operations by reason of any structures being constructed closer than fifteen (15) feet to the property line, to the satisfaction of the District Attorney and the Engineering Division.

Washoe County Conditions of Approval

- b. The applicant shall install automatic garage door openers prior to the issuance of a Certificate of Occupancy or building permit final sign-off.

Incline Village General Improvement District

3. The following conditions are requirements of the Incline Village General Improvement District (IVGID), which shall be responsible for determining compliance with these conditions.

Contact: Tim Buxton, 775.832.1246, tim_buxton@ivgid.org

The following will be required by the owner before approval of the Washoe County Building Permit:

- a. Relocation of existing Fire Hydrant to IVGID and North lake Tahoe Fire District (NLTFD) regulations/specifications.
- b. Relocation of existing water meters, utility, and services line.
- c. Relocation of existing sewer services utility lines.
- d. All work is borne to owner.
- e. All work would require approved Plans wet stamped by a Nevada Licensed Engineer.
- f. All work must conform to all IVGID specifications and Nevada State law.

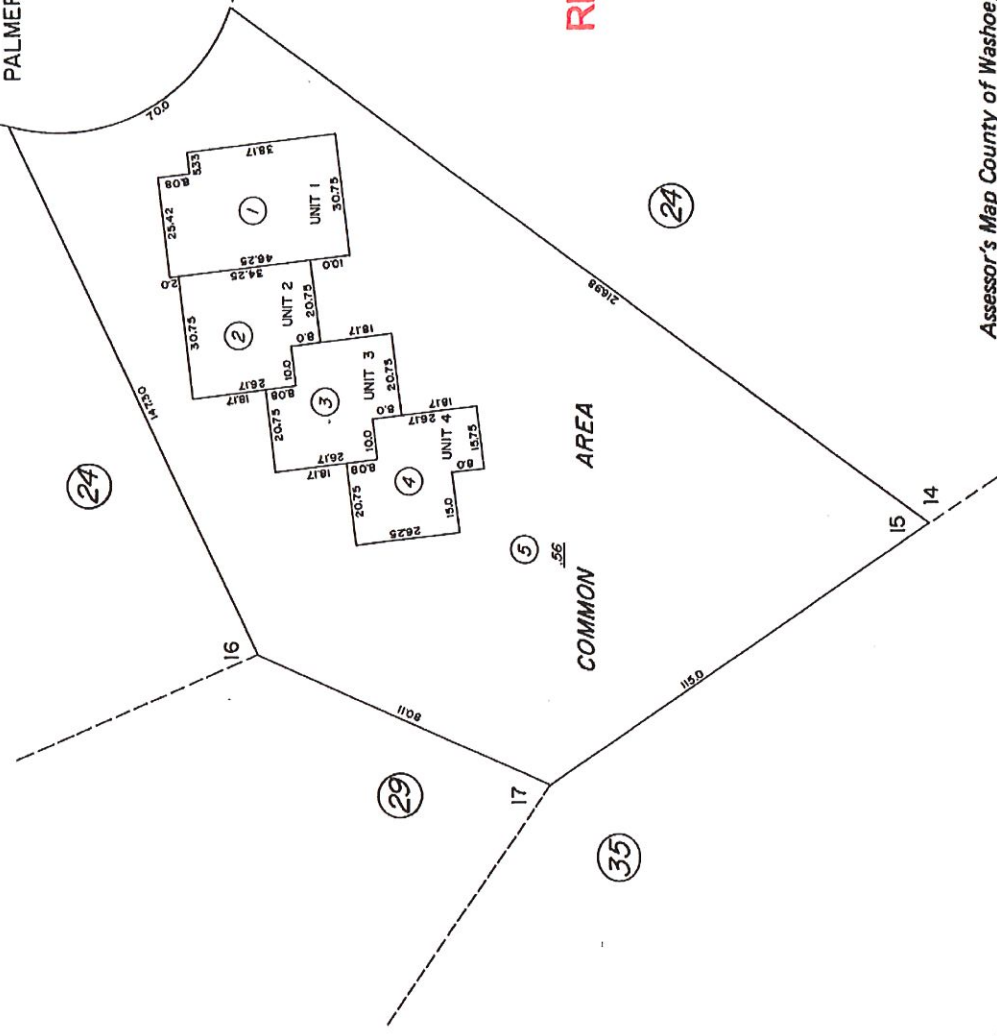
*** End of Conditions ***

128-31

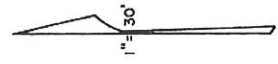
GREENVIEW A TOWNHOUSE

LOT 15 BLOCK 6
INCLINE VILLAGE UNIT NUMBER 3

PALMER COURT



**FOR
REFERENCE**



drawn by	JL	11/78
revised	6/79	
superseded	6/81	B.T.

Assessor's Map County of Washoe, Nevada
 NOTE - ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES
 ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES

NOTE: This Map is prepared for the use of the Washoe County Assessor's Office. It is not intended to be used for any other purpose. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.