

Original

### 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>		<b>Staff Assigned Case No.:</b> _____	
Project Name: <b>GREENVIEW HOA - GARAGES</b>			
Project Description: <b>Construct 2 Double CAR Garages on Common Parking Area</b>			
Project Address: <b>692 PALMER Ct Incline Village NV 89451</b>			
Project Area (acres or square feet): <b>900 sqft of common area parking</b>			
Project Location (with point of reference to major cross streets AND area locator): <b>Culd sac at Entrance to Mountain Golf Course. Golfers Pass &amp; Wilson ave Cross St. Palmer Ct is a culd sac</b>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
<b>12831001-12831005</b>			
Section(s)/Township/Range:			
<b>Indicate any previous Washoe County approvals associated with this application:</b>			
Case No.(s).			
<b>Applicant Information (attach additional sheets if necessary)</b>			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: <b>John A. HASTH</b>		Name:	
Address: <b>692 PALMER Ct #2</b>		Address:	
Incline Village NV Zip: <b>89451</b>		Zip:	
Phone: <b>530-318-3139</b> Fax:		Phone: Fax:	
Email: <b>jh1nse@gmail.com</b>		Email:	
Cell: Other:		Cell: Other:	
Contact Person: <b>John A. HASTH</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):	

## **692 Palmer Ct Owners**

**Jean Venneman  
692 Palmer Ct #1  
Incline Village Nv  
89451**

**John & Doreen Maria Hash  
692 Palmer Ct #2  
Incline Village Nv  
89451**

**Tao Fung  
692 Palmer Ct #3  
Incline Village Nv  
89451**

**George & Nancy Learmonth  
692 Palmer Ct #4  
Incline Village Nv  
89451**

## 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 are requesting a 1 ft front and side property line set back variance, to construct 2 double garages on common area owned by the Greenview Homeowners Association. The common area is currently used for parking by the 4 homeowners.

See pic #3

**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?

We are a 4 unit building, which was constructed in 1978 and was the first development on the cul d sac. For whatever reason, no garages were constructed at that time. Our blacktop parking area is restricted to the common area that meets the property line. The rest of the property borders a Nevada Conservancy lot to the right, the Mountain Golf course to the rear, and a one of the Planned Unit Developments to the left. The only place to build the garages is on the front common area that we use as parking. This is what necessitates the request for variance from the property line.

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?

Palmer Ct is a cul d sac. There are 2 other developments on the cul d sac, one is a 4 unit condo with garages, and the other is a 3 unit PUD, planned unit development, also with garages. Both of these developments have their garages facing the cul d sac, with the residential units facing to the side and behind. Please see attached picture. # 1 & 2  
No resident view will be impacted. No residents privacy will be impacted. Traffic safety will improve by reducing the number of vehicles parked on the street.  
Snow removal will be drastically improved by allowing the drivers to work with fixed structures, rather than mounds of snow covered cars parked randomly.

4. How will this variance enhance the scenic or environmental character of the neighborhood (e.g. eliminate encroachment onto slopes or wetlands, provide enclosed parking, eliminate clutter in view of neighbors, etc.)?

This variance will greatly improve the appearance of the cul d sac by having cars enclosed in attractive garages. It will also improve trash collection.

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

Current winters seem to be getting worse, especially last year. With garages, we would be able to protect our vehicles from the elements, by allowing residents to park their vehicles in a safe protected garage.

Both of the 2 other properties in the cul d sac, which were constructed after ours, have garages.

See Pic 4

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

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

Incline Village General Improvement District

8. What is your type of sewer service provided?

Incline Village General Improvement District

Property Owner Affidavit

Applicant Name: Jean Vennemman

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, Jean Vennemman
(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): 128 31001

Printed Name Jean Vennemman

Signed [Signature]

Address 692 Palmer Ct #1
Incline Village, NV

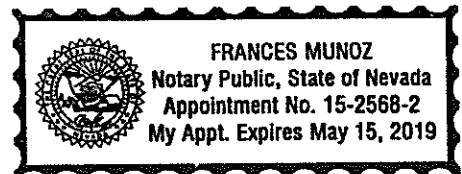
Subscribed and sworn to before me this
12<sup>th</sup> day of April, 2017.

[Signature]

Notary Public in and for said county and state

My commission expires: 5-15-19

(Notary Stamp)



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

- Owner
 Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
 Power of Attorney (Provide copy of Power of Attorney.)
 Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
 Property Agent (Provide copy of record document indicating authority to sign.)
 Letter from Government Agency with Stewardship

**Property Owner Affidavit**

**Applicant Name:** John A. Hash

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, John A. Hash  
(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): 12831002

Printed Name John A. Hash

Signed [Signature]

Address 692 PALMER Ct #2

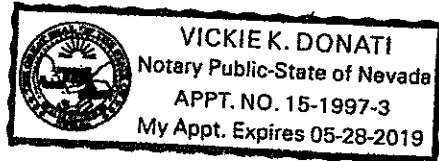
Incline Village NV 89457

Subscribed and sworn to before me this 14 day of April, 2017.

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

My commission expires: 5-28-19

(Notary Stamp)



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

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship





**Property Owner Affidavit**

**Applicant Name:** George M. Learmonth

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, George M. Learmonth  
(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): 12831004

Printed Name George M. Learmonth

Signed [Signature]

Address 93 River Wilde Dr.

Montgomery, TX 77316

(Notary Stamp)

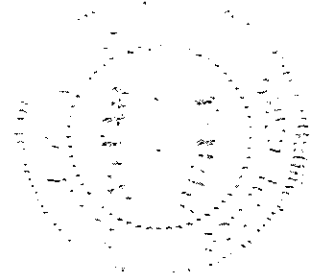
Subscribed and sworn to before me this 7<sup>th</sup> day of April, 2017.

Sunny P. Riddle  
Notary Public in and for said county and state

My commission expires: 02/02/22

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

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship





685 PALMER CT  
GARAGES FACE CAL & SAC  
RESIDENCE BEHIND & RIGHT

PIC 1



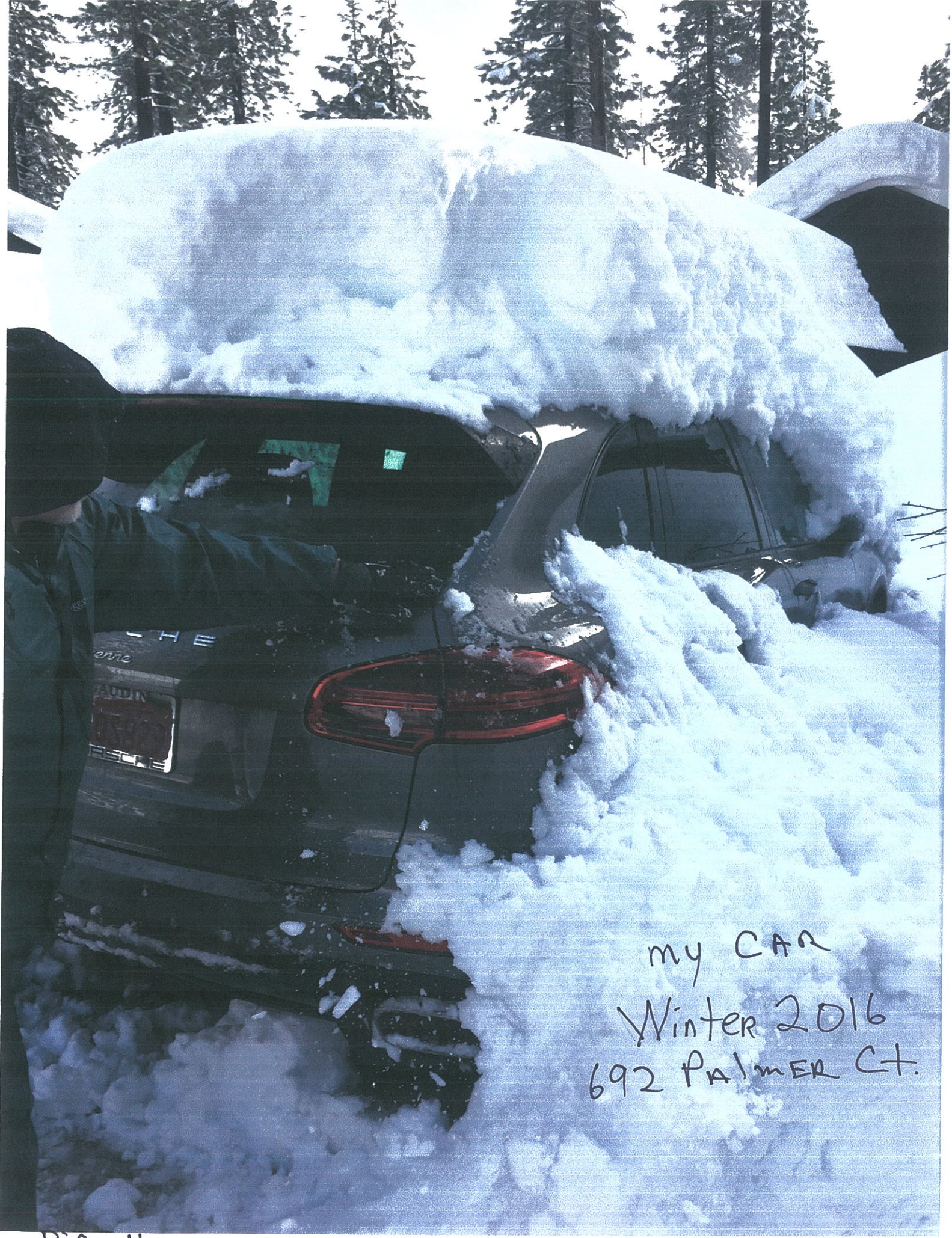
687 PALMER CT  
GARAGES FACE CUL d SAC  
Residence Behind

Pic 2

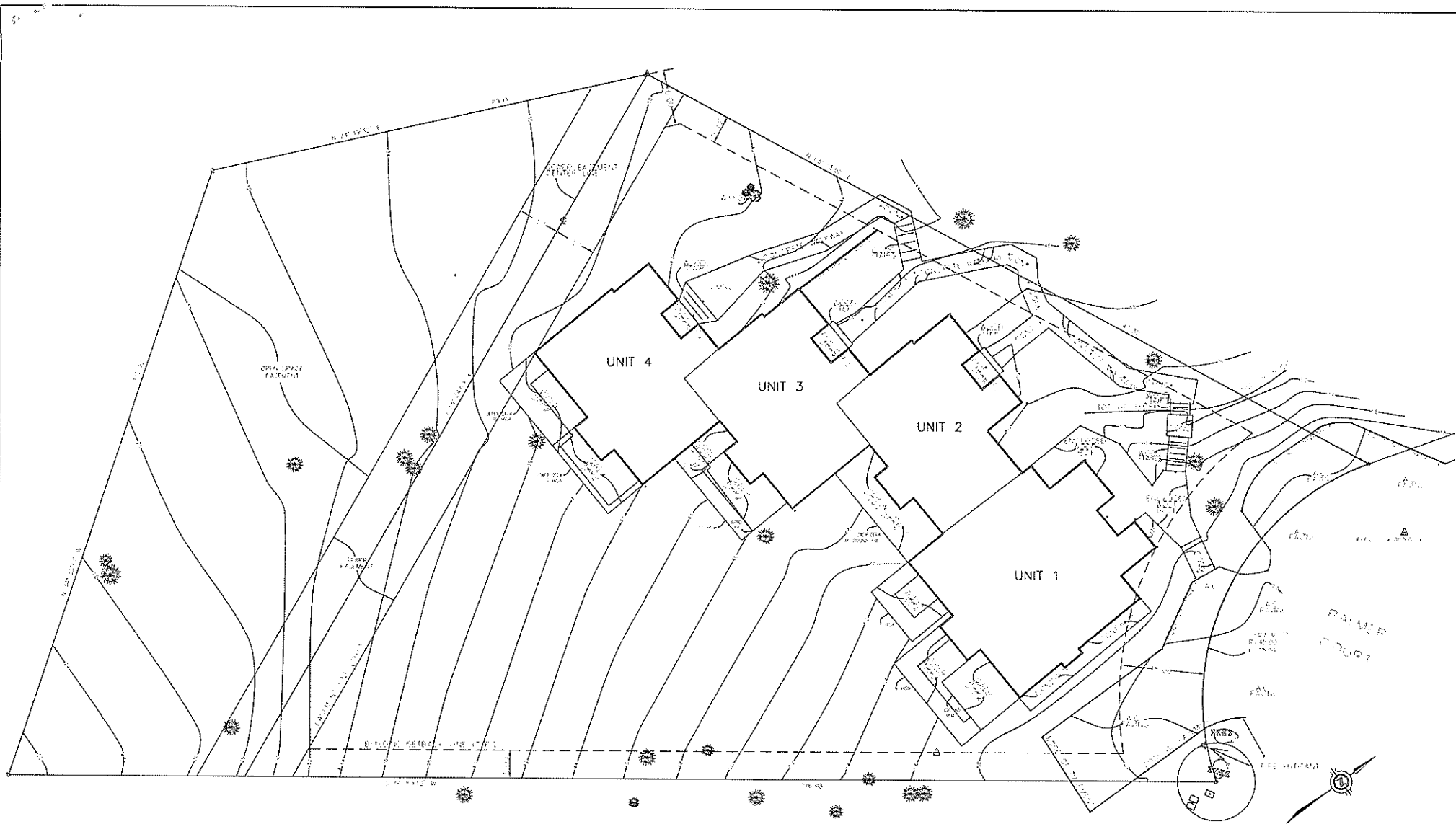


692 PALMER CT  
Proposed Area Garages on Common  
PARKING

Pic 3



my CAR  
Winter 2016  
692 PALMER Ct.



TOTAL AREA		IMPROVED SURFACE AREA	
21,772 SQ FT	0.498 ACRES	4,467 SQ FT	0.102 ACRES
		ASPHALT	3,204 SQ FT
		CONCRETE	644 SQ FT
		PAVING	619 SQ FT
		TOTAL	4,477 SQ FT

- NOTES:
- 1) EXISTING STRUCTURES SHALL BE CONSIDERED WITH APPROPRIATE ACCURACY BY ARCHITECTURAL COMMITTEE OR CIVIL ENGINEER.
  - 2) IMPROVED SURFACE AREA SHALL BE DETERMINED BY AREA WITH ADJUSTMENT.
  - 3) SOME LANDSCAPE FEATURES MAY NOT BE SHOWN ON MAP, CONTOURS ARE AVERAGE OF THE 2 AREAS.

692 Palmer Court

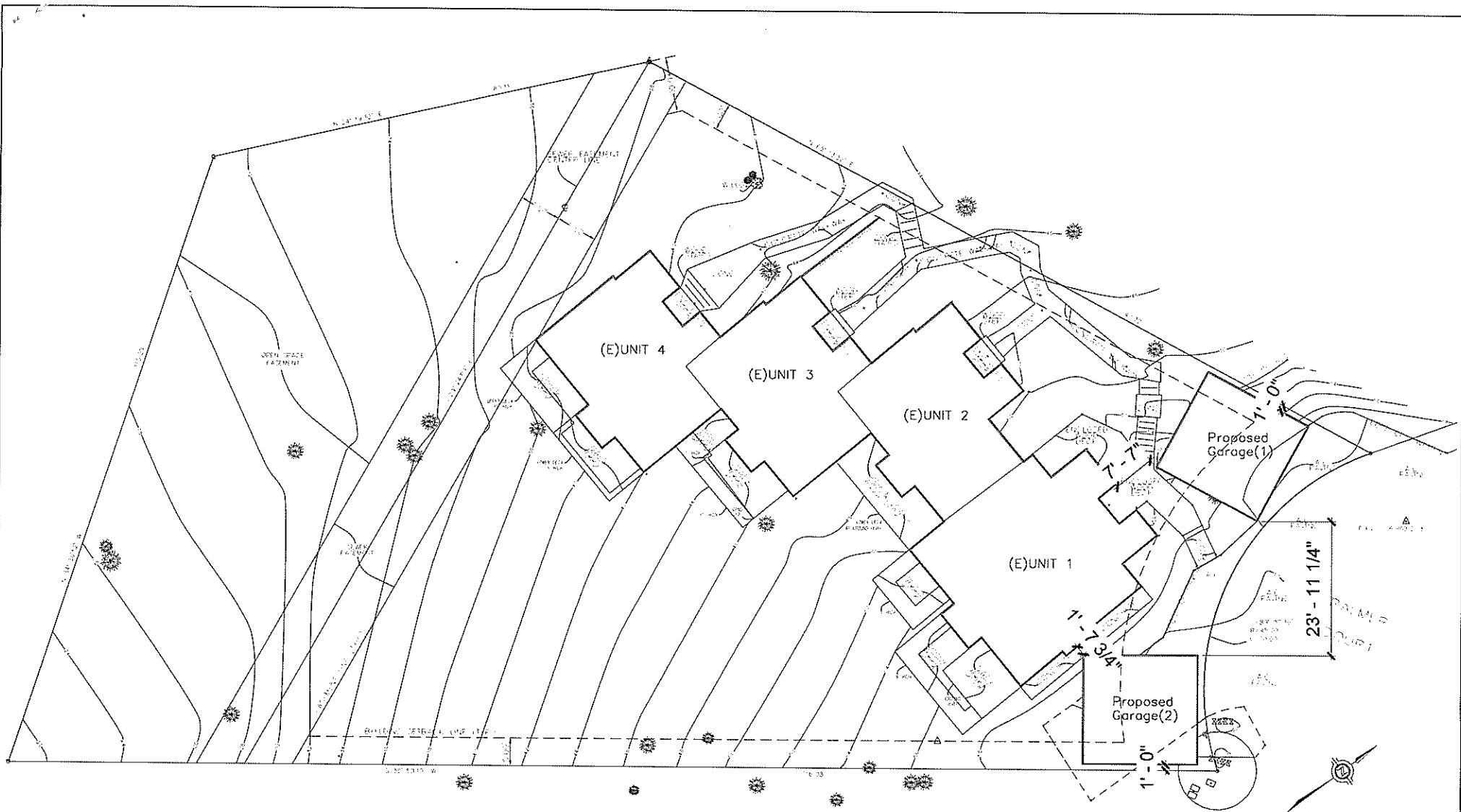
Garage Additions

Siteplan Existing

Project number	Project Number
Date	Issue Date
Drawn by	
Checked by	

A1

Scale 1" = 25'-0"



LOT AREA		IMPERVIOUS SURFACE AREA	
21,772 SQ. FT.	0.4993 ACRES	4,052	3,204 SQ. FT.
		DECKS/PATIOS	644
		CURBS	610
		P.A.V. DRIVE	718
		TOTAL	5,476 SQ. FT.

- NOTES**
- BUILDING CONTRACTS SHALL BE COMPARED WITH HOMEOWNER'S ASSOCIATION ARCHITECTURAL COMMITTEE OR SIMILAR REVIEW GROUP.
  - IMPERVIOUS SURFACE AREA SHALL BE COMPARED TO INDIA'S 5th ASS. ORDINANCE.
  - SOME LANDSCAPE PLANTINGS MAY NOT BE WITHIN THE IMP. CONTRACTORS AREA SHOWN ON THESE PLANS.

692 Palmer Court

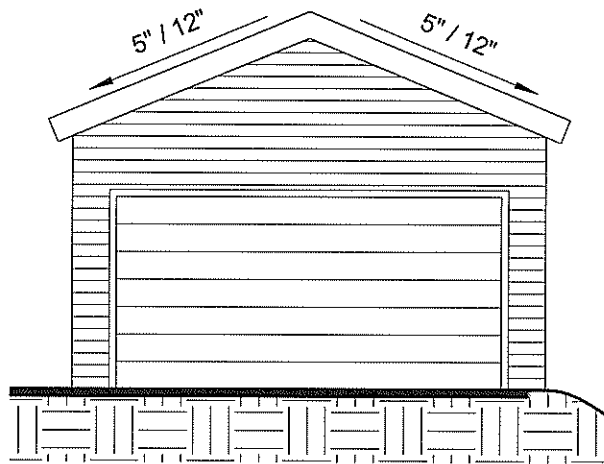
Garage Additions

Siteplan Proposed

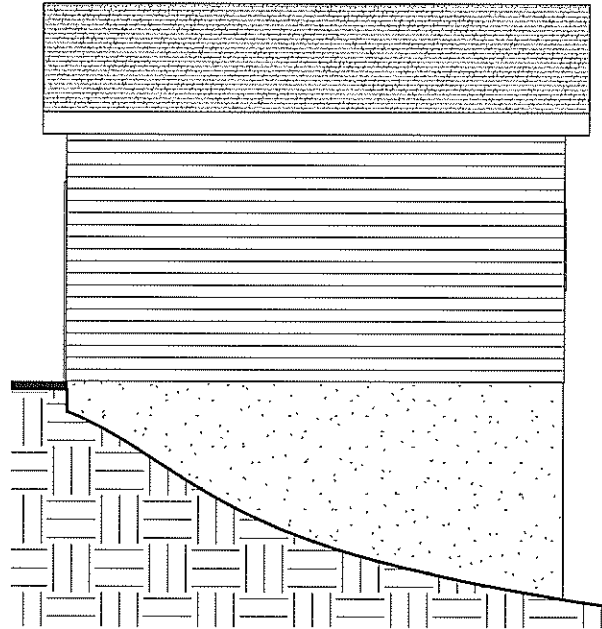
Project number	Project Number
Date	Issue Date
Drawn by	
Checked by	

**A2**

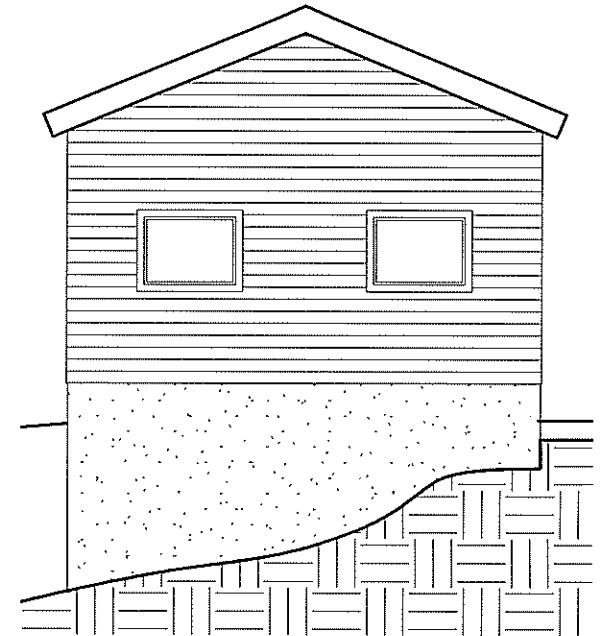
Scale 1" = 25'-0"



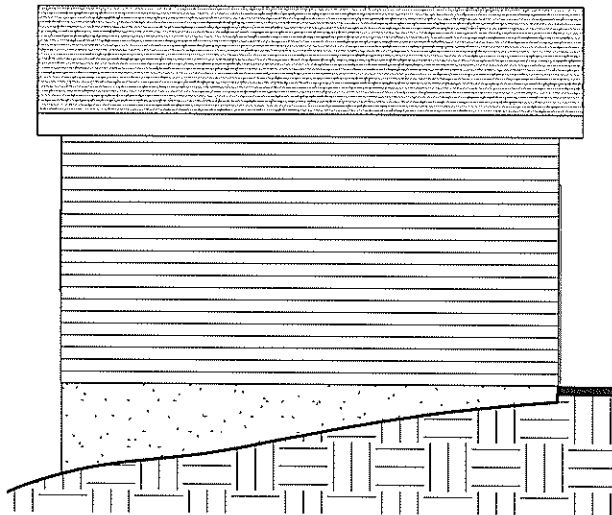
③ Garage 1 Front  
1/8" = 1'-0"



② Garage 1 Side 1  
1/8" = 1'-0"



① Garage 1 Back  
1/8" = 1'-0"



④ Garage 1 Side 2  
1/8" = 1'-0"

692 Palmer Court

Garage Additions

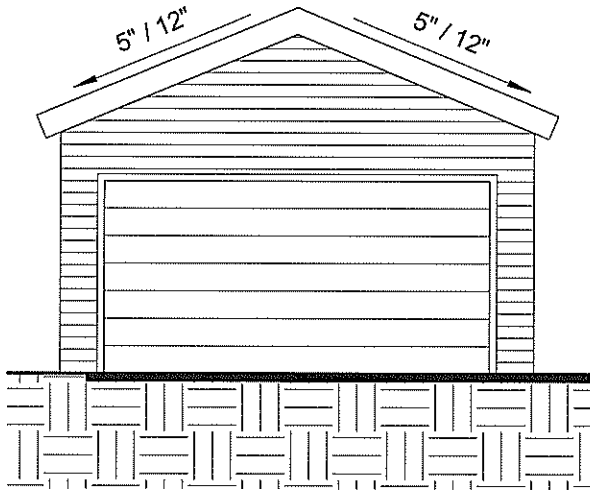
Garage 1 Elevations

Project number	Project Number
Date	Issue Date
Drawn by	
Checked by	

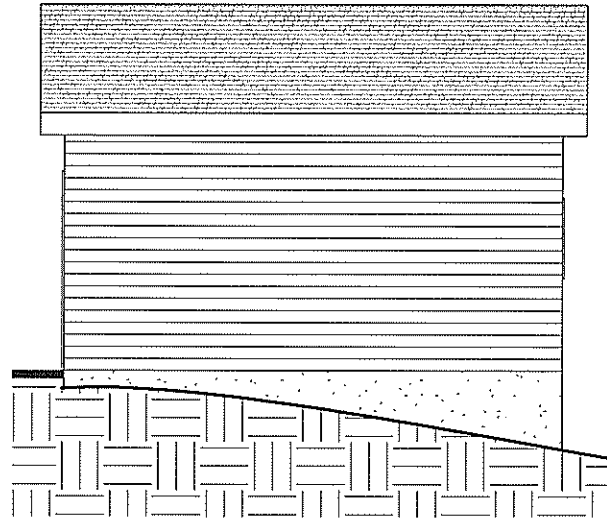
A3

Scale 1/8" = 1'-0"

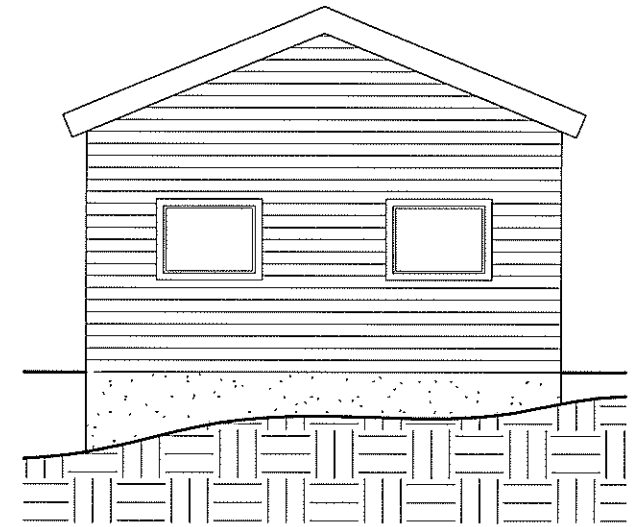




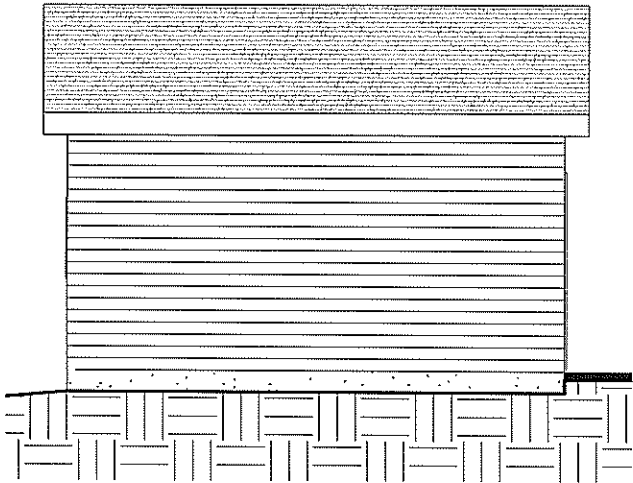
① Garage 2 Front  
1/8" = 1'-0"



② Garage 2 Side 1  
1/8" = 1'-0"



③ Garage 2 Back  
1/8" = 1'-0"



④ Garage 2 Side 2  
1/8" = 1'-0"

692 Palmer Court

Garage Additions

Garage 2 Elevations

Project number	Project Number
Date	Issue Date
Drawn by	
Checked by	

A4

Scale 1/8" = 1'-0"