



# Board of Adjustment Staff Report

Meeting Date: February 6, 2014

Subject: Special Use Permit Case No. SB13-021  
Applicant(s): Larry and Alice Olson  
**Agenda Item No.:** 8A  
Project Summary: Convert a duplex to a single-family dwelling on a Medium Density Urban parcel in the Tahoe planning area.  
**Recommendation:** **No Recommendation**  
Prepared by: Eva M. Krause - AICP, Planner  
Washoe County Community Services Department  
Planning and Development Division  
Phone: 775.328.3796  
E-Mail: ekrause@washoecounty.us

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## Description

**Special Use Permit Case Number SB13-021 (Larry & Alice Olson)** – To convert a duplex to a single-family dwelling on a Medium Density Urban (MDU) Regulatory Zoned parcel in the Tahoe planning area.

- Applicant: Larry and Alice Olson
- Property Owner: Larry and Alice Olson
- Location: 821 Alder Avenue, Incline Village, NV
- Assessor's Parcel Number: 132-020-02
- Parcel Size: ±0.147 acres (±6,403 square feet)
- Master Plan Category: Urban Residential
- Regulatory Zone: Medium Density Urban
- Area Plan: Tahoe
- Citizen Advisory Board: Incline Village/Crystal Bay
- Development Code: Authorized in Article 302, Allowed Uses, Table 110.302.05.1; and Article 810, Special Use Permits
- Commission District: 1 – Commissioner Berkbigler
- Section/Township/Range: Sections 15 & 16, T16N, R18E, MDM  
Washoe County, NV

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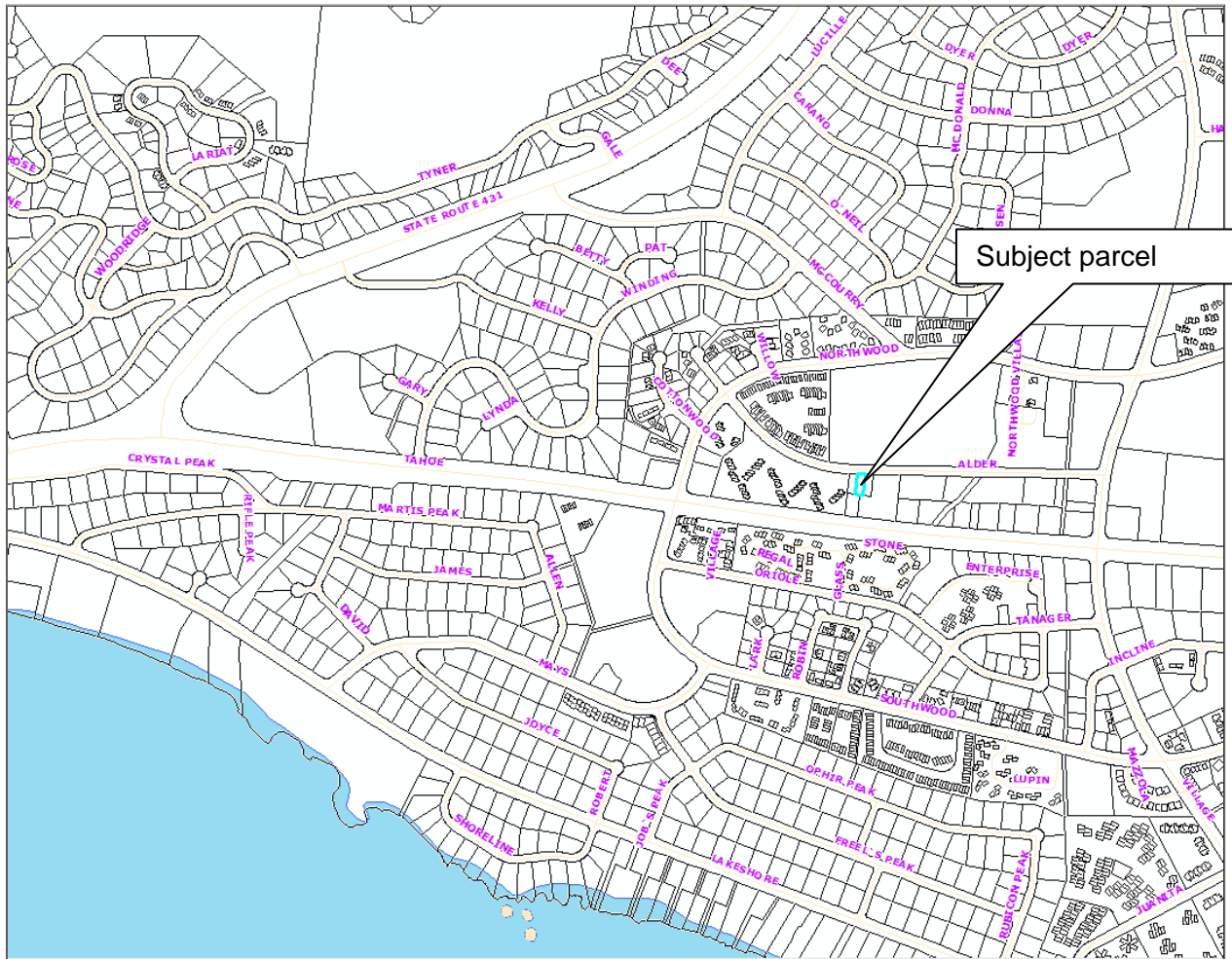
Conditions of Approval..... Exhibit A  
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**Special Use Permit**

The purpose of a Special Use Permit is to allow a method of review to identify any potential harmful impacts on adjacent properties or surrounding areas for uses that may be appropriate within a regulatory zone; and to provide for a procedure whereby such uses might be permitted by further restricting or conditioning them so as to mitigate or eliminate possible adverse impacts. If the Board of Adjustment grants an approval of the Special Use Permit, that approval is subject to Conditions of Approval. Conditions of Approval are requirements that need to be completed during different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., a grading permit, a building permit, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure.
- 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 business or project.

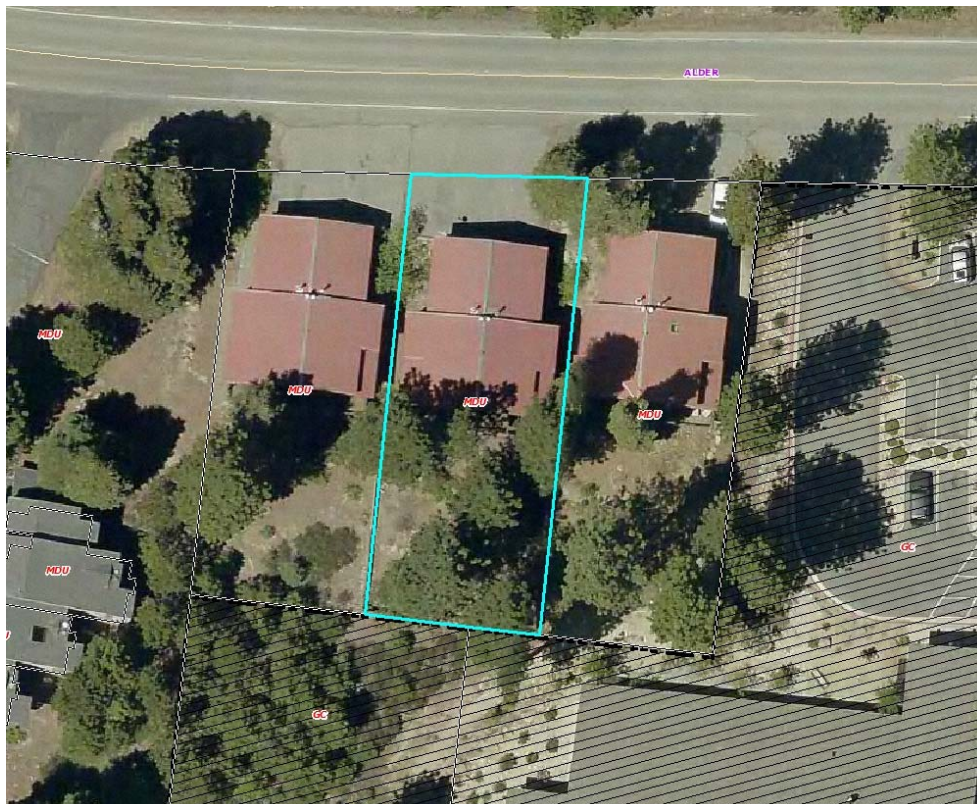
The Conditions of Approval for Special Use Permit Case No. SB13-021 are attached to this staff report and will be included with the Action Order.



**Vicinity Map**



**Site Photo**



**Aerial Photo**

## **Project Evaluation**

The subject property is one of three identical duplexes built 1985. The property to the north is a 14-acre vacant parcel. To the west is one duplex and the Incline Village Library parking lot, the library abuts the south property line. The properties to the east are multifamily (one duplex and a condominium complex).

The applicant is proposing to remodel their duplex into a single-family residence. Most of the changes to the structure will be interior. The plans submitted with the application do indicate that the two separate garages will be converted into one two-car garage, with a single garage door. The proposed changes will have very little impact on the surrounding area and does not change the character of the area.

The property is zoned Medium Density Urban. The zoning and Master Plan designation was based on the existing development which is comprised of condominiums and multifamily development near the commercial area.

Section 110.106.15 Regulatory Zones, states that "The Medium Density Urban (MDU) Regulatory Zone creates and preserves areas where the predominant housing type is multifamily dwellings."

Table 110.302.05.1, Table of Uses (Residential Use Types) permits single-family residence, by Special Use, in the Medium Density Urban zone.

While a single-family dwelling maybe permitted, changing an existing duplex to a single-family dwelling does not preserve the use as multifamily, but the predominate use in the surrounding area zoned MDU is still multifamily.

## **Washoe County Development Code**

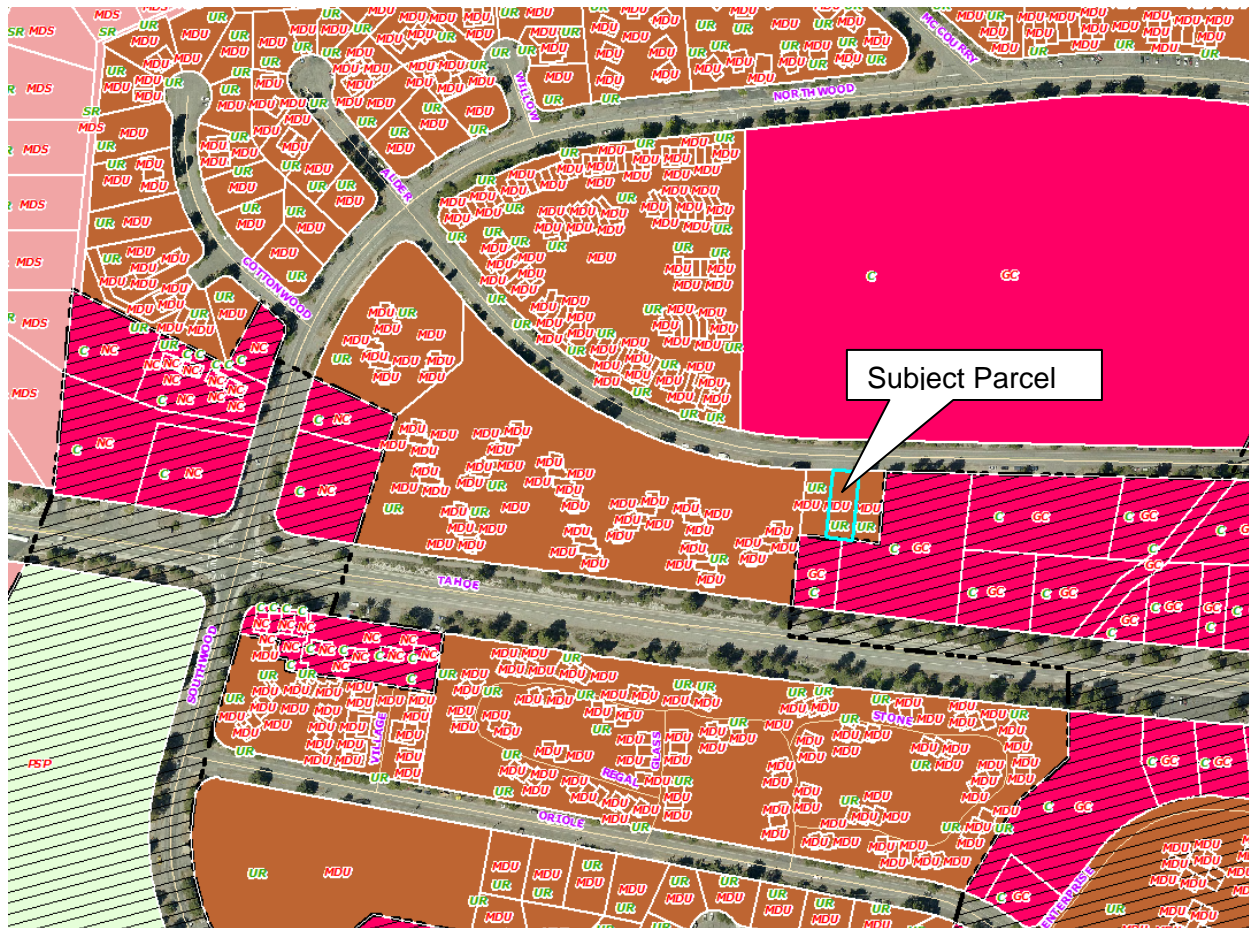
### **Section 110.106.10 Master Plan Categories.**

- (d) **Urban Residential.** The Urban Residential Master Plan category is intended primarily for higher density residential areas, mixed-use village centers, and secondary transit corridors. A more extensive mix of residential, commercial, and employment opportunities is encouraged in the Urban Master Plan category. The following Regulatory Zones are allowed in and are consistent with the Urban Residential Master Plan category: Low Density Urban, Medium Density Urban, High Density Urban, Public and Semi-Public Facilities, Specific Plan, Parks and Recreation, and Open Space.

### **Section 110.106.15 Regulatory Zones.**

- (l) **Medium Density Urban Regulatory Zone.** The Medium Density Urban (MDU) Regulatory Zone creates and preserves areas where the predominant housing type is multifamily dwellings at twenty-one (21) units per acre. In Medium Density Urban areas, commercial, professional, and civic uses are permitted when they serve the needs of the local residents and are compatible with the residential environment. The maximum number of dwelling units that may be located in this regulatory zone is twenty-one (21) units per one (1) acre. The minimum lot area in this regulatory zone is eight thousand (8,000) square feet, with four (4) multifamily units per lot. The minimum lot area for an individual

dwelling unit in this regulatory zone is three thousand seven hundred (3,700) square feet.



Master Plan Map with zoning overlay. UR = Urban Residential, MDS = Medium Density Urban.

**Incline Village/Crystal Bay Citizen Advisory Board (IV/CB CAB)**

The IV/CB CAB meets four times a year; the first meeting of 2014 is scheduled for March 24.

The Special Use Permit application was sent to Incline Village/Crystal Bay Citizen Advisory Board members for review and comment. Staff did not receive any comments from the IV/CB CAB members.

**Reviewing Agencies**

The following agencies received a copy of the project application for review and evaluation.

- Washoe County Community Services Department
  - Planning and Development Division
  - Engineering and Capital Projects Division
  - Building and Safety Division
- Washoe County Health District

- Vector-Borne Diseases Division
- Environmental Health Division
- Regional Transportation Commission
- Incline Village General Improvement District
- North Lake Tahoe Fire Protection District

Five out of the eight above listed agencies/departments provided comments and/or recommended conditions of approval in response to their evaluation of the project application. A **summary** of each agency's comments and/or recommended conditions of approval and their contact information is provided. The Conditions of Approval document is attached to this staff report and will be included with the Action Order

- Planning and Development addressed the description of the Medium Density Urban zoning classification.  
Contact: Eva Krause, AICP, Planner, 775.328.3796, [ekrause@washoecounty.us](mailto:ekrause@washoecounty.us)
- Building and Safety requires building permits prior to demolition, construction and occupancy.  
Contact: Don Jeppson, Building Official, 775.328.2030, [dcieppson@washoecounty.us](mailto:dcieppson@washoecounty.us)
- Incline Village General Improvement District (IVGID) stated that the applicant will have to redesign the water and sewer systems to comply with a single-family unit. Utility and park fees, as well as park passes will be adjusted to reflect the change to a single-family unit.  
Contact: Tim Buxton, IVGID Chief Inspector, 775.832.1246, [tim\\_buxton@ivgid.org](mailto:tim_buxton@ivgid.org)
- Regional Transportation Commission stated that they have no comment.  
Contact: Patrice Echola, Planner, 775.335.1904, [pechola@RTC.org](mailto:pechola@RTC.org)
- Environmental Health stated that they had no objections to approving the project.  
Contact: Wesley Rubio, MPH, REHS, 775.328.2635, [wrubio@washoecounty.us](mailto:wrubio@washoecounty.us)

### **Staff Comment on Required Findings**

Section 110.810.30 of Article 810, *Special Use Permits*, within the Washoe County Development Code, requires that all of the following findings be made to the satisfaction of the Washoe County Board of Adjustment before granting approval of the request. Staff has completed an analysis of the special use permit application and is unclear if the proposal is in compliance with the consistency finding. The following is staff's rationale for each of the five findings.

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Tahoe Area Plan.

Staff Comment: The Tahoe Area Plan identifies the subject property as Medium Density Urban. The definition of Medium Density Urban zoning is described as "creates and preserves areas where the predominant housing type is multifamily dwellings," but the Table of Uses in Article 302, Allowed



Uses, identifies a single-family dwelling as being allowed by special use permit in the MDU zone. The Development Code does not offer any explanation or rationale for when or why a single-family dwelling is an appropriate use in the Medium Density Urban zone. Changing a duplex to a single-family dwelling does not preserve the property as multifamily, but the surrounding area zoned MDU remains predominantly multifamily. It is unclear to staff as to what the appropriate finding should be.

2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven.

Staff Comment: Adequate utilities and other necessary facilities already exist for the two dwelling units on the subject property.

3. Site Suitability. That the site is physically suitable for a single-family residence and for the intensity of such a development.

Staff Comment: The site is suitable for development, and a duplex was built on the property in 1985. Converting the duplex to a single-family dwelling will reduce the intensity of the development.

4. Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area.

Staff Comment: The proposed modifications to the exterior of the existing structure are very minimal, and will not change or impact the surrounding area.

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.

Staff Comment: There are no military installations in the surrounding area.

### **Recommendation**

Those agencies which reviewed the application recommended conditions in support of approval of the project. Therefore, after a thorough analysis and review, Special Use Permit Case No. SB13-021 staff is recommending that the Board determine if the proposed change from a duplex to a single-family dwelling is consistent with the Medium Density Urban zoning identified on the maps of the Tahoe Area Plan. Staff offers both a motion to approve with conditions and a motion to deny for the Board's consideration.

### **Motion (to Approve)**

*I move that after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of*

*Adjustment makes the following findings and approves, Special Use Permit Case No. SB13-021 for Larry and Alice Olson, subject to the conditions stated in Exhibit A hereto, in accordance with Washoe County Development Code Section 110.810.30:*

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Tahoe Area Plan;
2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
3. Site Suitability. That the site is physically suitable for a single-family residence, and for the intensity of such a development;
4. Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;
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.

### **Motion (to Deny)**

*I move that after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment is unable to make the finding that the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Tahoe Area Plan, and therefore denies approval of Special Use Permit Case No. SB13-021 for Larry and Alice Olson, in accordance with Washoe County Development Code Section 110.810.30.*

### **Appeal Process**

Board of Adjustment action will be effective 10 days after the public hearing date, unless the action is appealed to the County Commission, in which case the outcome of the appeal shall be determined by the Washoe County Commission.

xc: Applicant/Property Owner: Larry and Alice Olson  
PO Box 3961, Incline Village NV 89541

Representatives: Gary R. Taylor  
PO Box 1715, Crystal Bay, NV 89402  
garyrtaylor@gmail.com

Action Order xc: Gregory Salter, Esq., District Attorney's Office; Carol Buonanoma, Assessor's Office (CAAS); Theresa Wilkins, Assessor's Office; Incline Village/Crystal Bay Citizen Advisory Board; Incline Village General Improvement District, 893 Southwood Boulevard, Incline Village, NV 89451

# EXHIBIT A



## Conditions of Approval

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Special Use Permit Case No. SB13-021

The project approved under Special Use Permit Case No. SB13-021 shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment on February 6, 2014. 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.

**Unless otherwise specified**, all conditions related to the approval of this Special Use Permit 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 Development Division.

Compliance with the Conditions of Approval related to this Special Use Permit 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 Special Use Permit may result in the initiation of revocation procedures.

Washoe County reserves the right to review and revise the Conditions of Approval related to this Special Use Permit 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 Development Division**

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

Contact Name – Eva Krause, AICP, Planner, 775.328.3796, [ekrause@washoecounty.us](mailto:ekrause@washoecounty.us)

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit
- b. The applicant shall obtain a valid Washoe County building permit or other administrative permit in the time period set forth as follows:
  - i. For projects which require a Tahoe Regional Planning Agency (TRPA) permit, within one years from the date of approval by TRPA, but not more than two years from date of approval from Washoe County; or
  - ii. For projects which require a TRPA permit and has received TRPA approval (or conditional approval) prior to Washoe County approval, within one year from the date of approval by Washoe County; or
  - iii. For projects which do not require a TRPA permit, within one year from the date of approval by Washoe County.
- c. The applicant shall complete construction within the time specified by the building permits.
- d. The applicant shall attach a copy of the action order approving this project to all administrative permit applications (including building permits) applied for as part of this special use permit.
- e. A note shall be placed on all construction drawings and grading plans stating:

**NOTE**

Should any prehistoric or historic remains/artifacts be discovered during site development, work shall temporarily be halted at the specific site and the State Historic Preservation Office of the Department of Museums, Library and Arts shall be notified to record and photograph the site. The period of temporary delay shall be limited to a maximum of two (2) working days from the date of notification.

**Incline Village General Improvement District**

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

Contact Name – Tim Buxton, IVGID Chief Inspector, 775.832.1246, [tim\\_buxton@ivgid.org](mailto:tim_buxton@ivgid.org)

- a. Owner must submit an approved set of plans to IVGID. These plans must show the redesign of water and sewer utility service lines. The existing water and

Washoe County Conditions of Approval

sewer line must comply with all single family dwelling installation standards and the IVGID ordinance. The homeowner is responsible for all work and associated costs.

- b. The utility and recreational base rates must be adjusted to comply with IVGID Ordinances.

**Washoe County Building and Safety Division**

3. The following conditions are requirements of the Building and Safety Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Don Jeppson, Building Official, 775.328.2030, [dcjeppson@washoecounty.us](mailto:dcjeppson@washoecounty.us)

- a. The applicant shall obtain all necessary building permits prior to demolition, construction, or occupancy.

\*\*\* End of Conditions \*\*\*

# Exhibit B



## Development Review Status Sheet

Date: 1-7-14

Attention: Eva Krause  
Washoe County Department of Community Development  
PO Box 11130, Reno NV 89520

RE: Special use permit case No: SB13-021  
APN: 132-020-02  
Service Address: 821 Alder Avenue  
Incline Village NV 89451  
Owner: Larry and Alice Olson

Phone:	Fax:	Email:
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Mailing Address: 821 Alder Avenue Incline Village NV

Request: **Project Descriptions:** Complete applications are available for viewing under Washoe County's Community Development website Development Applications page or by clicking the following link: [http://www.washoecounty.us/comdev/da/da\\_index.htm](http://www.washoecounty.us/comdev/da/da_index.htm)

**Special Use Permit Case No. SB13-021 (Larry & Alice Olson)** – To convert a duplex to a single family dwelling on a Medium Density Urban (MDU) parcel.

- Applicant: Larry and Alice Olson
- Property Owner: Larry and Alice Olson
- Location: 821 Alder Avenue, Incline Village, NV
- Assessor's Parcel No: 132-020-02
- Parcel Size: ±0.417 acres
- Master Plan Category: Urban Residential
- Regulatory Zone: Medium Density Urban
- Area Plan: Tahoe
- Citizen Advisory Board: Incline Village/Crystal Bay
- Development Code: Table 110.302.05.1
- Commission District: 1 – Commissioner Berkbigler
- Section/Township/Range: Sections 15 & 16, T16N, R18E, MDM, Washoe County, NV
- Staff: Eva M. Krause, AICP, Planner  
Washoe County Community Services Department  
Planning & Development Division
- Phone: 775.328.3796
- E-Mail: ekrause@washoecounty.us

**Comments and Conditions: Owner must submit an approved set of plans to IVGID. These plans must show the redesign of water and sewer utility services lines. The existing water and sewer utility lines**

**must comply with all single family dwelling installation standards and the IVGID ordinance. The Utility and Recreational base rates must be adjusted to comply with the IVGID ordinance. The homeowner is responsible for all work and associated cost.**

Completed by: Tim Buxton, Chief Inspector

Phone: (775) 832-1246 Fax: (775) 832-1260

Incline Village General Improvement District, 1220 Sweetwater Road, Incline Village NV 89451

The contents of this transmission are intended only for the individual or entity to which it is addressed and may contain information that is privileged, confidential, and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you receive this communication in error, please notify us immediately by telephone and return the original to us at the above address via US Postal Service. We will reimburse you for your postage. Thank you.

**Note: Send information to the case planner as prescribed on the memo from Dawn or the Washoe County Development. TLB**

Exhibit C Building

EXHIBIT C

From: Jeppson, Don C  
Sent: Tuesday, December 24, 2013 8:35 AM  
To: Spinola, Dawn  
Cc: Krause, Eva; Monsalve, Sandra  
Subject: RE: Development Applications for Review and Comment

Standard Language for the application below from B&S.

"Obtain all necessary building permits, prior to demo, constructions or occupancy."

From: Spinola, Dawn  
Sent: Monday, December 23, 2013 12:58 PM  
To: Jeppson, Don C  
Cc: Krause, Eva; Monsalve, Sandra  
Subject: Development Applications for Review and Comment

Dear Reviewing Agency Staff:

Attached please find an Agency Review memo and link(s) to cases you are asked to review and comment on. If you have questions or concerns please contact the planner assigned to the case.

[http://www.washoecounty.us/comdev\\_files/bc/bc\\_boa\\_2013\\_cases/sb13021app.pdf](http://www.washoecounty.us/comdev_files/bc/bc_boa_2013_cases/sb13021app.pdf)

[http://www.washoecounty.us/comdev\\_files/bc/bc\\_boa\\_2013\\_cases/sb13022app.pdf](http://www.washoecounty.us/comdev_files/bc/bc_boa_2013_cases/sb13022app.pdf)

Thank you,

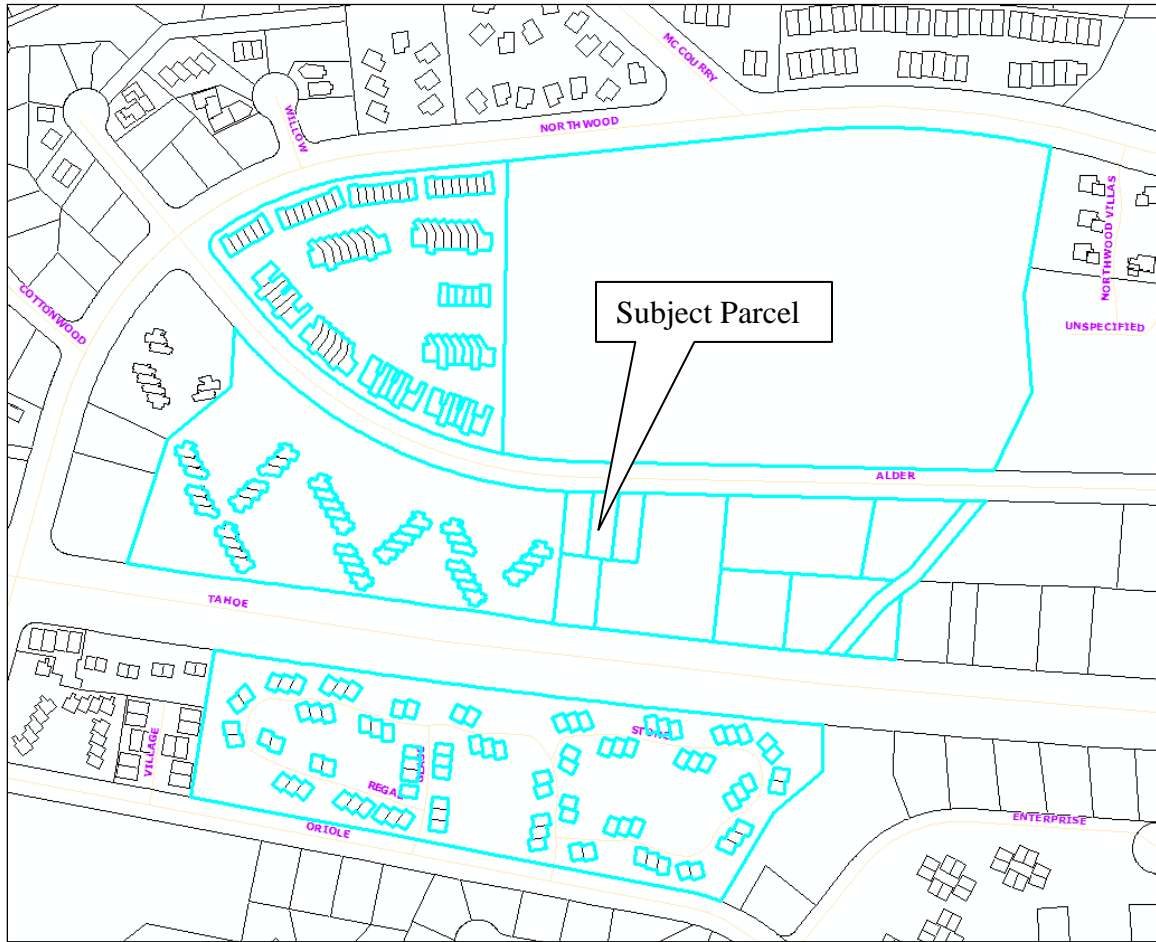
Dawn  
Dawn Spinola  
Office Support Specialist  
775.328.3634  
dspinolawashoecounty.us



# Exhibit D

## Public Notice

A public notification is required to be mailed to at least 30 separate property owners within a minimum 500 foot radius of the subject property at least 10 days before the public hearing date. Public notification for Special Use Permit Case No. SB13-021 was mailed to 120 separate property owners within a 500 foot radius of the subject property.



**Public Notice Map**

<sup>1</sup> Created by Planning and Development Staff on December 17, 2013

## Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Community Development staff at 775.328.6100.

<b>Project Information</b>		Staff Assigned Case No.: <b>SB13-021</b>	
Project Name (commercial/industrial projects only):			
Project Description: Olson duplex conversion to single family residence			
Project Address: 821 Alder Avenue, Parcel 2			
Project Area (acres or square feet): 6,424 sq.ft., 0.147 acres			
Project Location (with point of reference to major cross streets AND area locator): 100 feet west of Washoe County Library, & 1,200 feet west of the intersection of Village Blvd./Alder Ave.			
Assessor's Parcel No(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
132-020-02	0.147		
Section(s)/Township/Range: SW 1/4 of Sec 15 & SE 1/4 of Sec 16, T16N, R18E			
Indicate any previous Washoe County approvals associated with this application: Case Nos. None			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Larry and Alice Olson		Name: Gary R. Taylor	
Address: PO Box 3961		Address: PO Box 1715	
Incline Village NV	Zip: 89451	Crystal Bay NV	Zip: 89402
Phone:	Fax:	Phone: 775 832 5074	Fax: 775 832 5072
Email:		Email: garyrtaylor7@gmail.com	
Cell:	Other:	Cell: 775 742 1152	Other:
Contact Person: Gary R. Taylor		Contact Person: Gary R. Taylor	
<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):	

## Special Use Permit 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 special use permits may be found in Article 810, Special Use Permits.

1. What is the type of project being requested?

Conversion of an existing duplex currently zoned as MDU (medium density urban), to a detached single family dwelling.

2. What currently developed portions of the property or existing structures are going to be used with this permit?

All of the existing duplex will be converted to a detached single family dwelling, with one kitchen unit to be removed and "banked" on the property. No changes to the exterior or footprint are proposed.

3. What improvements (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.) will have to be constructed or installed and what is the projected time frame for the completion of each?

No new structures will be required.

4. What is the intended phasing schedule for the construction and completion of the project?

The existing duplex will be renovated (interior remodel) and one kitchen unit will be removed. The proposed remodel does not require the project to be "phased".

5. What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?

The proposed project will reduce the density from 2 units per parcel to one unit per parcel, thereby reducing the density on the parcel. The proposed conversion will lower the density on the parcel, and therefore in the neighborhood.

6. What are the anticipated beneficial aspects or effects your project will have on adjacent properties and the community?

The proposed project will reduce by 50% the number of vehicle trips associated with this parcel, and, additionally, reduce the density on the parcel and the neighborhood.

The proposed project will eliminate the unsightly impact of multiple parked vehicles in the two existing exterior parking spaces located in front of the two garages/units. The proposed project will allow for 2 enclosed off street parking spaces within a 2 car garage, for the proposed detached single family dwelling.

7. What will you do to minimize the anticipated negative impacts or effects your project will have on adjacent properties?

The proposed project will have no negative impacts.

8. Please describe operational parameters and/or voluntary conditions of approval to be imposed on the project special use permit to address community impacts:

The existing duplex is a residential use. The proposed detached single family dwelling conversion is also a residential use which will reduce density and reduce vehicle parking on the exterior of the residence. Therefore, this item does not apply.

9. How many improved parking spaces, both on-site and off-site, are available or will be provided? (Please indicate on site plan.)

There is currently one enclosed parking space per unit, with one additional parking space per unit in front of each garage. The proposed detached single family dwelling will provide for 2 enclosed parking spaces and 2 spaces in front of the garage. Since the proposed project will lower the density of vehicles per resident, the vehicles associated with the detached single family residence will be in the enclosed parking spaces (2 car garage).

10. What types of landscaping (e.g. shrubs, trees, fencing, painting scheme, etc.) are proposed? (Please indicate location on site plan.)

No additional landscaping is proposed.

11. What type of signs and lighting will be provided? On a separate sheet, show a depiction (height, width, construction materials, colors, illumination methods, lighting intensity, base landscaping, etc.) of each sign and the typical lighting standards. (Please indicate location of signs and lights on site plan.)

No additional signage and no additional lighting is being proposed.

12. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the special use permit request? (If so, please attach a copy.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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13. Community Sewer

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
-----------------------------------------	-----------------------------

Community Water

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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**Existing Project Area**

	Unit A (left side)	Unit B (right side)
<b>1<sup>st</sup> Floor</b>		
Living	480 sq.ft.	480 sq.ft.
Deck	70 sq.ft.	0 sq.ft.
<b>2<sup>nd</sup> Floor</b>		
Living	480 sq.ft.	480 sq.ft.
Covered entry	99 sq.ft.	99 sq.ft.
Garage	220 sq.ft.	220 sq.ft.
Deck	140 sq.ft.	140 sq.ft.
<b>3<sup>rd</sup> Floor</b>		
Living	314 sq.ft.	314 sq.ft.
Deck	70 sq.ft.	70 sq.ft.
<b>Total</b>		
Living	1,274 sq.ft.	1,274 sq.ft.
Covered entry	99 sq.ft.	99 sq.ft.
Deck	280 sq.ft.	210 sq.ft.
Garage	220 sq.ft.	220 sq.ft.

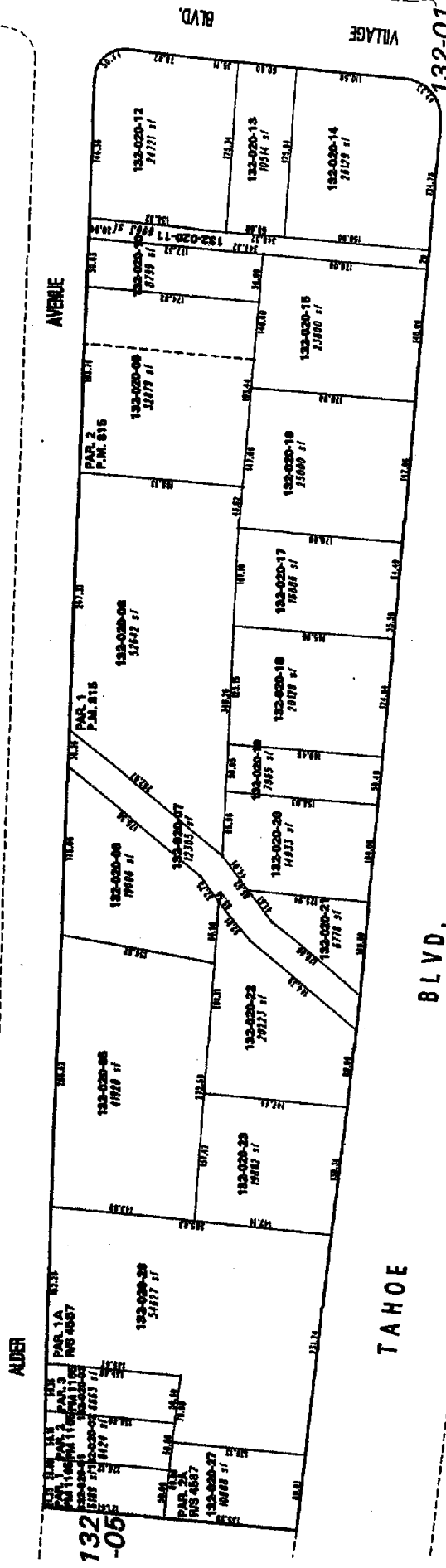
**Proposed Project Area**

<b>1<sup>st</sup> Floor</b>	
Living	960 sq.ft.
Deck	28 sq.ft.
<b>2<sup>nd</sup> Floor</b>	
Living	960 sq.ft.
Covered entry	81 sq.ft.
Entry	60 sq.ft.
Garage and storage	520 sq.ft.
Deck	280 sq.ft.
<b>3<sup>rd</sup> Floor</b>	
Living	1,290 sq.ft.
Deck	206 sq.ft.
<b>Total</b>	
Living	3,210 sq.ft.
Covered entry	81 sq.ft.
Entry	60 sq.ft.
Garage and storage	520 sq.ft.
Deck	514 sq.ft.

132-02

PORTIONS OF THE SOUTHWEST 1/4 OF SEC. 15 & THE SOUTHEAST 1/4 OF SEC. 16  
T16N - R18E

132-01



132-01

ROUTE (STATE) 28

BLVD.

TAHOE

132-25

132-24

132-55,56,57

EAST ENTERPRISE

1" = 100'



Drawn by JNT 08/20/05  
 Revised:

This area previously shown on  
 NOTE: Areas of parcels which are less than 2 acres  
 are shown in square feet.

Office of Washoe County Assessor, Nevada - Robert W. McGowan

NOTE: This map is prepared for the use of the Washoe County Assessor for  
 assessment and illustrative purposes only. It does not represent a survey of  
 the premises. No liability is assumed as to the sufficiency or the accuracy  
 of the data delineated herein.



(c) Prohibited Uses:

- (1) Disposal of human waste sludge and other sewage treatment by-products as land fill;
- (2) Any industrial land uses or industrial processes;
- (3) Any commercial land uses or activities which are not stated in the permitted uses;
- (4) Natural resource utilization uses (e.g. permanent aggregate pit operations, mining, ore processing, etc.) for commercial, industrial or private use;
- (5) Commercial motorized vehicle raceway or sponsored motorized vehicle racing events (e.g. motorcycles, off-road vehicles, etc.); and
- (6) Salvage yards, auto wrecking businesses and commercial junk yard operations.

(d) General Standards:

- (1) Access for equestrian, vehicular and pedestrian traffic shall be limited to appropriate dedicated easements.

SECTION 7. Section 110.302.05, Table of Uses, of the Washoe County Code is hereby amended to read as follows:

Section 110.302.05 Table of Uses. The uses that are allowed in each regulatory zone are set forth in Table 110.302.05.1 through Table 110.302.05.5. The regulatory zones are indicated in Table 110.302.05.1 through Table 110.302.05.5 as follows:

- (a) Low Density Rural is indicated as "LDR";
- (b) Medium Density Rural is indicated as "MDR";
- (c) High Density Rural is indicated as "HDR";
- (d) Low Density Suburban is indicated as "LDS";
- (e) Medium Density Suburban is indicated as "MDS";
- (f) High Density Suburban is indicated as "HDS";
- (g) Low Density Urban is indicated as "LDU";
- (h) Medium Density Urban is indicated as "MDU";
- (i) High Density Urban is indicated as "HDU";
- (j) General Commercial is indicated as "GC";

- (k) Neighborhood Commercial/Office is indicated as "NC";
- (l) Tourist Commercial is indicated as "TC";
- (m) Industrial is indicated as "I";
- (n) Public/Semi-Public Facilities is indicated as "PSP";
- (o) Parks and Recreation is indicated as "PR";
- (p) Open Space is indicated as "OS";
- (q) General Rural is indicated as "GR"; and
- (r) General Rural Agricultural is indicated as "GRA."

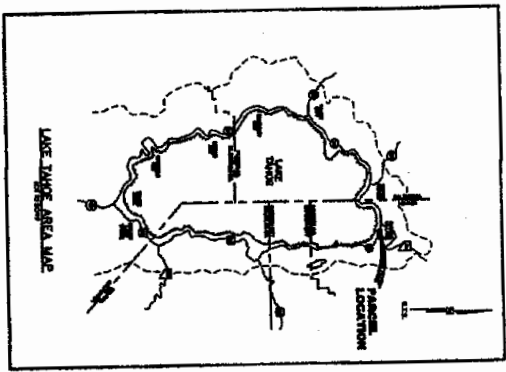
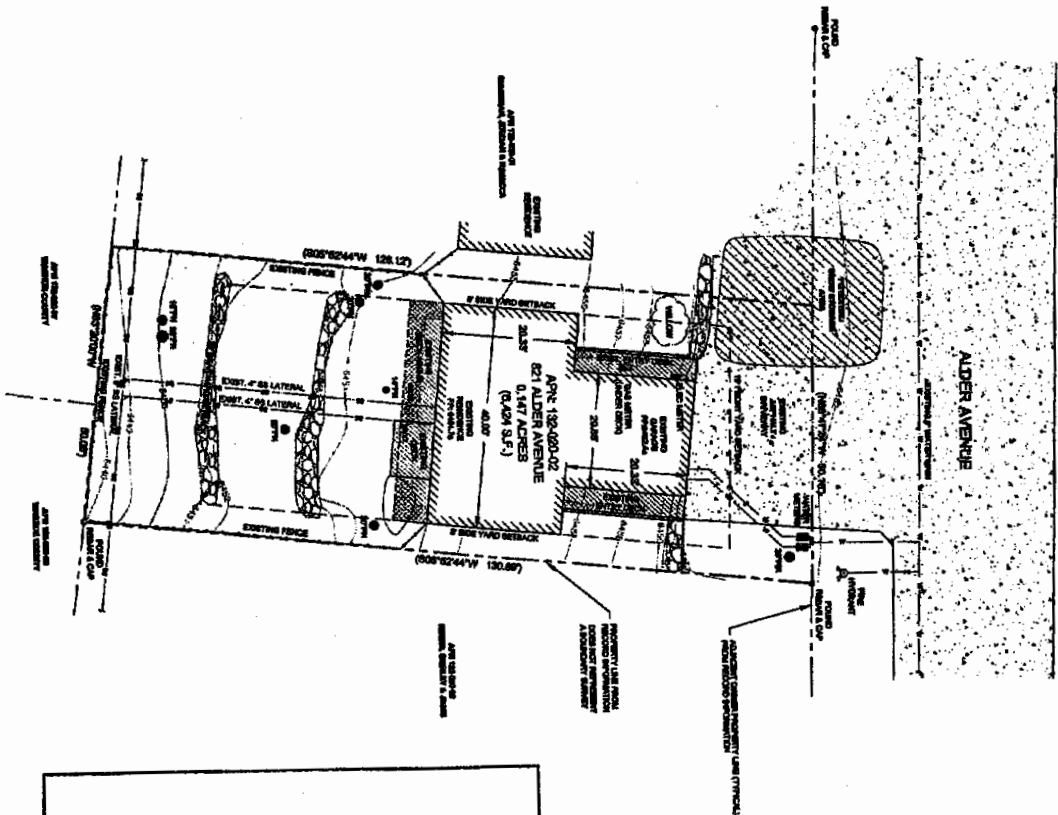
**SECTION 8.** Section 110.302.05, Table 110.302.05.1, Table of Uses (Residential Use Types), of the Washoe County Code is hereby amended to read as follows:

Table 110.302.05.1

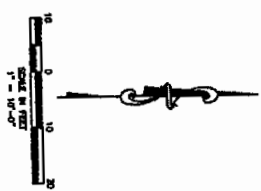
**TABLE OF USES (Residential Use Types)**  
(See Sections 110.302.10 and 110.302.15 for explanation)

Residential Use Types (Section 110.304.10)	LDR	MDR	HDR	LDS/ LDS 2	MDS/ MDS 4	HDS	LDU	MDU	HDU	GC	NC	TC	I	PSP	PR	OS	GR	GRA
Family Residential																		
Attached Accessory Dwelling	A	A	A	A	A	A	A	A	A	-	-	-	-	-	-	-	A	A
Detached Accessory Dwelling	AR	AR	AR	AR	S <sub>2</sub>	-	-	-	-	-	-	-	-	-	-	-	A	A
Detached Accessory Structure	A	A	A	A	A	A	A	A	A	-	A	-	-	-	-	-	A	A
Duplex	-	-	-	P	P	P	P	P	A	-	S <sub>2</sub>	-	-	-	-	-	-	-
Multi Family	-	-	-	-	-	-	P	P	A	-	S <sub>2</sub>	-	-	-	-	-	-	-
Single Family, Attached	-	-	-	A	A	A	A	A	A	-	S <sub>2</sub>	-	-	-	P	-	-	A
Single Family, Detached	A	A	A	A	A	A	A	S <sub>2</sub>	S <sub>2</sub>	-	S <sub>2</sub>	-	-	-	P	-	A	A
Non-municipal Air Strips and Glider Ports (Accessory Use)	S <sub>2</sub>	-	-	-	-	-	-	-	-	-	-	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	-	-	S <sub>2</sub>	-
Personal Landing Field (Accessory Use)	S <sub>2</sub>	-	-	-	-	-	-	-	-	-	-	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	-	-	S <sub>2</sub>	-
Manufactured Home Parks	*	*	*	*	*	S <sub>2</sub>	S <sub>2</sub>	*	*	-	-	-	-	-	-	-	*	-
Residential Group Home	A	A	A	A	A	A	A	A	A	-	S <sub>2</sub>	-	-	-	-	-	-	-

Key: - = Not allowed; A = Allowed; AR = Administrative Review pursuant to 110.300.25(1); P = Administrative Permit; PR = Park Commission Approval pursuant to 110.104.40(c); S<sub>1</sub> = Planning Commission Special Use Permit; S<sub>2</sub> = Board of Adjustment Special Use Permit; \* = Allowed with a Board of Adjustment Special Use Permit in areas designated Trailer (TR) Overlay zone prior to adoption of this Development Code.



Item	Quantity	Notes
Asphalt Paving	1,200 sq. yds.	1/2 inch depth
Gravel	1,200 cu. yds.	1/2 inch depth
Concrete	1,200 cu. yds.	1/2 inch depth
Excavation	1,200 cu. yds.	1/2 inch depth
Foundation	1,200 sq. ft.	1/2 inch depth
Roofing	1,200 sq. ft.	1/2 inch depth
Interior Finishes	1,200 sq. ft.	1/2 inch depth
Exterior Finishes	1,200 sq. ft.	1/2 inch depth
Landscaping	1,200 sq. ft.	1/2 inch depth
Utilities	1,200 sq. ft.	1/2 inch depth
Site Work	1,200 sq. ft.	1/2 inch depth
Permit Fees	1,200 sq. ft.	1/2 inch depth
Professional Fees	1,200 sq. ft.	1/2 inch depth
Contingency	1,200 sq. ft.	1/2 inch depth
Total	1,200 sq. ft.	1/2 inch depth



- LEGEND:**
- EXISTING BUILDING
  - EXISTING DRIVE & STRADA
  - EXISTING ASPHALT DRIVEWAY
  - EXISTING ASPHALT DRIVEWAY

**GENERAL NOTES:**

1. THE DRAWING IS THE PROPERTY OF WASHOE COUNTY. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SHOWN HEREON. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF WASHOE COUNTY.
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APN: 132-028-02  
821 ALDER AVENUE  
INCLINE VILLAGE WASHOE COUNTY NEVADA

**OLSON LIVING TRUST, LAWRENCE W.  
2251 N. RAMPART BLVD. #1499  
LAS VEGAS, NV 89128**

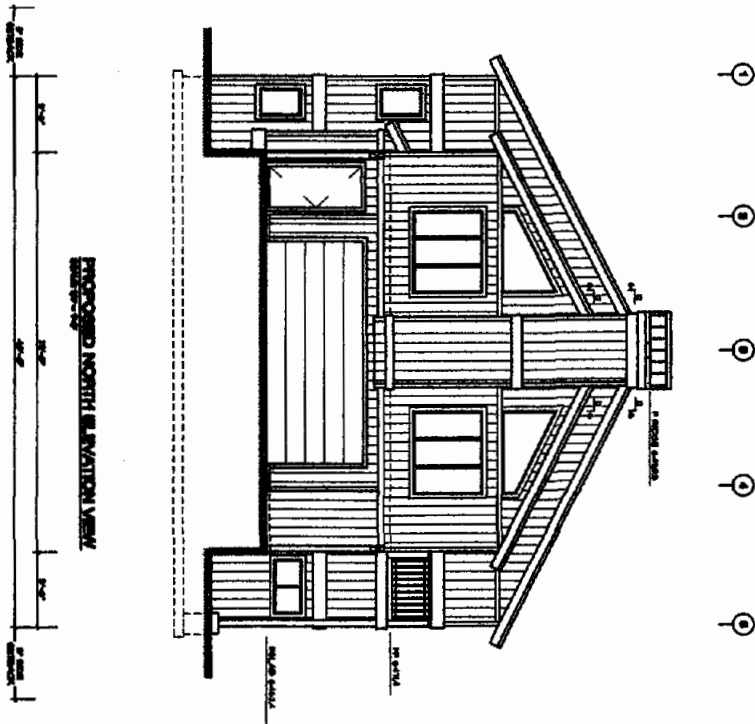
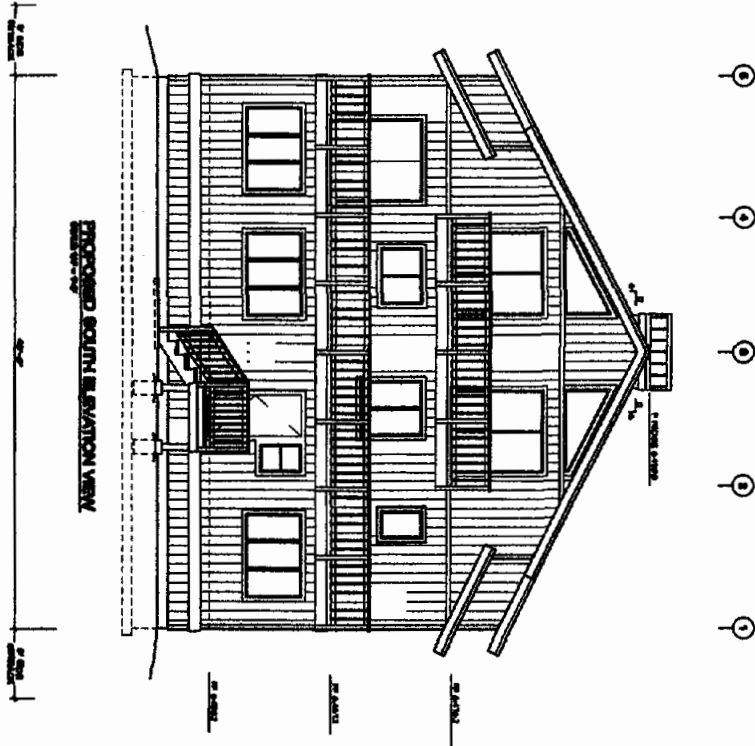
**WASHOE COUNTY SUBMITTAL**

**AS-BUILT SITE PLAN**

**1 OF 1**

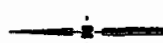
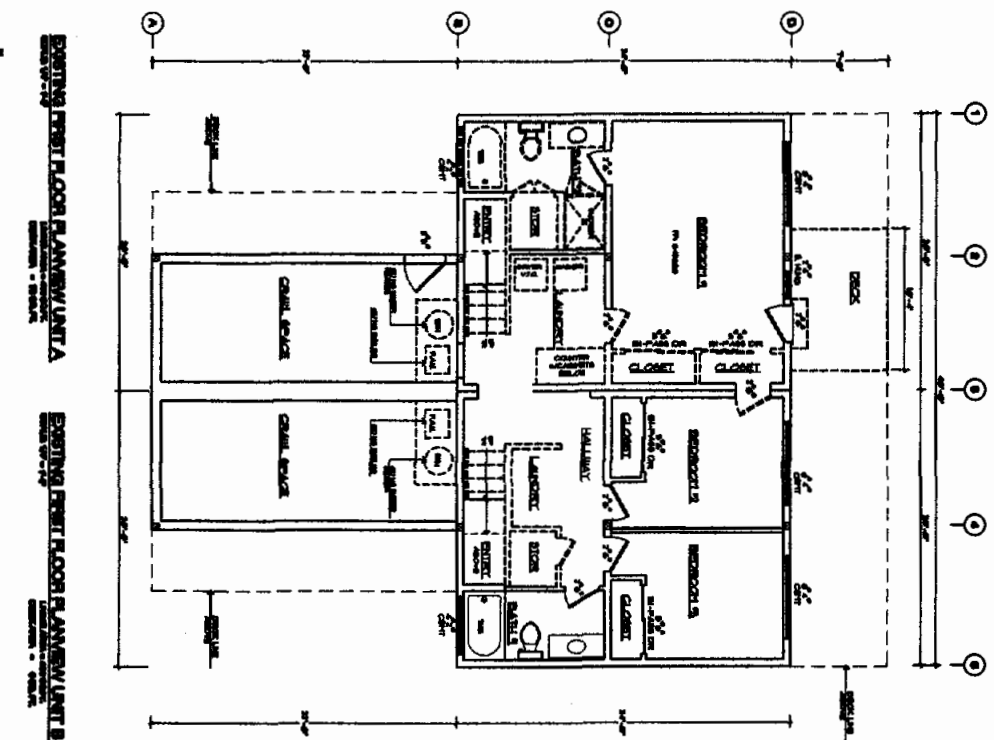
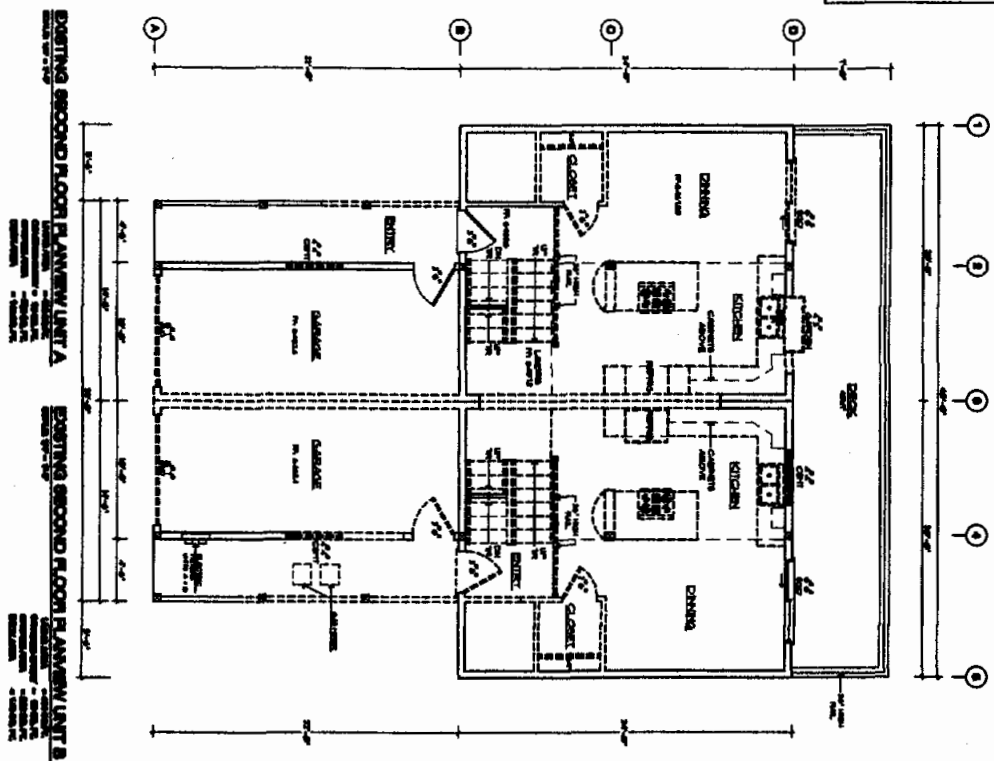






SHEET NO. <b>A-3</b> OF THREE	DATE 01/11/2011	DRAWN BY GARY TAYLOR	CHECKED BY GARY TAYLOR	PROJECT NO. 132-020-02	PROJECT NAME <b>OLSON RESIDENCE</b> 821 ALDER AVE WASHOE COUNTY, NEVADA APN: 132-020-02	DESIGNER <b>GARY R. TAYLOR</b> Building Design and Construction Land Use Planning PO Box 1735 Crystal Bay, NV 89402 775-253-0274 FAX 775-420-6372 g@garyr.com 2011-01-11	CONTRACTOR G.A. TAYLOR	NO. OF SHEETS 3	SHEET NO. A-3	DATE 01/11/2011	DRAWN BY GARY TAYLOR	CHECKED BY GARY TAYLOR	PROJECT NO. 132-020-02	PROJECT NAME OLSON RESIDENCE	DESIGNER GARY R. TAYLOR	CONTRACTOR G.A. TAYLOR
								NO. OF SHEETS 3	SHEET NO. A-3	DATE 01/11/2011	DRAWN BY GARY TAYLOR	CHECKED BY GARY TAYLOR	PROJECT NO. 132-020-02	PROJECT NAME OLSON RESIDENCE	DESIGNER GARY R. TAYLOR	CONTRACTOR G.A. TAYLOR

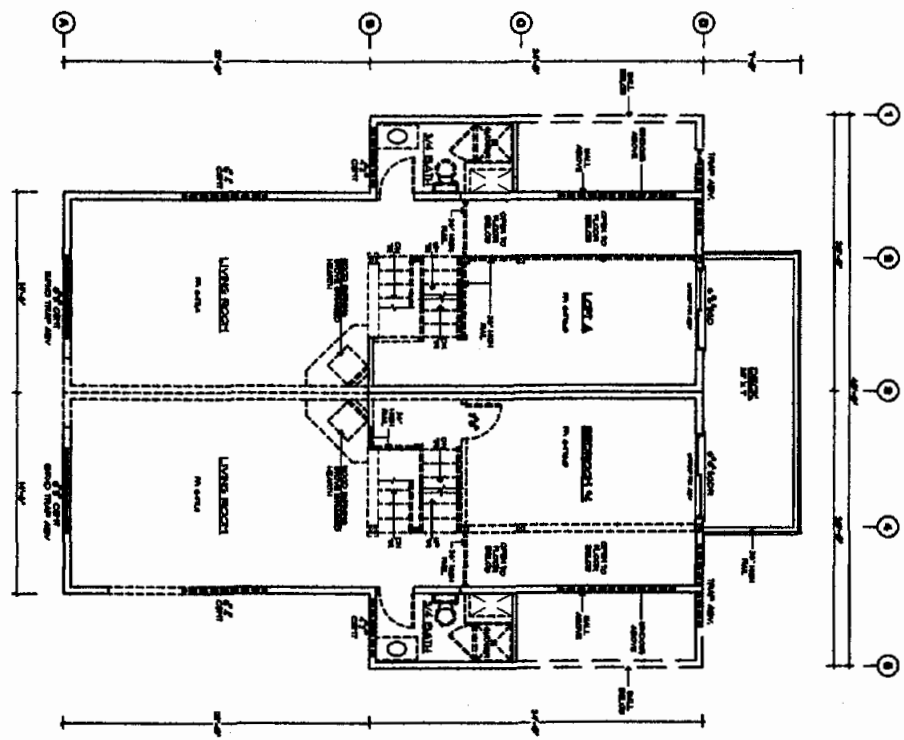




ALL DIMENSIONS TO BE VERIFIED BY THE CONTRACTOR

<b>A-5</b> <small>1ST &amp; 2ND FLOOR PLANVIEW</small>	<b>OLSON RESIDENCE</b> 821 ALDER AVE WASHOE COUNTY, NEVADA APN: 132-020-02	<b>GARY R. TAYLOR</b> Building Design and Construction Land Use Planning PO Box 1728      775-822-0274 Crystal Bay, NV 89402      FAX 775-822-8272 e-mail: garyrtaylor79@gmail.com cell 775-748-2282	DATE: _____ DRAWN BY: _____ CHECKED BY: _____ PROJECT: OLSON RESIDENCE	SHEET NO.: _____ TOTAL SHEETS: _____
	1ST & 2ND FLOOR PLANVIEW	OLSON RESIDENCE	GARY R. TAYLOR	PROJECT: OLSON RESIDENCE





**EXISTING THIRD FLOOR PLANVIEW UNIT A**

UNIT A  
 1,100 sq. ft.  
 3 BR  
 2 BA  
 1 KITCHEN  
 1 LIVING ROOM  
 1 DINING ROOM  
 1 HALL  
 1 STAIRS  
 1 GARAGE

**EXISTING THIRD FLOOR PLANVIEW UNIT B**

UNIT B  
 1,100 sq. ft.  
 3 BR  
 2 BA  
 1 KITCHEN  
 1 LIVING ROOM  
 1 DINING ROOM  
 1 HALL  
 1 STAIRS  
 1 GARAGE

NOTES: 1. SEE ALL DIMENSIONS ON DRAWINGS.

<b>A-6</b> OF SHEETS	EXISTING 3RD & LOFT FLOOR PLANVIEW	<b>OLSON RESIDENCE</b> 821 ALDER AVE WASHOE COUNTY, NEVADA APN: 132-020-02	<b>GARY R. TAYLOR</b> Building Design and Construction Land Use Planning PO Box 1715      770-628-8074 Crystal Bay, NV 89403      FAX 775-822-2372 e-mail: garyrtaylor7@gmail.com Cell 775-742-3322	DATE: _____ DRAWN BY: _____ CHECKED BY: _____ APPROVED BY: _____
	SHEET NO. _____ TOTAL SHEETS _____	PROJECT NO. _____ CLIENT: _____	SCALE: _____ DATE: _____	PROJECT: _____ LOCATION: _____







**Washoe County  
Board of Adjustment  
February 6, 2014**

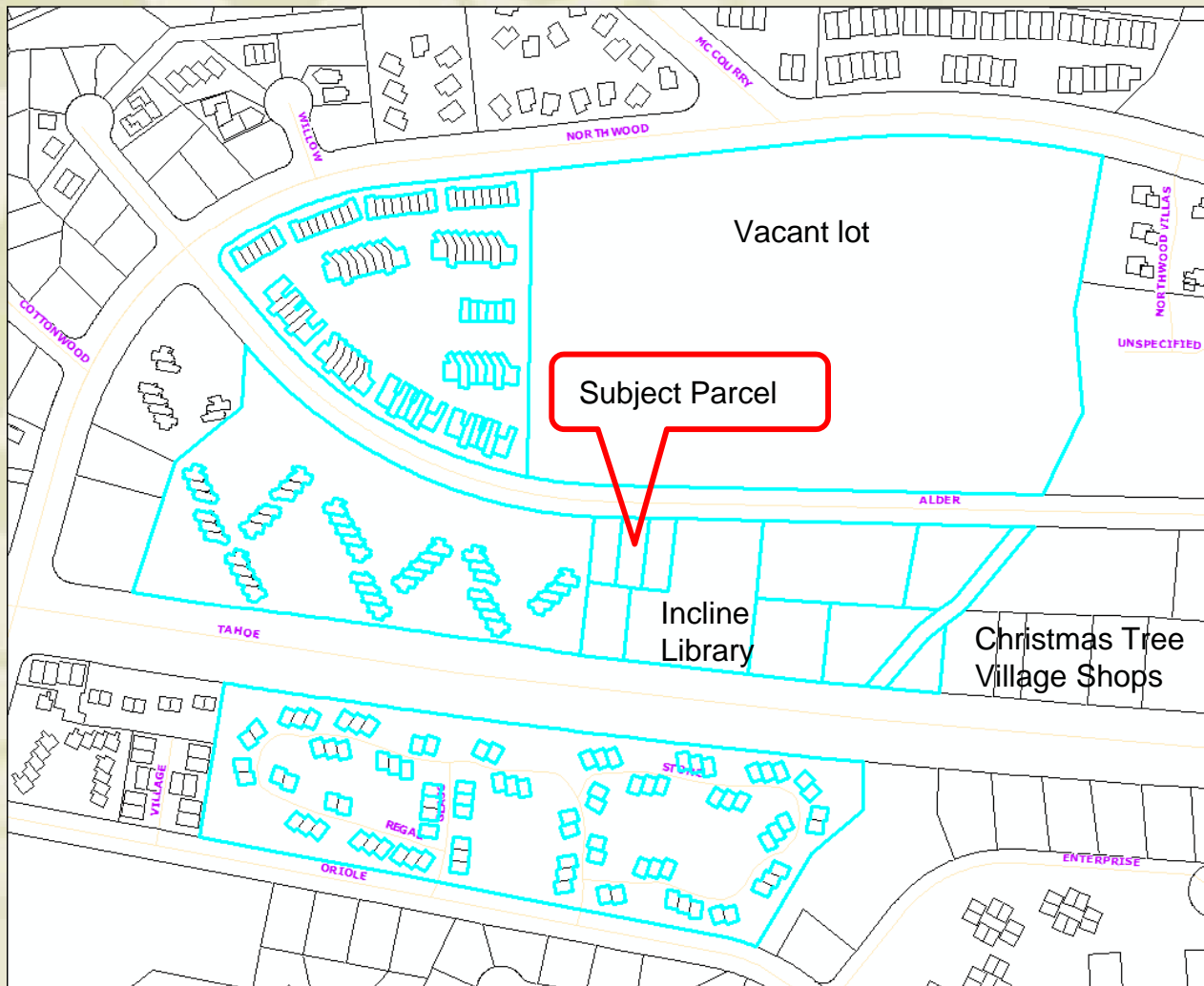


**Special Use Permit**

**Case No. SB13-021**

**Larry and Alice Olson**

# Vicinity Map



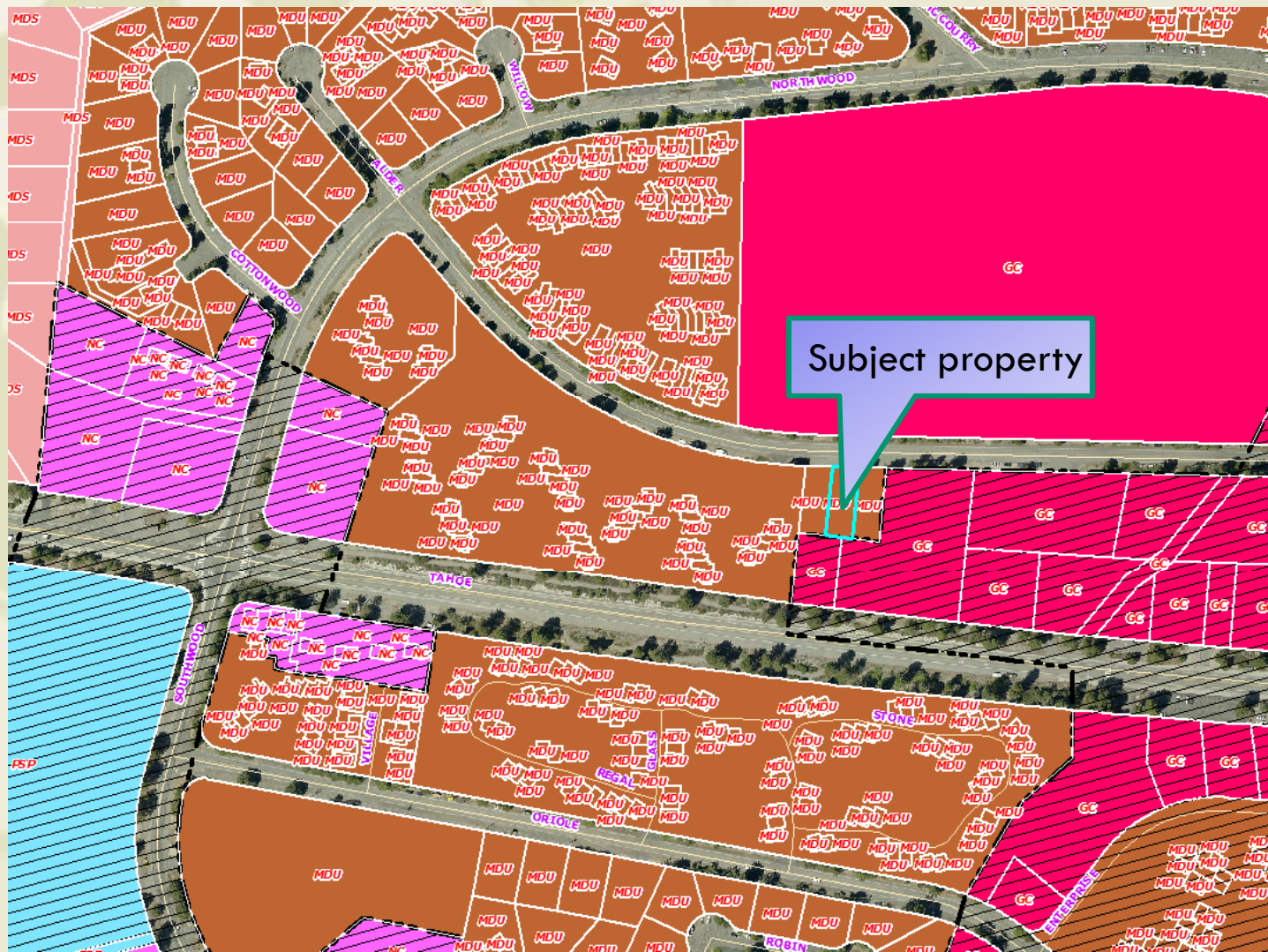
- Multifamily development to west and south
- Civic and commercial uses to east and south

# Background

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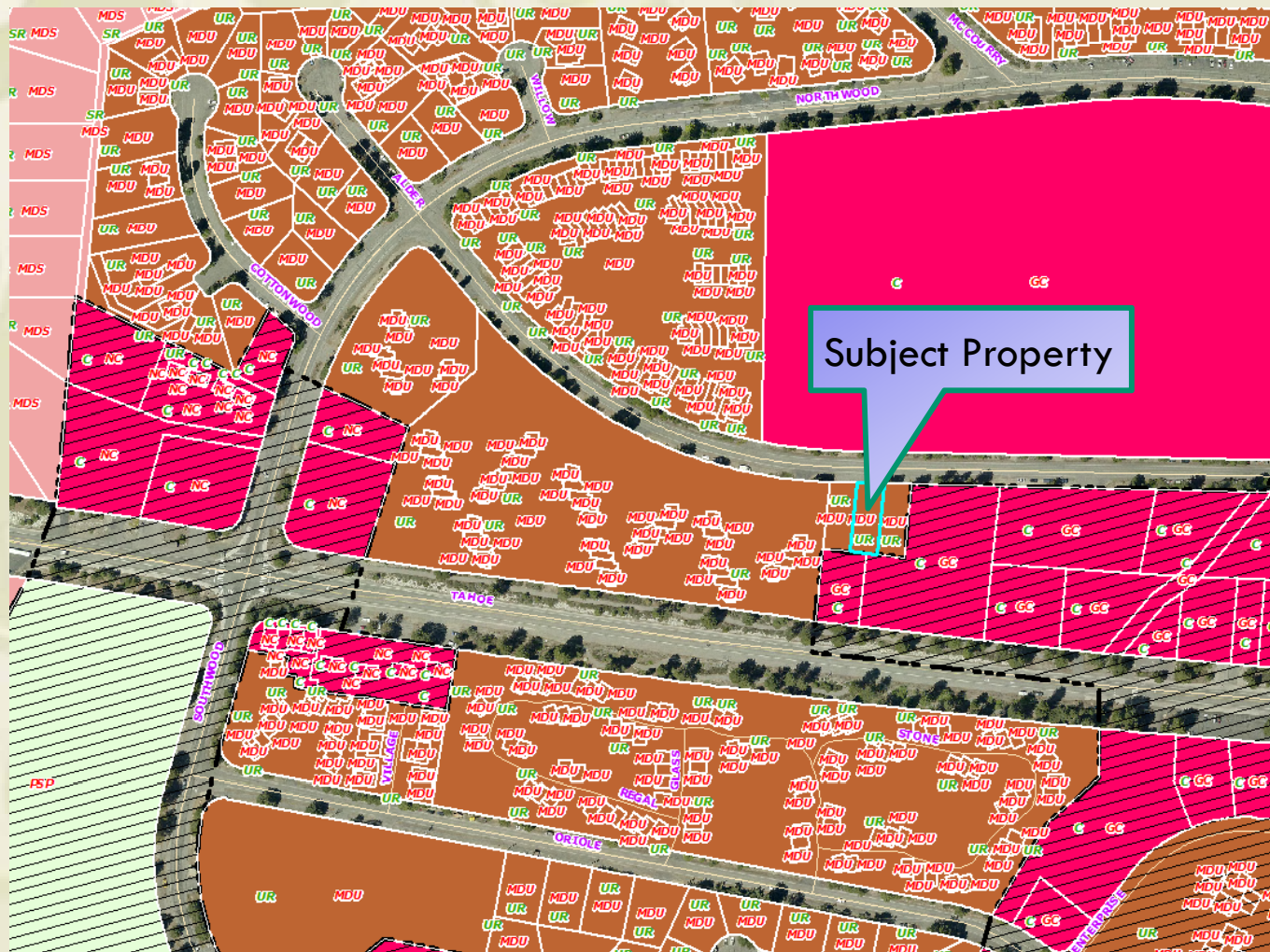
- The applicant owns a duplex in Incline Village and wants to remodel the structure to make it a single family home
- The property is zoned Medium Density Urban
- The Development Code requires a Special Use Permit for Single Family Residences in MDU zone

# Zoning



- Brown = Medium Density Urban
- Red = General Commercial
- Purple = Neighborhood Commercial

# Master Plan Map



- Red = Commercial
- Brown = Urban



# Analysis

- The Urban Residential Master Plan category is intended primarily for higher density residential areas, mixed-use village centers, and secondary transit corridors
- The Medium Density Urban (MDU) Regulatory Zone creates and preserves areas where the predominant housing type is multifamily dwellings
- Proposed use does not impact the surrounding area
- Single family homes are allowed in MDU by special use permit
- Code does not offer any rational or conditions for permitting single family homes in MDU

# Reviewing Agencies

---

- Planning and Development
- Engineering and Capital Projects
- Incline Village General Improvement District
- Environmental Health
- Regional Transportation Commission

# Conditions of Approval

---

- Obtain Building permit within specified time
- Substantial Conformance to the approved project
- Redesign of water and sewer system
- Adjust utility and relational rates
- Building permits required for demolition and construction

# Special Use Permit Findings

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1. Consistency with Master Plan & Area Plan
2. Adequate public facility improvements
3. Site suitable for type & intensity of development
4. Issuance not significantly detrimental to adjacent parcels, the public, or character of neighborhood
5. No effect on a military installation

## Possible Motion (Approval)

*I move that after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment makes all five findings and approve, Special Use Permit Case No. SB13-021 for Larry and Alice Olson, subject to the conditions stated in Exhibit A hereto, in accordance with Washoe County Development Code Section 110.810.30:*

-

## Possible Motion (Denial)

*I move that after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment is unable to make the finding that the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Tahoe Area Plan, and therefore denies approval of Special Use Permit Case No. SB13-021 for Larry and Alice Olson, in accordance with Washoe County Development Code Section 110.810.30:*