

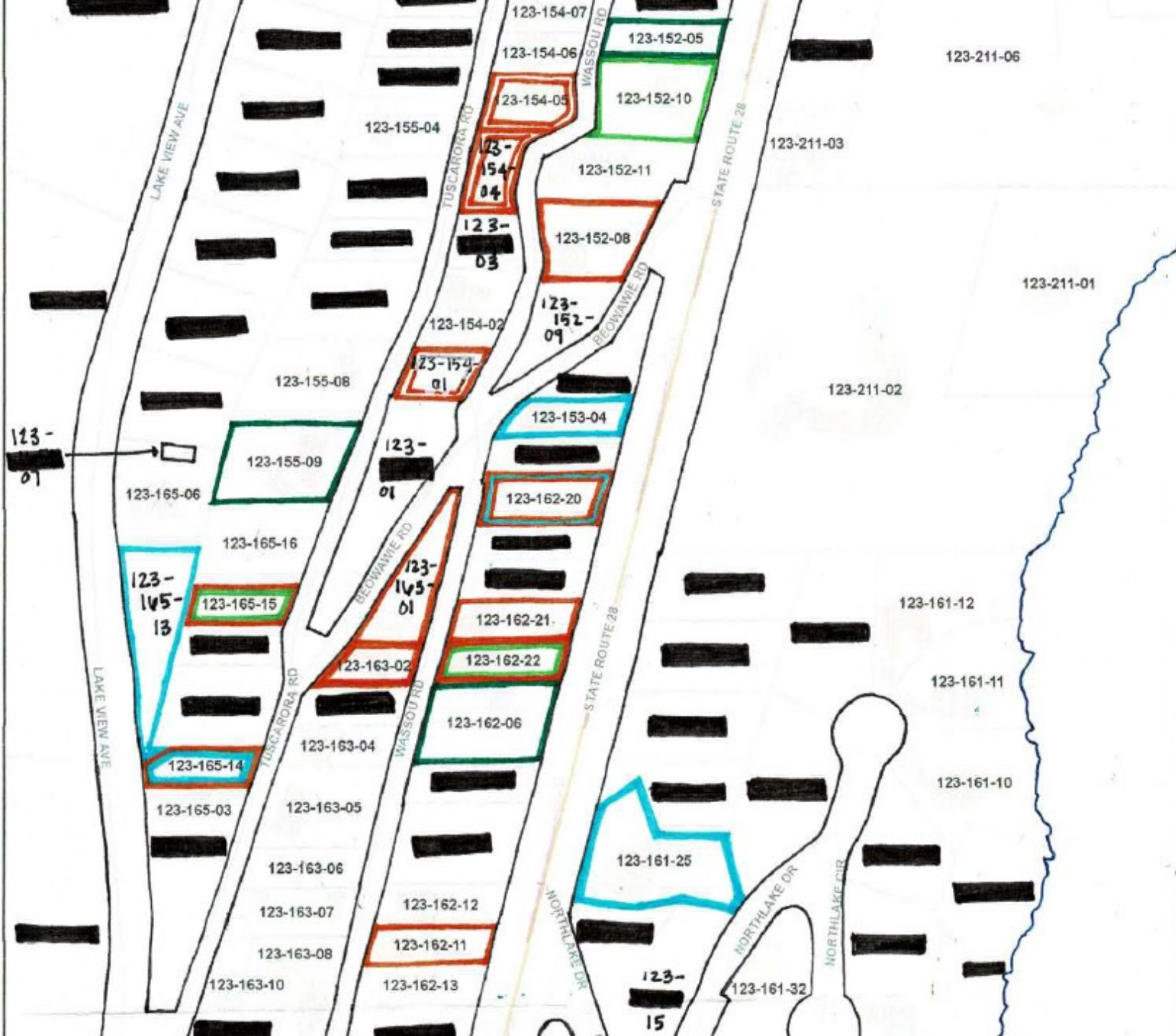
425 PAHUTE

PRESENTED BY QUINA WILLIAMS
quina@gilanfarrarchitecture.com | 530.414.1384



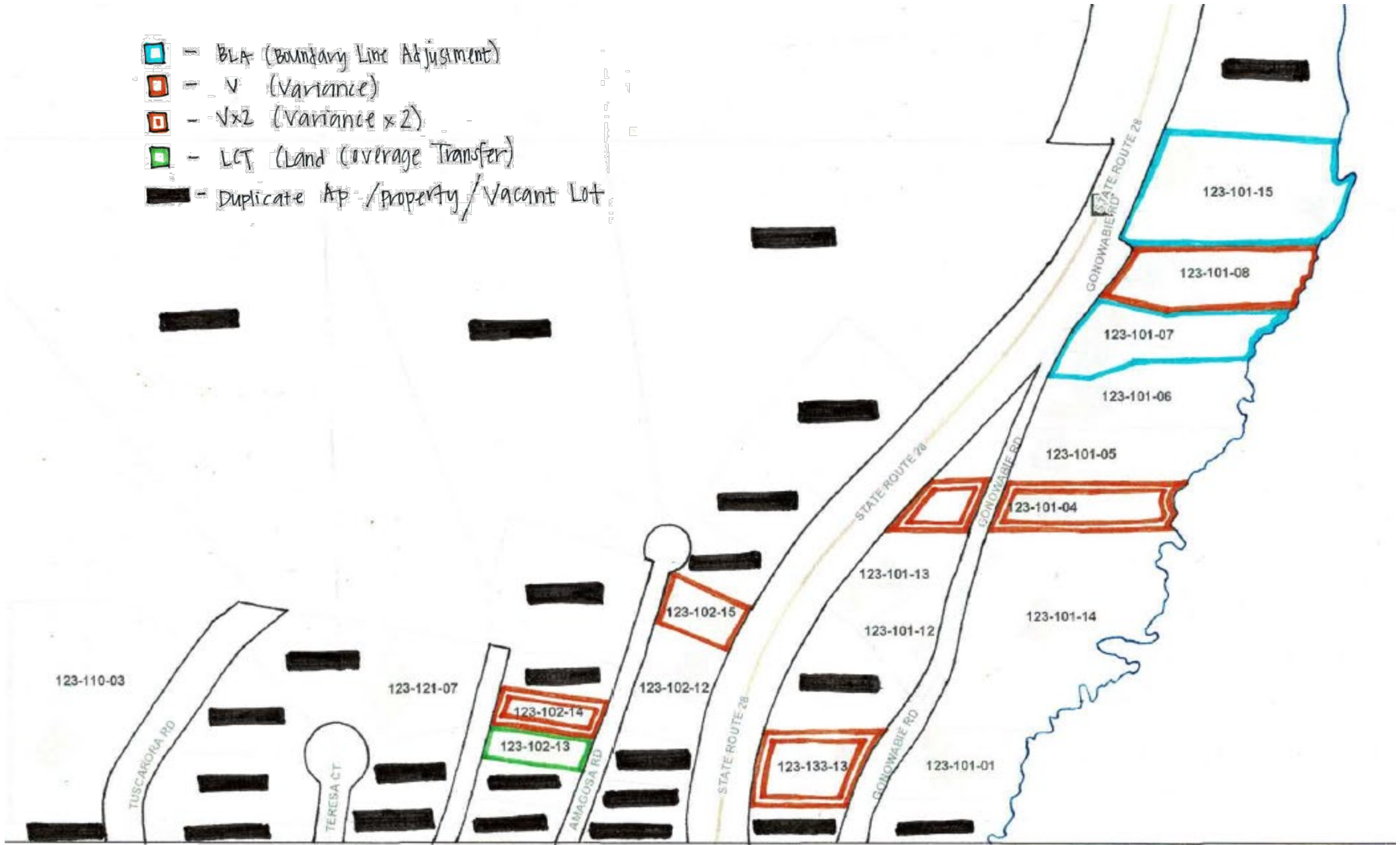
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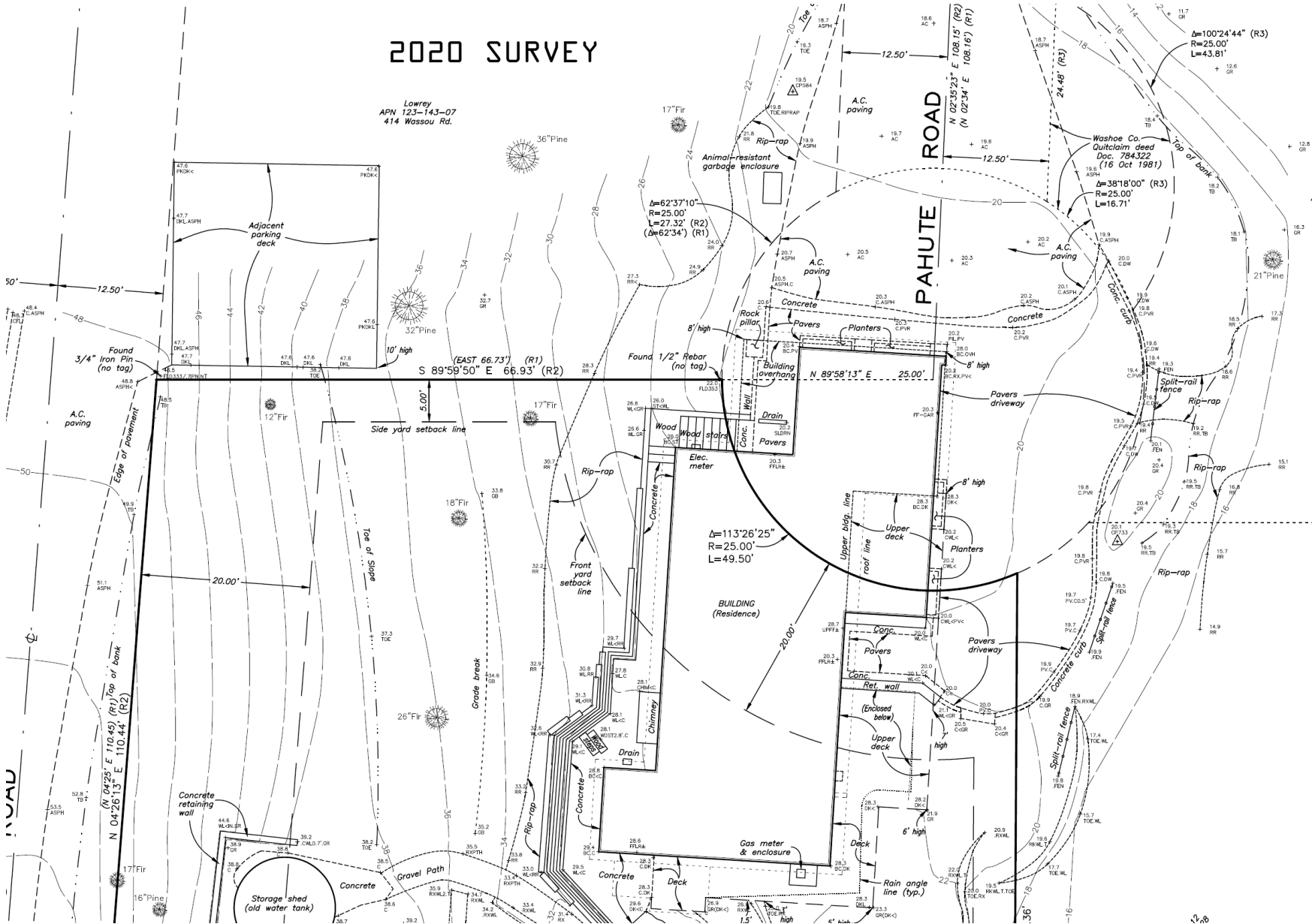
- BLA (Boundary Line Adjustment)
- V (Variance)
- Vx2 (Variance x 2)
- LCT (Land Coverage Transfer)
- Duplicate Ap / property / Vacant Lot

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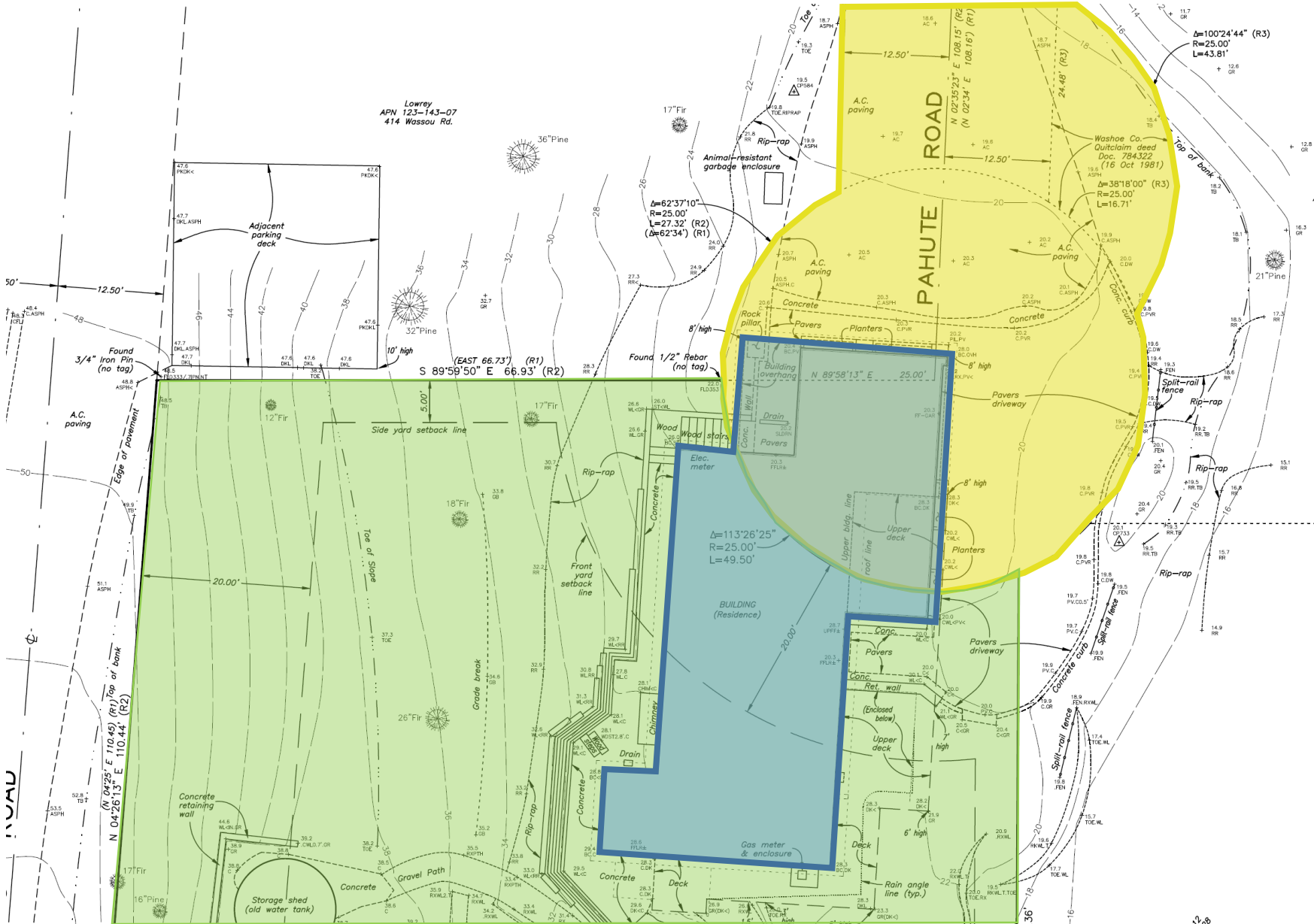
EXISTING SITE CONDITIONS

2020 SURVEY



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EXISTING SITE CONDITIONS



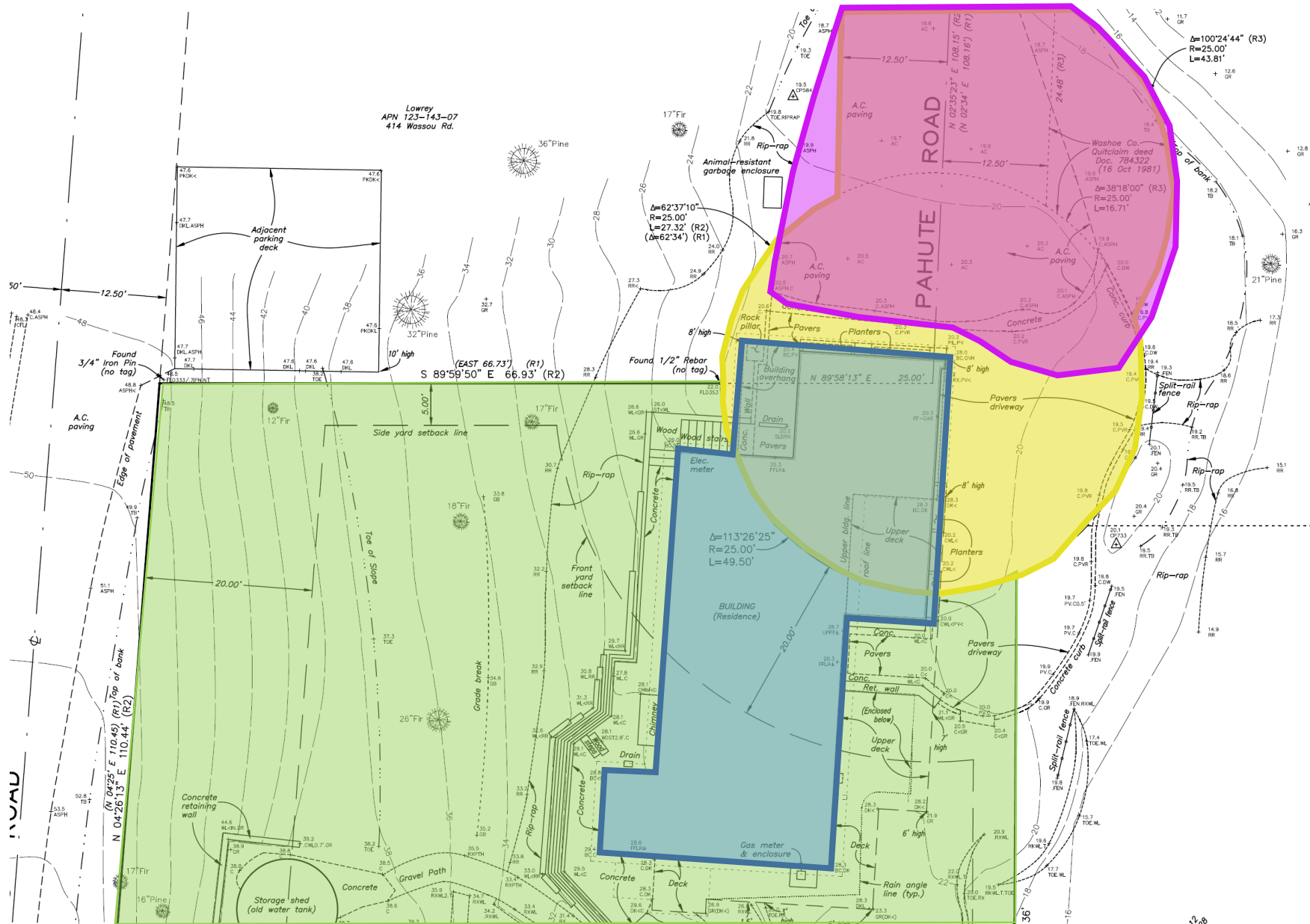
HOME OUTLINE

WASHOE COUNTY
RIGHT-OF-WAY



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EXISTING SITE CONDITIONS



HOME OUTLINE

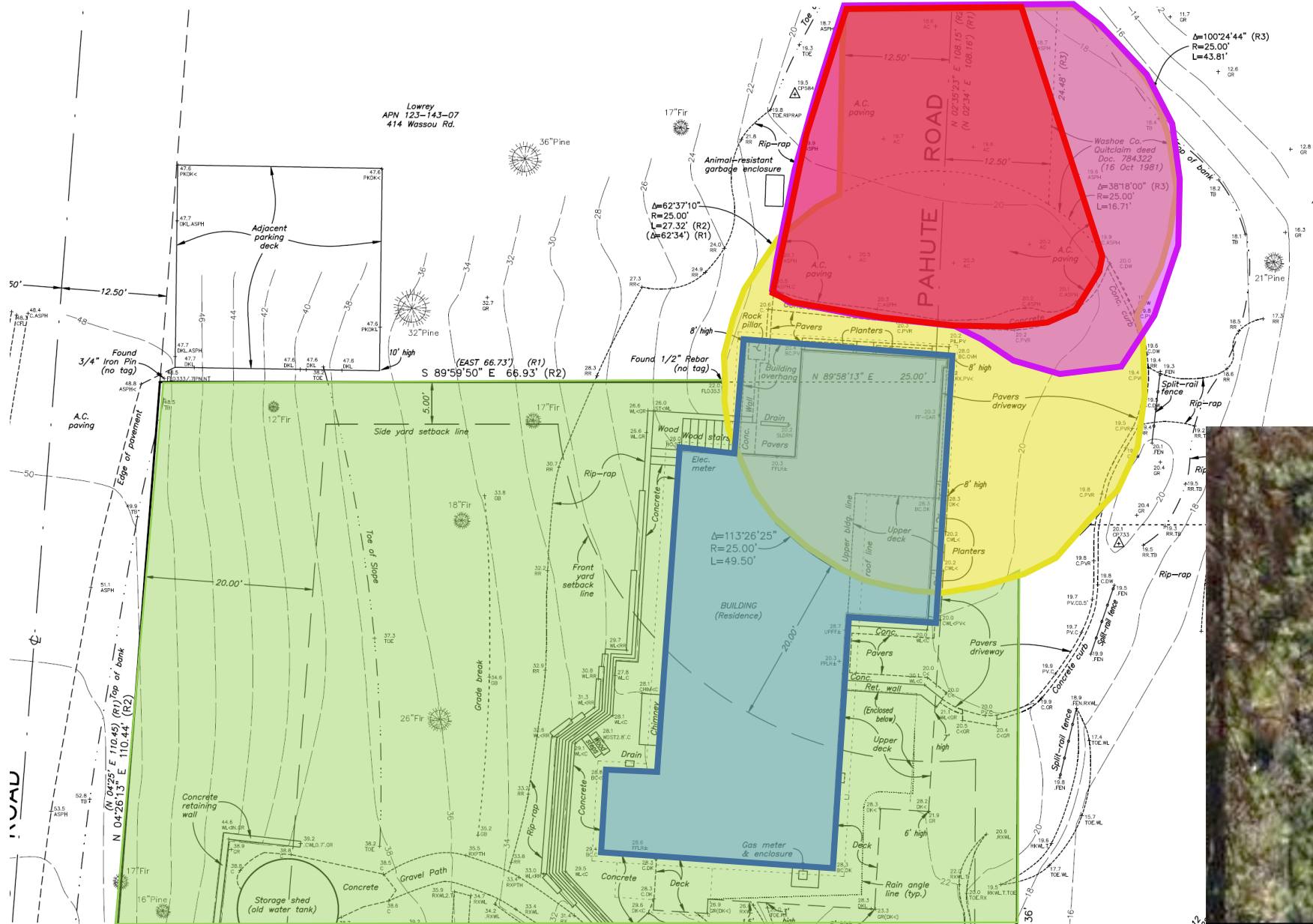
WASHOE COUNTY
RIGHT-OF-WAY

DRIVEABLE AREA



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EXISTING SITE CONDITIONS



HOME OUTLINE

WASHOE COUNTY
RIGHT-OF-WAY

DRIVEABLE AREA

PAVED ROAD



TURNAROUND IMPROVEMENT

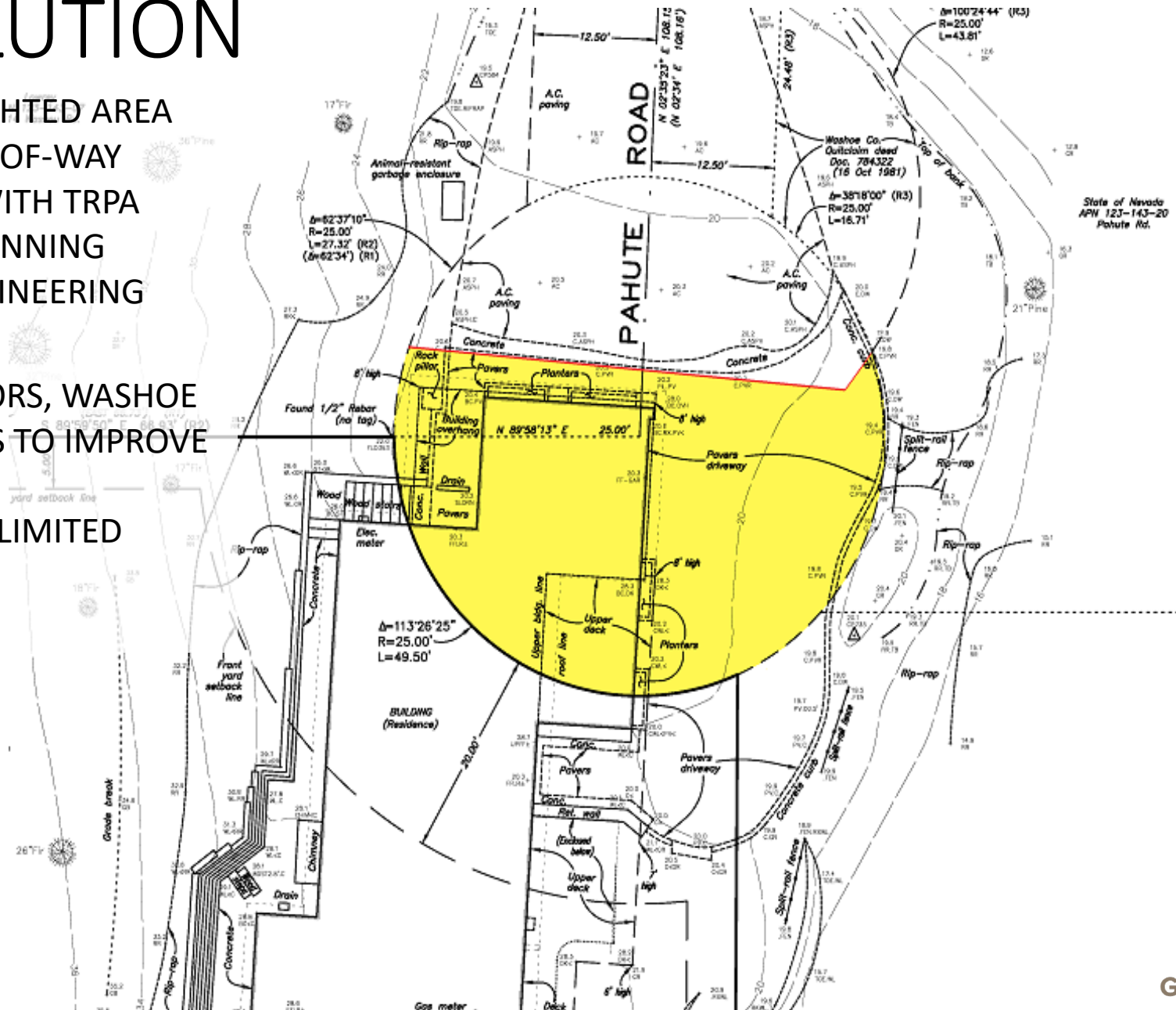


- WASHOE CO. QUITCLAIM DEED 1981
- AREA IS ALREADY HEAVILY GRADED
- HOMEOWNER IS HAPPY TO PARTICIPATE IN THE ENHANCEMENT OF THE PAVED TURNAROUND AREA WITHIN THIS SPACE



PROPOSED SOLUTION

- ABANDONMENT OF HIGHLIGHTED AREA OF WASHOE COUNTY RIGHT-OF-WAY
 - BASED ON MEETINGS WITH TRPA & WASHOE COUNTY PLANNING DEPARTMENT AND ENGINEERING DEPARTMENT
- COORDINATE WITH NEIGHBORS, WASHOE COUNTY, AND FIRE AGENCIES TO IMPROVE PAVED TURNAROUND
 - DISCUSS FEASIBILITY IN LIMITED SPACE



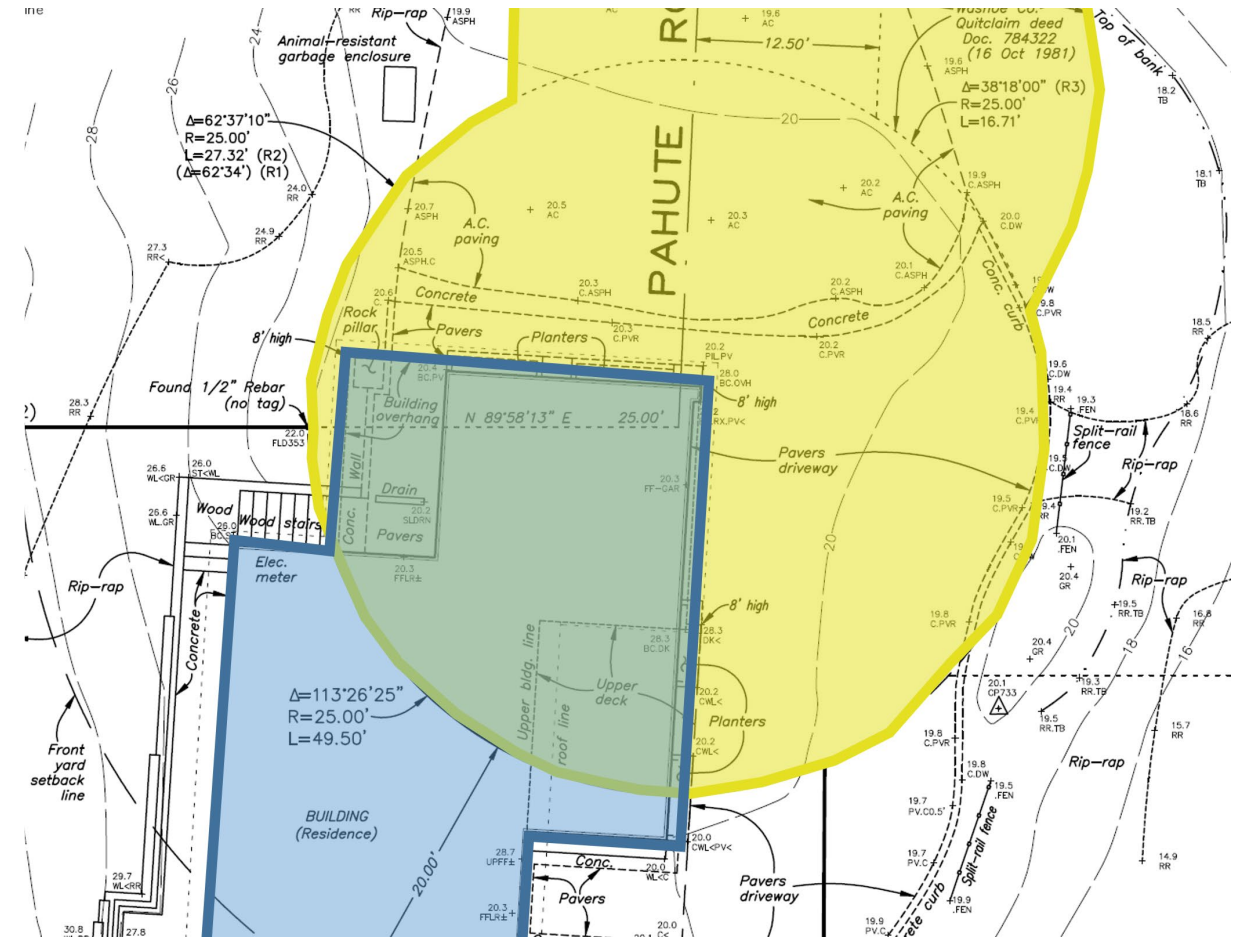
REFERE

- (R1) CRY
- (R2) REC No.
- (R3) QUI' (BEI
- (R4) GRA TO

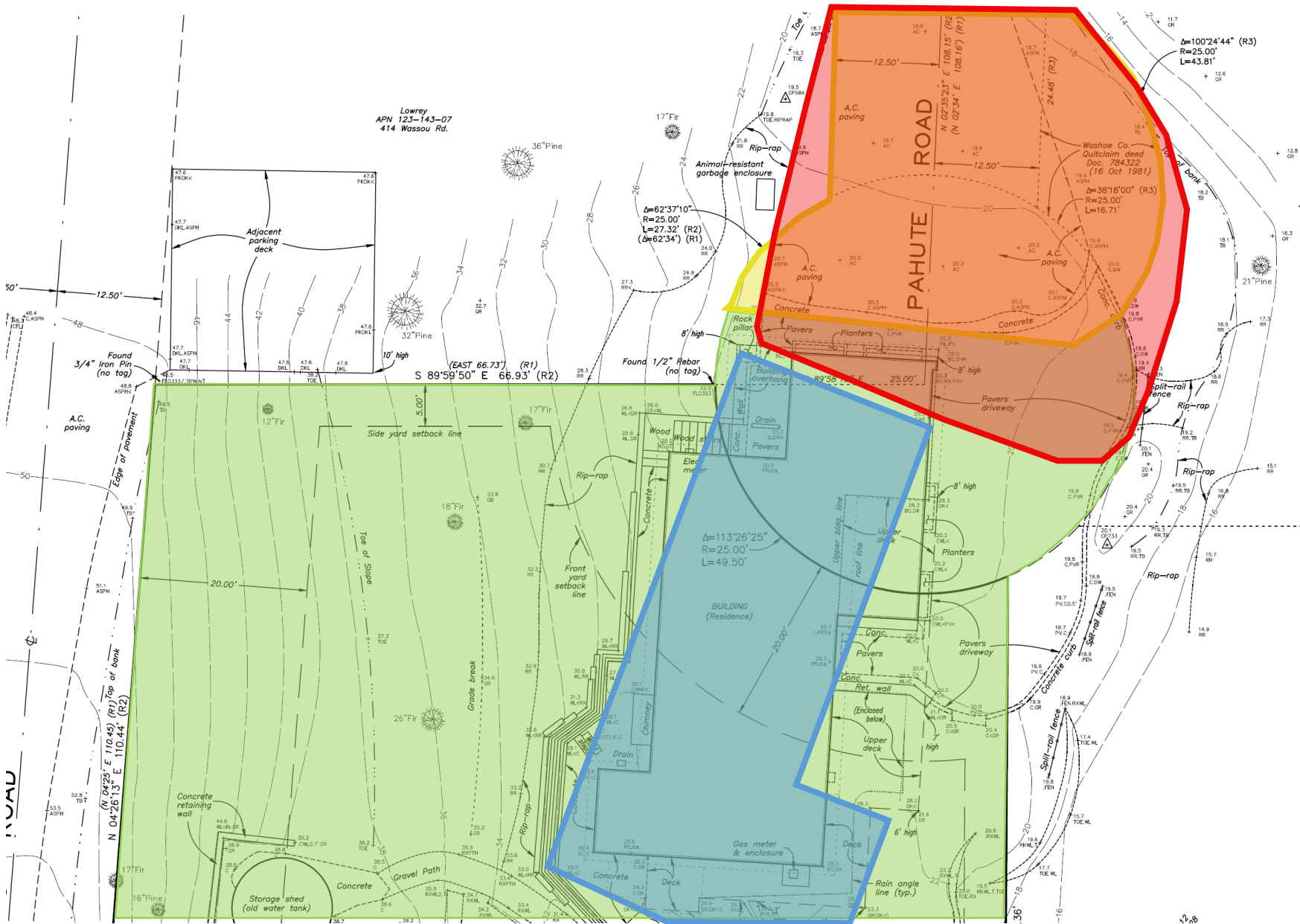


REASON FOR ABANDONMENT

- 443 SQUARE FEET OF LIVING SPACE
- 905 SQUARE FEET OF DRIVEWAY
- ABANDONMENT WOULD *ONLY* INCLUDE AREAS OF EXISTING RESIDENCE.
- COVERAGE AVAILABILITY RE: TRPA
 - NO EXISTING MECHANISM TO TRANSFER COVERAGE TO SITE WITH THIS CONDITION
- RELOCATING COVERAGE FURTHER ON THE PROPERTY WOULD BE MORE DISRUPTIVE TO THE FOREST AND THE NEIGHBORHOOD
- ABANDONMENT IS A WELL-ESTABLISHED, LEGAL, AND PRECEDENTED PROCEDURE IN SUCH CASES



PROPOSED SITE AND ROAD IMPROVEMENTS



NEW PAVED AREA FOLLOWS THE WASHOE COUNTY RIGHT-OF-WAY MORE ACCURATELY

ALLOWS A LARGER AND MORE FUNCTIONAL TURNAROUND



PROPOSED DRIVEABLE AREA



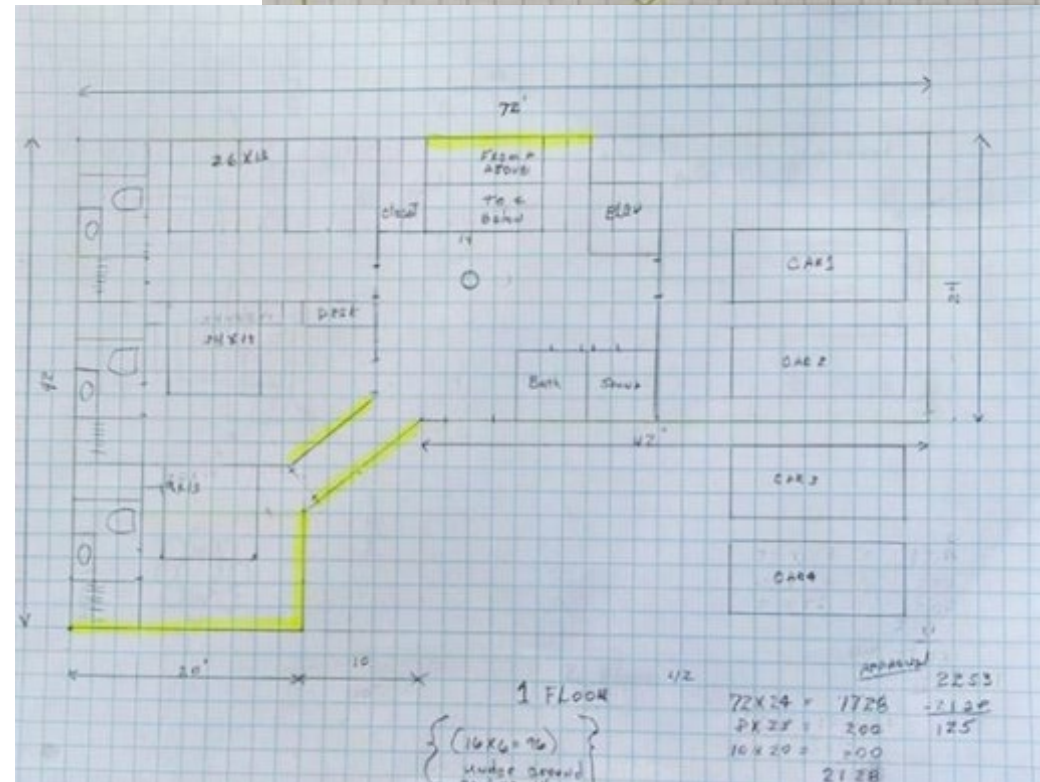
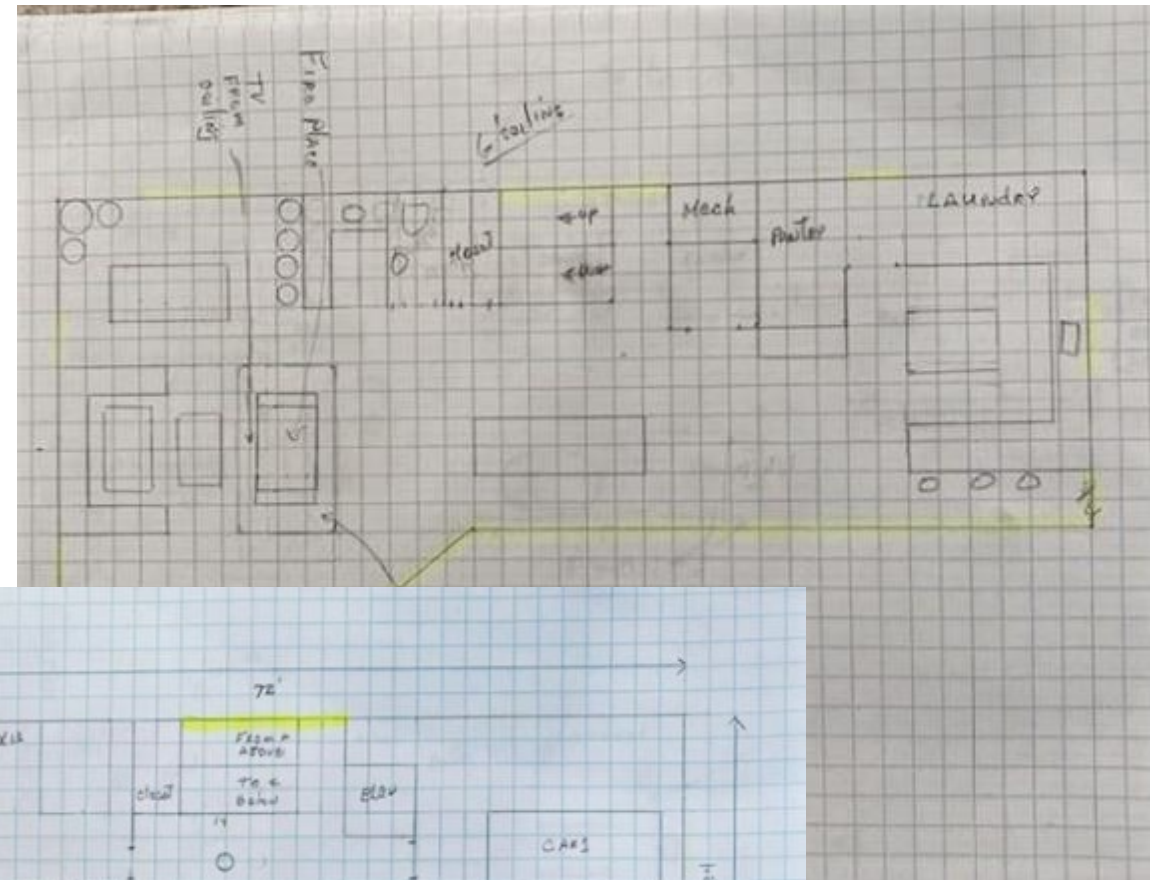
COMPLIANCE

- WE WILL COMPLY WITH ALL CONDITIONS SET FORTH BY TRPA REGARDING THE ABANDONMENT AND COVERAGE VERIFICATION
- WE HAVE SUBMITTED WASHOE COUNTY ABANDONMENT APPLICATION AND ARE WILLING TO COMPLY WITH ANY CONDITIONS SET FORTH BY ALL AGENCIES
- WE ARE WILLING TO CONTINUE WORKING TOGETHER WITH THE FIRE DEPARTMENT TO PROVIDE A SATISFACTORY REVISED TURNAROUND PLAN AT THE END OF PAHUTE ROAD
- WE HOPE TO HAVE A VALUABLE AND CONSTRUCTIVE DISCUSSION TO GAIN NEIGHBORHOOD APPROVAL AND CLEAR ANY MISUNDERSTANDING



PROPOSED CONSTRUCTION

- DETAILS OF DESIGN DEPEND ON OUTCOME OF ABANDONMENT
- PROPOSE TO BUILD A NEW SINGLE FAMILY RESIDENCE OF SIMILAR FOOTPRINT AND COVERAGE AREA
- DESIRE LARGER, MORE FUNCTIONAL AND EFFICIENT HOME FOR THE OWNER'S FAMILY TO ENJOY TAHOE TOGETHER
- MORE CONTEMPORARY DESIGN, AKIN TO NEIGHBORING HOMES
 - CREATE CONTINUITY IN NEIGHBORHOOD AND INCREASE NEIGHBORHOOD VALUE



SUMMARY

- CONDITIONS OF SITE
- PROPOSED SOLUTION AND REASONING
- PROPOSED CONSTRUCTION AND COMMUNITY BENEFIT



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THANK YOU

QUESTIONS & COMMUNITY DISCUSSION