



Board of Adjustment Staff Report

Meeting Date: October 1, 2015

Subject: Variance Case Number: VA15-007
Applicant: Ira Rodman
Agenda Item Number: 9A
Project Summary: A request to reduce the required 20 foot front yard setback to 4 feet-2 inches and to vary the maximum roof overhang (architectural feature) from 2 feet to 4 feet in order to construct a new three story single family dwelling
Recommendation: **Approval with Conditions**
Prepared by: Grace Sannazzaro, Planner
Washoe County Community Services Department
Planning and Development Division
Phone: 775.328.3627
E-Mail: gsannazzaro@washoecounty.us

Description

Variance Case Number VA15-007 (Rodman) – Hearing, discussion, and possible action to approve a variance to reduce the front yard setback from 20 feet to 4 feet-2 inches and to vary the maximum roof overhang (architectural feature) from 2 feet to 4 feet to construct a new three story single family dwelling.

- Applicant: Ira Rodman
- Property Owners as of 08/15/15: Raymond & Barbara Miller, Trustees
(Application submittal date)
- Property Owner as of 08/20/15: Rodman Pension Trust
- Location: 541 Dale Drive, Incline Village
- Assessor's Parcel Number: 122-132-14
- Parcel Size: 0.426 acres
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Medium Density Suburban (MDS)
- Area Plan: Tahoe
- Citizen Advisory Board: Incline Village/Crystal Bay
- Development Code: Authorized in Article 804, Variances
- Commission District: 1 – Commissioner Birkbigler
- Section/Township/Range: Section 17, T16N, R18E, MDM,
Washoe County, NV

Staff Report

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Variance Definition

The purpose of a Variance is to provide a means of altering the requirements in specific instances where the strict application of those requirements would deprive a property of privileges enjoyed by other properties with the identical regulatory zone because of special features or constraints unique to the property involved; and to provide for a procedure whereby such alterations might be permitted by further restricting or conditioning the project so as to mitigate or eliminate possible adverse impacts.

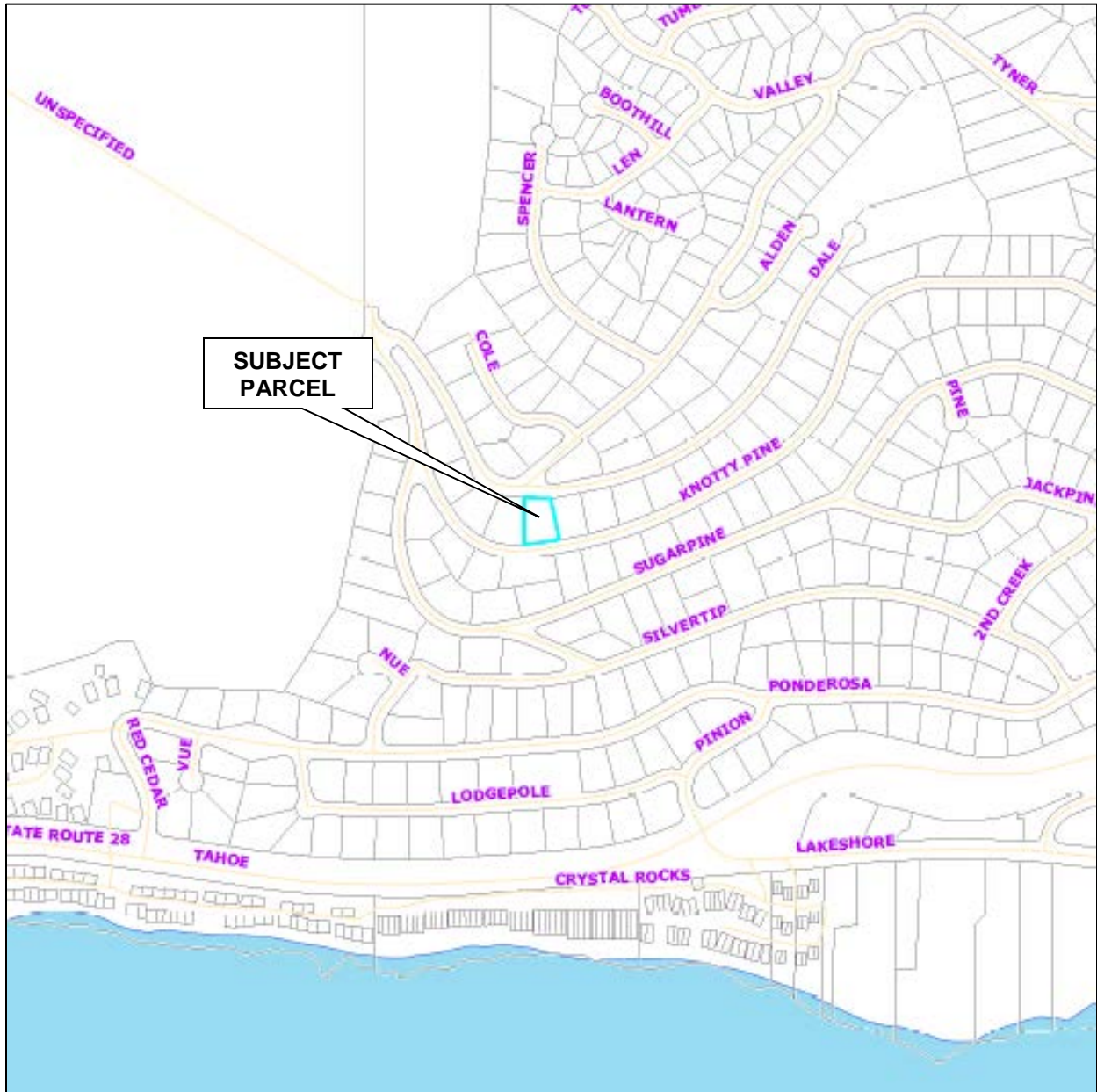
NRS 278.300 (1) (c) limits the power of the Board of Adjustment to grant variances only under the following circumstances:

Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any regulation enacted under NRS 278.010 to 278.630, inclusive, would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, the Board of Adjustment has the power to authorize a variance from that strict application so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution.

The statute is jurisdictional in that if the circumstances are not as described above, the Board does not have the power to grant a variance from the strict application of a regulation. Along that line, under Washoe County Code Section 110.804.25, the Board must make four findings which are discussed below.

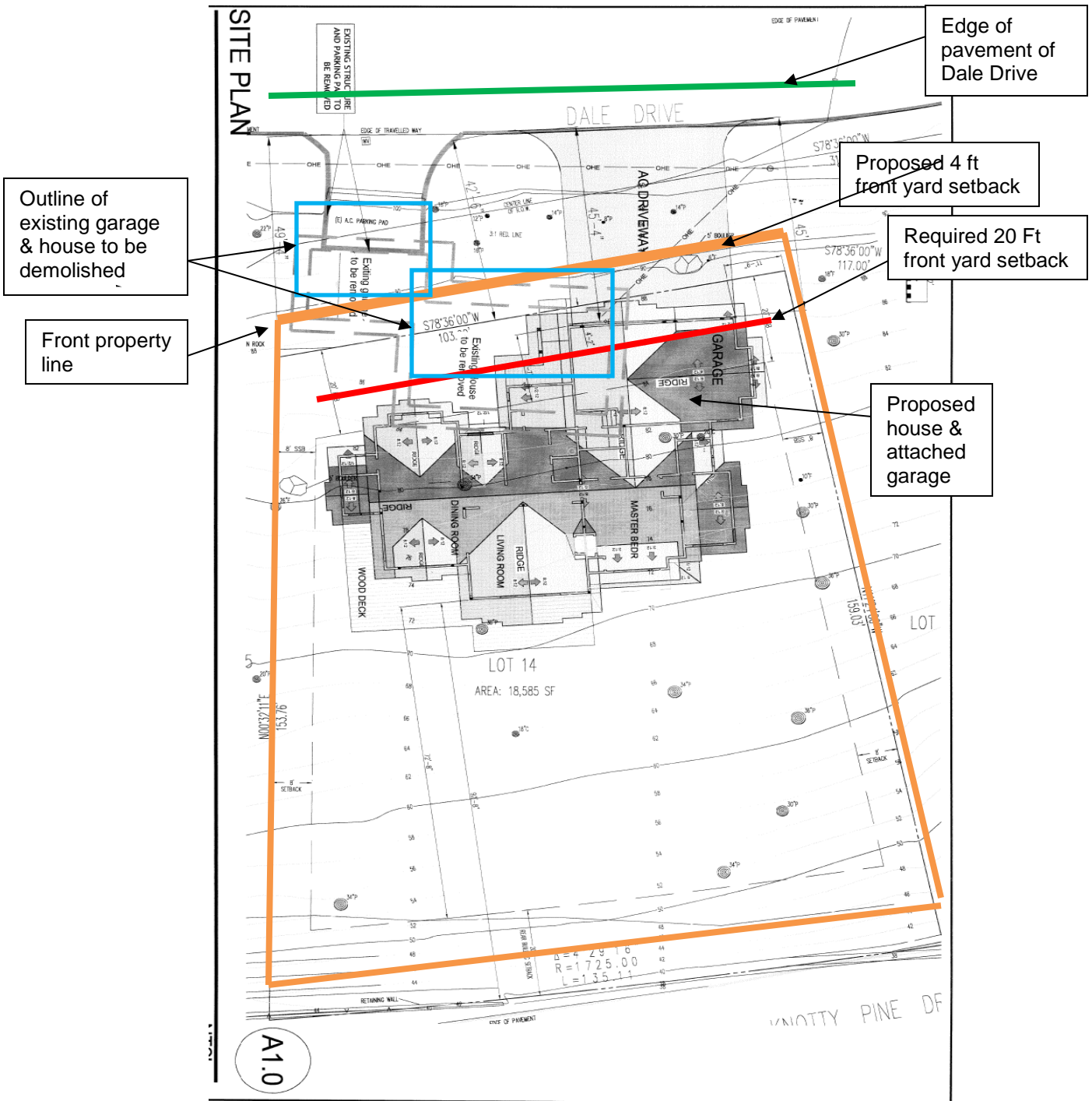
If the Board of Adjustment grants an approval of the Variance, that approval may be subject to Conditions of Approval. Conditions of Approval are requirements that need to be completed during different stages of the proposed project. Those stages are typically:

- 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.



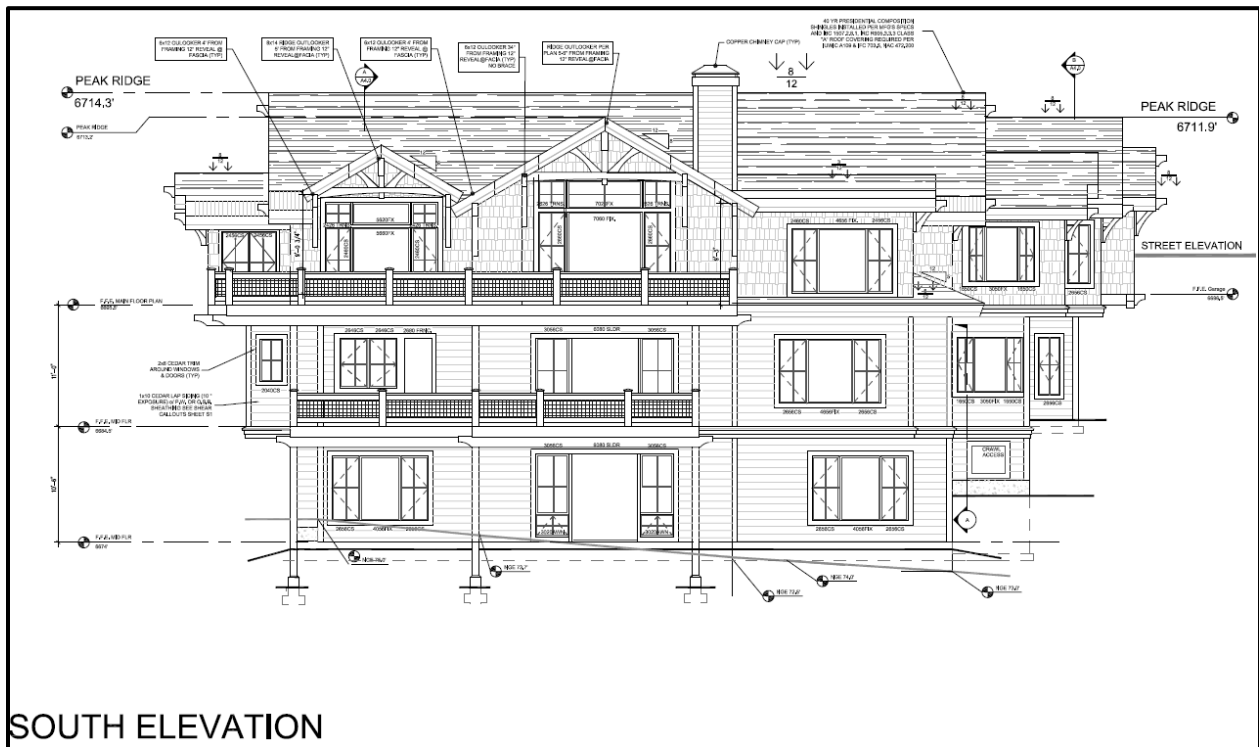
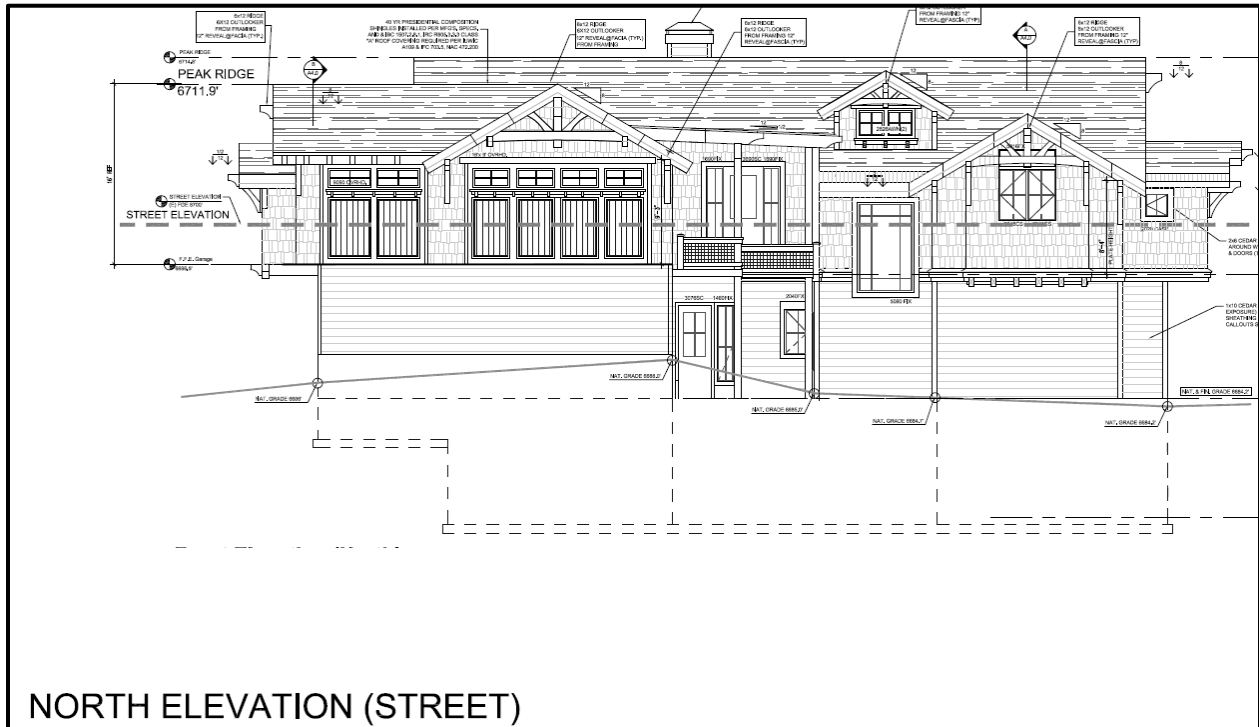
Vicinity Map

The subject parcel is addressed as 541 Dale Drive, Incline Village; located at the intersection of Dale Drive and Tyner Way. APN: 122-132-14

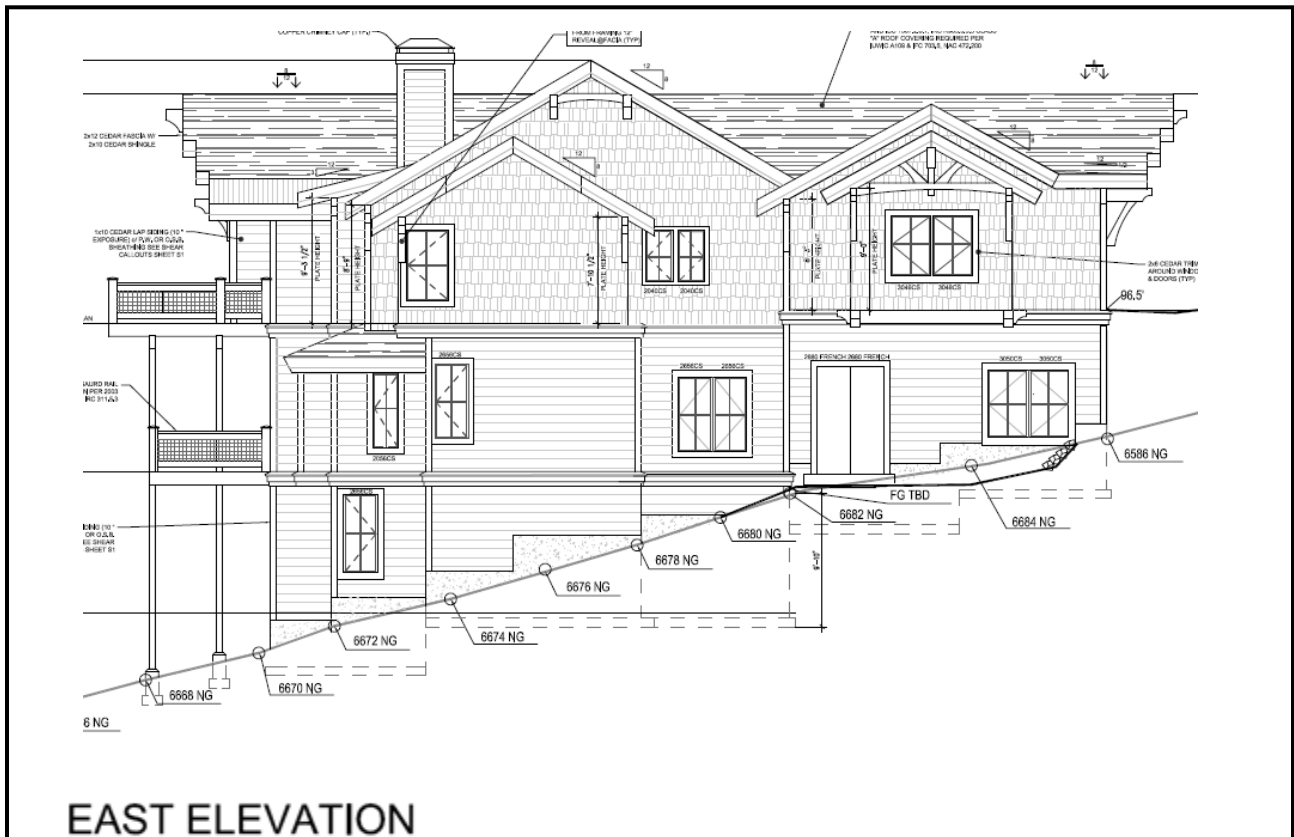
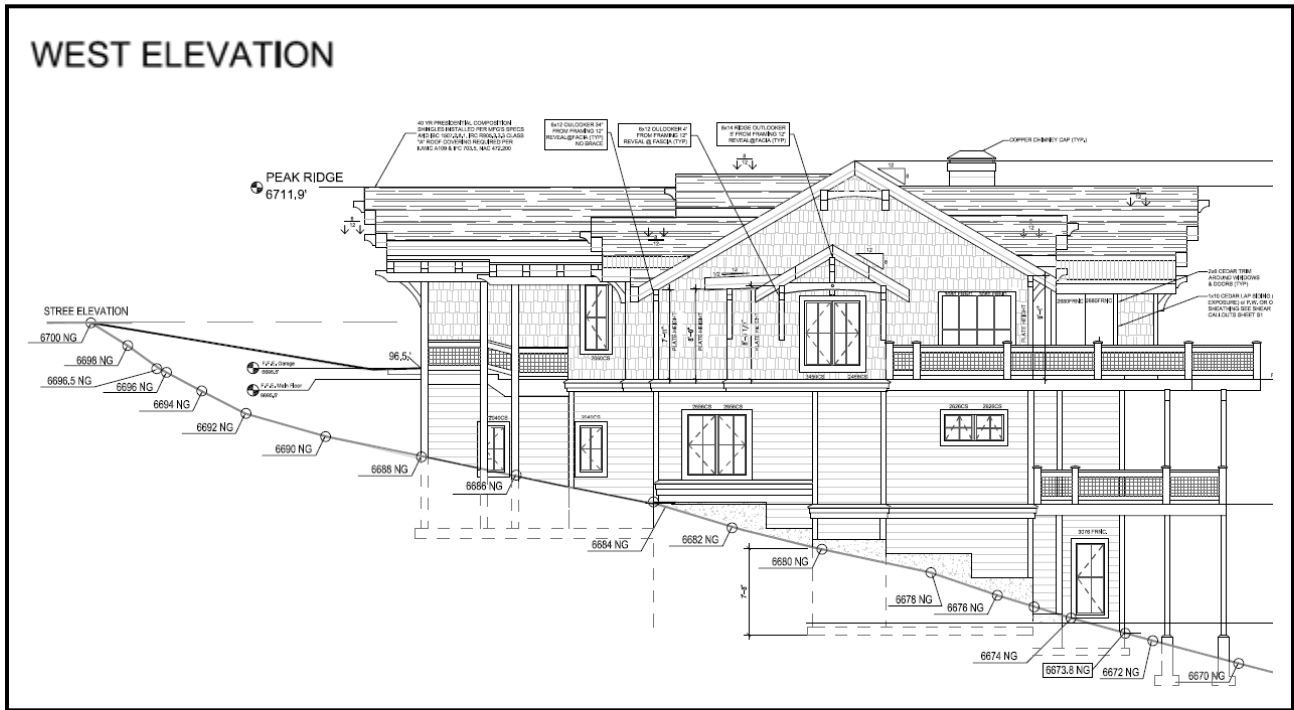


Site Plan

NOTE: In the above image, the orange line shows the property lines, the blue line outlines the location of the existing house to be demolished, the red line is the required 20 foot front yard setback, and the green line is the edge of the pavement of Dale Drive. The footprint of the proposed house and attached garage is in shades of gray. The applicant is requesting that the front yard setback be 4 feet-2inches.



Elevations of Proposed House



Elevations of Proposed House (cont'd)



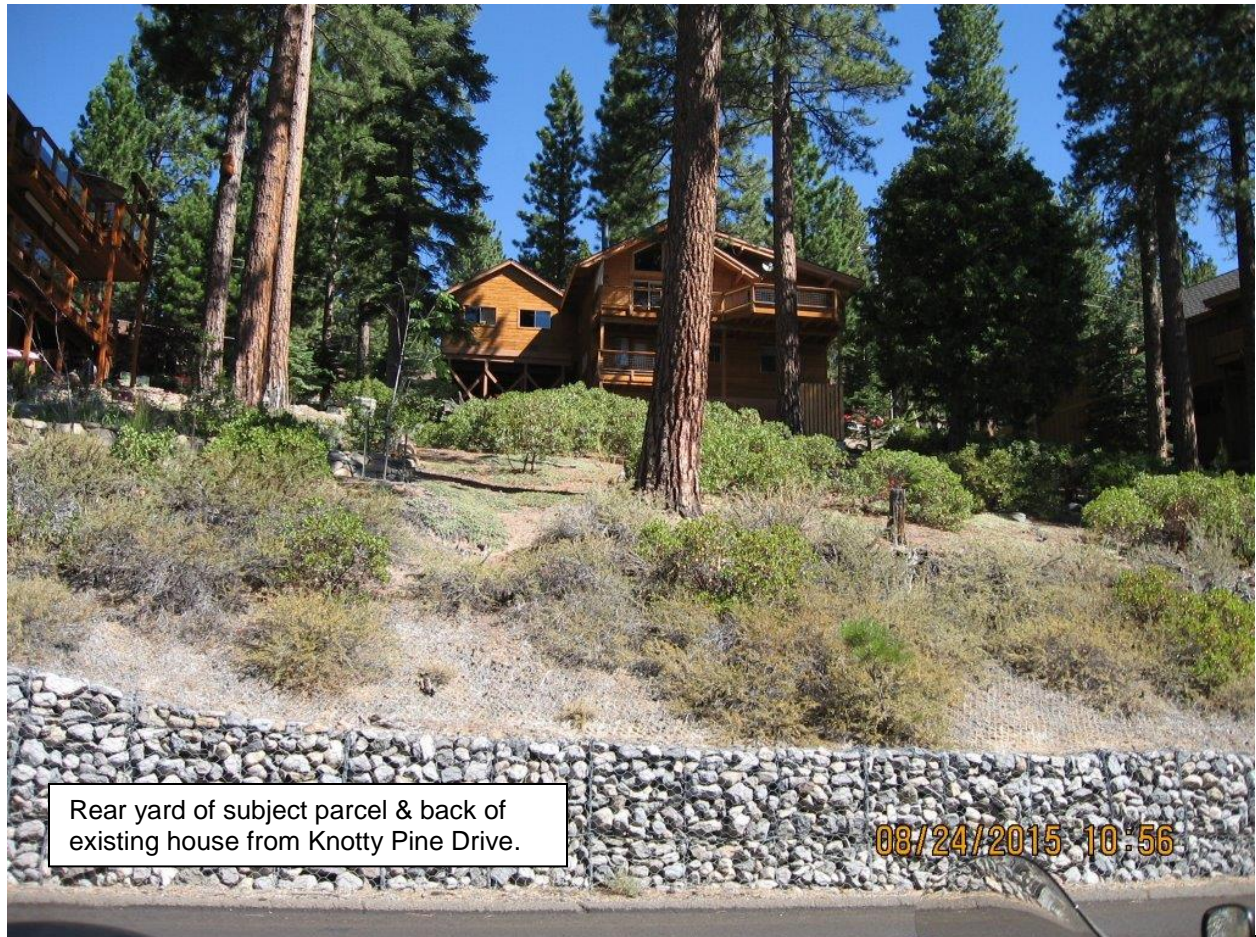
Front of existing house.



Looking west at front of existing house.



Front of existing house.



Rear yard of subject parcel & back of existing house from Knotty Pine Drive.

Project Evaluation

The subject .43 acre parcel is zoned Medium Density Suburban (MDS), which requires a 20 foot front yard setback. The applicant is requesting a variance to reduce the front yard setback to 4 feet-2 inches and to vary the allowable roof overhang into the front yard setback from 2 feet to 4 feet to accommodate a new three level single family dwelling.

The subject parcel is developed with a single family dwelling and attached garage. The applicant advises that the existing dwelling will be demolished and replaced by a new larger dwelling and attached garage. The submitted site plan shows the existing dwelling to be over the front property line, encroaching into the Dale Drive right-of-way, being approximately 25 feet from the edge of pavement of Dale Drive. The applicant states that the new dwelling and garage will be approximately 45 feet from the edge of pavement of Dale Drive, approximately 4 feet inside the front property line, and the 4 foot eave overhang will not go over the front property line. A condition of approval is being recommended that restricts any roof eaves, light fixtures or other structural or architectural elements from projecting over the front property line.

Properties in the area of the subject parcel contain steep slopes, which have resulted in the majority of dwellings using a stepped down building design with garages and living space at street level. Because the subject property contains similar slopes, with the front portion having approximately 25% slope, the proposed new dwelling uses a similar design consisting of three levels, including the garage on the top level at street elevation. Along the curve of Dale Drive, at its intersection with Tyner Way, the pavement is not centered within the right-of-way, leaving a width of unpaved right-of-way in front of the subject parcel, which the applicant states will create the need for a longer and steeper north-facing driveway between the future garage and the edge of pavement resulting in potential hazards during the winter months from ice and snow. The applicant states that without the requested variance, there would be an increased building height, which would not meet TRPA height limitations. (The building height is determined by slope of the lot and pitch of the roof, and it's measured from the lowest point of the house to the height point, not the average, and there are additional rules on top of these regarding TRPA height limitations.) The site plan identifies several 30 inch trees, which are required to be preserved by the Tahoe Regional Planning Agency. Approval of the variance may result in the preservation of mature pine trees present on the subject parcel, thus mitigating potential impacts to natural resources.

A Revocable Encroachment Permit for Dale Drive was issued in 2008 by the Washoe County Engineer, which was based on a survey submitted by the property owner for a portion of the existing residence, garage with eaves, entry deck, and wood driveway bridge. If the variance request is granted, the Encroachment Permit will be removed and replaced with a Hold Harmless Agreement per Washoe County Engineering's recommended condition due to the proposed construction being within the 20 foot front yard setback and close to the right-of-way. A condition of approval is also being recommended that requires installation of garage door openers. The submitted site plan shows the proposed dwelling approximately 45 feet from the edge of pavement of Dale Drive which is an improvement from the existing residence, which is shown on the site plan to be approximately 25 feet from the edge of pavement. The proposed 45 foot distance complies with the Washoe County Public Works Road Division, which requires a minimum distance of 20 feet from edge of pavement to a garage door for snow removal purposes.

The applicant advises that the variance will allow the proposed dwelling to have a lower building height on the south side, as viewed from Knotty Pine Drive, which will reduce the overall mass

of the dwelling as viewed from the houses situated below the subject site. The ridge height of the proposed three story dwelling will be three feet lower than the ridge of the existing house, and from Dale Drive it will appear as a one story residence. Lastly, the applicant states that the request to extend the roof overhang a total of 4 feet is a reasonable overhang to meet with the overall design of the new residence and garage. The 4 foot overhanging eaves around the edge of the house will make the house appear smaller and lower to the ground.

Change of Property Owner

Since the date of the application submittal, ownership of the subject property changed from Raymond and Barbara Miller to Ira Rodman who is listed as the applicant in the application. In summary, Ira Rodman is now the applicant and property owner regarding the subject variance application VA15-007. A signed and notarized Property Owner Affidavit is included as Attachment D to this staff report reflecting the new ownership.

Citizen Advisory Board

The proposed project is to be presented by the applicant's representative at the September 28, 2015, meeting of the Incline Village/Crystal Bay Citizen Advisory Board. At the time of this writing, the CAB meeting has not taken place. Staff's intent is to discuss the CAB meeting minutes during the presentation at the October 1, 2015 Board of Adjustment meeting.

Reviewing Agencies

The following Reviewing Agencies received a copy of the project application for review and evaluation:

- Washoe County Planning and Development Division
- Washoe County Engineering and Capital Projects Division
- Building and Safety Department
- Washoe County Health District
- Incline Village General Improvement District
- North Lake Tahoe Fire Protection District
- Incline Village/Crystal Bay Citizen Advisory Board
- Tahoe Regional Planning Agency

Provided below, are the Reviewing Agencies that 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 if the variance request is granted approval.

- Washoe County Planning and Development provided standard conditions and is recommending approval subject to the conditions of approval.
Contact: Grace Sannazzaro, 775.328.3627, gsannazzaro@washoecounty.us
- Washoe County Engineering and Capital Projects, Roads Division is requiring a "Hold Harmless Agreement".

Contact: Kimble Corbridge, 775.328.2054, kcorbridge@washoecounty.us

- Environmental Health Services provided conditions that will be applicable at the building permit stage. Environmental Health Services advised the subject parcel is served by a public water system and an “Onsite Sewage Disposal System” (OSDS). The site plan that will be submitted for building permits will need to identify the location of the OSDS and repair area, and will be subject to Environmental Health’s approval; and all improvements will need to meet all setback requirements per the Washoe County Health District Regulations Governing Sewage, Wastewater.

Contact: Chris Anderson, 775.328.2632, canderson@washoecounty.us

- North Lake Tahoe Fire Protection District had no comment regarding the variance request, however advised that any future structure will require a fire sprinkler system.

Contact: Mark Regan, 775.461.6200

- Incline Village General Improvement District (IVGID) stated that the subject variance request will have no impact on IVGID.

Contact: Tim Buxton, Public Works Director, 775.832.1246

Staff Comment on Required Findings

Section 110.804.25 of Article 804, *Variances*, 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 variance request. Staff has completed an analysis of the application and has determined that the proposal is in compliance with the required findings as follows.

1. Special Circumstances. Because of the special circumstances applicable to the property, including exceptional narrowness, shallowness or shape of the specific piece of property; exceptional topographic conditions; extraordinary and exceptional situation or condition of the property and/or location of surroundings; the strict application of the regulation results in exceptional and undue hardships upon the owner of the property.

Staff Comment: Due to topographic conditions consisting of slopes of approximately 25 percent, the applicant is proposing placement of the new residence in the chosen location to create a shorter gentler sloped north facing driveway to prevent potential hazards during the winter months created by ice and snow. The proposal will aid in the retention of mature pine trees, which is in compliance with the Tahoe Regional Planning Agency (TRPA) tree retention requirement.

2. No Detriment. The relief will not create a substantial detriment to the public good, substantially impair affected natural resources or impair the intent and purpose of the Development Code or applicable policies under which the variance is granted.

Staff Comment: Due to the steep slopes on the subject property, the proposed placement is optimal to avoid a long and steep north facing driveway that could create potential hazards throughout the winter months resulting from ice and snow. Additionally, the garage is proposed to be 45 feet from the edge of pavement on Dale Drive, thereby complying with the Washoe County Public Works, Road Division requirements of maintaining a minimum of 20 feet from edge of pavement to a garage door for snow removal purposes. Staff cannot identify any significant impacts to neighboring properties as a result of the proposed new residence and attached garage.

3. No Special Privileges. The granting of the variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and the identical regulatory zone in which the property is situated.

Staff Comment: The requested variance will not grant special privileges that are denied other properties similarly situated and in the same zoning district.

4. Use Authorized. The variance will not authorize a use or activity which is not otherwise expressly authorized by the regulation governing the parcel of property.

Staff Comment: The subject parcel is designated with the Medium Density Suburban (MDS) Regulatory Zone. Pursuant to Washoe County Development Code, Article 302 Allowed Uses, a single family dwelling and garage are allowed with building permits in the MDS Regulatory Zone.

5. Effect on a Military Installation. The variance will not have a detrimental effect on the location, purpose and mission of the military installation.

Staff Comment: There is no military installation within 3,000 feet of the subject property. Therefore, this finding does not apply to the subject property and is not required to be a part of the motion pursuant to Washoe County Development Code Section 110.804.25.

Recommendation

Those agencies which reviewed the application recommended conditions in support of approval of the variance request. Therefore, after a thorough analysis and review, Variance Case Number VA15-007 is being recommended for approval with conditions. Staff offers the following motion for the Board's consideration.

Motion

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 approve Variance Case Number VA15-007 for Ira Rodman, having made all four findings in accordance with Washoe County Development Code Section 110.804.25.

1. Special Circumstances. Because of the special circumstances applicable to the property, including exceptional narrowness, shallowness or shape of the specific piece of property; exceptional topographic conditions; extraordinary and exceptional situation or condition of the property and/or location of surroundings; the strict application of the regulation results in exceptional and undue hardships upon the owner of the property;

2. No Detriment. The relief will not create a substantial detriment to the public good, substantially impair affected natural resources or impair the intent and purpose of the Development Code or applicable policies under which the variance is granted;
3. No Special Privileges. The granting of the variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and the identical regulatory zone in which the property is situated; and
4. Use Authorized. The variance will not authorize a use or activity which is not otherwise expressly authorized by the regulation governing the parcel of property.

Appeal Process

Board of Adjustment action will be effective 10 calendar days after the written decision is filed with the Secretary to the Board of Adjustment, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Development Division within 10 calendar days after the written decision is filed with the Secretary to the Board of Adjustment.

xc: Property Owner: Raymond and Barbara Miller, Trustees
 P.O. Box 4316
 Incline Village, NV 89450

 Applicant: Ira Rodman
 P.O. Box 426
 Crystal Bay, NV 89402

 Consultant: Wyatt Ogilvy
 P.O. Box 136
 Kings Beach, CA 96143



Conditions of Approval

Variance Case Number VA15-007 (Rodman)

The project approved under Variance Case Number VA15-007 shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment on October 1, 2015. 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, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

Unless otherwise specified, all conditions related to the approval of this Variance 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 Variance 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 Variance may result in the institution of revocation procedures.

Washoe County reserves the right to review and revise the conditions of approval related to this Variance 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

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

Contact Name – Grace Sannazzaro, 775.328.3627, gsannazzaro@washoecounty.us

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this variance permit. Modification to the site plan may require amendment to and reprocessing of the variance.
- b. The applicant shall submit complete construction plans and building permits shall be issued within two years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits. Compliance with this condition shall be determined by Planning and Development.
- c. A copy of the “Action Order” stating conditional approval of this variance shall be attached to all applications for administrative permits, including building permits, issued by Washoe County.
- d. The applicant shall install an automatic garage door opener prior to the issuance of a Certificate of Occupancy or building permit final sign-off.
- e. Prior to submission of a building permit for the house and attached garage, the front property line shall be surveyed and marked by a surveyor licensed in Nevada. Approval of the variance shall not convey any rights or approval to construct any portion of a structure across the property line, or in the county right-of-way. Neither shall any roof eaves, light fixtures or other structural or architectural elements project over the front property line.
- f. 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.

- g. The use of straw bales shall be prohibited during construction. A filter-fabric fence or other acceptable alternative shall be utilized for erosion control.

Washoe County Engineering and Capital Projects

2. The following condition is a requirement of the Roads Division, which shall be responsible for determining compliance with this condition.

Contact Name – Kimble Corbridge, 775.328.2054, kcorbridge@washoecounty.us

- a. Prior to the issuance of a building permit, the property owner shall provide a Hold-Harmless Agreement to the satisfaction of the District Attorney and the Engineering Division.

Washoe County Health District

3. The following conditions are requirements of the Washoe County Health District, which shall be responsible for determining compliance with these conditions. The District Board of Health has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.

Contact Name – Chris Anderson, P.E., 775.328.2632, canderson@washoecounty.us

- a. The property is served by a public water system and an Onsite Sewage Disposal System (OSDS). The building permit application shall be routed to the Environmental Health Services Division and shall show the specific locations of the OSDS for the subject property. The OSDS location shall include the location of repair area. If a repair area has not been designated, then the building permit shall include an area designated and reserved for future use.
- b. The improvements shall meet all setback requirements per the Washoe County Health District Regulations Governing Sewage, Wastewater.

*** End of Conditions ***



Washoe County
COMMUNITY SERVICES DEPARTMENT
Engineering and Capital Projects

September 3, 2015

To: Grace Sannazzaro
From: Kimble Corbridge, PE
Re: Variance Case Number VA15-007 (Miller)

Staff has reviewed the referenced Variance and has the following condition:

Prior to issuance of a building permit for the structure, a Hold Harmless Agreement shall be required within the front setback to the satisfaction of the Engineering Division and the District Attorney's Office.

WASHOE COUNTY
HEALTH DISTRICT
ENHANCING QUALITY OF LIFE

September 4, 2015

Grace Sannazzaro, Planner
Washoe County Community Services
Planning and Development Division
PO Box 11130
Reno, NV 89520-0027

RE: Miller; APN 150-250-04
Variance; VA15-007

Dear Ms. Sannazzaro:

The Washoe County Health District, Environmental Health Services Division (Division) Engineering has reviewed the above referenced project. The property is served by a public water and an onsite sewage disposal system (OSDS). Approval by this Division is subject to the following conditions:

1. The building permit application shall be routed to this Division and shall show the specific locations of the OSDS for the property. The OSDS location shall include the location of repair area. If a repair area has not been designated, then the building permit shall include an area designated and reserved for
2. The improvements shall meet all setback requirements per the Washoe County Health District Regulations Governing Sewage, Wastewater.

If you have any questions regarding the foregoing, please call me at 328-2632.

Sincerely,

Chris Anderson, P.E.
Registered Engineer
Land Development Program
Environmental Health Services

CA/JE:ca

Cc: File - Washoe County Health District



From: Mark Regan [<mailto:mregan@nltfpd.net>]

Sent: Friday, September 04, 2015 9:25 AM

To: Sannazzaro, Grace

Subject: Re: VARIANCE APPLICATIONS VA15-007 (Miller) and VA15-008 (Myers)

NLTFPD is good with both. Dale Drive will need a fire sprinkler system but that I will comment on when I see the building permit.

Mark Regan

Battalion Chief/Assistant Fire Marshal

NLTFPD

775-461-6200



Development Review Status Sheet

Date: 8-25-15

Attention: Grace Sannazzaro
Washoe County Department of Community Development
PO Box 11130, Reno NV 89520

RE: 541 Dale
APN: 122-132-14
Service Address: 541 Dale
Incline Village NV 89451
Owner: Raymond & Barbara Miller
Phone: Fax: Email:
Mailing Address: N/A

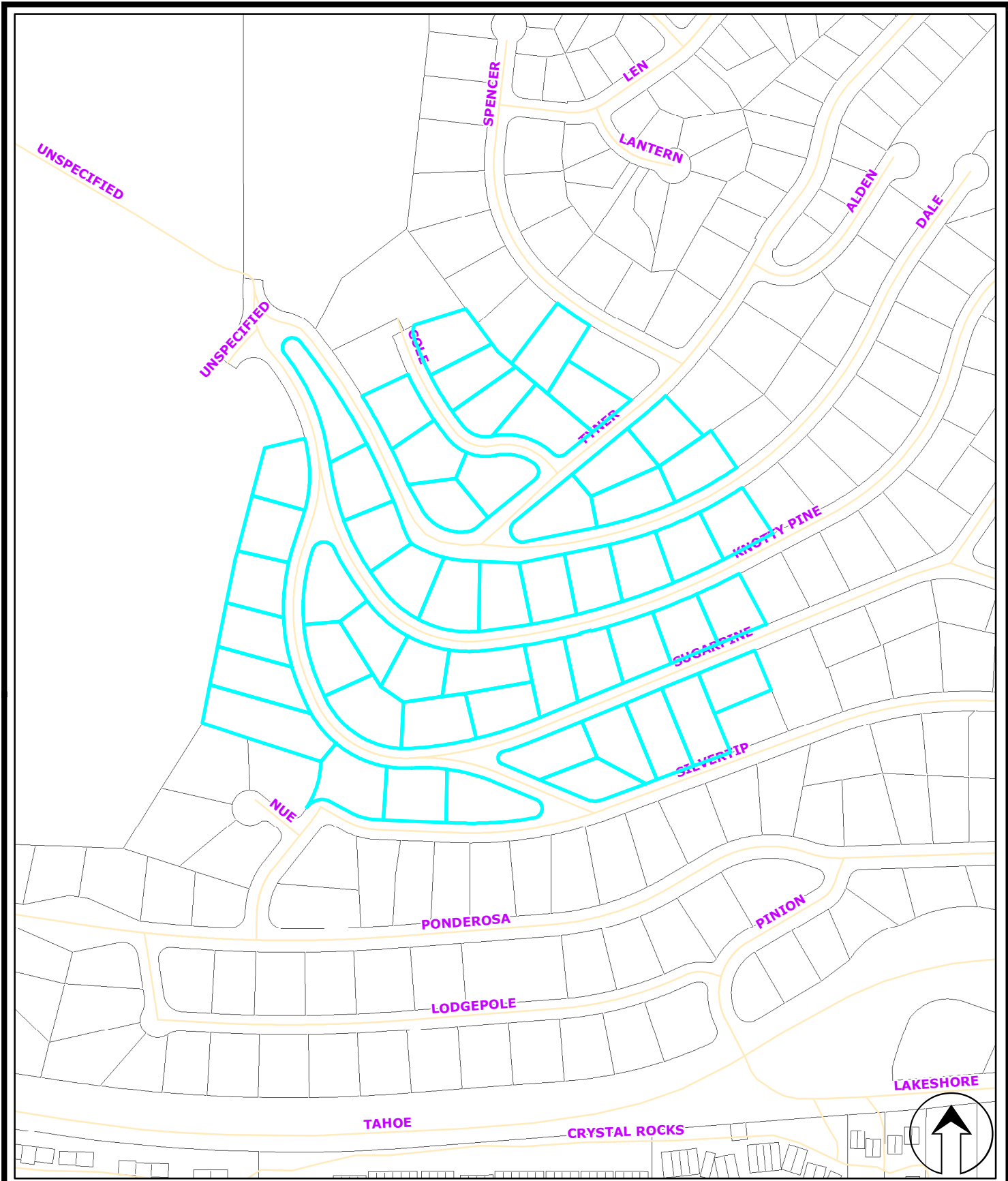
Request:

Applicant: Ira Rodman
Property Owners: Raymond & Barbara Miller, Trustees
Location: 541 Dale Drive, Incline Village
Assessor's Parcel Number: 122-132-14
Parcel Size: 0.426 acres
Master Plan Category: Suburban Residential (SR)
Regulatory Zone: Medium Density Suburban (MDS)
Area Plan: Tahoe
Citizen Advisory Board: Incline Village/Crystal Bay
Development Code: Authorized in Article 804, Variances
Commission District: 1 - Commissioner Birkbigler
Section/Township/Range: Section 17, T16N, R18E, MDM, Washoe County, NV
Staff: Grace Sannazzaro, Planner Washoe County Community Services Department Planning and Development Division
Phone: 775-328-3627

Comments and Conditions: No Impact to the Incline Village General Improvement District the district is currently serving the parcel with water and sewer.

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

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Public Noticing Map
 Variance Case No. VA15-007
 541 Dale Drive, Incline Village
 APN: 122-132-14
 500 Foot Noticing Radius

Community Services Dept.
Planning & Development Division
WASHOE COUNTY
NEVADA

Post Office Box 11130
 Reno, Nevada 89520
 (775) 328-3600



Source: Planning & Development

Date: August 2015

Property Owner Affidavit

Applicant Name: Ira Rodman

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)

IRA PAUL RODMAN
(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): 122-132-14

Printed Name IRA PAUL RODMAN

Signed [Signature]

Address P.O Box 426

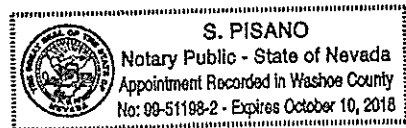
CRYSTAL BAY NV 89402

Subscribed and sworn to before me this 23 day of August, 2015

(Notary Stamp)

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

My commission expires: 10/10/18



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

- Owner
- Corporate Officer/Partner (Provide copy of recorded 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

February 2014

Property Owner Affidavit

Applicant Name: Kathleen Sweeney Rodman

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)

Kathleen Sweeney Rodman
(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): 122-132-14

Printed Name Kathleen Sweeney Rodman

Signed [Signature]

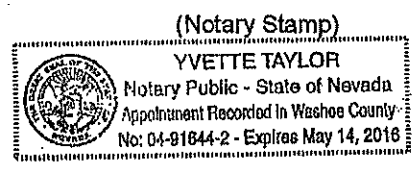
Address PO Box 426

Crystal Bay, NV 89402

Subscribed and sworn to before me this 14 day of September, 2015.

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

My commission expires: 5-14-16



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

- Owner
- Corporate Officer/Partner (Provide copy of recorded 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

February 2014