

## 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.

<b>Project Information</b>		Staff Assigned Case No.: <u>VAYS-007</u>	
Project Name: 541 Dale Drive			
Project Description: This proposed project to demolish the existing residence and remove the driveway and construct a new residence with a new a.c. paved driveway.			
Project Address: 541 Dale Drive, Incline Village			
Project Area (acres or square feet): 18,585 sq. ft.			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): The property is located on the south side of Dale Drive in Incline Village, approximately 70' East of the intersection of Dale Drive and Tyner Way.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
122-132-14	0.426		
Section(s)/Township/Range: S17 T16N R18E Mount Diablo			
<b>Indicate any previous Washoe County approvals associated with this application:</b> Case No.(s).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Raymond & Barbara Miller, Trustees		Name: Ogilvy Consulting	
Address: P.O. Box 4316		Address: P.O. Box 1636	
Incline Village, NV	Zip: 89450	Kings Beach, California	Zip: 96143
Phone:	Fax:	Phone: 530-583-5800	Fax: 530-583-5858
Email:		Email: wyatt@ogilvylanduse.com	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person: Wyatt Ogilvy	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Ira Rodman		Name:	
Address: P.O. Box 426		Address:	
Crystal Bay, Nevada	Zip: 89402		Zip:
Phone: 775-832-5156	Fax:	Phone:	Fax:
Email: iprodman@aol.com		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Ira Rodman		Contact Person:	
<b>For Office Use Only</b>			
Date Received: <u>8-18-15</u> Initial:		Planning Area: <u>TAHOE</u>	
County Commission District: <u>1-Birkbichler</u>		Master Plan Designation(s): <u>SR-Sub. Res.</u>	
CAB(s): <u>Incline Village/Crystal Bay</u>		Regulatory Zoning(s): <u>MDS</u>	

CAB = 9/28/15 5:30p.m. Bay

August 14, 2015

Washoe County  
Community Services  
1001 E. Ninth Street  
Reno, NV 89512

**Subject: Miller Property – Washoe County Variance Request  
541 Dale Drive, Incline Village, Nevada  
Washoe County APN: 122-132-14**

Dear Sir or Madam:

Enclosed please find a completed Washoe County Variance Application for a request for a variance from the setbacks. Additionally enclosed, please find the following supporting documents:

- Check #18057 in the amount of \$1,551 (Variance Application Fee)
- Property Owner Affidavit
- Variance Application and Fee Worksheet
- Proof of current tax payment from Assessor
- Revocable Encroachment Permit
- Preliminary Title Report
- Copy of Covenants, conditions and restrictions (CC&R's)
- One (1) 24x36" set of the proposed site plan
- Four (4) 11x17" set of the proposed site plan and building elevations
- One (1) DVD with the proposed site plan and building elevations
- One reduced 8.5"x11" copy of the proposed site plan
- List of previous Tahoe Regional Planning Agency approvals

The proposed variance request will result in the removal of the existing residence and garage projecting twenty-two feet (22'-0") into the Dale Drive right-of-way and allow for the current Encroachment Permit to be revoked. Should additional items be required to complete this application, or if questions arise, please do not hesitate to contact me.

Sincerely,



Wyatt Ogilvy

WWO: Attachments

cc: Mr. and Mrs. Raymond Miller  
Ira Rodman

## 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?

The proposed variance request will result in the removal of the existing residence and garage projecting twenty-two feet (22'-0") into the Dale Drive right-of-way.

The applicant requests a reduction to the Medium Density Suburban front yard setback. The requested reduction is from the required setback of twenty feet (20'-0") as listed in table 11.406.05.1 of the Washoe County Ordinance, to a four-foot two inch (4'-2") setback for the proposed new residence and an additional encroachment of the garage and entry eaves. The reconstructed residence will be located approximately 45-feet from the edge of pavement at Dale Drive.

**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 slope of the front of the lot and the offset road alignment result in a greater effective setback along this segment of Dale Drive, as evidenced by the existing development pattern along the street.

The grade of the front eighty (80) feet of the lot falls approximately twenty (20) feet, resulting in an approximate 25% slope. Additionally, the improved roadway of Dale Drive is not centered within the deeded roadway; the improved road is aligned along the northerly extent of the right of way. This off-center road alignment increases the required length of driveway necessary to access residences on the south side of this segment of Dale Drive with a number of structures encroaching into the front setback and/or having obtained variance approvals. Due to the steep slope in conjunction with the off-center road alignment, strict enforcement of the required twenty (20) foot setback would require one of three solutions - 1) an excessively long driveway, 2) an excessively steep driveway, or 3) an increased building height that would not meet TRPA height limitations.

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?

The proposed relocation will completely remove the existing 931 square feet of structural encroachments from the right-of-way, subject to a Revocable Encroachment Permit from Washoe County (DOC #3621463). The new ridge height will be a minimum of three (3) feet lower than the ridge height of the existing residence. The reconstructed residence located an additional 25 feet from the edge of pavement will improve safety for the occupants and the public alike.

The new residence as proposed will allow for a lower building height on the south side of building, reducing the overall mass of the residence as viewed from Knotty Pine Drive. Based on the architectural design, the north (street) elevation will appear as a single story residence as viewed from Dale Drive, with the majority of the structure below street grade. The property located across Dale Drive on the corner of Tyner Way (550 Dale Drive, APN: 122-133-08) is currently vacant and owned by Washoe County. Therefore, the new residence will have a limited impact on neighboring properties viewing the residence from the north. With the proposed garage located 45 feet from the edge of pavement there will be sufficient off-street parking for guest or deliveries to the new residence.

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.)?

The removal of the existing encroachment in the County right of way will be an improvement to the public health and safety based on the relation of this property with the intersection of Dale Drive and Tyner Way.

The proposed residence and attached garage have been designed with a low gabled 8:12 roof, allowing for its peak to remain even with the main roof resulting in a low apparent mass as viewed from Dale Drive. As previously stated, the proposed ridge height of the new residence will be three (3) feet lower than the ridge of the existing residence.

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

This project proposes to move the residence further from the road and out of the right of way, which will result in an effective setback from the edge of pavement of forty-five feet (45'-0").

Other properties in the neighborhood benefit from either an improved road closer to the property line, a lesser slope for access to their residence, or both. This is not the case along this segment of Dale Drive, as evidenced in the photos included with this application, existing structures visually appear to align with the existing residence sited within the right-of-way. For example, a similar variance was approved for the adjacent residence to the east, located at 547 Dale Drive (Case No. VA13-004); the front yard setback was reduced from twenty (20) feet to eight (8) feet to and the maximum overhang of the garage was increased from two (2) feet to three (3) feet.

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 type="checkbox"/> Well	<input checked="" type="checkbox"/> Community Water System
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8. What is your type of sanitary waste disposal?

<input type="checkbox"/> Individual Septic System	<input checked="" type="checkbox"/> Community Sewer System
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## Variance Development Application Submittal Requirements

1. **Fees:** See Variance Fee Worksheet. **Make check payable to Washoe County. Bring check with your application to Community Development. Submit Fee Worksheet with "Original Packet" only. Do not include Fee Worksheet in other copies of the packet.**
2. **Development Application:** A completed Washoe County Development Application form.
3. **Owner Affidavit:** The Owner Affidavit must be signed and notarized by all owners of the property subject to the application request.
4. **Proof of Property Tax Payment:** The applicant must provide a written statement from the Washoe County Treasurer's Office indicating all property taxes for the current quarter of the fiscal year on the land have been paid.
5. **Application Materials:** The completed Variance Application materials.
6. **Labels:** The applicant is required to submit three (3) sets of mailing labels for every tenant residing in a mobile home park that is within one hundred (100) feet of the proposed project if the request is for a deviation of thirty (30) percent or less (or within five hundred (500) feet of the proposed project if the deviation is thirty-one (31) percent or more).
7. **Site Plan Specifications:**
  - a. Lot size with dimensions drawn using standard engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500') showing all streets and ingress/egress to the property.
  - b. Show the location and configuration of all proposed buildings (with distances from the property lines and from each other), all existing buildings that will remain (with distances from the property lines and from each other), all existing buildings that will be removed, and site improvements on a base map with existing and proposed topography expressed in intervals of no more than five (5) feet.
  - c. Show the location and configuration of wells, septic systems and leach fields, overhead utilities, water and sewer lines, and all easements.
  - d. Show locations of parking, landscaping, signage and lighting.
8. **Building Elevations:** All buildings and structures including fences, walls, poles and monument signs proposed for construction within the project shall be clearly depicted in vertical architectural drawings provided in accurate architectural scale. All architectural elevations from all building faces shall be presented.
9. **Packets:** Either one electronic packet (DVD or flash drive) with 5 paper copies **OR** 15 paper copies. **If packet on DVD or flash drive is incomplete, a replacement or additional paper copies will be required.** One (1) packet must be labeled "Original" and must include the fee worksheet (including the appropriate fees) and the original signed and notarized Owner Affidavit. **Each packet shall include one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map.** These materials must be readable. Labeling on these reproductions should be no smaller than 8 point on the 8½ x 11" display. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

Notes: (i) Application and map submittals must comply with all specific criteria as established in the Washoe County Development Code and/or the Nevada Revised Statutes.

- (ii) Appropriate map engineering and building architectural scales are subject to the approval of the Department of Community Development and/or the Department of Public Works, Engineering Division.
- (iii) All oversized maps and plans must be folded to a 9" x 12" size.
- (iv) Based on the specific nature of the development request, Washoe County reserves the right to specify additional submittal packets, additional information and/or specialized studies to clarify the potential impacts and potential conditions of development to minimize or mitigate impacts resulting from the project. No application shall be processed until the information necessary to review and evaluate the proposed project is deemed complete by the Director of Community Development.

7. **Title Report:** A preliminary title report, with an effective date of no more than one hundred twenty (120) days of the submittal date, by a title company which provides the following information:

- Name and address of property owners.
- Legal description of property.
- Description of all easements and/or deed restrictions.
- Description of all liens against property.
- Any covenants, conditions and restrictions (CC&Rs) that apply.

**Miller Property – Washoe County Variance Request**  
**541 Dale Drive, Incline Village, Nevada**  
**Washoe County APN: 122-132-14**



1. Photo showing the view of the existing residence from the North.



2. Photo showing view of the subject property from Tyner Way.



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3. Photo taken from Dale Drive facing the west side of the existing residence.



4. Photo taken from Dale Drive facing the east side of the existing residence.

**Miller Property – Washoe County Variance Request  
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5. Photo facing the existing garage and front entrance to the residence.



6. Photo taken from the street at Dale Drive facing the neighboring property to the east.

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7. Photo taken from Dale Drive showing the east side of the subject property.



8. Photo showing the driveway and existing residence as seen from the east.

**Miller Property – Washoe County Variance Request  
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Washoe County APN: 122-132-14**



9. Photo taken from Dale Drive looking east toward the intersection of Tyner Way.



10. Photo taken from Tyner Way facing the subject property from the north.

Return to:

Washoe County Engineering

PO Box 11130

Reno, NV 89520

ENC 08-004

DOC # 3621463

02/15/2008 01:12:22 PM

Requested By  
WASHOE COUNTY

Washoe County Recorder

Kathryn L. Burke - Recorder

Fee: \$0.00 RPTT: \$0.00

Page 1 of 5

**REVOCABLE ENCROACHMENT PERMIT**

Pursuant to the provisions of Chapter 244 of the Nevada Revised Statutes and the Washoe County Code, WASHOE COUNTY

hereby grants a revocable permit to Raymond V. and

Barbara A. Miller hereinafter referred to as "Owner", to construct portion of existing residence, garage with eaves, entry deck and wood

driveway bridge partially within the right-of-way of

Dale Drive. The authority hereby

granted permits the installation of existing residence, garage with eaves as shown on the drawing attached hereto as Exhibit "A" and hereby made a part hereof.

\*entry deck and wood driveway bridge

The improvements permitted hereby are for the benefit of the Owner's real property and all restrictions and conditions set forth herein shall be binding upon the Owner, his legal representatives, successors and assigns. Said Owner's real property is more particularly described as follows:

Physical Address: 541 Dale Drive

Mail: PO Box 4316, Incline Village NV 89450

APN: 122 132 14 Lot: 14 Block: 4

Subdivision: Ponderosa #5

This permit is subject to the following conditions:

1. During the construction operation, proper barricades, warning and directional signs, flags, flares or other protective devices shall be installed and maintained as a protection to the traveling public when determined necessary by the County Engineer.
2. Any surface or public road appurtenance damaged or disturbed shall be returned to its original condition within two (2) days of completion of work, and if not so performed, the Washoe County Engineer reserves the right to make necessary replacements and repairs and the Owner hereby agrees to pay the actual cost of such work performed by the County upon receipt of proper billing of such work.

3. The Owner shall indemnify the County of Washoe and save it harmless from and against any and all liability for injury to persons or damage to properties whether said properties may belong to Owner, County or to third parties, which injury or damage is sustained by reason of any cause directly resulting from the exercise of the privilege herein granted.
4. The Owner shall make any and all repairs to the facilities installed by authority given in this permit as soon as the need therefore arises and shall at all times maintain said facilities. The Owner further agrees to indemnify the County of Washoe and save it harmless from and against any and all liability for damages to said facilities which may result from road maintenance operations.
5. Upon notification in writing from the County of Washoe of the necessity therefor, the Owner shall adjust or remove the encroachment at its' own expense, within thirty (30) days after receipt of such notice, unless the emergency of the situation requires the work to be done in a shorter time.

THE OWNER AGREES TO THE ABOVE RESTRICTIONS AND CONDITIONS AND ACKNOWLEDGES THAT SAID RESTRICTIONS AND CONDITIONS SHALL RUN WITH THE OWNER'S REAL PROPERTY AND BE BINDING UPON HIS LEGAL REPRESENTATIVES, SUCCESSORS AND ASSIGNS.

Dated this 17<sup>th</sup> day of January, 2008.



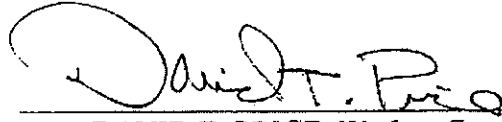
Raymond V. Miller  
 Property Owner(s)  
RAYMOND V. MILLER  
 Printed  
Barbara A. Miller  
 Property Owner(s)  
BARBARA A. MILLER  
 Printed

Colorado  
 STATE OF NEVADA )  
                   Boulder ) SS:  
 COUNTY OF WASHOE )

On this 17<sup>th</sup> day of January, 2008, the above signed personally appeared before me, a Notary Public Raymond V. Miller and Barbara A. Miller, who acknowledged that he/she/they executed the above instrument.

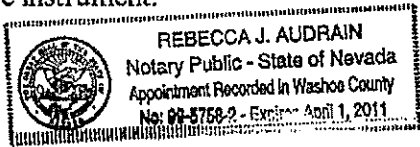
Holly J. Foy  
 NOTARY PUBLIC

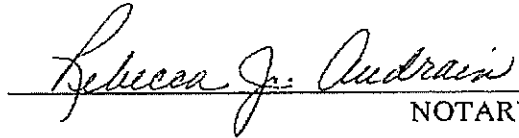
(Remainder to be completed by Washoe County only)

  
DAVID T. PRICE, Washoe County Engineer

STATE OF NEVADA )  
 ) SS:  
COUNTY OF WASHOE )

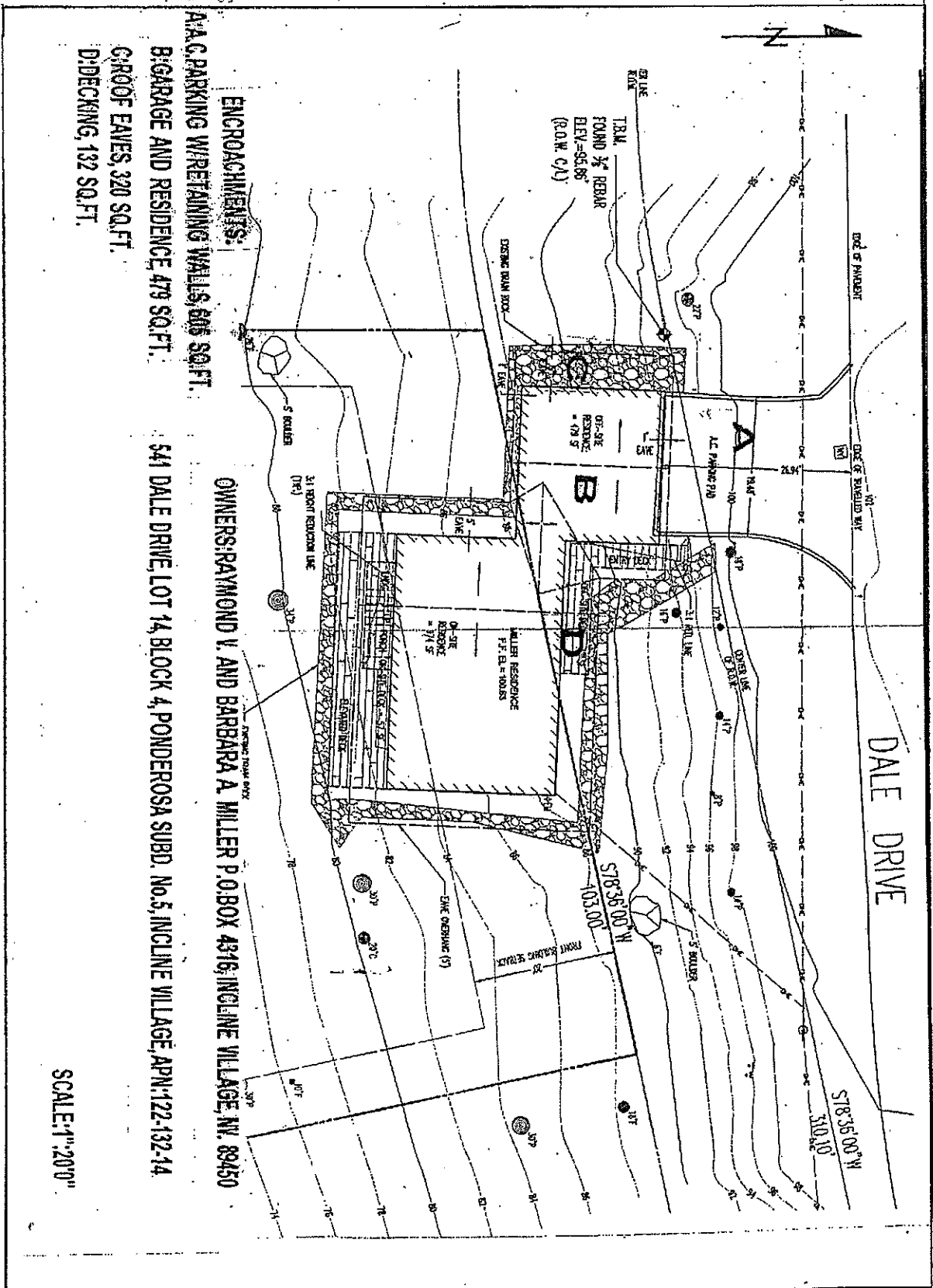
On this 15<sup>th</sup> day of February, 2008, DAVID T. PRICE,  
personally appeared before me, a Notary Public, and who acknowledged that he executed the  
above instrument.



  
NOTARY PUBLIC

Return to:  
Washoe County Engineering

cc: Road Division  
Building & Safety



**ENCROACHMENTS:**  
**A: A.C. PARKING W/RETAINING WALLS, 605 SQ.FT.**  
**B: GARAGE AND RESIDENCE, 479 SQ.FT.**  
**C: ROOF EAVES, 320 SQ.FT.**  
**D: DECKING, 132 SQ.FT.**

**OWNERS: RAYMOND V. AND BARBARA A. MILLER P.O. BOX 4316, INCLINE VILLAGE, NV. 89450**  
**544 DALE DRIVE, LOT 14, BLOCK 4, PONDEROSA SUBD. No. 5, INCLINE VILLAGE, APN: 122-132-14**

**SCALE: 1" = 20'0"**



# 367710

DECLARATION OF RESTRICTIONS

The CYRSTAL BAY DEVELOPMENT CO., a Nevada Corporation, hereinafter designated as "DECLARANT", and the undersigned persons being the owners of all that certain property situate in the County of Washoe, State of Nevada, that is embraced within the exterior boundaries of

Covenants and restrictions, if any, based on race, color, religion, sex, handicap, familial status, or national origin are deleted unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607, of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.

Ponderosa Subdivision No. 5  
Washoe County, Nevada, according to the map thereof, filed in the Office of the County Recorder of Washoe County, State of Nevada, on September 18, 1962, being Document No 367635.

which is hereinafter referred to as "said property" do by these establish the following restrictions, covenants and conditions and declare that each and every lot and parcel within the subdivision above described shall be held and conveyed subject to the restrictions, covenants and conditions hereinafter set forth, which shall constitute covenants running with the land, as provided by law, and shall be binding on all parties now or hereafter owning or possessing land in said subdivision. Said restrictions, covenants and conditions are imposed upon said property as a part of a general plan of development, improvement, building, occupation and maintenance thereof and to keep the lots within said subdivision desirable, uniform and suitable in architectural design and use as herein specified. Said restrictions, covenants and conditions are declared to constitute and benefit each lot in the above described subdivision and nothing contained herein shall be construed as requiring Declarant to subject any other property now owned or hereafter acquired by Declarant to these restrictions, covenants and conditions.

The restrictions, covenants and conditions to which the said property is hereby subjected are as follows:

1. Nothing but a single, private dwelling, or residence, together with garage or car-port, and a guest house for the use solely of the owner or occupant of the single-family dwelling, and boundary line and patio fences and retaining walls, and other walls shall be erected on any lot in said subdivision. No business or profession shall be carried on or conducted upon any portion of the said premises.
2. No lot in this subdivision shall be subdivided into smaller lots or parcels of land to obtain additional building sites.
3. No guest house, garage, shed, tent, trailer or temporary structure of any kind shall be erected, constructed, permitted or maintained on any portion of said property prior to commencement of the erection of a principal dwelling house thereon, and no guest house, garage, shed, tent, trailer, basement or temporary building shall be used for permanent or temporary residence purposes.

4. When the construction of a dwelling is commenced upon any of said lots, the owner thereof shall prosecute, with all reasonable diligence, the completion thereof and shall complete the construction thereof within eighteen (18) months from the date of commencement.

5. There is hereby created an Architectural Committee, consisting of RAYMOND M. SMITH, HAROLD B. TILLER and ARTHUR L. WOOD. In the case of death, resignation or incapacity or failure of any member or members of the Architectural Committee to act, the remaining member or members of the Architectural Committee shall fill any vacancy or vacancies of said Committee. Any member of the Architectural Committee may be removed for any cause upon the vote of two (2) members thereof. The Architectural Committee shall have power to establish and amend its own rules and regulations with regulations with regard to meetings, quorums and other procedural matters. The Architectural Committee hereby created is hereinafter referred to as "The Committee".

A. No dwelling house, garage, outbuilding, fence, wall, retaining wall, pier, breakwater, or other structure of any kind shall be erected, constructed, placed, moved on, or maintained on said real property, of any parcel or portion thereof, nor shall any alteration, addition, change or repair be made to the exterior thereof, unless prior to the commencement of any construction, excavation, grading or other work, two complete sets of plans and specifications thereof, including front, side and rear elevations, and floor plan for each floor and basement, color scheme thereof, and plot plan, indicating and fixing the exact location of such structure or such altered structure thereof, shall have first been submitted to the Committee in writing for approval and such approval obtained in writing from the Committee.

B. Approval of such plans, specifications and location of buildings by the Committee shall be endorsed on both sets of plans and specifications and one set returned to the person submitting the same and the other retained by the Committee. An Architect's inspection fee of \$30.00 shall be paid to the Committee at the time the plans are submitted.

C. In the event that the proposed improvement be for repairing and redecorating the exterior of the structure, without remodeling the same or making additions thereto, it shall be necessary only to file the color scheme of such proposed work with the Committee and have the same approved prior to the commencement of such work.

D. After such plans and specifications and other data submitted have been approved by the Committee, no building, garage, fence, wall, retaining wall, or other structure of any kind shall be erected, constructed, placed, altered or maintained upon said property unless the same shall be erected, constructed, or altered in conformity with the plans and specifications, color scheme, and plot plan theretofore approved by the Committee, or its duly appointed agent. If any building, garage, fence, wall, retaining wall, or other structure of any kind shall be erected, constructed, placed, altered, or maintained on said property other than in accordance with the plans and specifications, color scheme and plot plan theretofore approved by the Committee, such erection, construction, placing, alterations and maintenance shall be deemed to have been undertaken without the approval of the Committee ever having been obtained.

E. No building, or structure, shall be constructed of a building material that will cause the sunlight to be reflected nor shall any building, or other structure be painted with any paint or other material that will cause the sunlight to be reflected.

F. Committee approval may be withheld (a) because of the non-compliance with any of the specific conditions and restrictions contained in this Declaration of Restrictions, or (b) because of the reasonable dissatisfaction of the Committee with the location of the structure on the building site, or with the appearance of the proposed structure or with the lot grading plan, having in mind the character of the neighborhood in which it is proposed 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 structure as planned on the outlook from the adjacent or neighboring property or properties. However, the Committee shall act with all due promptness and in the event the Committee shall fail to approve or disapprove any matter submitted hereunder within thirty (30) days from submission, then the submission shall be deemed to be approved and this section of the protective covenants will have been fully complied with.

6. No obnoxious 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 a nuisance to the neighborhood.

7. No garbage, refuse, or obnoxious or offensive material shall be permitted to accululate on any of said lots, and the owner thereof shall cause all garbage and other like material to be disposed of by and in accordance with accepted sanitary practice. All garbage or trash containers, oil tanks, gas tanks, and other such facilities must be underground or placed in walled-in areas so that they shall not be visible from the adjoining properties, from the streets, or from the waterways.

8. No animals nor fowl of any description shall be raised, housed or kept on the premises except that dogs, cats, or other household pets that are of such nature as not to interfere with the safety and comfort of adjoining owners may be kept on said property, provided that they are not bred or maintained thereon for any commercial purpose.

9. No dwelling house shall be occupied for residence purposes until the same shall be connected to a sanitary sewage disposal system or provided with a sewer disposal system consisting of individual septic tanks or other equally sanitary structure for the storage or disposal of sewage, constructed, located and connected with tile disposal field, in a manner first approved in writing by the Health Authority having jurisdiction thereof. No cesspool or outside toilet shall be permitted.

10. No principal dwelling house shall be constructed or maintained which shall have a living area, exclusive of garage, patios, terraces and porches of less than 1,000 square feet.

11. No work or exploration for any minerals, or drilling for any minerals, or mining of any minerals or quarrying of any rock, minerals, soil or material of any nature shall be conducted on any lots or portion of this subdivision nor shall any excavation of any nature be made upon said property or any portion thereof, except as may be incident to the installation of utility services, drainage lines, excavations incident to the grading and preparation of building sites, the construction of dwellings and or swimming pools and the grading of roads and streets.

12. There shall be no deed, conveyance, agreement or other document executed by the terms of which there shall be a separation into different ownerships the surface and sub-surface rights.

13. Declarant reserves for the purpose of installing and maintaining public utility facilities, pedestrian walkways, drainage facilities, and for such other purpose incident to the development of the subject real property, certain easements, all of which are shown on the recorded subdivision map or plat of said property. In addition thereto, Declarant reserves for itself, its successors and assigns, the right to create easements and rights-of-way for public utility use, for drainage purposes, pedestrian walkways, television cables, or any one or more of the same across any lot in this subdivision; provided, however, that said easements and rights-of-way shall be located along one or more of the property lines and extending not more than 10 feet therefrom and the exercise of the rights thereunder do not interfere with any of the buildings or improvement located on the property.

14. No signs of any character shall be permitted on any single residential lot in said subdivision except a sign not larger than seventy-two (72) square inches, setting forth the name of the owner or occupant of a lot, and with the exception of one (1) only "For Rent" or "For Sale" sign not larger than two hundred sixteen (216) square inches. No signs of a commercial nature shall be erected at any time.

15. Declarant reserves the right to use all natural drainage courses located in the area between one or more of the property lines and not more than 10 feet therefrom for the purpose of conducting surface waters that may drain from other properties owned by the Declarant, and in this connection Declarant reserves the right to enlarge any or all of the said drainage courses and to install pipes therein with the right to reasonable ingress to and egress from said property that may be necessary for the maintenance, enlargement, or other improvement of said drainage course; provided, however, the exercise thereunder do not interfere with any of the buildings or improvements located on the property.

16. Declarant, the Architectural Committee, and every person hereinafter having any right, title or interest in any lot or parcel within said property shall have the right to prevent or stop violation of any of the said restrictions, by injunction or other lawful procedure, and to recover any damages resulting from such violation.

17. All of the restrictions and covenants herein set forth shall be binding upon grantees, their successors and assigns, and all persons claiming by, through or under them for a period of 10 years from the date these restrictions are recorded, after which time said restrictions shall be automatically extended for successive periods of 10 years unless an instrument signed by a majority of the then owners of the lots has been recorded agreeing to change said restrictions in whole or in part or releasing any portion of the property from any one or more, or all, of said restrictions.

18. Invalidity of any one of the above restrictions, covenants, and conditions by a court judgement, or decree, shall in no way affect any of the other provisions hereof, such other provisions shall remain in full force and effect.

10. Invalidity of any one of the above restrictions, covenants, and conditions by a court judgment or decree, shall in no way affect any of the other provisions hereof, such other provisions shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned have executed this instrument this 18th day of September, 1962.

CRYSTAL BAY DEVELOPMENT CO.

Arthur L. Wood, President

STATE OF NEVADA)

COUNTY OF WASHOE)

On this 18th day of September, 1962, personally appeared before me, a Notary Public in and for said County and State, ARTHUR L. WOOD, known to me to be the President of the corporation that executed the foregoing instrument, and upon oath did depose that he is the officer of the said corporation as above designated; that he is acquainted with the seal of the said corporation and that the seal affixed to said instrument is the corporate seal of said corporation; that the signature to said instrument was made by the officer of said corporation as indicated after said signature; and that the said corporation executed the said instrument freely and voluntarily and for the use and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Gregory J. [Signature]  
Notary Public in and for said  
County and State.  
My Commission Expires  
January 10, 1963

DOCUMENT # 557710  
Filed for record at the office of SYBIL M. WARDEN  
SEP 19 1962  
Recorded in Book 7  
Page 361  
Fees: \$  
WASHOE & MISCELLANEOUS  
WALD QUESTA, County Recorder  
Deputy





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Search...

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[Search Applications/Permits](#)

### Search for Records

Enter information below to search the TRPA's permitting database. Permits can be searched for by entering any of the following information:

- Site Address
- Permit Information

<b>General Search</b>	<input type="button" value="General Search"/>
-----------------------	---

El Dorado xxx-xxx-xx; Placer xxx-xxx-xxx; Washoe xxx-xxx-xx; Douglas xxx-xxx-xxx

<b>Parcel Number:</b> <input type="text" value="122-132-14"/>	<b>Record Number:</b> <input type="text"/>		
<b>Street No.:</b> <input type="text"/>	<b>Street Name:</b> <input type="text"/>	<b>Direction:</b> <input type="text"/>	<b>Street Type:</b> <input type="text"/>
<b>City:</b> <input type="text"/>	<b>State:</b> <input type="text"/>	<b>Zip:</b> <input type="text"/>	

[Search Additional Criteria](#)

#### 4 Record results matching your search results

Click any of the results below to view more details.

Showing 1-4 of 4

<input type="checkbox"/>	<u>Date</u>	<u>File Number</u>	<u>Record Type</u>	<u>Description</u>	<u>Project Name</u>	<u>Expiration Date</u>	<u>Status</u>	<u>A</u>
<input type="checkbox"/>	07/24/2015	<a href="#">TREE2015-1204</a>	Tree Removal	File attached BB			Project Completed	
<input type="checkbox"/>	12/15/2008	<a href="#">TREE2008-1060</a>	Building/ERS/Permits/Tree Removal				Project Completed	
<input type="checkbox"/>	11/29/2007	<a href="#">LCAP2007-0468</a>	Building/ERS/Assessments/Site Assessment	SHARON SWEET			Project Completed	
<input type="checkbox"/>	11/29/2007	<a href="#">LCAP2007-0469</a>	Building/ERS/Assessments/Land Cap Verification	SHARON SWEET			Project Completed	



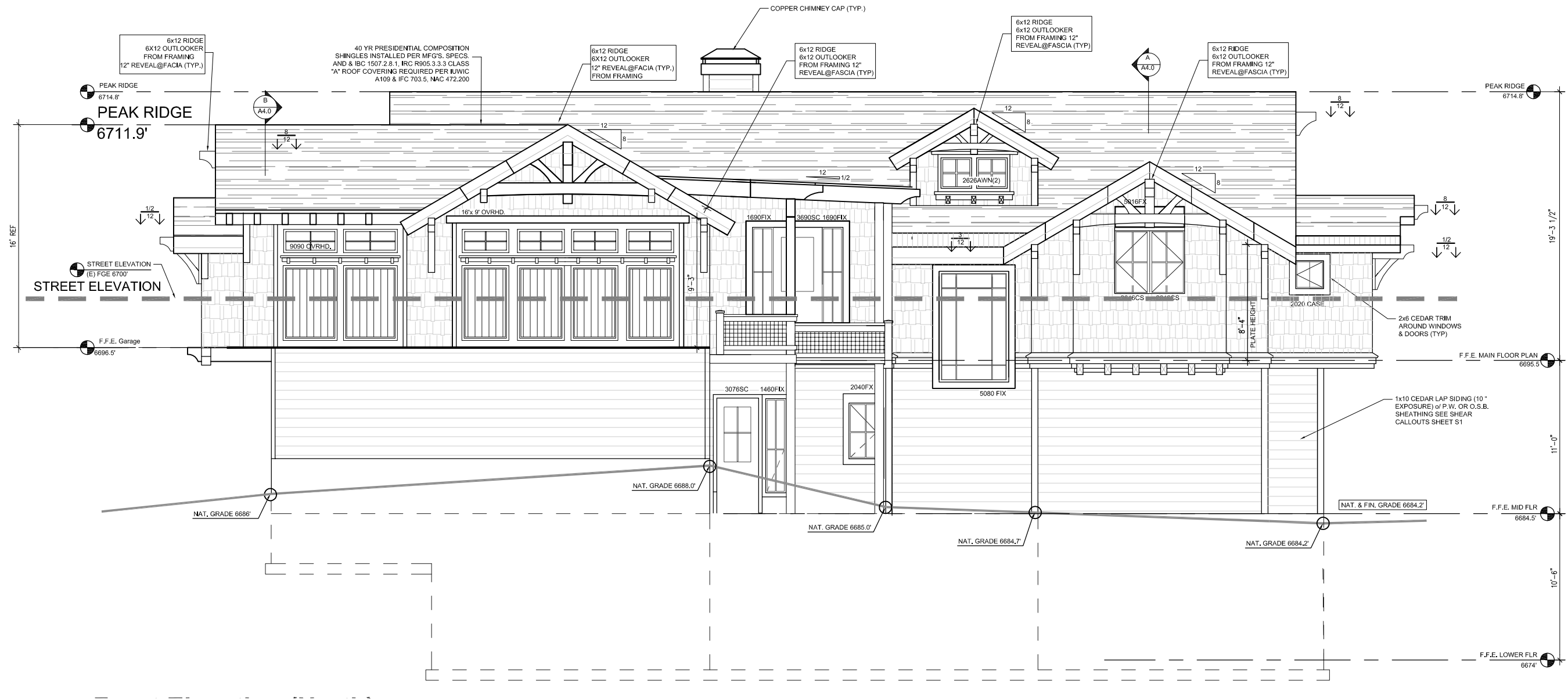
A3.5

STREET ELEVATION

SCALE: 1/8"=1'

RAYMOND AND BARBARA MILLER- 541 DALE DRIVE - APN:122-132-14- INCLINE VILLAGE, WASHOE CO., NV.





A3.1

# NORTH ELEVATION (STREET)

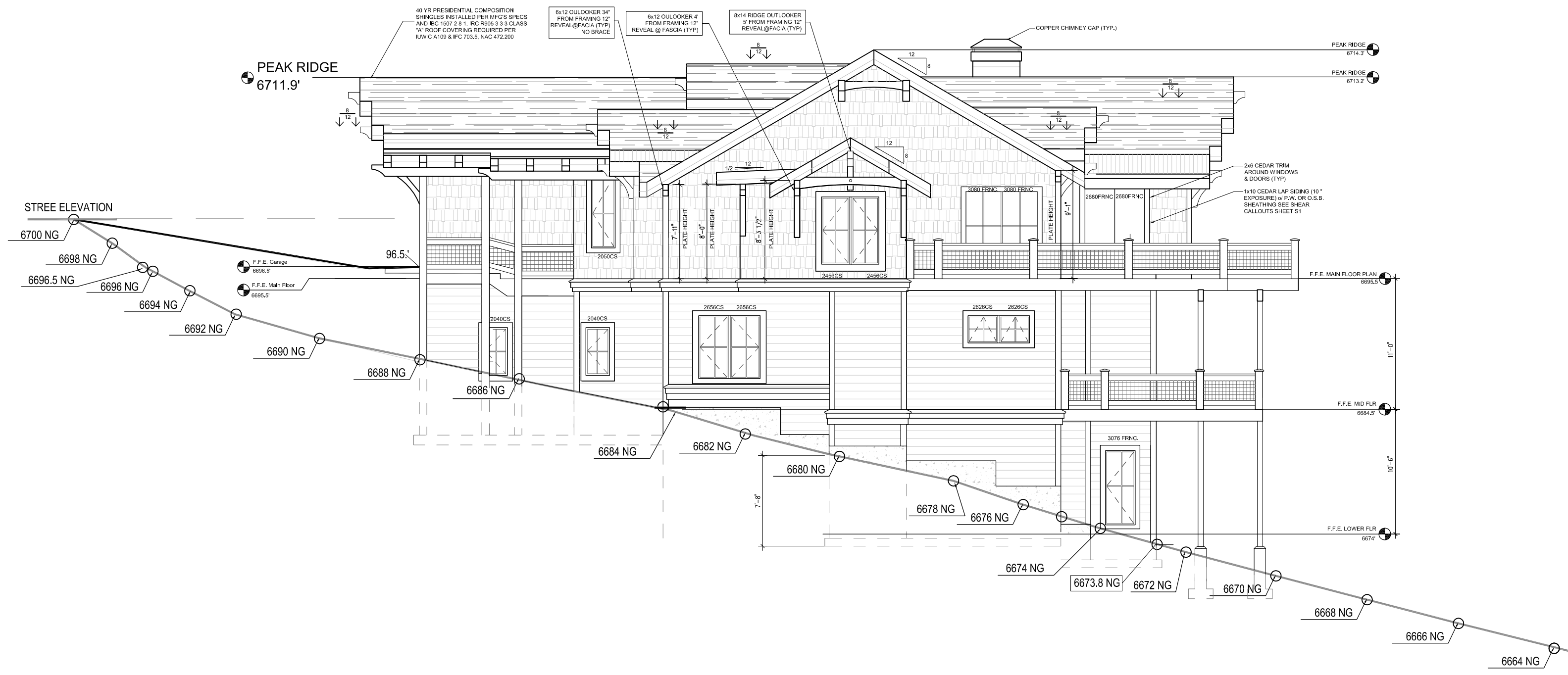
SCALE: 1/8"=1'



# SOUTH ELEVATION

A3.4

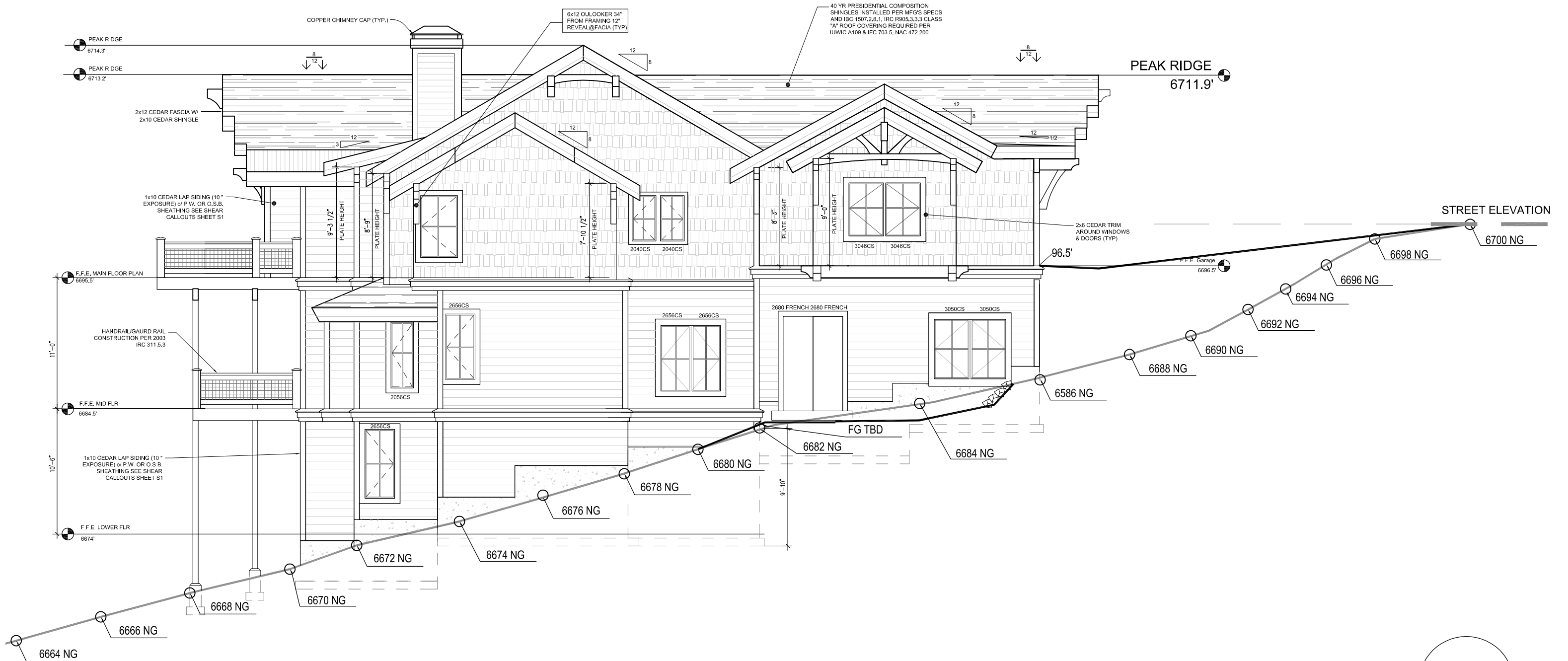
SCALE: 1/8"=1'



WEST ELEVATION

A3.3

SCALE: 1/8"=1'



# EAST ELEVATION

A3.2

SCALE: 1/8"=1'

DALE DRIVE



EDGE OF TRAVELLED WAY

I.B.M.  
 FOUND  $\frac{3}{8}$ " REBAR  
 ELEV.=95.86'  
 (R.O.W. C/L)

OFF-SITE RESIDENCE = 330 SF

OFF-SITE DECK = 34 SF

EXISTING DRAIN ROCK

MILLER RESIDENCE  
 F.F. EL = 100.63

ON-SITE RESIDENCE = 610 SF

HEIGHT REDUCTION LINE (HRL)

ON-SITE DECK = 52 SF

SCALE

LOT 15

N00°32'11"E  
 153.76'

LOT 14

AREA: 18,585 SF

N11°24'00"W  
 159.03'

LOT 13

$\Delta = 3.53$   
 $R = 172$   
 $L = 111$

$\Delta = 4.29'16"$   
 $R = 1725.00$   
 $L = 135.11$

4.5"  
 0.0'  
 4.5'

RETAINING WALL

RETAINING WALL

RETAINING WALL

RETAINING WALL

RETAINING WALL

RETAINING WALL

EDGE OF PAVEMENT

EDGE OF PAVEMENT

A3.0

FIFTY NO.

RODEA

ZONING

REVISIONS

DATE

BY

CHECKED BY

DATE

BY

DATE

JOB

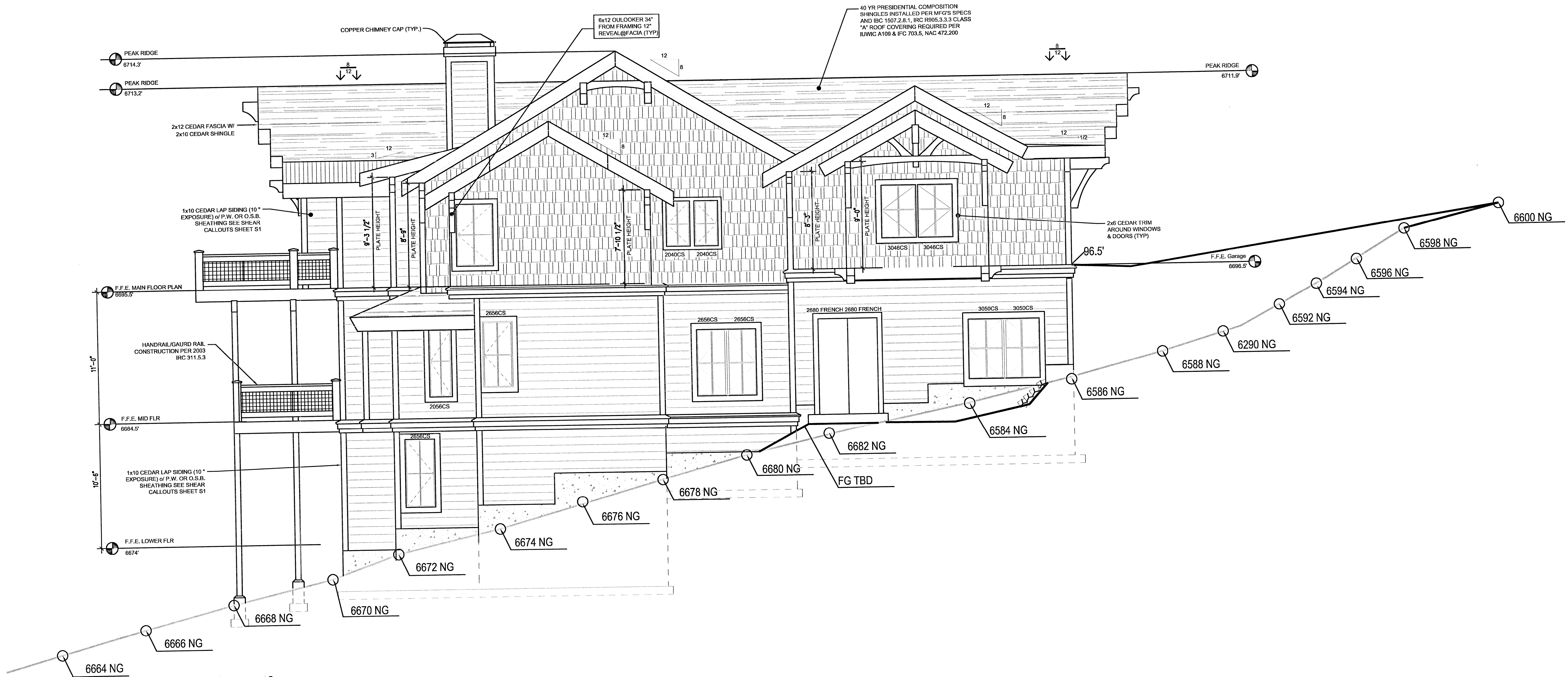
DATE

OWNER

ELEVATION

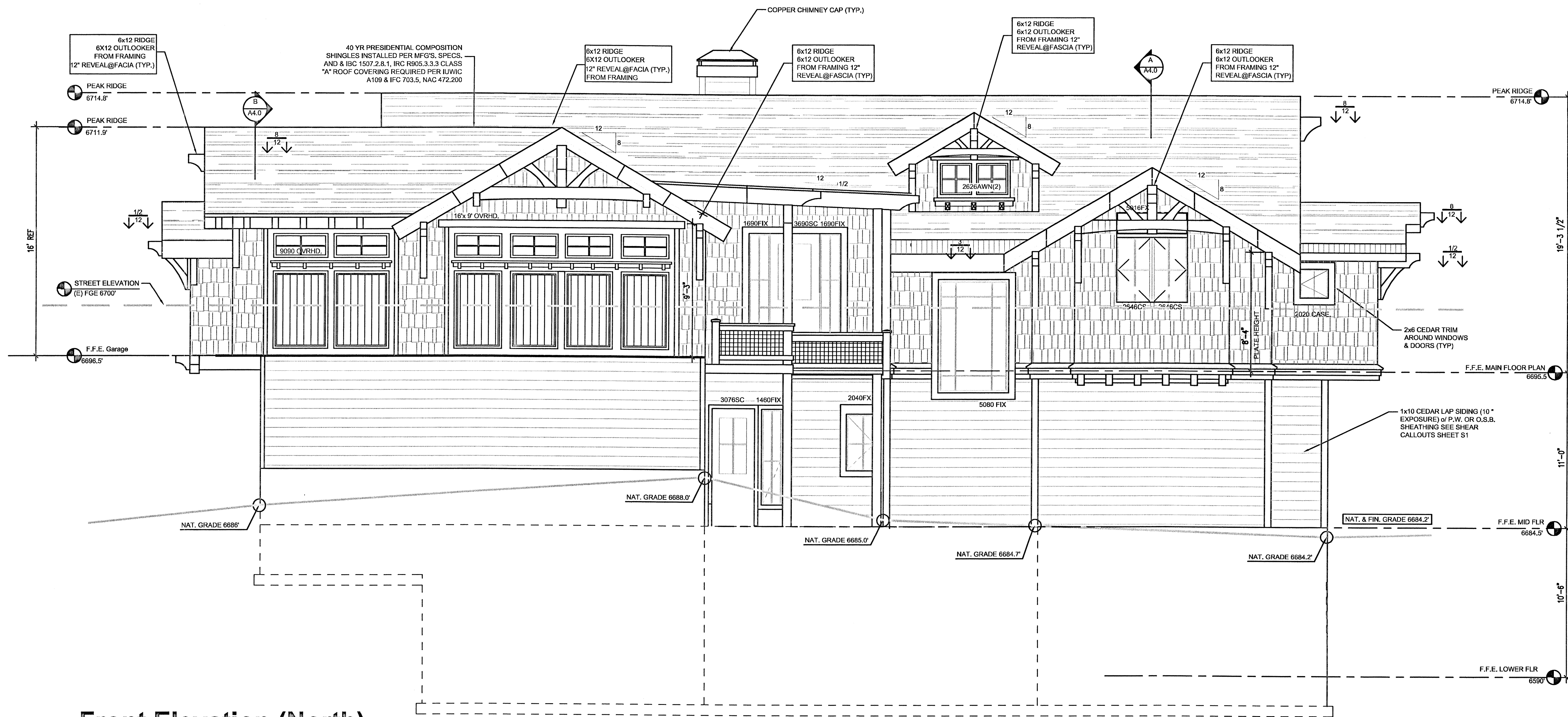
RAYMOND AND BARBARA MILLER  
 541 DALE DRIVE - APN:122-132-14  
 INCLINE VILLAGE, WASHOE CO., NV.

LOT 14 - BLOCK "4" - PONDEROSA SUBDIVISION



West Elevation

SCALE: 1/4" = 1'-0"

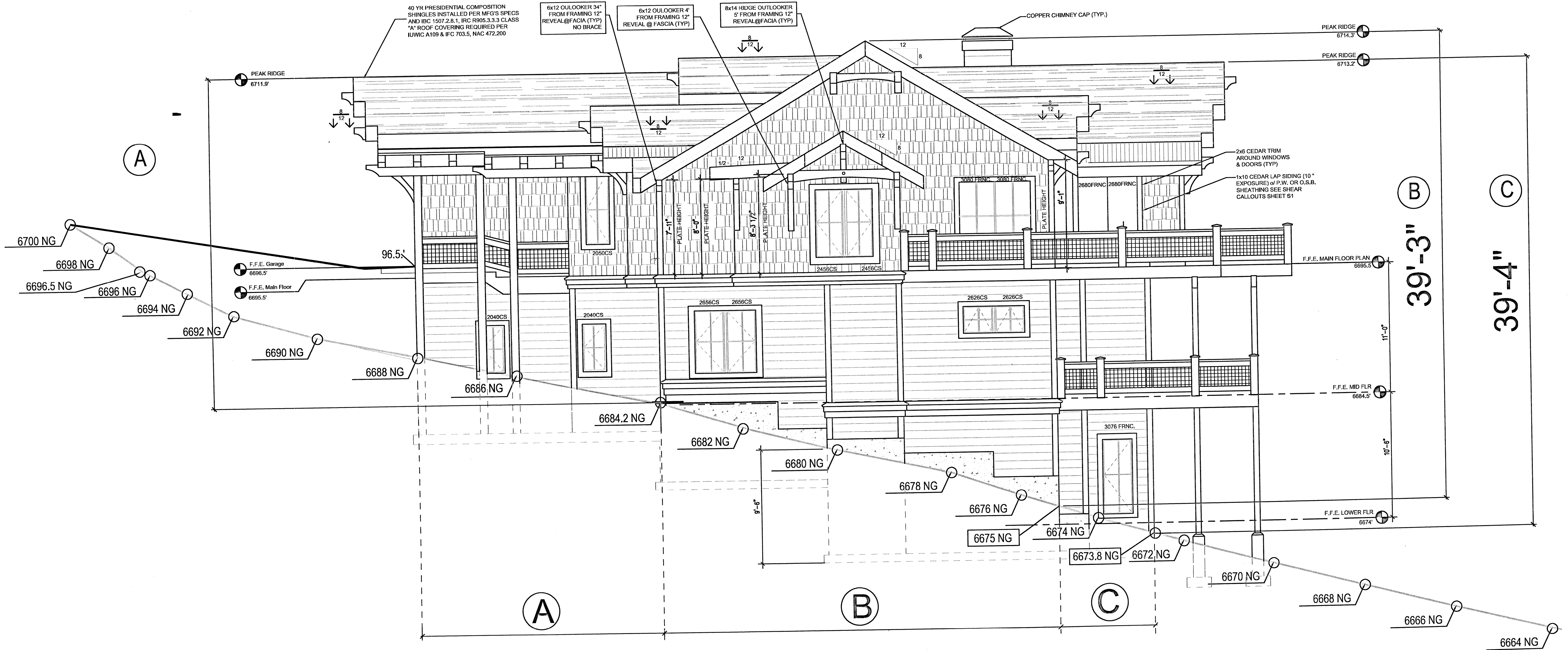


Front Elevation (North)

SCALE: 1/4" = 1'-0"

OWNER  
 DATE 8 04 15  
 JOB  
 DRAWN BY  
 EPR  
 CHK'D BY  
 EPR  
 DATE  
 DIVISION  
 REBATE  
 REBATE  
 REBATE  
 REBATE  
 REBATE  
 REBATE  
 JOB NO.  
 RODEA  
 SHEET NO.  
 A3.0

RAYMOND AND BARBARA MILLER  
 541 DALE DRIVE - APN:122-132-14  
 INCLINE VILLAGE, WASHOE CO., NV.  
 LOT 14 - BLOCK 41 - PONDEROSA SUBDIVISION #5.



**West Elevation (**

SCALE: 1/4" = 1'-0"

LOT 14 - BLOCK 4" - PONDEROSA SUBDIVISION #5

RAYMOND AND BARBARA MILLER  
 541 DALE DRIVE - APT. 122-132-14  
 INCLINE VILLAGE, WASHOE CO., NV.

**ELEVATION**

OWNER	DATE
RAYMOND AND BARBARA MILLER	8 04 15
DESIGNED BY	
DRAWN BY	
CHECKED BY	
DATE	

FOR MR. RODEA

SHEET NO.

A3.1





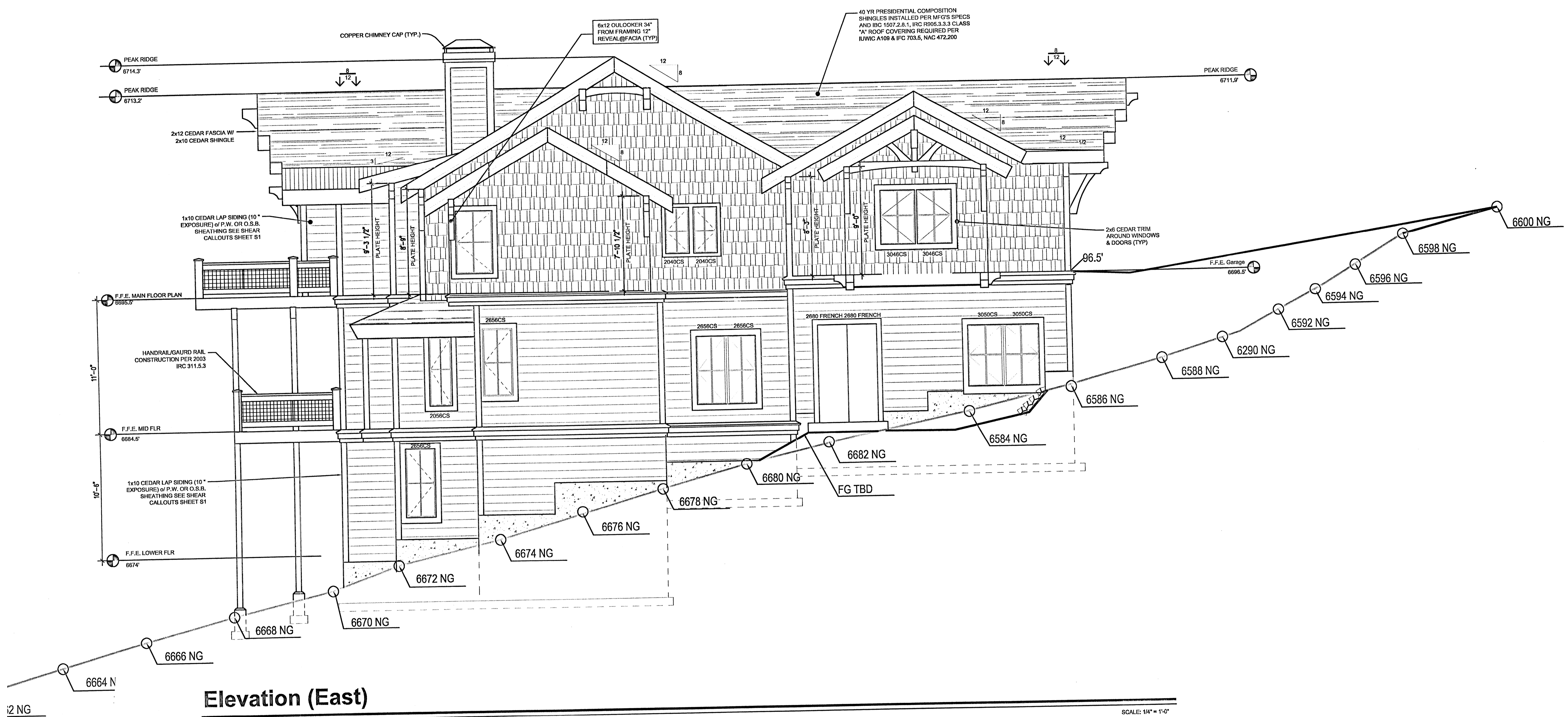
**SITE PLAN**

**A1.0**

NTS'

**RAYMOND AND BARBARA MILLER- 541 DALE DRIVE - APN:122-132-14- INCLINE VILLAGE, WASHOE CO., NV.**

OWNER	DATE	8 04 15
JOB		
DRAWN BY	SPR	
CHECKED BY	SPR	
DATE		
REVISIONS		
JOB NO.		
RODEA		
SHEET NO.		



Elevation (East)



Rear Elevation (South)

SCALE: 1/4" = 1'-0"

OWNER  
 LOT 14 - BLOCK "4" - PONDEROSA SUBDIVISION #5.

RAYMOND AND BARBARA MILLER  
 541 DALE DRIVE - APN:122-132-14  
 INCLINE VILLAGE, WASHOE CO., NV.

ELEVATION

OWNER  
 DATE 8 04 15  
 JOB  
 DRAWN BY  
 CHECKED BY  
 DATE  
 REVISIONS  
 REVISION  
 REVISION  
 REVISION  
 REVISION  
 REVISION  
 REVISION  
 JOB NO.  
 RODEA  
 SHEET NO.  
 A3.3