

## Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

<b>Project Information</b>		Staff Assigned Case No.: <b>VAI16-008</b>	
Project Name: <b>345 Lakeview Dr.</b>			
Project Description: <b>Variance to reduce the setback on the east side of garage from 30 feet to 10 feet</b>			
Project Address: <b>345 Lakeview Dr., Verdi, NV. 89439</b>			
Project Area (acres or square feet): <b>1.148 acre</b>			
Project Location (with point of reference to major cross streets AND area locator): <b>345 Lakeview Dr. Cross street is Hansen Dr.</b>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
<b>038-042-26</b>	<b>1.148</b>		
Section(s)/Township/Range: <b>Township 19, Range 18</b>			
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: <b>Roger Puccinelli</b>		Name:	
Address: <b>345 Lakeview Dr.</b>		Address:	
P.O. 1250 - Verdi, NV. Zip: <b>89439-1250</b>		Zip:	
Phone: <b>775-345-6155</b> Fax:		Phone: Fax:	
Email: <b>rpuccinelli@stbcglobal.net</b>		Email:	
Cell: <b>775-240-5350</b> Other: <b>775-3441</b>		Cell: Other:	
Contact Person: <b>Roger or Sandy</b>		Contact Person:	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name:		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):	

October 17, 2016

On August 2, 2016 our home at 345 Lakeview Drive, Verdi, Nv burned to the ground. We lost everything but thankfully we were both safe. The home was built in the early 1980's and was a multi-level home. The total square footage was 3944 sf. As we are both seniors now we want to rebuild a 1 story home. This would allow us with the variance to move the garage forward to have a small level backyard with a patio which we did not have with the original home. The site has a steep slope to the rear which was why the original home was built on different levels. Our new home will be a 1 story with a lower profile to the neighbors and open up the view to the west. The square footage of the new home is 3773 sf.

Roger and Sandy Puccinelli

Property Owner Affidavit

Applicant Name: Roger Puccinelli Family Trust

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, ROGER PUCCINELLI  
(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 Development.

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

Assessor Parcel Number(s): 038-042-26

Printed Name Roger Puccinelli Family Trust

Signed Roger Puccinelli

Address P.O. Box 1250

Verdi, NV. 89439-1250

Subscribed and sworn to before me this 18<sup>th</sup> day of October, 2016

Renee Schebler  
Notary Public in and for said county and state

My commission expires: Mar 1, 2017

(Notary Stamp)



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

- Owner
- Corporate Officer/Partner (Provide copy of recorded 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?

We would like to have the east setback requirement reduced by 20' for our garage leaving 40' from the garage to the street edge. This is more than many homes in the subdivision.

**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?

The lot is very steep on the back side requiring an 8' or more retaining wall to build a single level home. We are in our later years and building a home with the contour of the land would require multiple levels and stairs. We feel an 8' or more retaining wall would be unattractive and detract from the natural environment.

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?

Moving our house closer to the street does not impact any of our neighbors. The neighbors on either side have the same view to the west as we do. Building a one story would open up the overall view of anyone to the east.

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.)?

It would allow us to replace our multi-level home with a single level home offering a lower profile for homes to the east. It would also offer a better profile and view to people enjoying the Truckee River to the west.

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

We would be able to build a one story home and move it forward on the lot allowing us to have a small backyard which we did not have before because of the steep slope at the rear. This would be a great asset to us and our family.

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

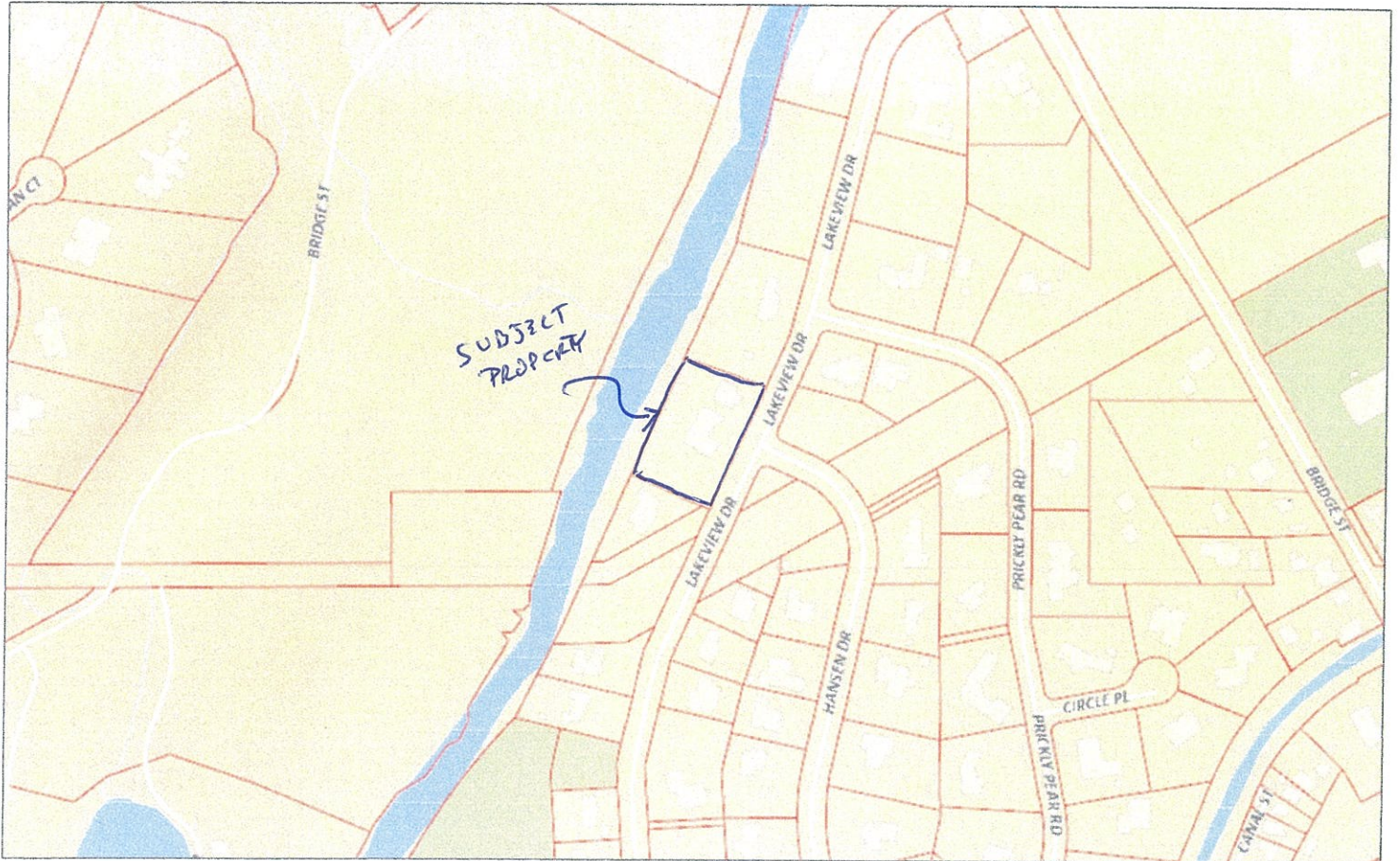
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	If yes, please attach a copy.
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7. What is your type of water service provided?

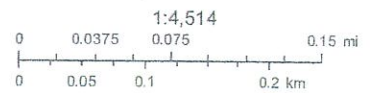
<input checked="" type="checkbox"/> Well	<input type="checkbox"/> Community Water System
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8. What is your type of sanitary waste disposal?

<input checked="" type="checkbox"/> Individual Septic System	<input type="checkbox"/> Community Sewer System
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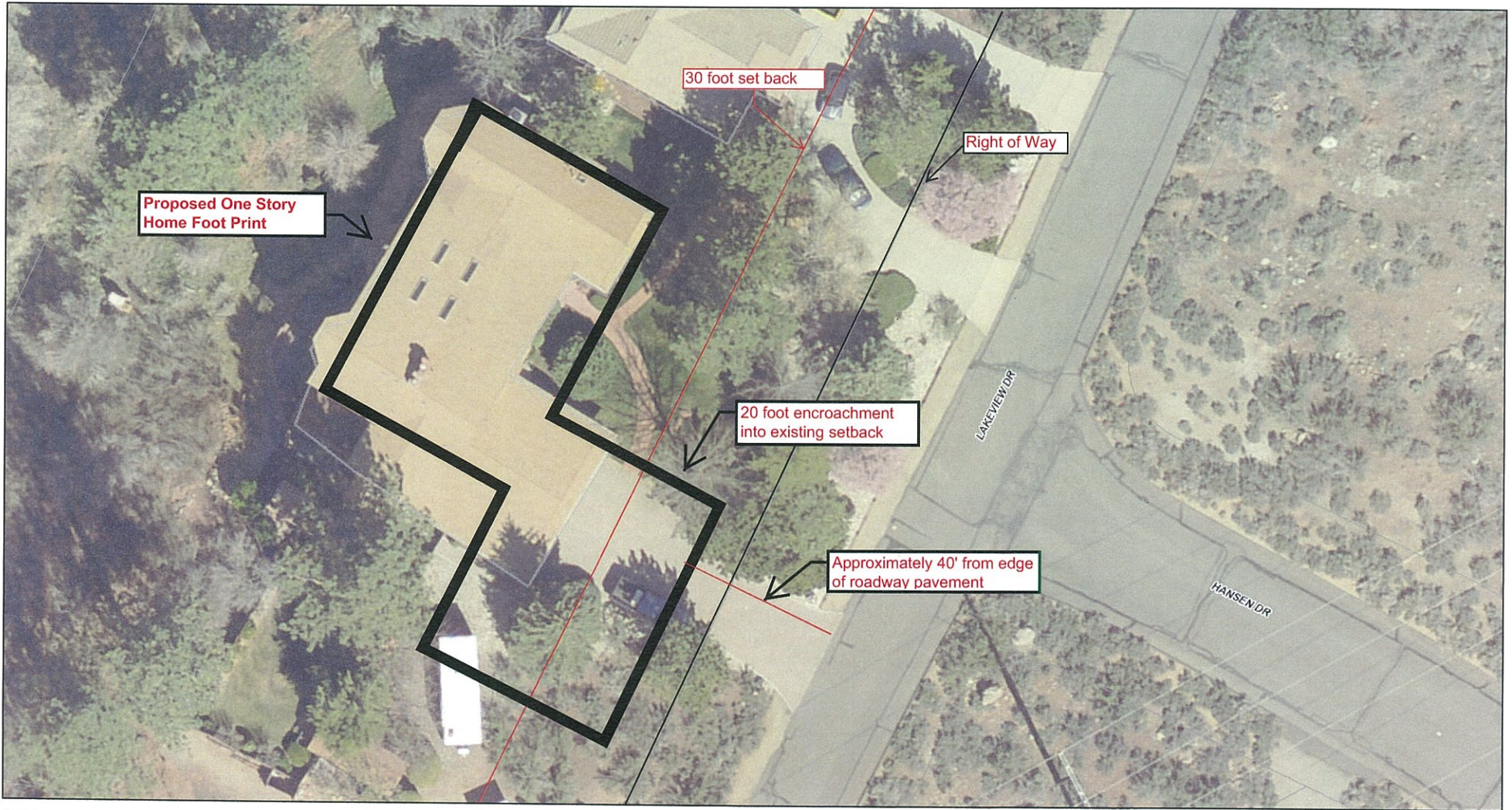


October 13, 2016



Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand).

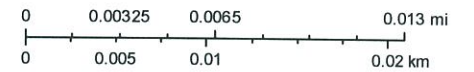
# 345 Lakeview Rd.



October 16, 2016

- |               |               |
|---------------|---------------|
| Trans_WCRoads | Red: Band_1   |
| parcelbase    | Green: Band_2 |
| Buildings     | Blue: Band_3  |
| Red: Band_1   | Red: Band_1   |
| Green: Band_2 | Green: Band_2 |
| Blue: Band_3  | Blue: Band_3  |

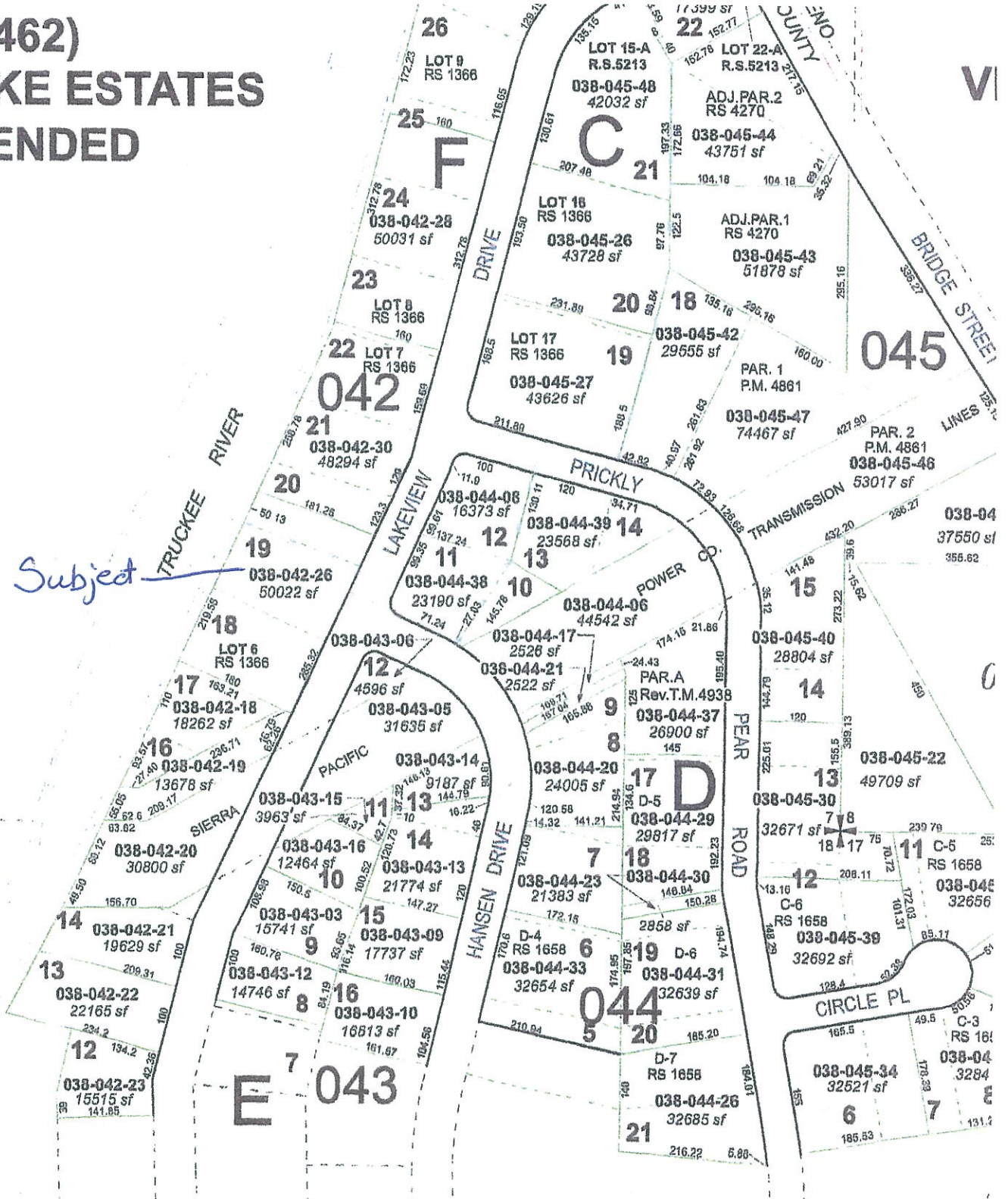
1:268



Disclaimer: This map and information is provided for illustration purposes only and are not decision making; and the understanding that it is not guaranteed to be accurate, correct or complete and conclusions drawn from such information are the responsibility of the user. Washoe County assumes no responsibility for errors or omissions, even if Washoe County is advised of the possibility of such damage. Information here should not be used for making financial or any other commitments.



# (#462) VERDI LAKE ESTATES AMENDED



*Subject*

TRUCKEE RIVER

042

043

PRICKLY

D

044

045

V

0

E

Account Detail

[Back to Search Results](#)

[Change of Address](#)

[Print this Page](#)

**Washoe County Parcel Information**

Parcel ID 03804226	Status Active	Last Update 10/13/2016 2:09:44 AM
<b>Current Owner:</b> PUCCINELLI FAMILY TRUST, ROGER D  PO BOX 807 VERDI, NV 89439	<b>SITUS:</b> 345 LAKEVIEW DR WCTY NV	
<b>Taxing District</b> 4011	<b>Geo CD:</b>	
Legal Description		
Block F Range 18 Lot 18-20 SubdivisionName VERDI LAKE ESTATES Township 19		

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

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2016	\$6,201.57	\$6,201.57	\$0.00	\$0.00	\$0.00
2015	\$6,188.61	\$6,188.61	\$0.00	\$0.00	\$0.00
2014	\$6,071.50	\$6,071.50	\$0.00	\$0.00	\$0.00
2013	\$6,258.48	\$6,258.48	\$0.00	\$0.00	\$0.00
2012	\$6,276.62	\$6,276.62	\$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](#)

October 17, 2016

I have discussed the variance with the Puccinelli's and approve the changes on the lot at 345 Lakeview Drive they are requesting to move the house forward.

B. G. M. Ash 10-18-2016

Paula Cushman 10-18-16

October 17, 2016

I have discussed the variance with the Puccinelli's and approve the changes on the lot at 345 Lakeview Drive they are requesting to move the house forward.

Scott Farrow 10-18-16

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October 17, 2016

I have discussed the variance with the Puccinelli's and approve the changes on the lot at 345 Lakeview Drive they are requesting to move the house forward.

Dennis Q. Devine 10-18-16

James P. Devine 10-18-16

October 17, 2016

I have discussed the variance with the Puccinelli's and approve the changes on the lot at 345 Lakeview Drive they are requesting to move the house forward.

June Haycock 10/8/16

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October 17, 2016

I have discussed the variance with the Puccinelli's and approve the changes on the lot at 345 Lakeview Drive they are requesting to move the house forward.

Cindy Sullivan 10/18/16

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October 17, 2016

I have discussed the variance with the Puccinelli's and approve the changes on the lot at 345 Lakeview Drive they are requesting to move the house forward.

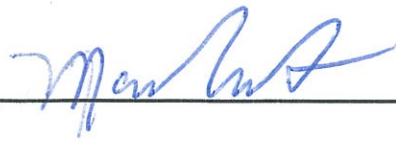
Heather Cook 10/18/16

Bob 10/18/16



October 17, 2016

I have discussed the variance with the Puccinelli's and approve the changes on the lot at 345 Lakeview Drive they are requesting to move the house forward.



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10/18/16

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October 17, 2016

I have discussed the variance with the Puccinelli's and approve the changes on the lot at 345 Lakeview Drive they are requesting to move the house forward.

AM Stoker 10/18/16  
STOKER

Debt L. Stoker 10/18/16

October 17, 2016

I have discussed the variance with the Puccinelli's and approve the changes on the lot at 345 Lakeview Drive they are requesting to move the house forward.

Michael Parnetski

225 HANSEN DR

VERDI, NV 89439

775 657 9690

VERDI LAKE ESTATES  
SUPPLEMENTAL AND RESTATED  
DECLARATION OF RESTRICTIONS

This Supplemental and Restated Declaration of Restrictions is made and published by MARTIN BARELL and KAREN KRONISH FERRONI, as trustees, said trustees to be referred to hereinafter as "DECLARANTS."

ARTICLE I.

RECITALS

1. Declarants Martin Barell and Karen Kronish Ferroni are, by virtue of the Last Will and Testament of Herbert Kronish and the order of final distribution of the Second Judicial District Court of the State of Nevada, dated and filed August 10, 1978, owners, in trust, of that certain tract of land in Washoe County, Nevada, plotted on the map entitled "Verdi Lake Estates, Washoe County, Nevada," recorded in the office of the County Recorder of Washoe County on September 26, 1947.

2. Declarants are successors in interest of "Verdi Lake Estates," a co-partnership comprised of John C. Potts and Guy A. Marsh, which partnership is named as "Declarant" in the "Declaration of Restrictions Verdi Lake Estates," filed in Book T, of LIENS & MISCELLANEOUS, page 13, File No. 156348, Office of the County Recorder, and recorded amendments thereto

3. Declarants do hereby supplement, amend and restate all restrictions, conditions, covenants and charges to be henceforth imposed on the real property affected hereby to the end that the quality of life of all residents and owners within the designated area may be maintained by providing for the highest possible standards for residential construction and improvements thereby serving the common advantage of all within Verdi Lake Estates.

ARTICLE II.

RECISSION OF PREVIOUS DECLARATIONS

The "Declaration of Restrictions Verdi Lake Estates" mentioned in Article I(2) and all amendments thereto are hereby rescinded and repealed; and Declarants hereby publish and restate these "Supplemental and Restated Declaration of Restrictions" as the sole and effective restrictions, conditions and covenants affecting said property.

Lots and structures currently held in individual ownership are excluded from these restrictions with respect to present owners and their successors and assigns. Such lots and structures are subject only to the original restrictions, document No. 156248 in the Washoe County Recorder's Office, and amendments thereto.

ARTICLE III.

DEFINITION OF TERMS

The following words, wherever used in this Supplemental and Restated Declaration of Restrictions, shall have the respective meanings hereinafter set forth unless the content expressly otherwise requires:

1. Lot. "Lot" means one of the numbered lots of land designated on said map of VERDI LAKE ESTATES, WASHOE COUNTY, NEVADA.

2. Said Map. "Said Map" means that certain map above referred to as VERDI LAKE ESTATES, WASHOE COUNTY, NEVADA, filed in the Office of the County Recorder, Washoe County, Nevada.

2. Setback. "Setback" means the distance between the dwelling house or other structure referred to and the nearest line of the street referred to, measured perpendicularly to the last mentioned line.

4. Street. "Street" means any street, highway or other thoroughfare shown on said map, regardless of what name or term shall be used on said map to designate said street, highway or other thoroughfare.

5. Said Property. "Said Property" means all of the real property affected by this Supplemental and Restated Declaration of Restrictions and refers to such property only.

#### ARTICLE IV.

##### USE

1. Except for such lots as may already be zoned otherwise, none of said lots shall be used except for private residential purposes, nor shall any structures be erected or maintained upon any of said lots other than one detached single family dwelling which shall be no more than twenty-five (25) feet in height, together with a private garage which may be made a part thereof, which garage shall be used only in connection with such residential dwelling, and other accessory outbuildings approved in accordance with Article VI, §1, below. Said residential dwelling shall contain a minimum of two thousand (2,000) square feet of living space, excluding garage.

2. No hospital, sanatorium, rest home, hotel, public boarding or lodging house, butcher shop, grocery or other business or commercial enterprise shall be maintained, carried on or conducted upon said property, or any portion thereof, nor shall any business or profession or occupation be carried on or conducted upon said property or any portion thereof; no noise or offensive activity shall be carried on on said property, or any portion thereof, nor shall anything be done which shall be or become an annoyance or nuisance to the neighborhood on, or about, said premises and land. As in §1 above, exception is made for such lots as may already be zoned otherwise as to use thereof. Utility lines shall be underground from power poles to residence.

3. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot except that dogs, cats or other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purpose, and then only if they are of such nature as not to interfere with the safety and comfort of adjoining owners.

4. No garage or outbuilding of any kind or description shall be erected or maintained on any lot within said subdivision prior to the erection of a dwelling house thereon.

5. No mobile homes shall be permitted, nor parking of boats or trailers permitted in front of houses, or in any area viewable from any point on access roads to said property.

6. No trailer or portion of any uncompleted building, nor any tent, garage or outbuilding erected on or maintained on any lot within said subdivision shall, at any time, be used as a residence, temporarily or permanently, nor shall any residence of a temporary character be permitted within said subdivision, nor any prefabricated type of residential home construction.

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BOOK 1477 PAGE 224

7. All roofs shall be of shake, shingle, hot composition or tile. No shiny or reflective material such as tin or aluminum shall be allowed. Roof colors are limited to natural wood, gray, shades of beige or brown and dark green. It is the intention of Declarants that the area maintain an Alpine quality; and to this end house designs shall be required to be harmonious with an Alpine environment. Although brick and stone are permissible, use of wood siding is encouraged, especially cedar and redwood. All siding is required to be in neutral, brown or natural wood colors. No bright or gaudy colors such as reds, oranges, blues, pinks, bright yellows, bright greens or other such colors as may generally be judged to be inharmonious with an Alpine setting may be used.

8. No fence, wall, hedge or hedge-like shrub planting for any purpose shall be constructed or planted or permitted to grow on any portion of any lot within said subdivision to a height of over six (6) feet, nor shall any fence, wall, hedge or hedge-like shrub planting for any purpose be constructed or planted or permitted to grow on any lot within said subdivision between the front building setback and the side street property line. The planting of shrubs and trees is, of course, encouraged, and this restriction is intended to apply only to vegetation that is employed for the purpose of lot demarcations or delineations, such as hedges and the like.

9. Owners must commence the landscaping of their lots within six (6) months of the time they take occupancy of the residential dwelling constructed upon the land. By landscaping Declarants intend the planting of shrubs, lawn and/or trees. For reasons of fire safety as well as appearance, existing sagebrush shall be removed from the immediate vicinity of the dwelling house and shall not comprise more than fifty percent (50%) of the lot area exclusive of that occupied by the dwelling.

10. All building setback lines (front, rear, side and side street) must conform to the minimum standards as provided by the County of Washoe, unless a special variance is granted by the County of Washoe, Nevada, and no building shall be located on any residential lot nearer than thirty-five (35) feet to the front lot line, nor nearer than ten percent (10%) of the length of each of the respective three (3) remaining sides of the lot, nor nearer the back lot line than twenty-five (25) feet.

11. No dwelling shall be constructed or maintained upon any portion of the above described real property which shall have a living area, exclusive of garage, patios, terraces, and porches, of less than two thousand (2,000) square feet. Living quarters for servants and/or guest houses shall be built according to Washoe County Code and Building Regulations, and this Supplemental and Restated Declaration of Restrictions.

12. No prefabricated construction of any kind shall be permitted on the property.

13. No garbage, refuse, junk, weeds or other obnoxious or offensive material shall be permitted to accumulate on any of said lots and the owner thereof shall cause all such materials to be disposed of by and in accordance with accepted sanitary practices.

ARTICLE V.

RESUBDIVISION OF LOTS

1. No lot delineated upon said map of VERDI LAKE ESTATES, WASHOE COUNTY, NEVADA, shall be resubdivided except by duly recorded amendment or supplement executed by Declarants.

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2. No dwelling, garage, fence, wall, retaining wall or other structure or excavation therefor shall be commenced, erected or maintained by any person, firm or corporation who, as owner, lessee or otherwise, shall be entitled to possession of less than eight thousand (8,000) square feet of contiguous land delineated upon said map.

#### ARTICLE VI

##### APPROVAL OF PLANS AND PLACEMENT

1. No dwelling, garage, building, fence, wall, retaining wall or other structure or excavation therefor shall be commenced, erected or maintained, nor shall any addition to or change or alteration therein be made until plans and specifications showing the nature, kind, shape, height, style, materials, floor plans, color schemes, locations and approximate cost of such structure, and the grading plan of the lot to be built upon showing accurately the location of such structure on the lot, showing street lines and the boundaries thereof shall have been submitted in writing, signed by the owner or authorized agent, to and approved in writing by Declarant Karen Kronish Ferroni, authorized agent of Declarants for this purpose, and a copy thereof as finally approved has been deposited with and receipted by said agent.

Such approval may be withheld (a) because of a noncompliance with any of the specific conditions and restrictions contained in this Supplemental and Restated Declaration of Restrictions, or (b) because of the reasonable dissatisfaction of the Declarants or their agent (Karen Kronish Ferroni) with the location of the structure on the building site, or with the appearance of the proposed structure having in mind the character of the neighborhood in which it is to be erected, the materials of which it is to be built, the harmony thereof with the surroundings, and the effect of the building or other structures as planned on the outlook from the adjacent or neighboring property or properties.

2. Buildings and structures in place which conform to the original Declaration of Covenants as amended are excluded from the requirements of use and approval herein provided. Structures commenced after recording of this instrument shall be constructed in accordance with requirements for use and approval provided herein. With respect to all lots and structures not expressly excluded hereby, the original "Declaration of Restrictions, Verdi Lake Estates," is superceded by this instrument. Improvements to lots with structures currently held in individual ownership (and only such improvements) shall conform to restrictions set forth in this instrument.

3. Whenever the approval of Declarants is required and application therefor has been filed in writing with Karen Kronish Ferroni, as agent of Declarants, under the provisions hereof, failure of the Declarants to act thereon within ninety (90) days from the receipt of such application shall be deemed to be a waiver of the right of approval of the application by Declarants.

4. Any well or septic tank shall be distant one from the other not less than one hundred fifty (150) feet, and no well or septic tank shall be distant less than ten (10) feet from any property line.

#### ARTICLE VII.

##### DURATION OF COVENANTS

1. All of the covenants and restrictions set forth in this Supplemental and Restated Declaration of Restrictions are imposed upon said property to the extent herein contained for the direct benefit thereof as a part of the general plan of development

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and improvement thereof hereby adopted by Declarants; said covenants and restrictions shall run with the land and shall be binding upon Declarants and on all persons claiming under Declarants or their successors or assigns, except as herein otherwise provided, until such time as this Supplemental and Restated Declaration of Restrictions shall be amended, modified, abrogated or rescinded by the recordation in the Office of the County Recorder of Washoe County, Nevada, of any amendment or modification hereto, duly executed and acknowledged by the owners of not less than Fifty-one percent (51%) of the lots sold in said VERDI LAKE ESTATES, WASHOE COUNTY, NEVADA; provided, however, that Article VI of this Supplemental and Restated Declaration of Restrictions shall not be amended, modified, abrogated or rescinded except with the consent of Declarants so long as they shall be the owners of any lot delineated upon said map of VERDI LAKE ESTATES, WASHOE COUNTY, NEVADA.

2. This Supplemental and Restated Declaration of Restrictions shall be binding upon and inure to the benefit of Declarants, their successors or assigns. Nothing in this Supplemental and Restated Declaration of Restrictions shall affect in any manner any lien by mortgage, deed of trust or otherwise encumbering any of the property of any lots therein, nor shall the rights or powers of any landholder be in any way diminished hereby.

#### ARTICLE VIII.

##### VIOLATION AND ENFORCEMENT

1. The conditions, restrictions or covenants herein contained shall bind and inure to the benefit of and be enforceable by Declarants or by the owner or owners of any of said property and it shall be lawful not only for Declarants or their successors or assigns, but also for the owner or owners of any lot of lots delineated upon said map to institute and prosecute any proceedings at law or in equity against Declarants or any person, firm or corporation violating or threatening to violate any of the conditions, restrictions or covenants herein contained and such action may be maintained for the purpose of preventing a violation or to recover damages for a violation or for both of such purposes. The failure of Declarants or their successors or assigns of of any property owner in said VERDI LAKE ESTATES to enforce any of the conditions, restrictions or covenants herein contained shall in no way be deemed a waiver of the right to enforce such conditions, restrictions or covenants thereafter.

Nothing herein contained shall be construed as preventing the application of any remedies given by law against a nuisance, public or private or otherwise, but the remedies herein contained shall be in addition to any other remedies given by law.

2. If any article, paragraph, subdivision of paragraph, sentence, clause or phrase contained in this Supplemental and Restated Declaration of Restrictions shall be held to be invalid by any court for any reason, the invalidation thereof shall in no wise affect the validity of any other portion of this Supplemental and Restated Declaration of Restrictions, it being the intent of Declarants that the whole of said Supplemental and Restated Declaration of Restrictions with the exception of such invalidated portion or portions shall remain in full force and effect.

#### ARTICLE IX.

##### GENERAL

1. Any person dealing with any of the property covered by this Supplemental and Restated Declaration of Restrictions may fully



rely upon the due execution and truth of the facts stated in a certificate signed and acknowledged by the agent of Declarants.

2. Any notices, requests or other writings intended for Declarants may be delivered personally to Karen Kronish Ferroni at her residence in Verdi, Nevada, or may be sent by registered mail to Karen Kronish Ferroni, P. O. Box 950, Verdi, Nevada, 89439. Declarants expressly reserve the right to change the place at which such communications may be delivered or sent, to any other address or addresses in said City of Reno by a Supplemental Declaration of Restrictions recorded in the Office of the County Recorder of Washoe County, Nevada.

Dated: This 13<sup>th</sup> day of November, 1979.

DECLARANTS:

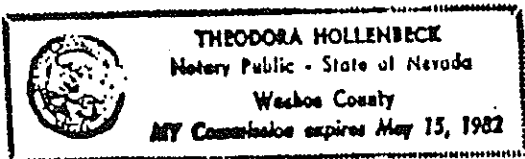
Martin Barell  
MARTIN BARELL, Trustee  
Karen Kronish Ferroni  
KAREN KRONISH FERRONI, Trustee

ACKNOWLEDGMENT

STATE OF NEVADA )  
 ) ss.  
COUNTY OF WASHOE )

On November 13, 1979, personally appeared before me, a Notary Public in and for the said County and State, KAREN KRONISH FERRONI, known to me to be the person described in and who executed the foregoing SUPPLEMENTAL AND RESTATED DECLARATION OF RESTRICTIONS, and she acknowledged to me that she executed the same freely and voluntarily, and for the uses and purposes therein stated.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Theodora Hollenbeck  
Notary Public

ACKNOWLEDGMENT

STATE OF New York )  
COUNTY OF New York ) ss.

On Nov. 16, 1979 personally appeared before me, a Notary Public in and for said County and State, MARTIN BARELL, known to me to be the person described in and who executed the foregoing SUPPLEMENTAL AND RESTATED DECLARATION OF RESTRICTIONS, and he acknowledged to me that he executed the same freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Helen Schmincke  
Notary Public

HELEN SCHMINCKE  
Notary Public - State of New York  
No. 41 83831 - 2 Wash County  
Term Expires March 30, 1980  
Commission Expires March 30, 1980

BOOK 1477 PAGE 227

We, the undersigned, in accordance with Article VIII, Declaration of Restrictions, VERDI LAKE ESTATES, recorded on September 30, 1949 in the office of the County Recorder, Washoe County, Nevada, representing more than fifty-one percent (51%) of the owners of lots sold in the said VERDI LAKE ESTATES, do hereby execute and acknowledge the within SUPPLEMENTAL AND RESTATED DECLARATION OF RESTRICTIONS of the said VERDI LAKE ESTATES dated November 13, 1979.

NOVEMBER

Dated: This 13th day of ~~NOVEMBER~~, 1979.

*Gordon Haycock*  
Owner GORDON HAYCOCK

*Marilyn L. Costa*  
Owner MARILYN L. COSTA

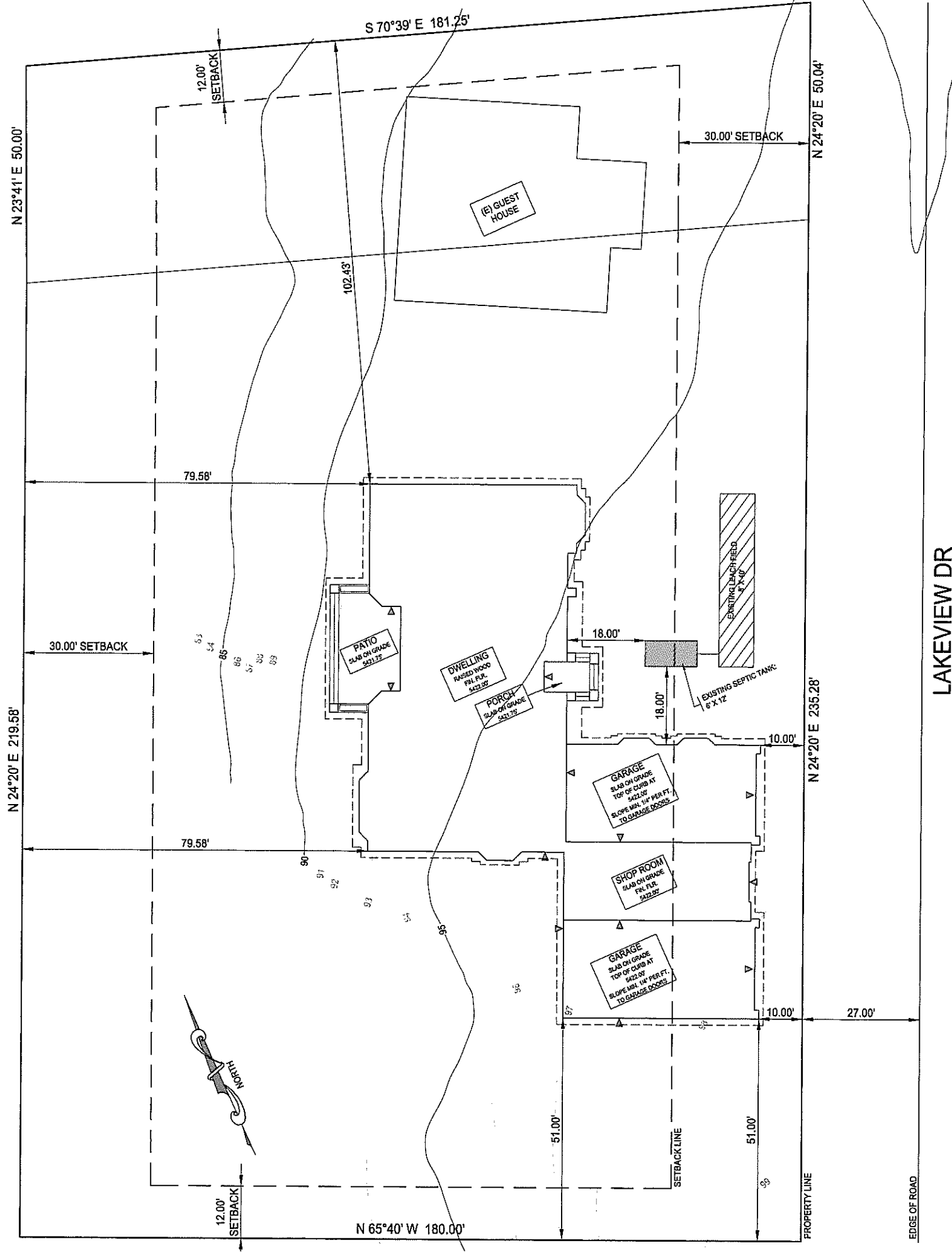
*Janelle D. Wildermuth*  
JANELLE D. WILDERMUTH  
*Don A. Wildermuth*  
Owner DON A. WILDERMUTH

*Nancy Puccinelli*  
NANCY PUCCINELLI

*Roger Puccinelli*  
Owner ROGER PUCCINELLI

Owner \_\_\_\_\_

BOOK 1477 PAGE 228



**LEGEND**

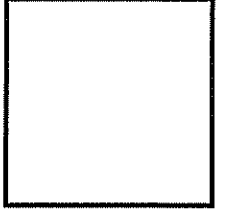
— PROPERTY LINE

- - - PROPERTY SETBACKS

**LOT SUMMARY:**  
 A.P.N.: 038-042-26  
 OVERALL AREA = 1.15 AC  
 DWELLING = 4,525 SQ. FT.  
 GARAGE = 2,043 SQ. FT.

**NOTE:**  
 VERIFY ALL UTILITY LOCATIONS.

**PUCINELLI RESIDENCE**  
 A.P.N.: 038-042-26 - 345 LAKEVIEW DR. VERDI, NV 89459  
 WASHOE COUNTY



**CHRIS HEINRITZ ARCHITECTURE**

P.O. BOX 1207  
 NEWCASTLE, CA 95658  
 916.835.0146  
 CHRIS@CHRISHEINRITZARCH.COM

**REVISIONS**

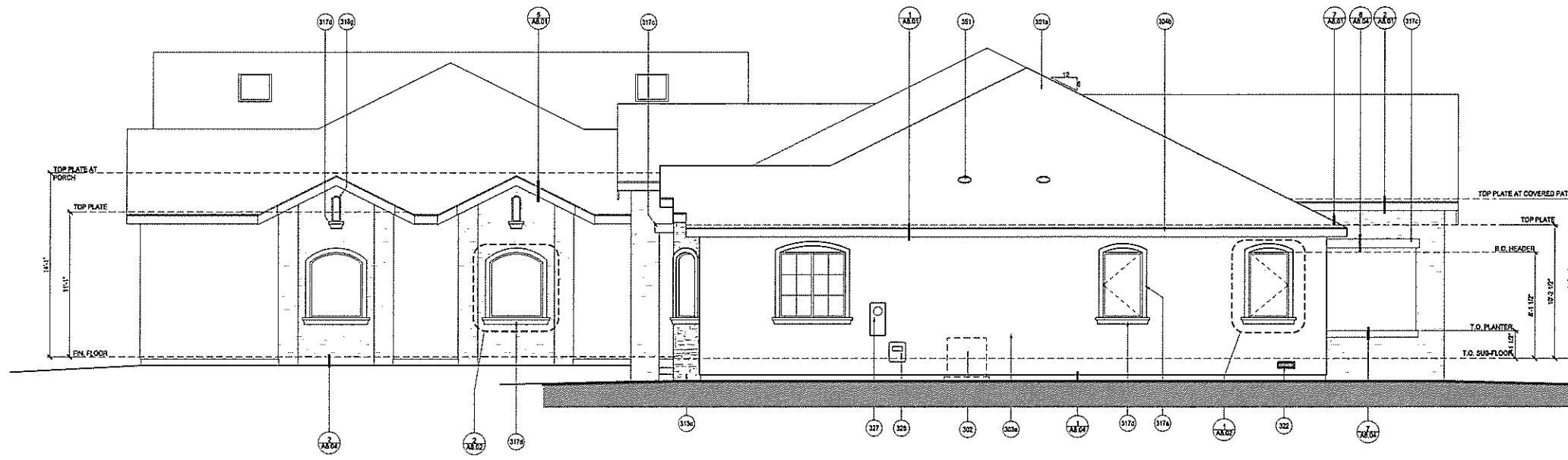
NO.	DESCRIPTION	DATE
7.		
6.		
5.		
4.		
3.		
2.		
1.	CLIENT REVISIONS	07-18-15
	FIRST SUBMITTAL	04-27-15

SCALE IN FEET

DESIGN	HMA
SCALE	1" = 10'
DATE	2015
JOB NO.	14-096

**PLOT PLAN**

**PUCINELLI**  
 SHEET  
**A1.01**

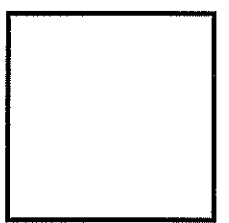


RIGHT ELEVATION 1/4" = 1'-0"

**KEYNOTES**

- 301 FINISH ROOFING:
- 302 CLASS 1" CONCRETE TILE ROOFING, INSTALL PER MFR. BASED ON CLIMATE. SEE ELEVATIONS FOR STYLE.
- 303 AC UNIT ON PRE-FAB. CONCRETE PAD; VERIFY SIZE.
- 304 EXTERIOR STUCCO SYSTEM:
- 305 1/2" STUCCO W/ LATH (2 MIN. 1" FOAM BD. OF WEATHER RESISTIVE BARRIER (W.R.B.) PROVIDE SPECIFICATIONS AND ICON PRIOR TO PLACEMENT.
- 306 28 GA. GALVANIZED SHEET METAL CUTTERS:
- 307 1" FULL FACE PAINTED UTILITY OVER 2X6 FASCIA OF PLUMB CUT RAFTER TAILS.
- 308 DIRECT VENT FIREPLACE FLUE; PROVIDE MINIMUM CLEARANCES PER MFR.
- 309 BARGE BOARD:
- 310 2X6 PAINTED WOOD BARGE BOARD.
- 311 METAL SECTIONAL ROLL-UP GARAGE DOOR W/ WINDOWS.
- 312 EXTERIOR DOORS:
- 313 TRUS WOOD ENTRY DOOR; FINISH PER MFR.
- 314 1 3/4" SD PAINT GRADE WOOD SERVICE DOOR.
- 315 VENEER; INSTALL PER MFR. SPEC:
- 316 1) MANUFACTURED ADHERED STONE VENEER.
- 317 2) MANUFACTURED ADHERED ARCHSTONE ACCENTS.
- 318 ARCHSTONE ELEMENTS:
- 319 1) 4" TRIM.
- 320 2) 8" TRIM.
- 321 3) 8" TRIM.
- 322 4) 6" SHAPED TRIM.
- 323 5) 9" ARCHSTONE.
- 324 6) 12" PLANT-ON.
- 325 DECORATIVE ITEMS:
- 326 1) PREFABRICATED SHUTTERS.
- 327 2) 1200 FAUX ROUND TOP GABLE-END VENT.
- 328 3) 1200 FAUX ROUND TOP GABLE-END VENT.
- 329 CRAWLSPACE EXHAUST FAN; SEE SHEET A2.08 FOR MORE INFORMATION.
- 330 FINISHED GRADE SHALL SLOPE AWAY FROM BUILDING; SEE A1.03 EXTERIOR ELEVATIONS / NOTE 7.
- 331 DASHED LINE INDICATES CEILING CONFIGURATION BEYOND.
- 332 MAIN ELECTRICAL PANEL W/ "UFER" GROUND; VERIFY AMPERAGE AND REQUIRED CLEARANCES.
- 333 GAS METER; VERIFY REQUIRED CLEARANCES.
- 334 ADDRESS LIGHT.
- 335 SOLATUBE; INSTALL PER MFR.

**PUCCINELLI RESIDENCE**  
 APN: 038-042-26 - 345 LAKEVIEW DR. VERDI, NV 89450  
 WASHOE COUNTY



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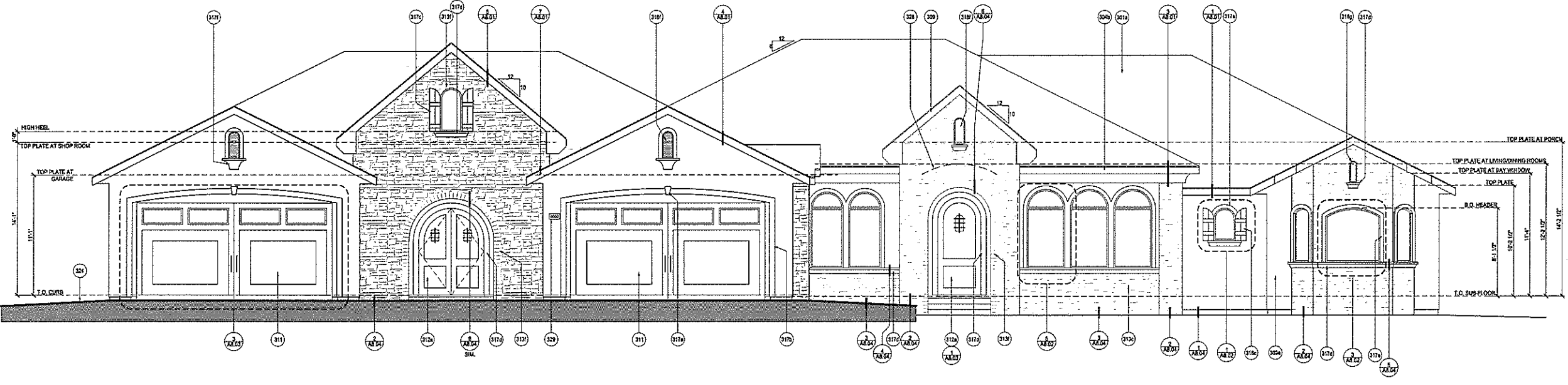
REVISIONS		
NO.	DESCRIPTION	DATE
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5.		
4.		
3.		
2.		
1.	CLIENT REVISIONS	07-18-18
	FIRST SUBMITTAL	04-27-18

SCALE IN FEET

DATE	2015
REVISED	14-096

**EXTERIOR ELEVATIONS**

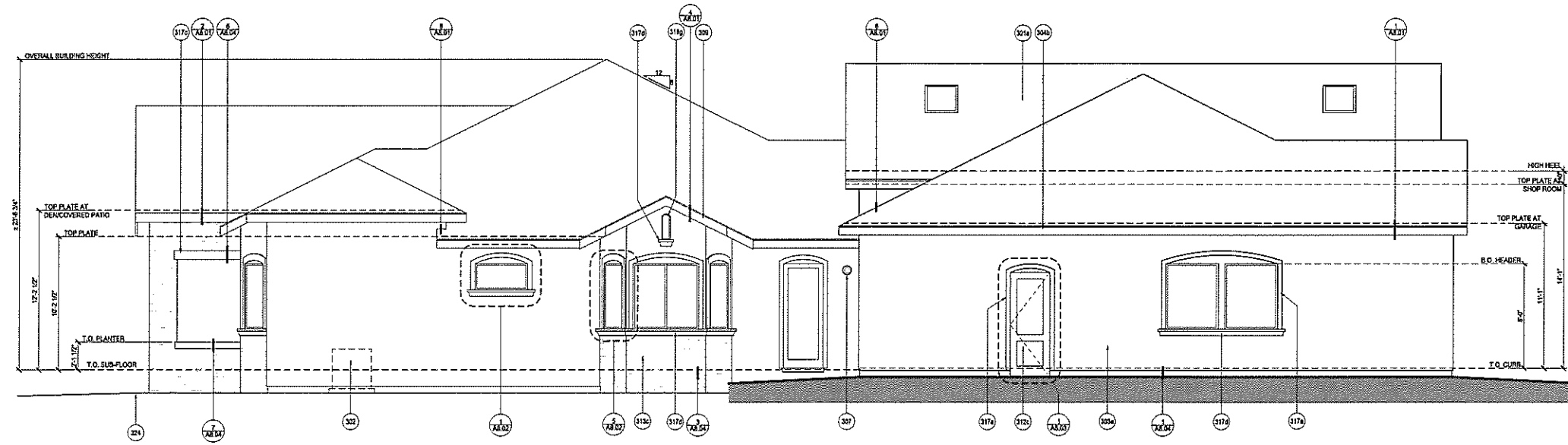
**PUCCINELLI**  
 SHEET  
**A3.03**



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

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LIVABLE AREA: 3,773 SQ. FT. PLOT PLAN: 10/20/2016



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

**KEYNOTES**

- 301 FRESH ROOFING.
- 302 AC UNIT ON PRE-FAB. CONCRETE PAD; VERIFY SIZE.
- 303 EXTERIOR STUCCO SYSTEM:  
a) 3/8" STUCCO LATH, LATH @ MIN. 1" FOAM BD. @ WEATHER RESISTIVE BARRIER (W.R.B.). PROVIDE SPECIFICATIONS AND ICBO# PRIOR TO PLACEMENT.
- 304 26 GA. GALVANIZED SHEET METAL GUTTERS:  
3) 1" FALL FACE PAINTED GUTTERS OVER 2X8 FASCIA @ PLUMB CUT RAFTER TAILS.
- 307 DIRECT VENT FIREPLACE FLUE; PROVIDE MINIMUM CLEARANCES PER MFR.
- 309 BARGE BOARD:  
a) 2X8 PAINTED WOOD BARGE BOARD.
- 311 METAL SECTIONAL ROLL-UP GARAGE DOOR W/ WINDOWS.
- 312 EXTERIOR DOORS:  
a) TRUE WOOD ENTRY DOOR; FINISH PER MFR.  
c) 1 3/4" SQ PAINT GRADE WOOD SERVICE DOOR.
- 313 VENEER, INSTALL PER MFR. SPEC.:  
a) MANUFACTURED ADHERED STONE VENEER.  
b) MANUFACTURED ADHERED ANCHSTONE ACCENTS.
- 317 ARCHSTONE ELEMENTS:  
a) 4" TRIM.  
b) 6" TRIM.  
c) 8" SHAPED TRIM.  
d) 9" ARCHSTONE.  
e) 12" PLANT-ON.
- 318 DECORATIVE ITEMS:  
a) PRE-FABRICATED SHUTTERS.  
b) 100% FAUX ROUND TOP GABLE-END VENT.  
c) 80% FAUX ROUND TOP GABLE-END VENT.
- 322 CRAWLSPACE EXHAUST FAN; SEE SHEET A2.08 FOR MORE INFORMATION.
- 324 FINISHED GRADE SHALL SLOPE AWAY FROM BUILDING; SEE A2.03 / EXTERIOR ELEVATIONS / NOTE 7.
- 326 DASHED LINE INDICATES CEILING CONFIGURATION BEYOND.
- 327 MAIN ELECTRICAL PANEL W/ "UPPER" GROUND; VERIFY AMPERAGE AND REQUIRED CLEARANCES.
- 328 GAS METER; VERIFY REQUIRED CLEARANCES.
- 329 ADDRESS LIGHT.
- 331 SOLATUNE; INSTALL PER MFR.

**PUCGINELLI RESIDENCE**  
 APN: 058-042-26 - 3-45 LAKEVIEW DR VERDI, NY 89450  
 WASHOE COUNTY

LIVABLE AREA: 3,773 SQ. FT.

**CHRIS HEINRITZ ARCHITECTURE**

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REVISIONS		
NO.	DESCRIPTION	DATE
7.		
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3.		
2.		
1.	CLIENT REVISIONS	07-15-18
	FIRST SUBMITTAL	04-27-18

SCALE IN FEET

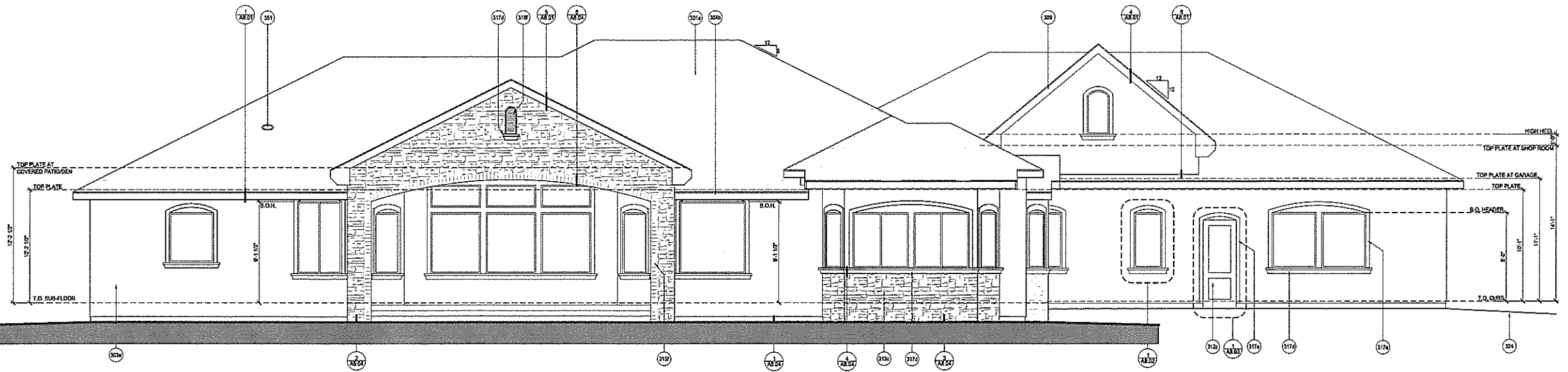
Drawn HMA	
Scale AS NOTED	
Date 2015	
App No 14-096	

**EXTERIOR ELEVATIONS**

**PUCGINELLI**  
 SHEET  
**A3.04**

PLOT PLAN: 10/20/2016

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