



WPVAR18-0004 EEKHOFF RESIDENCE



Washoe County Commission
September 25, 2018



Vicinity Map

Address: 5545 E. Hidden Valley Dr.





Overview

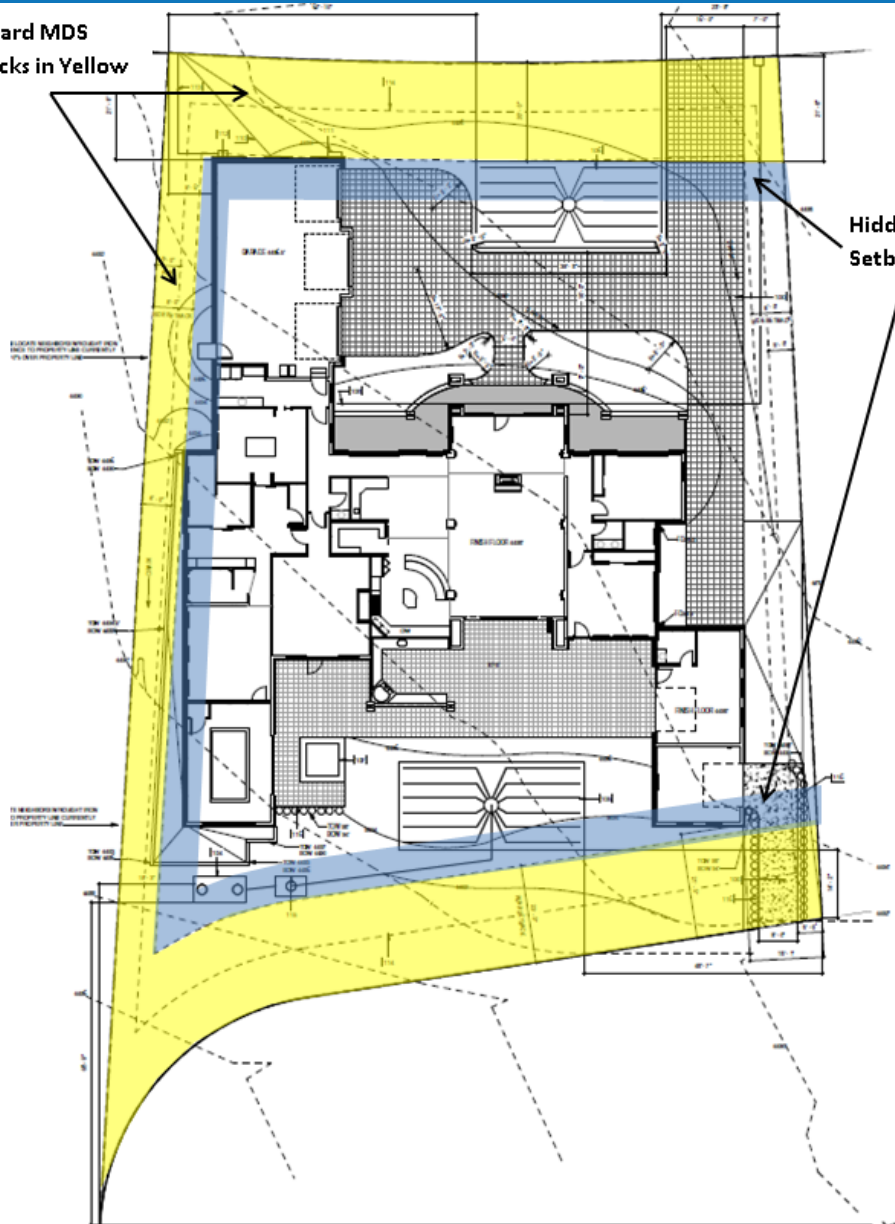
- Reduce front yard setback from 30' to 20' along the west property line.
- Reduce front yard setback from 30' to 20' along the east property line.
- Reduce side yard setback from 15' to 8' along the north property line.
- To bring a home into conformance with code that was permitted in violation of setbacks.



Site Plan

Standard MDS
Setbacks in Yellow

Hidden Valley MDS
Setbacks in Blue





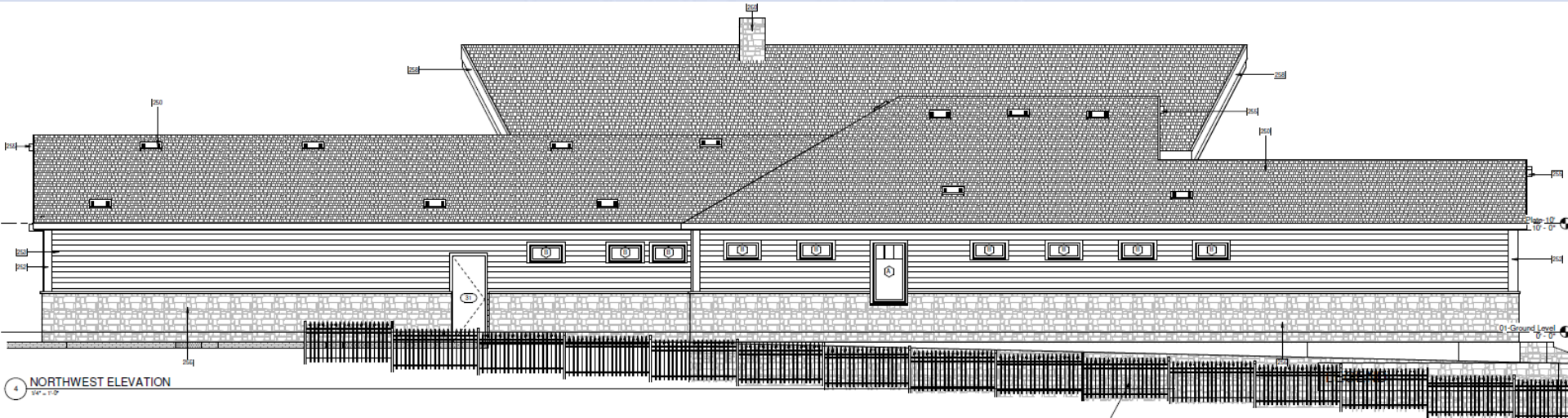
Elevations



Front Elevation Facing Hidden Valley Dr.



Elevations



Side Elevation Facing Shaver Residence



Rendering





Findings

- **Special Circumstances.** Because of the special circumstances applicable to the property, including 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;
- **No Detriment.**
- **No Special Privileges.**
- **Use Authorized.**



Site Photo



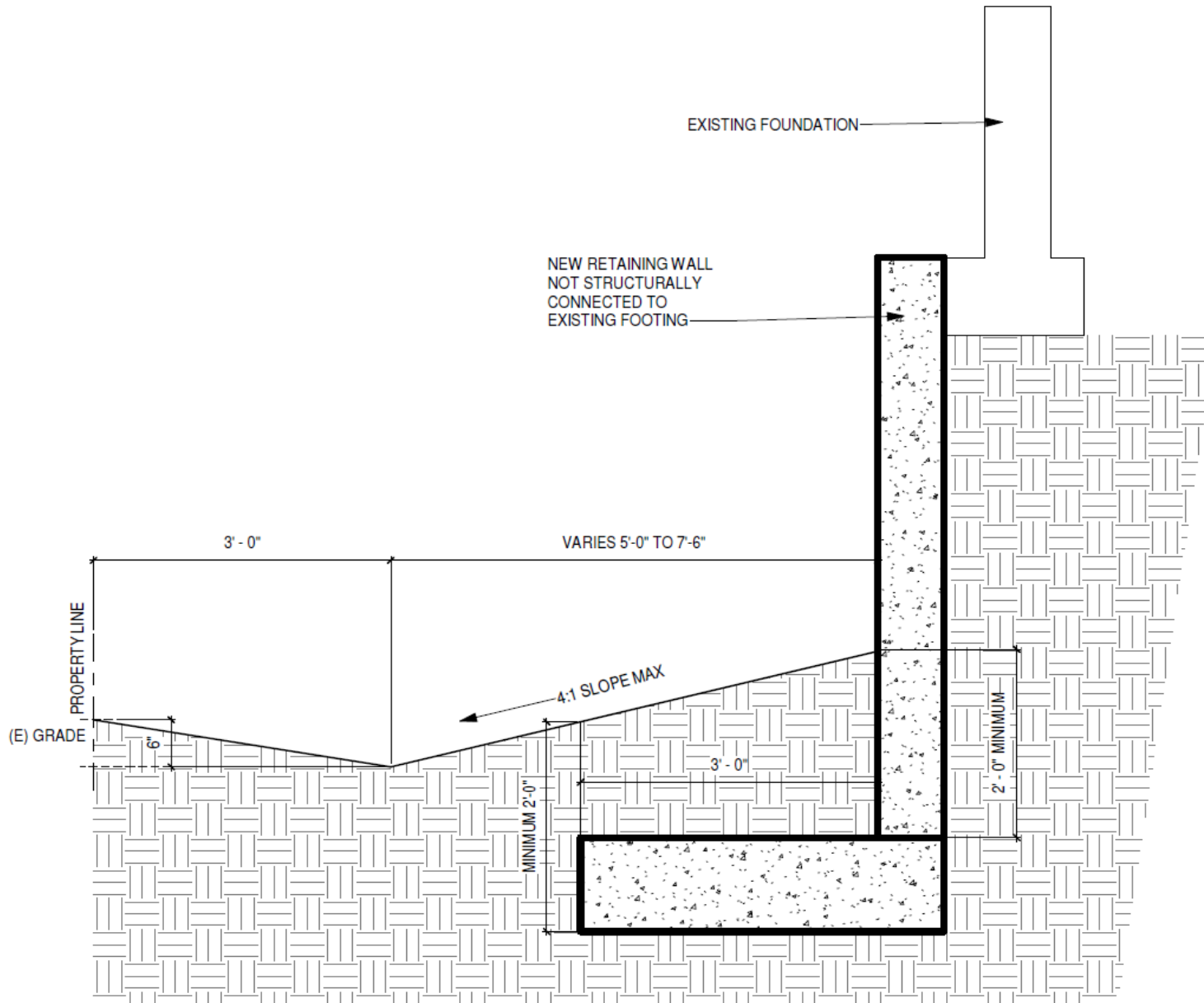


Grading Requirements

- **Not result in slopes on fill in excess of or steeper than four to one (4:1).**
- **Not result in elevations or fill that differ from the natural grade by more than forty-eight (48) inches or when grading occurs adjacent to an existing residence.**
- **Fills shall not be placed within an area that exceeds a projected slope of four to one (4:1) for a distance of forty (40) feet from the common property line.**

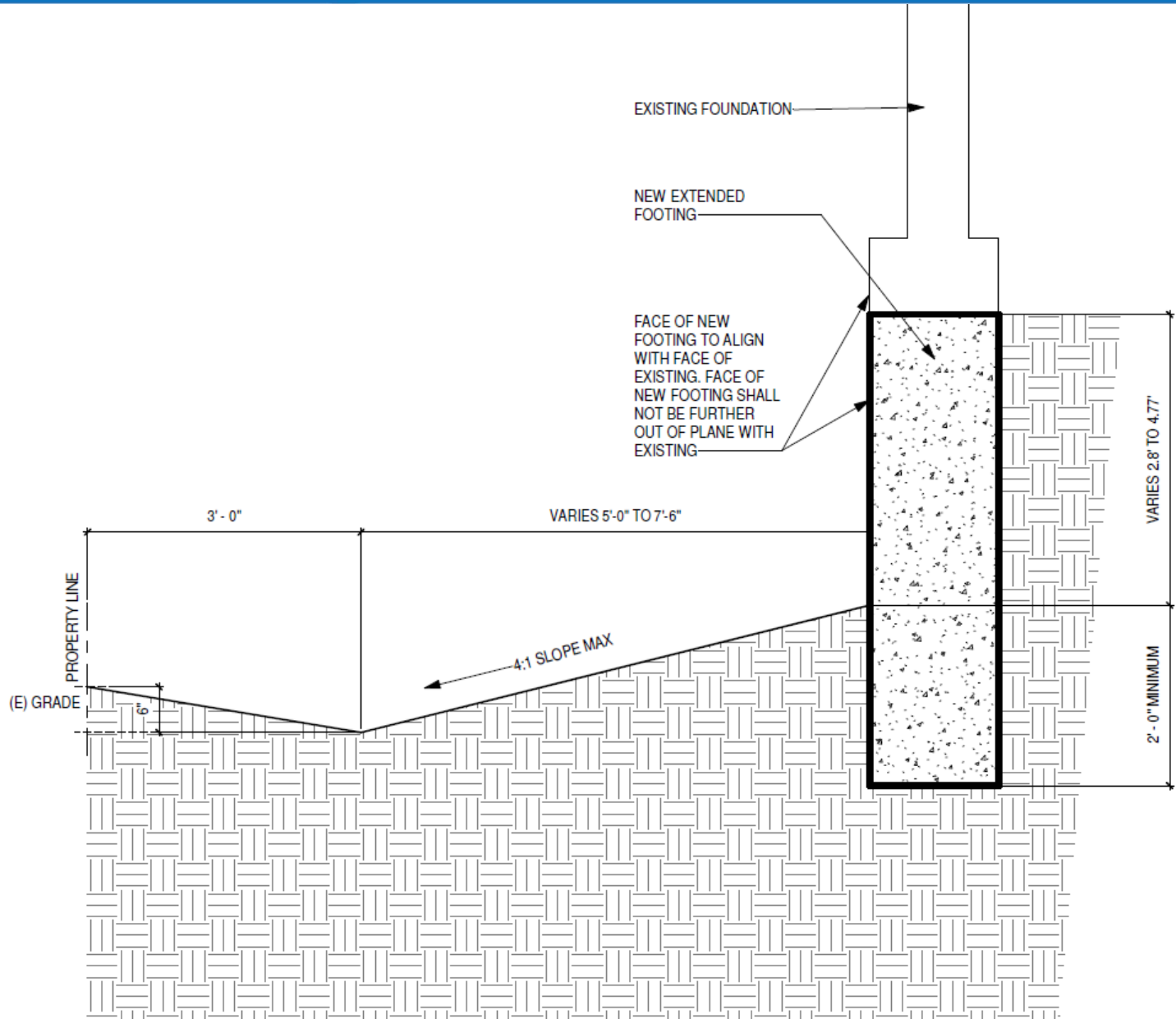


Proposed Change





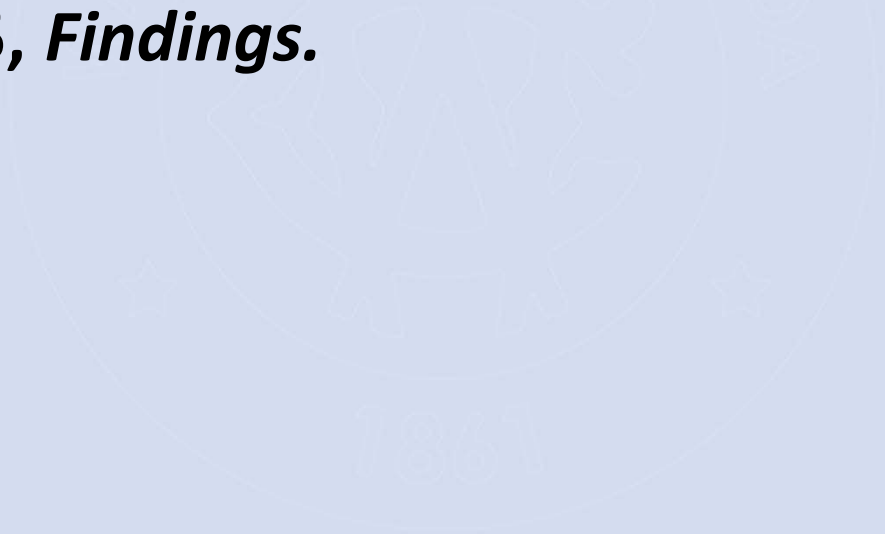
Proposed Changes



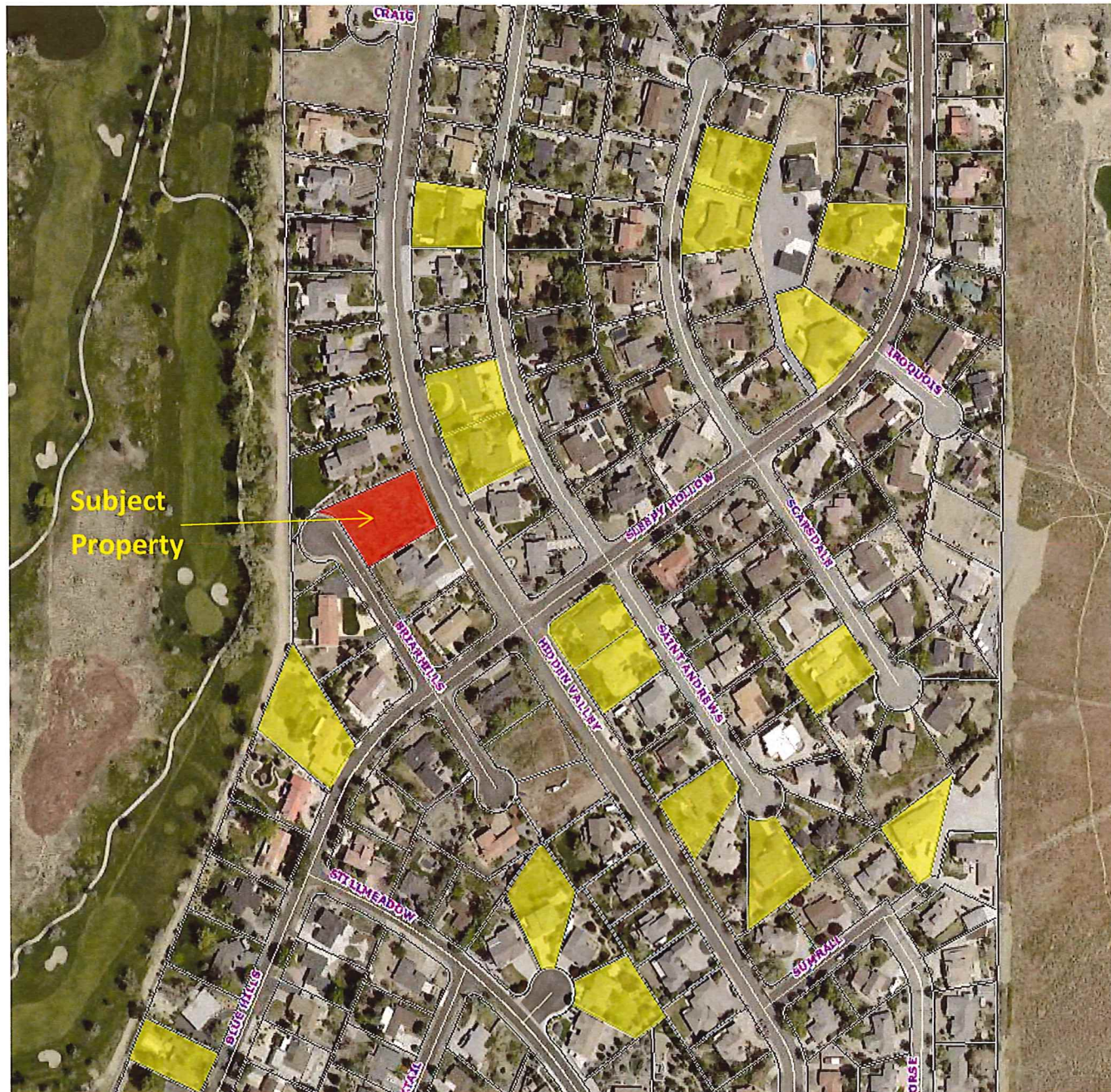


Possible Motion for Approval

- I move to deny the appeal and affirm the approval of Variance Case Number WPVAR18-0008 (Eekhoff Residence). The approval is based upon the ability to make the findings required by WCC Section 110.804.25, *Findings*.



The attached document was submitted to the
Washoe County Board of Commissioners during
the meeting held on September 25, 2018.
by Community Development
for Agenda Item No. 19
and included here pursuant to NRS 241.020(8).



Subject
Property

BCC 9-25-18 #19
Community Development

The attached document was submitted to the
Washoe County Board of Commissioners during
the meeting held on September 25, 2018.
by Don Mackey
for Agenda Item No. 19
and included here pursuant to NRS 241.020(8).

#19 (Eekhoff Appeal)

From: Don Mackey
To: Lloyd.Trevor
Cc: [Deane Shaver \(sshaver2913@charter.net\)](mailto:sshaver2913@charter.net)
Subject: Eekhoff-Shaver Variance
Date: Wednesday, September 19, 2018 3:36:16 PM
Attachments: [2018-09-19 Shaver - Section at Middle Building Jog.pdf](#)
[2018-09-19 Shaver - Section at Northwest Corner of Building.pdf](#)

Good Afternoon, Trevor

Attached are two additional site sections that represent a more 'real-life' version of the civil engineer's concept section of extending another stem wall outside the existing footing.

These are true to the grades shot by the surveyor as represented on the site plan you shared with Shaver.

Note a few of the issues:

- All of this work must be done a short (6-10' ?) section at a time so the existing footing doesn't fail.
- The inherent load eccentricity must be resisted in the new stem wall and the new footing.
- The bottom of footing must be 24" minimum below grade for frost protection
- For water to flow down the drain swale, it must be kept free of vegetation and debris.
- The thought that trees can be planted in this area is unrealistic. The free-flowing drain swale and the new wall footing are both contradictory to tree placement. Root ball and root growth concerns are obvious.
- The new stem wall further intrudes into the building setback (yard) area at least 12" and probably 16" after the new stem wall is structurally engineered.
- The NW Corner section demonstrates that there is fill material in the "NO FILL ALLOWED" area in violation of Section 110.212.10(b)(1). The approval conditions of the variance for setbacks requires compliance with this section.
- These sections demonstrate a reasonable condition, should the Commissioners decide to deny the Shaver appeal. Cultured stone is planned for the lower portion of these walls per the Frame plans. The extension of the cultured stone down to the grade line, with a stone 'water table' at the stem wall jog, will help to mitigate the excessive violation of setback and grading requirements within the Washoe County Development Code.
- Note that at the NW corner, the finish floor is over 9' above the grade at the property line of the Shaver property; a 10' high wall on top of that; and that wall is a single flat plane that is 75' long. Mitigation is certainly warranted before granting a variance approval for setback and grading violations.
- This stem wall extension shown is only one Architect's version of what could be done. I realize that a structural engineer could develop a plan to underpin the footings every 6-10'; excavate; and then pour the new stem wall directly underneath the existing foundation. But a L-shaped footing would still be needed to resist the lateral loading on the new wall.

Please review and call me. It is easier to talk one-on-one than send email messages.

BCC 9-25-18 #19
Don Mackey

And Shaver is asking that you include these section drawings within your packages to the County Commissioners. It would help them to see realistic sections through the site at this critical wall, and to understand the scale of the problems.

I look forward to a brief chat with you this afternoon or tomorrow.

Thanks,

Don Mackey AIA

Don Mackey Architect, Ltd.

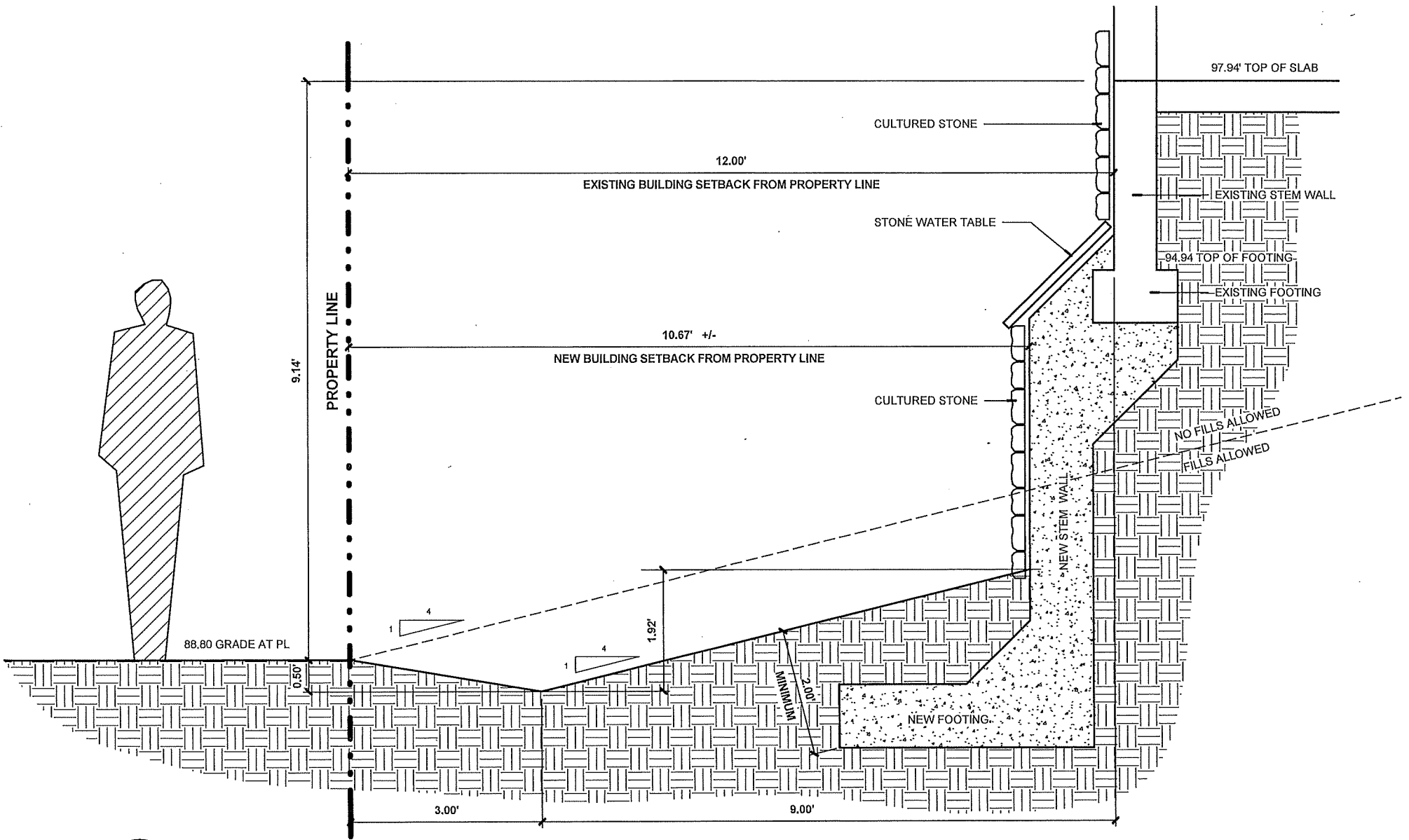
875 Roberta Lane, Suite 101

Sparks, Nevada 89431

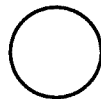
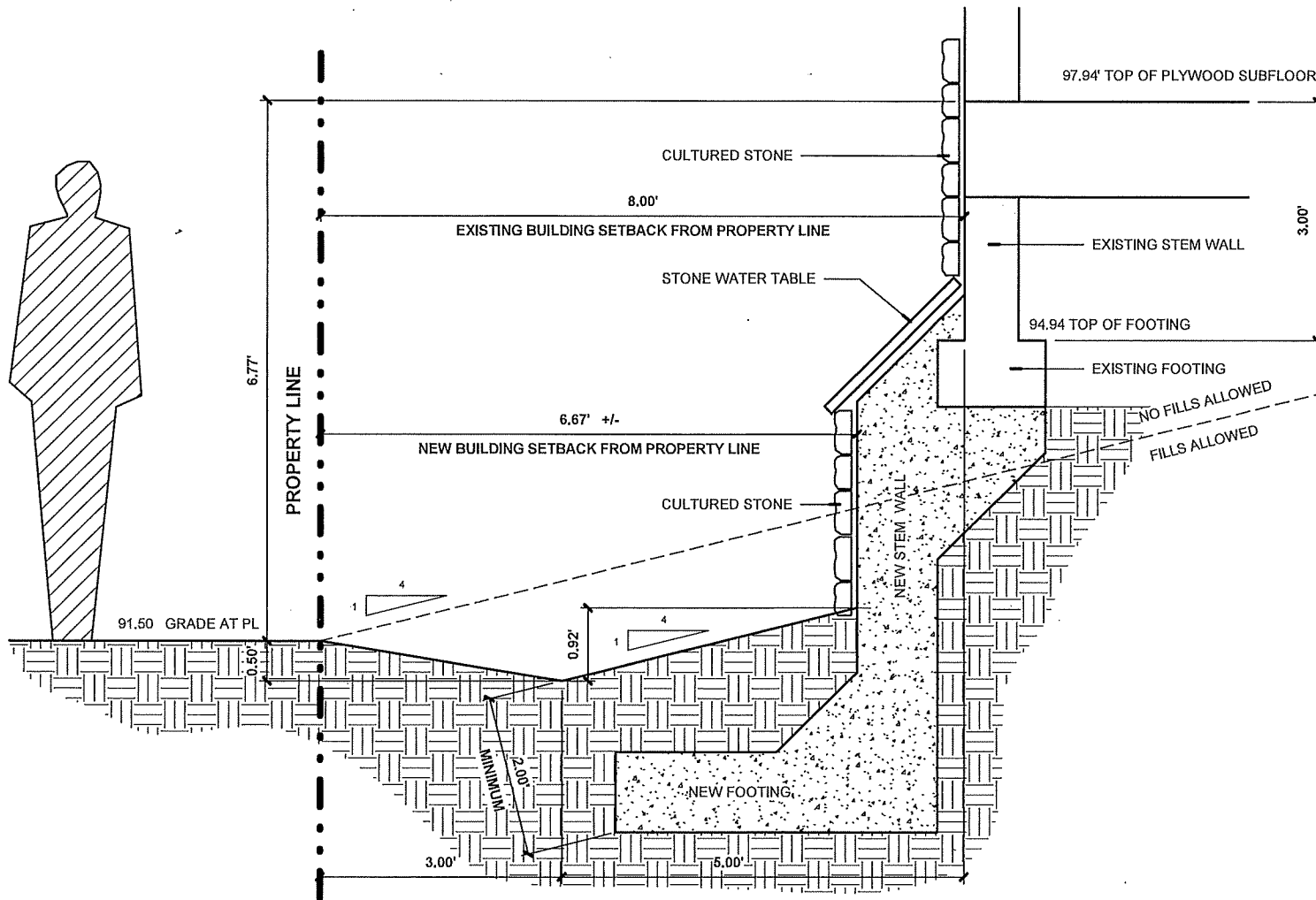
775-356-1317 Office

775-742-3019 Cell

www.dmackey.com



SECTION AT NORTHWEST CORNER OF BUILDING
 3/4" = 1'-0"



SECTION AT MIDDLE BUILDING JOG

3/4" = 1'-0"

The attached document was submitted to the
Washoe County Board of Commissioners during
the meeting held on September 25, 2018.
by Eekhoff - Applicant's Presentation
for Agenda Item No. 19
and included here pursuant to NRS 241.020(8).

STANDARDS

Part Three: Yard and Setback Dimensions										
	LDR	MDR	HDR	LDS	LDS 2	MDS	MDS 4	HDS	LDU	MDU
Front Yard (feet)	30	30	30	30	30	20	20	20	15	15
Side Yards (feet)	50	15	15	12	10	8	7	5	5	5
Rear Yard (feet)	30	30	30	30	30	20	20	20	10	20

Part Three: Yard and Setback Dimensions (continued)										
	HDU	GC	NC	TC	I	PSP	PR	OS	GR	GRA
Front Yard (feet)	20	10	15	20	15	20	20	n/a	30	30
Side Yards (feet)	5	10	15	10	10	15	15	n/a	50	50
Rear Yard (feet)	20	10	20	10	15	20	20	n/a	30	30

Source: Sedway Cooke Associates

[Amended by Ord. 939, provisions eff. 11/1/95; Ord. 1023, provisions eff. 7/1/98; Ord. 1140, provisions eff. 12/31/01; Ord. 1290, provisions eff. 3/24/06; Ord. 1447, provisions eff. 9/9/10; Ord. 1458, provisions eff. 2/4/11; Ord. 1475, provisions eff. 1/12/12; Ord 1618, provisions eff 5/4/18.]

Section 110.406.10 TRPA Standards. Requirements for development occurring in the Tahoe area including, but not limited to, building placement standards shall be the most restrictive of Tahoe Regional Planning Agency standards and Washoe County standards.

Section 110.406.15 Double Counting Yards. No required yard or open space around any building shall be considered a yard or open space for any other building on an adjoining lot or parcel.

Section 110.406.20 Combining Lots. If two (2) or more lots must be combined to meet the minimum yard requirements of this article, the lots shall be legally merged into one (1) lot before a building permit will be issued.

[Amended by Ord. 876, provisions eff. 7/7/93.]

Section 110.406.25 Unobstructed Yards. Any yard required by the Development Code shall be open and unobstructed from the ground to the sky except as provided in this article.

Section 110.406.30 Front Yards. Front yards shall comply with the provisions of this section.

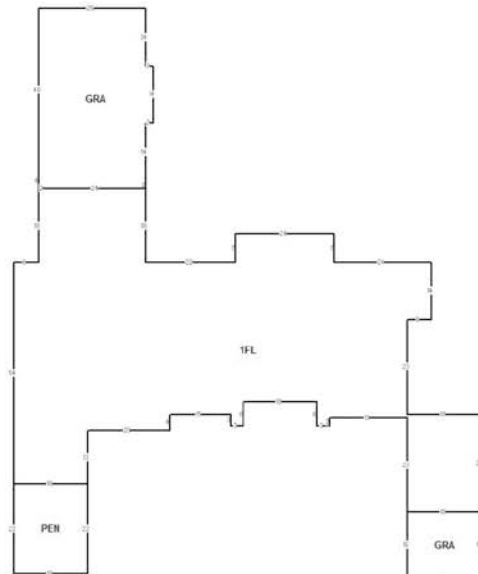
- (a) **Through Lots.** On through lots, either end lot line may be considered the front line, except when the access would be from a street classified as a collector or an arterial. The minimum rear yard shall not be less than the required front yard in the regulatory zone in which such lot is located. After development of the lot has occurred, the yard chosen as the front yard shall remain the front yard for all further development on the lot.
- (b) **Interior Lots.** On any interior lot in any residential land use category or, in General Rural or General Rural Agricultural land use categories, the front yard requirement shall be fifteen (15) feet where the slope of the front half of the lot is greater than a two (2) foot rise (or fall) above (or below) the established street

Owner Information & Legal Description				Building Information			
Situs	5545 E HIDDEN VALLEY DR, WASHOE COUNTY 89502			Quality	R50 Very Good	Bldg Type	Sgl Fam Res
Owner 1	EEKHOFF, TODD & MARCI			Stories	SINGLE STORY	Square Feet	5,073
Mail Address	5705 LONE HORSE DR RENO NV 89502			Year Built	2018	Square Feet does not include Basement or Garage Conversion Area.	
Rec Doc No	4396439	Rec Date	09/30/2014	W.A.Y.	2018	Finished Bsmt	0
Prior Owner	COOK FAMILY TRUST, R S			Bedrooms	4	Unfin Bsmt	0
Prior Doc	4293667			Full Baths	4	Bsmt Type	
Keyline Desc	PM 5107 LOT 2-A			Half Baths	0	Gar Conv Sq Foot	0
Subdivision	HIDDEN VALLEY SUBDIVISION 1			Fixtures	17	Total Gar Area	1450
	Lot: 2-A Block: L	Sub Map#	562	Fireplaces	1	Gar Type	ATTACHED
	Record of Survey Map:	Parcel Map#	5107	Heat Type	FAVAC	Det Garage	0
	Section: 27 Township: 19 Range: 20	SPC		Sec Heat Type		Bsmt Gar Door	0
Tax Dist	4000 Add'l Tax Info	Prior APN	051-293-05	Ext Walls	SIDING/FR	Sub Floor	SLAB
Tax Cap Status	Use does not qualify for Low Cap, High Cap Applied			Sec Ext Walls	STN VEN/FR	Frame	FRAME
				Roof Cover	COMP SHINGLE	Construction Mod	0
				Obsor/Bldg Adj	0	Units/Bldg	1
				% Complete	25 %	Units/Parcel	1

Land Information							
Land Use	200	Zoning	MDS	Sewer	Street	Septic	Paved
Size	25,508 SqFt or ~ 0.586 Acre	Water	Well	NBC	NEJE	NBC Map	NE NBC Map

Valuation Information			Sales/Transfer Information/Recorded Document					
Valuation History	2017/18 FV	2018/19 FV	V-Code	DOR	Doc Date	Value/Sale Price	Grantor	Grantee
Taxable Land Value	60,300	63,100	1MGA		09-30-2014	140,000	COOK FAMILY TRUST, R S	EEKHOFF, TODD & MARCI
Taxable Improvement Value	0	186,236	3INTT		10-28-2013	0	COOK FAMILY TRUST, R S	COOK FAMILY TRUST, R S
Taxable Total	60,300	249,336						
Assessed Land Value	21,105	22,085						
Assessed Improvement Value	0	65,183						
Total Assessed	21,105	87,268						

Building #1 Sketch Property Photo



OWNERS' CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, R. S. COOK FAMILY TRUST DATED NOVEMBER 9, 1998 IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF NEVADA REVISED STATUTES CHAPTER 278 AND NEW EASEMENTS SHOWN HEREON ARE HEREBY GRANTED TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOREVER.

R. S. COOK FAMILY TRUST DATED NOVEMBER 9, 1998
Richard S. Cook 10-11-13 Date
RICHARD S. COOK TRUSTEE

STATE OF NEVADA S.S.
COUNTY OF WASHOE
ON THIS 11th day of October 2013, I, RAE ANN LOVING, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, RICHARD S. COOK AS TRUSTEE FOR THE R. S. COOK FAMILY TRUST DATED NOVEMBER 9, 1998, KNOWN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSES HEREIN STATED.

RAE ANN LOVING
Notary Public - State of Nevada
Approved Notarial Public Code
No. 64661-12, Expires April 21, 2017
Rae Ann Loving
NOTARY PUBLIC

TITLE COMPANY CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PARCEL MAP HAS BEEN EXAMINED AND THAT THE R. S. COOK FAMILY TRUST DATED NOVEMBER 9, 1998 OWNS OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT IT IS THE ONLY OWNER OF RECORD OF SAID LAND; THAT ALL THE OWNERS OF RECORD OF THE LAND HAVE SIGNED THE FINAL MAP; AND THAT THERE ARE NO LENS OF RECORD AGAINST THE LANDS DELINEATED HEREON, OR ANY PART THEREOF, FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS, AND THAT A TITLE COMMITMENT DATED MARCH 22, 2013 FOR THE BENEFIT OF WASHOE COUNTY, NEVADA, HAS BEEN ISSUED WITH REGARD TO ALL OF THE ABOVE.

WESTERN TITLE COMPANY
BY: Debbie H. Cimigatti
NAME: Debbie H. Cimigatti
TITLE: RVP

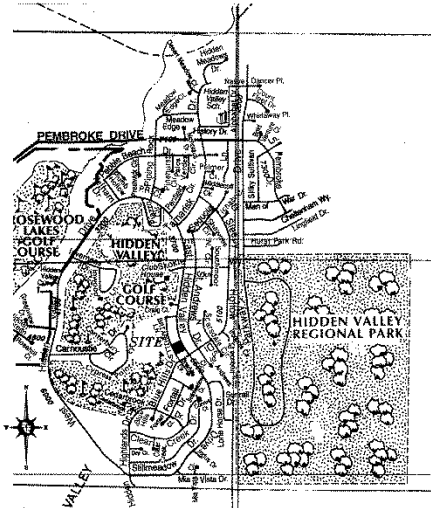
REFERENCES

- 1. RECORD OF SURVEY MAP NO. 2625, FILE NO. 1634276 IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 2. TRACT MAP NO. 562, FILE NO. 276309, IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 3. PRELIMINARY TITLE REPORT PREPARED BY WESTERN TITLE COMPANY DATED MAY 6, 2013 IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 4. BOUNDARY LINE ADJUSTMENT, DOCUMENT NO. 1634249, IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

TAX CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THE LAND SHOWN HEREON FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO NEVADA REVISED STATUTES 361A.265.

A.P.N. 051-293-05
WASHOE COUNTY TREASURER
BY: Jill L. Stevens-Combs 10/9/2013 Date
DEPUTY
Jill L. Stevens-Combs
PRINT NAME



VICINITY MAP
N.T.S.

UTILITY COMPANY CERTIFICATE:

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED AND APPROVED BY THE UNDERSIGNED UTILITY COMPANIES.

W. Williams 10-9-13 Date
NV ENERGY
NAME/TITLE (PRINT)
David Brande 9/14/2013 Date
NEVADA BELL TELEPHONE COMPANY
D.S.A. AT&T NEVADA
NAME/TITLE (PRINT)
Greg Suleich 10/9/13 Date
CHARTER COMMUNICATIONS
NAME/TITLE (PRINT)
Alan Reich 10-4-2013 Date
WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT
NAME/TITLE (PRINT)
ALAN REICH LICENSED ENGINEER

DIRECTOR OF PLANNING AND DEVELOPMENT CERTIFICATE:

THE FINAL PARCEL MAP CASE PM 13-025 MEETS ALL THE APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL COMPLIANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE; AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP. THE OFFER(S) OF DEDICATION IS (ARE) REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NEVADA REVISED STATUTES CHAPTER 278.

THIS FINAL MAP IS APPROVED AND ACCEPTED THIS 10/21/13 DAY OF OCTOBER 2013, BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH THE NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.
Bill Whitney 10/21/13 Date
BY: Bill Whitney
STILL WHITNEY
DIRECTOR OF PLANNING AND DEVELOPMENT DIVISION

WATER RIGHT DEDICATION CERTIFICATE

THE WATER AND SEWER RESOURCE REQUIREMENTS SET FORTH IN ARTICLE 422 OF THE WASHOE COUNTY DEVELOPMENT CODE, RELATED TO THE DEDICATION OF WATER RESOURCES, HAVE BEEN SATISFIED.

Vahid Beharavan 10/4/13 Date
BY: WASHOE COUNTY DEPARTMENT OF WATER RESOURCES

SURVEYOR'S CERTIFICATE:

I, LEE H. SMITHSON, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

- 1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF R. S. COOK FAMILY TRUST DATED NOVEMBER 9, 1998.
- 2. THE LANDS SURVEYED LIE WITHIN PORTIONS OF THE NE1/4 OF SECTION 27, T. 19 N., R. 20 E., M.D.M., WASHOE COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON OCTOBER 9, 2013.
- 3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
- 4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

Lee H. Smithson
Lee H. Smithson
624/14
DATE: 10/9/2013
LEE H. SMITHSON, P.L.S.
NEVADA CERTIFICATE NO. 5097

FILE NO. 4293667
FILED FOR RECORD AT THE REQUEST OF THE STATE
SURVEYED ON THIS 22nd DAY OF OCTOBER, 2013, AT 5:55 MIN. PAST 3 O'CLOCK, PM, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
LAWRENCE R. RASKINNESS COUNTY RECORDER
WASHOE COUNTY NEVADA
TRI STATE SURVEYING, LTD JOB #13055-01-BC
1925 E. PRATER WAY SPARKS, NEVADA 89434 SHEET 1
(775) 356-5493 * FAX # 356-3664 OF 2
FEE: \$4.00

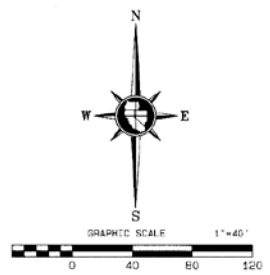
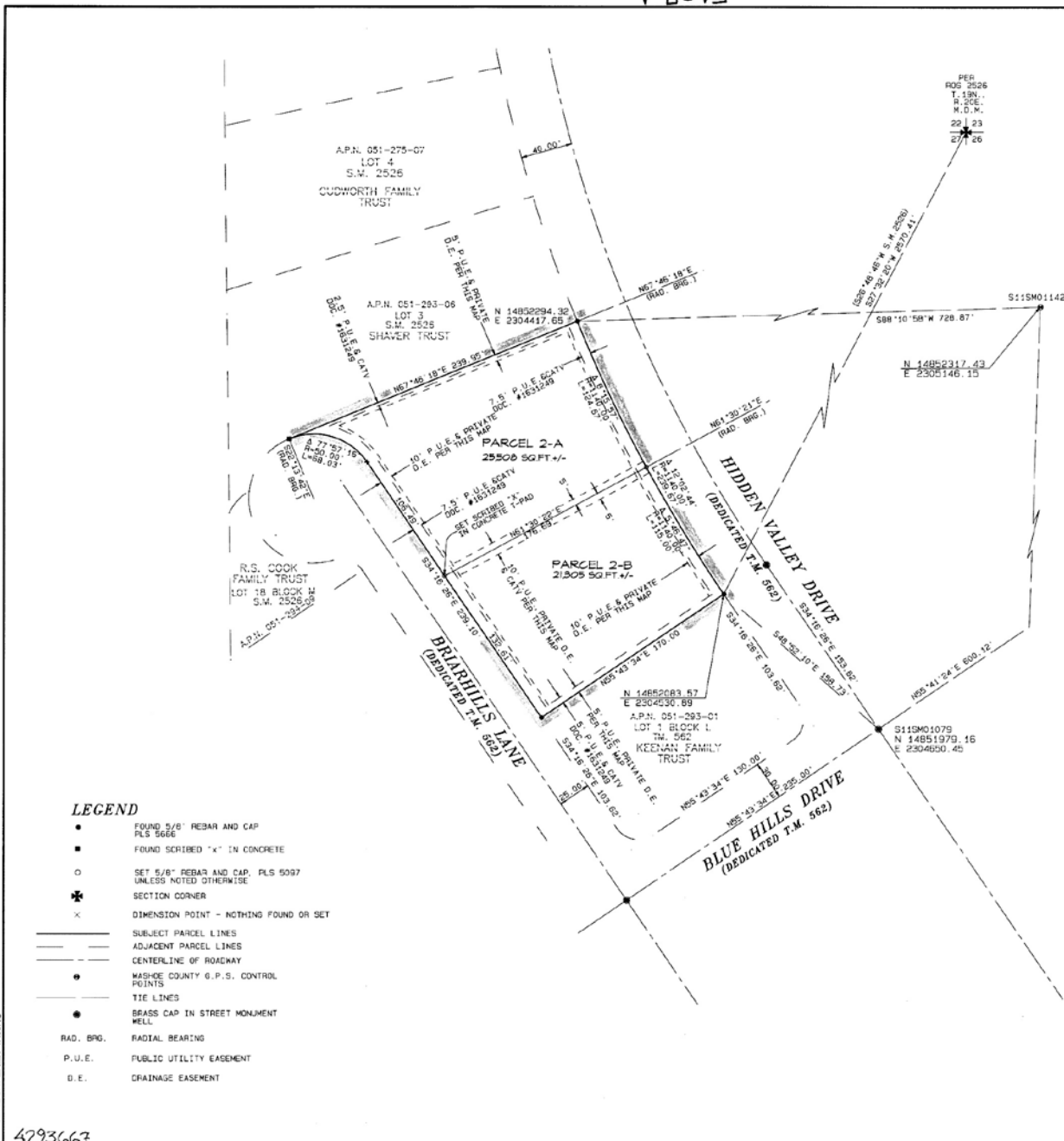
Parcel Map 5107

CUMULATIVE INDEXES SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP.

4293667

5107

CUMULATIVE INDEXES SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP.



BASIS OF BEARINGS
 THE GRID BEARINGS OF N05°41'24"E BETWEEN WASHOE COUNTY GPS MONUMENTS S115M01079 & S115M01142 BASED ON THE NORTH AMERICAN DATUM OF 1983/1994 HIGH ACCURACY REFERENCE NETWORK (NAED 63/94-HARN), NEVADA STATE PLANE, WEST ZONE GRID TO GROUND FACTOR = 1.000197939

GENERAL NOTES

1. A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL AND THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY SERVICE FACILITIES FOR THE PURPOSE OF SERVING OTHER PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD, AT THAT TIME, AND THE UTILITY COMPANY.
2. ALL PUBLIC UTILITY EASEMENTS SHALL INCLUDE CABLE TELEVISION.
3. THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT OF THESE PARCELS.
4. A 4 FOOT PRIVATE DRAINAGE EASEMENT IS HEREBY GRANTED COINCIDENT WITH ALL SIDE REAR PARCEL LINES.
5. A 40 FOOT PRIVATE SNOW STORAGE AND TRAFFIC CONTROL STORAGE EASEMENT IS HEREBY GRANTED ALONG ALL STREET RIGHT-OF-WAY.

- LEGEND**
- FOUND 5/8" REBAR AND CAP PLS 5666
 - FOUND SCRIBED "X" IN CONCRETE
 - SET 5/8" REBAR AND CAP. PLS 5097 UNLESS NOTED OTHERWISE
 - ✱ SECTION CORNER
 - × DIMENSION POINT - NOTHING FOUND OR SET
 - SUBJECT PARCEL LINES
 - - - ADJACENT PARCEL LINES
 - - - CENTERLINE OF ROADWAY
 - WASHOE COUNTY G.P.S. CONTROL POINTS
 - TIE LINES
 - BRASS CAP IN STREET MONUMENT WELLS
 - RAD. BRG. RADIAL BEARING
 - P.U.E. PUBLIC UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT

TOTAL AREA: 43,813 +/- SQ. FT.

PARCEL MAP FOR R.S. COOK FAMILY TRUST

A DIVISION OF ADJUSTED LOT 3 OF THE RECORD OF SURVEY NO. 2526, FOR LINDA AND JEREMY G. PRATER, WITHIN A PORTION OF THE NE1/4 OF SECTION 27, T. 39 N., R. 20 E., M.D.M.

WASHOE COUNTY NEVADA

TRI STATE SURVEYING, LTD JOB 13055-01-RC

1925 E. PRATER WAY SHEET 2
 SPARKS, NEVADA 89434 OF 2
 (775) 358-9491 * FAX # 358-3664

CUMULATIVE INDEXES
 SHOULD BE EXAMINED
 FOR ANY SUBSEQUENT
 CHANGES TO THIS MAP

4293667

2526

REFERENCES

- HIDDEN VALLEY SUB'D No. 1, Tract Map #552, Document No. 278226, recorded July 8, 1957.
- EASEMENTS GRANTED MAP DOCUMENT No. 1631247

WASHOE COUNTY APPROVAL

THIS MAP WAS APPROVED BY WASHOE COUNTY ON THE 17 DAY OF December, 1992.

BY: *[Signature]*

OWNER'S CERTIFICATE

- WE, THE UNDERSIGNED OWNERS OF THE AFFECTED PARCELS OF LAND SHOWN ON THE MAP, DO HEREBY STATE:
- WE HAVE EXAMINED THIS PLAN AND APPROVE AND AUTHORIZE ITS RECORRATION.
 - WE AGREE TO EXECUTE THE REQUIRED DOCUMENTS CREATING ANY EASEMENT WHICH IS SHOWN HEREIN.
 - WE AGREE TO EXECUTE THE REQUIRED DOCUMENTS QUITCLAIMING ANY EXISTING EASEMENT INDICATED HEREIN TO BE QUITCLAIMED PURSUANT TO THE PROVISIONS OF NRS 278.010 TO 278.050, INCLUSIVE AND SECTIONS 2 AND 3 OF CHAPTER 479 OF THE SIXTY-SIXTH LEGISLATIVE SESSION.
 - ALL PROPERTY TAXES ON THE LANDS SHOWN HEREON FOR THE CURRENT FISCAL YEAR HAVE BEEN PAID.
 - ANY LENDER WITH AN INPOUND ACCOUNT FOR THE PAYMENT OF TAXES HAS BEEN NOTIFIED OF THE ADJUSTMENT OF THE BOUNDARY LINE AND THE TRANSFER OF THE LAND.

[Signature]
LINK PIAZZO
DATE 8-26-92

[Signature]
HELEN G. PIAZZO
DATE 8-26-92

STATE OF NEVADA)
) SS
COUNTY OF WASHOE)

ON THIS 17th day of December, 1992, LINK PIAZZO AND HELEN G. PIAZZO DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT THEY EXECUTED THE FOREGOING CERTIFICATE FREELY AND VOLUNTARILY FOR THE PURPOSE STATED THEREIN.

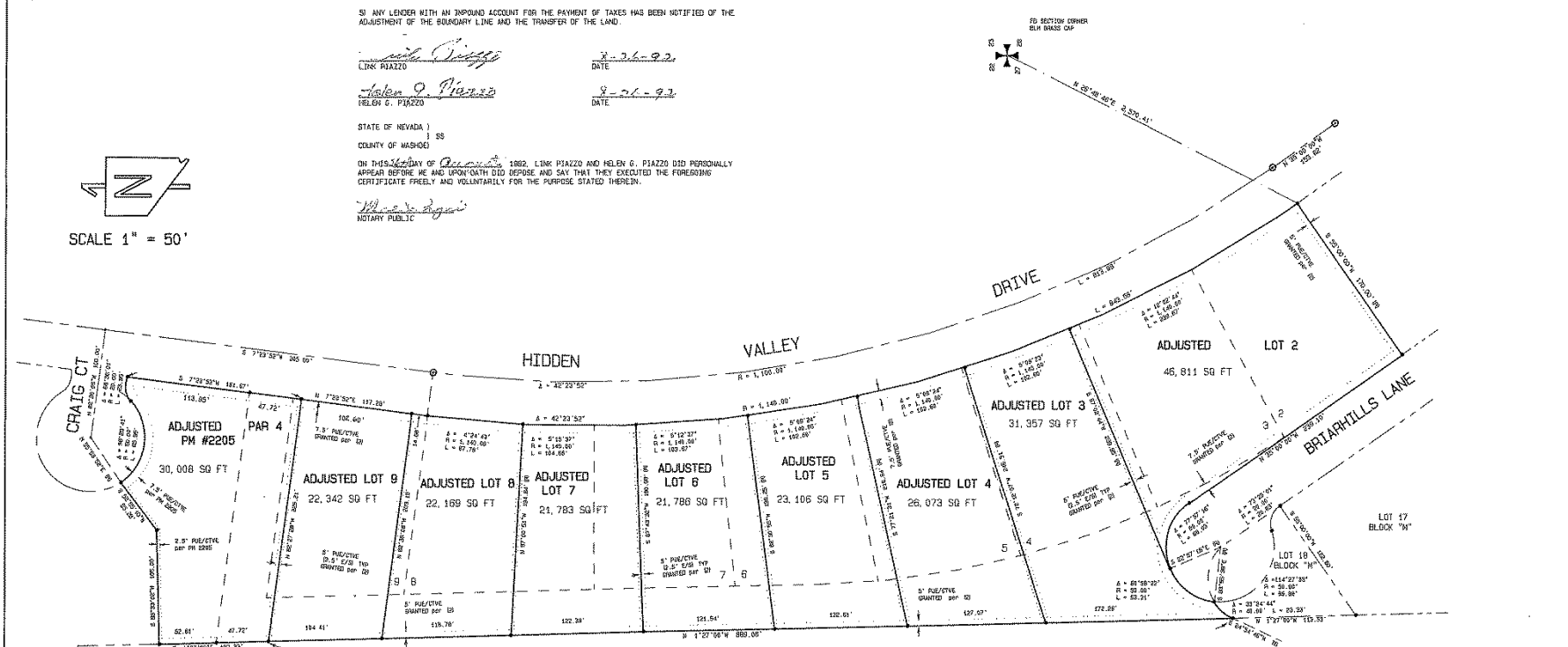
[Signature]
NOTARY PUBLIC

NOTE

THIS MAP WAS PREPARED TO SHOW A BOUNDARY LINE ADJUSTMENT. THIS MAP IS NOT A PARCEL MAP OR SUBDIVISION MAP AND DOES NOT CREATE ANY ADDITIONAL PARCELS AND ALL TRANSACTIONS PERTAINING THERETO SHALL CONFORM TO NRS 278.010 TO 278.050 INCLUSIVE.



SCALE 1" = 50'



LEGEND

- - SET 5/8" REBAR W/ CAP PLS 5660 OR FOUND AS DESCRIBED.
- ▲ - FOUND 5/8" REBAR W/ TAG RLS 335.
- - DIMENSION POINT - NOTHING SET/NOTHING FOUND
- PUE/CTVE - PUBLIC UTILITY EASEMENT/CABLE TV EASEMENT
- ✚ - PUBLIC LAND CORNER - AS DESCRIBED

SURVEYOR'S CERTIFICATE

I, GILBERT W. PATTERSON, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF NEVADA CERTIFY THAT:

- THIS IS A TRUE AND ACCURATE REPRESENTATION OF A FIELD SURVEY PERFORMED UNDER MY SUPERVISION AT THE INSTANCE OF LINK & HELEN G. PIAZZO.
- THE LANDS SURVEYED LIE WITHIN THE NE 1/4 SEC 27, T 19 N, R 20 E., MDB 2 N., AND WAS COMPLETED ON August 26, 1992.
- THIS PLAN COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES AND IS NOT IN CONFLICT WITH THE PROVISIONS OF NRS 278.010 TO 278.050 INCLUSIVE AND SECTIONS 2 AND 3 OF CHAPTER 479 OF THE SIXTY-SIXTH LEGISLATIVE SESSION.
- THE MONUMENTS ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED AND ALL CORNERS AND ANGLE POINTS OF THE ADJUSTED BOUNDARY LINE HAVE BEEN SET.

[Signature]
GILBERT W. PATTERSON, PLS No. 9666

SHEET 1 OF 1

FILE NO. 1631276
FILED FOR RECORD AT THE REQUEST OF MONTGOMERY WEST CONSTRUCTION ON THE 13 DAY OF Dec 1992, AT 10 MINUTES PAST 11 O'CLOCK, AM IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

[Signature]
JERRY
COUNTY RECORDER

BY: *[Signature]*
JERRY

FILE: 3/10.00

RECORD OF SURVEY FOR LINK and HELEN G. PIAZZO	
RE-ARRANGEMENT OF LOTS 2, 3, 4, 5, 6, 7, 8 & 9, BLK "L" HIDDEN VALLEY SUBDIVISION No. 1 & PARCEL 4 OF PM 2205 SITUATE IN THE N 1/2 SECTION 27, T 19 N, R 20 E., H.D.B. & M	
WASHOE COUNTY, NEVADA	NEVADA
CASTLE LAND SURVEYING 240 Linden St. Reno, NV 89502 702-889-8820	

BASIS OF BEARINGS
HIDDEN VALLEY SUBDIVISION No. 1, TRACT MAP #552, DOCUMENT No. 278226 (as recorded, recorded July 8, 1952 in the Office of the Washoe County Recorder.

TOTAL AREA: 5.634 ACRES

EG32276

SURVEY MAP # 2526

2526

QUALITY: THE FREQUENCY SHOULD BE EXAMINED CHANGES TO THIS MAP

CORPORATE SEAL

STATE OF NEVADA S.S.
 COUNTY OF WASHOE
 ON THIS 18 DAY OF SEPTEMBER, 1957, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE COUNTY OF WASHOE, STATE OF NEVADA, DELBERT MAGNABEE AND PRINCE A. HAWKINS, KNOWN TO ME TO BE THE VICE PRESIDENT AND SECRETARY OF HIDDEN VALLEY PROPERTIES, INC., AND WHO EXECUTED THE FOREGOING CERTIFICATE AS VICE PRESIDENT AND SECRETARY OF SAID CORPORATION AND WHO UPON OATH DID DEPOSE AND SAY THAT THEY EXECUTED SAID CERTIFICATE AS SUCH OFFICERS OF SAID CORPORATION FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN MENTIONED.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND OFFICIAL SEAL, AT MY OFFICE, COUNTY OF WASHOE, STATE OF NEVADA, THE DAY AND YEAR FIRST ABOVE WRITTEN.
John A. Post
 NOTARY PUBLIC IN AND FOR THE COUNTY OF WASHOE,
 STATE OF NEVADA.

MY COMMISSION EXPIRES: 10/8 1957.

THIS IS TO CERTIFY THAT THE UNDERSIGNED, HIDDEN VALLEY PROPERTIES, INC., A NEVADA CORPORATION QUALIFIED TO DO BUSINESS IN THE STATE OF NEVADA, IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS MAP OR PLAT AND THAT THE SAME IS HEREBY EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF CHAPTER 116, N.R.S., AUTHORIZING OWNERS OF ANY LAND TO LAYOUT AND PLAT THE LAND INTO LOTS, STREETS, ALLEYS AND PUBLIC PLACES, AND PROVIDING FOR APPROVAL AND FILING OF MAPS OR PLATS THEREOF.

IN WITNESS WHEREOF, HIDDEN VALLEY PROPERTIES, INC. HAS CAUSED THIS CERTIFICATE TO BE DULY EXECUTED ON THIS 18TH DAY OF SEPTEMBER, 1957.
 BY Delbert Magnabee
 VICE - PRESIDENT

ATTEST: Prince A. Hawkins
 SECRETARY

STATE OF NEVADA S.S.
 COUNTY OF WASHOE S.S.
 I, PETER G. GUSTI, DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND ACCURATE MAP OF THE LAND SURVEYED BY ME AND LAID OUT INTO BLOCKS, LOTS AND STREETS AT THE INSTANCE OF HIDDEN VALLEY PROPERTIES, INC., THAT THE LOCATION OF SAID BLOCKS, LOTS AND STREETS HAVE BEEN DEFINITELY ESTABLISHED AND PERPETUATED IN STRICT ACCORDANCE WITH THE LAW AND AS SHOWN HEREON; THAT THE BLOCKS, LOTS AND STREETS SHOWN HEREON ARE SITUATED WHOLLY WITHIN SECTION 27, T19 N., R.20 E., M.D.B. & M., AND THAT THE SURVEY WAS COMPLETED ON THE 18 DAY OF SEPTEMBER, 1957.

Peter G. Gusti
 CIVIL ENGINEER LICENSE NO. 335

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th DAY OF SEPTEMBER, 1957.

Peter G. Gusti
 NOTARY PUBLIC IN AND FOR THE COUNTY OF WASHOE,
 STATE OF NEVADA.

MY COMMISSION EXPIRES SEP 28 1960.

I CERTIFY THAT I HAVE EXAMINED THE ABOVE MAP AND THAT ALL PROVISIONS OF ALL ACTS AND ORDINANCES APPLICABLE HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

John E. Gunn
 COUNTY SURVEYOR

APPROVED AND ACCEPTED THIS 18 DAY OF SEPTEMBER, 1957 BY THE BOARD OF COUNTY COMMISSIONERS OF WASHOE COUNTY, NEVADA.

Richard Peterson
 ACTING CHAIRMAN
W. Brown
 COUNTY CLERK

A TENTATIVE MAP OF THIS SUBDIVISION WAS APPROVED BY THE REGIONAL PLANNING COMMISSION OF RENO, SPARKS AND WASHOE COUNTY ON THIS 18 DAY OF SEPTEMBER, 1957.

BY J. D. Brown
 CHAIRMAN

HIDDEN VALLEY PROPERTIES INC. RESERVE ALL RIGHTS, TITLE AND INTEREST TO ALL 8000 FT. WALKWAYS SHOWN ON ABOVE PLAT OF HIDDEN VALLEY SUBDIVISION NO. 1

HIDDEN VALLEY SUBDIVISION No 1

MALONE ENGINEERS -- RENO, NEVADA

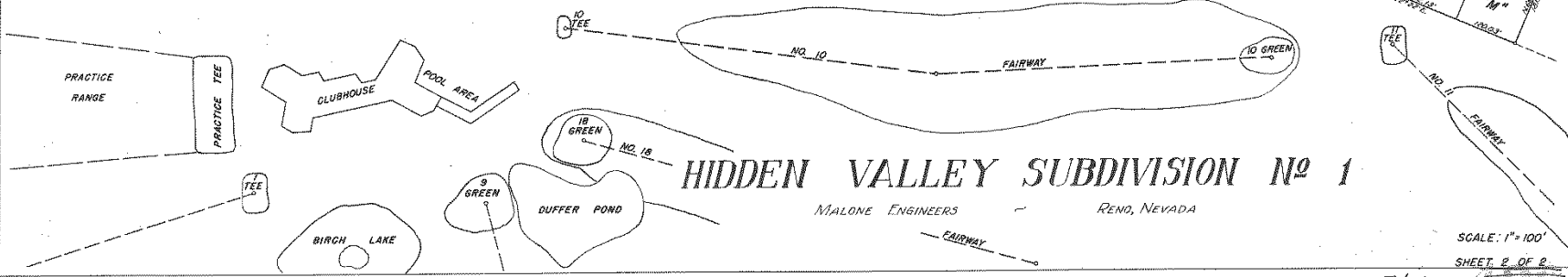
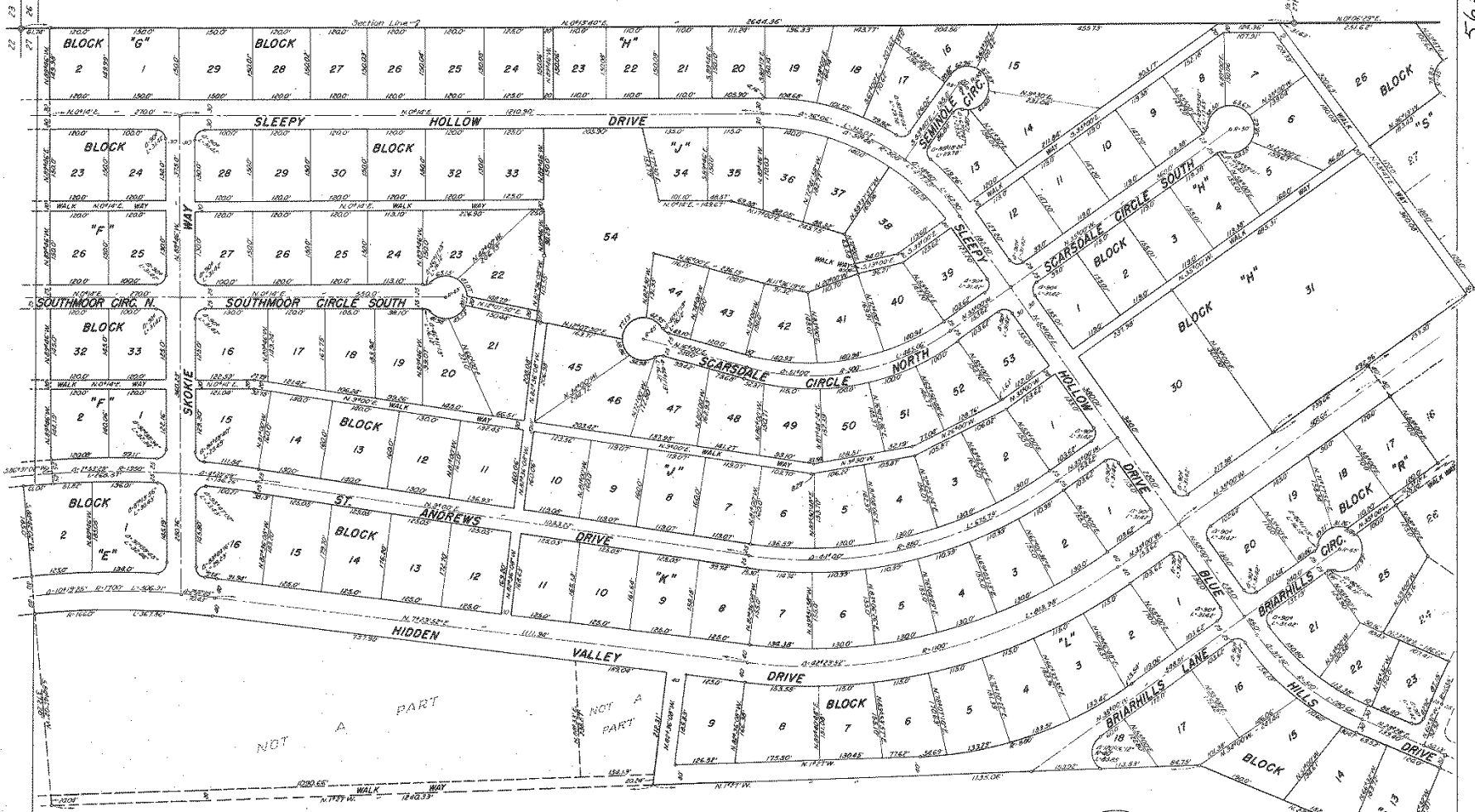
276328 276328

Filed For Record at the Registry of
 Hidden Valley Properties Inc. Jul 9-1957
 at 4:55 min. past 2 o'clock P.M. Records
 of Washoe County, Nev.
 July 36, 1957. Delbert Magnabee Secy.

Basis of Bearings:
East line of Section 27 between northeast section corner
and east one-quarter section corner used as N0°13'40"E.

Note: All returns are 20 ft. radius except
where shown.

T.19N., R. 20E., M.D.B. & M.



HIDDEN VALLEY SUBDIVISION No. 1

MALONE ENGINEERS — RENO, NEVADA

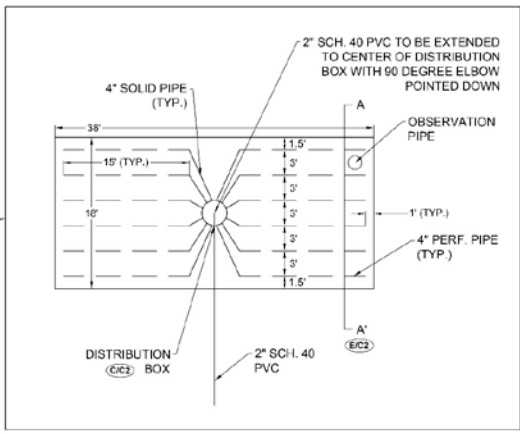
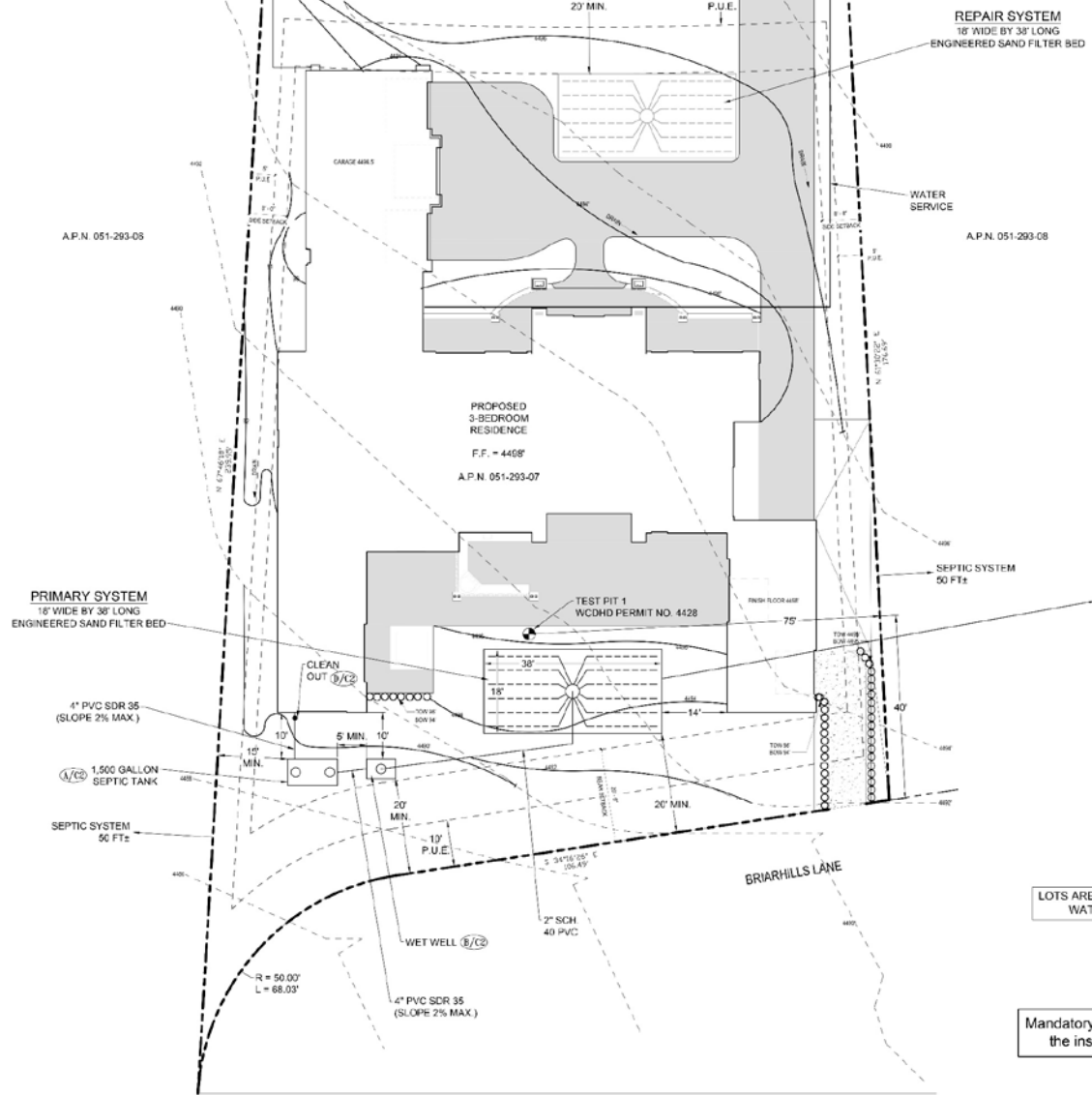
SCALE: 1" = 100'
SHEET 2 OF 2

562A

562A



SITE PLAN PROVIDED BY
FRAME ARCHITECTURE, INC.



LOTS ARE ON COMMUNITY
WATER SYSTEM

Mandatory pre-construction meeting held by Pezonella Associates Inc. to include
the installation contractor and Washoe County District Health Department

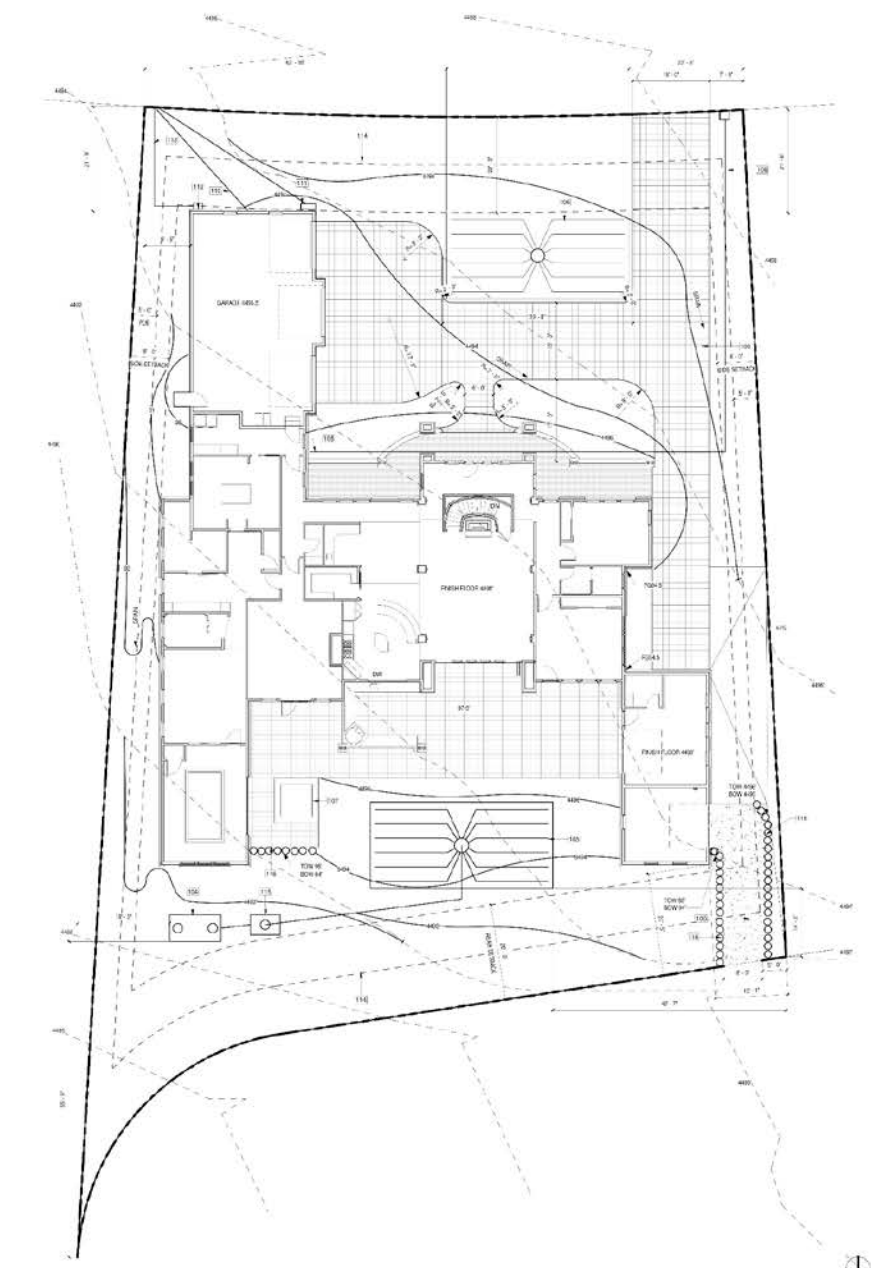
SEWAGE DISPOSAL SYSTEM-DETAILS
5545 EAST HIDDEN VALLEY DRIVE
A.P.N. 051-293-07
WASHOE COUNTY, NEVADA

Septic Design Only



Pezonella Associates, Inc.
Consulting Engineers
5201 Fifth Street, Reno, Nevada 89502
PHONE (775) 850-5560 FAX (775) 850-6942

DESIGNED BY	DATE
CHECKED BY	
PROJECT NO.	
DATE	
SCALE	
1" = 10'	C1



1 ARCHITECTURAL SITE PLAN
AS11.131 1"=10'-0"

SITE NOTES

APPLICANT

TOWN AND WARD EDWARDS
 5445 E. HIDDEN VALLEY DRIVE
 RENO, NV
 PHONE: (775) 854-8400
 NPL 020-2017
 LOT AREA: 20,077 SF (0.46 ACRES)
 EXCAVATION: 88 CIRCULAR HYDRO-PNEUMATIC
 TANKS: 1.50 SF OF DISTURBED AREA
 NEW FLOORING:
 3.50 SQUARE FEET (SQUARE FEET)
 DISCOUNT
 THERE ARE NO KNOWN CONDITIONS IMPROVED ON THE PROPERTY
 BY THE HEALTH AGENCY AS A RESULT OF FEDERAL, FEDERAL
 MAP OF SUPERSTITION MAP
 THERE IS NOT AN AVAILABLE ON-SITE WELL
 THERE ARE NO ON-SITE SEWAGE DISPOSAL SYSTEMS WITHIN 100
 FEET OF THE PROPERTY
 NO SEWER LINES WITHIN 100 FEET OF THE PROPERTY
 THERE ARE NO PRIVATE WELLS WITHIN 100 FEET OF THE
 PROPERTY
 THERE ARE NO PUBLIC WELLS WITHIN 100 FEET OF THE PROPERTY
 NO WATER TREATMENT OR TREATMENT PLANTS WITHIN 100 FEET OF
 THE PROPERTY
 THE PROPERTY IS NOT IN A 100 YEAR FLOOD PLAIN

SEPTIC SYSTEM NOTES

1. SEPTIC SYSTEM AT LEAST 10 FEET AWAY FROM
 WATER SOURCE
 2. 1.50 SQUARE FEET TANK & 4.50 SQUARE FEET AREA
 FOR FILTER
 3. LACK OF FILL AREA & NUMBER OF TANKS MAY VARY
 4. SEPTIC TANK AT LEAST 100 FEET FROM RESIDENCE
 5. NO TOY MATERIALS OR PROPERTY LINES
 6. NO WELLS TO BE PLACED WITHIN 100 FT OF LACK
 FILL

KEYNOTES

- 100 PARKING DRIVE (CONCRETE) ROAD
- 101 NO. 1000 SEPTIC TANK
- 102 DANGERED LEAK
- 103 FRESH AIR
- 104 BULL BROTHERS
- 105 WATER SERVICE
- 106 ELECTRICAL, GAS, TELEPHONE SERVICE
- 107 ELECTRICAL, VETER
- 108 GAS SERVICE
- 109 SEPTIC TANK
- 110 TOY WELLS
- 111 SEPTIC TANK
- 112 TOY WELLS

LEGEND



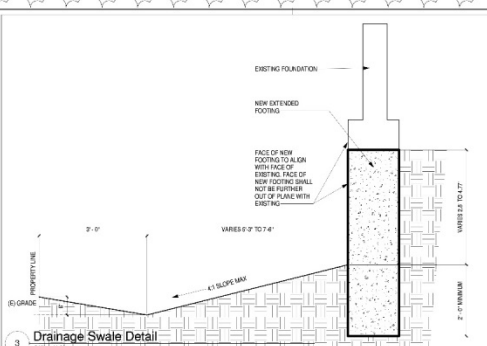
PROJECT SITE



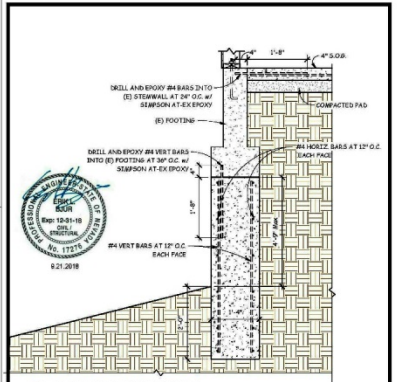
Frame
 ARCHITECTURE, INC.
 4050 South McCarran
 Blvd.
 Suite E
 Reno, NV 89502

ECKHOFF RESIDENCE
 5445 E. HIDDEN VALLEY DRIVE
 APR. 2017 2017
 Architectural Site Plan

PROJECT MANAGER	
DRAWN BY	CHECKED BY
DATE	DATE
PROJECT NUMBER	
16-16	
SHEET	
A-1.1	



3 Drainage Swale Detail
3/4" = 1'-0"

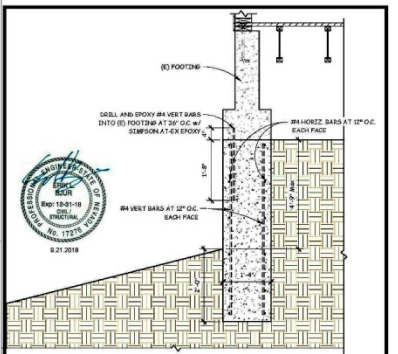


1 Underpinning Wall At Pool
3/4" = 1'-0"

Eckhoff Residence
bjur ENGINEERING

DESIGNED BY: EB
PROJECT DATE: 8/16/2017
ISSUE DATE: 08/28/18
PROJECT NO.: 1702R

Foundation Retrofit
SK-6
SCALE: 3/4" = 1'-0"

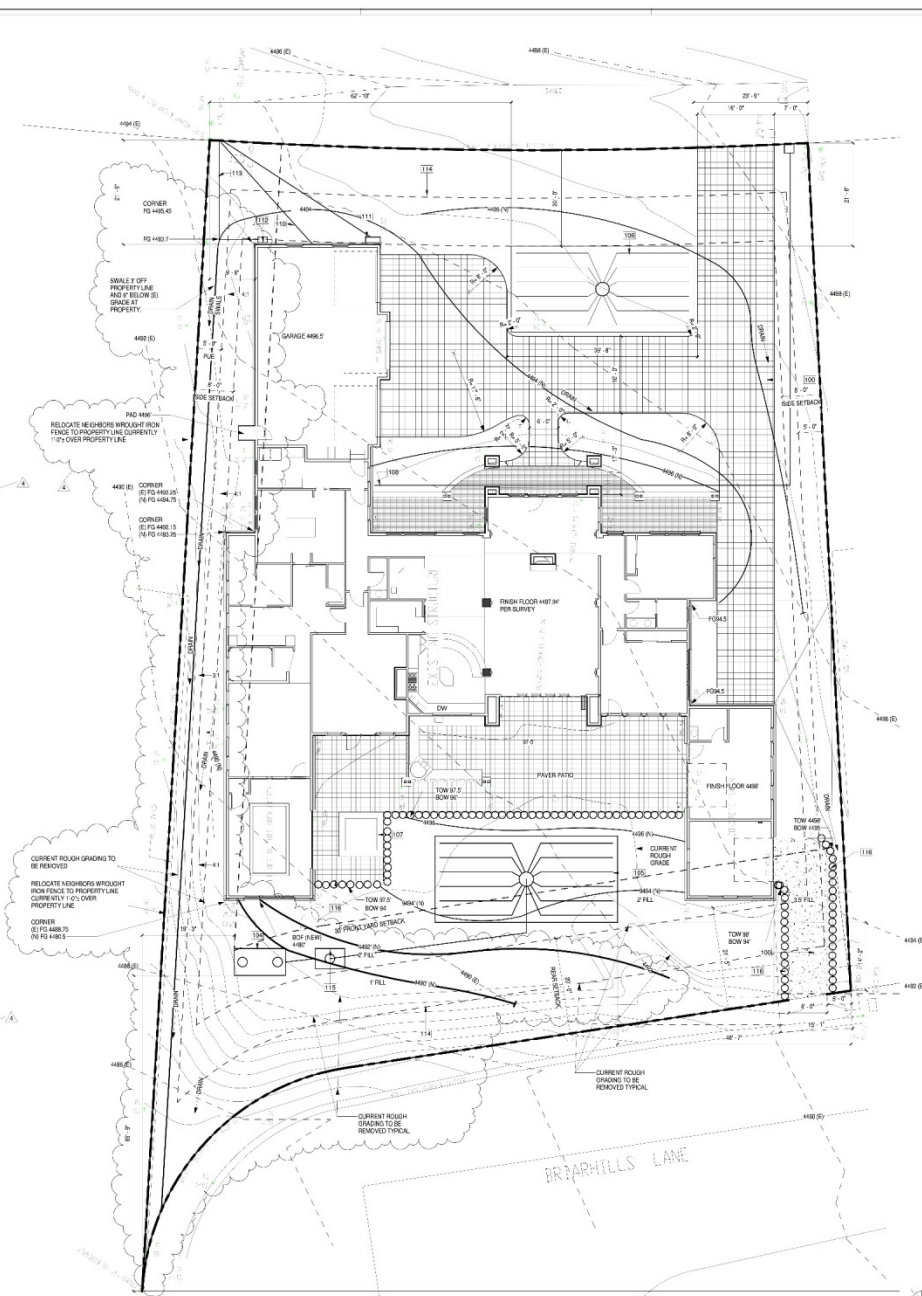


1 Underpinning Wall At Floor
3/4" = 1'-0"

Eckhoff Residence
bjur ENGINEERING

DESIGNED BY: EB
PROJECT DATE: 8/16/2017
ISSUE DATE: 08/28/18
PROJECT NO.: 1702R

Foundation Retrofit
SK-5
SCALE: 3/4" = 1'-0"



1 ARCHITECTURAL SITE PLAN
1/4" = 1'-0"

SITE NOTES

APPLICANT

1000 AND WARD ESCRIFT
5545 EAST HIDDEN VALLEY DRIVE
RENO, NV
PHONE: 775-852-8500
APN: 021-209-07

LOT AREA = 25,87 SF (0.58 ACRES)
EXCAVATION - 80 CUBIC YARDS EXCAVATED
GRADING - 1,338 SF OF DISTURBED AREA

NEW RESIDENCE
3 BEDROOMS 3 BATHROOMS
BASEMENT

THERE ARE NO KNOWN CONDITIONS IMPOSED ON THE PROPERTY BY THE HEALTH AUTHORITY AS A RESULT OF VARIANCE. PARCEL MAP OR SUBDIVISION MAP.

THERE IS NOT AN AVAILABLE ON-SITE WELL.

THERE ARE NO ON-SITE SEWAGE DISPOSAL SYSTEMS WITHIN 100 FEET OF THE PROPERTY.

NO SEWER SYSTEM WITHIN 400 FEET OF THE PROPERTY.

THERE ARE NO PRIVATE WELLS WITHIN 100 FEET OF THE PROPERTY.

THERE ARE NO PUBLIC WELLS WITHIN 800 FEET OF THE PROPERTY.

NO WETLANDS OR DRAINAGE CHANNEL WITHIN 100 FEET OF THE PROPERTY.

THE PROPERTY IS NOT IN A 100 YEAR FLOOD PLAIN.

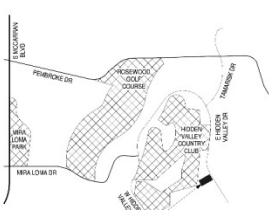
SEPTIC SYSTEM NOTES

1. SEPTIC SYSTEM IS AT LEAST 100 FEET AWAY FROM WATER BODIES.
2. LEACH FIELD: LEACH FIELD WITH A MINIMUM OF 6" AWAY FROM FOUNDATION.
3. LEACH FIELD: LEACH FIELD WITH A MINIMUM OF 6" AWAY FROM SEPTIC TANK. AT LEAST 10' AWAY FROM RESISTANCE AND 10' FROM MINIMUM PROPERTY LINES.
4. SEPTIC TANK: TO BE PLACED WITHIN 10' OF LEACH FIELDS.

KEYNOTES

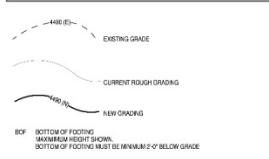
100. PAVER BRICKWAY OVER #4 COMPACTED SAND
101. 180 GALLON SEPTIC TANK
102. ENGINEERED LEACH
103. REINFORCED AREA
104. BUILT IN HOT TUB
105. 1" WATER SERVICE
106. ELECTRICAL, GATE, TELEPHONE SERVICE
107. GAS METER
108. GAS SERVICE
109. 1/2" P.C.S.
110. SEPTIC PUMP
111. ROCKERY WALL

VICINITY MAP



PROJECT SITE

GRADING LEGEND



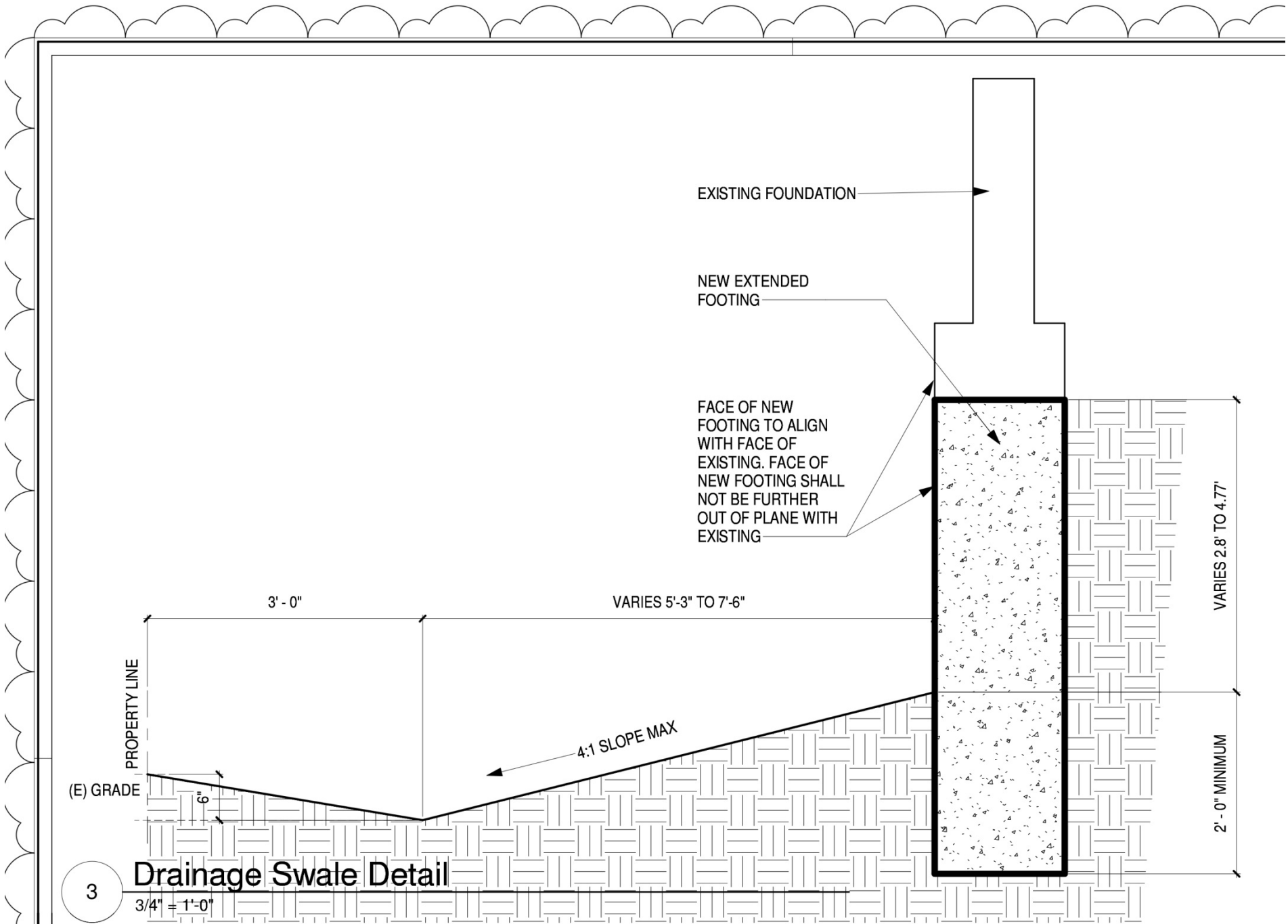
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Frame ARCHITECTURE, INC.
4090 South McCarran Blvd.
Suite E
Reno, NV 89502

ECKHOFF RESIDENCE
5545 E HIDDEN VALLEY DRIVE
APN: 021-209-07

Architectural Site Plan

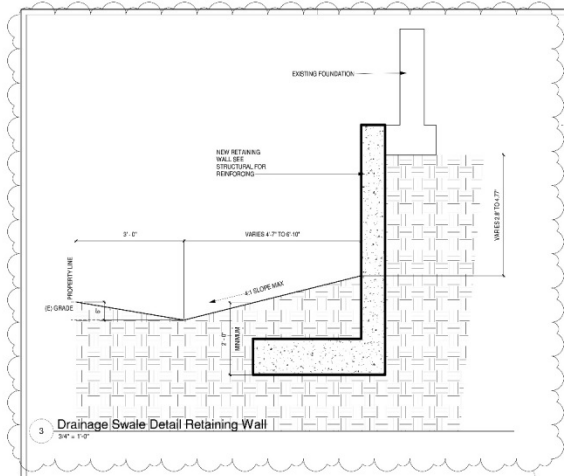
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DRAWN BY: [] CHECKED BY: []
DATE: 08/28/2018
PROJECT NUMBER: 16-16
SHEET: A-1.1



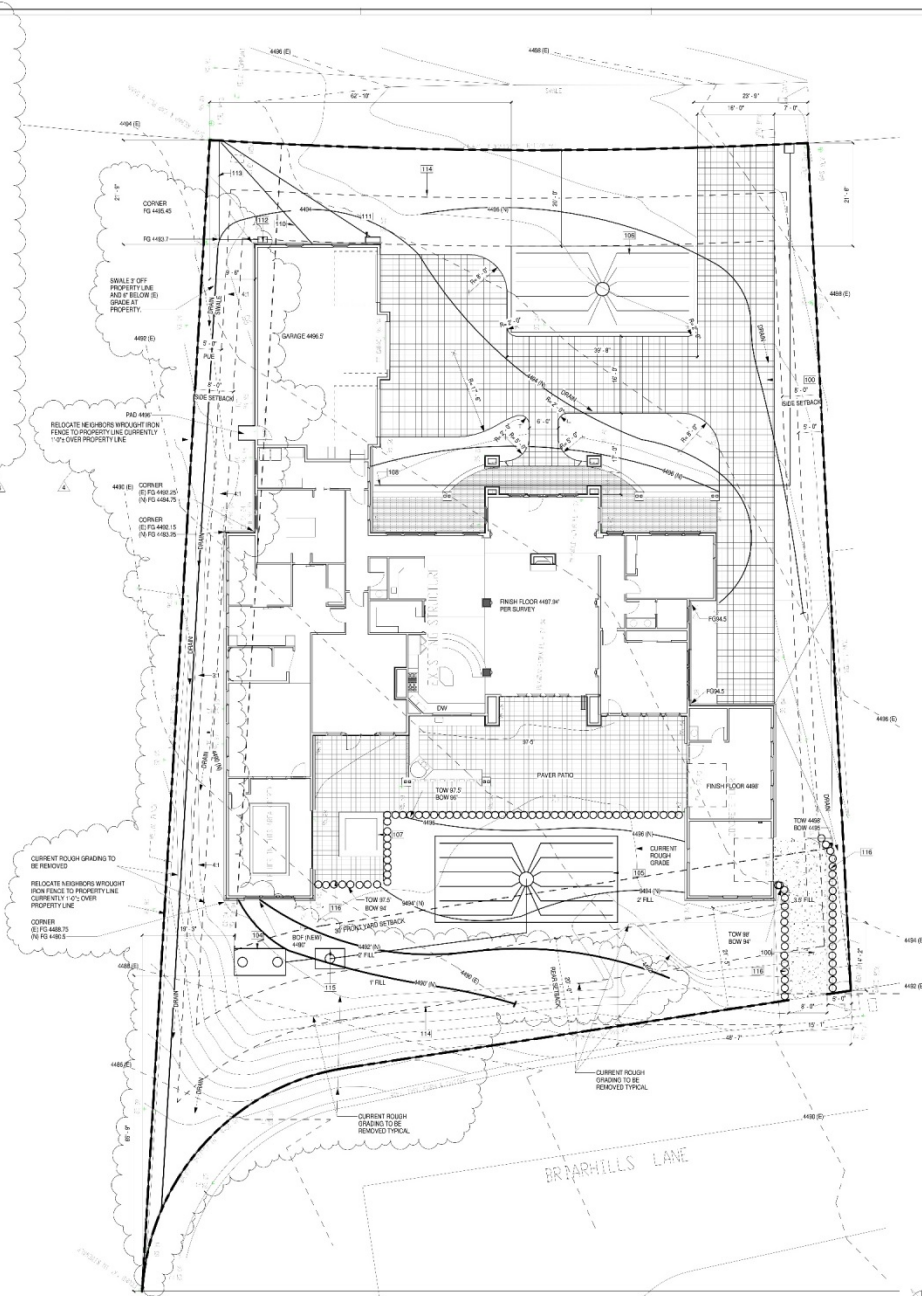
3

Drainage Swale Detail

3/4" = 1'-0"



3 Drainage Swale Detail Retaining Wall
3/4" = 1'-0"



1 ARCHITECTURAL SITE PLAN
3/4" = 1'-0"

SITE NOTES

APPLICANT

1000 AND WARD ESCRIBIT
5545 E HIDDEN VALLEY DRIVE
RENO, NV
PHONE: 775-852-8500
APN: 001-209-07
LOT AREA = 25,87 SF (0.59 ACRES)
EXCAVATION - 80 CIRC YARDS EXCAVATED
GRADING - 1,500 SF OF DISTURBED AREA
NEW RESIDENCE
3 BEDROOMS 3 BATHROOMS
BASICEST
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BY THE HEALTH AUTHORITY AS A RESULT OF VARIANCE, PARCEL
MAP OR SUBSEQUENT MAP.
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FEET OF THE PROPERTY.
NO SEWER SYSTEM WITHIN 400 FEET OF THE PROPERTY
THERE ARE NO PRIVATE WELLS WITHIN 100 FEET OF THE
PROPERTY
THERE ARE NO PUBLIC WELLS WITHIN 800 FEET OF THE PROPERTY
NO WINDROTTORRES OR DRAINAGE CHANNEL WITHIN 100 FEET OF
THE PROPERTY
THE PROPERTY IS NOT IN A 100 YEAR FLOOD PLAN

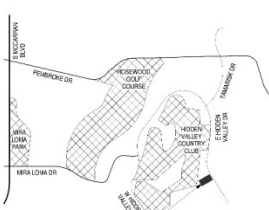
SEPTIC SYSTEM NOTES

1. SEPTIC SYSTEM IS AT LEAST 100 FEET AWAY FROM WATER BODIES
2. USE GALLOP SEPTIC TANK & A MINIMUM 6" AWAY FROM FOUNDATIONS
3. LEACH FIELDS WITH A MINIMUM OF 6" AWAY FROM SEPTIC TANK, AT LEAST 20' AWAY FROM RESIDENCE AND 10' FROM PROPERTY LINES
4. ALL TREES ARE TO BE PLANTED WITHIN 10' OF LEACH FIELDS.

KEYNOTES

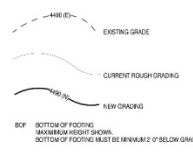
- | | |
|-----|---------------------------------------|
| 100 | PAVER BRICKWAY OVER #4 COMPACTED SAND |
| 104 | 1800 GAL/HR SEPTIC TANK |
| 105 | ENGINEERED LEACH |
| 106 | SEWER AREA |
| 107 | BUILT IN HOT TUB |
| 108 | 1" WATER SERVICE |
| 110 | ELECTRICAL, GATE, TELEPHONE SERVICE |
| 111 | ELECTRICAL METER |
| 112 | GAS METER |
| 113 | GAS SERVICE |
| 114 | 1" P.C.S. |
| 115 | SEPTIC PUMP |
| 116 | ROCKERY WALL |

VICINITY MAP



PROJECT SITE

GRADING LEGEND



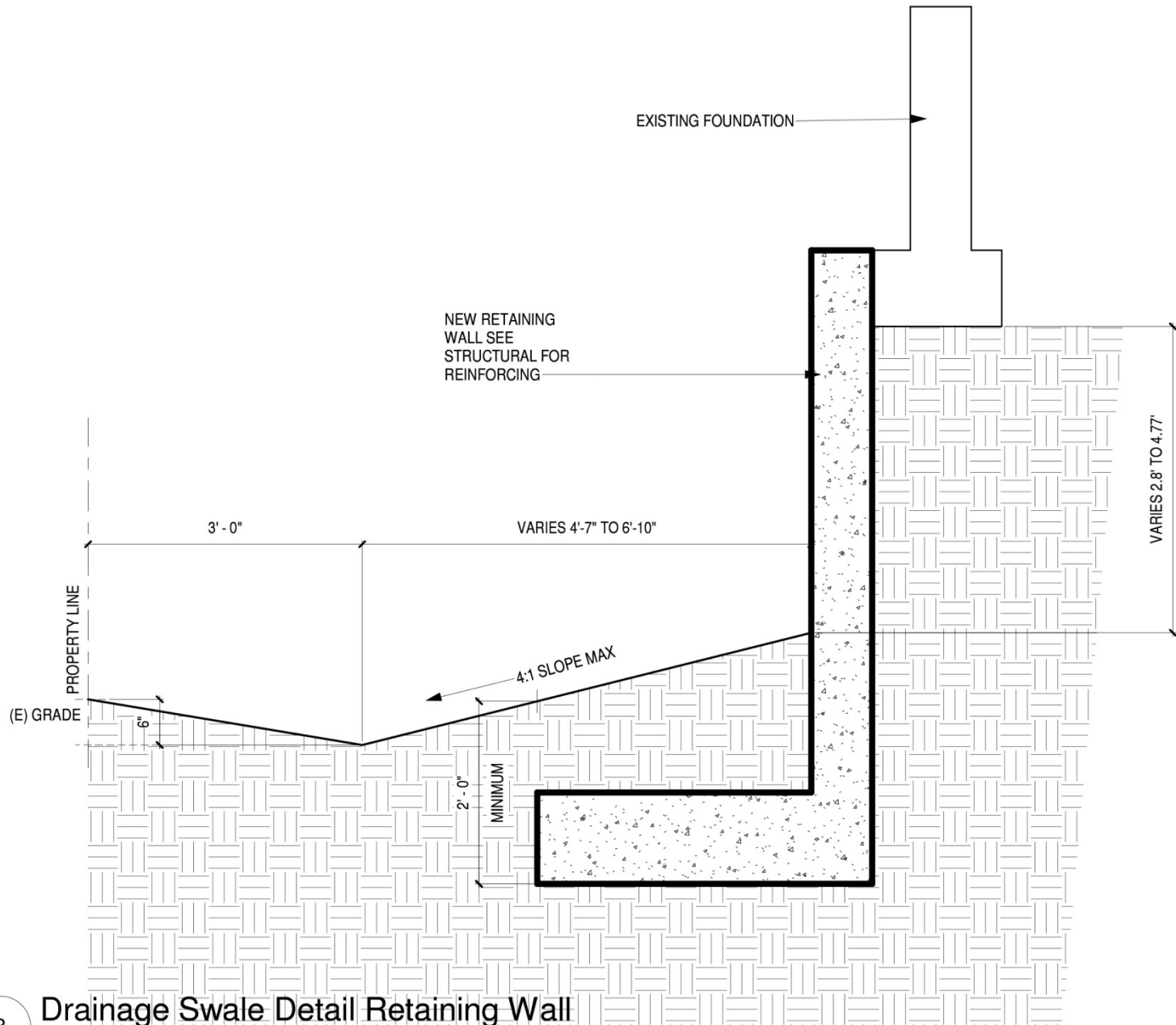
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Frame
ARCHITECTURE, INC.
4090 South McCarran Blvd.
Suite E
Reno, NV 89502

ECKHOFF RESIDENCE
5545 E HIDDEN VALLEY DRIVE
APN: 001-209-07

Architectural Site Plan

PROJECT MANAGER	
DRAWN BY	CHECKED BY
DATE	09/29/2018
PROJECT NUMBER	
16-16	
SHEET	
A-1.1	



3

Drainage Swale Detail Retaining Wall

3/4" = 1'-0"



