



Board of Adjustment Staff Report

Meeting Date: August 6, 2015

Subject: Variance Case Number: VA15-004

Applicant: Barry and Lori Nudelman

Agenda Item Number: 8D

Project Summary: Reduce the front yard setback from 20 feet to 3 feet to construct a covered front entry

Recommendation: Denial

Prepared by: Eva M. Krause - AICP, Planner
Washoe County Community Services Department
Planning and Development Division

Phone: 775.328.3796
E-Mail: ekrause@washoecounty.us

Description

Variance Case Number VA15-004 (Nudelman) – Hearing, discussion, and possible action to approve a variance reducing the front yard setback from 20 feet to three feet to construct a covered entryway on the existing house.

- Applicant: Barry and Lori Nudelman
- Property Owner: Barry and Lori Nudelman
- Location: 557 Dale Drive
- Assessor's Parcel Number: 122-132-09
- Parcel Size: 0.42 acres
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Medium Density Suburban (MDS)
- Area Plan: Tahoe
- Citizen Advisory Board: Incline Village/Crystal Bay
- Development Code: Authorized in Article 804, Variances
- Commission District: 1 – Commissioner Birkbigler
- Section/Township/Range: Section 17, T16N, R18E, MDM,
Washoe County, NV

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Variance Definition

The purpose of a Variance is to provide a means of altering the requirements in specific instances where the strict application of those requirements would deprive a property of privileges enjoyed by other properties with the identical regulatory zone because of special features or constraints unique to the property involved; and to provide for a procedure whereby such alterations might be permitted by further restricting or conditioning the project so as to mitigate or eliminate possible adverse impacts.

NRS 278.300 (1) (c) limits the power of the Board of Adjustment to grant variances only under the following circumstances:

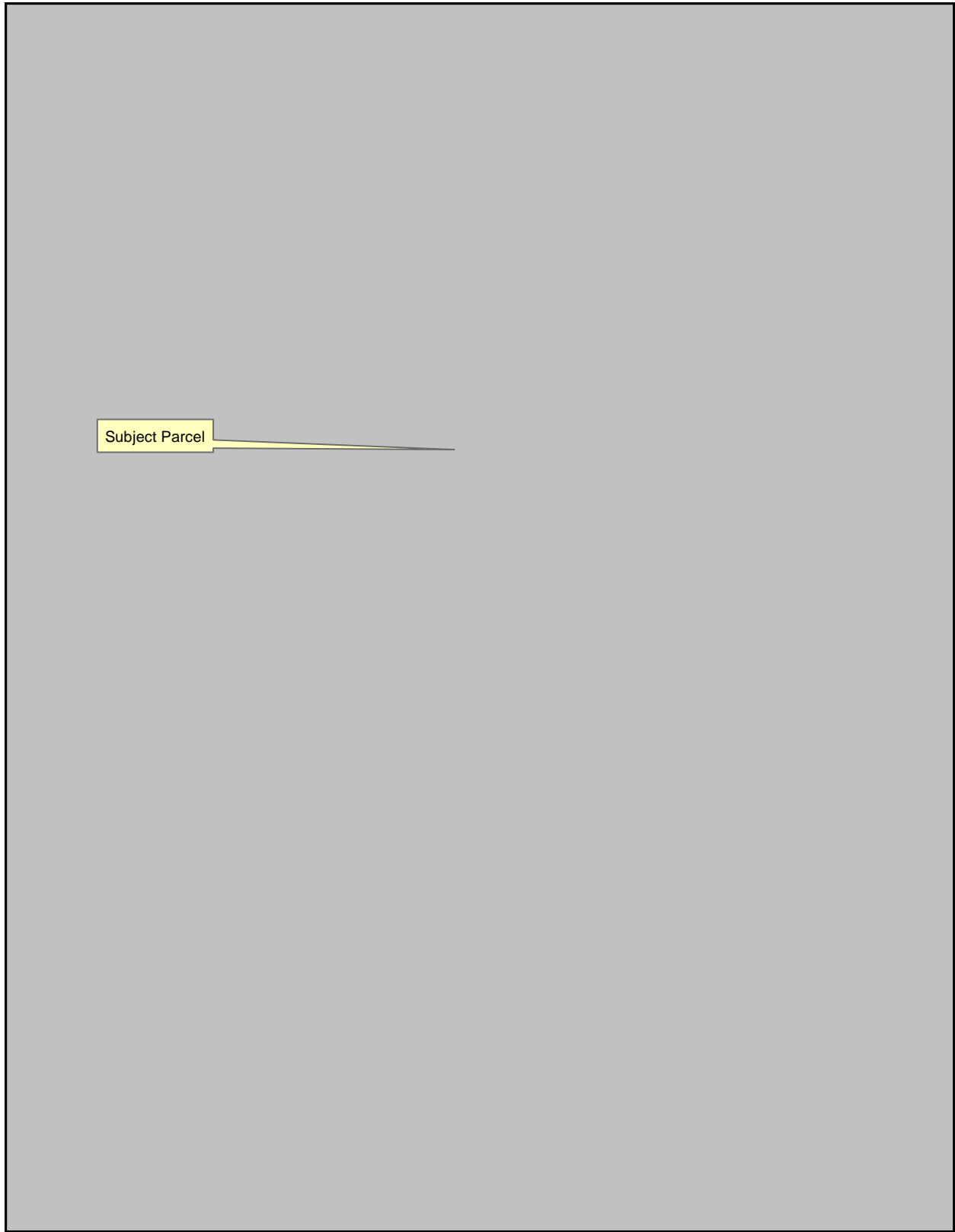
Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any regulation enacted under NRS 278.010 to 278.630, inclusive, would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, the Board of Adjustment has the power to authorize a variance from that strict application so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution.

The statute is jurisdictional in that if the circumstances are not as described above, the Board does not have the power to grant a variance from the strict application of a regulation. Along that line, under Washoe County Code Section 110.804.25, the Board must make five findings which are discussed below.

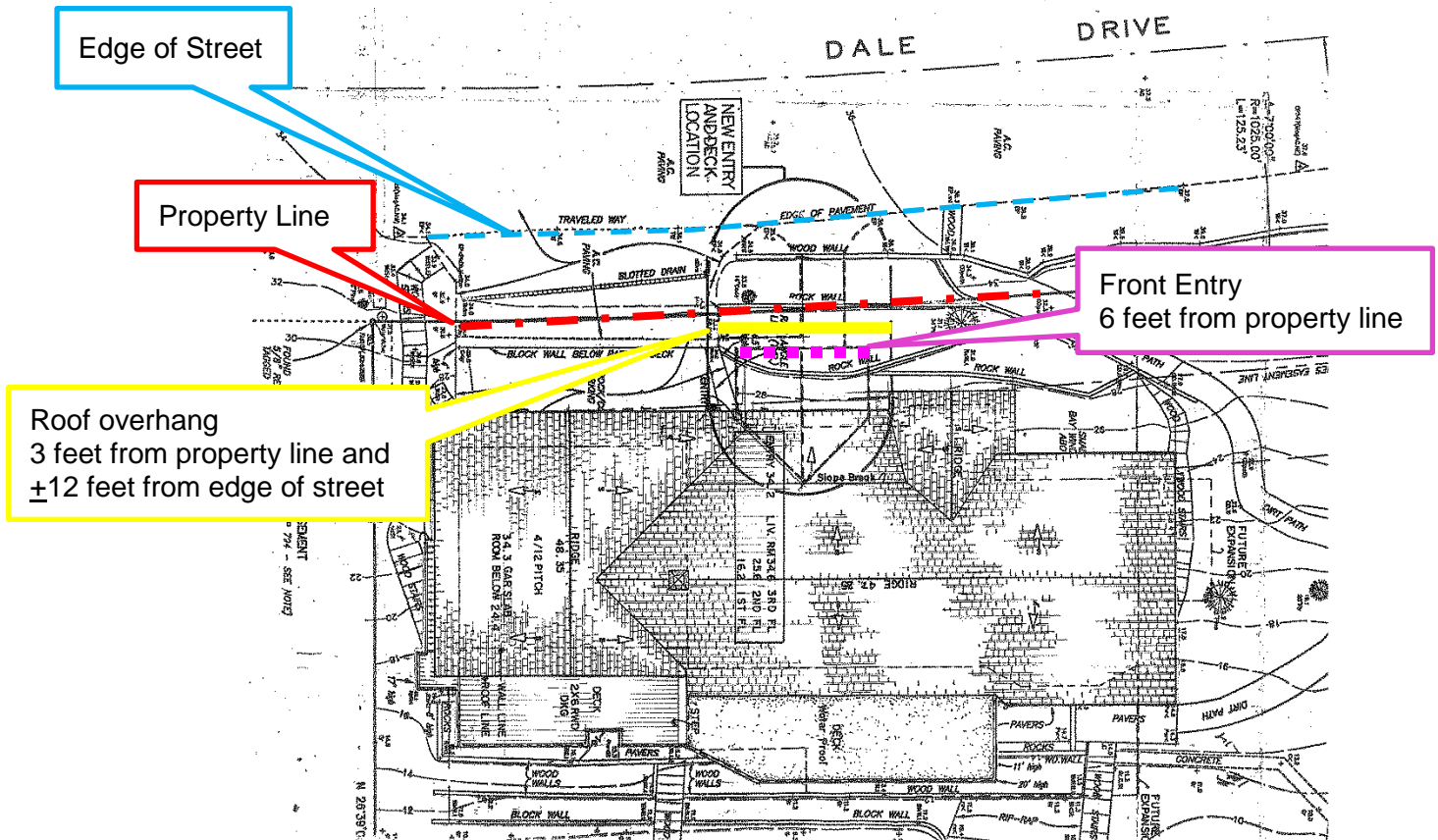
If the Board of Adjustment grants an approval of the Variance, that approval may be subject to Conditions of Approval. Conditions of Approval are requirements that need to be completed during different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., a grading permit, a building permit, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure.
- Prior to the issuance of a business license or other permits/licenses.
- Some Conditions of Approval are referred to as “Operational Conditions.” These conditions must be continually complied with for the life of the business or project.

Since a recommendation of denial has been made, there are no Conditions of Approval attached. Should the Board make all five findings and approve the requested variance, staff will provide Conditions of Approval at the public hearing.



Vicinity Map



Detail

Project Evaluation

The existing house encroaches into the front yard setback by nine feet. The applicant is requesting to construct a new front entry which will encroach an additional five feet and the overhang will encroach an additional three feet. The result will be that the front door will be 6 feet from the front property line, and the roof overhang will be within three feet of the property line.

The existing house was built in c.1968 within eleven feet of the front property line. Prior to 1990 many homes in the Tahoe area were built without being properly surveyed, which resulted in many homes being built within their setbacks. Therefore, the Board was processing numerous variances to correct the error. To reduce the number of variance cases heard for this situation, a Tahoe code modifier was adopted to make homes built within-in the setbacks before 1990, with permits, legal and conforming. Therefore, the eleven foot setback is legal for what exists, but does not further additions within the setback.

Section 110.220.40 Conformance of Setbacks on Existing Residences. The existing setbacks for a home constructed prior to 1990 shall be legal and conforming when:

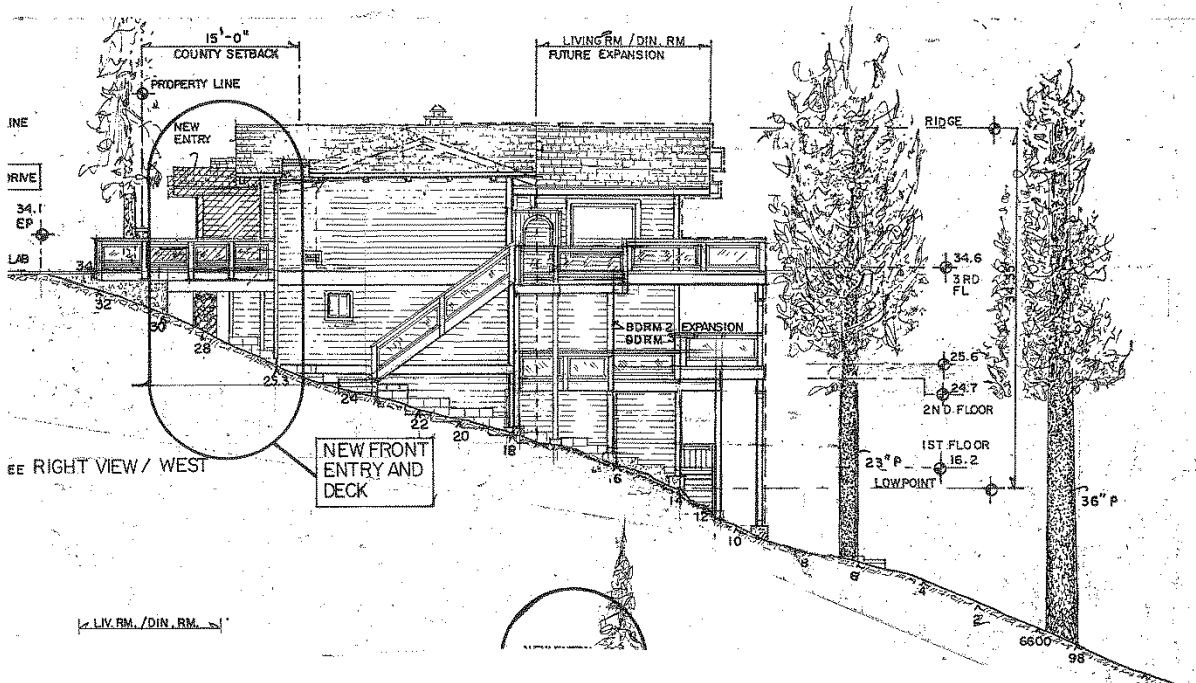
- (a) The building pad is not delineated on the final subdivision map;
- (b) The home was constructed with all required permits prior to 1990;

- (c) No further intrusion into the setback is requested; and
- (d) The Engineering Division is able to determine that County snow removal operations will not be impeded and/or the County has been held harmless from liability resulting from its snow removal operations.



557 Dale Drive (Subject property). The front door on the left extending two feet beyond the garage face.

The existing house has an attached garage and a front entry which is covered by a small overhang. The roof overhang sheds snow on to the walkway which can become icy. The applicant is proposing to extend the front entry out five feet and then extend the roof overhang an additional three feet to create an enclosed and protected entrance to the home. The development code allows for two-foot overhangs into a setback. If approved, the roof overhang would be three feet from the front property line, and approximately 12 feet from the edge of the road.



West elevation

The applicant states the steep slope of the lot creates a hardship. Staff is not able to make that finding because there is an existing residence that is similar in size and quality with other homes in the neighborhood, and the front walkway and driveway are not steeply sloped. Therefore the slope of the lot does not create a situation where the strict application of the regulations deprives the property of privileges enjoyed by other properties with the identical regulatory zone.

The applicant also states that there have been several variances for other homes near this home. Staff reviewed the variances granted for homes on Dale Drive. Of the 25 homes on Dale Drive, there have been 6 applications for variances, of which 4 were approved. Each variance was approved based on the conditions of the property, rather than how another property was developed.

The applicant also states that other homes in the neighborhood have safe enclosed entrances. Staff observed the neighboring properties and while several of the homes do have covered entries, most were either recessed into the front of the home or attached along to the side of the house or garage.

Of all the reasons stated in the application for why the variance should be granted, the applicant has not demonstrated a condition which results in an undue hardship that is inconsistent with the limitations upon other properties in the vicinity and the identical regulatory zone in which the property is situated.



558 Dale Drive, across the street from subject property. The front entry is recessed.



551 Dale Drive. No Garage. Front entry is recessed and does not intrude into front yard setback.



559 Dale Drive. The front entry is recessed from the front of the garage and does not intrude into the front yard.

Incline Village/Crystal Bay Citizen Advisory Board

The proposed project is scheduled to go before the regularly scheduled Incline Village/Crystal Bay Citizen Advisory Board meeting on July 27, 2015. Staff will provide a summary report to the Board at the public hearing.

Reviewing Agencies

The following agencies received a copy of the project application for review and evaluation:

- Washoe County Community Services Department
 - Planning and Development
 - Engineering and Capitol Projects
- Washoe County Health District
 - Vector-Borne Diseases Division
 - Environmental Health Division
- North Tahoe Fire Protection District
- Regional Transportation Commission
- Incline Village General Improvement District

Three of the seven above listed agencies/departments provided comments and/or recommended conditions in response to their evaluation of the project application. A **summary** of each agency's comments and/or recommended conditions of approval and their contact information is provided.

Planning and Development recommends denial for lack of Hardship.

Eva M. Krause, 775.328.3796, ekrause@washoecounty.us

Building and Safety requires building permits, and that the applicant complies with all building and urban wildland interface codes.

Don Jeppson, 775.328.2030, dcjeppson@washoecounty.us

Engineering and Capital Projects requires an encroachment permit for structures in County right-of-way and a hold harmless for structure within the front yard setback.

Kimble Corbridge, 775.328.2041, kcorbridge@washoecounty.us

Staff Comment on Required Findings

Section 110.804.25 of Article 804, *Variances*, within the Washoe County Development Code, requires that all of the following findings be made to the satisfaction of the Washoe County Board of Adjustment before granting approval of the abandonment request. Staff has completed an analysis of the application and has determined that the proposal is not in compliance with the required findings as follows.

1. Special Circumstances. Because of the special circumstances applicable to the property, including exceptional narrowness, shallowness or shape of the specific piece of property; exceptional topographic conditions; 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 upon the owner of the property.

Staff Comment: While the property is steeply sloped, there is an existing house build on the property, and the slope of the lot does not affect the proposed front entry addition. Staff cannot make the finding of an exceptional or undue hardship.

2. No Detriment. The relief will not create a substantial detriment to the public good, substantially impair affected natural resources or impair the intent and purpose of the Development Code or applicable policies under which the variance is granted.

Staff Comment: building a structure three feet from the front property line would substantially impair the intent and purpose of the development code.

3. No Special Privileges. The granting of the variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and the identical regulatory zone in which the property is situated.

Staff Comment: Allowing for the proposed addition within 3 feet of the front property line would be a special privilege not granted to any other property owner on Dale Drive.

4. Use Authorized. The variance will not authorize a use or activity which is not otherwise expressly authorized by the regulation governing the parcel of property.

Staff Comment: *The variance would not authorize as use or activity which is not authorized by the Development Code.*

5. Effect on a Military Installation. The variance will not have a detrimental effect on the location, purpose and mission of the military installation.

Staff Comment: *There are no military installations in this area.*

Recommendation

Those agencies which reviewed the application provided conditions if approved. After thorough analysis and review, staff could only make 2 of the five findings, therefore Variance Case Number VA15-004 is being recommended for denial. Staff offers the following motion for the Board's consideration.

Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment denies Variance Case Number VA15-004 for Barry and Lori Nudelman, for not being able to make all five of the required findings in accordance with Washoe County Development Code Section 110.804.25.

The two finding that were made are:

1. Use Authorized. The variance will not authorize a use or activity which is not otherwise expressly authorized by the regulation governing the parcel of property, and;
2. Effect on a Military Installation. The variance will not have a detrimental effect on the location, purpose and mission of the military installation.

Appeal Process

Board of Adjustment action will be effective 10 calendar days after the written decision is filed with the Secretary to the Board of Adjustment and mailed to the original applicant, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Development Division within 10 calendar days after the written decision is filed with the Secretary to the Board of Adjustment and mailed to the original applicant.

xc: Property Owner: Barry and Lori Nudelman

Representatives: Wayne Ford

Barry Nudelman

From: David Hardie <DHardie@hallador.com> Jan & David Hardie
Sent: Monday, June 08, 2015 12:28 PM
To: Barry Nudelman; Jan Hardie 555 DALE DRIVE
Cc: Lori Nudelman
Subject: RE: Variance request

Happy to but it will cost you wine and talking about France.

Neighbor on that side no. Will send the neighbors that I have with a v.card.

DH

From: Barry Nudelman [<mailto:bnudelman@processmaterials.com>]
Sent: Monday, June 08, 2015 12:30 PM
To: David Hardie; Jan Hardie
Cc: Lori Nudelman
Subject: Variance request

Dear Jan and David,

We are finalizing our construction plans for the house! Part of our plan is to remodel the front entrance to the house. Primarily the front door entrance area. In order to accomplish this objective, we are going to be requesting a variance change from the current 15 foot set back to a 6 foot set back.

Please communicate to me if this is acceptable to you or not. If you would like to see initial plans, we would be happy to share them with you.

Thank you for your consideration. By the way, do you know how I can contact the neighbor on the other side of our house, same side of the street?

Kind regards,
Barry

Barry Nudelman | President - CEO
865 Tahoe Blvd., Suite 106 D | Incline Village, NV 89451 | www.processmaterials.com

Corporate Office | 5625 Brisa St., Suite B | Livermore, CA 94550 | 925-245-9626



PROCESS MATERIALS, INC.
ELEMENTS FOR A BETTER WORLD

Ali Mira

Tue, Jun 16 11:17 AM

to bnudelman@processmaterials.com

cc lnudelman@processmaterials.com; waynefordresidentialdesigner@yahoo.com

RE: 557 Dale Drive - Variance request

Hi Barry,

Thanks for reaching me as a good neighbor and sharing your plan. I absolutely support your plan and I hope this will be a great project to undertake.

I will be in our home on 26th for some backflow test requested by ivgid as you may know and I look forward seeing you in person if we get a chance.

All the best,

Ali Mira, PhD.

559 Dale Drive

President, CEO

Heatscape, Inc.

318 Digital Drive,

Morgan Hill, CA 95037

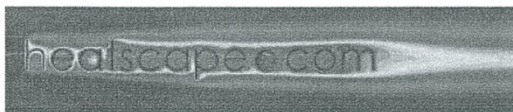
☎ (work) 408-778-4615

📱 (US cell) 408-439-5911

📠 (Fax) 408-778-4616

(email) alim@heatscape.com

(web) www.heatscape.com



From: Barry Nudelman [mailto:BNudelman@processmaterials.com]

Sent: Tuesday, June 16, 2015 11:07 AM

To: AliM@Heatscape.com

Cc: Lori Nudelman; 'waynefordresidentialdesigner@yahoo.com'

Subject: 557 Dale Drive - Variance request

Importance: High

Dear Ali-

Thank you for taking my call today. I look forward to meeting you next time you are up at Incline.

VA15-004
EXHIBIT A

Barry Nudelman

From: Peter Zolintakis <pzolintakis@comcast.net>
Sent: Monday, June 08, 2015 12:51 PM
To: Barry Nudelman; Lori Nudelman
Subject: RE: Variance Request

Barry,

We are happy to support a variance. We trust your design decisions. We assume whatever you are doing is enhancing the look and value of your house. We would like to see the design so we know what to expect, but not for the purpose of approving. As you have previously indicated, you are not going up, so your construction won't impact our view (correct me if I am wrong). Will there be any impact to parking on the street in the area in front of your house and our house?

You are kind to keep us in mind with respect to the trees, but we would provide our approval with or without tree removal.

Thanks

Peter
925-899-4665

558 DAVE DRIVE

From: Barry Nudelman [<mailto:bnudelman@processmaterials.com>]
Sent: Monday, June 08, 2015 12:37 PM
To: Peter Zolintakis; Lori Nudelman
Subject: Variance Request

Hello, Peter.

We are finalizing our construction plans for the house! Part of our plan is to remodel the front entrance to the house. Primarily the front door entrance area. In order to accomplish this objective, we are going to be requesting a variance change from the current 15 foot set back to a 6 foot set back.

Please communicate to me if this is acceptable to you or not. If you would like to see initial plans, we would be happy to share them with you.

Thank you and regards,
Barry

P.S. This puts us one step closer to tree removal!!

Barry Nudelman | President - CEO
865 Tahoe Blvd., Suite 106 D | Incline Village, NV 89451 | www.processmaterials.com

Corporate Office | 5625 Brisa St., Suite B | Livermore, CA 94550 | 925-245-9626



PROCESS MATERIALS, INC.
ELEMENTS FOR A BETTER WORLD

From: Peter Zolintakis [<mailto:pzolintakis@comcast.net>]
Sent: Sunday, May 10, 2015 1:04 PM
To: Barry Nudelman; Lori Nudelman
Subject: Trees

Barry,

Nice to see you last week in Incline. It is exciting that you are planning some construction on your house. That is both exciting and challenging. We wish you the best of luck with the process. If there is anything we can do to help with the process, just let us know. For example, if you need support from your neighbors to get your design through the review process, we are happy to support you in writing or in person before any review board.

You were very kind to ask about our view and if there were any trees you could cut or trim to enhance our view while you were going through the construction process. We are fortunate to have you as a neighbor. As you can appreciate, our view is enhanced by the cutting or trimming of any trees on your property. So we would encourage you to cut or trim as many as you are willing to. And if you decide not to cut or trim any trees, we understand.

I know you are very successful in your business, and accordingly don't need any financial contribution towards the cost of cutting or trimming the trees. But as a good neighbor, I am open to paying all or part of the cost of cutting or trimming the trees. Every tree you cut or trim improves our view, which improves the value of our house. So anything you do is beneficial to us.

Let me know your thoughts. And again, I have no expectations, so if you decide not to cut or trim any trees, I understand.

Thanks

Peter Zolintakis
925-899-4665 cell

From: Corbridge, Kimble
Sent: Tuesday, July 14, 2015 11:57 AM
To: Krause, Eva
Cc: Vesely, Leo
Subject: Variance Case Number VA15-004 (Nudelman) –

Eva,

I have reviewed the referenced Variance and have the following conditions:

1. The applicant will need to apply for and obtain a Revocable Encroachment Permit from the Engineering and Capital Projects Division for all improvements proposed in the County right of way.
2. Provide a hold-harmless agreement to the satisfaction of the District Attorney and the Engineering and Capital Projects Division for the entry way within the setback.

Thx,
Kimble

Kimble O. Corbridge, P.E., CFM
Washoe County Community Services Department

From: Fagan, Donna
Sent: Monday, June 22, 2015 1:37 PM
To: Krause, Eva; Pelham, Roger; Giesinger, Chad
Subject: FW: June Agency Review Memo

Below are Building and Safety's conditions.

Number 1 is AB15-002
Number 2 is AB15-003 and SW15-003
Number 5 is VA15-004
Number 6 is VA15-005

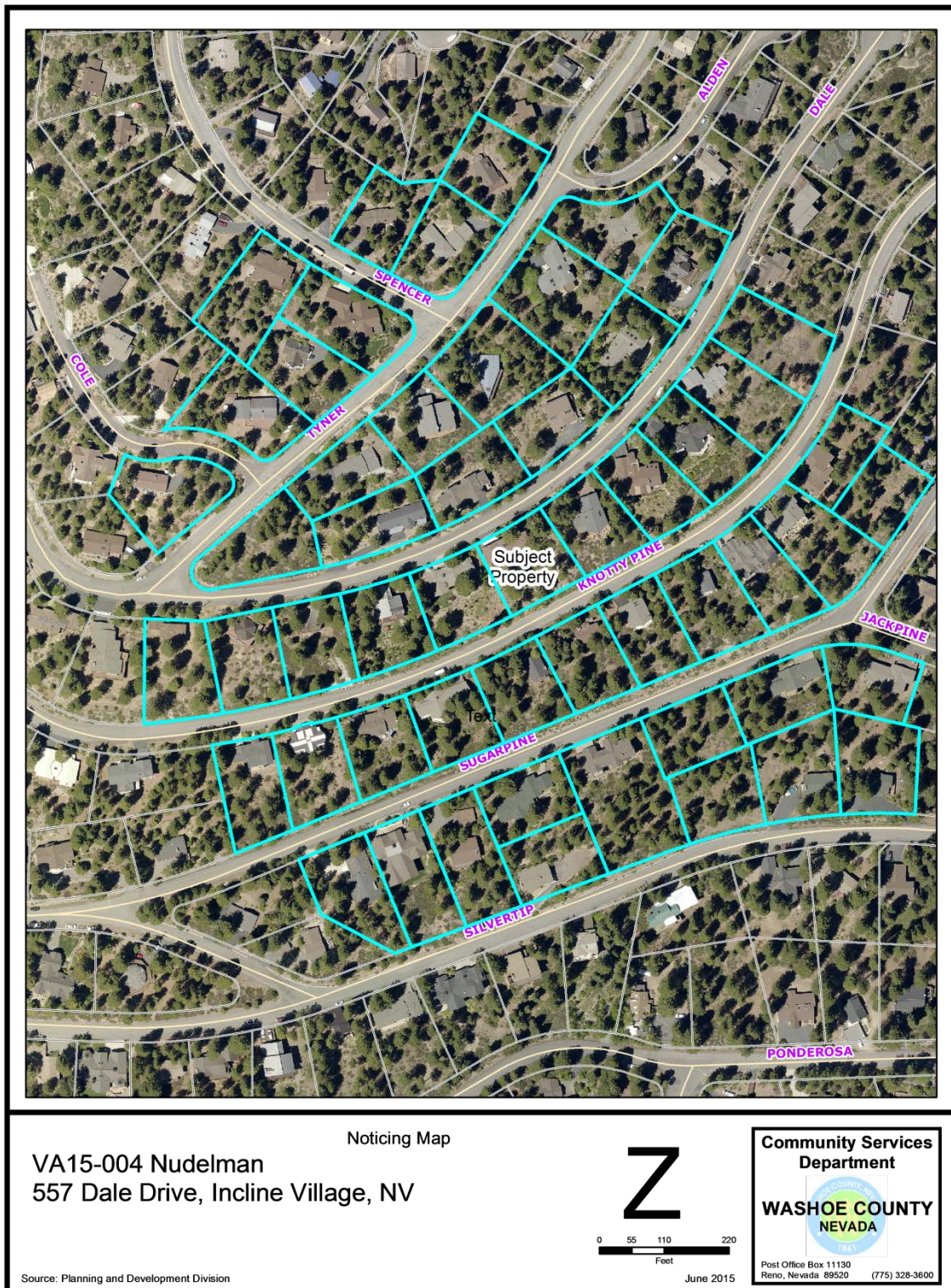
From: Jeppson, Don C
Sent: Monday, June 22, 2015 1:34 PM
To: Fagan, Donna
Subject: RE: June Agency Review Memo

1. No exception taken by Washoe County Department of Building & Safety.
2. Obtain necessary building and grading permits from Washoe County Department of Building & Safety. Project must comply with all County Building Codes including the Wildland Urban Interface Code.
3. Obtain necessary building permits from Washoe County Department of Building & Safety. Project must comply with all County Building Codes including the Wildland Urban Interface Code and meet the required area for snow shedding from roofs. (Snow cannot shed onto adjacent properties.)
4. Obtain necessary building permits from Washoe County Department of Building & Safety. Project must comply with all County Building Codes including the Wildland Urban Interface Code and meet the required area for snow shedding from roofs. (Snow cannot shed onto adjacent properties.)

Don C. Jeppson, CBO AIA
County Building Official
Washoe County Building & Safety
(775) 328-2030 Office
(775) 328-6132 Fax
dcjeppson@washoecounty.us
1001 E. Ninth St., Bldg. A, Reno, NV 89512

Public Notice

Pursuant to Washoe County Development Code Section 110.806.15 public notification consists of notification by mail to each owner of property abutting the proposed vacation or abandonment. This proposal was noticed to 52 separate property owners within 500 feet of subject parcel.



VA 15-004

ORIGINAL

Community Services Department
Planning and Development
VARIANCE
APPLICATION



Community Services Department
Planning and Development
1001 E. Ninth St., Bldg A
Reno, NV 89520

Telephone: 775.328.3600

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.

Project Information		Staff Assigned Case No.: _____	
Project Name: Nudelman Single Family Residence. Barry and Lori			
Project Description: Add a new entry system to existing single family residence			
Project Address: 557 Dale Drive Incline Village, Nv.			
Project Area (acres or square feet): 18,254 SF			
Project Location (with point of reference to major cross streets AND area locator): 557 Dale Drive Incline Village, Nv. APN: 122-132-09			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
122-132-09	.4191		
Section(s)/Township/Range: Lt9/ Blk 4/ Ponderosa 5/Township 16 Range 18			
Indicate any previous Washoe County approvals associated with this application:			
Case No.(s). Built 1968 Garage added 1984 Permit No 47325			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Mr. and Mrs. Nudelman		Name: Wayne Ford Res. Design	
Address: 557 Dale Drive		Address: P.O.Box 4775 Incline	
Incline Village, Nv Zip: 89451		Village, Nv. Zip: 89450	
Phone: 925-577-5625 Fax:		Phone: 775-772-2495 Fax:	
Email: bnudelman@processmaterials.com/lnudelman@process		Email: waynefordresidentialdeisgner@yahoo.com	
Cell: materials.com Other:		Cell: same Other:	
Contact Person: Both		Contact Person: Wayne Ford	
Applicant/Developer: Same		Other Persons to be Contacted:	
Name:		Name: Same	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
For Office Use Only			
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)

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?

Reduce the front yard set-back from 15 feet to 6 feet. The existing residence was built in 1968. It has a 11 foot set-back front yard. (grandfathered under 110.220.40). The garage was built in 1984 with permit. (no47325) Both existing development was made legal under 110.220.40 Under 110.406.3(b) the existing MDS zoned parcel has a 15 foot front yard setback. This then is the basis for the 6 foot set-back being requested to be reduced from 15 feet.

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 parcel is over 29%.+--. This is likely why the residence was built as it exists today at a 11 feet from the front property line. Slope is one of the hardships and contributed to the home being moved close to the front property line to likely help meet TRPA height code. Even if the residence was taken down the same height restrictions would be in place. True there is a new code for stepping down slopes for a new design. Yet doing so will cause a greater deal of disturbance and will likely impact a old growth tree(24") Our proposal will impact no trees. In fact we are protecting a small cedar in front of the home. Safety: The existing entry roof does not protect the use of the front door. In heavy snow years the snow and ice over run the roof and cause a safety issue at the front door. This is all on the north side of the home. (No sun in winter). The new entry will correct this safety issue. Even in the light snow years we have had ice. This been a problem because of the unprotected entry.

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?

There are no impacts that can be seen for any views to be blocked. The entry roof is going to be below the existing roof of the residence. (See neighbor support letters). No pedestrian traffic will be impacted. The fact is that it will allow for a safer access to the front door for someone entering the home will not have to cross the driveway, where cars park for the only off street parking.

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.)?

Many, if not most homes in the area have distinctive entry systems to the residence. In looking at 8 homes near and next to this residence 6 have had a variance granted for the front yard set-back. All these homes have distinctive and architectural pleasing entries. The granting of this variance will add one more home that will help enhance the look of the street. In fact it will help towards what TRPA wants in design having articulation which breaks up large flat areas of a residence. This creates shadow values to the design of the home and helps it blend in with the natural environment. (This is also a goal for the County Development Code.).

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

The homes in the area have protected entry systems. This is true for almost all of the homes on the south side of Dale Drive. (North side of homes). To not grant the variance would deny the owners of 557 Dale Drive what is common to other properties in the area. These homes have a safe entry system and for the most part are not subject to only having access from one way. It is also apparent that these homes were also granted a variance because of the extreme slope on the parcel of which this parcel also has the same slope.

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

<input type="checkbox"/> Yes	<input checked="" 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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**PLANNING and DEVELOPMENT
FY 2013/2014 MASTER FEE SCHEDULE**

APPLICATIONS	DEPARTMENT FEES							
	Planning		District Health Department					TOTAL
	PLANNING	Noticing	ENGINEERING	ENVIRON.	VECTOR	PARKS	WATER	
ABANDONMENT								
Not Tahoe	\$1,111	\$200	\$195	\$71	\$155	-	\$26	\$1,758
Tahoe	\$1,111	\$200	\$195	\$71	\$155	-	-	\$1,732
ADMINISTRATIVE PERMIT								
Not Tahoe	\$1,265	\$200	\$65	\$71	\$155	-	\$38	\$1,794
Tahoe	\$1,265	\$200	\$65	\$71	\$155	-	-	\$1,756
AGRICULTURAL EXEMPTION LAND DIVISION (Note 5)	\$250	-	\$500	\$776	-	-	-	\$1,526
AMENDMENT OF CONDITIONS	\$700	\$200	\$390	-	-	-	-	\$1,290
APPEALS/INITIATION OF REVOCATION								
No Map	\$803	\$200	-	-	-	-	-	\$1,003
With Map	\$803	\$200	\$390	-	-	-	-	\$1,393
Administrative/Code Enforcement Decision	-	-	-	-	-	-	-	\$0
BOUNDARY LINE ADJUSTMENT (Note 5)								
Not Tahoe	\$51	-	\$268	\$71	-	-	\$38	\$428
Tahoe	\$51	-	\$268	\$71	-	-	-	\$390
CONSTRUCTION PLAN REVIEW	\$308	-	\$1,949	-	-	-	-	\$2,257
COOPERATIVE PLANNING	\$1,230	-	-	-	-	-	-	\$1,230
DETACHED ACCESSORY DWELLING ADMIN REVIEW								
Not Tahoe	\$1,000	\$200	\$65	\$244	\$118	-	\$203	\$1,830
Tahoe	\$1,000	\$200	\$121	\$244	\$118	-	-	\$1,683
DEVELOPMENT AGREEMENT								
Less Than 5 Parcels	\$3,500	\$200	-	\$244	\$118	-	-	\$4,062
5 or More Parcels (Note 1)	\$5,000	\$200	-	\$244	\$118	-	-	\$5,562
DEVELOPMENT CODE AMENDMENT	\$2,242	\$200	\$1,299	-	-	-	-	\$3,741
DIRECTOR'S MODIFICATION OF PARKING/LANDSCAPING STANDARDS	\$338	-	-	-	-	-	-	\$338

APPLICATIONS	DEPARTMENT FEES							TOTAL
	Planning		ENGINEERING	District Health Department			WATER	
	PLANNING	Noticing		ENVIRON.	VECTOR	PARKS		
DISPLAY VEHICLES	\$65	-	-	\$71	-	-	-	\$136
DIVISION OF LARGE PARCELS (Notes 2 & 5)	\$252	-	\$416	\$47	-	-	\$35	\$750
EXTENSION OF TIME REQUESTS								
Subdivision	\$340	-	-	-	-	-	-	\$340
Not Subdivision	\$546	-	-	-	-	-	-	\$546
FINAL MAP CERTIFICATE OF AMENDMENT	-	-	\$70	-	-	-	-	\$70
FINAL MAP AMENDMENT (NRS 278.480)								
With Sewer	\$520	-	\$429	\$374	\$193	-	-	\$1,516
No Sewer	\$520	-	\$429	\$1,016	\$193	-	-	\$2,158
FINAL SUBDIVISION MAP (Note 5)								
Not Tahoe	\$520	-	\$780	\$244	\$118	-	\$102	\$1,764
Tahoe	\$520	-	\$780	\$244	\$118	-	-	\$1,662
With Hillside Ordinance - ADD	\$520	-	-	-	-	-	-	\$520
With a Significant Hydrologic Resource - ADD	\$520	-	-	-	-	-	-	\$520
With CC&Rs - ADD	\$520	-	-	-	-	-	-	\$520
MASTER PLAN AMENDMENT								
Not Tahoe	\$3,576	\$400	\$54	-	-	-	\$2,549	\$6,579
Tahoe	\$3,576	\$400	\$54	-	-	-	-	\$4,030
NOTICING, ADDITIONAL OR RE-NOTICING AT APPLICANT'S REQUEST	\$52	-	-	-	-	-	-	\$52
RECORDING PARCEL, DLP, REVERSION TO ACREAGE, RECORD OF SURVEY	-	-	\$155	-	-	-	-	\$155
REGULATORY ZONE AMENDMENT								
Not Tahoe	\$2,481	\$200	\$54	\$244	-	-	\$2,549	\$5,528
Tahoe	\$2,481	\$200	\$54	\$244	-	-	-	\$2,979
REGULATORY ZONE AMEND WITH SPECIFIC PLAN								
Not Tahoe	\$3,449	\$200	\$1,039	\$244	\$118	\$65	\$1,274	\$6,389
Tahoe	\$3,449	\$200	\$1,039	\$244	\$118	\$65	-	\$5,115
REINSPECTION FEE	-	-	-	-	-	-	-	\$50/hr.
RESEARCH/COPIES	-	-	-	-	-	-	-	Note 3

APPLICATIONS	DEPARTMENT FEES							TOTAL
	Planning		ENGINEERING	District Health Department			WATER	
	PLANNING	Noticing		ENVIRON.	VECTOR	PARKS		
REVERSION TO ACREAGE (Note 5)								
Not Tahoe	\$51	-	\$215	-	-	-	\$26	\$292
Tahoe	\$51	-	\$215	-	-	-	-	\$266
SIGN PERMIT INSPECTION - (Permanent or Temporary)								To Be Determined
SPECIAL USE PERMIT								
Residential								
Not Tahoe	\$1,162	\$200	\$65	\$244	\$118	-	\$203	\$1,992
Tahoe	\$1,162	\$200	\$65	\$244	\$118	-	-	\$1,789
With Environmental Impact Statement	\$1,162	-	-	-	-	-	-	\$1,162
Commercial, Industrial, Civic								
*Minor	\$2,165	\$200	\$130	\$244	\$118	-	\$203	\$3,060
*Major	\$2,165	\$200	\$520	\$244	\$118	-	\$203	\$3,450
*Tahoe Minor	\$2,165	\$200	\$130	\$244	\$118	-	-	\$2,857
*Tahoe Major	\$2,165	\$200	\$520	\$244	\$118	-	-	\$3,247
With Environmental Impact Statement	\$2,240	-	-	-	-	-	-	\$2,240
TENTATIVE PARCEL MAP/PARCEL MAP WAIVER (NOTE 5)								
No System	\$803	\$200	\$345	\$776	\$269	-	\$68	\$2,461
1 System (Sewer)	\$803	\$200	\$345	\$331	\$269	-	\$153	\$2,101
1 System (Water)	\$803	\$200	\$345	\$776	\$269	-	\$153	\$2,546
2 Systems	\$803	\$200	\$345	\$331	\$269	-	\$203	\$2,151
Tahoe (Sewer)	\$803	\$200	\$345	\$331	\$269	-	-	\$1,948
Sun Valley (No WC Utilities)	\$803	\$200	\$345	\$331	\$269	-	\$51	\$1,999
TENTATIVE SUBDIVISION MAP (Notes 5 & 6)								
No System	\$2,422	\$200	\$1,299	\$1,016	\$193	\$129	-	\$5,259
1 System (Sewer)	\$2,422	\$200	\$1,299	\$374	\$193	\$129	\$2,039	\$6,656
1 System (No Sewer)	\$2,422	\$200	\$1,299	\$1,016	\$193	\$129	\$1,019	\$6,278
2 Systems	\$2,422	\$200	\$1,299	\$374	\$193	\$129	\$3,059	\$7,676
Tahoe (Sewer)	\$2,422	\$200	\$1,299	\$374	\$193	\$129	-	\$4,617
With Hillside Ordinance - ADD	\$2,422	-	-	-	-	-	-	\$2,422
With Significant Hydrologic Resource - ADD	\$2,422	-	-	-	-	-	-	\$2,422
With Common Open Space - ADD	\$2,422	-	-	-	-	-	-	\$2,422

APPLICATIONS	DEPARTMENT FEES							
	Planning			District Health Department				
	PLANNING	Noticing	ENGINEERING	ENVIRON.	VECTOR	PARKS	WATER	TOTAL
TRUCKEE MEADOWS REGIONAL PLANNING AGENCY NOTICING FEE	See Note 4							
VARIANCE - RESIDENTIAL/COMMERCIAL/INDUSTRIAL								
Not Tahoe	\$1,060	\$200	\$65	\$71	\$155	-	\$26	\$1,577
Tahoe	\$1,060	\$200	\$65	\$71	\$155	-	-	\$1,551

NOTE 1: \$5,000 deposit on time and materials. Additional \$5,000 increments may be required.

NOTE 2: \$750 fee capped by NRS for Division of Land into Large Parcels only.

NOTE 3: \$50 per hour after first 1/2 hour for Planner, \$20 per hour after first 1/2 hour for Clerk, Public Records Research/Copying.

NOTE 4: Fee to be established by Truckee Meadows Regional Planning Agency.

NOTE 5: The Engineering Department will require a separate check for technical map fee. Please check with Engineering for the current fee amount.

NOTE 6: Separate checks are required for the Nevada Departments of Environmental Health and Water Resources. See Submittal Requirements.

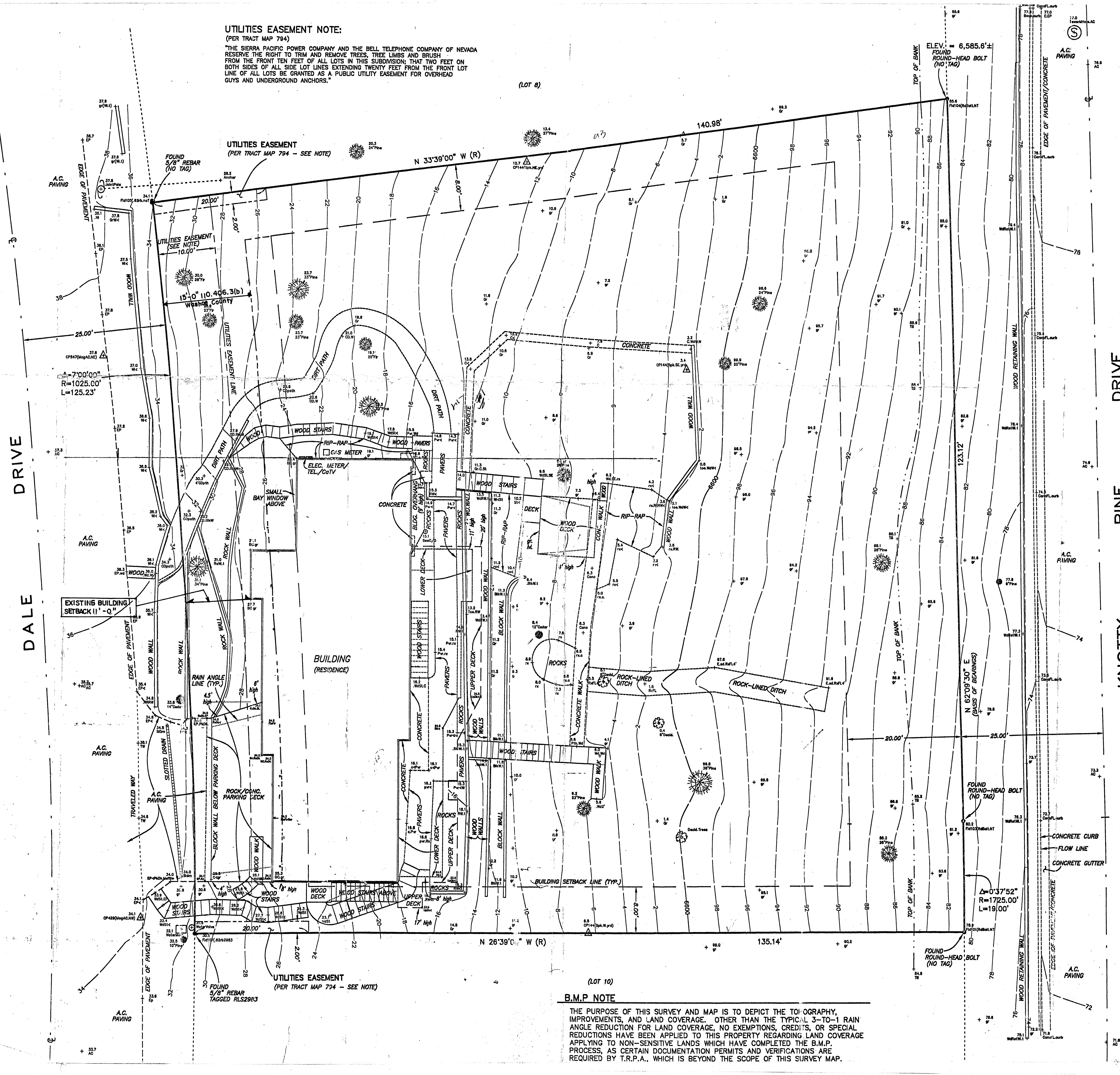
In accordance with Nevada Revised Statutes, application fees must be deposited the day of receipt.

This does not guarantee the application is complete.

*The following are major permit applications: bed and breakfast inns; commercial animal slaughtering; convention and meeting facilities; destination resorts; eating and drinking establishments; gasoline sales and service stations - convenience and full service; gaming facilities; limited and unlimited, hostels; hotels and motels; liquor sales on premises; lodging services; major public facilities; recycling centers: full service and remote collection and residential hazardous substances; vacation time shares. All other uses constitute minor permits.

UTILITIES EASEMENT NOTE:

(PER TRACT MAP 794)
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SITE PLAN: EXISTING 1/8" = 1'-0"

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SETBACK NOTE
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 (CONSTRUCTION DATE: 1968 PER WASHOE COUNTY ASSESSOR)

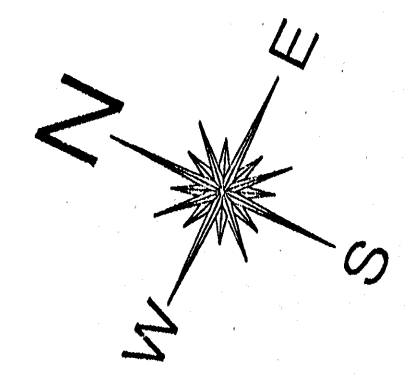
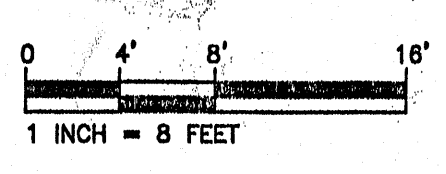
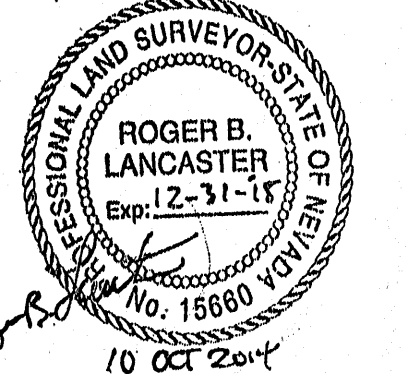
SYMBOL LEGEND

▲	Survey Control Point
○	Tree: Dia. (in Inches) & Species (Pine/Fir/Cedar)
□	Found Monument, As Noted
⊙	Deciduous Tree
⊕	Sewer Manhole
⊖	Utility Lid/Vault, as noted
⊙	Radial bearing
—	Centerline
⊕	Joint Utility Pole

LOT AREA
 18,254 SQ. FT.
 0.4191 ACRES

IMPERVIOUS SURFACE AREA (Coverage)

Building (Residence)	1,731 SQ. FT.
Wood Decks/Stairs/Walks	528
Concrete/Paver Walks	630
A.C. Paving	63
Parking Deck	292
Rocks/Rip-Rap	704
Compacted Dirt Path	246
TOTAL	4,194 SQ. FT.
(3:1 Rain angle reduction applied)	



Michael Baker Jr., Inc.
 A Company of Michael Baker Corporation
 3740 Lakeside Dr. #101, Reno, NV 89509
 email: Roger.Lancaster@mbakerinc.com

DISCLAIMER
 THE PREPARED DOCUMENTS FOR USE IN NEVADA AND ANY OTHER STATE, TO THE BEST OF MY KNOWLEDGE AND BELIEF, AS OF THE DATE STATED HEREIN, AN AGREEMENT BETWEEN MICHAEL BAKER CORPORATION AND THE CLIENT, THE TERMS AND CONDITIONS OF WHICH ARE SET FORTH IN THE ATTACHED CONTRACT, THE TERMS AND CONDITIONS OF WHICH ARE INCORPORATED BY REFERENCE INTO THESE TERMS AND CONDITIONS. THE CLIENT'S RESPONSIBILITY IS TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE PLANNING AUTHORITY. THE CLIENT'S RESPONSIBILITY IS TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE PLANNING AUTHORITY. THE CLIENT'S RESPONSIBILITY IS TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE PLANNING AUTHORITY.

NOTES:
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 3) IMPERVIOUS SURFACE AREA SHALL BE COVERED BY TRPA SITE ASSESSMENT.
 4) TREES GREATER THAN 6" IN DIA. SHOWN ON MAP, MEASURED AT APPROX. 4' ABOVE GROUND.

Topographic As-Built Survey
 Lot 9, Block 4, PONDEROSA SUBDIVISION No. 5
 A.P.N. 122-132-09 / Washoe County
 557 Dale Drive, Incline Village, Nevada
 (Drawn: 10/20/2014)

- SITE DATA**
- SERVICE ADDRESS 557 DALE DRIVE INCLINE VILLAGE, NV
 - ASSESSORS PARCEL NUMBER 122-132-09 WASHOE COUNTY
 - LEGAL: LOT 9 BLOCK 4 PONDEROSA SUBDIVISION 5
 - WASHOE COUNTY ZONING M.D.S.
 - T.R.P.A. PLAN AREA 036
 - YEAR BUILT 1968
 - EXISTING LIVING AREA 2,886.SF GARAGE 498.SF

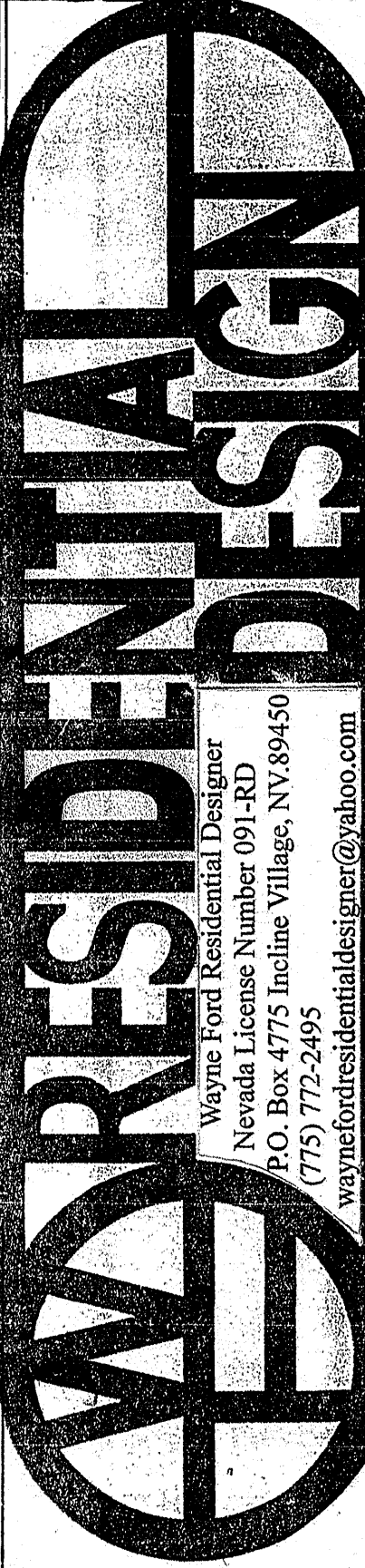
- INDEX**
- EXISTING SITE PLAN / SITE DATA
 - EXISTING SITE PLAN W/ PROPOSED ENTRY LOCATION
 - SITE PLAN W/ NEW ENTRY / FUTURE EXPANSION
 - EXISTING FLOOR PLANS AND EXTERIOR ELEVATIONS. NEW ENTRY SYSTEM AND FUTURE EXPANSION LOCATION
 - PROPOSED FLOOR PLANS / SQUARE FOOTAGE FRONT/ NEW ENTRY W/ NEW SETBACK 6
 - EXTERIOR ELEVATION W/ ADDITION NEW ENTRY AND FUTURE EXPANSION

EXISTING SITE PLAN

SCALE: 1/8" = 1'-0"

PROJECT: MAJOR ADDITION
 REMODEL TO SINGLE
 FAMILY RESIDENCE

OWNERS: BARRY AND LORI INDELMAN
 557 DALE DRIVE
 INCLINE VILLAGE, NEVADA 89451
 PROJECT LOCATION: 557 DALE DRIVE
 INCLINE VILLAGE, NEVADA
 APN: 122-132-09
 LEGAL: LOT 9 BLOCK 4 PONDEROSA SUB.



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 A.P.N. 122-132-09 / Washoe County
 557 Dale Drive, Incline Village, Nevada
 (Drawn: 10/20/2014)

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 - ASSESSORS PARCEL NUMBER 122-132-09 WASHOE COUNTY
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6 / 15

UTILITIES EASEMENT NOTE:

(PER TRACT MAP 794)
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UTILITIES EASEMENT
 (PER TRACT MAP 794 - SEE NOTE)

FOUND 5/8" REBAR (NO TAG)
 UTILITIES EASEMENT (SEE NOTED 10'-0")

UTILITIES EASEMENT
 (PER TRACT MAP 794 - SEE NOTE)

FOUND 5/8" REBAR TAGGED RLS2883

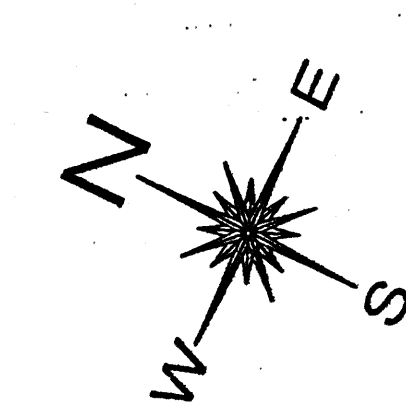
(LOT 10)

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DALE DRIVE

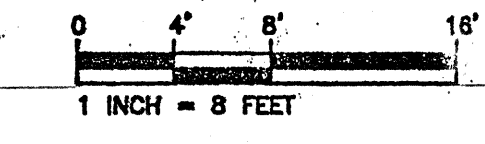
PINE DRIVE
 KNOTTY DRIVE



SETBACK NOTE
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SYMBOL LEGEND	
	Survey Control Point
	Tree: Dia. (in inches) & Species (Pine/Fir/Cedar)
	Found Monument As Noted
	Deciduous Tree
	Sewer Manhole
	Utility Lid/Vault, as noted
	Radial bearing
	Centerline
	Joint Utility Pole

LOT AREA
 18,254 SQ. FT.
 0.4191 ACRES



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 Roger B. Lancaster, PLS
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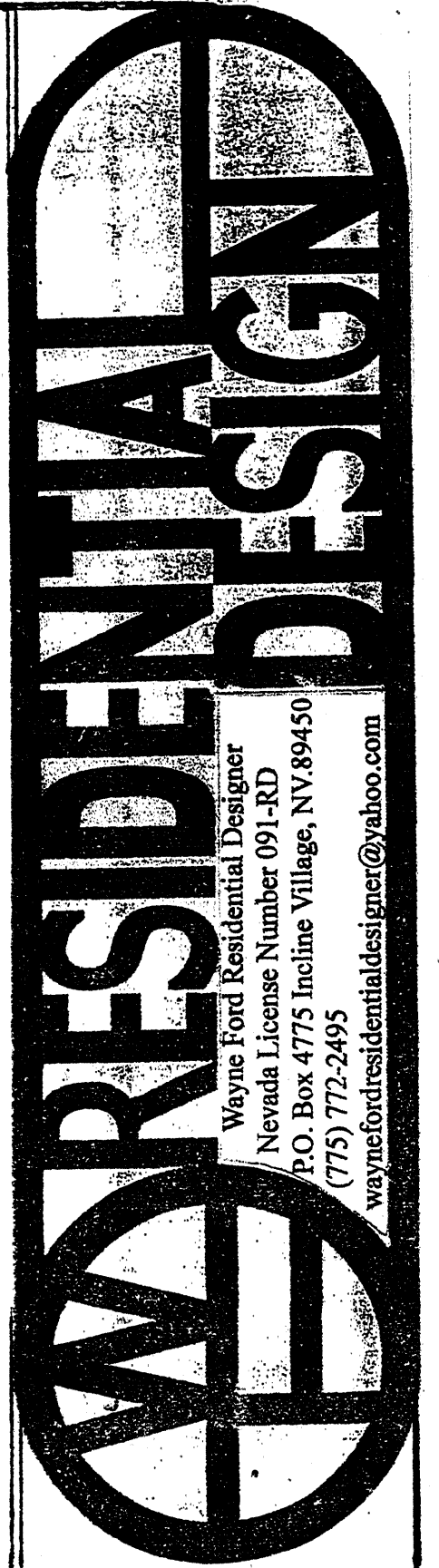
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Topographic As-Built Survey
 Lot 9, Block 4, PONDEROSA SUBDIVISION No. 5
 A.P.N. 122-132-09 / Washoe County
 657 Dale Drive, Incline Village, Nevada
 (Plat No. 122-132-09)

Sheet 1 of 1

SITE PLAN: EXISTING 1/8" = 1'-0"

EXISTING SITE PLAN W/ PROPOSED ENTRY LOCATION SCALE: 1/8" = 1'-0"



PROJECT: MAJOR ADDITION
 REMODEL TO SINGLE
 FAMILY RESIDENCE

OWNERS: BARRY AND LORI NIDELMAN
 557 DALE DRIVE
 INCLINE VILLAGE, NEVADA 89451
 PROJECT LOCATION: 557 DALE DRIVE
 INCLINE VILLAGE, NEVADA
 APN: 122-132-09
 LEGAL: LOT 9 BLOCK 4 PONDEROSA SUB.

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UTILITIES EASEMENT
 (PER TRACT MAP 794 - SEE NOTE)

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SYMBOL LEGEND	
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	Tree: Dia. (in inches) & Species (Pine/Fr/Cedra)
	Found Monument As Noted
	Deciduous Tree
	Sewer Manhole
	Utility Lid/Vault, as noted
	Radial bearing
	Centerline
	Joint Utility Pole

LOT AREA
 18,254 SQ. FT.
 0.4191 ACRES

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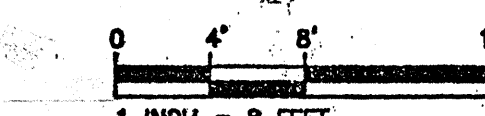
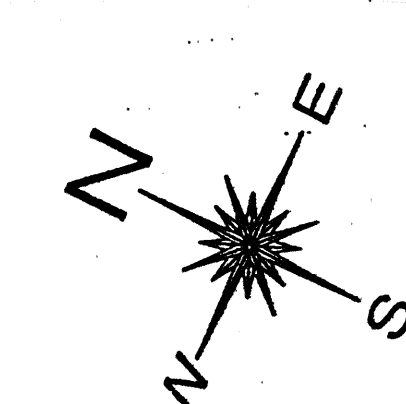
Sheet 1 of 1

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 I, ROGER B. LANCESTER, LAND SURVEYOR
 No. 10 04 2014

Michael Baker Jr., Inc.
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 Roger B. Lancaster, PLS
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DALE DRIVE

PINE DRIVE
 KNOTTY DRIVE



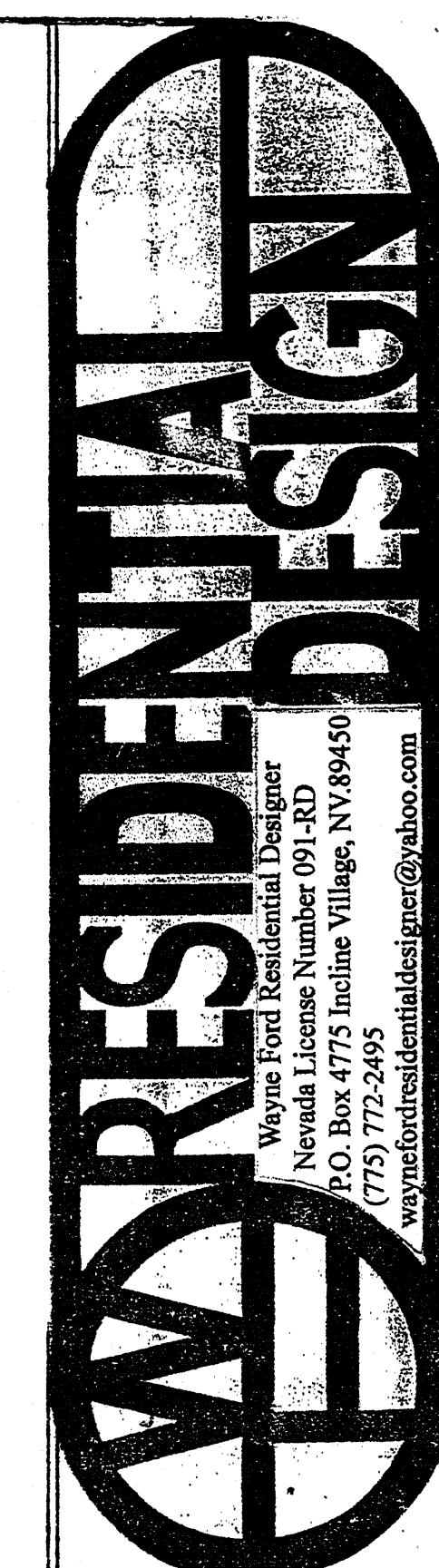
SITE PLAN: W/NEW ENTRY 1/8" = 1'-0"

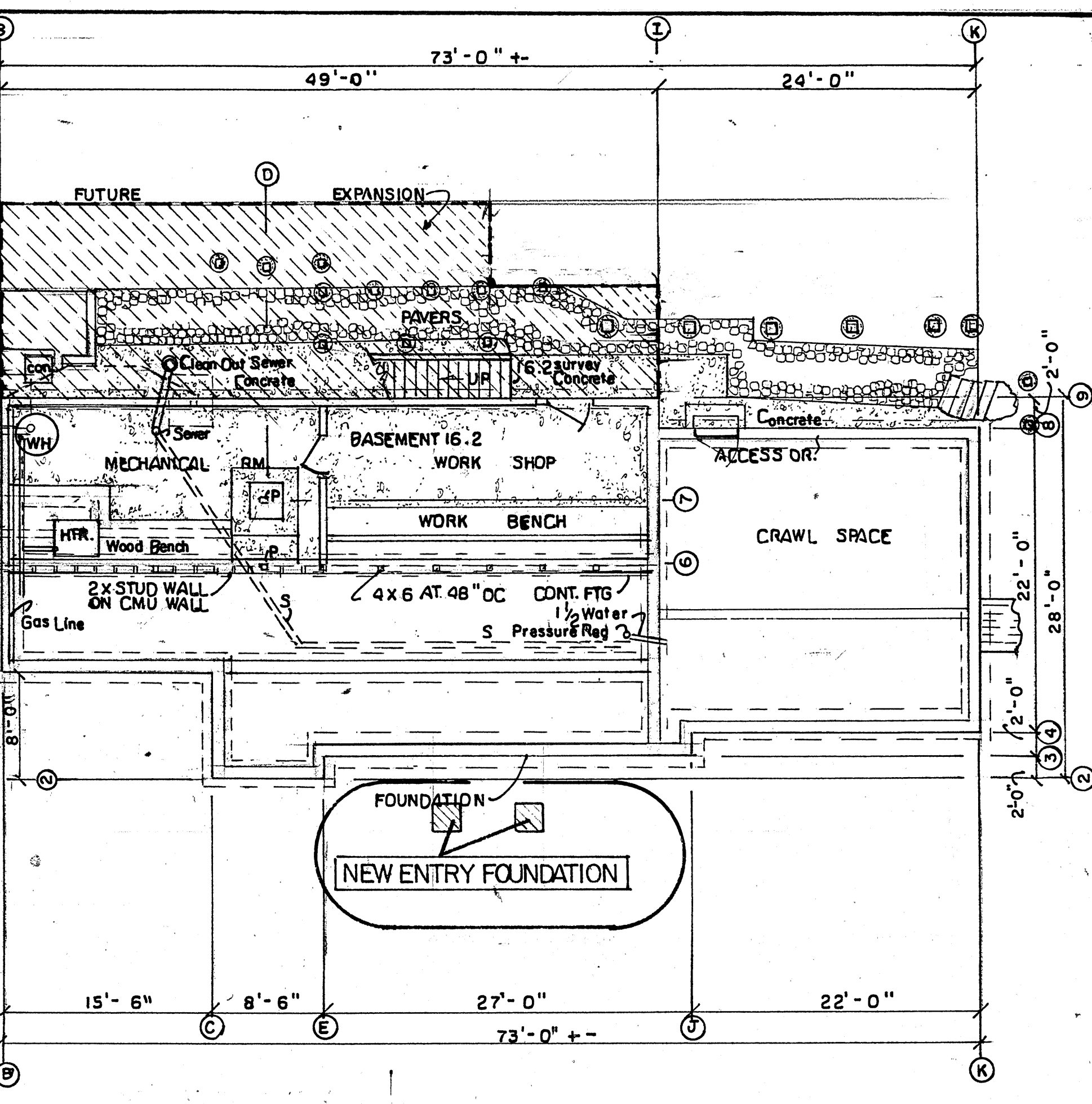
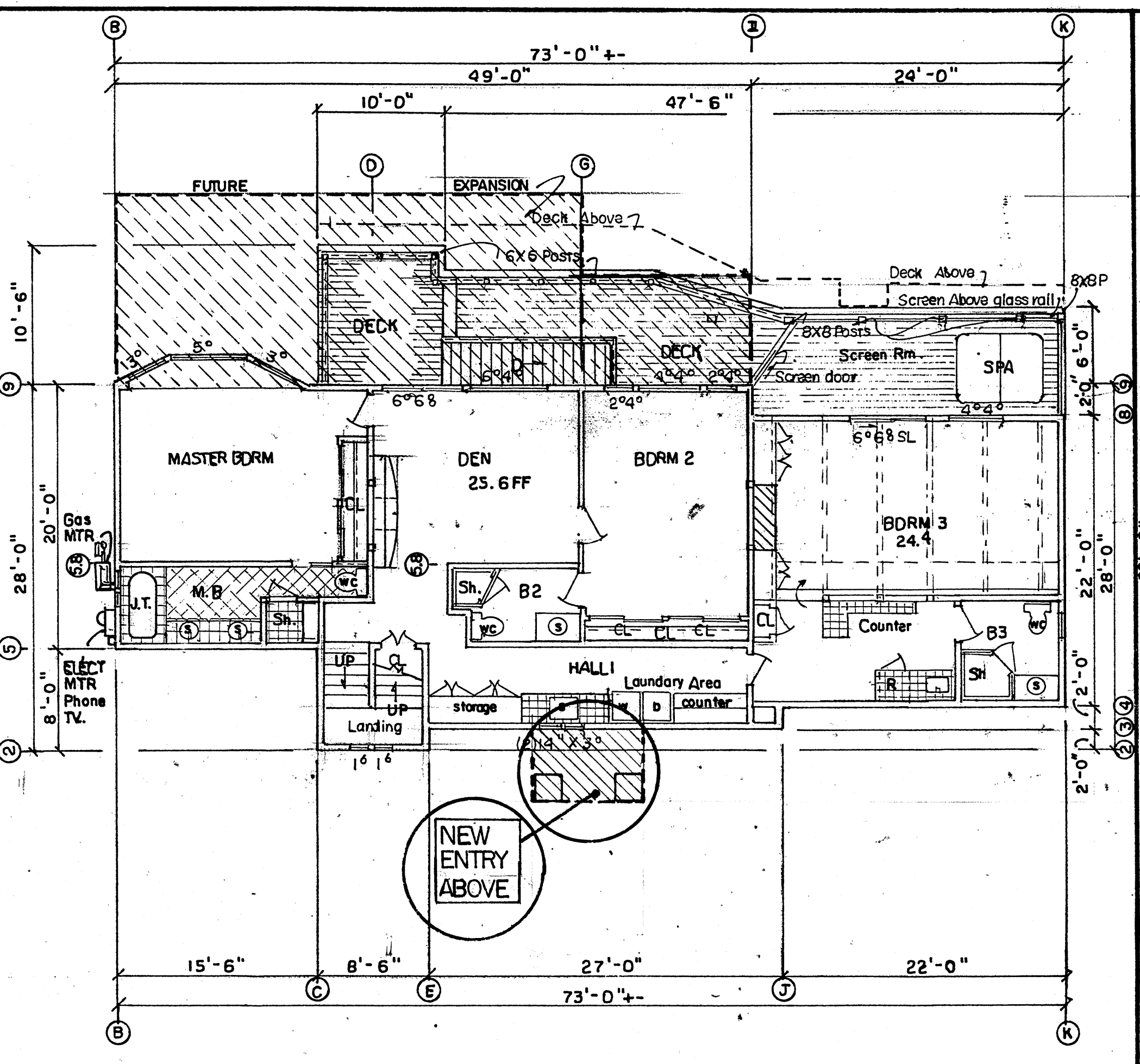
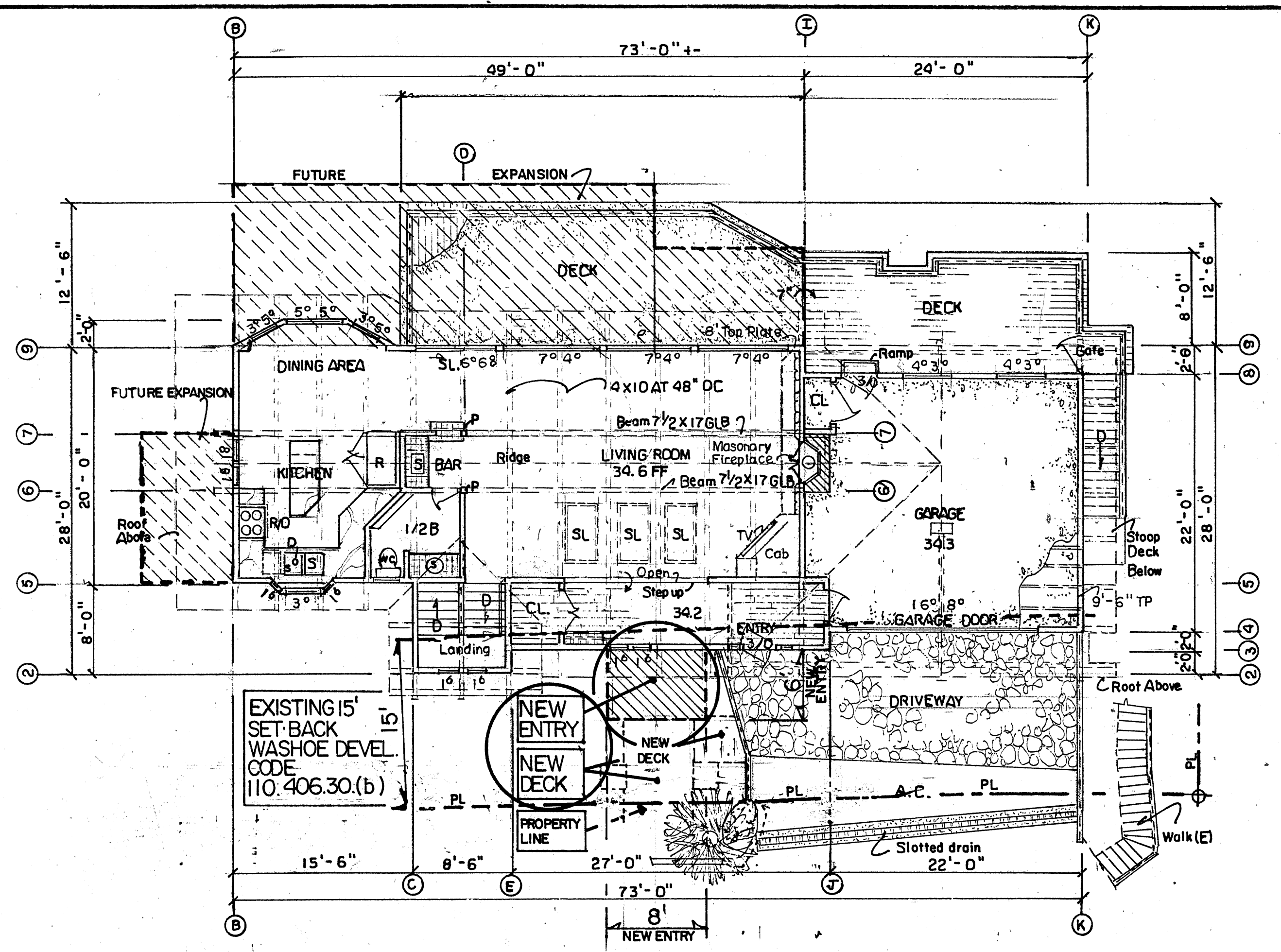
SITE PLAN W/ NEW ENTRY

SCALE: 1/8" = 1'-0"

OWNERS: BARRY AND LORI INDELMAN
 557 DALE DRIVE
 INCLINE VILLAGE, NEVADA 89451
 PROJECT LOCATION: 557 DALE DRIVE
 INCLINE VILLAGE, NEVADA
 APN: 122-132-09
 LEGAL: LOT 9 BLOCK 4 PONDEROSA SUB.

CHANGES



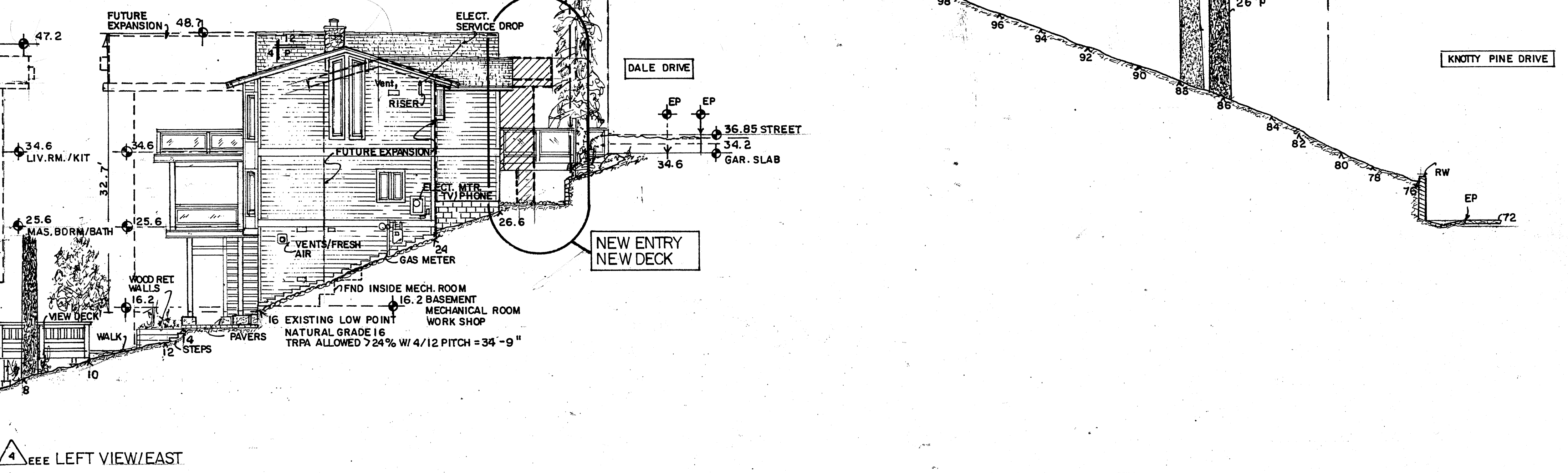
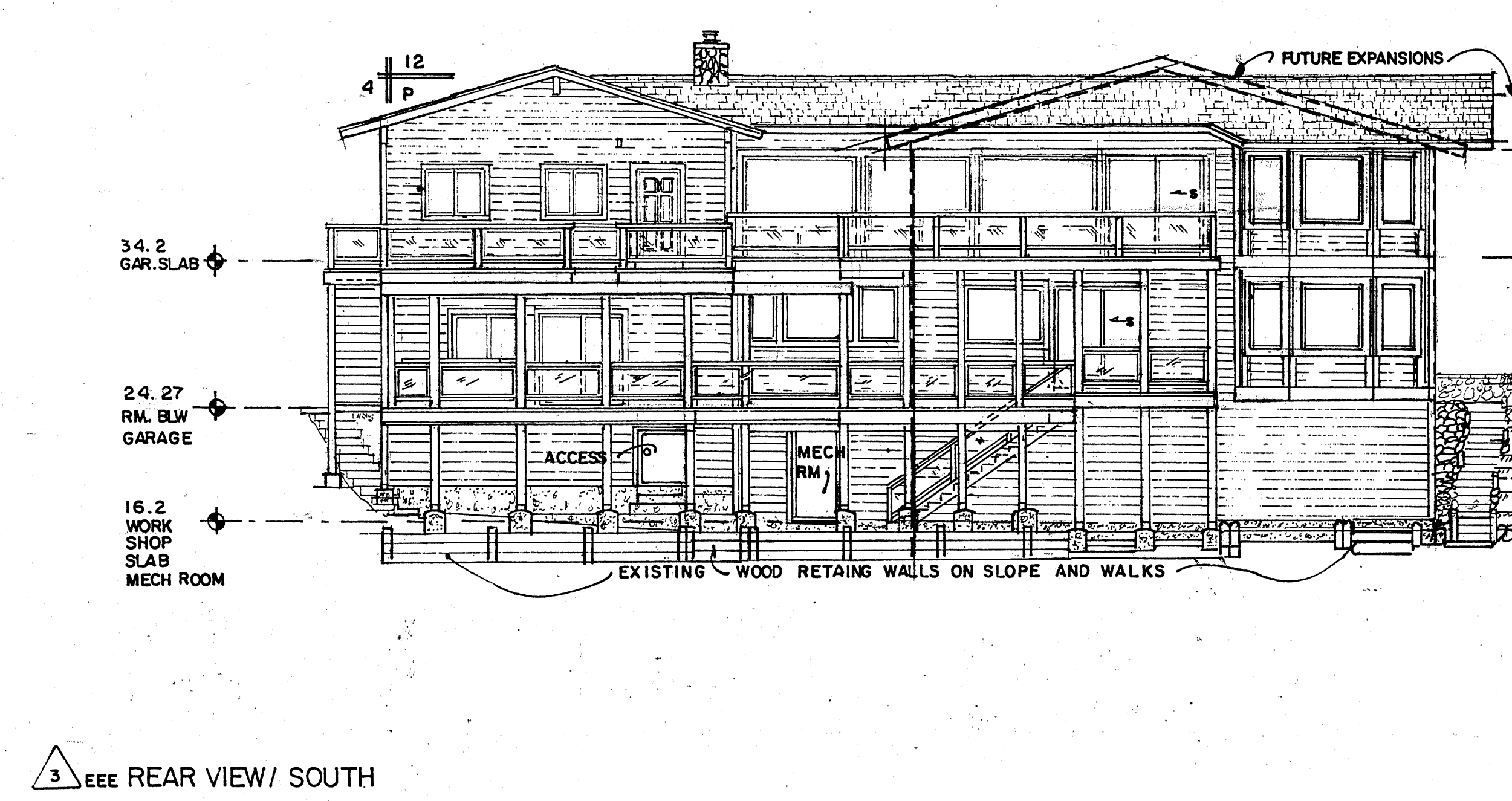
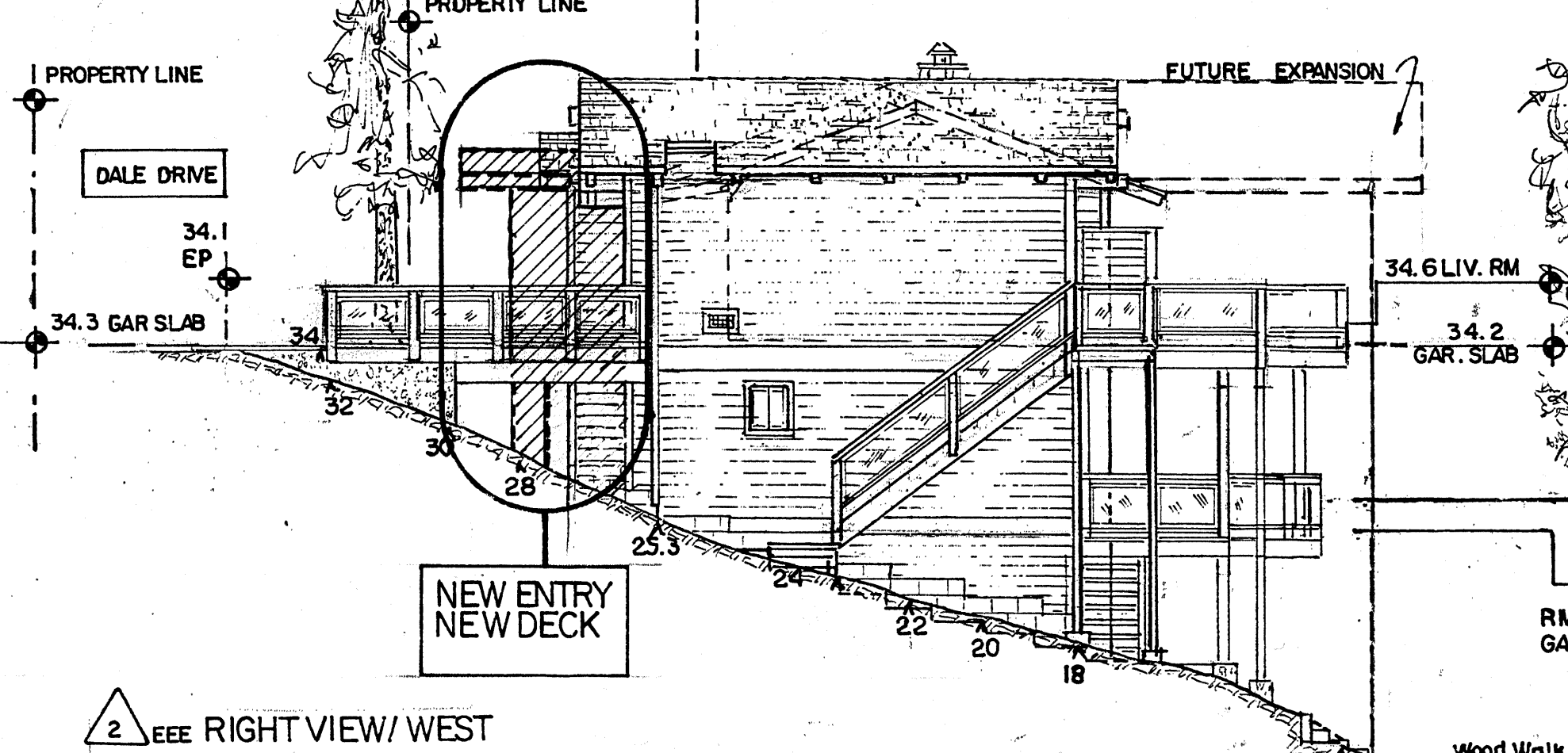
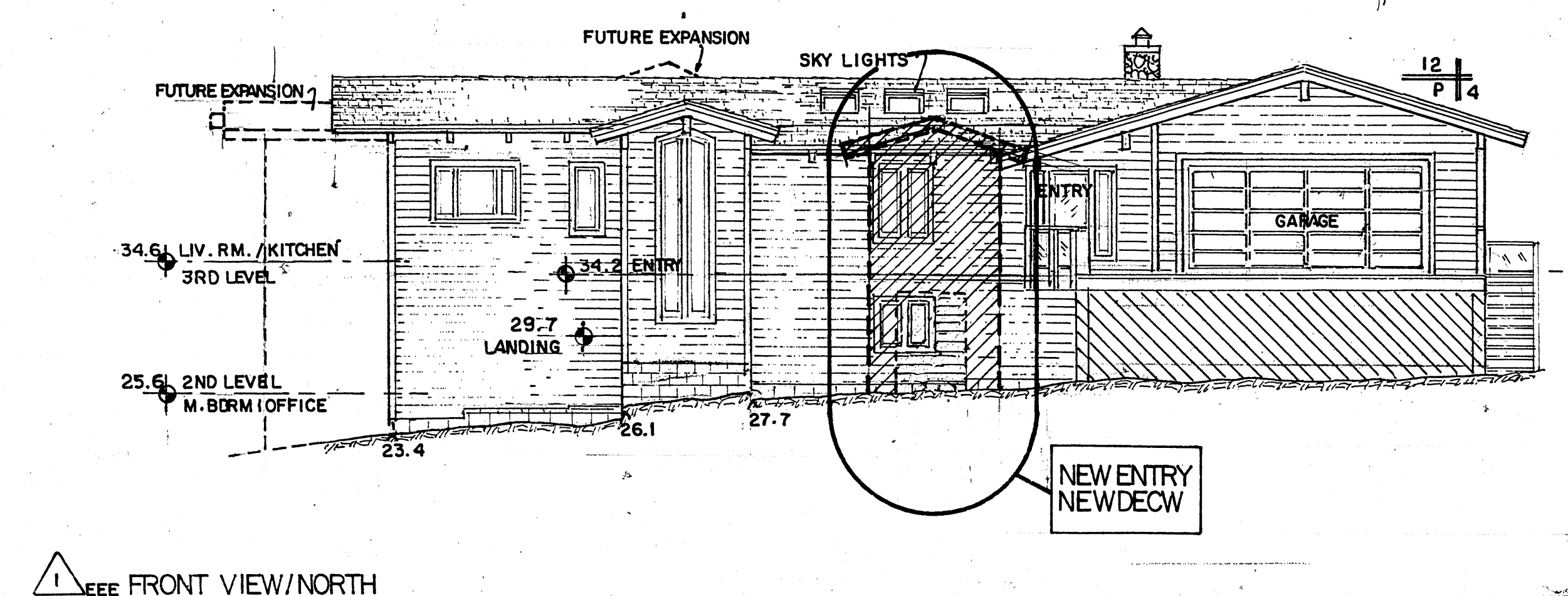


2ND FLOOR

1ST FLOOR

BASEMENT

EXISTING FLOOR PLANS 1/8" = 1'-0"



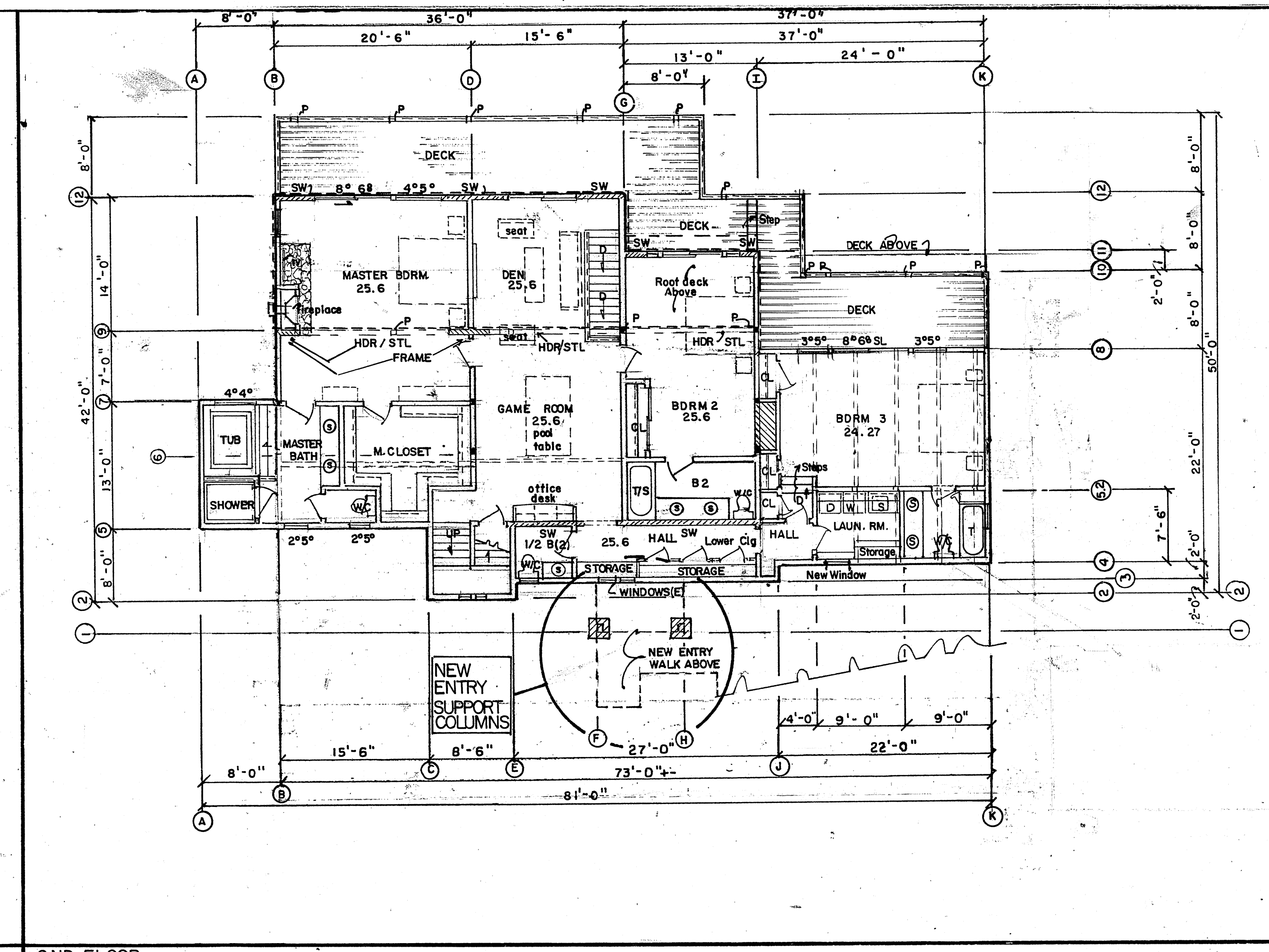
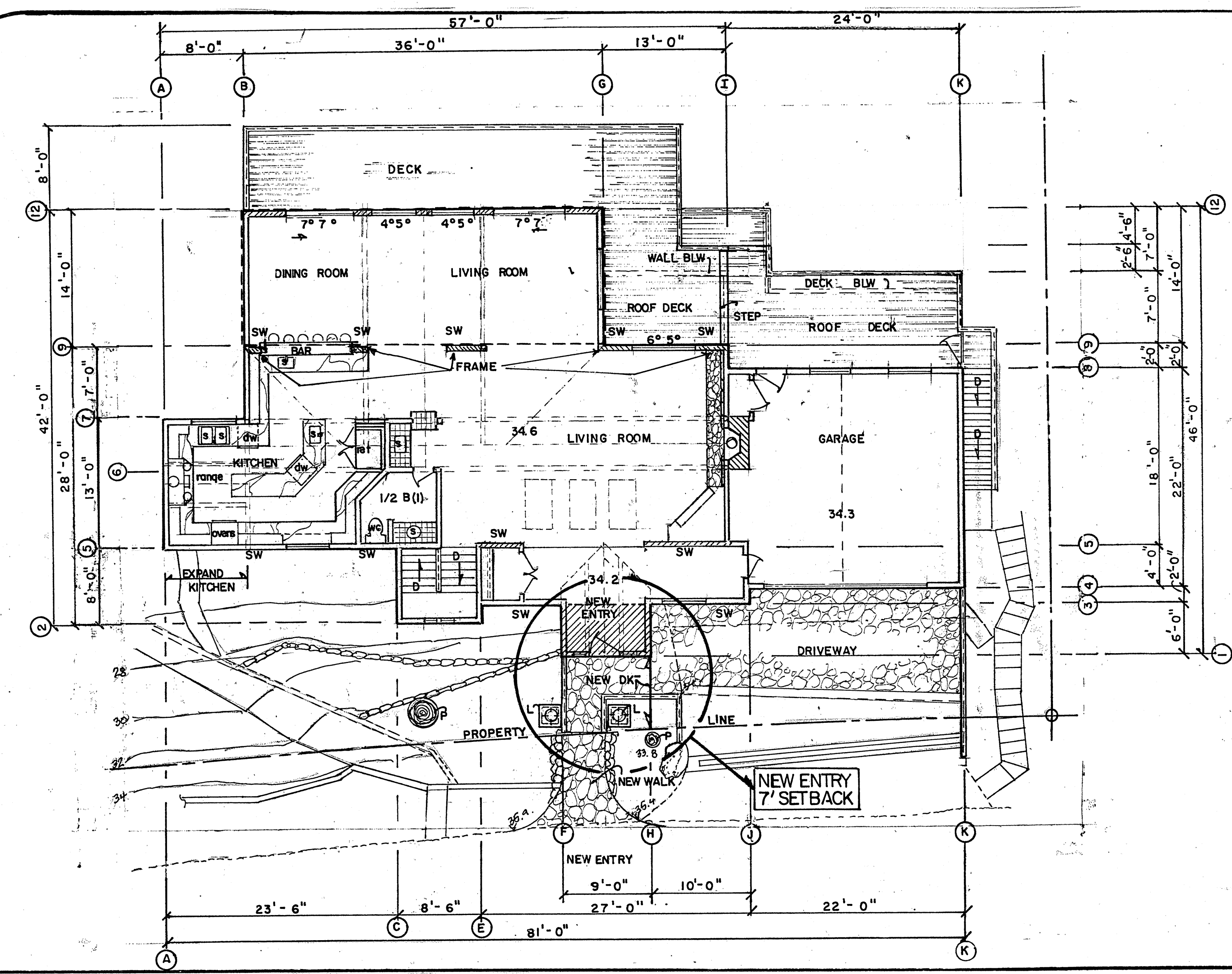
EXISTING EXTERIOR ELEVATIONS 1/8" = 1'-0" EEE = EXISTING EXTERIOR ELEVATIONS

CHANGES

PROJECT: MAJOR ADDITION
 REMODEL TO SINGLE
 FAMILY RESIDENCE

OWNERS: BARRY AND LORI NUDELMAN
 557 DALE DRIVE
 INCLINE VILLAGE, NEVADA 89451

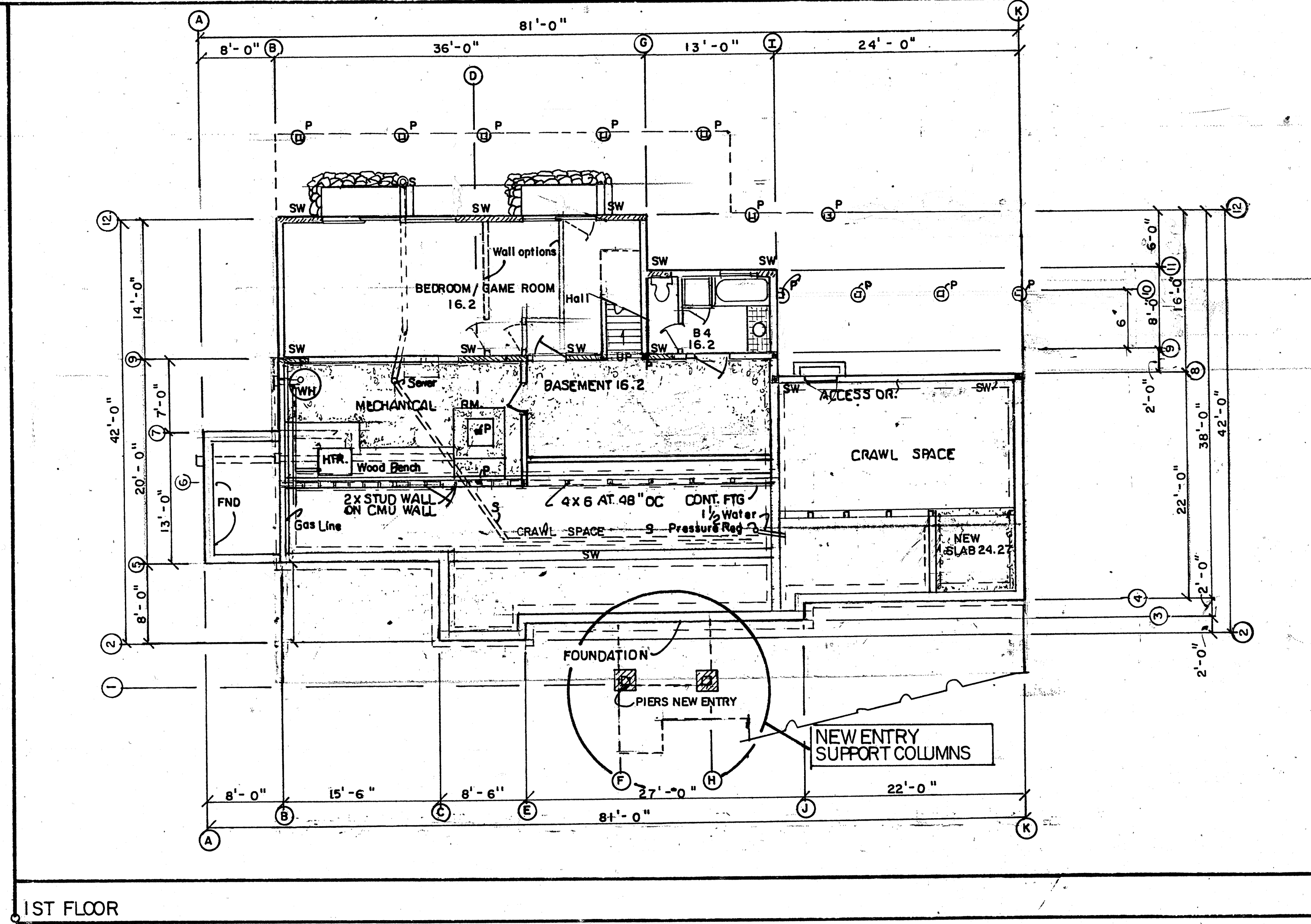
PROJECT LOCATION: 557 DALE DRIVE
 INCLINE VILLAGE, NEVADA
 APN: 122-132-09
 LEGAL: LOT 9 BLOCK 4 PONDEROSA SUB.



SQUARE FOOTAGE PROPOSED AND EXISTING

1ST FLOOR	STORAGE	168.00 SF
	EXISTING SHOP/MECHANICAL RM	538.00 SF
	NEW LIVING AREA	608.00 SF
2ND FLOOR	EXISTING LIVING AREA	1,734.00 SF
	NEW LIVING AREA	608.00 SF
	DECKS/NEW	469.00 SF
3RD FLOOR	EXISTING LIVING AREA	664.00 SF
	NEW LIVING AREA	662.00 SF
	GARAGE	518.00 SF
	DECKS/NEW	791.00 SF
TOTAL EXISTING LIVING AREA		2,936.00 SF
PROPOSED NEW LIVING AREA		2,182.00 SF
TOTAL PROPOSED LIVING AREA		5,451.00 SF
GARAGE ATTACHED EXISTING		518.00 SF
TOTAL STRUCTURE AREA		5,969.00 SF
TOTAL DECK AREA		1,260.00 SF

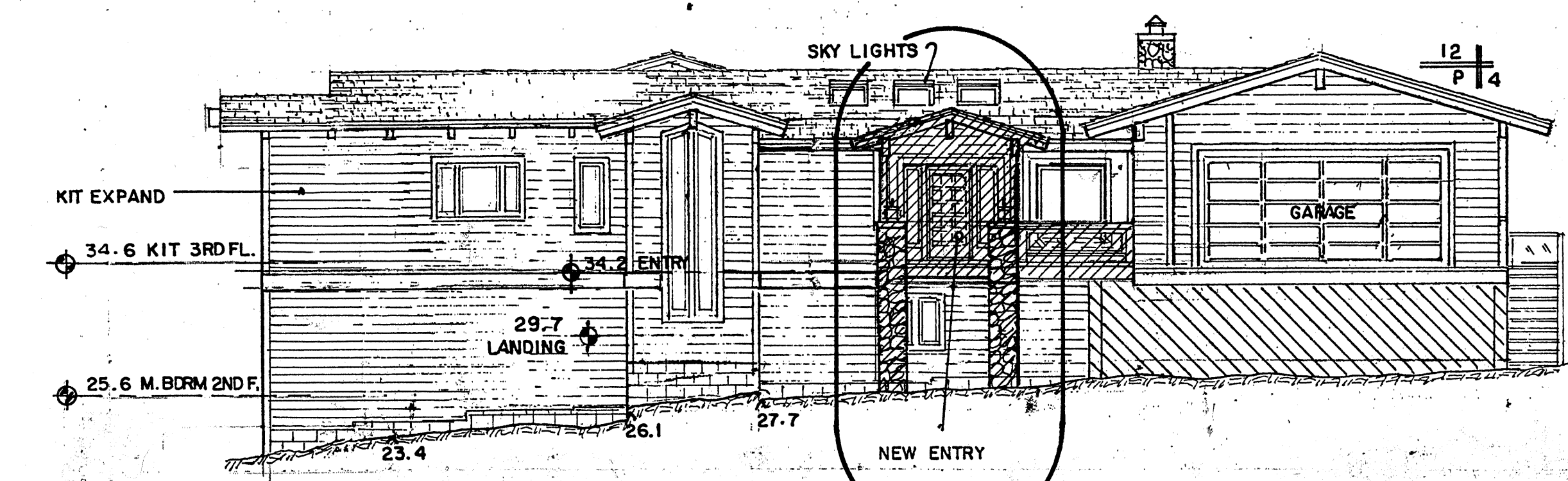
FLOOR PLANS W/ NEW LIVING AREA 1/8" = 1'-0"



CHANGES

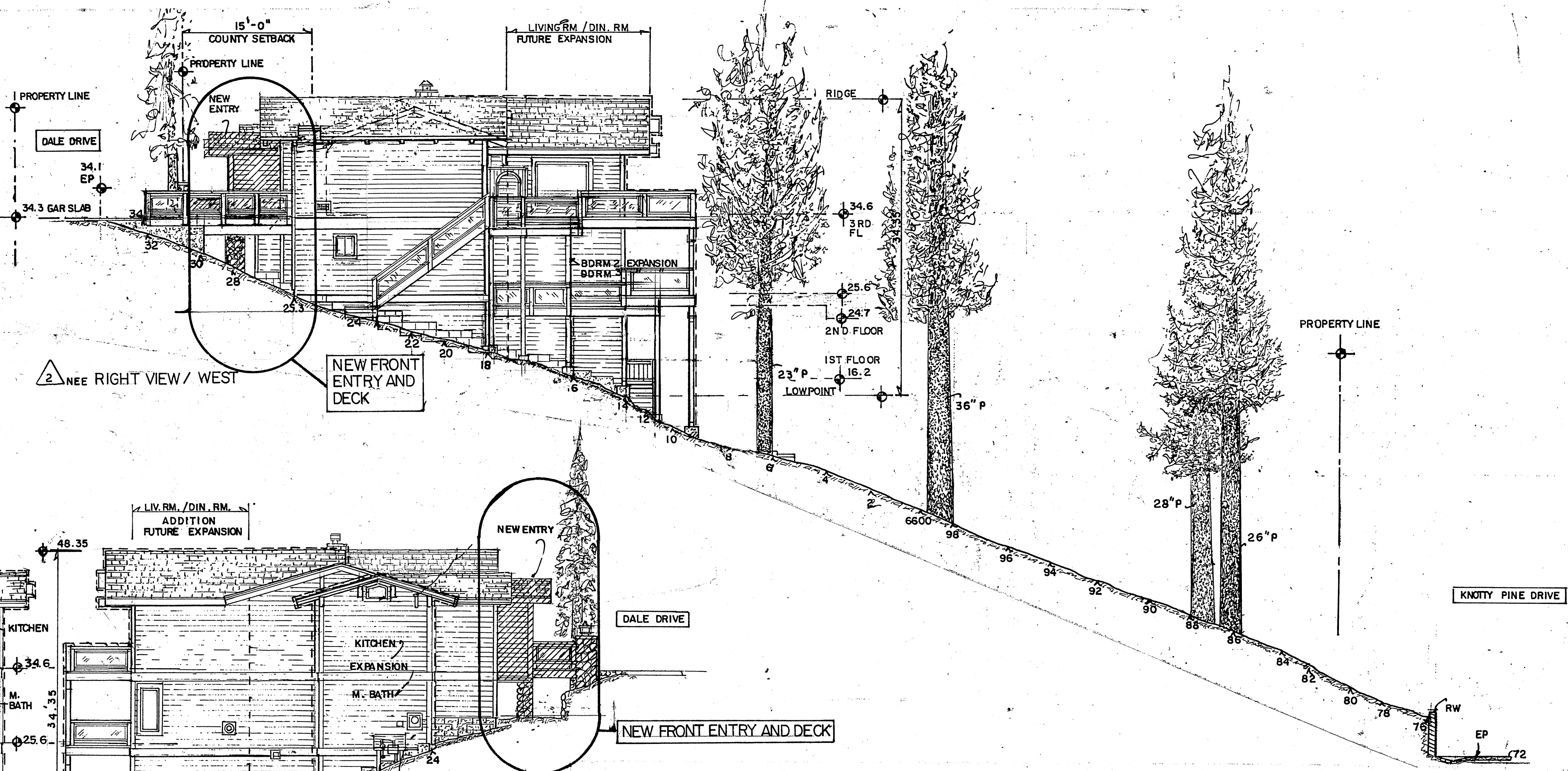
PROJECT: MAJOR ADDITION
 REMODEL TO SINGLE
 FAMILY RESIDENCE

OWNERS: BARRY AND LORI NUDELMAN
 557 DALE DRIVE
 INCLINE VILLAGE, NEVADA 89451
 PROJECT LOCATION: 557 DALE DRIVE
 INCLINE VILLAGE, NEVADA
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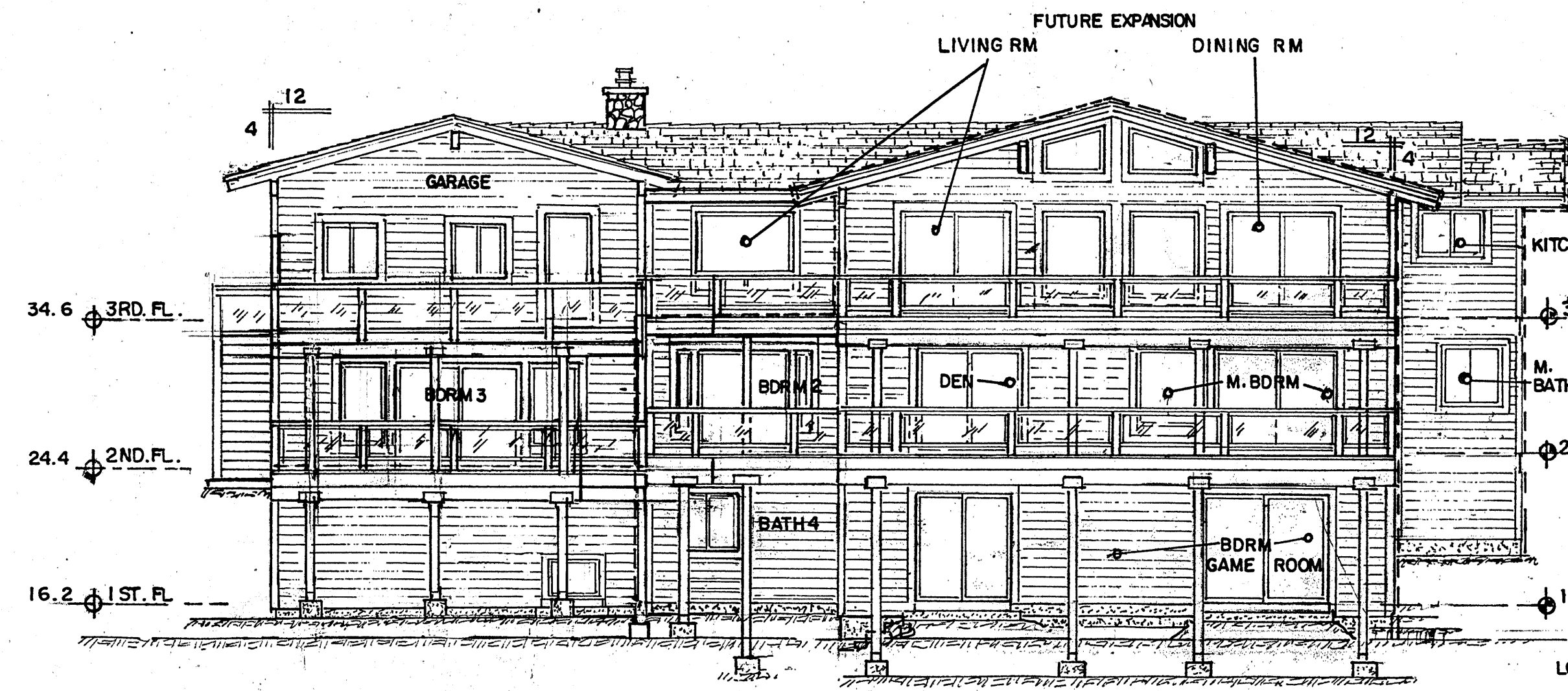
1 NEE FRONT VIEW / NORTH

NEW FRONT ENTRY AND DECK

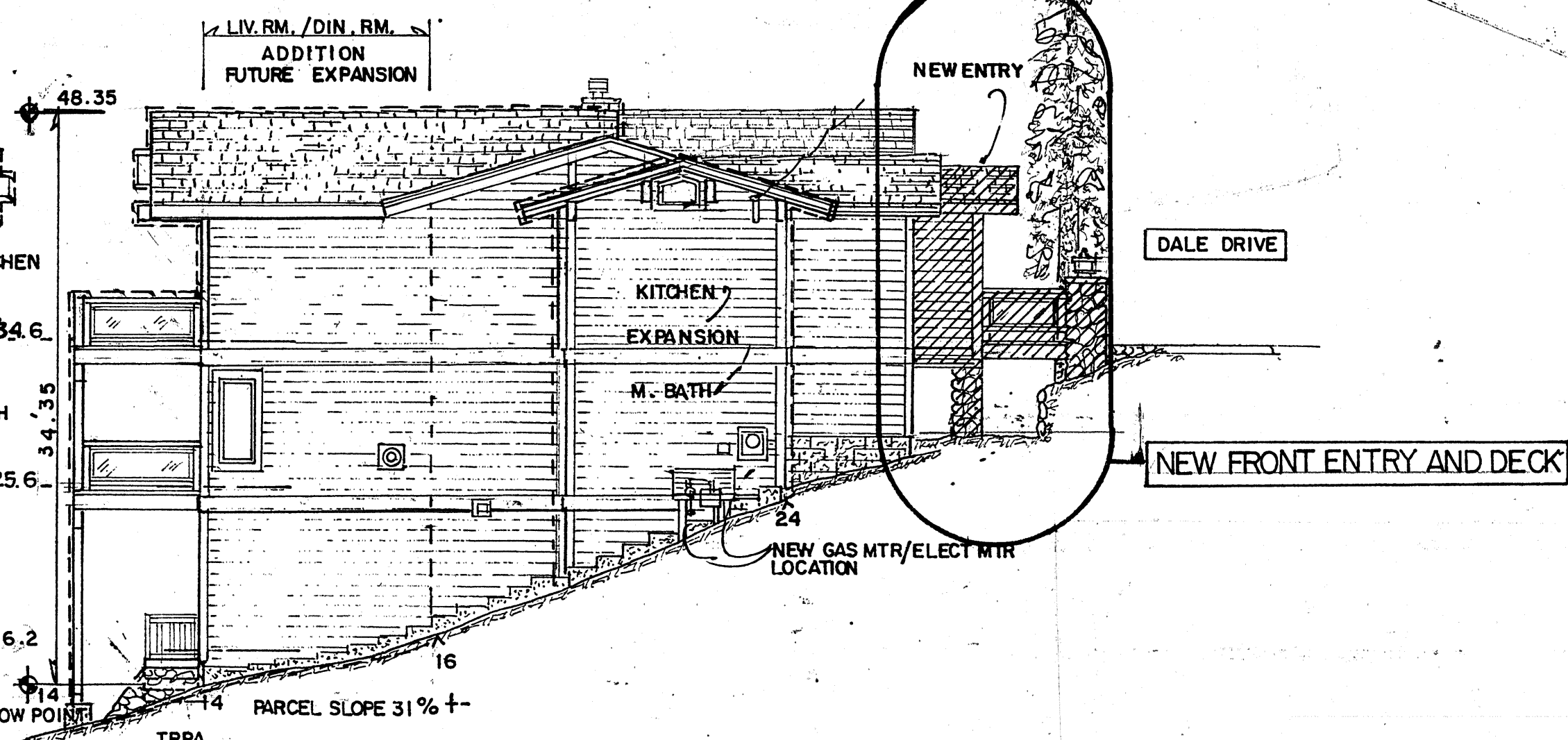


2 NEE RIGHT VIEW / WEST

NEW FRONT ENTRY AND DECK

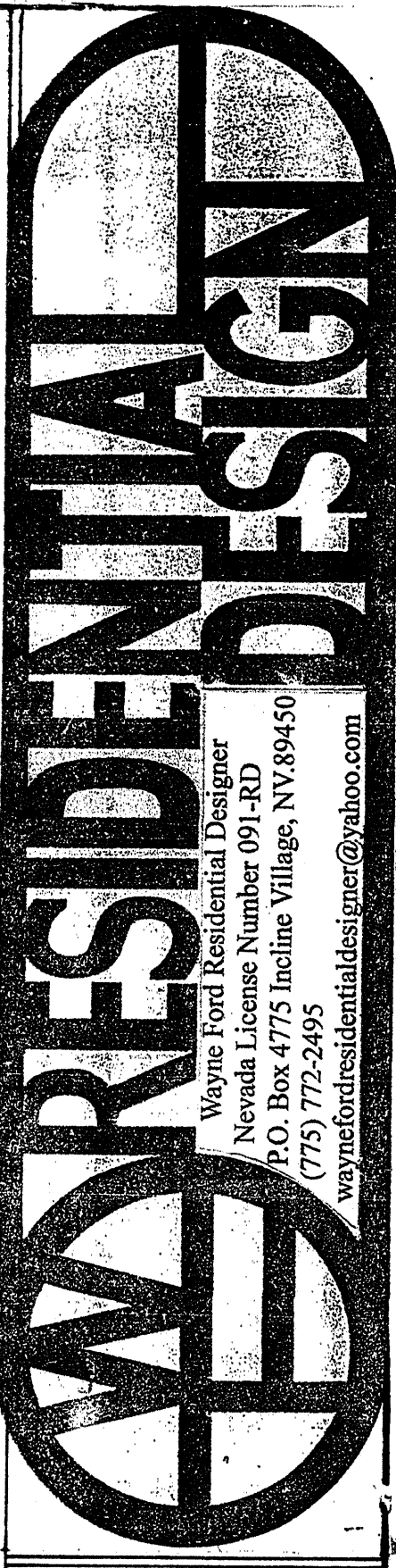


3 NEE REAR VIEW / SOUTH



4 NEE LEFT VIEW / EAST

PROPOSED EXTERIOR ELEVATIONS 1/8" = 1'-0" NEE = NEW EXTERIOR ELEVATIONS



Wayne Ford Residential Designer
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775.444.4444
wayfordresidentialdesign.com

OWNERS: BARRY AND LORI NUDELMAN
557 DALE DRIVE INCLINE VILLAGE, NEVADA 89451
PROJECT LOCATION: 557 DALE DRIVE INCLINE VILLAGE, NEVADA
APN: 122-132-09
LEGAL: LOT 9 BLOCK 4 PONDEROSA SUB.

PROJECT: MAJOR ADDITION REMODEL TO SINGLE FAMILY RESIDENCE