



Board of Adjustment Staff Report

Meeting Date: December 1, 2016

Subject: Variance Case Number VA16-008
Applicants: Roger and Sandra Puccinelli
Agenda Item Number: 8E
Project Summary: Request to reduce the front yard setback from 30-feet to 10-feet to allow for the construction of a single-family residence and attached garage.
Recommendation: No Recommendation
Prepared by: Kelly Mullin, Planner
Washoe County Community Services Department
Division of Planning and Development
775.328.3608
kmullin@washoecounty.us

Description

Variance Case Number VA16-008 (Puccinelli) – Hearing, discussion, and possible action to approve a variance for a front yard setback reduction from 30-feet to 10-feet to allow for the construction of a single-family residence and attached garage. This structure will replace the prior home that was lost to a fire in August 2016.

- Applicant/Property Owner: Roger and Sandy Puccinelli
- Location: 345 Lakeview Drive, approximately 1,000 feet south of Lakeview Drive's intersection with Bridge Street
- Assessor's Parcel Number: 038-042-26
- Parcel Size: ±1.148 acres
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Low Density Suburban (LDS)
- Area Plan: Verdi
- Citizen Advisory Board: West Truckee Meadows
- Development Code: Authorized in Article 804, *Variances*
- Commission District: 5 – Commissioner Herman
- Section/Township/Range: Section 7, T19N, R18E, MDM, Washoe County, NV

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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:

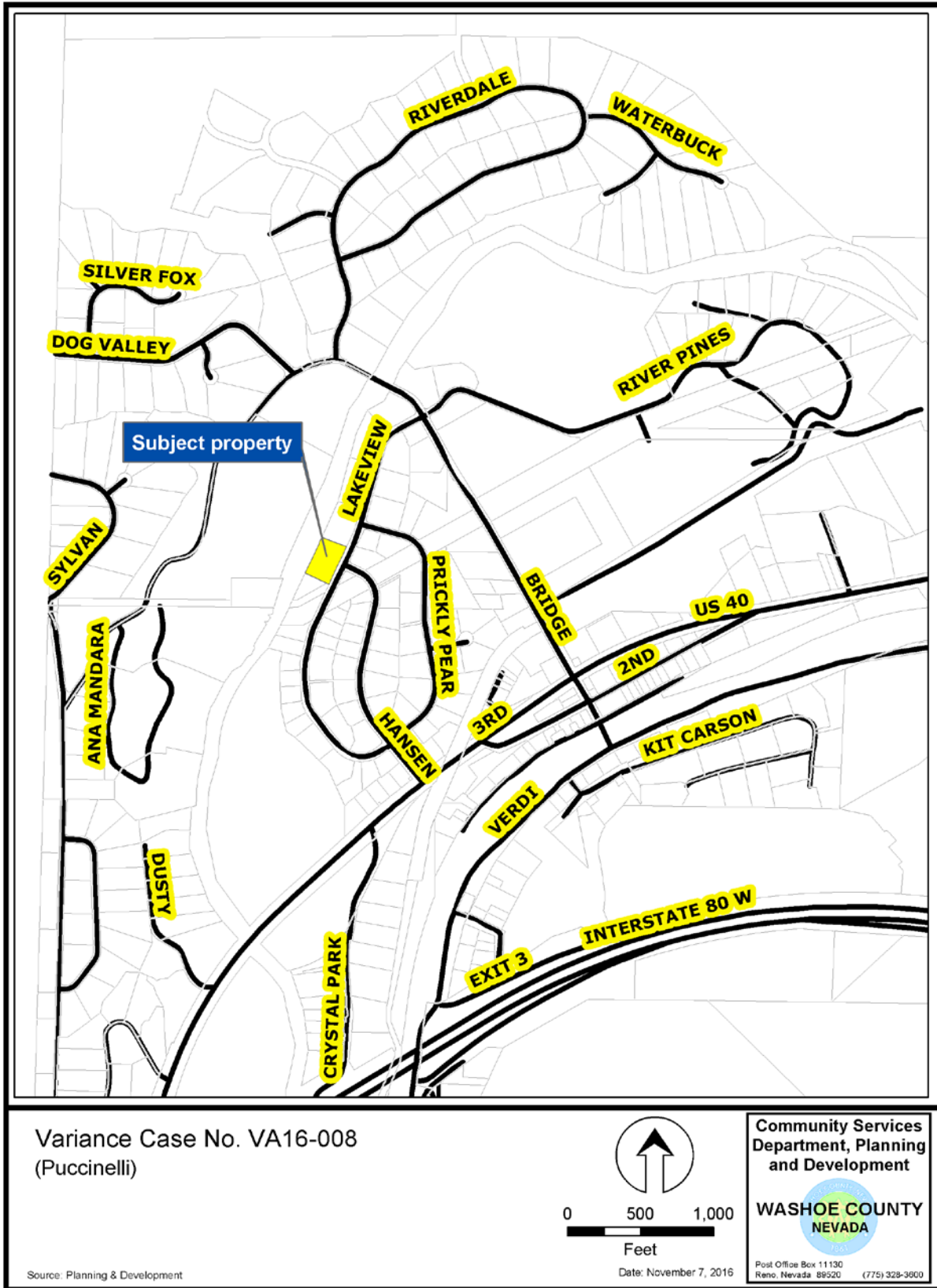
Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application 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.

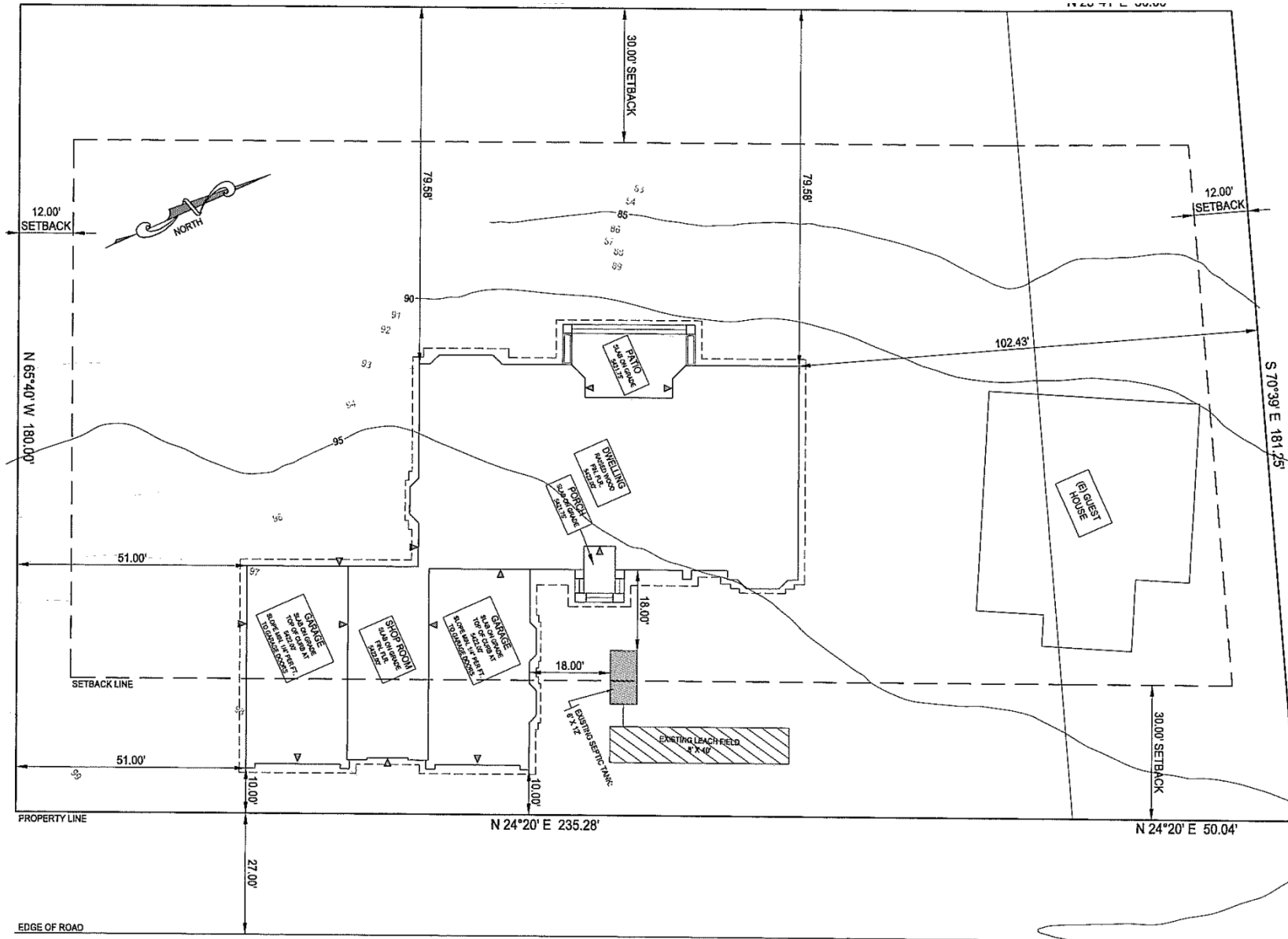
If the Board of Adjustment grants an approval of the Variance, that approval may be subject to Conditions of Approval. Conditions of Approval are requirements that need to be completed during different stages of the proposed project. Those stages are typically:

- 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.

Potential conditions of approval for Variance Case Number VA16-008 are attached to this staff report. Should the Board find that special circumstances exist and approve the requested variance the conditions will be included with the Action Order.

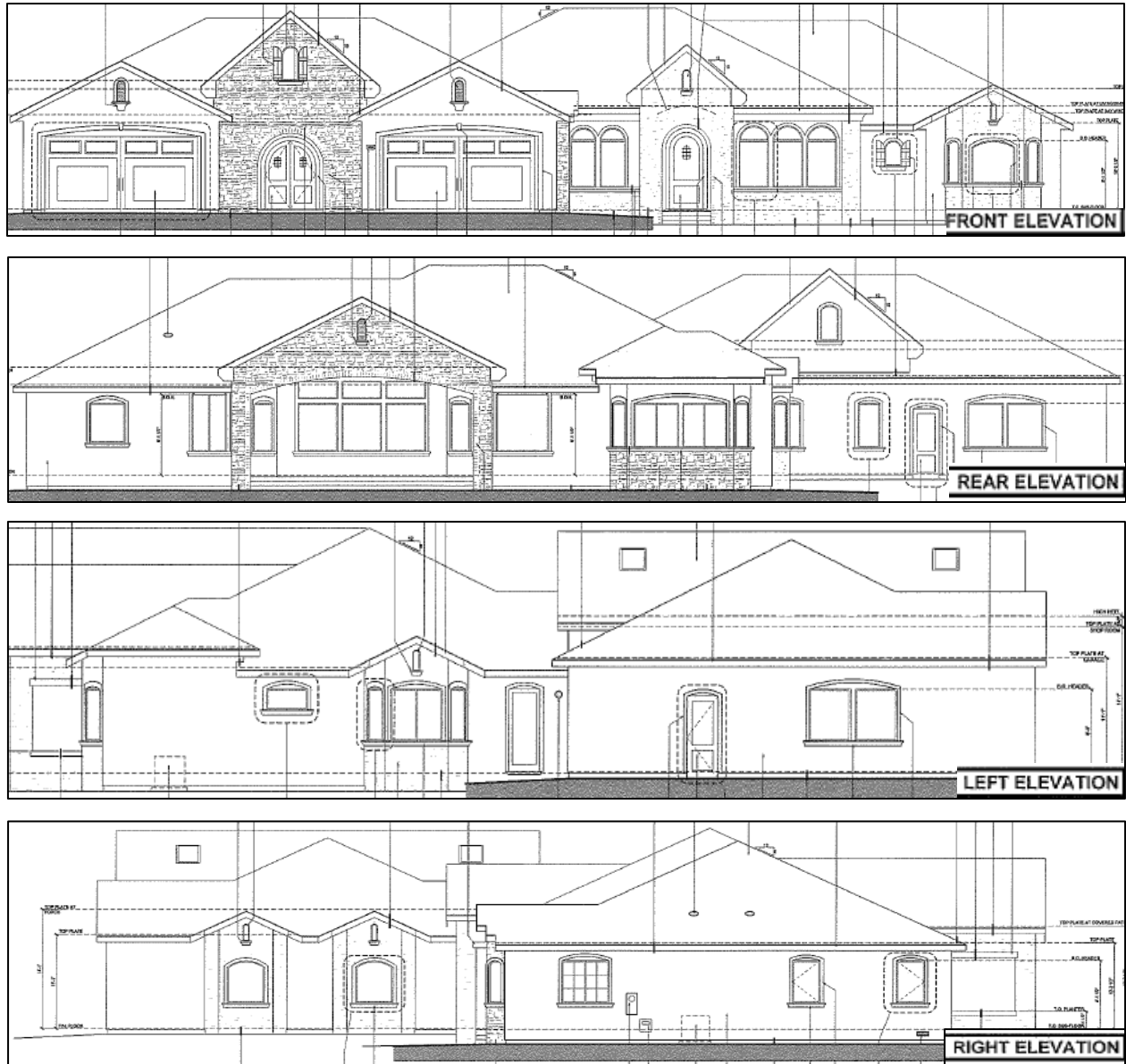


Vicinity Map

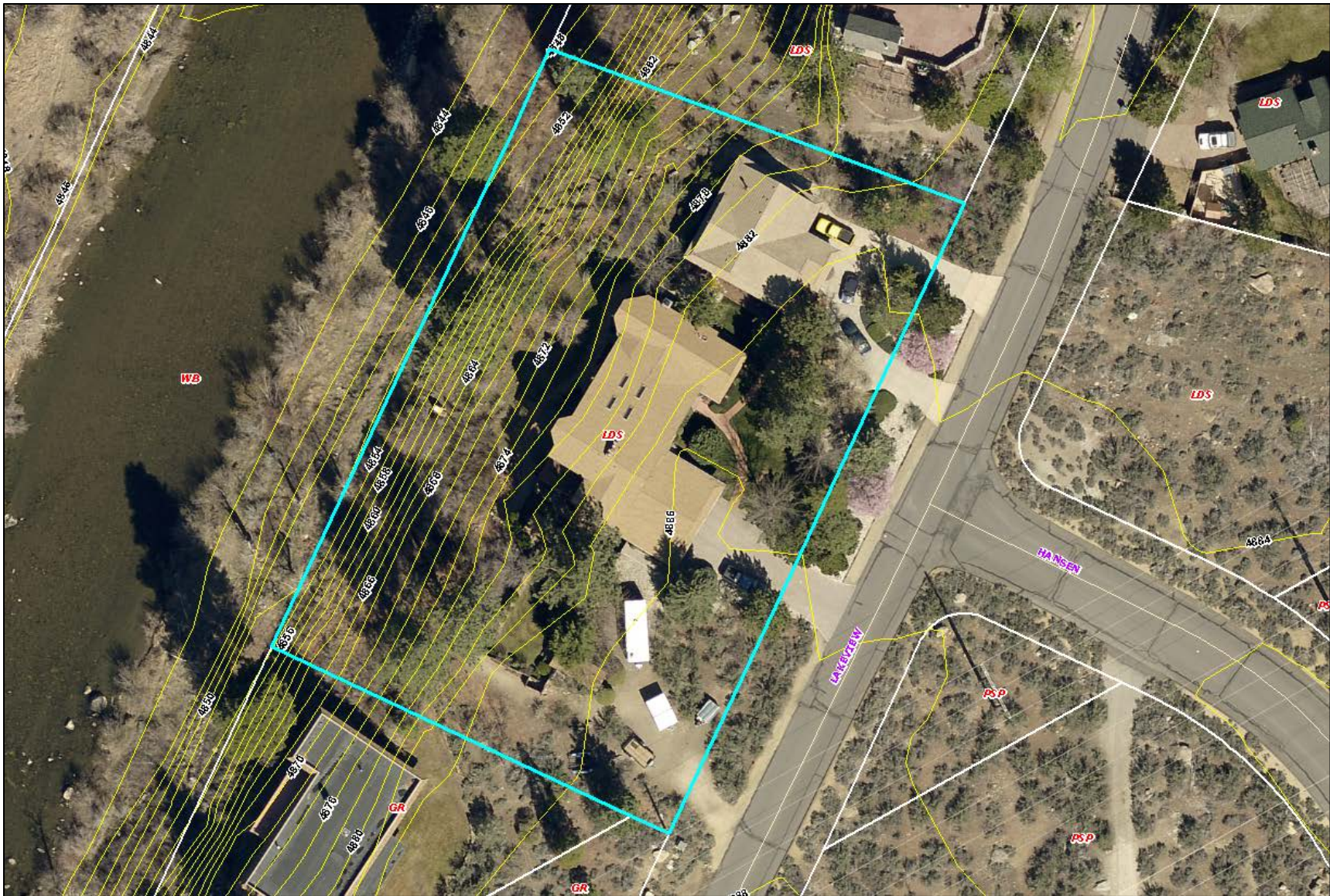


LAKEVIEW DR

Site Plan



Elevations



Aerial Photo with 2-Foot Contours
(subject property outlined in blue)

Project Evaluation

Background and Property Conditions

The ±1.148-acre property is located at 345 Lakeview Drive in Verdi, adjacent to the Truckee River. The applicants lost their home to a fire in August 2016 and are seeking to re-build. The variance request is to reduce the required 30-foot front-yard setback to 10-feet in order to allow for construction of the home and attached garage.

As shown on the aerial photo on page 7 of this report, the front half of the property is relatively level, while the rear drops off sharply in its descent to the river. There is a drop in elevation of approximately 38-feet between the front property line and rear property line. The previous home was 3,944 square-feet and was designed with multiple levels to conform to the slopes on the property. The new home has a slightly smaller square footage, at 3,773 square-feet. The attached garage is 2,770 square feet. The applicants have indicated that due to their age, they wish to re-build their home as a single-story dwelling, which results in a larger overall footprint on the property. The applicants have also stated that pushing the home slightly forward to its proposed location will avoid the need for an 8-foot or higher retaining wall at the rear of the property along the river.

The Lakeview Drive right-of-way is approximately 60-feet in width, with the roadway being located on the eastern half of the right-of-way. In its proposed location, the garage would be 10-feet from the front property line and 37-feet from the edge of the pavement on Lakeview Drive.

There are homes on either side of the subject property. Across Lakeview Drive are one vacant residential parcel and two parcels owned by NV Energy that contain transmission lines. Nine nearby property owners offered letters in support of the proposed request.

Reason for No Recommendation

Although there are constraints on the property in terms of the slope at the rear, staff has had difficulty making the Special Circumstances finding as required by Nevada Revised Statutes and Washoe County Code Section 110.804.25 (see page 10 of the staff report). A potential alternative to encroaching into the front setback is to shift the proposed garage further south and west so it is located adjacent to (rather than in front of) the remainder of the residence. The applicants have indicated that this option is not suitable for several reasons, including: the desire to retain most of the existing trees and other vegetation not destroyed by the fire; the layout of the proposed home and need to provide egress to the outside from interior rooms; and the desire to maintain a side yard.

As indicated previously, this request is for a re-build of a home that was lost to a recent fire. Although the previous home did not encroach into the setbacks, it was constructed as a multi-level dwelling. For the reasons stated, it is understandable that the applicants would wish to construct a single-level dwelling in its place. The Board may wish to consider these overall circumstances in their review of the request and their determination of whether or not the proposal meets the required findings – especially in terms of whether the specific situation applicable to the property rises to an extraordinary or exceptional level that would allow for the Special Circumstances finding to be met.



West Truckee Meadows Citizen Advisory Board (CAB)

The proposed project was presented by the applicants at the West Truckee Meadows Citizen Advisory Board meeting on November 14, 2016. An excerpt from the CAB minutes is attached as Exhibit B. The CAB voted unanimously to recommend approval of the request.

One written comment was received from a member of the CAB, and has been included as Exhibit C. Letters of support were received from nine neighboring property owners and were included with the application (Exhibit E). Highlighted in yellow on the map below are the locations of property owners who provided these letters.

**Reviewing Agencies**

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

- Washoe County Community Services Department
 - Planning and Development
 - Engineering and Capital Projects

- Utilities
- Washoe County Health District
 - Air Quality Management Division
 - Environmental Health Services Division
 - Emergency Medical Services
- Truckee Meadows Fire Protection District
- Regional Transportation Commission
- Washoe-Storey Conservation District
- Truckee Meadows Water Authority
- NV Energy

Three of the 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 if the variance request is approved.

- Washoe County Planning and Development included standard conditions of approval associated with variance requests for setback reductions.
Contact: Kelly Mullin, 775.328.3608, kmullin@washoecounty.us
- Washoe County Engineering & Capital Projects requires a Hold Harmless Agreement and automatic garage door openers.
Contact: Kimble Corbridge, 775.328.2054, kcorbridge@washoecounty.us
- Washoe County Health District requested that the applicant demonstrate the proposed home location meets applicable well and septic system setback requirements, and allows space for a repair or reserve septic field.
Contact: David Kelly, 775.328.2434, dakelly@washoecounty.us
- Washoe County Utilities and the Regional Transportation Commission responded stating they had no comments or conditions on the proposal.

Staff Comment on Required Findings

Washoe County Development Code Section 110.804.25 of Article 804, *Variances*, 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 as outlined above. Comments on each of the required findings are 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: Although the front of the property is relatively level, the rear drops down sharply in its descent to the Truckee River. The rear half of the property has an average slope of approximately 36%. Due to the loss of the previous home to a fire, the applicants are seeking to re-build on the lot with a single-story layout, increasing the dwelling's overall footprint on the lot. The applicants have indicated that pushing the home forward will avoid the need for an 8-foot or higher retaining wall at the rear of the property along the river. Shifting the location of the attached garage so that it does not encroach into the setbacks was considered and rejected by the applicants for the

reasons listed previously. As identified on page 8 in this staff report, there are potentially mitigating factors specific to this property that may be taken into consideration when assessing the merits of this request.

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: The request was provided to a variety of public and private agencies for review. Three agencies provided conditions of approval, while two other agencies indicated they reviewed the request and had no comments. Letters of support were received from nine neighboring property owners, including those residents closest to the proposed request. Lakeview Drive's paved roadway is approximately 27-feet from the applicant's front property line, and 37-feet from the proposed structure. The request is not anticipated to be detrimental to the surrounding area or public good.

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: If the Board recognizes that there are special circumstances applicable to the property, granting of the variance will not constitute a special privilege. Additionally, the subject property is encumbered by the downward slope that descends to the river. Although four of the nearby riverfront properties zoned Low Density Suburban (LDS) share a similar slope, the majority of other LDS and Medium Density Suburban properties in the subdivision are relatively level and do not have this topographic constraint.

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 variance request is for a setback reduction only – it does not affect the use of the property, which will remain residential.

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 is not applicable and not included with the motion options below.

Recommendation

After a thorough analysis and review of Variance Case Number VA16-008, staff believes that required findings #2-4 can be made. However, finding #1 for special circumstances applicable to the property is not as clear a determination. As outlined in the staff report, there are a number of reasons presented as to why the variance request is being sought. The Board is asked to determine if all of the appropriate findings can be made to grant the variance request. Two motion options have been provided for the Board's consideration.

Motions

Approval

If the Board chooses to approve the request, a potential motion would be:

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 VA16-008 for Roger and Sandra Puccinelli, having made all four findings in accordance with Washoe County 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;
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.

Denial

If the Board chooses to deny the request, a potential motion would be:

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 deny Variance Case Number VA16-008 for Roger and Sandra Puccinelli, having been unable to make all four required findings in accordance with Washoe County Code Section 110.804.25. Specifically, the following finding(s) could not be made: *[list specific findings]*.

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 and mailed to the original applicant, unless the action is appealed to the Washoe County Board of Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of 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 and mailed to the original applicant.

Applicant/Property Owner:	Roger and Sandra Puccinelli PO Box 1250 Verdi, NV 89439
Staff Report xc:	Dwayne Smith, Engineering Division



Conditions of Approval

Variance Case Number VA16-008

The project approved under Variance Case Number VA16-008 shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment on December 1, 2016. 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 initiation 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.

The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agency.

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, 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.**

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: Kelly Mullin, 775.328.3608, kmullin@washoecounty.us

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this variance. 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.
- c. A copy of the Final Order stating conditional approval of this variance shall be attached to all applications for administrative permits, including building permits, issued by Washoe County.

Washoe County Engineering and Capital Projects Division

2. The following conditions are requirements of the Washoe County Engineering and Capital Projects Division, which shall be responsible for determining compliance with these conditions.

Contact: Kimble Corbridge, 775.328.2041, kcbridge@washoecounty.us

- a. A Hold Harmless Agreement shall be required prior to issuance of a building permit for the structure within the front setback to the satisfaction of the Engineering Division and the District Attorney's Office.
- b. All garage doors shall have automatic garage door openers.

Washoe County Health District (WCHD) – Environmental Health Services Division

3. The following condition is a requirement of the Health District's Environmental Health Services Division, which shall be responsible for determining compliance with this condition. 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: David Kelly, 775.328.2434, dakelly@washoecounty.us

- a. The property is served by an onsite septic system and domestic well. The proposed footprint does not look to impact the existing systems as documented by the WCHD records. The WCHD requests the applicant to locate the septic system and demonstrate the new/proposed home footprint meet the applicable setbacks to the well and onsite septic system. The applicant shall also demonstrate that the proposed footprint allows space for a repair or reserve septic field.

*** End of Conditions ***



West Truckee Meadows Citizens Advisory Board

Minutes of the West Truckee Meadows Citizen Advisory Board meeting held at **Roy Gomm Elementary School, 4000 Mayberry Drive, Reno, NV** on November 14, 2016, 6:00pm.

1. ***CALL TO ORDER/PLEDGE OF ALLEGIANCE** – George Georgeson called the meeting to order at 6:00 pm.

2. ***ROLL CALL/DETERMINATION OF A QUORUM** –

Members present: George Georgeson, Zelalem Bogale, Daniel Lazzareschi (alternate filling in for Matthew Bueller), Carly Borchard.

Absent: Matthew Bueller (excused), Joseph Giddings (excused), Dale Lazzarone (excused), Charles Guffey, Shelia Peuchaud.

3. ***PUBLIC COMMENT** – no public comment

4. **APPROVAL OF THE AGENDA FOR THE MEETING OF NOVEMBER 14, 2016** – Zelalem Bogale moved to approve the agenda for the meeting of **JUNE 13, 2016**; Carly Borchard seconded the motion to approve the agenda.

5. **APPROVAL OF THE MINUTES FOR THE MEETING OF JUNE 13, 2016** – Daniel Lazzareschi moved to approve the minutes for the meeting of **NOVEMBER 9, 2015**; Zelalem Bogale seconded the motion to approve the minutes. Motion passed unanimously.

6. **ELECTION OF OFFICERS** – Citizen Advisory Board members will select and appoint members for Vice Chair. Officer positions are one year terms. Officers will assume their role immediately after appointment.

VICE CHAIR: George Georgeson nominated Zelalem Bogale to be the Vice Chair. Daniel Lazzareschi seconded the nomination to make Zelalem Bogale Vice Chair. The motion passed unanimously.

7. ***PUBLIC OFFICIAL REPORTS**

7A. *Washoe County Commissioner - Commissioner Marsha Berkbigler will provide updated information on discussions and actions by the Board of County Commissioners (BCC). Commissioner Berkbigler may be reached at 775-328-2005 or mberkbigler@washoecounty.us. (This item is for information only and no action will be taken by the CAB).

Commissioner Berkbigler was unable to attend. Sarah Tone said Commissioner Herman will also be joining us at this meeting in the future now that it's a joint meeting with Verdi.

8. **DEVELOPMENT PROJECTS** – The project description is provided below with links to the application or you may visit the Planning and Development Division website and select the Application Submittals page:

http://www.washoecounty.us/comdev/da/da_index.htm.

8A. Variance Case Number VA16-008 (Puccinelli) - Request for community feedback, discussion and possible recommendation to approve a front yard setback reduction from 30 feet to 10 feet to allow for the construction of a single-family residence and attached garage.

Applicant/Property Owner: Roger and Sandy Puccinelli

Location: 345 Lakeview Drive

APN: 038-042-26 Staff: Washoe County Planner Kelly Mullin, kmullin@washoecounty.us, 775-328-3608

Reviewing Body: Board of Adjustment

- Kelly Mullin, Washoe County Planner, introduced herself. She said she can answer policy and procedures
- Roger and Sally Puccinelli, the home owners, presented the project:
- Roger thanked the board.
- He said his home burned a few months ago. It was a two story home, and he said they want to rebuild the home as a one story home. The home will be a bigger foot print but less square footage due to the fact it's one story instead of two stories. They have to accommodate the slope on the land. He said another building option would require them to remove large old trees, and that's why they wanted to move the variance forward. He said they will move some utilities to the street underground. He said they already lost too many trees to the fire.
- All the adjacent neighbors have approved and are looking forward to the construction. The owners said they don't prefer to do a retaining wall.
- Zelalem asked about the garage setback is 10 feet; he asked where the variance will be. The applicant showed the property map. The house is further back than the garage. Roger said they received signatures from the nearby neighbor for approval.
- George asked about the powerline. Kelly said the Washoe County Engineering staff and NV Energy will review the powerline easement. Roger said it's the Washoe County right-a-way. George said they power company owns

the nearby property. As long as you don't have a problem in the future if you build too close to the powerline. Roger said there are a lot of homes near the powerline.

- Zelalem asked the purpose of the setback. Kelly explained the setbacks and regulatory zoning. She said it provides light and air between structures. When you go from rural to suburban, the homes get closer together. The 30 setback is the zoning requirement of LDS. Further to the south of this home, the houses have less setback.
- Daniel asked about the county right-a-way; he asked if the county plans to expand the road. She said she doesn't know the future need for widening the road. Kelly said the current roadway meets those needs.
- George said they contacted the neighbors from north and south. Carly said this is great the neighbors looked at it provided their feedback. She said she has seen the site. She asked if other properties have this similar variance on their lots. She said some have driveways are different. She wondered if any issues arose from that change. Kelly said there are some homes in the south of the subject property that have higher density (MDS), so they are closer to property line and to other properties which have different zones and setbacks. Carly said she feels it fits, and feels it responsible for the property owners.
- Zelalem expressed his sorrow for their fire incident. He read a setback statement. He asked what the special features and constrains there are that will be met by this variance. Roger said keeping the old trees, walking trail, retaining wall, tree roots they are trying to save.

Motion: Carly Borchard moved to recommend to this variance to the Board of Adjustment. Daniel Lazzareschi seconded. Motion passed unanimously.

9.*COUNTY UPDATE – Sarah Tone, Office of the County Manager will provide an update on the West Truckee Meadows Verdi CAB and County services. Ms. Tone is available to answer questions and concerns. Please feel free to contact her at Stone@washoecounty.us or (775) 328-2721. To sign up to receive email updates from the County visit www.washoecounty.us/cmail. (This item is for information only and no action will be taken by the CAB).

Sarah gave a County update:

- Successful election season. Registrar's office is out of the County offices. She said they had 89 polling locations on Election Day. It was extremely successful.
- Big change with this CAB. This CAB merged WTM with VERDI community. New members. 7 members total for this year, and then it will be only 5 members next year.
- New board chairman in January for County Commission.
- Issues on the ballot: Recreation marijuana (Washoe County has a team working on zoning, fines fees, sheriffs, and other topics regarding recreational marijuana);
- Trash franchise agreement will be heard on November 29th. New services includes sticker service, single stream recycling, bear containers (wildlife containers) for those who need them.
- Board of County Commissioners meeting tomorrow: Hoop houses (high tunnels for gardens) used to extend growing season. The second reading of that topic will be tomorrow.
- Two more BCC meetings will be held on November 29 (trash and marijuana), WC1 to make that law. And December 13 will be the last BCC meeting of the year.
- Discussion about Mayberry garden is privately owned, and it's closing – prospective development. City of Reno planning commission and NAB will review the proposed development. They have had local community gatherings regarding that. Daniel said it's a multi stage process. They bought property for 2.6 in 2008. He said he invited them to present to this CAB.

10. *CHAIRMAN/BOARD MEMBER ITEMS/NEXT AGENDA ITEMS - This item is limited to announcements by CAB members and topics/issues posed for future workshops/agendas. (This item is for information only and no action will be taken by the CAB).

Carly said she would love to share what is presented for the Mayberry gardens project.

11. *PUBLIC COMMENT –No public comment.

ADJOURNMENT at 6:38 p.m.

Number of CAB members present: 4

Number of Public Present: 3

Presence of Elected Officials: 0

Number of staff present: 2

Submitted By: Misty Moga



Washoe County Citizen Advisory Boards CAB Member Worksheet

Citizen Advisory Board: West Truckee Meadows/Verdi

Meeting Date (if applicable): _____

Topic or Project Name (include Case No. if applicable): Variance VA 16-008 (Pucinelli)

Washoe County Planner _____

Please check the appropriate box:

My comments were (or) were not discussed during the meeting.

Identified issues and concerns:

None.

Suggested alternatives and/or recommendations:

None. Requested variance appears reasonable and in keeping with neighborhood character. In particular the large area of the Lakeview Drive Row currently devoted to landscaping (27' per drawings) mitigates any impacts from decreased setback.

Name Daniel Lazzareschi Date: 10/26/16

(Please Print)

Signature: *Daniel Lazzareschi*

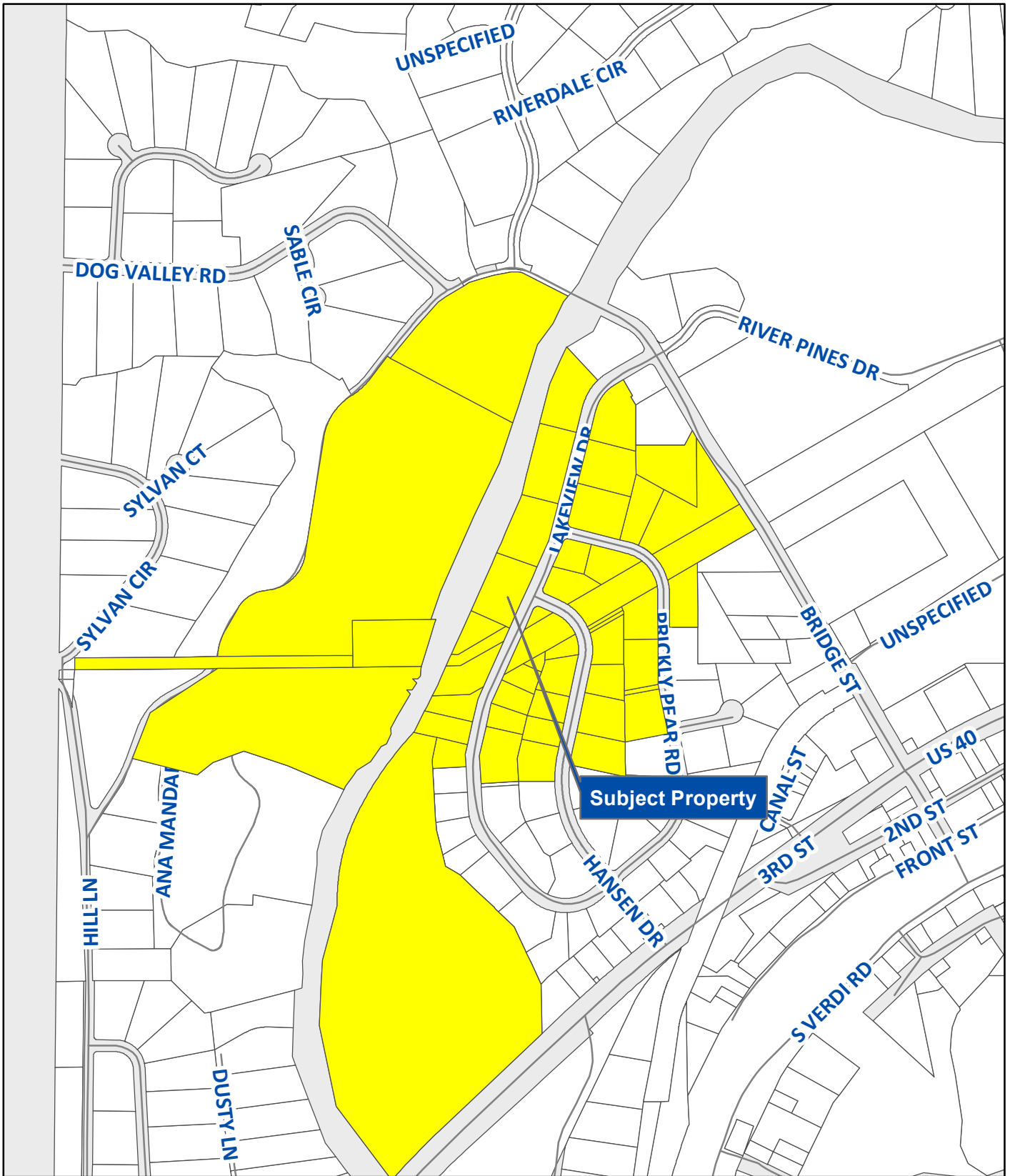
This worksheet may be used as a tool to help you take notes during the public testimony and discussion on this topic/project. Your comments during the meeting will become part of the public record through the minutes and the CAB action memorandum. Your comments, and comments from other CAB members, will and shall not collectively constitute a position of the CAB as a whole. ****Due to Nevada Open Meeting Law considerations, please do not communicate with your fellow CAB members on items outside of the agendaized discussions held at your regular CAB meetings.****

If you would like this worksheet forwarded to your Commissioner, please include his/her name.

Commissioner's Name: Commissioner Berkbigler

Use additional pages, if necessary.

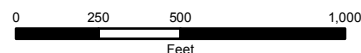
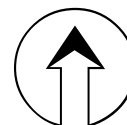
Please mail, fax or email completed worksheets to: Washoe County Manager's Office
Attention: CAB Program Coordinator
Post Office Box 11130 Reno, NV 89520-0137



Public Notice Map

Variance Case No. VA16-008 (Puccinelli)

35 property owners of 50 parcels selected within a distance of 600 feet of the project site.



Source: Planning and Development Division

Date: October 18, 2016

Community Services
Department



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

VA16-008
EXHIBIT D

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.

Project Information		Staff Assigned Case No.: VA16-008	
Project Name: <u>345 Lakeview Dr.</u>			
Project Description: <u>Variance to reduce the setback on the east side of garage from 30 feet to 10 feet</u>			
Project Address: <u>345 Lakeview Dr., Verdi, NV. 89439</u>			
Project Area (acres or square feet): <u>1.148 acre</u>			
Project Location (with point of reference to major cross streets AND area locator): <u>345 Lakeview Dr. Cross street is Hansen Dr.</u>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
<u>038-042-26</u>	<u>1.148</u>		
Section(s)/Township/Range: <u>Township 19, Range 18</u>			
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: <u>Roger Puccinelli</u>		Name:	
Address: <u>345 Lakeview Dr.</u>		Address:	
P.O. <u>1250 - Verdi, NV</u> Zip: <u>89439-1250</u>		Zip:	
Phone: <u>775-345-6155</u> Fax:		Phone: Fax:	
Email: <u>rpuccinelli@stbcglobal.net</u>		Email:	
Cell: <u>775-240-5350</u> Other: <u>775-3441</u>		Cell: Other:	
Contact Person: <u>Roger or Sandy</u>		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):	

October 17, 2016

On August 2, 2016 our home at 345 Lakeview Drive, Verdi, Nv burned to the ground. We lost everything but thankfully we were both safe. The home was built in the early 1980's and was a multi-level home. The total square footage was 3944 sf. As we are both seniors now we want to rebuild a 1 story home. This would allow us with the variance to move the garage forward to have a small level backyard with a patio which we did not have with the original home. The site has a steep slope to the rear which was why the original home was built on different levels. Our new home will be a 1 story with a lower profile to the neighbors and open up the view to the west. The square footage of the new home is 3773 sf.

Roger and Sandy Puccinelli

Property Owner Affidavit

Applicant Name: Roger Puccinelli Family Trust

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, ROGER PUCCINELLI
(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): 038-042-26

Printed Name Roger Puccinelli Family Trust

Signed Roger Puccinelli

Address P.O. Box 1250

Verdi, NV. 89439-1250

Subscribed and sworn to before me this 18th day of October, 2016

Renee Schebler
Notary Public in and for said county and state

My commission expires: Mar 1, 2017

(Notary Stamp)



*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

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 would like to have the east setback requirement reduced by 20' for our garage leaving 40' from the garage to the street edge. This is more than many homes in the subdivision.

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 lot is very steep on the back side requiring an 8' or more retaining wall to build a single level home. We are in our later years and building a home with the contour of the land would require multiple levels and stairs. We feel an 8' or more retaining wall would be unattractive and detract from the natural environment.

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?

Moving our house closer to the street does not impact any of our neighbors. The neighbors on either side have the same view to the west as we do. Building a one story would open up the overall view of anyone to the east.

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 would allow us to replace our multi-level home with a single level home offering a lower profile for homes to the east. It would also offer a better profile and view to people enjoying the Truckee River to the west.

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

We would be able to build a one story home and move it forward on the lot allowing us to have a small backyard which we did not have before because of the steep slope at the rear. This would be a great asset to us and our family.

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

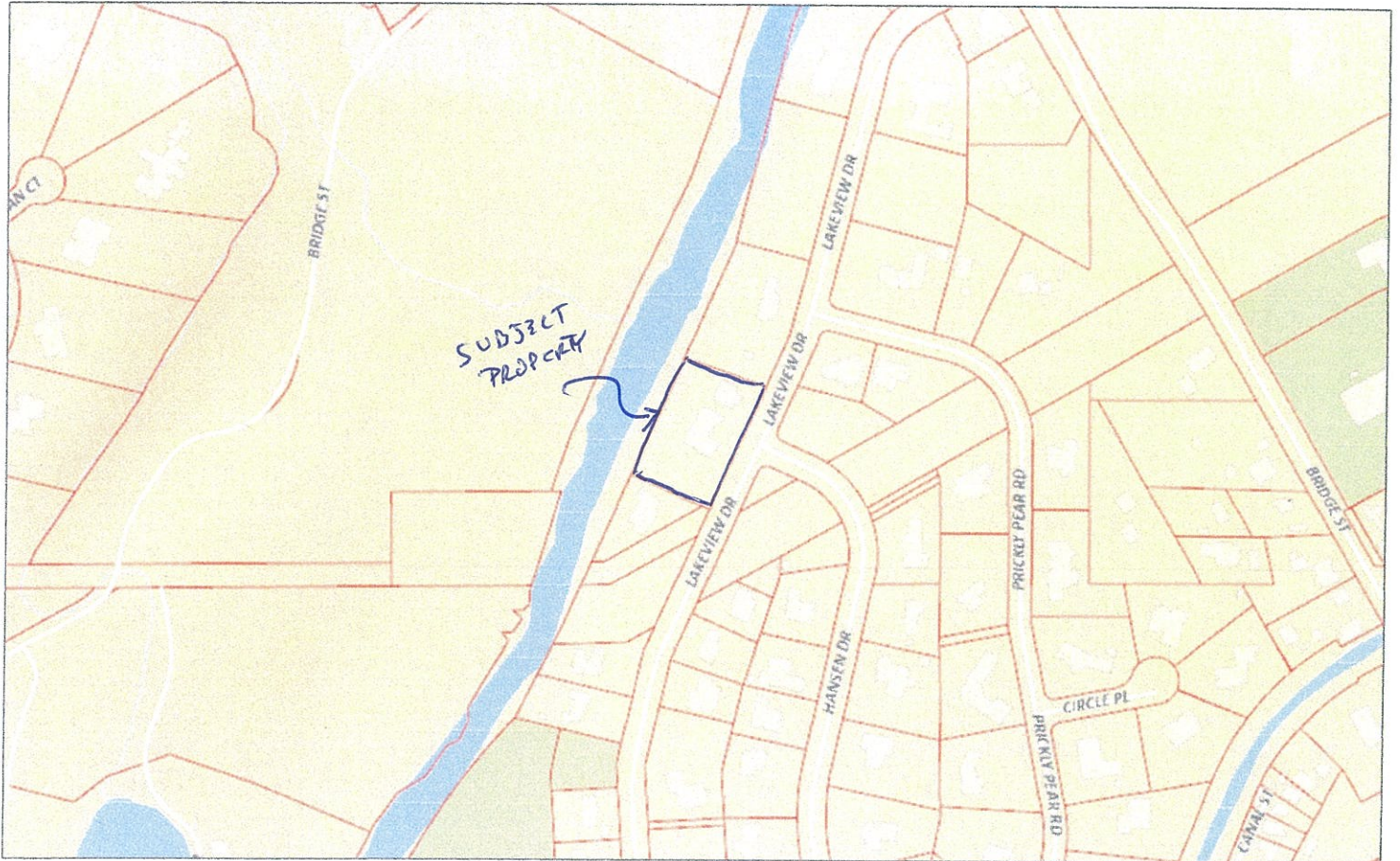
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	If yes, please attach a copy.
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7. What is your type of water service provided?

<input checked="" type="checkbox"/> Well	<input type="checkbox"/> Community Water System
--	---

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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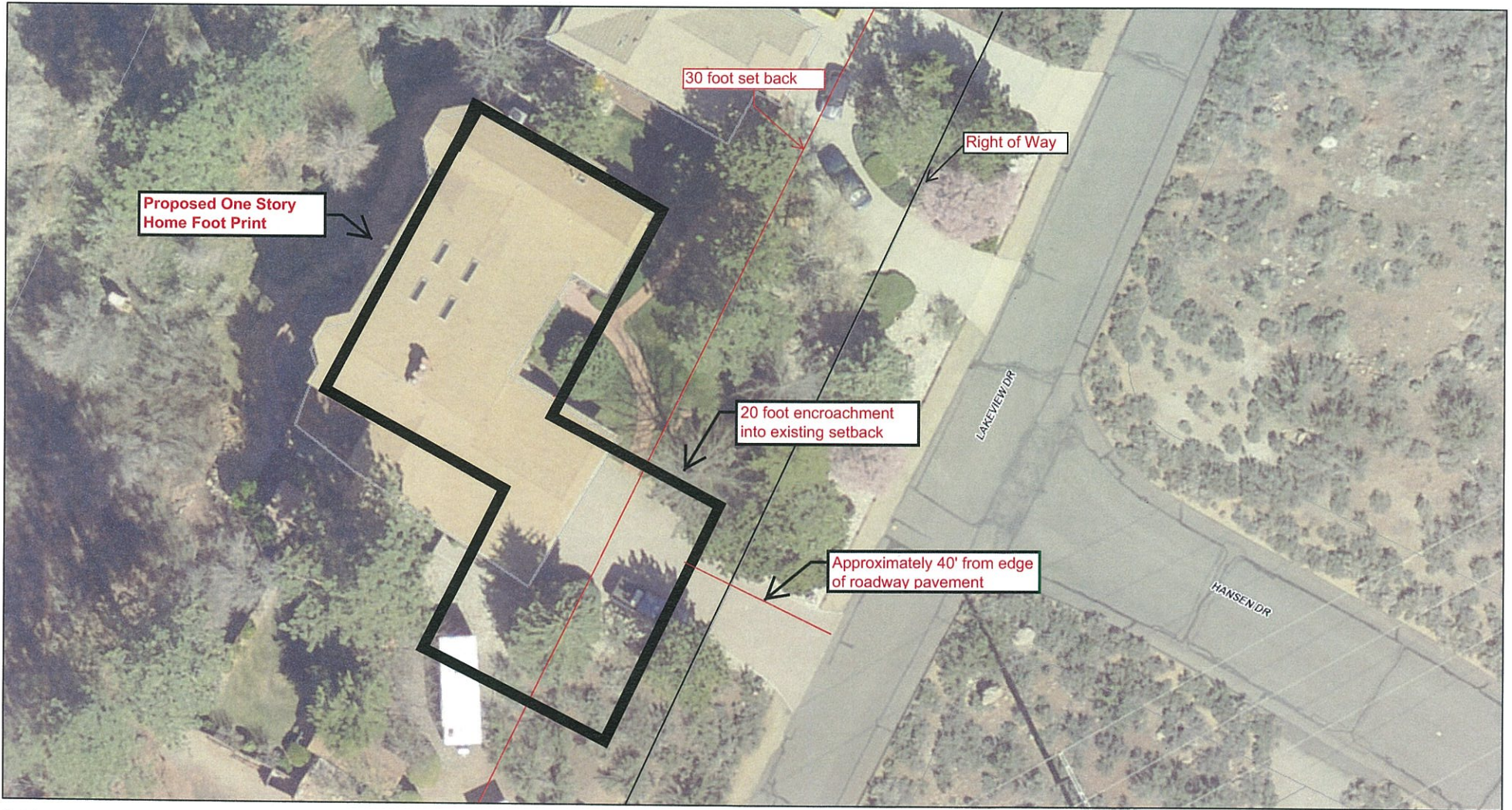


October 13, 2016

1:4,514
 0 0.0375 0.075 0.15 mi
 0 0.05 0.1 0.2 km
 Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand).

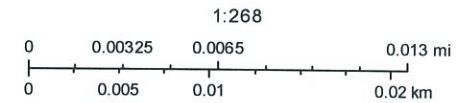
Washoe County Technology Services - Regional Services Division (GIS), 1001 E. Ninth St, Suite C200, Reno, NV 89512 www.washoecounty.us/gis (775) 328-2348

345 Lakeview Rd.



October 16, 2016

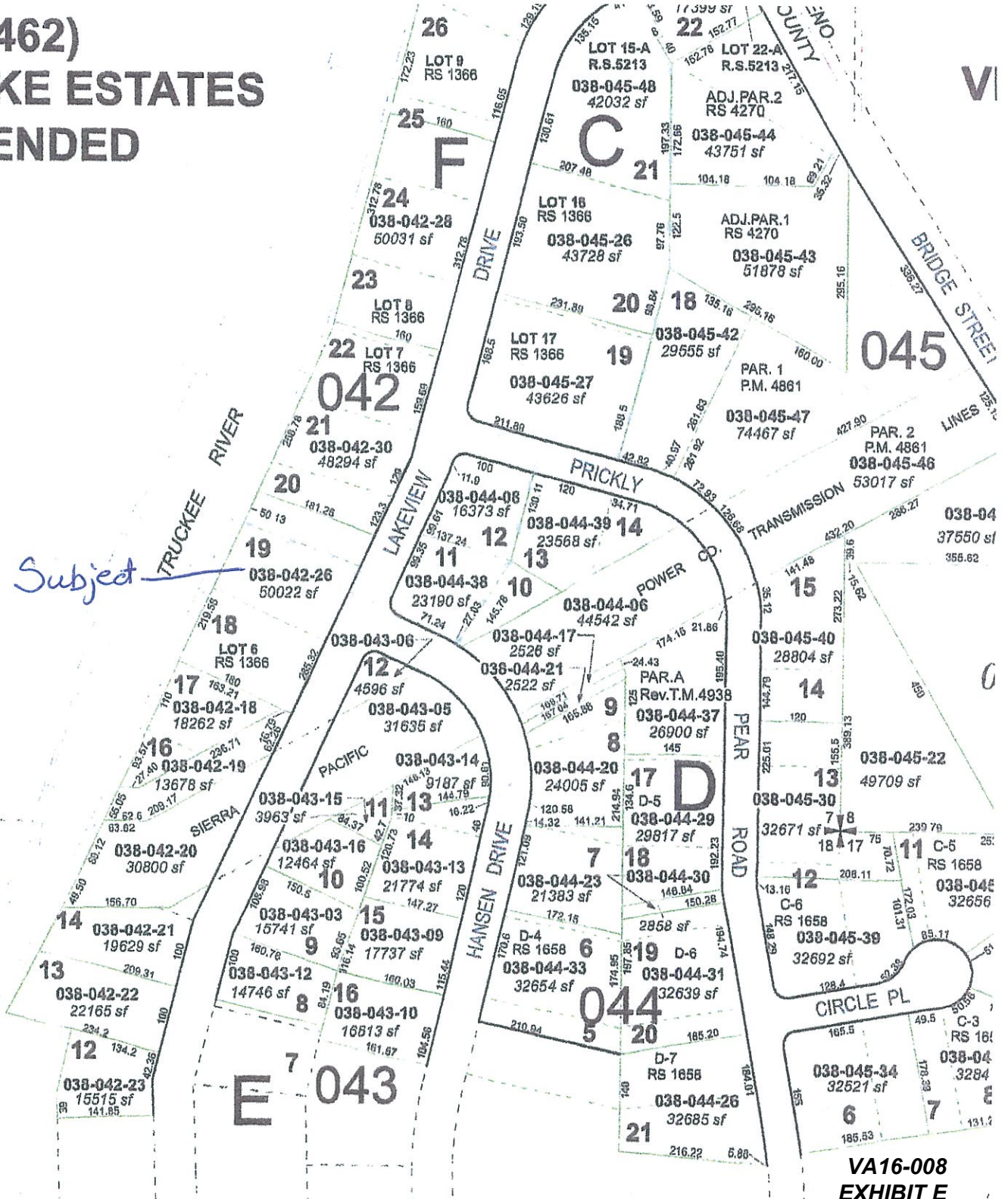
- | | |
|---------------|---------------|
| Trans_WCRoads | Red: Band_1 |
| parcelbase | Green: Band_2 |
| Buildings | Blue: Band_3 |
| Red: Band_1 | Red: Band_1 |
| Green: Band_2 | Green: Band_2 |
| Blue: Band_3 | Blue: Band_3 |



Disclaimer: This map and information is provided for illustration purposes only and are not decision making; and the understanding that it is not guaranteed to be accurate, correct or complete and conclusions drawn from such information are the responsibility of the user. Washoe County assumes no responsibility for errors or omissions, even if Washoe County is advised of the possibility of such damage. Information here should not be used for making financial or any other commitments.

VA16-008
EXHIBIT E

(#462) VERDI LAKE ESTATES AMENDED



Account Detail

[Back to Search Results](#)

[Change of Address](#)

[Print this Page](#)

Washoe County Parcel Information

Parcel ID 03804226	Status Active	Last Update 10/13/2016 2:09:44 AM
Current Owner: PUCCINELLI FAMILY TRUST, ROGER D PO BOX 807 VERDI, NV 89439	SITUS: 345 LAKEVIEW DR WCTY NV	
Taxing District 4011	Geo CD:	
Legal Description		
Block F Range 18 Lot 18-20 SubdivisionName VERDI LAKE ESTATES Township 19		

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2016	\$6,201.57	\$6,201.57	\$0.00	\$0.00	\$0.00
2015	\$6,188.61	\$6,188.61	\$0.00	\$0.00	\$0.00
2014	\$6,071.50	\$6,071.50	\$0.00	\$0.00	\$0.00
2013	\$6,258.48	\$6,258.48	\$0.00	\$0.00	\$0.00
2012	\$6,276.62	\$6,276.62	\$0.00	\$0.00	\$0.00
Total					\$0.00

Important Payment Information

- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See [Payment Information](#) for details.

Pay Online

No payment due for this account.

\$0.00

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

[Payment Information](#)

[Special Assessment District](#)

[Installment Date Information](#)

[Assessment Information](#)

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

This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.

October 17, 2016

I have discussed the variance with the Puccinelli's and approve the changes on the lot at 345 Lakeview Drive they are requesting to move the house forward.

B & M Ash 10-18-2016

Paul Cushman 10-18-16

October 17, 2016

I have discussed the variance with the Puccinelli's and approve the changes on the lot at 345 Lakeview Drive they are requesting to move the house forward.

Scott Farrow 10-18-16

October 17, 2016

I have discussed the variance with the Puccinelli's and approve the changes on the lot at 345 Lakeview Drive they are requesting to move the house forward.

Dennis Q. Devine 10-18-16

James P. Devine 10-18-16

October 17, 2016

I have discussed the variance with the Puccinelli's and approve the changes on the lot at 345 Lakeview Drive they are requesting to move the house forward.

June Haycock 10/8/16

October 17, 2016

I have discussed the variance with the Puccinelli's and approve the changes on the lot at 345 Lakeview Drive they are requesting to move the house forward.

Cindy Sullivan 10/18/16

October 17, 2016

I have discussed the variance with the Puccinelli's and approve the changes on the lot at 345 Lakeview Drive they are requesting to move the house forward.

Heather Cook 10/18/16

Book 10/18/16

October 17, 2016

I have discussed the variance with the Puccinelli's and approve the changes on the lot at 345 Lakeview Drive they are requesting to move the house forward.

AM Stoker 10/18/16
STOKER

Debt L. Stoker 10/18/16

October 17, 2016

I have discussed the variance with the Puccinelli's and approve the changes on the lot at 345 Lakeview Drive they are requesting to move the house forward.

Michael Parnetski

225 HANSEN DR

VERDI, NV 89439

775 657 9690

VERDI LAKE ESTATES
SUPPLEMENTAL AND RESTATED
DECLARATION OF RESTRICTIONS

This Supplemental and Restated Declaration of Restrictions is made and published by MARTIN BARELL and KAREN KRONISH FERRONI, as trustees, said trustees to be referred to hereinafter as "DECLARANTS."

ARTICLE I.

RECITALS

1. Declarants Martin Barell and Karen Kronish Ferroni are, by virtue of the Last Will and Testament of Herbert Kronish and the order of final distribution of the Second Judicial District Court of the State of Nevada, dated and filed August 10, 1978, owners, in trust, of that certain tract of land in Washoe County, Nevada, plotted on the map entitled "Verdi Lake Estates, Washoe County, Nevada," recorded in the office of the County Recorder of Washoe County on September 26, 1947.

2. Declarants are successors in interest of "Verdi Lake Estates," a co-partnership comprised of John C. Potts and Guy A. Marsh, which partnership is named as "Declarant" in the "Declaration of Restrictions Verdi Lake Estates," filed in Book T, of LIENS & MISCELLANEOUS, page 13, File No. 156348, Office of the County Recorder, and recorded amendments thereto

3. Declarants do hereby supplement, amend and restate all restrictions, conditions, covenants and charges to be henceforth imposed on the real property affected hereby to the end that the quality of life of all residents and owners within the designated area may be maintained by providing for the highest possible standards for residential construction and improvements thereby serving the common advantage of all within Verdi Lake Estates.

ARTICLE II.

RECISSION OF PREVIOUS DECLARATIONS

The "Declaration of Restrictions Verdi Lake Estates" mentioned in Article I(2) and all amendments thereto are hereby rescinded and repealed; and Declarants hereby publish and restate these "Supplemental and Restated Declaration of Restrictions" as the sole and effective restrictions, conditions and covenants affecting said property.

Lots and structures currently held in individual ownership are excluded from these restrictions with respect to present owners and their successors and assigns. Such lots and structures are subject only to the original restrictions, document No. 156248 in the Washoe County Recorder's Office, and amendments thereto.

ARTICLE III.

DEFINITION OF TERMS

The following words, wherever used in this Supplemental and Restated Declaration of Restrictions, shall have the respective meanings hereinafter set forth unless the content expressly otherwise requires:

1. Lot. "Lot" means one of the numbered lots of land designated on said map of VERDI LAKE ESTATES, WASHOE COUNTY, NEVADA.

2. Said Map. "Said Map" means that certain map above referred to as VERDI LAKE ESTATES, WASHOE COUNTY, NEVADA, filed in the Office of the County Recorder, Washoe County, Nevada.

2. Setback. "Setback" means the distance between the dwelling house or other structure referred to and the nearest line of the street referred to, measured perpendicularly to the last mentioned line.

4. Street. "Street" means any street, highway or other thoroughfare shown on said map, regardless of what name or term shall be used on said map to designate said street, highway or other thoroughfare.

5. Said Property. "Said Property" means all of the real property affected by this Supplemental and Restated Declaration of Restrictions and refers to such property only.

ARTICLE IV.

USE

1. Except for such lots as may already be zoned otherwise, none of said lots shall be used except for private residential purposes, nor shall any structures be erected or maintained upon any of said lots other than one detached single family dwelling which shall be no more than twenty-five (25) feet in height, together with a private garage which may be made a part thereof, which garage shall be used only in connection with such residential dwelling, and other accessory outbuildings approved in accordance with Article VI, §1, below. Said residential dwelling shall contain a minimum of two thousand (2,000) square feet of living space, excluding garage.

2. No hospital, sanatorium, rest home, hotel, public boarding or lodging house, butcher shop, grocery or other business or commercial enterprise shall be maintained, carried on or conducted upon said property, or any portion thereof, nor shall any business or profession or occupation be carried on or conducted upon said property or any portion thereof; no noise or offensive activity shall be carried on on said property, or any portion thereof, nor shall anything be done which shall be or become an annoyance or nuisance to the neighborhood on, or about, said premises and land. As in §1 above, exception is made for such lots as may already be zoned otherwise as to use thereof. Utility lines shall be underground from power poles to residence.

3. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot except that dogs, cats or other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purpose, and then only if they are of such nature as not to interfere with the safety and comfort of adjoining owners.

4. No garage or outbuilding of any kind or description shall be erected or maintained on any lot within said subdivision prior to the erection of a dwelling house thereon.

5. No mobile homes shall be permitted, nor parking of boats or trailers permitted in front of houses, or in any area viewable from any point on access roads to said property.

6. No trailer or portion of any uncompleted building, nor any tent, garage or outbuilding erected on or maintained on any lot within said subdivision shall, at any time, be used as a residence, temporarily or permanently, nor shall any residence of a temporary character be permitted within said subdivision, nor any prefabricated type of residential home construction.

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BOOK 1477 PAGE 224

7. All roofs shall be of shake, shingle, hot composition or tile. No shiny or reflective material such as tin or aluminum shall be allowed. Roof colors are limited to natural wood, gray, shades of beige or brown and dark green. It is the intention of Declarants that the area maintain an Alpine quality; and to this end house designs shall be required to be harmonious with an Alpine environment. Although brick and stone are permissible, use of wood siding is encouraged, especially cedar and redwood. All siding is required to be in neutral, brown or natural wood colors. No bright or gaudy colors such as reds, oranges, blues, pinks, bright yellows, bright greens or other such colors as may generally be judged to be inharmonious with an Alpine setting may be used.

8. No fence, wall, hedge or hedge-like shrub planting for any purpose shall be constructed or planted or permitted to grow on any portion of any lot within said subdivision to a height of over six (6) feet, nor shall any fence, wall, hedge or hedge-like shrub planting for any purpose be constructed or planted or permitted to grow on any lot within said subdivision between the front building setback and the side street property line. The planting of shrubs and trees is, of course, encouraged, and this restriction is intended to apply only to vegetation that is employed for the purpose of lot demarcations or delineations, such as hedges and the like.

9. Owners must commence the landscaping of their lots within six (6) months of the time they take occupancy of the residential dwelling constructed upon the land. By landscaping Declarants intend the planting of shrubs, lawn and/or trees. For reasons of fire safety as well as appearance, existing sagebrush shall be removed from the immediate vicinity of the dwelling house and shall not comprise more than fifty percent (50%) of the lot area exclusive of that occupied by the dwelling.

10. All building setback lines (front, rear, side and side street) must conform to the minimum standards as provided by the County of Washoe, unless a special variance is granted by the County of Washoe, Nevada, and no building shall be located on any residential lot nearer than thirty-five (35) feet to the front lot line, nor nearer than ten percent (10%) of the length of each of the respective three (3) remaining sides of the lot, nor nearer the back lot line than twenty-five (25) feet.

11. No dwelling shall be constructed or maintained upon any portion of the above described real property which shall have a living area, exclusive of garage, patios, terraces, and porches, of less than two thousand (2,000) square feet. Living quarters for servants and/or guest houses shall be built according to Washoe County Code and Building Regulations, and this Supplemental and Restated Declaration of Restrictions.

12. No prefabricated construction of any kind shall be permitted on the property.

13. No garbage, refuse, junk, weeds or other obnoxious or offensive material shall be permitted to accumulate on any of said lots and the owner thereof shall cause all such materials to be disposed of by and in accordance with accepted sanitary practices.

ARTICLE V.

RESUBDIVISION OF LOTS

1. No lot delineated upon said map of VERDI LAKE ESTATES, WASHOE COUNTY, NEVADA, shall be resubdivided except by duly recorded amendment or supplement executed by Declarants.

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2. No dwelling, garage, fence, wall, retaining wall or other structure or excavation therefor shall be commenced, erected or maintained by any person, firm or corporation who, as owner, lessee or otherwise, shall be entitled to possession of less than eight thousand (8,000) square feet of contiguous land delineated upon said map.

ARTICLE VI

APPROVAL OF PLANS AND PLACEMENT

1. No dwelling, garage, building, fence, wall, retaining wall or other structure or excavation therefor shall be commenced, erected or maintained, nor shall any addition to or change or alteration therein be made until plans and specifications showing the nature, kind, shape, height, style, materials, floor plans, color schemes, locations and approximate cost of such structure, and the grading plan of the lot to be built upon showing accurately the location of such structure on the lot, showing street lines and the boundaries thereof shall have been submitted in writing, signed by the owner or authorized agent, to and approved in writing by Declarant Karen Kronish Ferroni, authorized agent of Declarants for this purpose, and a copy thereof as finally approved has been deposited with and receipted by said agent.

Such approval may be withheld (a) because of a noncompliance with any of the specific conditions and restrictions contained in this Supplemental and Restated Declaration of Restrictions, or (b) because of the reasonable dissatisfaction of the Declarants or their agent (Karen Kronish Ferroni) with the location of the structure on the building site, or with the appearance of the proposed structure having in mind the character of the neighborhood in which it is to be erected, the materials of which it is to be built, the harmony thereof with the surroundings, and the effect of the building or other structures as planned on the outlook from the adjacent or neighboring property or properties.

2. Buildings and structures in place which conform to the original Declaration of Covenants as amended are excluded from the requirements of use and approval herein provided. Structures commenced after recording of this instrument shall be constructed in accordance with requirements for use and approval provided herein. With respect to all lots and structures not expressly excluded hereby, the original "Declaration of Restrictions, Verdi Lake Estates," is superceded by this instrument. Improvements to lots with structures currently held in individual ownership (and only such improvements) shall conform to restrictions set forth in this instrument.

3. Whenever the approval of Declarants is required and application therefor has been filed in writing with Karen Kronish Ferroni, as agent of Declarants, under the provisions hereof, failure of the Declarants to act thereon within ninety (90) days from the receipt of such application shall be deemed to be a waiver of the right of approval of the application by Declarants.

4. Any well or septic tank shall be distant one from the other not less than one hundred fifty (150) feet, and no well or septic tank shall be distant less than ten (10) feet from any property line.

ARTICLE VII.

DURATION OF COVENANTS

1. All of the covenants and restrictions set forth in this Supplemental and Restated Declaration of Restrictions are imposed upon said property to the extent herein contained for the direct benefit thereof as a part of the general plan of development

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and improvement thereof hereby adopted by Declarants; said covenants and restrictions shall run with the land and shall be binding upon Declarants and on all persons claiming under Declarants or their successors or assigns, except as herein otherwise provided, until such time as this Supplemental and Restated Declaration of Restrictions shall be amended, modified, abrogated or rescinded by the recordation in the Office of the County Recorder of Washoe County, Nevada, of any amendment or modification hereto, duly executed and acknowledged by the owners of not less than Fifty-one percent (51%) of the lots sold in said VERDI LAKE ESTATES, WASHOE COUNTY, NEVADA; provided, however, that Article VI of this Supplemental and Restated Declaration of Restrictions shall not be amended, modified, abrogated or rescinded except with the consent of Declarants so long as they shall be the owners of any lot delineated upon said map of VERDI LAKE ESTATES, WASHOE COUNTY, NEVADA.

2. This Supplemental and Restated Declaration of Restrictions shall be binding upon and inure to the benefit of Declarants, their successors or assigns. Nothing in this Supplemental and Restated Declaration of Restrictions shall affect in any manner any lien by mortgage, deed of trust or otherwise encumbering any of the property of any lots therein, nor shall the rights or powers of any landholder be in any way diminished hereby.

ARTICLE VIII.

VIOLATION AND ENFORCEMENT

1. The conditions, restrictions or covenants herein contained shall bind and inure to the benefit of and be enforceable by Declarants or by the owner or owners of any of said property and it shall be lawful not only for Declarants or their successors or assigns, but also for the owner or owners of any lot of lots delineated upon said map to institute and prosecute any proceedings at law or in equity against Declarants or any person, firm or corporation violating or threatening to violate any of the conditions, restrictions or covenants herein contained and such action may be maintained for the purpose of preventing a violation or to recover damages for a violation or for both of such purposes. The failure of Declarants or their successors or assigns of of any property owner in said VERDI LAKE ESTATES to enforce any of the conditions, restrictions or covenants herein contained shall in no way be deemed a waiver of the right to enforce such conditions, restrictions or covenants thereafter.

Nothing herein contained shall be construed as preventing the application of any remedies given by law against a nuisance, public or private or otherwise, but the remedies herein contained shall be in addition to any other remedies given by law.

2. If any article, paragraph, subdivision of paragraph, sentence, clause or phrase contained in this Supplemental and Restated Declaration of Restrictions shall be held to be invalid by any court for any reason, the invalidation thereof shall in no wise affect the validity of any other portion of this Supplemental and Restated Declaration of Restrictions, it being the intent of Declarants that the whole of said Supplemental and Restated Declaration of Restrictions with the exception of such invalidated portion or portions shall remain in full force and effect.

ARTICLE IX.

GENERAL

1. Any person dealing with any of the property covered by this Supplemental and Restated Declaration of Restrictions may fully

We, the undersigned, in accordance with Article VIII, Declaration of Restrictions, VERDI LAKE ESTATES, recorded on September 30, 1949 in the office of the County Recorder, Washoe County, Nevada, representing more than fifty-one percent (51%) of the owners of lots sold in the said VERDI LAKE ESTATES, do hereby execute and acknowledge the within SUPPLEMENTAL AND RESTATED DECLARATION OF RESTRICTIONS of the said VERDI LAKE ESTATES dated November 13, 1979.

NOVEMBER

Dated: This 13th day of ~~NOVEMBER~~, 1979.

Gordon Haycock
Owner GORDON HAYCOCK

Marilyn L. Costa
Owner MARILYN L. COSTA

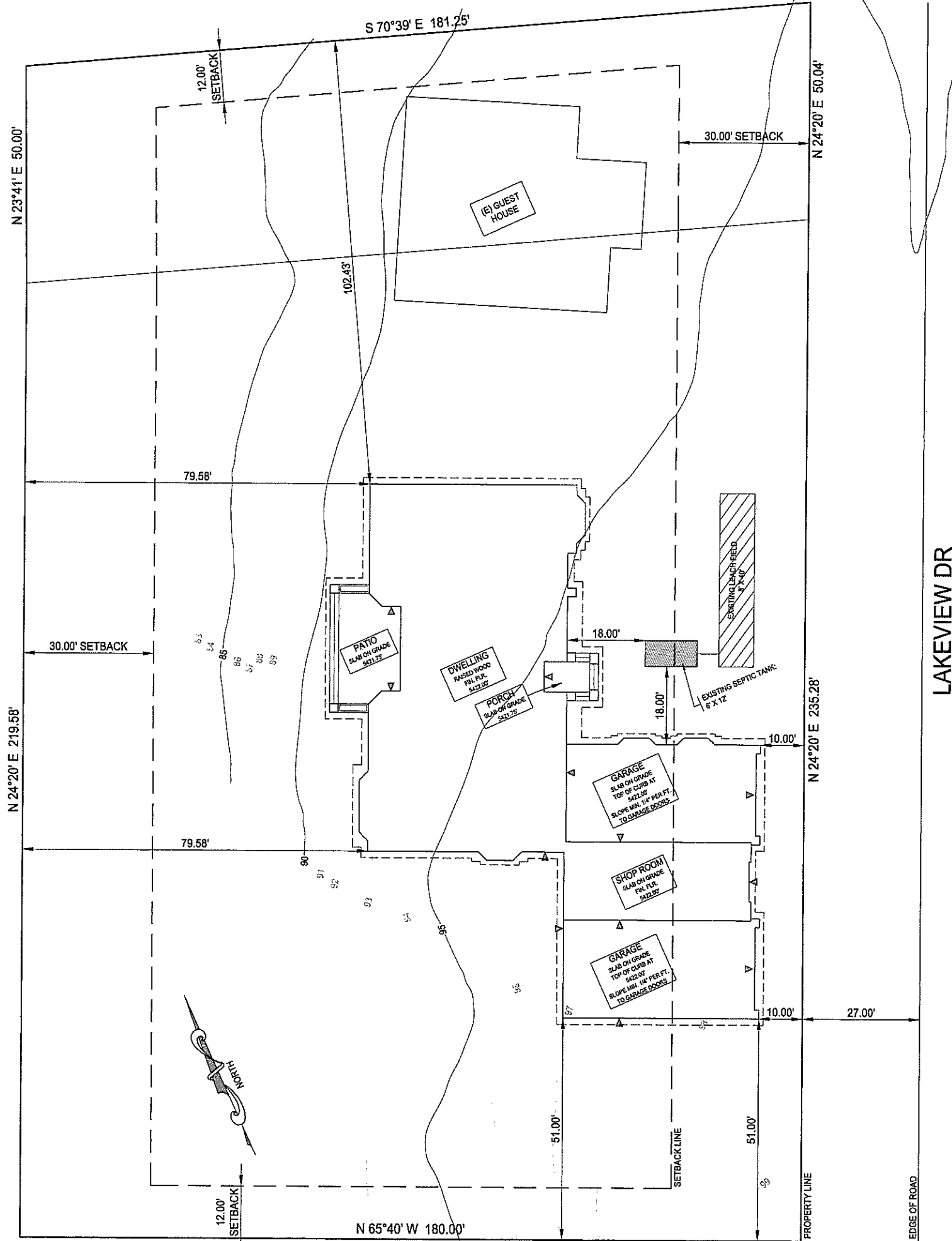
Janelle D. Wildermuth
JANELLE D. WILDERMUTH
Don A. Wildermuth
Owner DON A. WILDERMUTH

Nancy Puccinelli
NANCY PUCCINELLI

Roger Puccinelli
Owner ROGER PUCCINELLI

Owner _____

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LEGEND

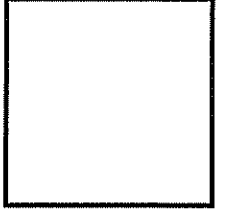
— PROPERTY LINE

- - - PROPERTY SETBACKS

LOT SUMMARY:
 A.P.N.: 038-042-26
 OVERALL AREA = 1.15 AC
 DWELLING = 4,555 SQ. FT.
 GARAGE = 2,043 SQ. FT.

NOTE:
 VERIFY ALL UTILITY LOCATIONS.

PUCINELLI RESIDENCE
 A.P.N.: 038-042-26 - 345 LAKEVIEW DR. VERDI, NV 89459
 WASHOE COUNTY



CHRIS HEINITZ ARCHITECTURE
 P.O. BOX 1207
 NEWCASTLE, CA 95658
 916.835.0146
 CHRIS@CHRISHEINITZARCH.COM

REVISIONS		
NO.	DESCRIPTION	DATE
7.		
6.		
5.		
4.		
3.		
2.		
1.	CLIENT REVISIONS	07-18-18
FIRST SUBMITTAL		04-27-18

SCALE IN FEET

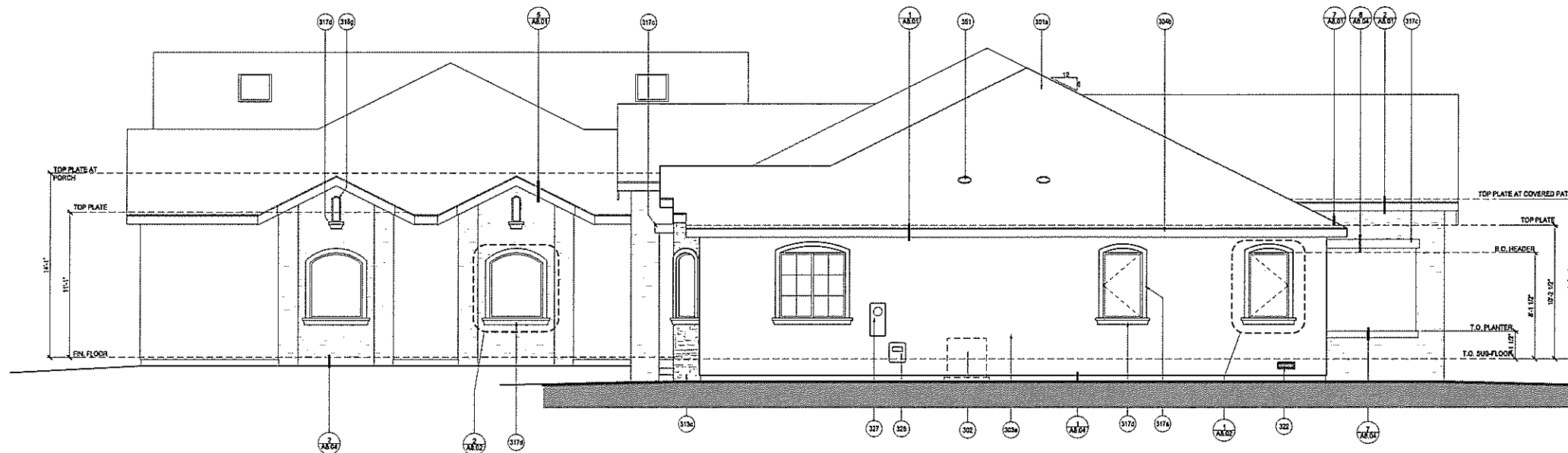
DESIGN	HMA
SCALE	1" = 10'
DATE	2015
JOB NO.	14-096

PLOT PLAN

PUCINELLI
 SHEET
A1.01

LIVABLE AREA: 3,773 SQ. FT.

PLAN: 10/20/2016



RIGHT ELEVATION 1/4" = 1'-0"

KEYNOTES

- 301 FINISH ROOFING:
- a) CLASS 1" CONCRETE TILE ROOFING, INSTALL PER MFR. BASED ON CLIMATE. SEE ELEVATIONS FOR STYLE.
- 302 AC UNIT ON PRE-FAB. CONCRETE PAD; VERIFY SIZE.
- 303 EXTERIOR STUCCO SYSTEM:
- a) 3/8" STUCCO W/ LATH (2 MIN. 1" FOAM BD. OF WEATHER RESISTIVE BARRIER (W.R.B.) PROVIDE SPECIFICATIONS AND ICBO# PRIOR TO PLACEMENT.
- 304 28 GA. GALVANIZED SHEET METAL CUTTERS:
- a) 1" FULL FACE PAINTED CUTTER OVER 2X3 FASCIA OF PLUMB CUT RAFTER TAILS.
- 307 DIRECT VENT FIREPLACE FLUE; PROVIDE MINIMUM CLEARANCES PER MFR.
- 309 BARGE BOARD:
- a) 2X8 PAINTED WOOD BARGE BOARD.
- 311 METAL SECTIONAL ROLL-UP GARAGE DOOR W/ WINDOWS.
- 312 EXTERIOR DOORS:
- a) TRUS WOOD ENTRY DOOR, FINISH PER MFR.
- b) 1 3/4" SD PAINT GRADE WOOD SERVICE DOOR.
- 313 VENEER, INSTALL PER MFR. SPEC.:
- a) MANUFACTURED ADHERED STONE VENEER.
- b) MANUFACTURED ADHERED ARCHSTONE ACCENTS.
- 317 ARCHSTONE ELEMENTS:
- a) 4" TRIM.
- b) 6" TRIM.
- c) 8" TRIM.
- d) 6" SHAPED TRIM.
- e) 9" ARCHSTONE.
- f) 12" PLANT-ON.
- 318 DECORATIVE ITEMS:
- a) PREFABRICATED SHUTTERS.
- b) 1200 FAUX ROUND TOP GABLE-END VENT.
- c) 1024 FAUX ROUND TOP GABLE-END VENT.
- 322 CRAWLSPACE EXHAUST FAN SEE SHEET A2.08 FOR MORE INFORMATION.
- 324 FINISHED GRADE SHALL SLOPE AWAY FROM BUILDING; SEE A1.03 EXTERIOR ELEVATIONS / NOTE 7.
- 326 DASHED LINE INDICATES CEILING CONFIGURATION BEYOND.
- 327 MAIN ELECTRICAL PANEL W/ "UFER" GROUND; VERIFY AMPERAGE AND REQUIRED CLEARANCES.
- 328 GAS METER; VERIFY REQUIRED CLEARANCES.
- 329 ADDRESS LIGHT.
- 331 SOLATUBE; INSTALL PER MFR.

PUCCINELLI RESIDENCE
 APN: 038-042-26 - 345 LAKEVIEW DR. VERDI, NV 89450
 WASHOE COUNTY

LIVABLE AREA: 3,773 SQ. FT.

CHRIS HEINRITZ ARCHITECTURE
 P.O. BOX 1287
 NEWCASTLE, CA 95658
 916.835.0146
 CHRIS@HEINRITZARCH.COM

REVISIONS		
NO.	DESCRIPTION	DATE
7.		
6.		
5.		
4.		
3.		
2.		
1.	CLIENT REVISIONS	07-18-18
	FIRST SUBMITTAL	04-27-18

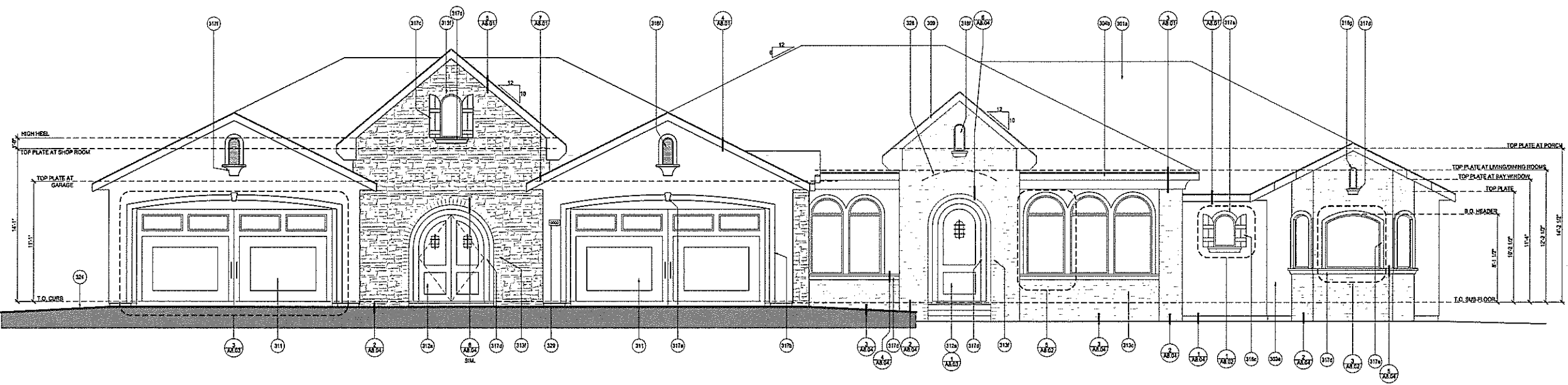
SCALE IN FEET

OWNER	HMA
SCALE	AS NOTED
DATE	2015
ARCH	14-036

EXTERIOR ELEVATIONS

PUCCINELLI
 SHEET
A3.03

FRONT ELEVATION 1/4" = 1'-0"

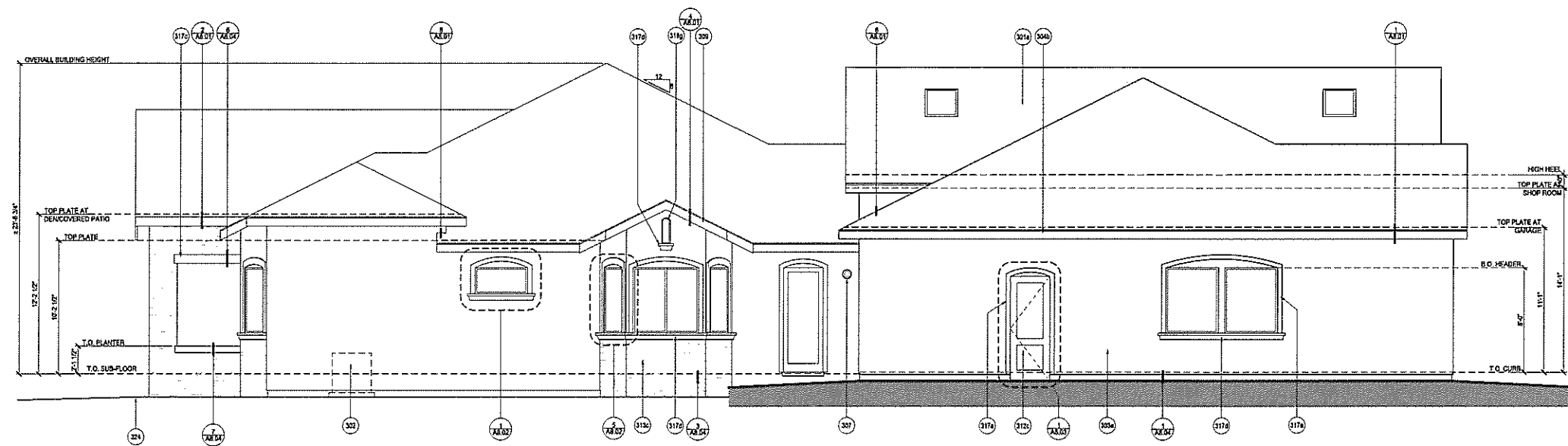


FRONT ELEVATION 1/4" = 1'-0"

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PLAN: 10/20/2016

LA16-008
 EXHIBIT E



LEFT ELEVATION 1/4" = 1'-0"

KEYNOTES

- 301 FRESH ROOFING.
- 302 AC UNIT ON PRE-FAB. CONCRETE PAD; VERIFY SIZE.
- 303 EXTERIOR STUCCO SYSTEM:
a) 3/8" STUCCO LATH, LATH @ MIN. 1" FOAM BD. @ WEATHER RESISTIVE BARRIER (W.R.B.). PROVIDE SPECIFICATIONS AND ICBO# PRIOR TO PLACEMENT.
- 304 26 GA. GALVANIZED SHEET METAL GUTTERS:
3) 1" FALL FACE PAINTED GUTTERS OVER 2X8 FASCIA @ PLUMB CUT RAFTER TAILS.
- 307 DIRECT VENT FIREPLACE FLUE; PROVIDE MINIMUM CLEARANCES PER MFR.
- 309 BARGE BOARD:
a) 2X8 PAINTED WOOD BARGE BOARD.
- 311 METAL SECTIONAL ROLL-UP GARAGE DOOR W/ WINDOWS.
- 312 EXTERIOR DOORS:
a) TRUE WOOD ENTRY DOOR; FINISH PER MFR.
c) 1 3/4" SQ PAINT GRADE WOOD SERVICE DOOR.
- 313 VENEER, INSTALL PER MFR. SPEC.:
a) MANUFACTURED ADHERED STONE VENEER.
b) MANUFACTURED ADHERED ANCHSTONE ACCENTS.
- 317 ARCHSTONE ELEMENTS:
a) 4" TRIM.
b) 6" TRIM.
c) 8" SHAPED TRIM.
d) 9" ARCHSTONE.
e) 12" PLANT-ON.
- 318 DECORATIVE ITEMS:
a) PRE-FABRICATED SHUTTERS.
b) 1000 FAUX ROUND TOP GABLE-END VENT.
c) 800 FAUX ROUND TOP GABLE-END VENT.
- 322 CRAWLSPACE EXHAUST FAN; SEE SHEET A2.08 FOR MORE INFORMATION.
- 324 FINISHED GRADE SHALL SLOPE AWAY FROM BUILDING; SEE A2.03 / EXTERIOR ELEVATIONS / NOTE 7.
- 326 DASHED LINE INDICATES CEILING CONFIGURATION BEYOND.
- 327 MAIN ELECTRICAL PANEL W/ "UPPER" GROUND; VERIFY AMPERAGE AND REQUIRED CLEARANCES.
- 328 GAS METER; VERIFY REQUIRED CLEARANCES.
- 329 ADDRESS LIGHT.
- 331 SOLATUNE; INSTALL PER MFR.

PUCGINELLI RESIDENCE
 APN: 058-042-26 - 3-45 LAKEVIEW DR VERDI, NY 89450
 WASHOE COUNTY

LIVABLE AREA: 3,773 SQ. FT.

CHRIS HEINRITZ ARCHITECTURE

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REVISIONS		
NO.	DESCRIPTION	DATE
7.		
6.		
5.		
4.		
3.		
2.		
1.	CLIENT REVISIONS	07-15-18
	FIRST SUBMITTAL	04-27-18

SCALE IN FEET

Drawn	HMA
Scale	AS NOTED
Date	2015
App No	14-096

EXTERIOR ELEVATIONS

PUCGINELLI
 SHEET
A3.04

PLAN: 10/20/2016

REAR ELEVATION 1/4" = 1'-0"

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EXHIBIT E