

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: Chapman - Washoe Valley Residence			
Project Description: Redevelop a residential parcel where a previous manufactured home was removed.			
Project Address: 3310 Pershing Lane, Washoe Valley, NV 89704			
Project Area (acres or square feet): 1.0 acres			
Project Location (with point of reference to major cross streets AND area locator): The Southeast corner of Pershing Lane and Clark Drive. Approximately 0.6 miles southerly on Pershing Lane from its intersection with East Lake Blvd.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
050-444-25	1.00		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Curtis J. Chapman Living Trust		Name: N/A	
Address: PO Box 1042		Address:	
Virginia City, NV	Zip: 89440		Zip:
Phone: 775.233.1818	Fax:	Phone:	Fax:
Email: curt.777@outlook.com		Email:	
Cell: 775.233.1818	Other:	Cell:	Other:
Contact Person: Curt Chapman		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Curt Chapman		Name:	
Address: PO Box 1042		Address:	
Virginia City, NV	Zip: 89440		Zip:
Phone: 775.233.1818	Fax:	Phone:	Fax:
Email: curt.777@outlook.com		Email:	
Cell: 775.233.1818	Other:	Cell:	Other:
Contact Person: Curt Chapman		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Variance Application Supplemental Information

(All required information may be separately attached)

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

Rear 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?

Please see Attachment Exhibit A.

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?

Please see Attachment Exhibit A.

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.)?

Please see Attachment Exhibit A.

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

Please see Attachment Exhibit A.

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. How is your current water provided?

Private well.

8. How is your current sewer provided?

Private septic system.

Exhibit A - Variance Application Supplemental Information
Chapman – Washoe Valley Residence

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

The request is to reduce the rear yard setback from 30 feet to 12 feet.

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?

This rectangular 1.00 acre parcel has a unique circumstance not apparent in any other neighborhood lots. The channel for Jumbo Creek crosses the southerly portion of the lot at a slightly oblique angle, essentially severing the legal parcel into two separate sub-parcels in terms of usability. A 15' wide drainage easement is centered on the creek but the channel has actual width at or exceeding 20'. This results in approximately 10% (0.1 acres) of the parcel's area being removed from viable use due to the creek. This situation also results in a remaining southerly sub-parcel containing a little under 0.2 acres, with its exceptional shape and narrowness more significantly constrained by the 30' setback line along the south property line, than would be a parcel without the topographic constraint of the creek. This situation creates a hardship since only a minimal portion of the area south of Jumbo Creek is developable, insufficient to accommodate any planned elements. While this parcel is designated by an address on Pershing Lane, the fact that it has a second front lot line along Clark Drive results in the southerly lot line designated as the rear lot line and thus having a 30' setback. By granting a reduction of the rear lot line setback to 12', the equivalent of a side lot line setback, a useable RV storage structure can be built as part of an overall lot redevelopment.

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?

Receiving the requested setback variance will allow construction of the RV storage structure, positioned with the greatest possible setback distance from Pershing Lane, minimizing its visual prominence for passing traffic and for neighboring homes along the road. The land adjacent and to the south of this lot line is a large 2-acre parcel, extending far beyond the 300' section of common boundary. The area of that lot adjacent to the subject parcel's south line has a utility easement and also a septic leach field area, creating a substantial de facto setback area between the common property line and an existing structure, which is approximately 70' from the common property line. The owner of this adjacent parcel is fully supportive of this variance request and has provided a letter expressing that support (Exhibit B). The granting of this setback variance request will have no foreseeable impacts to any other lots.

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.)?

This variance request is part of an ambitious overall redevelopment project that will represent a significant renovation of a formerly challenged homesite in Washoe Valley. The variance will allow much fuller use of a parcel that has been constrained by the natural topography of Jumbo Creek. The resulting project will be an asset to the neighborhood in terms of image and a positive contribution to local property values.

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

The typical 1-acre parcel in the neighborhood enjoys the ability to develop the full extent of land, consistent with setback requirements. The subject parcel will never have that same potential due to Jumbo Creek, which is simply a physical reality for the parcel. The additional constraints from standard setback requirement, however, are far more impactful on this parcel than typical lots in the area, given the severely constrained geometry of the remaining area south of Jumbo Creek. Providing relief with a setback variance won't elevate this parcel's overall developability to that of all others but it will significantly help the overall project and the realization of the parcel's fuller potential.

Exhibit B

Sept 7, 2023

Washoe County Planning Department
1001 E. Ninth Street
Reno, NV 89512

Re: Setback variance request for Chapman parcel (050-444-25)

To whom it may concern,

I am the owner of parcel 050-444-05 at 3340 Pershing Lane, Washoe Valley, NV 89704. My 2-acre parcel is adjacent to that owned by Curt Chapman at 3310 Pershing Lane, sharing his south property line as a portion of my parcel's north boundary.

Mr. Chapman has discussed with me his development plans for the parcel, including sharing site plan information and describing the need for a reduction in the setback distance along our common property line to accommodate the RV storage structure he wishes to place on the south portion of his lot.

I am in favor of his overall development plans, as well as having the County approve his request for the reduced setback and would be agreeable with him erecting the proposed 50'x25' metal building at a 5' offset from our common property line.

Sincerely,

A handwritten signature in blue ink that reads "Frank W. Pedlar". The signature is written in a cursive style with a horizontal line at the end.

Frank W. Pedlar
775.720.7083

Findings per 110.804.25

Special Circumstances. *Because of the special circumstances applicable to the property, including either the:*

(1) Exceptional narrowness, shallowness or shape of the specific piece of property, or

(2) By reason of exceptional topographic conditions, or

(3) Other 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;

This rectangular 1.00 acre parcel has a unique circumstance not apparent in any other neighborhood lots. The channel for Jumbo Creek crosses the southerly portion of the lot at a slightly oblique angle, essentially severing the legal parcel into two separate sub-parcels in terms of usability. A 15' wide drainage easement is centered on the creek but the channel has actual width at or exceeding 20'. This results in approximately 10% (0.1 acres) of the parcel's area being removed from viable use due to the creek. This situation also results in a remaining southerly sub-parcel containing a little under 0.2 acres, with its exceptional shape and narrowness more significantly constrained by the 30' setback line along the south property line, than would be a parcel without the topographic constraint of the creek. This situation creates a hardship since only a minimal portion of the area south of Jumbo Creek is developable, insufficient to accommodate any planned elements. While this parcel is designated by an address on Pershing Lane, the fact that it has a second front lot line along Clark Drive results in the southerly lot line designated as the rear lot line and thus having a 30' setback. By granting a reduction of the rear lot line setback to 12', the equivalent of a side lot line setback, a useable RV storage structure can be built as part of an overall lot redevelopment.

No Detriment. *The relief will not create a substantial detriment to the public good, substantially impair affected natural resources or impair the intent and purpose of the Development Code or applicable policies under which the variance is granted;*

The requested relief will create no foreseen detriment to the public good, impairment of views or infringement on privacy. Rather it will support the substantial redevelopment of a parcel that will elevate the image of the neighborhood and is expected to have a positive impact on property values in the vicinity. There would be no impairment of natural resources, as the Jumbo Creek channel would be unaffected. There would also be no impairment of intent or purpose of Development Code or relevant policies.

No Special Privileges. *The granting of the variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and the identical regulatory zone in which the property is situated; and*

The placement of RV storage structures is an authorized use for this parcel and similar use is evident among many other parcels in the area. The need for a setback reduction to reasonably include an RV structure on the subject parcel is due to unique topographic situation of Jumbo Creek, effectively severing the parcel into two areas in terms of developability. No other known properties in the vicinity are noticed as having similar constraints, so granting the setback variance would not constitute a special privilege as it would simply allow the subject parcel to enjoy the same ability to have on-site sheltered RV storage.

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.*

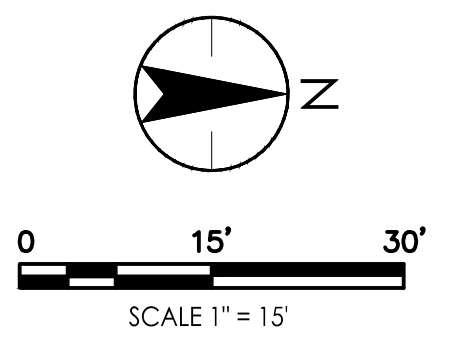
The variance would facilitate placement of an RV storage structure on the parcel, which is an authorized for use.

Effect on a Military Installation. *The variance will not have a detrimental effect on the location, purpose and mission of the military installation.*

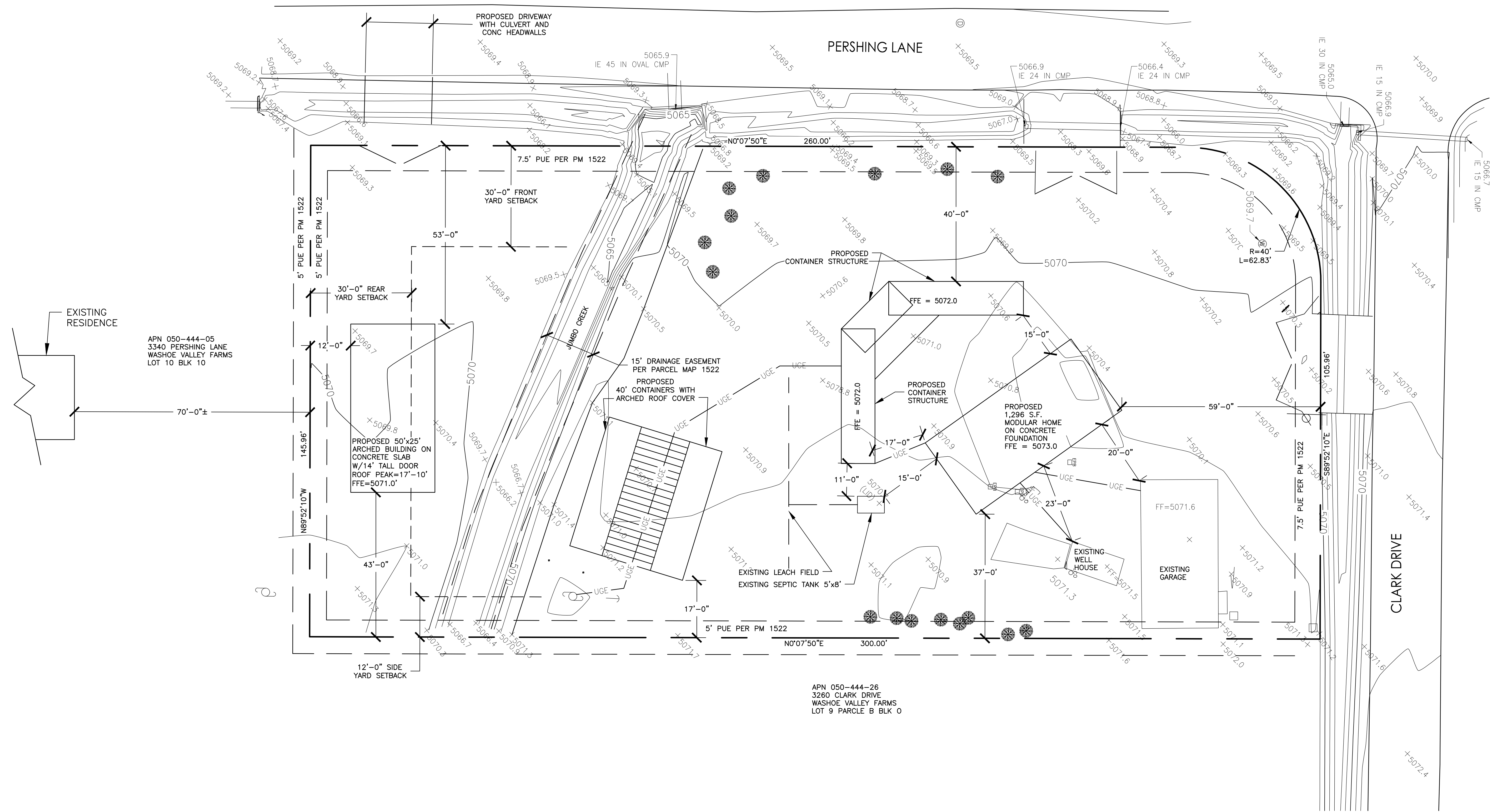
There are no known military bases in the area.

PARCEL INFORMATION:
 3310 PERSHING LANE
 WASHOE VALLEY NV 89704
 APN 050-444-025
 PARCEL A PARCEL MAP 1522
 1.0 ACRES
 LOW DENSITY SUBURBAN ZONING
 SETBACKS: FRONT 30', SIDE 12', REAR 30'

BASIS OF BEARING
 PARCEL MAP 1522
 BASIS OF ELEVATION
 STATIC GPS OBSERVATIONS
 REDUCED USING COR STATIONS
 "P142", "P150" AND "SLID"



Legend:
 — UGE — UGE —
 UNDERGROUND ELECTRIC



APN 050-444-05
 3340 PERSHING LANE
 WASHOE VALLEY FARMS
 LOT 10 BLK 10

APN 050-444-26
 3260 CLARK DRIVE
 WASHOE VALLEY FARMS
 LOT 9 PARCEL B BLK 0

SITE PLAN
 CHAPMAN - WASHOE VALLEY RESIDENCE
 3310 PERSHING LANE

Client:
 CURT CHAPMAN
 Project:
 CHAPMAN - WASHOE VALLEY RESIDENCE
 Title:
 SITE PLAN

Revision Number: 0	Drawn By: LB/SQ	Approved By: CC
Date: 10/26/2022	Project No:	

Scale:
 1" = 15'
 Drawing Name: Sheet Number:
 1 of 1