

Washoe County Development Application

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

Project Information		Staff Assigned Case No.: _____	
Project Name: GREENVIEW HOA GARAGES			
Project Description: CONSTRUCT GARAGES ON COMMON AREA			
Project Address:			
Project Area (acres or square feet): 900sq FT. OF COMMON AREA			
Project Location (with point of reference to major cross streets AND area locator): GROKERS PASS @ WILSON			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
12831001 thru			
12831005			
Section(s)/Township/Range:			
Indicate any previous Washoe County approvals associated with this application:			
Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: JOHN A. HASH		Name:	
Address: 692 PALMER CT #2		Address:	
Incline Village NV Zip: 89451		Zip:	
Phone: 530 318 3139 Fax:		Phone: Fax:	
Email: Jr1nsa@gmail.com		Email:	
Cell: Other:		Cell: Other:	
Contact Person: JOHN A. HASH		Contact Person:	
Applicant/Developer:		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):	

692 Palmer Ct Owners

Ross Malinowski
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 garages on common area owned by the Greenview Homeowners Association. The common are is currently used for parking by the 4 homeowners.

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 rest of the lot is extremely steep 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. 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.

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

California Jurat Certificate

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Santa Clara

S.S.

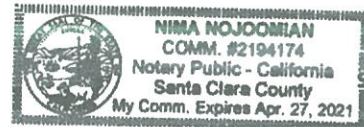
Subscribed and sworn to (or affirmed) before me on this 5 day of December,

20 18, by Ross Eran Malinowski and

[Signature], proved to me on the basis of

satisfactory evidence to be the person(s) who appeared before me.

[Signature]
Nima Nojoomian, Notary Public



OPTIONAL INFORMATION

Although this information is not required by law, it may be relevant to a court proceeding and will appear on this certificate as an authorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The certificate is attached to a document titled/for the purpose of

Pro Rerty Owner Affidavit

containing pages, and dated

19 pages dated July 1, 2017
6 pages dated July, 2018

Additional Information

Method of Affiant Identification

Proved to me on the basis of satisfactory evidence:
 form(s) of identification credible witness(es)

Notarial event is detailed in notary journal on:

Page # 19 Entry # 5

Notary contact: (408) 402-1195

Other

Affiant(s) Thumbprint(s) Describe:

Property Owner Affidavit

Applicant Name: GreenView HOA - 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 Building.

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

Assessor Parcel Number(s): 128 312 02

Printed Name John A. Hash

Signed J. A. Hash

Address 692 Palmetto IV

Subscribed and sworn to before me this _____ day of _____, _____.

(Notary Stamp)

SEE ATTACHMENT
Notary Public in and for said county and state

My commission expires: 10/22/2020

*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: _____

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, Tao Fung _____
(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 Building.

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

Assessor Parcel Number(s): 128-310-03

Printed Name TAO FUNG 12/06/2018

Signed _____

Address 692 PALMER CT. #3

INCLINE VILLAGE, NV 89451

(Notary Stamp)

SEE ATTACHED

Subscribed and sworn to before me this _____ day of _____

Notary Public in and for said county and state

My commission expires: _____

*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

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

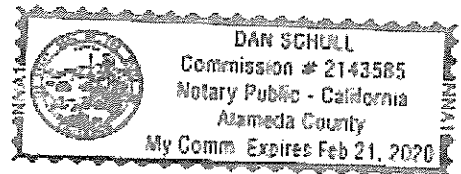
State of California
County of Alameda)

On 12/06/20188 before me, Dan Schull (Notary Public)
(insert name and title of the officer)

personally appeared Tao Fung
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature *Dan Schull* (Seal)

Property Owner Affidavit

Applicant Name: George M. Learmonth

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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 Building.

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

Assessor Parcel Number(s): 128 310 04

Printed Name George M. Learmonth

Signed [Signature]

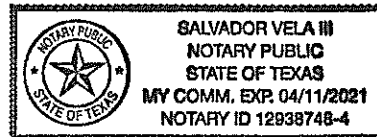
Address 193 River Wilds Dr
Montgomery, TX 77316

Subscribed and sworn to before me this 29 day of November, 2015.

(Notary Stamp)

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

My commission expires: 4/1/21



*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

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Project Information		Staff Assigned Case No.: _____	
Project Name:			
Project Description:			
Project Address:			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets AND area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
Section(s)/Township/Range:			
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
Applicant/Developer:		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):	

Bill Detail

[Back to Account Detail](#)

[Change of Address](#)

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Washoe County Parcel Information

Parcel ID	Status	Last Update
12831001	Active	12/11/2018 2:06:37 AM
Current Owner: MALINOWSKI FAMILY LIVING TRUST 19500 AQUINO WAY SARATOGA, CA 95070		SITUS: 692 PALMER CT INCL NV
Taxing District 5200	Geo CD:	
Legal Description		
Township 16 Section 10 Lot 1 Block Range 18 SubdivisionName GREENVIEW		

Installments

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/20/2018	2018	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/1/2018	2018	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/7/2019	2018	\$1,065.15	\$0.00	\$0.00	\$1,065.15
INST 4	3/4/2019	2018	\$1,065.15	\$0.00	\$0.00	\$1,065.15
Total Due:			\$2,130.30	\$0.00	\$0.00	\$2,130.30

Tax Detail

	Gross Tax	Credit	Net Tax
<u>Incline Recreati</u>	\$830.00	\$0.00	\$830.00
<u>Incline Village</u>	\$126.77	(\$16.56)	\$110.21
<u>North Lake Tahoe 2</u>	\$651.56	(\$24.14)	\$627.42
<u>State of Nevada</u>	\$176.07	(\$6.52)	\$169.55
<u>Washoe County</u>	\$1,441.39	(\$53.42)	\$1,387.97
<u>Washoe County Sc</u>	\$1,179.15	(\$43.70)	\$1,135.45
<u>LAKE TAHOE WATER BASIN</u>	\$0.13	\$0.00	\$0.13
Total Tax	\$4,405.07	(\$144.34)	\$4,260.73

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2018	<u>2018092722</u>	B18.123534	\$1,065.15	10/4/2018
2018	<u>2018092722</u>	B18.2381	\$1,065.28	7/20/2018

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
 P.O. Box 30039
 Reno, NV 89520-3039

Overnight Address:
 1001 E. Ninth St., Ste D140
 Reno, NV 89512-2845

Change of Address

All requests for a mailing address change must be submitted in writing, including a signature (unless using the online form).

To submit your address change online [click here](#)

Address change requests may also be faxed to: (775) 328-2500

Address change requests may also be mailed to:
 Washoe County
 Treasurer
 P O Box 30039
 Reno, NV 89520-3039

Bill Detail

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Washoe County Parcel Information		
Parcel ID	Status	Last Update
12831002	Active	12/11/2018 2:06:37 AM
Current Owner: HASH, JOHN A & DOREEN M PO BOX 6393 INCLINE VILLAGE, NV 89450		SITUS: 692 PALMER CT INCL NV
Taxing District: 5200		Geo CD:
Legal Description Township 16 Section Lot 2 Block Range 18 SubdivisionName GREENVIEW		

Installments						
Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/20/2018	2018	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/1/2018	2018	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/7/2019	2018	\$659.92	\$0.00	\$0.00	\$659.92
INST 4	3/4/2019	2018	\$659.92	\$0.00	\$0.00	\$659.92
Total Due:			\$1,319.84	\$0.00	\$0.00	\$1,319.84

Tax Detail			
	Gross Tax	Credit	Net Tax
▾ <u>Incline Recreati</u>	\$830.00	\$0.00	\$830.00
▾ <u>Incline Village</u>	\$71.41	(\$13.58)	\$57.83
▾ <u>North Lake Tahoe 2</u>	\$367.03	(\$36.01)	\$331.02
▾ <u>State of Nevada</u>	\$99.18	(\$9.73)	\$89.45
▾ <u>Washoe County</u>	\$811.95	(\$79.63)	\$732.32
▾ <u>Washoe County Sc</u>	\$664.23	(\$65.16)	\$599.07
▾ <u>LAKE TAHOE WATER BASIN</u>	\$0.13	\$0.00	\$0.13
Total Tax	\$2,843.93	(\$204.11)	\$2,639.82

Payment History				
Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2018	<u>2018092693</u>	B18.127875	\$659.92	10/9/2018
2018	<u>2018092693</u>	B18.80211	\$660.06	8/29/2018

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 Reno, NV 89520-3039

Bill Detail

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[Change of Address](#)

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Washoe County Parcel Information		
Parcel ID	Status	Last Update
12831003	Active	12/11/2018 2:06:37 AM
Current Owner: FUNG FAMILY TRUST 7561 DENISON PL CASTRO VALLEY, CA 94552		SITUS: 692 PALMER CT INCL NV
Taxing District: 5200	Geo CD:	
Legal Description		
Township 16 Section Lot 3 Block Range 18 SubdivisionName GREENVIEW		

Installments						
Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/20/2018	2018	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/1/2018	2018	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/7/2019	2018	\$0.00	\$0.00	\$0.00	\$0.00
INST 4	3/4/2019	2018	\$0.00	\$0.00	\$0.00	\$0.00
Total Due:			\$0.00	\$0.00	\$0.00	\$0.00

Tax Detail			
	Gross Tax	Credit	Net Tax
<u>Incline Recreati</u>	\$830.00	\$0.00	\$830.00
<u>Incline Village</u>	\$74.39	(\$8.39)	\$66.00
<u>North Lake Tahoe 2</u>	\$382.34	(\$6.61)	\$375.73
<u>State of Nevada</u>	\$103.32	(\$1.78)	\$101.54
<u>Washoe County</u>	\$845.82	(\$14.60)	\$831.22
<u>Washoe County Sc</u>	\$691.92	(\$11.96)	\$679.96
<u>LAKE TAHOE WATER BASIN</u>	\$0.13	\$0.00	\$0.13
Total Tax	\$2,927.92	(\$43.34)	\$2,884.58

Payment History				
Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2018	<u>2018092706</u>	B18.44687	\$2,884.58	8/16/2018

Pay By Check

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WASHOE COUNTY TREASURER

Mailing Address:
P.O. Box 30039
Reno, NV 89520-3039

Overnight Address:
1001 E. Ninth St., Ste D140
Reno, NV 89512-2845

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Washoe County Treasurer
P O Box 30039
Reno, NV 89520-3039

The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washoecounty.us

Bill Detail

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[Change of Address](#)

[Print this Page](#)

Washoe County Parcel Information		
Parcel ID	Status	Last Update
12831004	Active	12/11/2018 2:06:37 AM
Current Owner: LEARMONTH, GEORGE M & NANCY L 193 RIVER WILDE DR MONTGOMERY, TX 77316		SITUS: 692 PALMER CT INCL NV
Taxing District 5200	Geo CD:	
Legal Description		
Range 18 Section Lot 4 Block Township 16 SubdivisionName GREENVIEW		

Installments						
Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/20/2018	2018	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/1/2018	2018	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/7/2019	2018	\$739.00	\$0.00	\$0.00	\$739.00
INST 4	3/4/2019	2018	\$739.00	\$0.00	\$0.00	\$739.00
Total Due:			\$1,478.00	\$0.00	\$0.00	\$1,478.00

Tax Detail			
	Gross Tax	Credit	Net Tax
<u>Incline Recreati</u>	\$830.00	\$0.00	\$830.00
<u>Incline Village</u>	\$76.59	(\$8.29)	\$68.30
<u>North Lake Tahoe 2</u>	\$393.63	(\$4.81)	\$388.82
<u>State of Nevada</u>	\$106.37	(\$1.30)	\$105.07
<u>Washoe County</u>	\$870.80	(\$10.65)	\$860.15
<u>Washoe County Sc</u>	\$712.36	(\$8.70)	\$703.66
<u>LAKE TAHOE WATER BASIN</u>	\$0.13	\$0.00	\$0.13
Total Tax	\$2,989.88	(\$33.75)	\$2,956.13

Payment History				
Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2018	2018092755	B18.30016	\$739.13	8/9/2018
2018	2018092755	B18.94871	\$739.00	9/19/2018

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
P.O. Box 30039
Reno, NV 89520-3039

Overnight Address:
1001 E. Ninth St., Ste D140
Reno, NV 89512-2845

Change of Address

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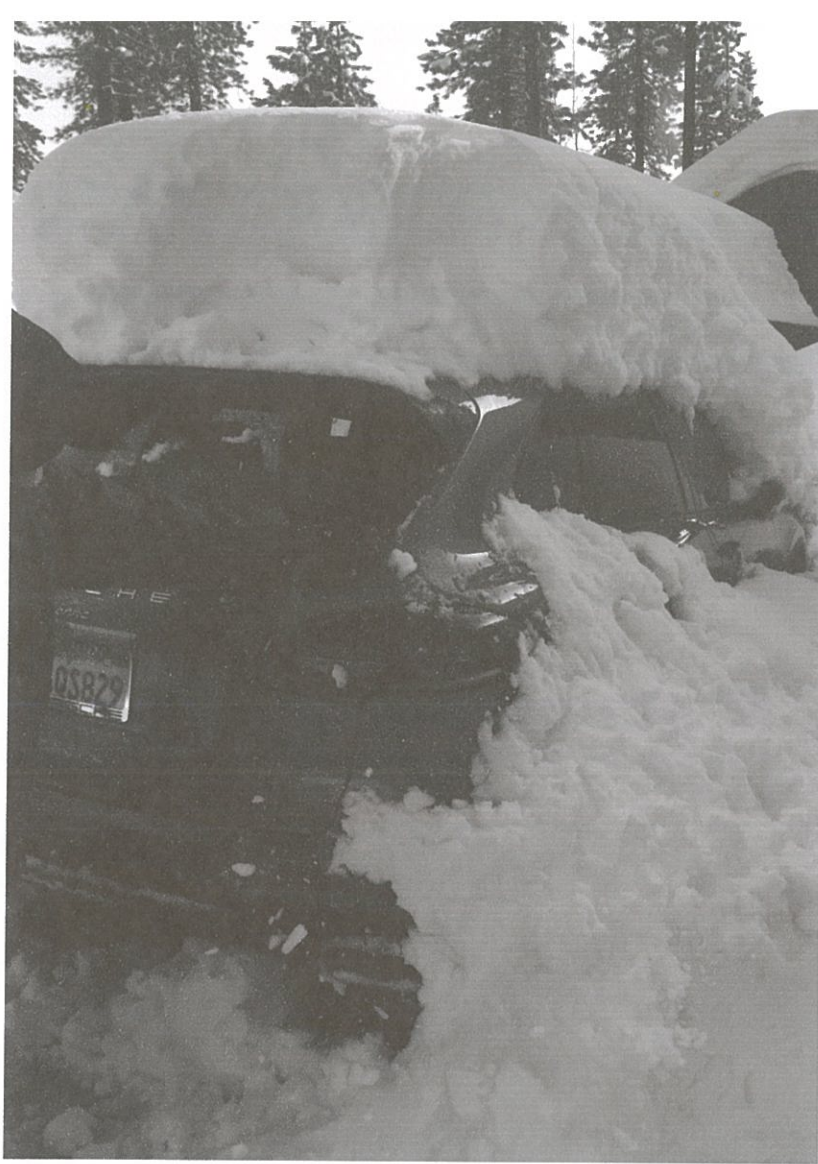
To submit your address change online [click here](#)

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(775) 328-2500

Address change requests may also be mailed to:
Washoe County
Treasurer
P O Box 30039
Reno, NV 89520-3039



Digging out my CAR
parked in Common AREA
692 PALMER Ct.



Still Digging out my CAR

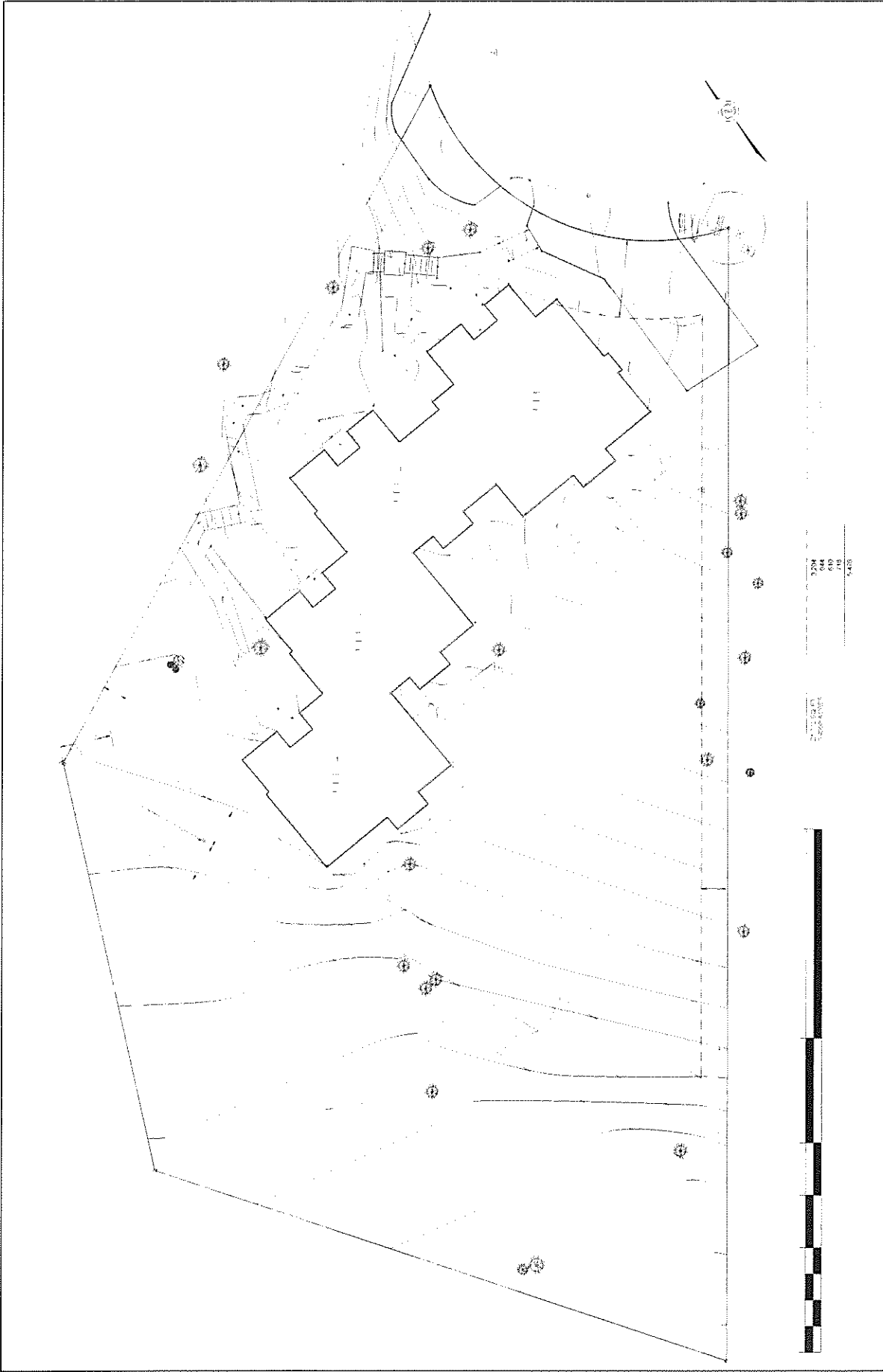
692 Palmer Ct.



All properties in the Palmer Ct cul d sac, except 692 Palmer Ct have garages. Therefore there would be **No Granting of Special Privilege**



Our neighbors garage with their View of the Lake To The Back. They only visit in the summer. No neighbors view would be impacted



692 Palmer Court

Garage Additions

Siteplan Existing

Project number	Project Number	A1
Date	Issue Date	
Drawn by	Checked by	
		Scale 1" = 25'-0"

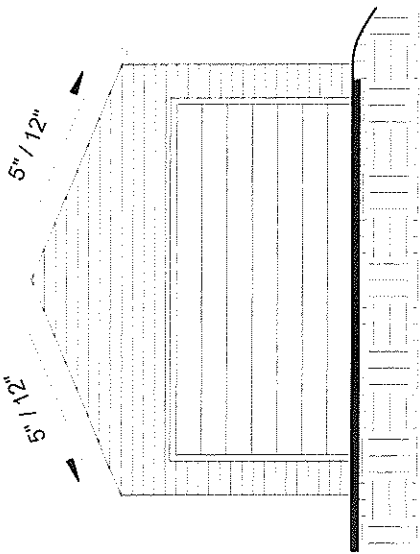


692 Palmer Court

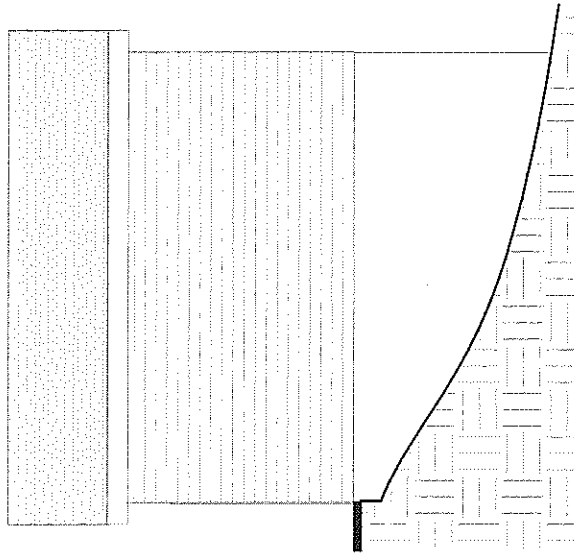
Garage Additions

Siteplan Proposed

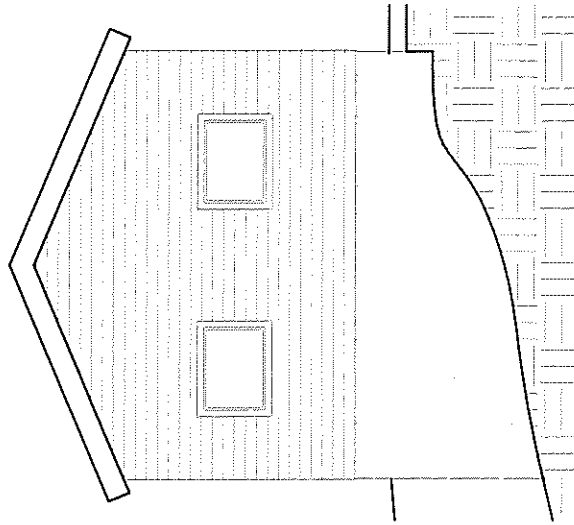
Project number	Project Number	A2
Date	Issue Date	
Drawn by		
Checked by		
		Scale 1" = 25'-0"



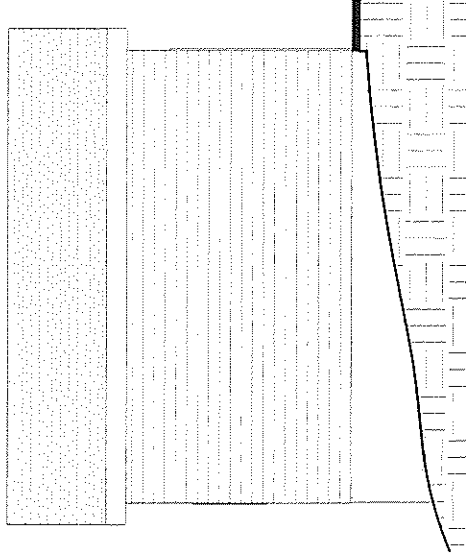
3 Garage 1 Front
1/8" = 1'-0"



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"

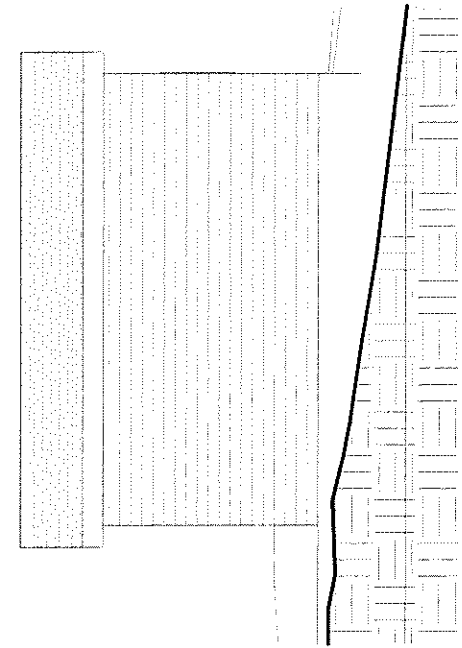
692 Palmer Court

Garage Additions

Garage 1 Elevations

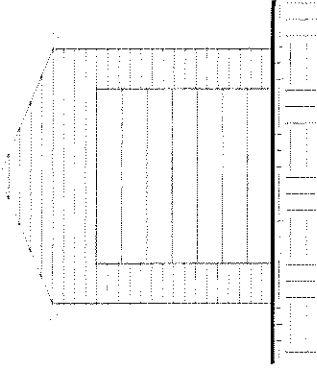
Project number	Project Number
Date	Issue Date
Drawn by	
Checked by	
Scale	1/8" = 1'-0"

A3

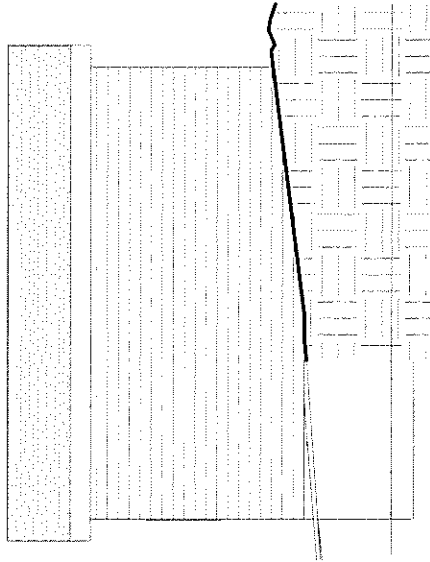


4 Garage 2 - West
1/8" = 1'-0"

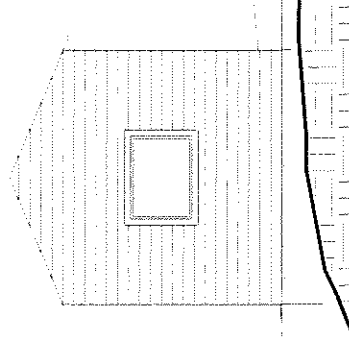
5.12



2 Garage 2 - North
1/8" = 1'-0"



1 Garage 2- East
1/8" = 1'-0"



3 Garage 2 - South
1/8" = 1'-0"

692 Palmer Court

Garage Additions

Garage 2 Elevations

Project number	Project Number
Date	Issue Date
Drawn by	
Checked by	
Scale 1/8" = 1'-0"	

A4