

Community Services Department  
Planning and Building  
VARIANCE APPLICATION



Community Services Department  
Planning and Building  
1001 E. Ninth St., Bldg. A  
Reno, NV 89512-2845

Telephone: 775.328.6100

## 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: <b>160 Juniper Hill, Setback Variance</b>			
Project Description: 160 Juniper Hill Road, Setback Variance. We are asking for a variance to the front of the property 30" setback to change from 4.5ft masonry wall to 6ft masonry wall. We are submitting this variance for a privacy fence height of 6ft at the front of the property.			
Project Address: 160 Juniper Hill Road			
Project Area (acres or square feet): 2.18 Acres Total			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): <b>NW of Mayberry Dr on Juniper Hill Road</b>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
009-131-51	2.18		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). WBLD24-100584			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Crawford Family Trust, Mike & Stacey		Name:	
Address: 4250 Truckee River Trail		Address:	
Reno, NV	Zip: 89523		Zip:
Phone: 775-247-6816	Fax:	Phone:	Fax:
Email: mcrawford56@gmail.com		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Artistry Building Group		Name:	
Address: 539 Riverside Drive, Suite 200		Address:	
Reno, NV	Zip: 89503		Zip:
Phone: 775-440-1982	Fax:	Phone:	Fax:
Email: lpavitt@artistrynv.com		Email:	
Cell: 775-338-0903	Other:	Cell:	Other:
Contact Person: Lisa Pavitt		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?

Section 110.406.50 Fences, Walls or Perimeter Planting: Fence Height Variance Request - Front yard max ht from 4.5ft to 6ft for masonry fence wall. See site plan.

**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?

Privacy wall similar to other properties in the area. See Exhibit A.

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?

Privacy wall will not impact blocking views, reduce privacy, decrease pedestrian or traffic safety. There is a 30' Gate setback for egress. See site plan.

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.)?

Enhance neighborhood with comparable front yard walls similar to the other properties in the area.

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

Sound barrier, security and privacy. Existing wall across street bounces sounds (ex. car traffic) off that wall and into property requesting variance.

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?

Municipal Water

8. How is your current sewer provided?

On-Site Sewer



EXHIBIT A

