

ORIGINAL

VA15-002

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.

<b>Project Information</b>		Staff Assigned Case No.: <u>VA15-002</u>	
Project Name:			
Project Description: <u>Development of a - 1 acre (39,864 sq ft) property for a manufactured home with a full concrete foundation, garage, septic system, electric, well and proper drainage (full lot development).</u>			
Project Address: <u>250 MONARCH DRIVE WASHOE VALLEY NEVADA.</u>			
Project Area (acres or square feet): <u>39,864 sq ft. (-1 acre)</u>			
Project Location (with point of reference to major cross streets AND area locator): <u>Property and project are located at 250 MONARCH DRIVE ABOUT A 1/4 MILE EAST LAKE BLVD.</u>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
<u>050-371-46.</u>	<u>0.913</u>		
Section(s)/Township/Range:			
Indicate any previous Washoe County approvals associated with this application: Case No.(s) <u>- NONE - N/A.</u>			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: <u>Kimberly M KLINE.</u>		Name:	
Address: <u>2950 FALCON STREET</u>		Address:	
<u>WASHOE VALLEY NV</u> Zip: <u>89704.</u>		Zip:	
Phone: _____ Fax: _____		Phone: _____ Fax: _____	
Email: _____		Email: _____	
Cell: _____ Other: _____		Cell: _____ Other: _____	
Contact Person: _____		Contact Person: _____	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: <u>KC Custom Concepts.</u>		Name:	
Address: _____		Address:	
Zip: _____		Zip:	
Phone: <u>775-671-1160</u> Fax: _____		Phone: _____ Fax: _____	
Email: <u>MARSAO.BOXHARD@GMAIL.COM</u>		Email: _____	
Cell: <u>775-671-1160</u> Other: _____		Cell: _____ Other: _____	
Contact Person: <u>FRANK BOXHARD MARSAO</u>		Contact Person: _____	
<b>For Office Use Only</b>			
Date Received: <u>2/17/15</u> Initial: <u>J.M.</u>	Planning Area: <u>South Valleys</u>		
County Commission District: <u>2</u>	Master Plan Designation(s): <u>SR</u>		
CAB(s): <u>South Truckee Meadows / Washoe Valley CAB.</u>	Regulatory Zoning(s): <u>LDS</u>		

32 prop owners notified within 600 ft.

## 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 need the property front set backs to be changed from a min 30' to 15' (no less than 20')

**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 front length of this property is 277.75' on the frontage Road of Monarch. The entire 2/3 of the rear of property is a cliff with massive elevation changes/drop from the front of the property, as well as being in a Flood way / Flood zone (as shown on enclosed maps). This leaves us with a workable area after front setbacks (30') of 31' to 12' which give's you no space for a home, septic system with Reserve Lines, well nor the required garage.

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?

IN NO way with the requested Set-Back changes affect or have negative impacts in the area. the home would not Block views any greater then if we went with a 30' set-Back. These property's are located in a LDS with little pedestrian and traffic, this change will actually improve the area by having one less empty property and will have a nice home to complete the neighborhood.

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

It will remove a empty ~~g~~ useless property and put a nice home in its replacement. It will also assist to eliminate the access of this steep slope that go's to a seasonall waterway or flood drainage area. overall it will give the neighborhood a positive look and decrease the chance of dumping etc.

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

would be unable to use / live on the property.  
IF this VARIANCE is not allowed, The home would be too close to the CLIFF and due to requirements of the Health Department, we would be unable to place a septic system with the required codes from the home & well systems.

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. N/A.
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7. What is your type of water service provided?

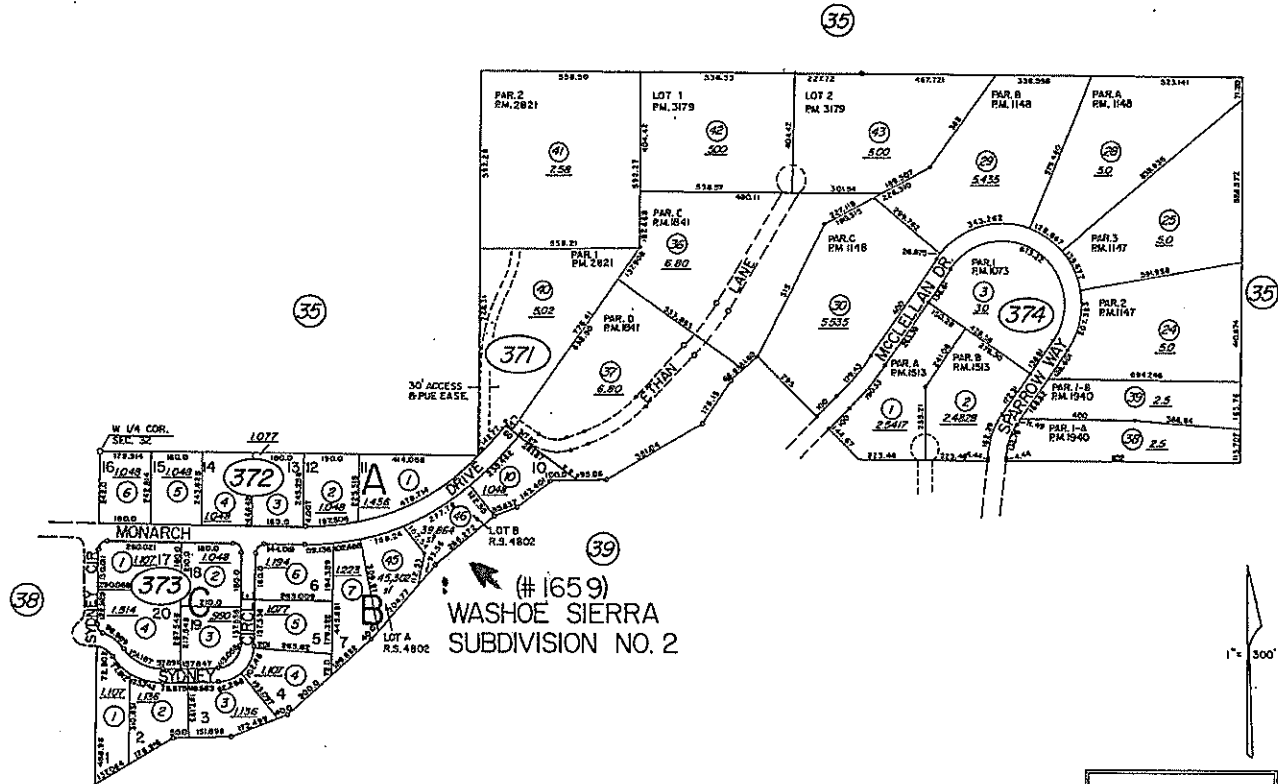
<input checked="" type="checkbox"/> Well	<input type="checkbox"/> Community Water System
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8. What is your type of sanitary waste disposal?

<input checked="" type="checkbox"/> Individual Septic System	<input type="checkbox"/> Community Sewer System
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A POR. SE<sup>4</sup> NW<sup>4</sup> & POR. SW<sup>4</sup> NE<sup>4</sup>  
SEC. 32, T. 17N. - R. 20E.

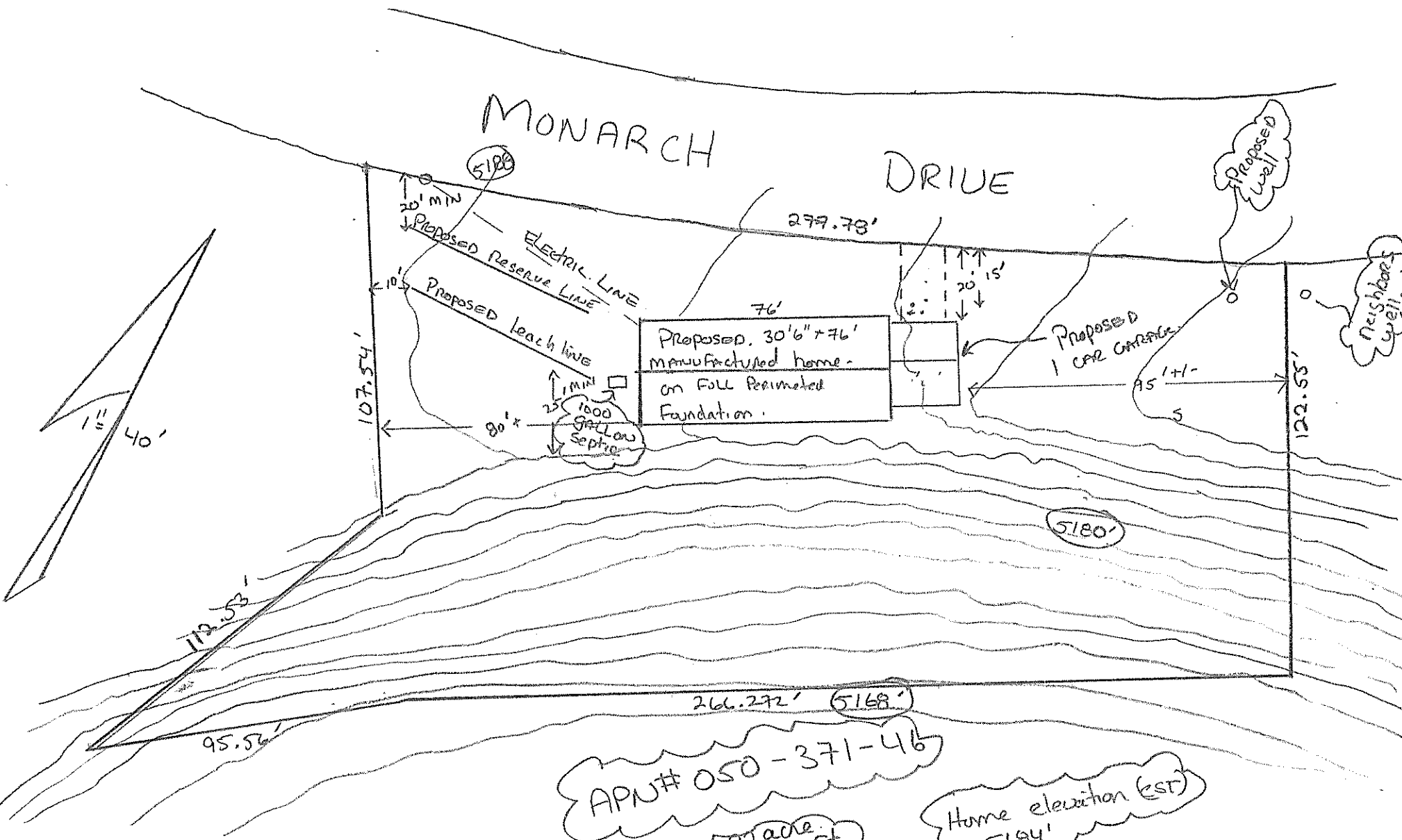
50-37



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 accuracy of the data delineated herein.

Assessor's Map County of Washoe, Nevada  
NOTE - ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES  
ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES

drawn by M.M. 7/77  
checked  
revised 3/85 3/86 1/92 9/94 4/97  
superseded CF 8 10/17/2008

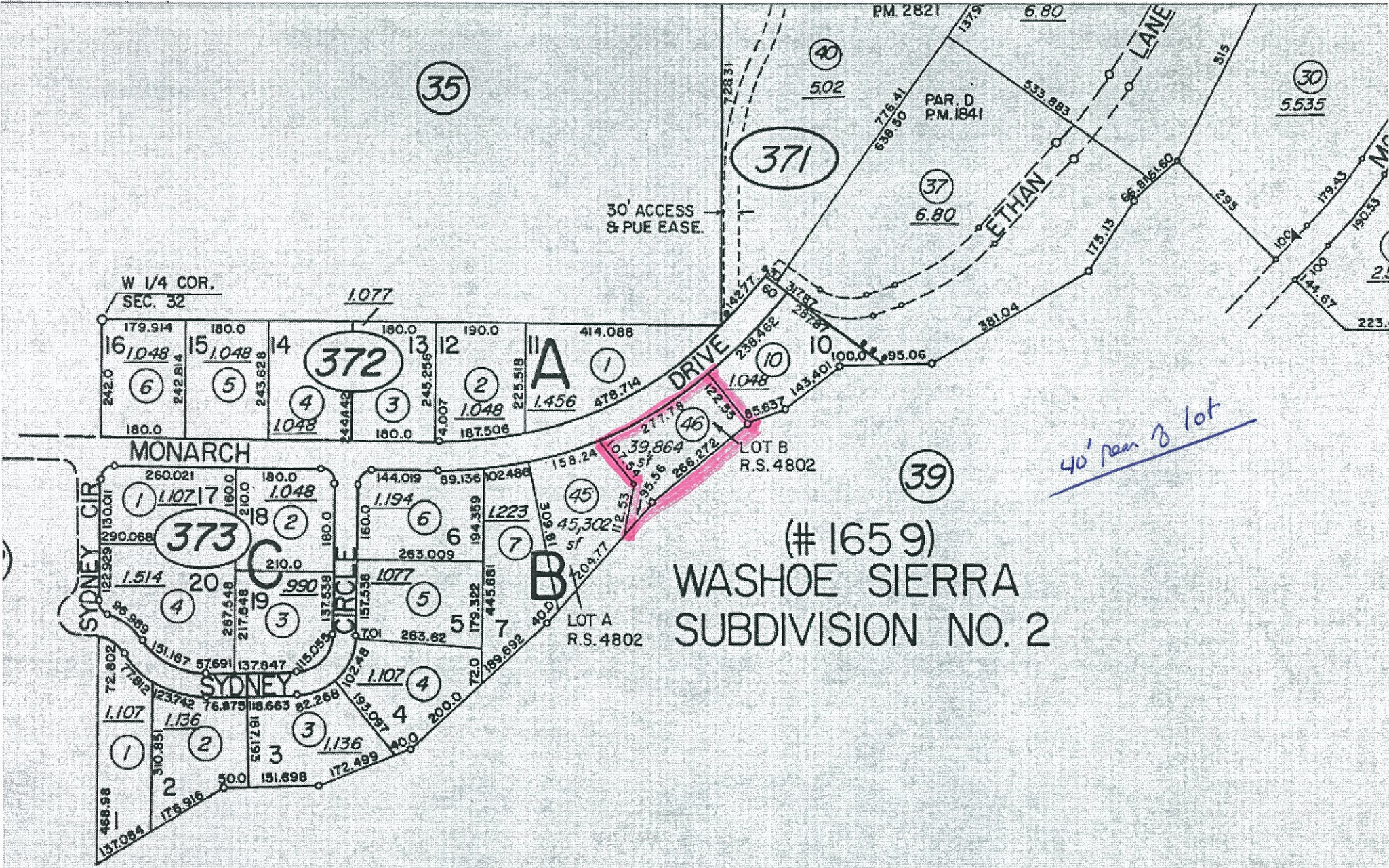


APN# 050-371-46

.92 acre  
39,864 sq ft.

Home elevation (est)  
5184'

Cust. Kimberly M Kline  
 SITE: 250 MONARCH DRIVE  
 WASHOE VALLEY NV.  
 APN# 050-371-46  
 Zoning: LDS  
 SIZE: .92 acre / 39,864 sq ft.  
 Developer: KC Custom Concepts  
 Contact: FRANK 671-1160.



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Assessor's Map Co  
 NOTE - ASSESSOR'S BLO  
 ASSESSOR'S PAR