

## Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: <u>ADDITION &amp; UPGRADES FOR THE REYNOLDS</u>			
Project Description: <u>GARAGE ADDITION, ENTRY ENCLOSURE, DECK,</u>			
Project Address: <u>500 PONDEROSA AVE., INCLINE VILLAGE, NV. 89451</u>			
Project Area (acres or square feet): <u>15,007 SF (PARCEL)</u>			
Project Location (with point of reference to major cross streets AND area-locator): <u>HWY 28 TO RED CEDAR, TO PONDEROSA</u>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
<u>122-116-24</u>	<u>0.34</u>		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
<b>Applicant Information (attach additional sheets if necessary)</b>			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: <u>JOHN S. REYNOLDS ('STEVE')</u>		Name: <u>SUSIE YANAGI ARCHITECT</u>	
Address: <u>3260 SILVERADO TRAIL</u>		Address: <u>POB 1662</u>	
<u>NAPA, CA, Zip: 94558</u>		<u>CARNELIAN BAY, CA Zip: 96140</u>	
Phone: <u>707-333-2030</u> Fax: <u>—</u>		Phone: <u>530-583-1789</u> Fax: <u>—</u>	
Email: <u>steve@reynoldsfamilywinery.com</u>		Email: <u>susiey@jps.net</u>	
Cell: <u>same as above</u> Other: <u>—</u>		Cell: <u>530-308-4249</u> Other: <u>—</u>	
Contact Person: <u>'Steve' Reynolds</u>		Contact Person: <u>Susie Yanagi</u>	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: <u>SAME AS OWNER</u>		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:		Phone:	
Fax:		Fax:	
Email:		Email:	
Cell:		Cell:	
Other:		Other:	
Contact Person:		Contact Person:	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	



**Variance Application  
Supplemental Information**  
(All required information may be separately attached)

1. What provisions of the Development Code (e.g. front yard setback, height, etc.) must be waived or varied to permit your request?

SEE ATTACHED.

**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?

SEE ATTACHED.

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?

SEE ATTACHED.

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.)?

SEE ATTACHED.

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

SEE ATTACHED.

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

Yes     No    If yes, please attach a copy.

7. How is your current water provided?

SEE ATTACHED.

8. How is your current sewer provided?

SEE ATTACHED.

## Variance Application

### Supplemental Information

#### Attachment

500 Ponderosa Ave.

Incline Village, NV.

APN 122-116-24

1. Applicant is seeking permission to waive the 20' front yard setback.
2. The residence and attached garage were built in 1984, encroaching in the front setback: the existing living room corner currently sits 6' inside the front property line; the existing front deck currently sits 4 feet outside the front property line and in the county right of way.
3. The proposed garage addition is designed to be a natural extension and continuation of the existing garage footprint and will be located to the far left side of the house, recessed from the existing garage front, and away from view corridors of surrounding properties. The proposed entry porch/stair enclosure is designed to stay within the footprint of the existing entry porch/stair access, with building height at 6 ½' below the current roof height, and incorporates windows that are oriented toward the street, not to surrounding properties. The existing front deck will be re-built to within the front property line, to correct the current encroachment in the county right of way.
4. The structure of the existing garage currently allows for one parking space. The variance will enable the property owner to park a second vehicle inside, which enhances the surroundings and is also critical during winter. Street parking is prohibited during winters due to access required by county snowplows. Driveway parking is also problematic as it hinders removal of snow and ice accumulation, which needs to remain clear for access to and from the house, especially during emergencies. The existing entry porch/stair and front deck are dilapidated (ref. attached photo). The new enclosure and deck will enhance the scenic character of the neighborhood by eliminating extra flights of exterior stairs from driveway to front door. It is nestled to reduce views and noise to adjacent neighbors. The new deck will also be cantilevered, which improves the view of the structure from the street, by reducing foundations, footings and posts. Existing wood surfaces will be replaced with non-combustible materials throughout, to improve safety in the wildland-urban environment.
5. Adequate garage parking and an enclosed entry/stair access to the front door of the house are common to properties in this neighborhood and throughout the community. Due to the 19% uphill slope of the site, the only access to the existing front door is via two flights of exterior stairs, exposed to the elements. The entry enclosure puts most of the stair on the interior, providing an aesthetic and functional solution to improve the quality of health, safety and welfare for the owner occupants of this property.
6. No restrictions known to apply to this subject area of the variance request.
7. Water provided by Incline Village General Improvement District (IVGID).
8. Sewer provided by Incline Village General Improvement District (IVGID).







**Property Owner Affidavit**

**Applicant Name:** JOHN STEPHEN REYNOLDS

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.

California  
STATE OF NEVADA )  
Napa )  
COUNTY OF WASHOE )

I, John Stephen Reynolds  
(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 Building.

**(A separate Affidavit must be provided by each property owner named in the title report.)**

Assessor Parcel Number(s): 122-116-24

Printed Name John Stephen Reynolds

Signed [Signature]

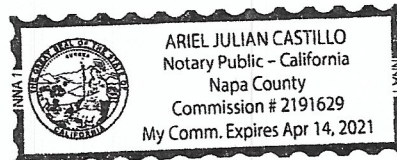
Address 3260 Silverado Trail Napa  
Napa, CA 94558

Subscribed and sworn to before me this 29<sup>th</sup> day of September, 2020.

Ariel Castillo  
Notary Public in and for said county and state

My commission expires: 04/14/2021

(Notary Stamp)



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

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





# NOTICE OF TAXES

## WASHOE COUNTY, NEVADA

TAMMI DAVIS - TREASURER

1001 E 9th St, Bldg D, Rm 140  
 Reno, NV 89512  
 Monday-Friday 8am-5pm

tax@washoecounty.us  
 washoecounty.us/treas  
 Phone: (775) 328-2510  
 Fax: (775) 328-2500

PAGE 1 OF 2

Fiscal Year July 1, 2020 - June 30, 2021

Annual Real Property - Tax Year 2020

<b>TAX YEAR</b> 2020	<b>PARCEL #</b> 12211624	<b>PROPERTY LOCATION</b> 500 PONDEROSA AVE
<b>AREA</b> 5200	<b>TAX RATE</b> 3.4793	<b>PROPERTY DESCRIPTION</b> Township 16 Section 17 SubdivisionName PONDEROSA SUBDIVISION 3 Lot 10 Block F Range 18

<b>NAME</b> REYNOLDS FAMILY TRUST REYNOLDS TRUSTEE, JOHN S & SUZANNA J	<b>EXEMPTION VALUES</b>  0  0 <b>TOTAL EXEMPTION VALUE:</b>	<b>ASSESSED VALUATION</b> LAND 119,000 IMPROVEMENT 100,022 <b>TOTAL ASSESSED VALUE:</b> 219,022
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ACCOUNT SUMMARY	
GROSS AD VALOREM TAX:	\$7,620.41
ABATEMENT AMOUNT	\$167.28
*ABATEMENT APPLIED LIMITS INCREASE TO 3.0%*	
RECAPTURE TAX AMOUNT:	\$0.00
NET AD VALOREM TAX (DETAIL RIGHT):	\$7,453.13
EXEMPTION AMOUNT:	\$0.00
SPECIAL ASSESSMENTS:	\$830.13
PENALTIES:	\$0.00
FEES:	\$0.00
INTEREST:	\$0.00
<b>TOTAL AMOUNT BILLED:</b>	<b>\$8,283.26</b>
LESS PAYMENTS APPLIED:	\$0.00
<b>BALANCE REMAINING:</b>	<b>\$8,283.26</b>
PRIOR YEAR DELINQUENCIES:	\$0.00
<b>TOTAL AMOUNT OWING:</b>	<b>\$8,283.26</b>

BILLING DETAIL		
TAXING AGENCY	RATE	AMOUNT
N LAKE TAHOE FPD2	0.64800000	\$1,356.71
STATE OF NEVADA	0.17000000	\$366.62
SCHOOL DEBT	0.38850000	\$837.83
SCHOOL GENERAL	0.75000000	\$1,617.44
COUNTY GENERAL	1.34470000	\$2,899.93
COUNTY DEBT	0.01700000	\$36.66
ANIMAL SHELTER	0.03000000	\$64.70
INCLINE VILLAGE	0.13110000	\$273.24
<b>SPECIAL ASSESSMENTS</b>		<b>AMOUNT</b>
BEACH FACILITY FEE		\$500.00
RECREATION FACILITY FEE		\$330.00
LAKE TAHOE WATER BASIN		\$0.13

SEE REVERSE SIDE FOR IMPORTANT INFORMATION AND PAYMENT OPTIONS.

IF PAYING BY CHECK, INCLUDE APPROPRIATE COUPONS.

REFERENCE PARCEL NUMBER ON ALL PAYMENTS AND CORRESPONDENCE TO ASSURE PROPER CREDIT.

IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO ENSURE THAT PAYMENT IS RECEIVED.

SEE ENCLOSED COUPONS FOR DUE DATES AND AMOUNTS DUE.

This notice is for your information, DO NOT consider this an attempt to collect if this property is protected by a bankruptcy proceeding. We ask that you contact our office to verify we have received a notice of bankruptcy.



**SHEET INDEX:**  
 VARIANCE SUBMITTAL SET:  
 A1.0 SITE PLAN  
 A3.0 EXTERIOR ELEVATIONS  
 A31 EXTERIOR ELEVATIONS

**Susie Yanagi ARCHITECT**  
 530 / 583-1789  
 susiey@jps.net  
 590 High Street  
 P.O. Box 1662  
 Carmelian Bay, CA 96140

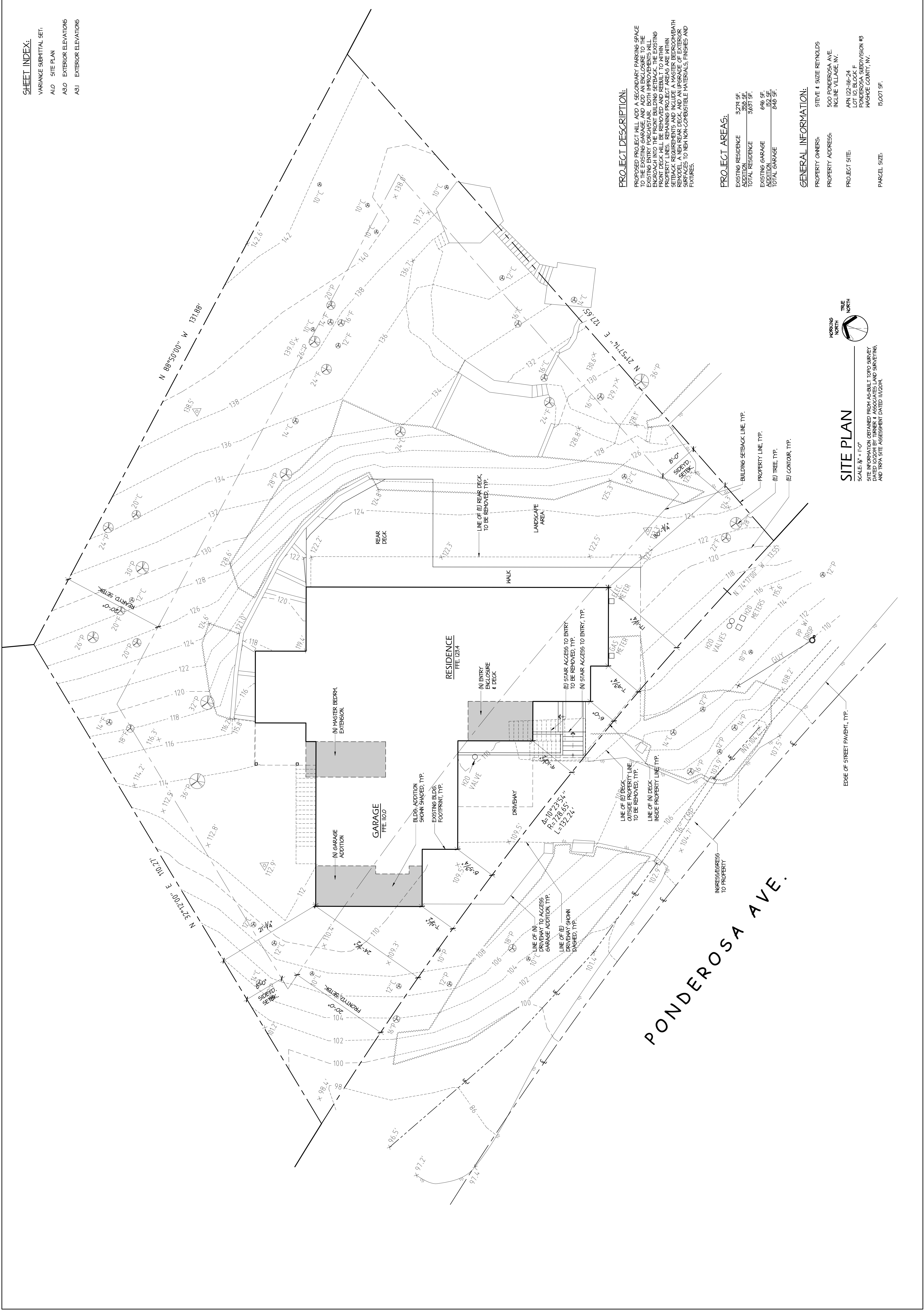
**ADDITION & UPGRADES**  
 for  
**The Reynolds**  
 500 Ponderosa Avenue  
 Incline Village, NV 89451

**PROJECT:**  
 NOTE: All changes and additions made on this drawing constitute original and approved work and may not be duplicated, used for other projects or in any form without the consent of Susie Yanagi Architect.  
 IRRADIATION: VARIANCE 10/2/20  
 SUBMITTAL SET

**JOB NO.:** REY-6203  
**DATE:** 07/25/20  
**DRAWN BY:** EZZY  
**SHEET TITLE:** SITE PLAN

**SITE PLAN**  
 SHEET NO.

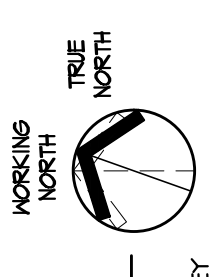
**A1.0**



**PROJECT DESCRIPTION:**  
 PROPOSED PROJECT WILL ADD A SECONDARY PARKING SPACE TO THE EXISTING GARAGE AND ADD AN ENCLOSURE TO THE EXISTING ENTRY PORCH/STAIR. BOTH IMPROVEMENTS WILL ENCRUSH INTO THE FRONT BUILDING SETBACK. THE EXISTING FRONT DECK WILL BE REMOVED AND REPLACED WITH A NEW FRONT DECK. REVISIONS AND UPDATES TO THE EXISTING SETBACK REQUIREMENTS AND INCLUDE A MASTER BEDROOM/BATH RENOVEL, A MEN REAR DECK, AND AN UPGRADE OF EXTERIOR SURFACES TO NEW NON-COMBUSTIBLE MATERIALS, FINISHES AND FIXTURES.

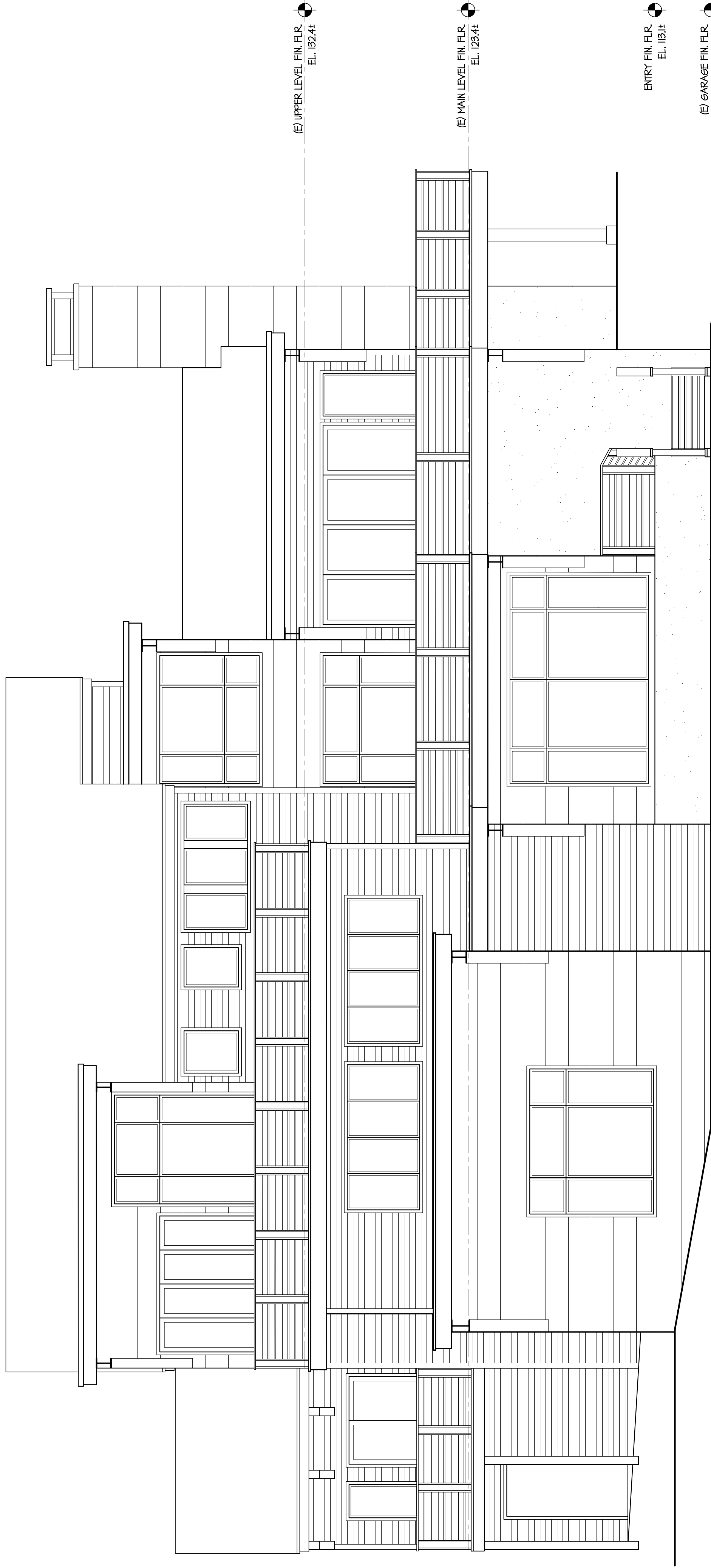
**PROJECT AREAS:**  
 EXISTING RESIDENCE 5274 SF  
 TOTAL RESIDENCE 5274 SF  
 EXISTING GARAGE 646 SF  
 ADDITION 52 SF  
 TOTAL GARAGE 698 SF

**GENERAL INFORMATION:**  
**PROPERTY OWNERS:** STEVE & SUZIE REYNOLDS  
**PROPERTY ADDRESS:** 500 PONDEROSA AVE, INCLINE VILLAGE, NV.  
**PROJECT SITE:** APRIL 22-116-24 LOT 10, BLOCK F PONDEROSA SUBDIVISION #3 WASHOE COUNTY, NV.  
**PARCEL SIZE:** 15,007 SF.

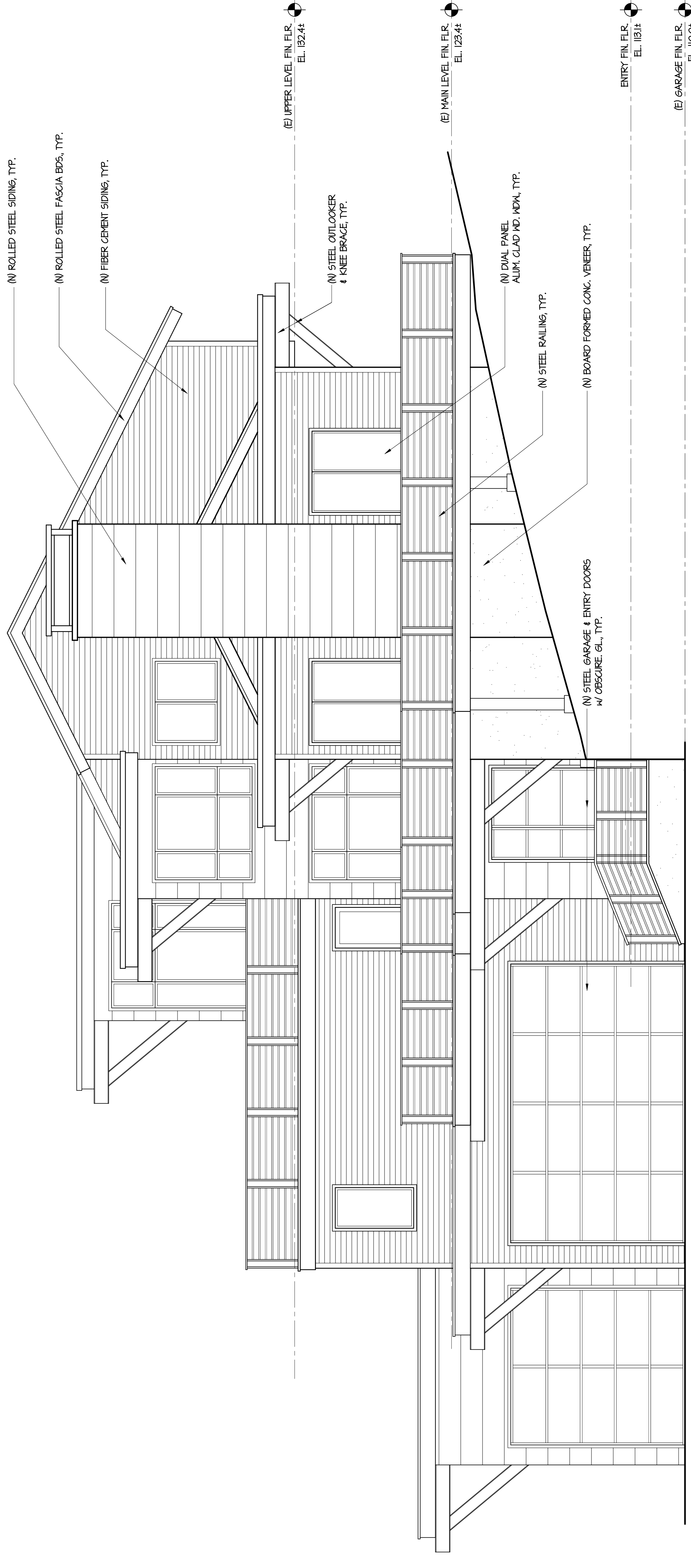


**SITE PLAN**  
 SCALE: 1/8" = 1'-0"  
 SITE INFORMATION OBTAINED FROM AS-BUILT TOPO SURVEY DATED 10/2008 BY TURNER & ASSOCIATES LAND SURVEYING AND TOPOG SITE ASSESSMENT DATED 10/12/2014.





EXISTING WEST ELEVATION w/ PROPOSED MODIFICATIONS  
SCALE: 1/4" = 1'-0"  
(FACING STREET/LEFT SIDE/D)



EXISTING SOUTH ELEVATION w/ PROPOSED MODIFICATIONS  
SCALE: 1/4" = 1'-0"  
(FACING STREET/FRONT/D)



Susie Yanagi ARCHITECT  
530 / 583-1789  
susiey@jps.net  
590 High Street  
P.O. Box 1662  
Carmelien Bay, CA 96140

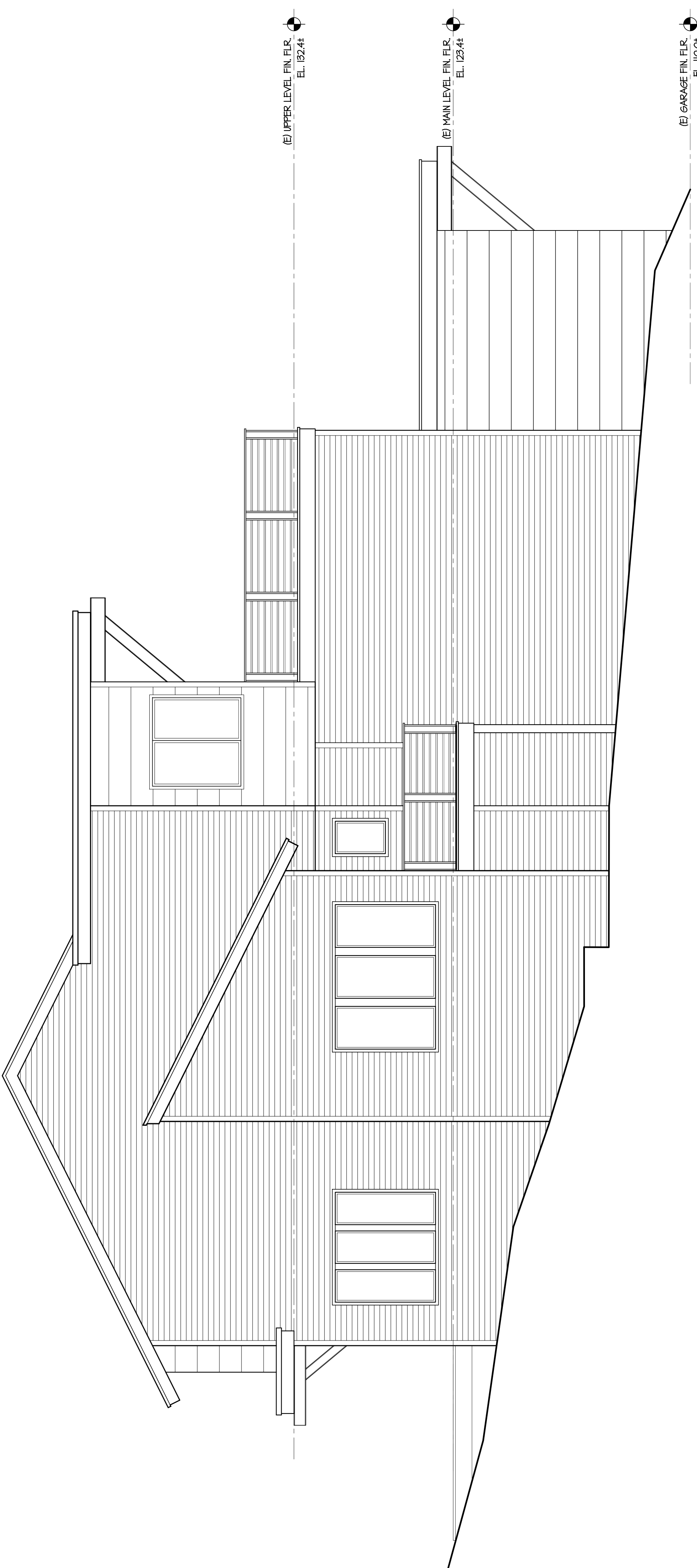
ADDITION & UPGRADES  
for  
The Reynolds  
500 Ponderosa Avenue  
Incline Village, NV 89451

PROJECT: ADDITION & UPGRADES  
DATE: 12/20/20  
DRAWN BY: REY-6203  
CHECKED BY: E2/JSY  
SHEET TITLE: EXTERIOR ELEVATIONS  
SHEET NO.: A3.1

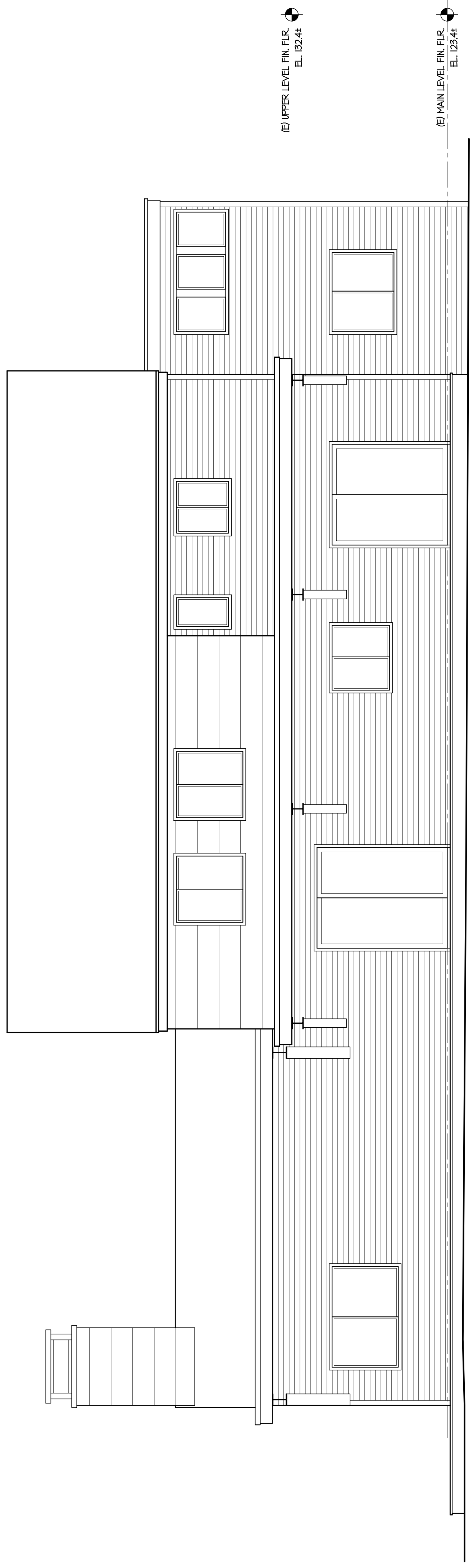
NOTE:  
All changes and additions made on this drawing constitute the original and final design. No changes or modifications may be made without the written consent of Susie Yanagi Architect.  
VARIANCE: 12/20/20  
SUBMITTAL SET

EXTERIOR ELEVATIONS

A3.1



EXISTING NORTH ELEVATION w/ PROPOSED MODIFICATIONS  
(FACING REAR)  
SCALE: 1/4" = 1'-0"



EXISTING EAST ELEVATION w/ PROPOSED MODIFICATIONS  
(FACING RIGHT SIDE)  
SCALE: 1/4" = 1'-0"