

Community Services Department
Planning and Development
VARIANCE APPLICATION



Community Services Department
Planning and Development
1001 E. Ninth St., Bldg. A
Reno, NV 89520

Telephone: 775.328.3600

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.

Project Information		Staff Assigned Case No.: _____	
Project Name: The Chalets Carport Variance			
Project Description: Proposed construction of an open carport structure (5 vehicles) within the required front setback of the adjacent Northwood Blvd. right-of-way.			
Project Address: 944 Northwood Blvd., Incline Village, NV 89450			
Project Area (acres or square feet): 1229 square feet (plus 929 sq ft in removed impervious coverage)			
Project Location (with point of reference to major cross streets AND area locator): Easterly end and east-side of the Northwoods Blvd loop and south of Fairway Drive.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
131-290-00			
Section(s)/Township/Range: SE 1/4 Sec 15, Township 16N, Range 18E			
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner: The Chalets HOA		Professional Consultant: Wyatt Ogilvy	
Name: c/o Brent Terry, HOA President		Name: Ogilvy Consulting	
Address: 944 Northwood Blvd		Address: 850 North Lake Blvd	
Zip: 89450		Zip: 96145	
Phone:	Fax:	Phone: 530.583.5800	Fax: 530.583.5800
Email:		Email: wyatt@ogilvylanduse.com	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person: Wyatt Ogilvy	
Applicant/Developer: same		Other Persons to be Contacted:	
Name:		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):	

Property Owner Affidavit

Applicant Name: The Chalets

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)

BRENT N. TERRY HOA President
(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): 131-290-00

Printed Name Brent N. Terry

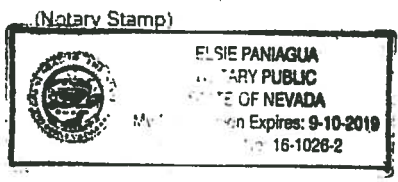
Signed BNT

Address 944 Northwood Blvd.
Incline Village, NV 89451

Subscribed and sworn to before me this 13 day of June, 2017

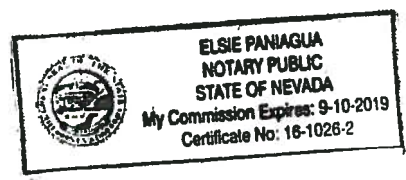
[Signature]
Notary Public in and for said county and state

My commission expires: 9-10-2019



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

- Owner President of Chalets HOA
- 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?

The proposed project requests a reduction in the front yard setback adjacent to the Northwood Blvd right-of-way. The required setback is 15' pursuant to Article 406, Building Placement Standards, Table 110.406.05.1, of the Washoe County Code for the applicable LDU (Low Density Urban) zoning district. The project proposes a front yard setback of 3'8" from the common property line/right-of-way boundary (at closest location - proposed Carport Unit 1).

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 proposed project is located within the common area parcel of The Chalets residential development consisting of five (5) detached and independent residential structures. On-site parking for these residential units, consisting of only six (6) formal paved and uncovered parking spaces, is located within the northwest corner of the common area parcel. An expansion of this parking area for needed additional on-site parking toward the Northwood Boulevard right-of-way as proposed best utilizes the existing disturbed parking area and represents the only available location within the common area parcel, particularly with the Stream Environment Zone (SEZ) discussed in Item 4 below. The Northwoods Boulevard roadway grade (6426') is +/-16' above the finished grade (6410') of the proposed carport and +/-8' above the flat roof (6418') of the proposed carport. This topographic condition, particularly as this grade differential is largely contained within the right-of-way, visually and functionally creates both adequate vertical and horizontal separation from the adjoining public roadway, maintaining the intent of the setback requirement under the Code. The proposed project will also provide covered parking to protect vehicles and curtail damage that has been incurred previously from errant golf balls from the north-adjointing golf course.

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?

The proposed project will have no impact to adjacent properties or uses. The project involves a minor expansion of an existing paved parking area in a corner portion of the common area parcel abutting a public right-of-way and private golf course. The proposed open carport structure is well-below the adjacent roadway grade and visually screened from the (north) adjacent golf course by dense tree cover. The proposed open carport has been designed with a flat roof and low +/-9' maximum roof height to minimize its visual appearance. An additional beneficial and intended result of the proposed project is to provide covered protection of parked vehicles from errant golf balls from the north-adjointing golf course.

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 proposed open carport structure will improve the existing uncovered and limited parking condition for the five (5) residential units with negligible to no impact to any environmental resource or aesthetic. The expanded parking area will provide an additional five (5) total covered, but unenclosed, parking spaces, resulting in eleven (11) total on-site parking spaces with negligible to no visual or physical impact. The project necessitates only minor grading and will not change existing drainage patterns. Neither the mapped SEZ nor its associated 15' setback existing within the project area (see exhibit attached to LCAP2016-0429 accompanying this Variance application) will be effected or impacted with the proposed project.

The addition of additional parking as proposed will also bring The Chalets residential development into conformance with Article 410, Parking and Loading, Table 110.410.10.1, of the Washoe County Code for multi-family residential uses (requiring 2.1 spaces per two-bedroom+ units; 1 space to be within an enclosed garage or carport)

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

The Chalets residential development currently maintains only six (6) on-site parking spaces and all uncovered, unenclosed and unprotected from the north-adjointing golf course. In addition to providing additional needed parking for each of the five (5) residential units beyond that existing, the proposed covered, open carport structure will provide protection of parked vehicles from errant golf balls from the north-adjointing golf course. The proposed project will result in compliance with the parking standards of the Washoe County Code as discussed and referenced above.

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

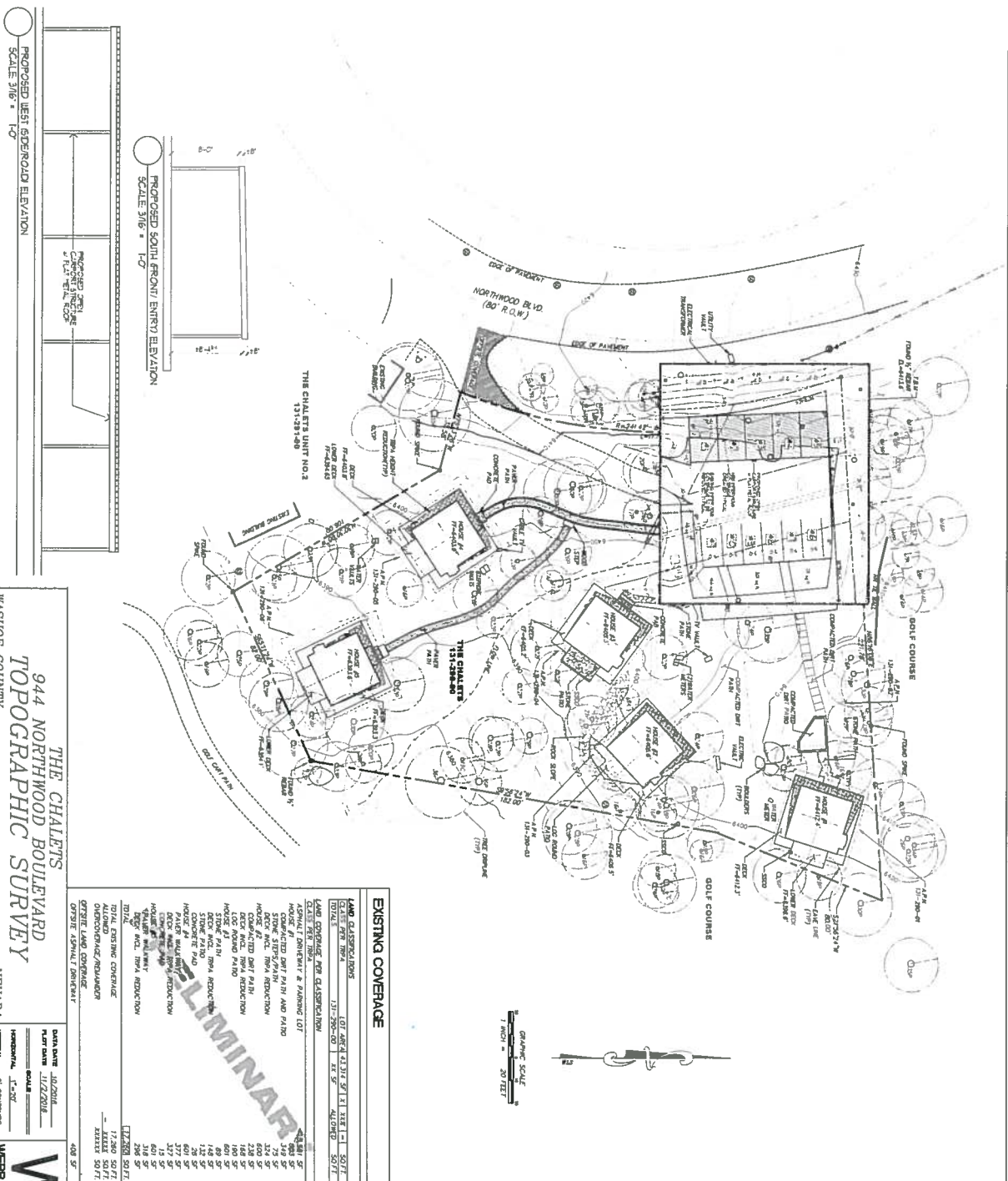
Yes No If yes, please attach a copy **to be subsequently submitted with title report**

7. What is your type of water service provided?

The Chalets is currently provided domestic water service by the local public water purveyor, IVGID. The proposed project does not require any additional nor modified water service.

8. What is your type of sewer service provided?

The Chalets is currently provided sewer service by the local public sewer purveyor, IVGID. The proposed project does not require any additional nor modified sewer service.



THE CHALETS
 944 NORTHWOOD BOULEVARD
TOPOGRAPHIC SURVEY
 WASHOE COUNTY
 NEVADA

WLS
 WEBB LAND SURVEYING, INC.
 1 of 1

EXISTING COVERAGE

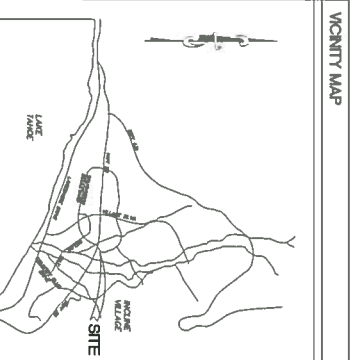
LAND CLASSIFICATION	AREA (SQ. FT.)	PERCENTAGE
CONCRETE DRIVEWAY	1,217	0.1%
ASPHALT DRIVEWAY & PARKING LOT	1,217	0.1%
STONE STEPS/PATH	79	0.0%
WOOD DECK	492	0.0%
LOG RAMP	168	0.0%
LOG RAMP PAD	460	0.0%
STONE PAVING	89	0.0%
WOOD PAVING	114	0.0%
CONCRETE PAD	26	0.0%
PAVED WALKWAY/STAIRWAY	377	0.0%
DIRTY WALKWAY/STAIRWAY	127	0.0%
DIRTY WALKWAY	601	0.0%
DIRTY WALKWAY	296	0.0%
TOTAL EXISTING COVERAGE	17,280	100.0%
OVERLAP/EXCESS/UNASSIGNED	4,822	27.9%
NET AREA	12,458	72.1%

LEGEND

10' CONTAINMENT	○
2' CONTAINMENT	○
3" CONCRETED DRIVEWAY	—
ASPHALT DRIVEWAY	—
STONE STEPS/PATH	—
WOOD DECK	—
LOG RAMP	—
LOG RAMP PAD	—
STONE PAVING	—
WOOD PAVING	—
CONCRETE PAD	—
PAVED WALKWAY/STAIRWAY	—
DIRTY WALKWAY/STAIRWAY	—
DIRTY WALKWAY	—
UTILITY	—
PROPOSED SUPERROAD	—
PROPOSED SOUTH FRONT ENTRY	—
PROPOSED WEST SUPERROAD	—

NOTES

- THE BOUNDARY SHOWN HEREON IS FROM A FIELD SURVEY CONDUCTED FROM THE CHALETS SURVEYOR SECTION HAS MADE NO INVESTIGATION OR RECONSTRUCTION OF THE BOUNDARY SHOWN HEREON. THE SURVEYOR HAS BEEN ADVISED BY THE OWNER THAT THE BOUNDARY SHOWN HEREON IS THE BOUNDARY SHOWN ON THE RECORD MAP.
- NO INVESTIGATION OR RECONSTRUCTION OF THE BOUNDARY SHOWN HEREON HAS BEEN MADE BY THE SURVEYOR. THE SURVEYOR HAS BEEN ADVISED BY THE OWNER THAT THE BOUNDARY SHOWN HEREON IS THE BOUNDARY SHOWN ON THE RECORD MAP.
- NO INVESTIGATION OR RECONSTRUCTION OF THE BOUNDARY SHOWN HEREON HAS BEEN MADE BY THE SURVEYOR. THE SURVEYOR HAS BEEN ADVISED BY THE OWNER THAT THE BOUNDARY SHOWN HEREON IS THE BOUNDARY SHOWN ON THE RECORD MAP.
- ALL UTILITY LOCATIONS SHOULD BE FIELD VERIFIED PRIOR TO ANY DESIGN OR CONSTRUCTION.
- DATE OF FIELD WORK SEPTEMBER 8, OCTOBER 1, 3, 4 & 5, 2016.
- THE TOPOGRAPHIC SURVEY SECTION HAS MADE NO INVESTIGATION OR RECONSTRUCTION OF THE BOUNDARY SHOWN HEREON. THE SURVEYOR HAS BEEN ADVISED BY THE OWNER THAT THE BOUNDARY SHOWN HEREON IS THE BOUNDARY SHOWN ON THE RECORD MAP.
- VERTICAL DATUM IS NAVY COAST & GEODETIC SURVEY, 1988.
- BOUNDARY SHOWN HEREON IS FROM THE CHALETS SURVEYOR SECTION HAS MADE NO INVESTIGATION OR RECONSTRUCTION OF THE BOUNDARY SHOWN HEREON. THE SURVEYOR HAS BEEN ADVISED BY THE OWNER THAT THE BOUNDARY SHOWN HEREON IS THE BOUNDARY SHOWN ON THE RECORD MAP.
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THE CHALETS GARPPORT PROJECT
 VERSION B - NOT FOR CONSTRUCTION
 944 NORTHWOODS BLVD INCLINE VILLAGE NV 89450
 6/19/17

James C. Williams
 CONTRACTOR, INC.
 JAMES C. WILLIAMS
 1780 S. RAY BLVD., SUITE 100
 LAS VEGAS, NV 89102
 (702) 735-1111

P.I.I

Ogilvy Consulting

LAND USE & DEVELOPMENT STRATEGIES

Post Office Box 1636
Kings Beach, California 96143

June 14, 2017

Washoe County Community Services Department
Planning and Development Division
1001 E. Ninth Street, Building A
Reno, Nevada 89512

**Subject: The Chalets, Common Area – Proposed Carport Project
Variance Application
944 Northwood Blvd., Incline Village, Nevada
Placer County APN: 131-290-00**

To Whom It May Concern:

Enclosed please find a signed Washoe County Variance application proposing a reduction in the front yard setback for a new open carport project at the above referenced property. In accordance with the application requirements, please find the following supporting items enclosed:

- Application fee in the amount of \$1,719.00 (check #5403)
- Email Correspondence between Wyatt Ogilvy and Marquette Smith, Washoe County Treasurer (1 page dated 6/13/17)
- Email Correspondence between Wyatt Ogilvy and Eva M. Krause, Washoe County Community Services Department regarding Preliminary Title Report (1 page dated 6/13/2017)
- TRPA Land Capability Verification Application, Verification of Land Capability and Land Coverage Letter, and Approved Land Capability Exhibit (7 pages, TRPA File No.'s VBOC2016-1047 and LCAP2016-0429 dated 12/1/16)
- Project Site Plan and Carport Elevations (1 sheet by James Costalupes General Contractor, dated 6/13/17)

This Variance application proposes a reduction to the front setback requirement of the Washoe County Code for an open carport structure. The project proposes at its closest location to the Northwood Boulevard right-of-way (carport Unit 1), a setback of 3'-8" from the shared property line as detailed on the submitted project plans. The project also involves the removal and relocation of land coverage for the 847 square feet of added paved area in support of the proposed open carport structure as also detailed on the submitted project plans.

The Chalets Property
Variance Application - Carport Project
Page 2 of 2

By way of the attached email correspondence and as noted on the attached application, please note our commitment to submit the required title report and The Chalets CC&R's to be provided no later than 6/23/17.

Should you have any questions or require additional information, please do not hesitate to contact our office. Your efforts in the processing of this application are greatly appreciated.

Sincerely,



Wyatt Ogilvy

WO: Attachments

cc: Brent Terry, The Chalets HOA President

From: Krause, Eva EKrause@washoecounty.us
Subject: RE: The Chalets - 944 Northwood Boulevard: Prospective Carport and Variance
Date: June 13, 2017 at 1:58 PM
To: Wyatt Ogilvy wyatt@ogilvylanduse.com



If the application is complete except for the title report, you can submit it on June 15th. You will have to get the title report to staff by the end of the following week. (no later than June 23, 2017).

Eva M. Krause, AICP
Planner | Washoe County Community Services Department | Planning & Development Division
ekrause@washoecounty.us | 775.328.3628 | f 775.328.6133 | 1001 E. Ninth St., Bldg. A, Reno, NV 89512



Connect with us: [cMail](mailto:ekrause@washoecounty.us) | [Twitter](#) | [Facebook](#) | www.washoecounty.us

From: Wyatt Ogilvy [mailto:wyatt@ogilvylanduse.com]
Sent: Tuesday, June 13, 2017 01:44 PM
To: Krause, Eva
Subject: Re: The Chalets - 944 Northwood Boulevard: Prospective Carport and Variance

Hi Eva,

We have this variance application compiled, however title is dragging on completing a preliminary title report. Given Thursday's submittal date and not wanting to lose two month's time, is there anyway that we could append our submittal several days after June 15th with the preliminary title report? Everything else is in order.

Thanks for your consideration of this request.

Wyatt Ogilvy
Ogilvy Consulting | Land Use & Development Strategies

Phone: (530) 583-5800 | Fax: (530) 583-5858
Mailing: Post Office Box 1636 | Kings Beach, CA 96143
Office/Delivery: 850 North Lake Blvd., Suite 17 | Tahoe City, CA 96145-6315

On May 19, 2017, at 11:58 AM, Krause, Eva <EKrause@washoecounty.us> wrote:

I have you on the schedule for 11:00 on Wednesday May 24.

Eva M. Krause, AICP
Planner | Washoe County Community Services Department | Planning & Development Division
ekrause@washoecounty.us | 775.328.3628 | f 775.328.6133 | 1001 E. Ninth St., Bldg. A,

From: Wyatt Ogilvy wyatt@ogilvylanduse.com
Subject: Fwd: The Chalets Common Area, APN: 131-290-00
Date: June 13, 2017 at 12:14 PM
To: Brent's iPad b9751@aol.com



Brent,

I took care of this item with the Treasurer, see following.

Wyatt Ogilvy
Ogilvy Consulting | Land Use & Development Strategies

Phone: (530) 583-5800 | Fax: (530) 583-5858
Mailing: Post Office Box 1636 | Kings Beach, CA 96143
Office/Delivery: 850 North Lake Blvd., Suite 17 | Tahoe City, CA 96145-6315

Begin forwarded message:

From: "TAX," <tax@washoecounty.us>
Subject: RE: The Chalets Common Area, APN: 131-290-00
Date: June 13, 2017 at 12:08:33 PM PDT
To: Wyatt Ogilvy <wyatt@ogilvylanduse.com>

Hi Wyatt,

There is no tax owing for parcel 131-290-00. The next tax bill will be mailed out mid-July with the first payment due 8/21/17.

Please let us know if you have any other questions.

Thank you,

Marquette Smith

Account Clerk | Washoe County Treasurer

The Washoe County Treasurer's Office will retain email correspondence for 30 days. Thank you

masmith@washoecounty.us IO 775.328.2510 IF 775-328-2500 | 1001 E 9th St Bldg D Rm 140 Reno NV 895012

Pay Online: | www.washoecounty.us/treas

Mail : | PO Box 30039 Reno, NV 89520-3039



From: Wyatt Ogilvy [<mailto:wyatt@ogilvylanduse.com>]

Sent: Tuesday, June 13, 2017 11:07 AM

To: TAX, <tax@washoecounty.us>

Subject: Re: The Chalets Common Area, APN: 131-290-00

Marquette



**TAHOE
REGIONAL
PLANNING
AGENCY**

Mail
PO Box 5310
Stateline, NV 89449-5310

Location
128 Market Street
Stateline, NV 89449

Contact
Phone: 775-588-4547
Fax: 775-588-4527
www.trpa.org

December 1, 2016

Kristina Hill
P.O. Box 6139
Incline Village, NV 89450

VERIFICATION OF LAND CAPABILITY & LAND COVERAGE
944 NORTHWOOD BOULEVARD, WAHOE COUNTY, NEVADA
ASSESSOR'S PARCEL NUMBER 131-290-00
TRPA FILE NUMBERS VBOC2016-1047 & LCAP2016-0429

Dear Ms. Hill:

This letter is to inform you that Tahoe Regional Planning Agency (TRPA) staff has conducted a site visit to the above referenced property. Based upon the site visit, and review aerial photos and information submitted with the application, TRPA will recognize the following:

LAND CAPABILITY

Land Capability District	Percent Coverage	Area (sq. ft.)	Base Allowable Coverage (sq. ft.)
Class 1b	1%	1,165	12
Class 6	30%	42,149	12,645
Total Base Allowable Coverage			12,657

LAND COVERAGE

Verified Existing Class 1b Coverage	Square Feet
Asphalt Driveway & Parking Lot	277
Paver Walkway (House #4)	8
Total Existing Class 1b Coverage	285

Verified Existing Class 6 Coverage	Square Feet
Asphalt Driveway & Parking Lot	5,314
House #1	603
Compacted Dirt Path & Patio (House #1)	349
Stone Steps/Path (House #1)	75
Deck W/Height Red. (House #1)	324
House #2	600
Compacted Dirt Path & Patio (House #2)	238
Deck W/Height Red. (House #2)	168

imagined path on north

Log Round Patio (House #2)	190
House #3	601
Stone Path (House #3)	89
Deck W/Height Red. (House #3)	148
Stone Patio (House #3)	132
Concrete Pad (House #3)	26
House #4	601
Paver Walkway (House #4)	369
Deck W/Height Red. (House #4)	327
Concrete Pad (House #4)	15
House #5	601
Paver Walkway (House #5)	318
Deck W/Height Red. (House #5)	296
Total Existing Class 6 Coverage	16,975

LAND COVERAGE SUMMARY

Coverage Summary- Project Area	Square Feet
Total Verified Class 1b Coverage	285
Total Verified Class 6 Coverage	16,975
Total Verified Coverage ¹	17,260 ¹

¹ Per the TRPA Code of Ordinances, the coverage listed in the "Verified Coverage" table above is considered legal coverage (or "grandfathered-in"), even though it exceeds the base allowable coverage for the parcel.

COVERAGE EXEMPTIONS

TRPA Code of Ordinances 30.4.6 allows for certain coverage exemptions or credits for parcels that are located within high capability land (.e. land capability class 4 -7, or an IPES score of 726 or greater), either currently have, or will install, Best Management Practices (BMPs) and for which all excess coverage is mitigated. Please visit the following web link:
[http://www.trpa.org/permitting/homeowner-info/land-coverage-exemptions.](http://www.trpa.org/permitting/homeowner-info/land-coverage-exemptions)

TRANSFER OF DEVELOPMENT RIGHTS (TDR) EXCHANGE

Actions associated with this TRPA approval may have resulted in verification of a transferable commodity. Transferable commodities can be bought and sold within the Tahoe basin and include commercial floor area, tourist accommodations units, residential units of use, residential allocations, residential development rights and land coverage. TRPA has created a Transfer of Development Rights (TDR) Exchange system. This online tool is a means to bring buyers and sellers of commodities together to facilitate the transfer of development within the Lake Tahoe Basin. For additional information please visit the following web page:
<http://www.trpa.org/permitting/transfer-development-rights/>

Thank you for your attention to this matter. If you have any questions, please contact me by phone at (775) 589-5247 or by email at jroll@trpa.org.

Sincerely,

A handwritten signature in cursive script that reads "Julie Roll".

Julie Roll
Associate Planner
Current Planning Department

CC. The Chalets HOA, Brent Terry
930 Tahoe Blvd Ste. 802-603
Incline Village, NV 89457



**TAHOE
REGIONAL
PLANNING
AGENCY**

OFFICE
128 Market St.
Stateline, NV
Phone: (775) 588-4547
Fax: (775) 588-4527

MAIL
PO Box 5310 RECEIVED
Stateline, NV 89449-5310

NOV 04 2016
www.trpa.org
TAHOE REGIONAL
PLANNING AGENCY

HOURS
Monday-Friday
9:00 am-5:00 pm
New Applications Until 4:00 pm
trpa@trpa.org

LCAP2016-0429 **LAND CAPABILITY VERIFICATION APPLICATION**

Representative or Agent Kristina Hill, Hill Planning Inc.
Mailing Address P.O. Box 6139 City Incline Village State NV
Zip Code 89450 Email tahoehills@aol.net Phone 775.832.5235 FAX _____

Owner The Chalets HOA, Brent Terry, Pres. Same as Applicant
Mailing Address 130 Tahoe Blvd. Ste 802-503 City Incline Village State NV
Zip Code 89451 Email b9751@aol.com Phone 775 745 8704 FAX _____

Project Location/Assessor's Parcel Number (APN) 131-290-00
Street Address 944 Northwood Subdivision _____ Lot # _____
County Washoe Previous APN _____
(if changed by county assessor since 1987)

FOR OFFICE USE ONLY
Date Received: 11/4/16 By: [Signature]
Fee: \$ 600.00 Receipt No: 123580

Mapped Land Capability
1. 6
2. 1b
3. _____
4. _____

Mapped Soil Unit
1. ISC
2. _____
3. _____
4. _____

Results
Date: 12/1/16 By: J. Roll Verified as Mapped? Yes No

Verified Land Capability Class	Verified Soil Map Unit	Observed Slope
a. <u>1b</u>	_____	_____
b. <u>6</u>	<u>ISC</u>	_____
c. _____	_____	_____
d. _____	_____	_____

Verification of Stream Environment Zone (SEZ): Yes No
Extent or Amount of SEZ on Parcel: 1165

131-290-00

Comments:

131-290-00 // LCAP2016-0429 // 11/04/2016
OWNERS OF CHALETS
KRISTINA HILL
0 NORTHWOOD BLVD - Washoe County
080 - Land Capability Verification

LAND CAPABILITY VERIFICATION CHECKLIST

APPLICATIONS LACKING ANY OF THE FOLLOWING ITEMS WILL NOT BE ACCEPTED. TRPA OR YOUR LOCAL JURISDICTION MAY REQUIRE ADDITIONAL INFORMATION ABOVE AND BEYOND THE CHECKLIST ITEMS TO REVIEW THIS APPLICATION.

Each item and number corresponds to TRPA's *Master Checklist* available at our offices or online at www.trpa.org. Click "Permits & Documents" and look for the *Master Checklist* under "other documents." Refer to the *Master Checklist* for more information on any item.

PROJECT NAME: The Chalets

CURRENT ASSESSOR'S PARCEL NUMBER (APN): 131-290-00

PREVIOUS ASSESSOR'S PARCEL NUMBER (APN): NA

- | Applicant | TRPA | |
|-------------------------------------|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Complete Application with <u>original</u> signed authorization and checklist. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Application Fee: Please refer to the <u>TRPA Filing Fee Schedule (275k pdf)</u> available at TRPA offices or online. Filing Fee: \$ 534 + Information Technology (IT) surcharge: \$ 63 = \$ 602.00 |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 7. Three (3) copies of the site plan, minimum size of 18"x24" on blackline or blueprint paper. The site plan must include the following information: |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | a. All property lines, easements, and building setbacks. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | b. Map scale and north arrow. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | c. Assessor's Parcel Number (APN) and property address. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | d. Property owner's name(s). |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | e. Parcel area in square feet. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | i. Contour lines at two foot intervals. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 51. Parcel boundaries flagged per instructions. |

DECLARATION:

I hereby declare under penalty of perjury that this application and all information submitted as part of this application is true and accurate to the best of my knowledge. I am the owner of the subject property, or have been authorized in writing by the owner(s) of the subject property to represent this application, and I have obtained authorization to submit this application from any other necessary parties holding an interest in the subject property. I understand it is my obligation to obtain such authorization, and I further understand that TRPA accepts no responsibility for informing these parties or obtaining their authorization. I understand that should any information or representation submitted in connection with this application be inaccurate, erroneous, or incomplete, TRPA may rescind any approval or take other appropriate action. I hereby authorize TRPA to access the property for the purpose of site visits. I understand that additional information may be required by TRPA to review this project. (Edited 7/10)

Signature: (Original signature required.)



Person Preparing Application

At

Washoe

County

Date

6/3/10

AUTHORIZATION FOR REPRESENTATION (Original signatures required):

The following person(s) own the subject property (Assessor's Parcel Number(s) 131-290-05) or have sufficient interest therein to make application to TRPA:

Print Owner(s) Name(s):

Brent Terry, President HOA

I/We authorize Kristina Hill, Hill Planning Inc to act as my/our representative in connection with this application to TRPA for the subject property and agree to be bound by said representative. I understand that additional information may be required by TRPA beyond that submitted by my representative, to review this project. Any cancellation of this authorization shall not be effective until receipt of written notification of same by TRPA. I also understand that should any information or representation submitted in connection with this application be incorrect or untrue, TRPA may rescind any approval or take other appropriate action. I further accept that if this project is approved, I, as the permittee, will be held responsible for any and all permit conditions.

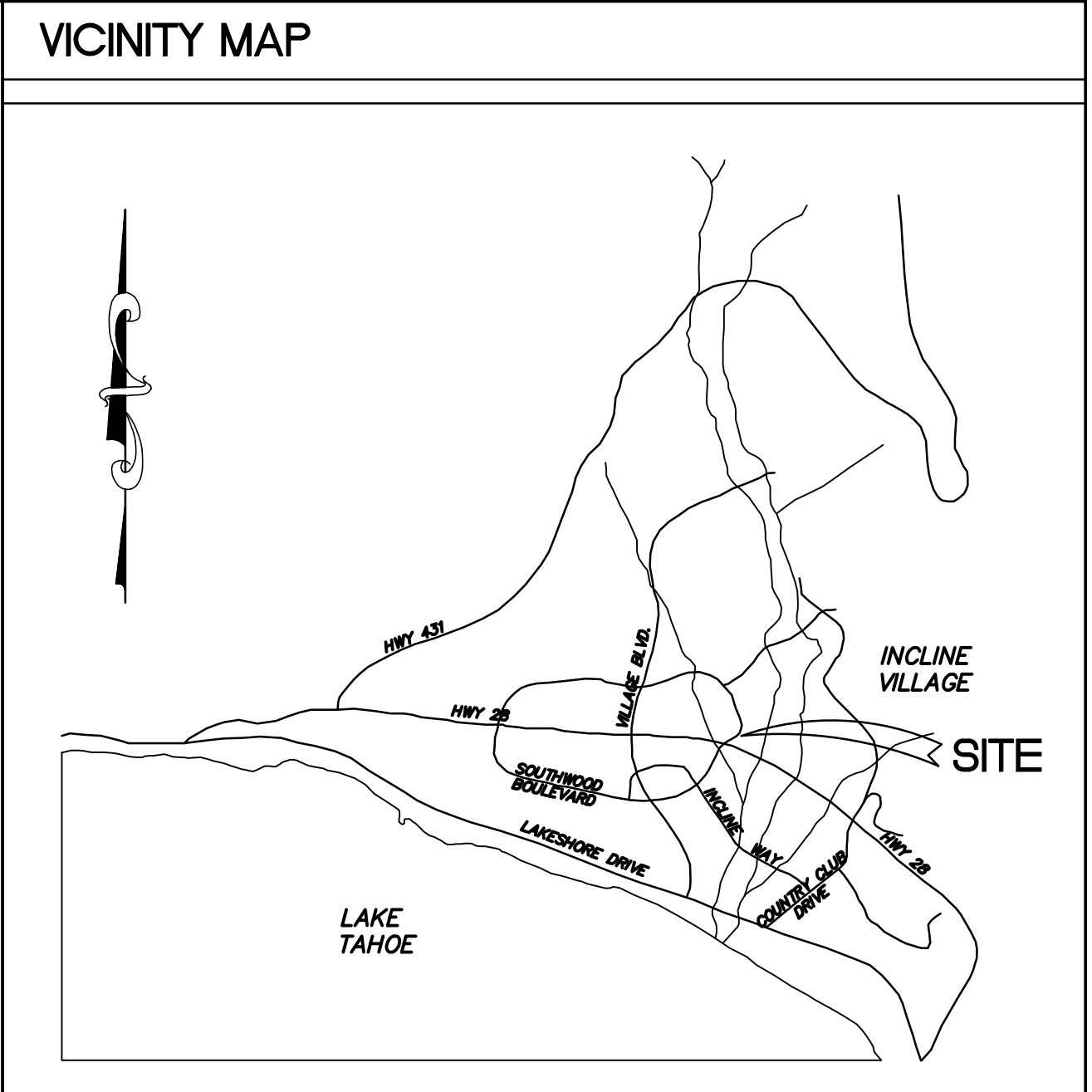
Owner(s) Signature(s): (Original signature required.)



Date:

10-19-16

Date:



- ### NOTES
1. THE BOUNDARY SHOWN HEREON IS FROM A FIELD SURVEY COMPILED FROM THE CHALETS SUBDIVISION. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE & CURRENT TITLE SEARCH MAY DISCLOSE.
 2. NO INVESTIGATION CONCERNING ENVIRONMENTAL & SUBSURFACE CONDITIONS, OR THE EXISTENCE OF UNDERGROUND & OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.
 3. NO INVESTIGATION CONCERNING THE LOCATION OF OR EXISTENCE OF UTILITY SERVICE LINES TO THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.
 4. ALL UTILITY LOCATIONS SHOULD BE FIELD VERIFIED PRIOR TO ANY DESIGN OR CONSTRUCTION.
 5. DATE OF FIELD WORK SEPTEMBER 9, OCTOBER 3, 5, & 6 2016.
 6. THE TOPOGRAPHY SHOWN HEREON MEETS THE STANDARDS OF THE AMERICAN CONGRESS OF SURVEYING & MAPPING WITH 90% OF THE CONTOURS TO BE WITHIN PLUS OR MINUS ONE HALF OF A CONTOUR INTERVAL.
 7. VERTICAL DATUM IS FROM GOOGLE EARTH, WGS-84.
 8. T.B.M.=(NORTHWEST PROPERTY CORNER, FOUND 1/2" REBAR), ELEV=6413.6'
 9. BUILDING SETBACKS SHOULD BE VERIFIED PRIOR TO ANY DESIGN.
 10. LAND CAPABILITY CLASSIFICATION IS FROM THE TAHOE LAND GUIDE, DATED SEPTEMBER 1981 & MUST BE VERIFIED BY THE T.R.P.A.

EXISTING COVERAGE

LAND CLASSIFICATIONS	CLASS PER TRPA	LOT AREA	43,314 SF	X	XXX#	=	SQ.FT.
TOTALS:		131-290-00	XX SF		ALLOWED		SQ.FT.

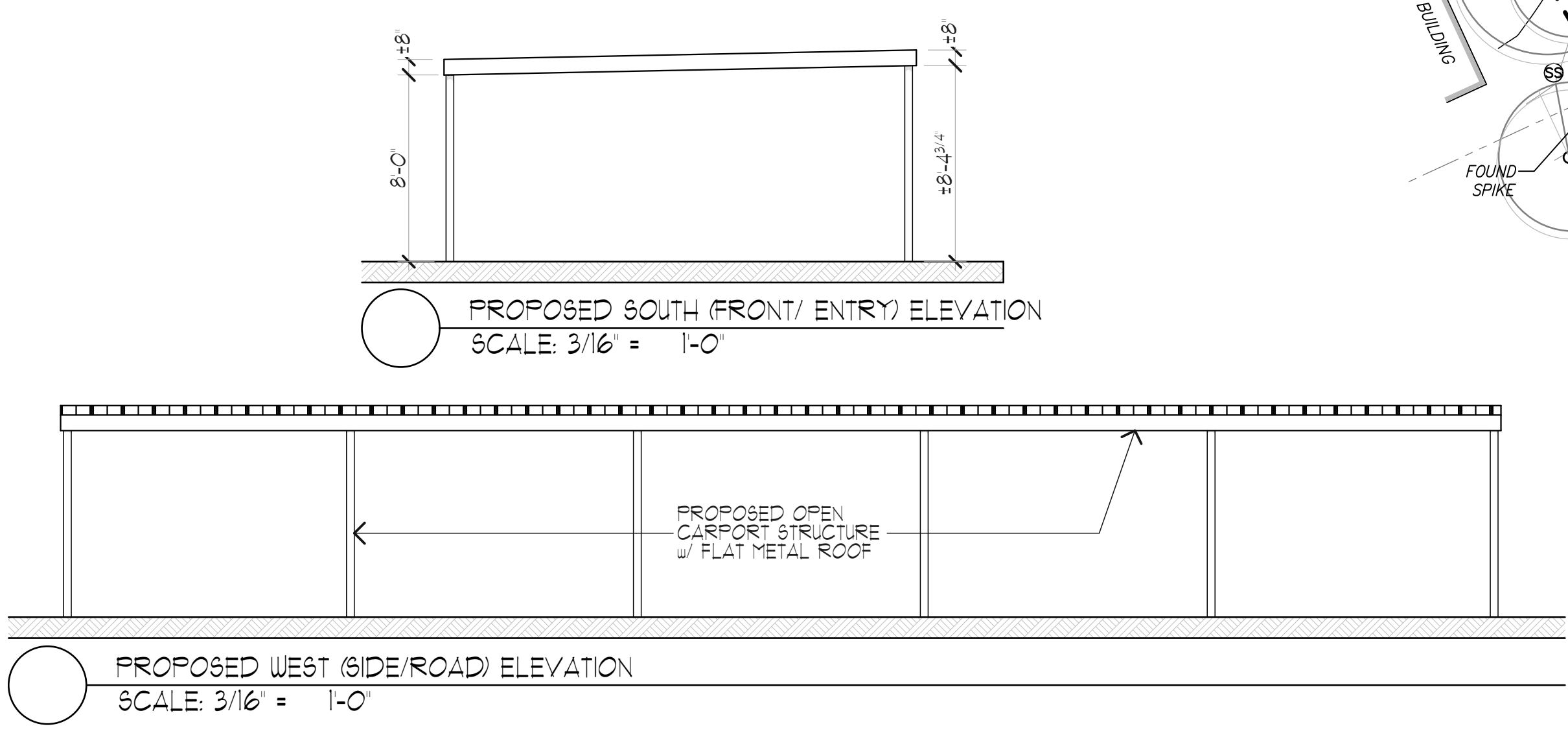
LAND COVERAGE PER CLASSIFICATION	CLASS PER TRPA	SQ.FT.
ASPHALT DRIVEWAY & PARKING LOT		5,591 SF
HOUSE #1		603 SF
COMPACTED DIRT PATH AND PATIO		349 SF
STONE STEPS/PATH		75 SF
DECK INCL. TRPA REDUCTION		324 SF
HOUSE #2		600 SF
COMPACTED DIRT PATH		238 SF
DECK INCL. TRPA REDUCTION		168 SF
LOG ROUND PATIO		190 SF
HOUSE #3		601 SF
STONE PATH		89 SF
DECK INCL. TRPA REDUCTION		148 SF
STONE PATIO		132 SF
CONCRETE PAD		26 SF
HOUSE #4		601 SF
PAVER WALKWAY		377 SF
DECK INCL. TRPA REDUCTION		327 SF
CONCRETE PAD		15 SF
HOUSE #5		601 SF
PAVER WALKWAY		318 SF
DECK INCL. TRPA REDUCTION		296 SF
TOTAL		17,260 SQ.FT.
TOTAL EXISTING COVERAGE		17,260 SQ.FT.
ALLOWED		XXXXXX SQ.FT.
OVERCOVERAGE/REMAINDER		XXXXXX SQ.FT.
OFFSITE LAND COVERAGE		
OFFSITE ASPHALT DRIVEWAY		408 SF

LEGEND

	500 10' CONTOUR		O#P TREE TRUNK, DIAM., PINE
	2' CONTOUR		O#F TREE TRUNK, DIAM., FIR
	PROPERTY LINE		O#A TREE TRUNK, DIAM., ASPEN
	RETAINING WALL		O#C TREE TRUNK, DIAM., CEDAR
	FLOWLINE		O#SN TREE TRUNK, DIAM., SNAG
	OHU OVERHEAD UTILITIES		O#ST TREE TRUNK, DIAM., STUMP
	SANITARY SEWER MANHOLE		O#ORN TREE TRUNK, DIAM., ORNAMENTAL
	WATER VALVE		Φ ELEV. SPOT ELEVATION
	SANITARY SEWER CLEANOUT		
	MONUMENT		
	CONTROL/TRVERSE POINT		
	TEMPORARY BENCH MARK		

PROJECT INFORMATION

OWNER:	THE CHALETS C/O MARTHA & PAUL WOOLLOMES 248 PARK LANE ATHERTON, CA 94027
PROJECT ADDRESS:	944 NORTHWOOD BLVD. INCLINE VILLAGE, NV
APN:	131-290-00
RECORD INFORMATION:	THE CHALETS SUBDIVISION SUBDIVISION TRACT 1070A, O.R.W.C



THE CHALETS 944 NORTHWOOD BOULEVARD TOPOGRAPHIC SURVEY

WASHOE COUNTY NEVADA

DATA DATE	10/2016
PLOT DATE	11/2/2016
SCALE	
HORIZONTAL	1"=20'
VERTICAL	2' CONTOURS

WLS

WEBB LAND SURVEYING, INC.

LAND SURVEYING SERVICES
PLANNING
3190 Fabian Way, Unit C
Tahoe City, CA 96145
P.O. Box 1222
Carnelian Bay, CA 96140
(530) 581-2599
FAX (530) 581-3231
matt@webblandsurveying.com

SHEET NUMBER
1 of 1
FILE NUMBER 2727.00

THE CHALETS CARPORT PROJECT
 VERSION B- NOT FOR CONSTRUCTION
 944 NORTHWOODS BLVD INCLINE VILLAGE NV 89450
 6/13/17
 P I . I

James Costalupes
 CONTRACTOR, INC.
 JAMES COSTALUPES
 PRESIDENT
 775.831.8227 OFFICE • 775.742.1004 CELL
 PO Box 1172, Incline Village, NV 89450
 CA 3000288
 NV 21888A
 THE CHALETS CARPORT PROJECT P.I. SITE PLAN STUDY 6/13/17