



Board of Adjustment Staff Report

Meeting Date: August 2, 2018

Agenda Item: 8D

VARIANCE CASE NUMBER: WPVAR18-0001 (Taylor)

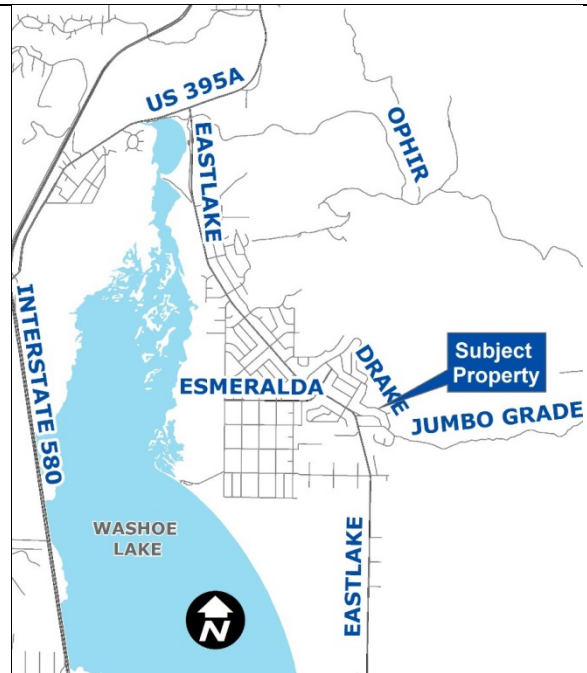
BRIEF SUMMARY OF REQUEST: Reduce the front yard setback to 0-feet to allow a driveway and walkway bridge up to 6-feet in height on a property with slopes over 20%.

STAFF PLANNER: Kelly Mullin, AICP, Senior Planner
775.328.3608
kmullin@washoecounty.us

CASE DESCRIPTION

For possible action, hearing, and discussion to approve a variance to reduce the required 15-foot front yard setback along Drake Way to 0-feet. The variance would allow for the construction of a driveway bridge and walkway bridge of up to 6-feet in height connecting a proposed home to the property line on a parcel with slopes of over 20%. The variance request is for the bridges only, as the proposed home location meets Washoe County Code Chapter 110 standards.

Applicant/Owner:	Gary and Melanie Taylor, Taylor Living Trust
Location:	4340 Drake Way, approximately, ¼ mile north of its intersection with Jumbo Grade in east Washoe Valley
APN:	050-435-08
Parcel Size:	0.96-acres
Master Plan:	Suburban Residential (SR)
Regulatory Zone:	Low Density Suburban (LDS)
Area Plan:	South Valleys
Citizen Advisory Board:	South Truckee Meadows/Washoe Valley
Development Code:	Authorized in Article 804, Variances
Commission District:	2 – Commissioner Lucey



STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

POSSIBLE 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 approve Variance Case Number WPVAR18-0001 for Gary and Melanie Taylor, with the Conditions of Approval included as Exhibit A for this matter, having made all four required findings in accordance with Washoe County Code Section 110.804.25.

(Full Motion with Findings on Page 11)

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Exhibit Contents

Recommended Conditions of Approval Exhibit A

Comments from Reviewing Agencies Exhibit B

Draft Citizen Advisory Board Minutes Exhibit C

Project Application..... Exhibit D

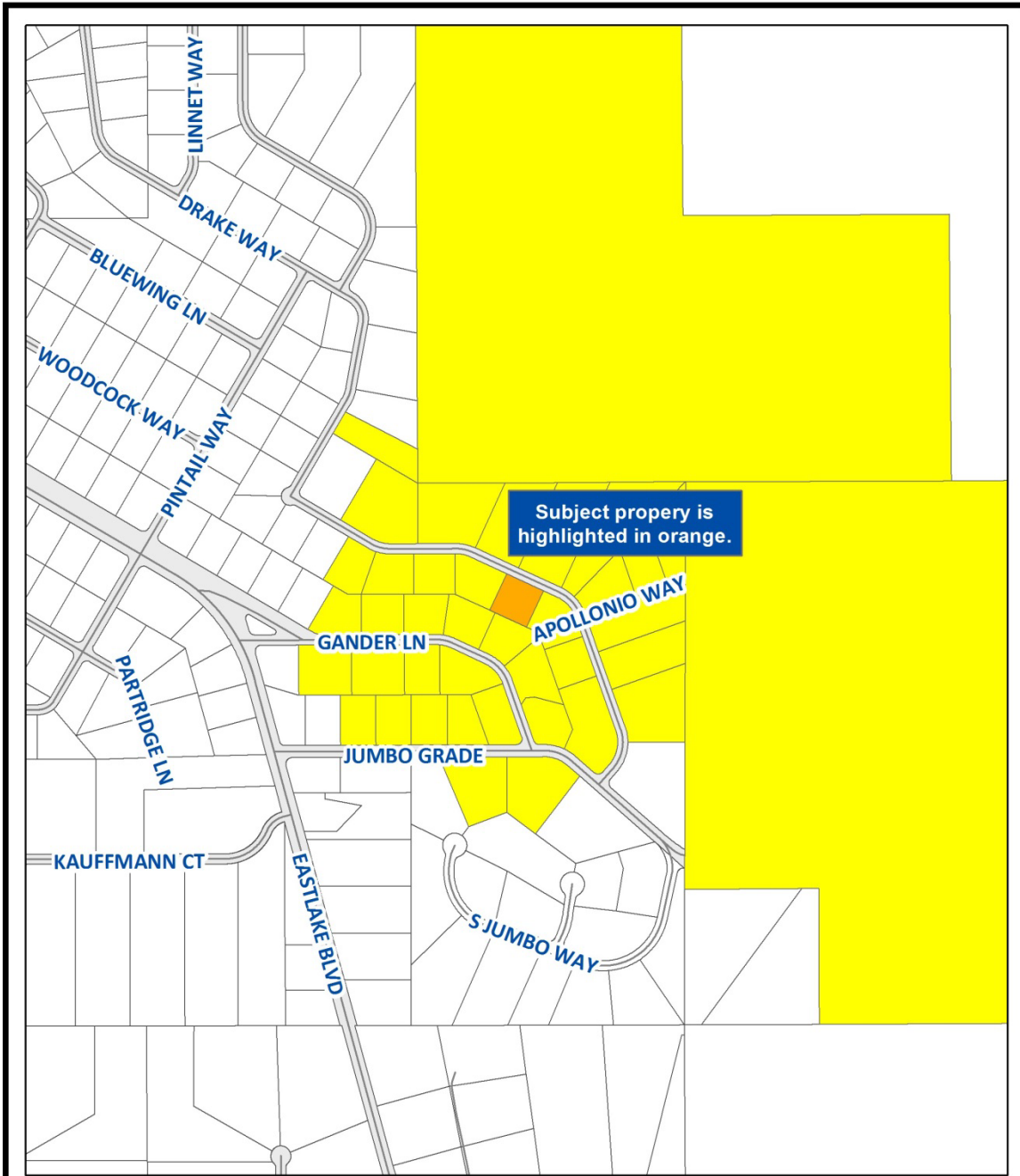
Variance Definition

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. If the Board of Adjustment grants an approval of the Variance, that approval is 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.

The recommended Conditions of Approval for Variance Case Number WPVAR18-0001 are attached to this staff report and will be included with the Action Order if the request is approved.

The subject property has a regulatory zone of Low Density Suburban (LDS) and slopes of over 20% on the front half of the property. Per Washoe County Code (WCC) Section 110.406.30 (b), the front yard setback for the property is 15-feet. The applicant is seeking to vary the standard and allow for a driveway bridge and walkway bridge of up to 6-feet in height from the home to the front property line. Thus, the applicant requests approval of this variance from the Board of Adjustment.




Subject property is highlighted in orange.

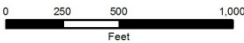
Public Notice Map

Variance Case Number WPVAR18-0001
(Taylor)

Provided with notice: 37 owners of 40 parcels within a distance of 750 feet of the project site.

Source: Planning and Building Division





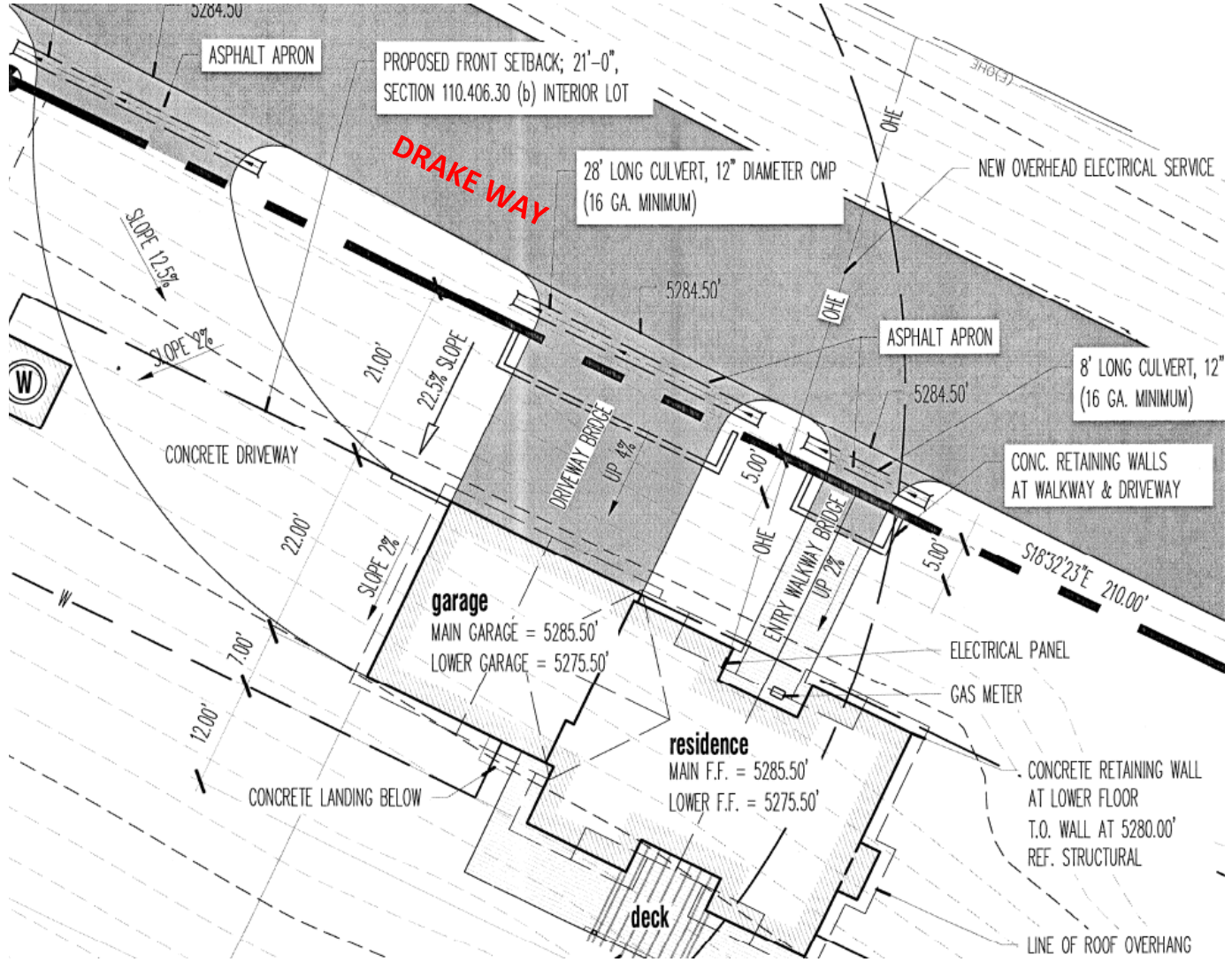
Community Services
Department

**WASHOE COUNTY
NEVADA**

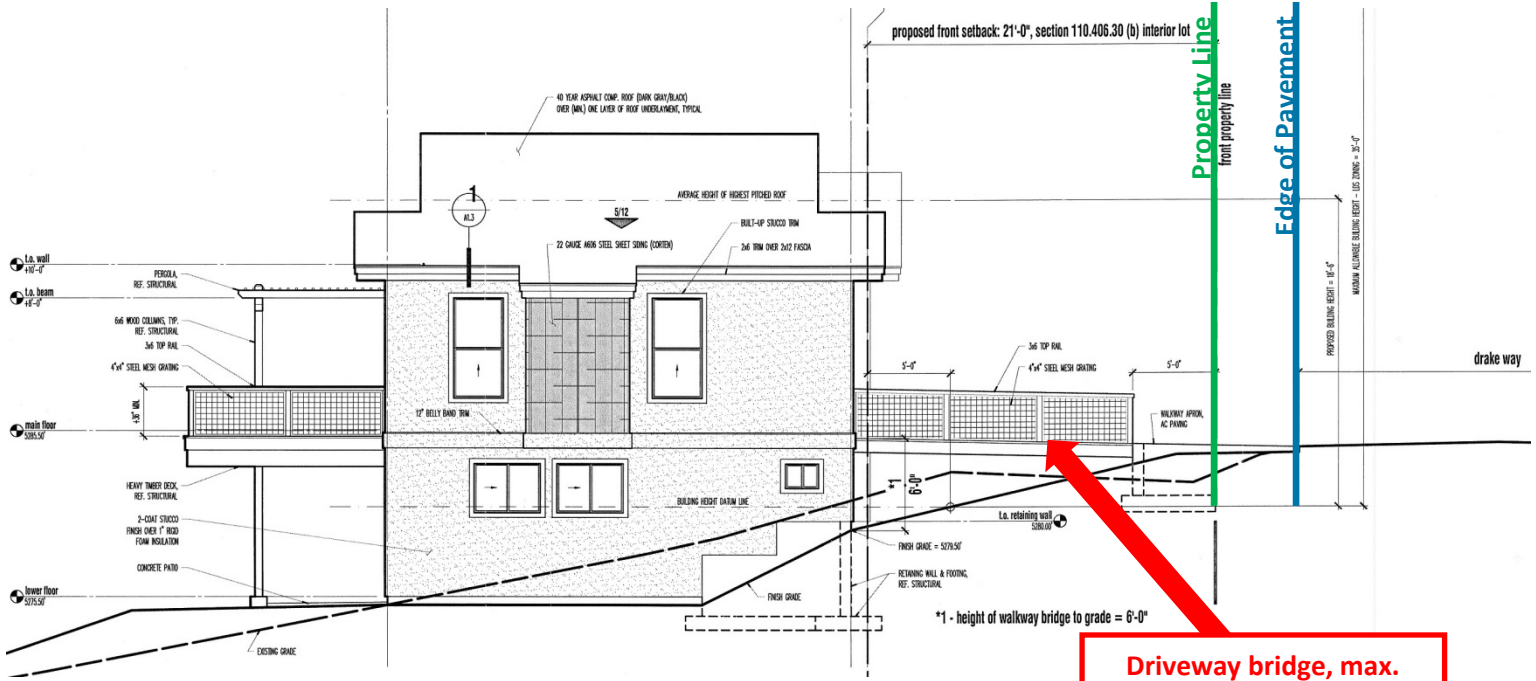
Post Office Box 11130
Reno, Nevada 89520 (775) 328-3600

Date: June 20, 2018

Vicinity Map
(Parcels highlighted in yellow received notice of the public hearing)

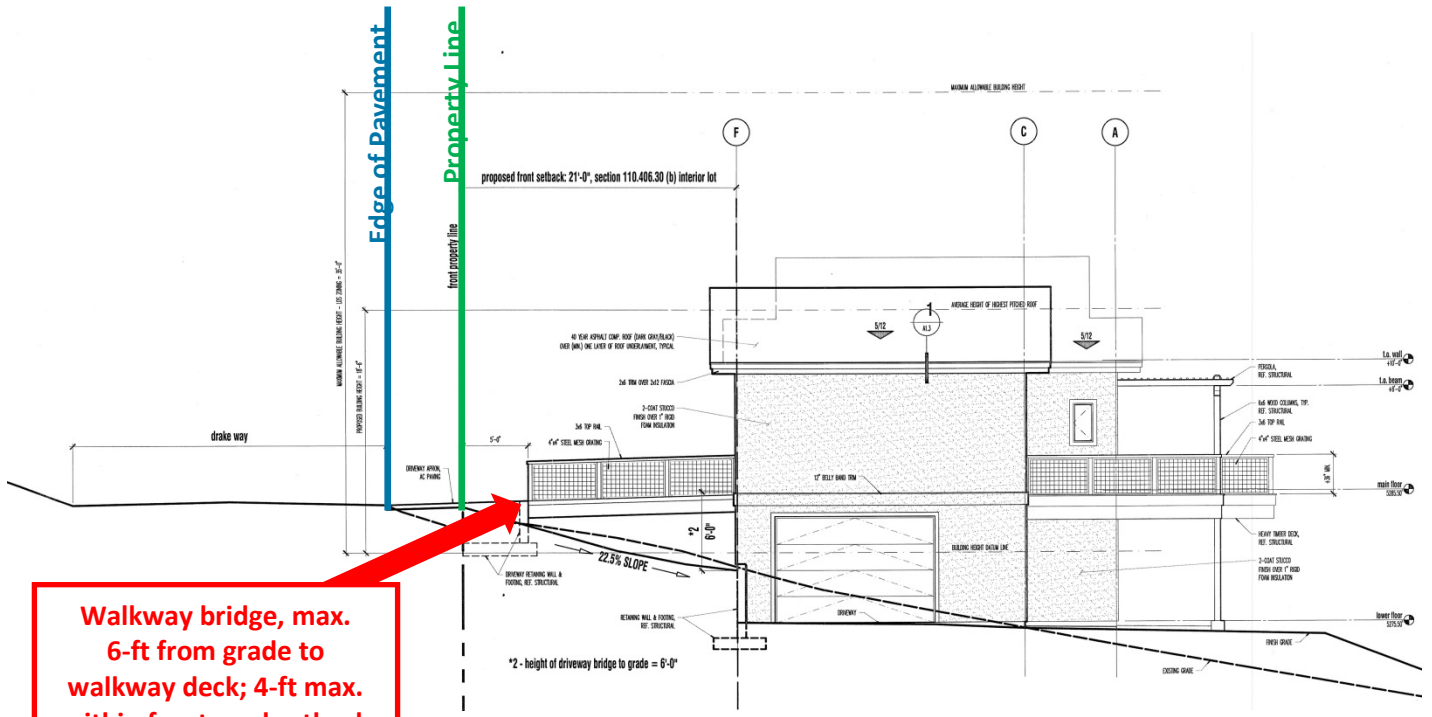


Excerpt of Site Plan
(For full site plan, see Exhibit D, Project Application)



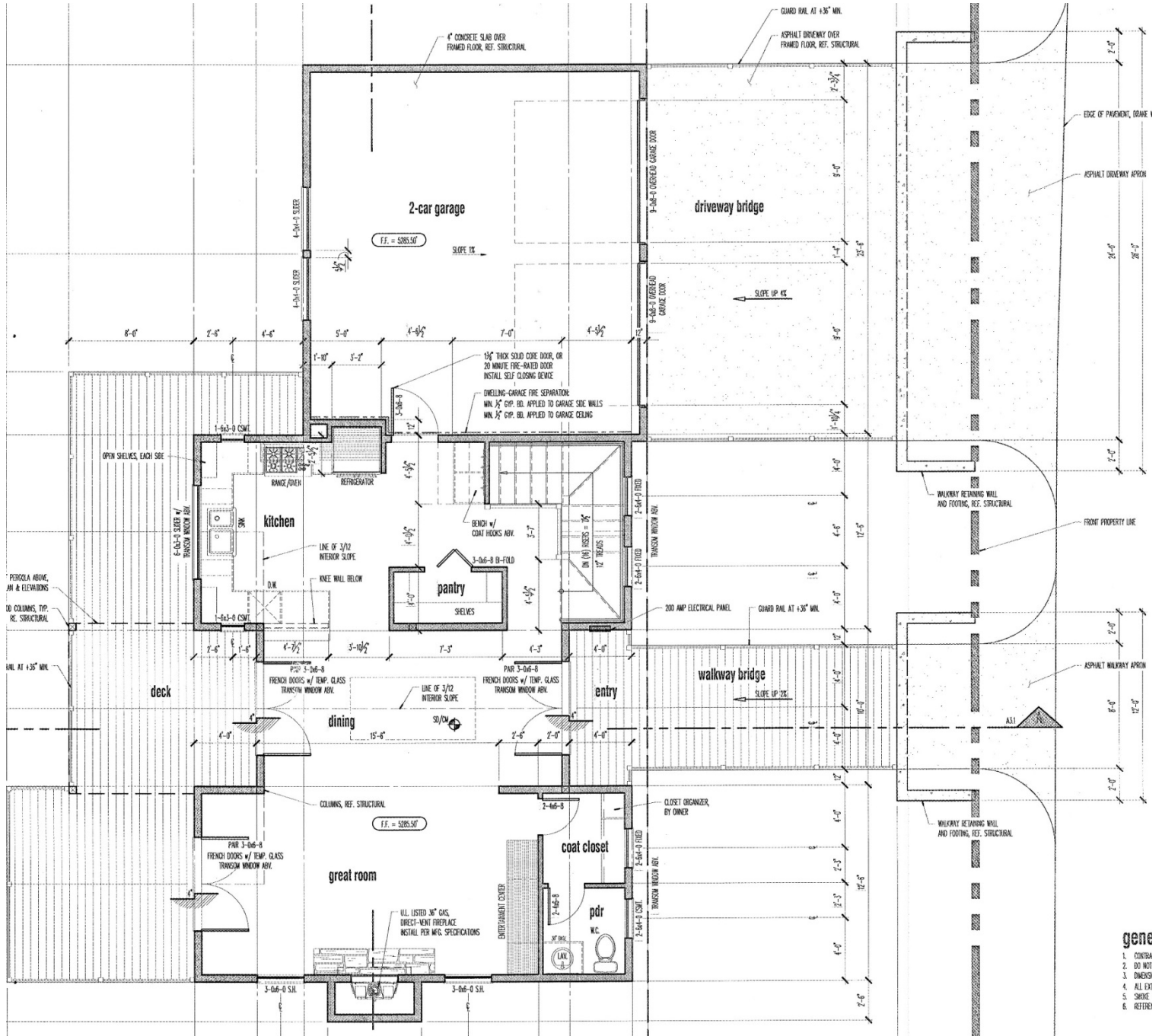
East Elevation

Driveway bridge, max. 6-ft from grade to drive deck; 4'9" max. within front yard setback



West Elevation

Walkway bridge, max. 6-ft from grade to walkway deck; 4-ft max. within front yard setback



Floor Plan (Main Floor)

gene
 1. CONTRA
 2. DO NOT
 3. DIMENS
 4. ALL EXT
 5. SHOW
 6. REFER



Site Photo
(Photo taken from edge of proposed driveway bridge, looking east)

Project Evaluation

The project site is located at 4340 Drake Way in east Washoe Valley. The property has a regulatory zone of Low Density Suburban (LDS) and is just under 1-acre in size. Generally, the LDS regulatory zone requires a front yard setback of 30-feet. However, WCC Section 110.406.30(b) reduces the required front yard setback to 15-feet when the front half of a lot contains slopes of over 20%. As a result, this property has a 15-foot front yard setback. The home will be located 21-feet back from the property line, meets required Code setbacks, and is not part of this variance request.

The property angles down from Drake Way to the home at a slope of approximately 22.5%. Due to the downslope, the applicant is seeking to construct a driveway bridge and walkway bridge at a 0-foot setback, connecting the residence to the front property line in order to facilitate safer access. The driveway bridge would also provide two additional off-street parking spaces outside of the Drake Way public right-of-way.

Per WCC Section 110.406.30(g), "decks which are less than eighteen (18) inches in height from the finished grade are not counted as a structure for front yard setback purposes." Due to the slope of this property, the proposed driveway deck and walkway deck will exceed this height limitation, which is why this variance request has been submitted. At the 15-foot front yard setback

mark, the top of the deck for the walkway will extend to approximately 4-feet above grade. At the same setback mark, the top of the deck for the driveway will extend to approximately 4-foot 9-inches above grade. These decks will reach a maximum of 6-feet above grade in the areas closest to the home and outside of the front setback. A 3-foot high steel mesh safety railing is also proposed along the sides of each deck. The bridges can be seen in the elevations provided on page 6 of this staff report, as well as within Exhibit D.

Although it is unusual to see driveway and walkway decks like this in the Washoe Valley area, they are very common in Incline Village due to the preponderance of steeply-sloped properties in that area. WCC Chapter 110, Article 220, *Tahoe Area* allows for parking decks and walkway decks within the front yard setback by right on any downslope lots. Although Article 220 is not applicable to the subject property, it provides context as to how to access sloped properties is addressed in other areas of Washoe County.

As designed, the proposed bridges would be located approximately 10-feet from the edge of pavement along Drake Way. Washoe County Engineering has included conditions of approval requiring that an encroachment permit be obtained, and that all structural elements remain a minimum of at least 7-feet from the edge of pavement. The applicant will also be required to adhere to all relevant WCC Chapter 110 standards, including those for grading.



**Aerial Photo with 2-Foot Contours
(Subject property outlined in blue)**

The applicant has stated that the proposed home location was chosen because it “minimizes the site disturbance and places the structure within the top quarter of the parcel [nearest the roadway]. The development of the subject parcel is challenging due to restrictions with respect to electrical power, natural gas, and required septic and well locations/setbacks.” As can be seen in the site plan shown on page 5 of this staff report, the applicant is also proposing to supplement the driveway deck with a second, longer driveway providing access to a second garage located below

the main level of the home. This second driveway has a grade of 12.5%.

The proposed variance is expected to have minimal impact on the surrounding area, and will provide for a safer primary method of accessing the home and garage. No safety impacts are anticipated to drivers and pedestrians along Drake Way. With the recommended conditions of approval in Exhibit A, staff supports the variance request.

South Truckee Meadows/Washoe Valley Citizen Advisory Board (STM/WV CAB)

The proposed project was presented by the applicant at the regularly scheduled STM/WV Citizen Advisory Board meeting on July 5, 2018. During the discussion there was a question about soils on the property and another about the difference between bridge standards in Incline Village versus at this location. The CAB voted unanimously to not take a position on the request and to forward the minutes of the discussion. Draft minutes of the meeting have been attached as Exhibit C.

Reviewing Agencies

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

- Washoe County Community Services Department
 - Planning and Building Division
 - Engineering and Capital Projects Division
- Washoe County Health District
 - Environmental Health Services Division
 - Emergency Medical Services Program
- Truckee Meadows Fire Protection District
- Regional Transportation Commission
- Washoe-Storey Conservation District
- AT&T
- NV Energy

Two of the above-listed agencies/departments provided comments and/or recommended conditions of approval 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 below. The Conditions of Approval document is attached to this staff report and will be included with the Action Order if the request is approved.

- Washoe County Planning Program has provided standard conditions of approval associated with a variance application.
Contact: Kelly Mullin, 775.328.3608, kmullin@washoecounty.us
- Washoe County Engineering and Capital Projects requires an encroachment permit and a minimum of 7-feet from the edge of roadway pavement to the nearest structural element.
Contact: Leo Vesely, 775.328.2313, lvesely@washoecounty.us
- The Washoe County Health District and Regional Transportation Commission reviewed the application and indicated they had no comments or conditions of approval.

Staff Comment on Required Findings

WCC Section 110.804.25 requires that all of the following findings be made to the satisfaction of the Washoe County Board of Adjustment before granting approval of the request. Staff has completed an analysis of the variance application and has determined that the proposal is 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: The property has slopes of over 20%, with the application showing a 22.5% downslope measured from the front property line to the front of the home. As described earlier in this staff report, WCC Chapter 110 allows for a reduced front yard setback because of the slope of the property. In addition to slopes, the placement of the home and associated access was constrained by utilities and well/septic standards.

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: Allowing for these at-road-grade bridges to be constructed at the proposed location will not result in a detriment to the public good. As noted earlier in this staff report, the more level approach will provide safer access to the property.

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: Granting the variance will not constitute a grant of special privileges. Although the nearest adjacent properties appear to have similar slopes, many of the properties in the general vicinity either have significant up-slopes, or are less steep. The access from the road to the garage and home will be made safer by having a level bridge instead of a steep driveway for access.

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: Driveway and walkway bridges are allowed accessory uses on the property.

5. Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

Staff Comment: No military installation is located within 3,000 feet of the subject site; therefore, this finding is not applicable and not included with the motion below.

Recommendation

Agencies which reviewed the application recommended conditions in support of approval of the project, or provided no comment. Therefore, after a thorough analysis and review, Variance Case Number WPVAR18-00001 is being recommended for approval with conditions. 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 approve Variance Case Number WPVAR18-0001 for Gary and Melanie Taylor, with the Conditions of Approval included as Exhibit A for this matter, having made all four required findings in accordance with Washoe County Development Code Section 110.804.25:

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;

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;
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;
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;

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 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 Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Board of Adjustment and mailed to the applicant.

Applicant/Owner: Taylor Living Trust
Attn: Gary and Melanie Taylor
P.O. Box 1715
Crystal Bay, NV 89402



Conditions of Approval

Variance Case Number WPVAR18-0001

The project approved under Variance Case Number WPVAR18-0001 shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment on August 2, 2018. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. These Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable Codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

Unless otherwise specified, all conditions related to the approval of this Variance shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Building Division.

Compliance with the conditions of approval related to this Variance is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the Variance may result in the institution of revocation procedures.

Washoe County reserves the right to review and revise the conditions of approval related to this Variance should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, “may” is permissive and “shall” or “must” is mandatory.

Conditions of Approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- 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 project or business.

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Planning and Building Division

1. The following conditions are requirements of the Planning and Building Division, which shall be responsible for determining compliance with these conditions.

Contact: Kelly Mullin, 775.328.3608, kmullin@washoecounty.us

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this variance. Failure to comply with the conditions of approval shall render this approval null and void.
- b. The applicant shall submit complete construction plans and building permits shall be issued within two years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits.
- c. The applicant shall attach a copy of the Action Order approving this project to all administrative permit applications (including building permits) applied for as part of this variance.
- d. Prior to issuance of a building permit, the applicant shall execute a Hold Harmless Agreement to the satisfaction of the Engineering and Capital Projects Division (if required by that Division) for the purposes of road maintenance and snow removal. The applicant shall submit a copy of the executed document to the Planning and Building Division.
- e. Prior to submission of a building permit for the approved garage, the front property line shall be surveyed and marked by a surveyor licensed in Nevada. Approval of the variance shall not convey any rights or approval to construct any portion of a structure across the property line, or in the County right-of-way. Neither shall any light fixtures or other structural or architectural elements project over the front property line.
- f. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any cairn or grave of a Native American be discovered during site development, work shall temporarily be halted at the specific site and the Sheriff's Office as well as the State Historic Preservation Office of the Department of Conservation and Natural Resources shall be immediately notified per NRS 383.170.

Washoe County Engineering and Capital Projects Division

2. The following conditions are requirements of the Engineering and Capital Projects Division, which shall be responsible for determining compliance with these conditions.

Contact: Leo Vesely, 775.328.2313, ivesely@washoecounty.us

- a. Provide a minimum of seven (7) feet of distance, measured perpendicular to the roadway, from the edge of the roadway to the nearest structural element (such as retaining wall or bridge structure).
- b. Obtain a revocable encroachment permit from the Engineering and Capital Projects Division for any work completed within the right-of-way.

***** End of Conditions *****



WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
Engineering and Capital Projects

1001 EAST 9TH STREET
 PO BOX 11130
 RENO, NEVADA 89520-0027
 PHONE (775) 328-3600
 FAX (775) 328.3699

INTEROFFICE MEMORANDUM

DATE: July 09, 2018

TO: Kelly Mullin, Planning and Building Division

FROM: Leo R. Vesely, P.E., Engineering and Capitol Projects Division

cc: Clara Lawson, P.E., Engineering and Capitol Projects Division

SUBJECT: WPVAR18-0001
APN 050-435-08
TAYLOR DRIVEWAY BRIDGE VARIANCE

Washoe County Engineering and Capital Project staff has reviewed the referenced variance case and has the following conditions with respect to Drainage (County Code 110.420), Grading (County Code 110.438), Traffic and Roadway (County Code 110.436) or Utilities (County Code 110.422 & Sewer Ordinance).

1. Provide a minimum of seven (7) feet, measured perpendicular to the roadway, from the edge of the roadway to the nearest structural element (such as retaining wall or bridge structure).
2. Obtain a revocable encroachment permit from the Engineering and Capitol Projects Division.

LRV/lrv



INTEGRITY



EFFECTIVE COMMUNICATION



QUALITY PUBLIC SERVICE

WASHOE COUNTY
HEALTH DISTRICT
ENHANCING QUALITY OF LIFE

July 9, 2018

Kelly Mullin, Planner
Washoe County Community Services
Planning and Development Division
PO Box 11130
Reno, NV 89520-0027

RE: Taylor; APN 050-435-08
Variance Case; WPVAR18-0001

Dear Ms. Mullin:

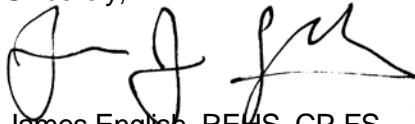
The following conditions are requirements of the Washoe County Health District, Environmental Health Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Wesley Rubio, 775.328.2434, wrubio@washoecounty.us

- a. WCHD has no objections to the variance as proposed.

If you have any questions or would like clarification regarding the foregoing, please contact Wes Rubio, Senior Environmental Health Specialist at wrubio@washoecounty.us regarding all Health District comments.

Sincerely,



James English, REHS, CP-FS
EHS Supervisor
Waste Management/Land Development Programs

JE:wr



South Truckee Meadows Citizens Advisory Board

MEMORANDUM

Date: July 5, 2018
To: Kelly Mullin, Washoe County Planners
Re: Variance Case Number WPVAR18-0001 (Taylor)
From: Misty Moga, Recording Secretary

The following is an excerpt from the South Truckee Meadows/Washoe Valley Citizen Advisory Board on July 5, 2018.

6.D. Variance Case Number WPVAR18-0001 (Taylor) – Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request for a variance to reduce the required front yard setback along Drake Way to 0-feet. The variance would allow for the construction of a driveway bridge and walkway bridge of up to 6-feet in height connecting a proposed home to the property line on a parcel with slopes of over 20%. The home itself meets the required front yard setback and is not part of this request; the variance pertains to the bridges only. (for Possible Action)

- Applicant/Owner: Gary and Melanie Taylor, Taylor Living Trust
- Location: 4340 Drake Way, approximately, ¼ mile north of its intersection with Jumbo Grade in east Washoe Valley
- Assessor's Parcel Number: 050-435-08
- Staff: Kelly Mullin, Senior Planner; 775-328-3608; kmullin@washoecounty.us
- Reviewing Body: Tentatively scheduled for Board of Adjustment, August 2, 2018
 - Kelly Mullin, Washoe County Planner, introduced herself. The variance request is for a driveway and walkway bridge
 - Gary Taylor, owner, introduced the proposed variance
 - Bridges proposed are 6 feet off the ground due to the sloping of the property.
 - Steven Kelly said Incline Village has several of these bridges. The applicant said this is a different area than Incline.
 - Kelly Mullin said we are collecting information from other agencies and the public.
 - Jim Rummings asked if this is risky. Applicant said we had a geotech report conducted. It's the best soil to build on.

MOTION: Jason Katz doesn't take a position and will defer to the County. Jim Rummings seconded the motion to forward comments and not take a position on this application. The motion passed unanimously.

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.

Project Information		Staff Assigned Case No.: _____	
Project Name: Taylor Variance			
Project Description: Increase allowable height within front setback from 18" to 6'0".			
Project Address: 4340 Drake Way, Washoe Valley, Nevada 89704			
Project Area (acres or square feet): 42,000 sq.ft.			
Project Location (with point of reference to major cross streets AND area locator): Approximately 1/4 mile north of intersection of Jumbo Grade and Drake Way.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
050-435-08	0.9642		
Section(s)/Township/Range: N 1/2 Section 5, T16N, R20E			
Indicate any previous Washoe County approvals associated with this application: None.			
Case No.(s):			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Taylor Living Trust, Gary & Melanie Taylor, Trustees		Name: Same.	
Address: PO Box 1715		Address:	
Crystal Bay NV 89402	Zip:		Zip:
Phone: 775 832 5074	Fax: 775 832 5072	Phone:	Fax:
Email: garyrtaylor7@gmail.com		Email:	
Cell: 775 742 1152	Other:	Cell:	Other:
Contact Person: Gary R. Taylor		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Same.		Name:	
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):	

July 1, 2017

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?

Increase allowable height of decks within the front setback from 18" to 6'0".
Section 110.406.30 (g).

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 existing hillside parcel has a downslope of 22.5%, measured from the front property line to the proposed front setback of 21'0" (parcel slope exceeds 20% as defined in Section 110.406.30 (b)). The proposed access to the new single family residence is an elevated driveway bridge of 6'0" and an elevated walkway bridge of 6'0" (measured from finish grade to top of each structure). The allowed deck height of 18" within the front setback in Section 110.406.30 (g), is predicated on a downslope of 5%. The slope of this parcel is 22.5%, 4.5 times greater than that described in that section.

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 elevated driveway and walkway bridge are sloped away from the edge of payment, are located approximately 10 feet from the edge of pavement, and are not located within the travelled right of way (ROW) of Drake Way. The proposed structures will not block views, impact travelled ROW, nor decrease pedestrian or traffic safety.

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 proposed elevated driveway and walkway bridges will allow for safe access to the proposed new single family residence, and provide 2 additional off-street parking places outside the travelled ROW of Drake Way.

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

Most of the improved surrounding parcels are either less steep (10-12% slopes), or steep upsloping in aspect, (25%+). The proposed location of the new single family residence minimizes the site disturbance and places the structure within the top 1/4 of the parcel. The development of the subject parcel is challenging due to restrictions with respect to electrical power, natural gas, and required septic and well locations/setbacks.

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. What is your type of water service provided?

Private well.

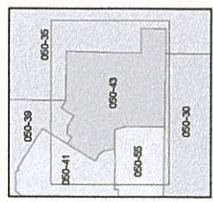
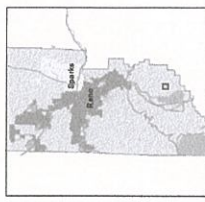
8. What is your type of sewer service provided?

Private septic.

(#974) NEW WASHOE CITY SUB. NO. 5
 PORTION OF N½ SECTION 5, T16N - R20E

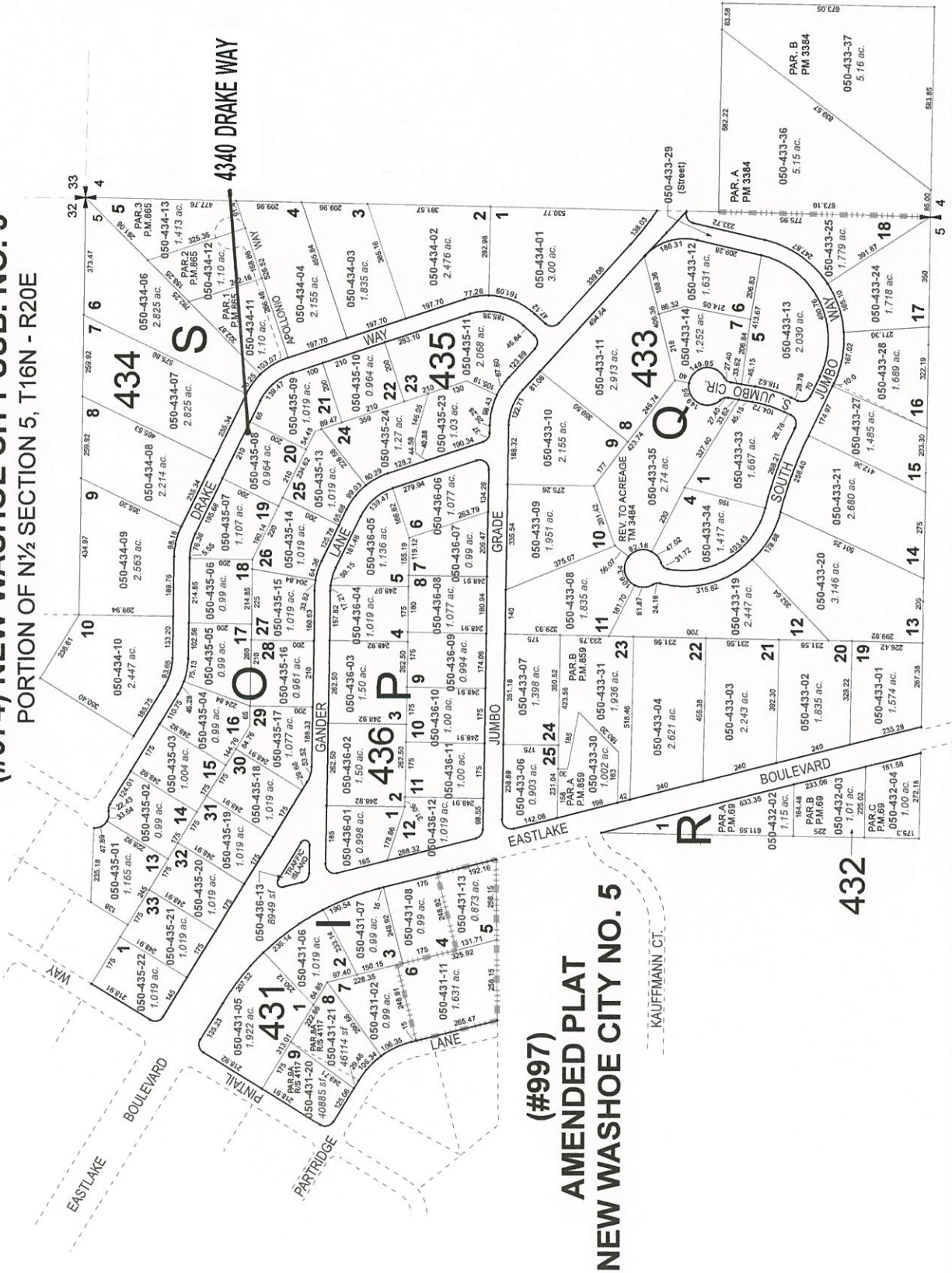
Assessor's Map Number
050-43

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
 Michael E. Clark, Assessor
 1001 East Ninth Street
 Reno, Nevada, 89512
 (775) 938-2331



created by: **KSB 09/09/2010**
 last updated: **CFB 10/7/14, SR 12/15/17**
 area previously shown on map(s)
 050-55

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent any warranty, representation, or assumption as to the accuracy or reliability of the data delineated hereon.



(#997) AMENDED PLAT
NEW WASHOE CITY NO. 5

Property Tax Reminder Notice

WASHOE COUNTY
 PO BOX 30039
 RENO, NV 89520-3039
 775-328-2510

PIN: 05043508
 AIN:

Balance Good Through:	06/11/2018
Current Year Balance:	\$0.00
Prior Year(s) Balance: (see below for details)	\$0.00
Total Due:	\$0.00

AUTO
 :894027:
 TAYLOR LIVING TRUST
 PO BOX 1715
 CRYSTAL BAY NV 89402

Description:

Situs: 4340 DRAKE WAY
 WCTY

This is a courtesy notice. If you have an impound account through your lender or are not sure if you have an impound account and need more information, please contact your lender directly. Please submit payment for the remaining amount(s) according to the due dates shown. Always include your PIN number with your payment. Please visit our website: www.washoecounty.us/treas

Current Charges									
PIN	Year	Bill Number	Inst	Due Date	Charges	Interest	Pen/Fees	Paid	Balance
05043508	2017	2017075835	1	08/21/2017	126.34	0.00	0.00	126.34	0.00
05043508	2017		2	10/02/2017	126.34	0.00	0.00	126.34	0.00
05043508	2017		3	01/01/2018	126.34	0.00	0.00	126.34	0.00
05043508	2017		4	03/05/2018	126.33	0.00	0.00	126.33	0.00
Current Year Totals					505.35	0.00	0.00	505.35	0.00

Prior Years								
PIN	Year	Bill Number	Charges	Interest	Pen/Fees	Paid	Balance	
Prior Years Total								

Gary Taylor

From: Huang, Na Na <NHuang@washoecounty.us>
Sent: Monday, June 11, 2018 8:06 AM
To: garyrtaylor7@gmail.com
Subject: 2017/18 property taxes paid notice
Attachments: Download.ashx.pdf

Please see attached.

Thank you,

Nana Huang
Account Clerk I | Washoe County Treasurer
nhuang@washoecounty.us | O 775-328-2510 | F 775-328-2500 | 1001 E 9th St Bldg. D-140 Reno NV 89512
Pay online: | www.washoecounty.us/treas
Mail: | PO Box 30039 Reno NV 89520





PROPOSED TOP OF DRIVEWAY BRIDGE: 6'-0"

4340 DRAKE WAY, WASHOE VALLEY, NV. APN:050-435-08

WPVAR18-0001
EXHIBIT D



APPROX. LOCATION OF PROPOSED DRIVEWAY BRIDGE, PROPOSED HEIGHT: 6'-0"

4340 DRAKE WAY, WASHOE VALLEY, NV. APN:050-435-08

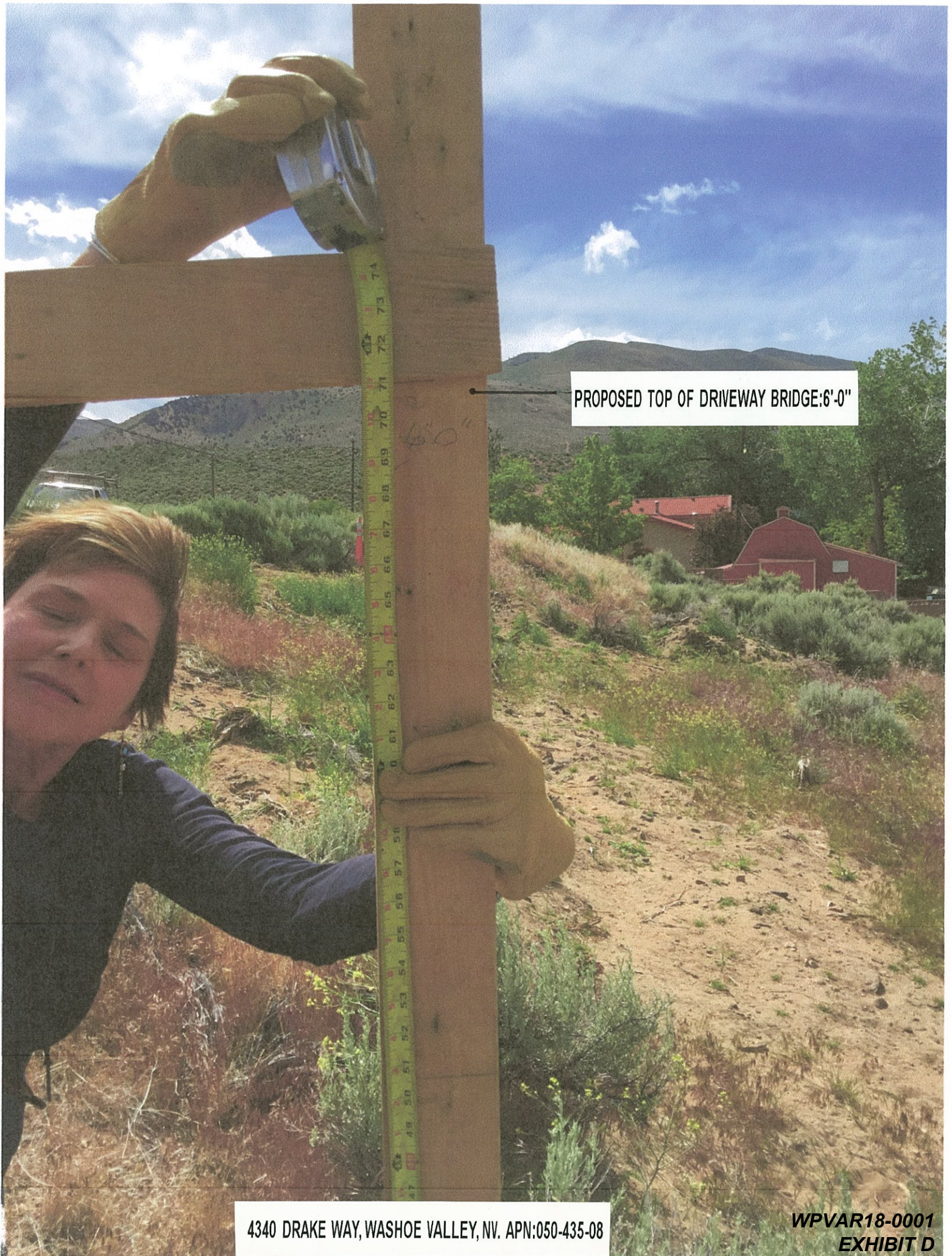
WPVAR18-0001
EXHIBIT D



PROPOSED TOP OF DRIVEWAY BRIDGE: 6'-0"

TOP OF STAKE 18" ABOVE NG

EXISTING DOWNSLOPE: 22-1/2° /



PROPOSED TOP OF DRIVEWAY BRIDGE: 6'-0"

4340 DRAKE WAY, WASHOE VALLEY, NV. APN:050-435-08

WPVAR18-0001
EXHIBIT D



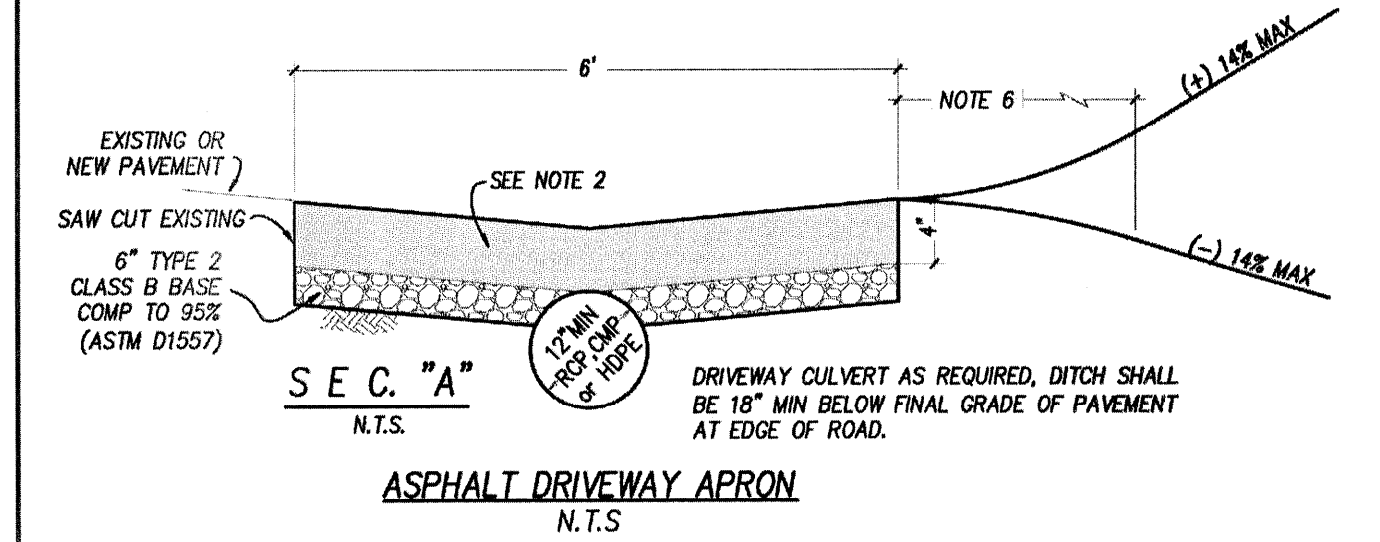
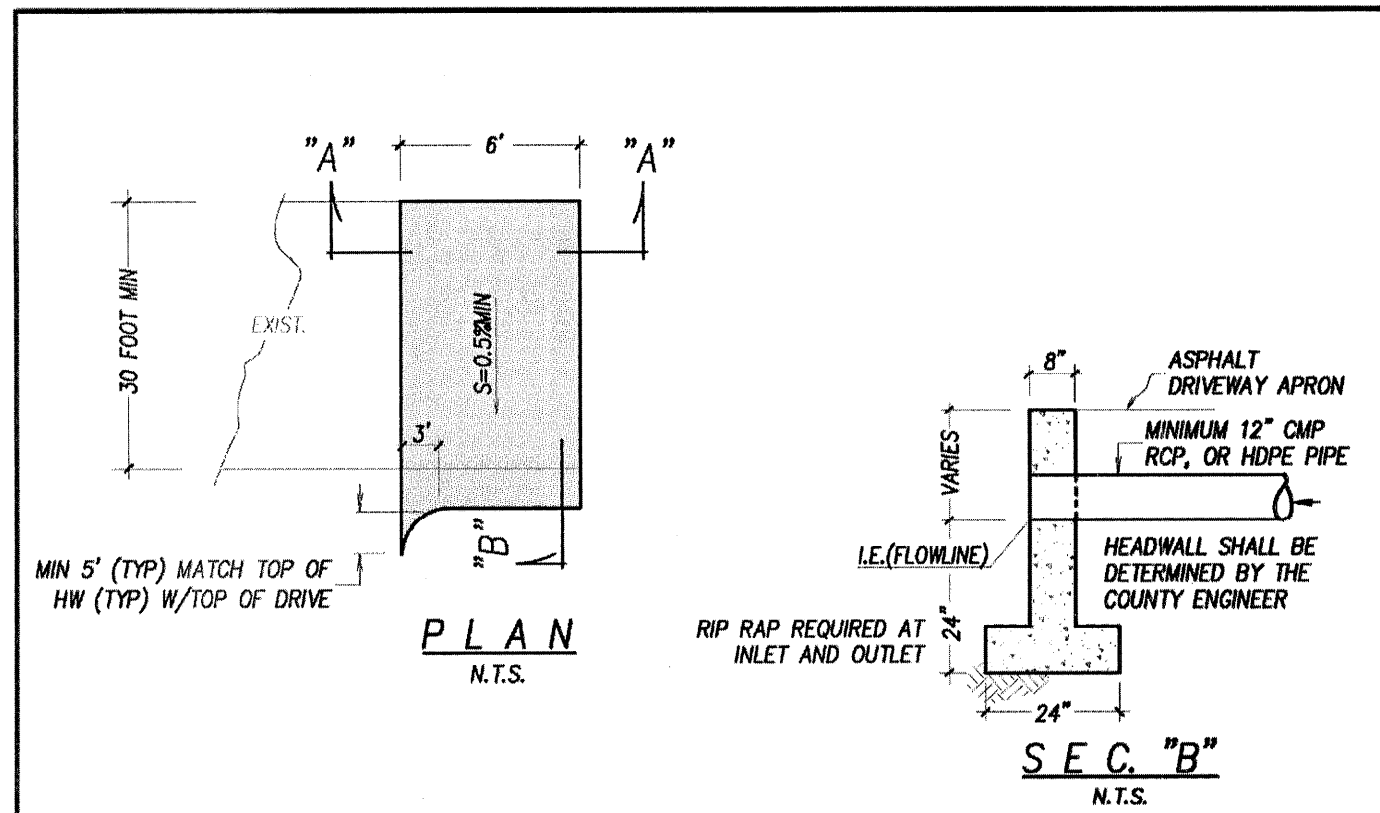
PROPOSED TOP OF WALKWAY BRIDGE: 6'-0"

TOP OF STAKE 18" ABOVE NG

EXISTING DOWNSLOPE: $22\frac{1}{2}^{\circ}$ / 6

4340 DRAKE WAY, WASHOE VALLEY, NV. APN:050-435-08

WPVAR18-0001
EXHIBIT D



SEE PAGE 2 OF 2 FOR NOTES

NO.	REVISED	DATE	STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION	SECTION:
1	Ref to 5.4	3/9/06 vp		WASHOE
2	Note 10	12/11 sw		
3	Notes	12/17 BD		

CULVERT PIPE AND ASPHALT DRIVEWAY APRON
PAGE 1 OF 2
FOR USE WHERE NO CURB & GUTTER OR ASPHALT BERM EXISTS

SECTION: WASHOE
DRAWING NO: W-5.3
DATE: 01/08 PAGE:

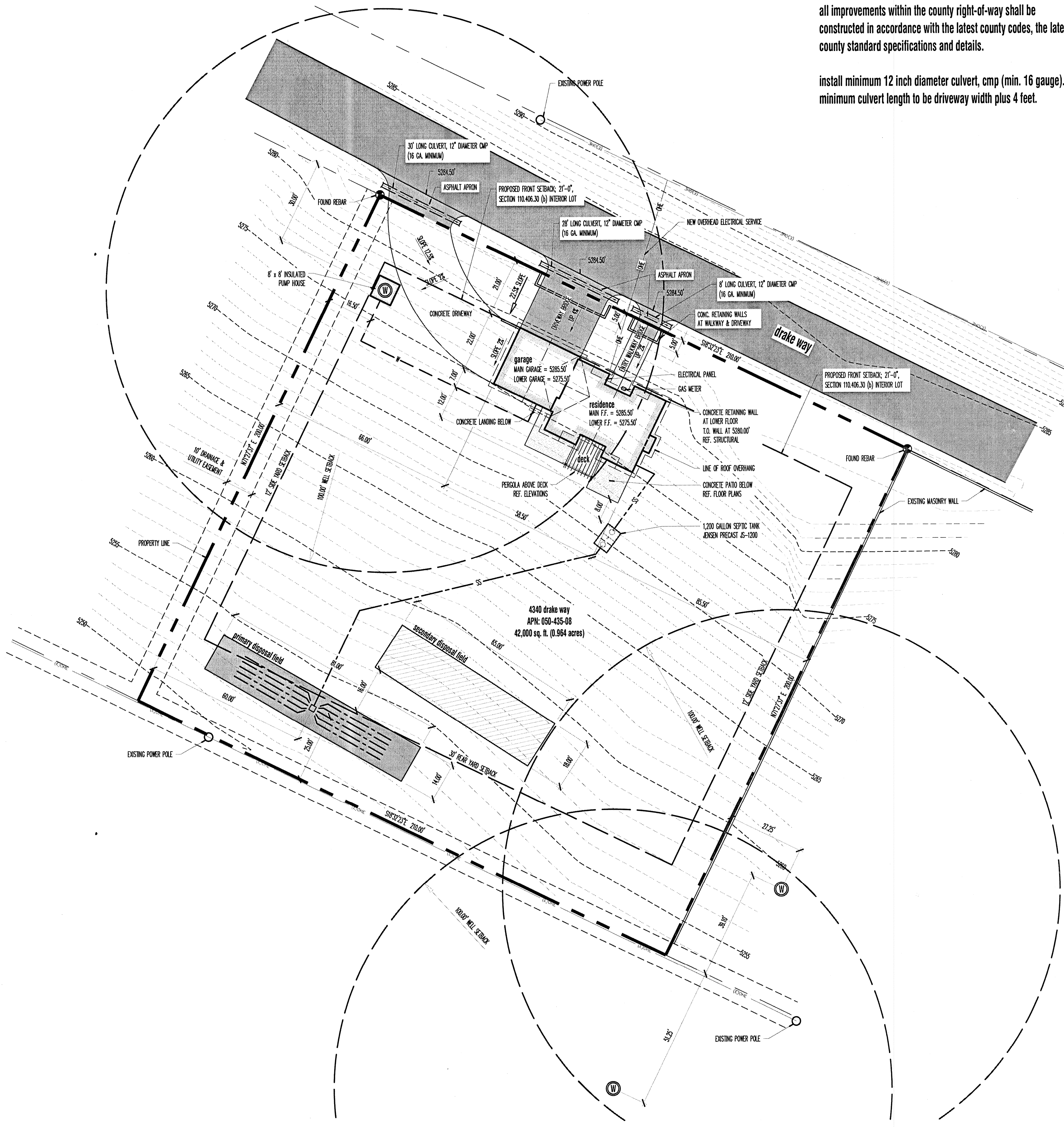
NOTES

- A STREET CUT PERMIT AND/OR A REVOCABLE ENCROACHMENT PERMIT SHALL BE OBTAINED FROM THE WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT PRIOR TO ANY WORK.
- HOT MIX ASPHALT SHALL BE TYPE 3, PG84-28 (OR COUNTY APPROVED EQUIVALENT), 3% VOIDS, 50 BLOWS PER SIDE MIX WITH LIME AND NO MORE THAN 15% RECYCLED ASPHALT PAVEMENT COMPACTED TO A MINIMUM OF 93% RIDE RELATIVE COMPACTION.
- THE MAXIMUM SLOPE ON DRIVEWAYS SHALL NOT EXCEED 14%.
- SUBGRADE SHALL BE OVER-EXCAVATED IN AREAS DETERMINED UNSTABLE, UNSUITABLE OR TO HAVE EXPANSIVE SOILS TO CONFORM WITH THE SOILS REPORT OR WASHOE COUNTY REQUIREMENTS.
- ALL WORK SHALL MEET THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- WHEN GRADE DIFFERENTIAL BETWEEN DRIVEWAY APRON AND CONCRETE/ASPHALT EXCEEDS 6", PROVIDE MINIMUM 6 FOOT VERTICAL CURVE TRANSITION BETWEEN BACK EDGE OF APRON AND DRIVEWAY.
- 6 INCH CLASS 150 RIP RAP TO BE PLACED AT PIPE INLETS AND OUTLETS. INSTALLATION OF FLARED END SECTIONS AND HEADWALLS SHALL BE DETERMINED BY THE COUNTY ENGINEER.
- MINIMUM SIZE CULVERT PIPE IS 12 INCHES IN DIAMETER. A LARGER CULVERT MAY BE REQUIRED. ENGINEERED DESIGN CALCULATIONS SHALL BE SUBMITTED FOR CULVERT PIPE SIZES GREATER THAN 24 INCHES UNLESS THE CULVERT SIZE IS MATCHING UPSTREAM AND DOWNSTREAM CULVERT SIZES.
- CULVERT PIPE IS TO BE ROUND OR ELLIPTICAL AND EITHER REINFORCED CONCRETE PIPE (RCP), GALVANIZED CORRUGATED METAL PIPE (CMP), OR HIGH DENSITY POLYETHYLENE (HDPE) MINIMUM CLASS 5 MEETING REQUIREMENTS OF AASHTO M294.
- SOIL MUST BE TYPE 2 CLASS B AGGREGATE BASE OR TYPE 1 RECYCLED AGGREGATE BASE.
- CULVERT SHALL BE SLOPED TO MATCH EXISTING DITCH GRADE OR 1% MINIMUM.
- PIPE SHALL EXTEND A MINIMUM OF 1 FOOT BEYOND THE TOE OF FILL WITH MINIMUM OF 2 FEET OF RIP RAP HORIZONTALLY PAST END OF PIPE.
- NO PORTION OF THE DRIVEWAY SHALL BE PERMITTED WITHIN 2 FEET OF A PROPERTY LINE.
- A MINIMUM OF 50 FEET MUST SEPARATE DRIVEWAY APPROACHES, CENTERLINE TO CENTERLINE, FOR CIRCULAR DRIVEWAYS ON ONE PROPERTY AS APPROVED BY THE COUNTY ENGINEER.
- DRIVEWAY GEOMETRICS SHALL FOLLOW THE WASHOE COUNTY STANDARD DETAIL W-16.4.
- MATCH WITH A NEAT LINE ALONG THE EXISTING EDGE OF PAVEMENT. SAW-CUT A MINIMAL DISTANCE FROM THE EDGE AS NEEDED TO OBTAIN A SMOOTH MATCH LINE WITH A FULL DEPTH VERTICAL EDGE.

NO.	REVISED	DATE	STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION	SECTION:
1	Notes & DWG	2/17 BD		WASHOE

CULVERT PIPE AND ASPHALT DRIVEWAY APRON NOTES
PAGE 1 OF 2
FOR USE WHERE NO CURB & GUTTER OR ASPHALT BERM EXISTS

SECTION: WASHOE
DRAWING NO: W-5.3
DATE: 01/08 PAGE:



all improvements within the county right-of-way shall be constructed in accordance with the latest county codes, the latest county standard specifications and details.

install minimum 12 inch diameter culvert, cmp (min. 16 gauge), minimum culvert length to be driveway width plus 4 feet.

legend

	NEW/PROPOSED RESIDENCE/STRUCTURE
	CONCRETE
	ASPHALT PAVING
	GRAVEL
	ROOF OUTLINE
	TREE

general notes

- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION.
- REFERENCE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
- PRIOR TO ANY TYPE OF WORK, AN EROSION PROTECTION SEDIMENT BARRIER (USE FILTER FABRIC FENCING) SHALL BE PLACED DOWN SLOPE OF CONSTRUCTION SITE ALONG CONTOUR PROFILES, SHOW FENCING, CHICKEN WIRE, OR METAL FENCE POSTS, WITH AT LEAST TWO STRANDS OF 16 GAUGE OR HEAVIER WIRE, A MINIMUM OF 3 FEET HIGH, SHALL BE LOCATED AT DROP LINE OF TREES, SMALL SHRUBS OR OTHER TYPES OF VEGETATION WITHIN 30 FEET ± OF THE CONSTRUCTION SITE. SIMILAR FENCING SHALL BE USED TO DEFINE THE CONSTRUCTION AREA AND TO PROTECT VEGETATION OUTSIDE ITS LIMITS FROM DISTURBANCE. DRIVEWAYS AND PARKING AREAS SHALL BE BUILT FIRST WHEREVER POSSIBLE. PLACE BUILDING MATERIALS IN THESE AREAS OR INSIDE FOUNDATION, PARK ON STREET OR DRIVEWAY, NOT UNDER TREES OR NEAR SHRUBS. CUTS AND/OR FILLS INSIDE THE DROP LINE OF TREES SHALL BE AVOIDED. WHEN POSSIBLE, UTILITY TRENCHES SHALL RUN UNDER DRIVEWAYS OR PARKING DECKS. OTHER COMMON TRENCHES SHALL BE USED WHENEVER POSSIBLE. INFILTRATION TRENCHES, LOCATED AND SIZED AS NOTED ON PLOT PLAN, SHALL BE PLACED UNDER BUILDING EARTH GRIP LINES.
- RE-VEGETATE ALL DISTURBED AREAS WITH NATIVE TREES, SHRUBS, AND/OR GRASSES.
- FERTILIZE AND MULCH ALL RE-VEGETATED AND LANDSCAPED AREAS AND MAINTAIN IRRIGATION AS NEEDED.
- DOWNSPOTS (GUTTER TERMINATION POINTS) SHALL BE DETERMINED IN THE FIELD.
- SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION. SLOPE FINISH GRADE AWAY FROM FOUNDATION WALLS WITH A FALL OF 6 INCHES WITHIN THE FIRST 10 FEET.

zoning and setback notes

- PROPERTY IS ZONED LUS (LIGHT DENSITY SUBURBAN), MINIMUM LOT AREA: OF 35,000 SF WITH SETBACKS OF 30 FT FRONT & REAR, 12 FT SIDES.
- INTERIOR LOTS, SECTION 110.406.30(a), FRONT YARD SETBACK REQUIREMENT SHALL BE 15 FT WHERE THE SLOPE OF THE FRONT HALF OF THE LOT IS GREATER THAN 2 FOOT RISE/FALL ABOVE OR BELOW THE ESTABLISHED STREET GRADE FOR EVERY 10 FEET HORIZONTAL DISTANCE.
- PER SECTION 110.406.30: ON ANY INTERIOR LOT IN ANY RESIDENTIAL LAND USE CATEGORY OR, IN GENERAL RURAL OR IN GENERAL RURAL AGRICULTURAL LAND USE CATEGORIES, THE FRONT YARD SETBACK REQUIREMENTS SHALL BE 15 FEET WHERE THE SLOPE OF THE FRONT HALF OF THE LOT IS GREATER THAN A 2 FOOT RISE/FALL ABOVE OR BELOW THE ESTABLISHED STREET GRADE FOR EVERY 10 FEET OF HORIZONTAL DISTANCE.

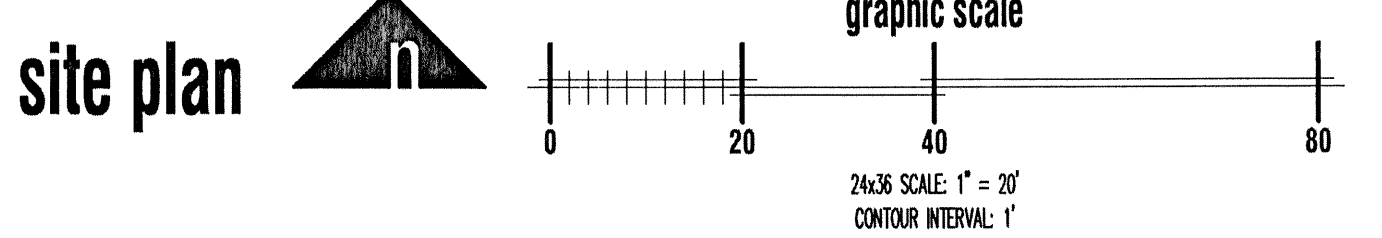
topography information

SITE TOPOGRAPHY AND CONTOUR INFORMATION OBTAINED FROM SURVEY BY WELSH-HAZEN ASSOCIATES, DATED JULY 2007.

site plan information

SITE PLAN INFORMATION OBTAINED FROM SURVEY BY WELSH-HAZEN ASSOCIATES; DATED JULY 2007.

owner:
TAYLOR LIVING TRUST
PO BOX 1715
CRYSTAL BAY, NV 89402



DATE	DESCRIPTION
3/1/2008	CLIENT REVISIONS
6/6/2008	WASHOE COUNTY PLAN REVIEW

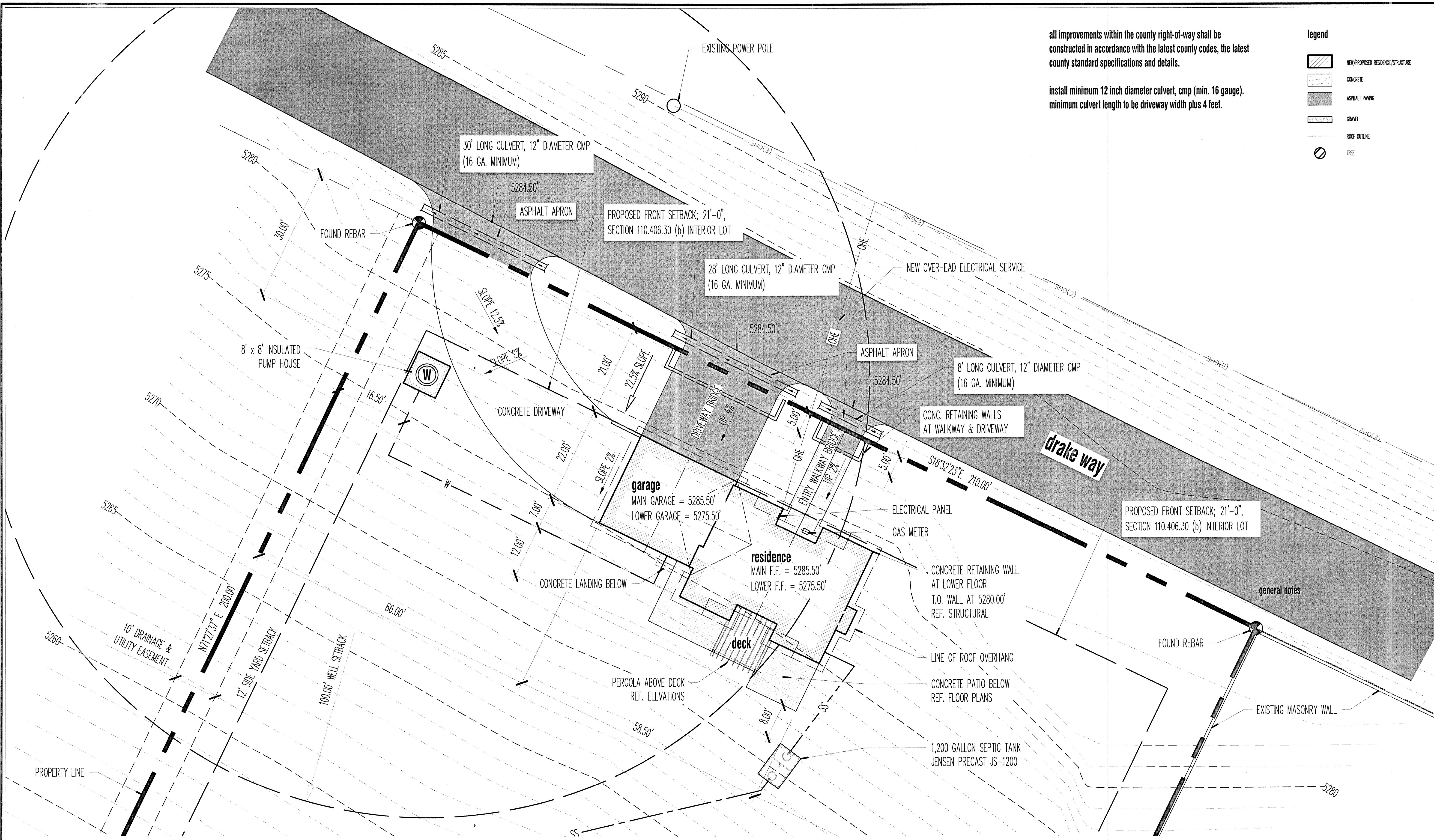
SCALE:	AS NOTED
DATE:	2/19/2008
DRAWN BY:	SGT
CHECKED BY:	GRT

GARY R. TAYLOR
Building Design & Construction
Land Use Planning
PO Box 1715 Crystal Bay, NV 89402
865-775-8332
OFFICE: 775-832-5074 Fax: 775-832-5072
Cell: 775-742-1192 CA license 613579 NV license 0029169

taylor residence
4340 drake way
washoe valley, NV 89704
washoe county APN: 050-435-08

SHEET TITLE
site plan

SHEET NO.
A1.0



all improvements within the county right-of-way shall be constructed in accordance with the latest county codes, the latest county standard specifications and details.

install minimum 12 inch diameter culvert, cmp (min. 16 gauge). minimum culvert length to be driveway width plus 4 feet.

legend

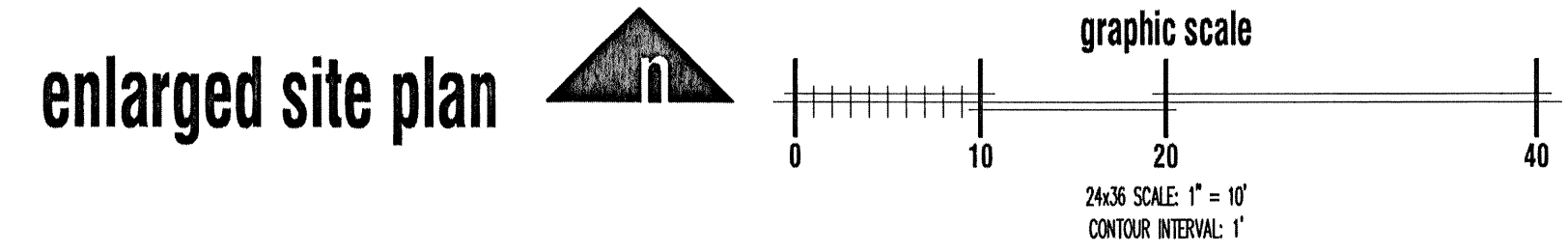
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[Stippled Box]	CONCRETE
[Solid Grey Box]	ASPHALT PAVING
[Dashed Line]	GRAVEL
[Dotted Line]	ROOF OUTLINE
[Circle with X]	TREE

DATE	DESCRIPTION
3/7/2008	CLIENT REVISIONS
6/9/2008	MUSKIE COUNTY PLAN REVIEW

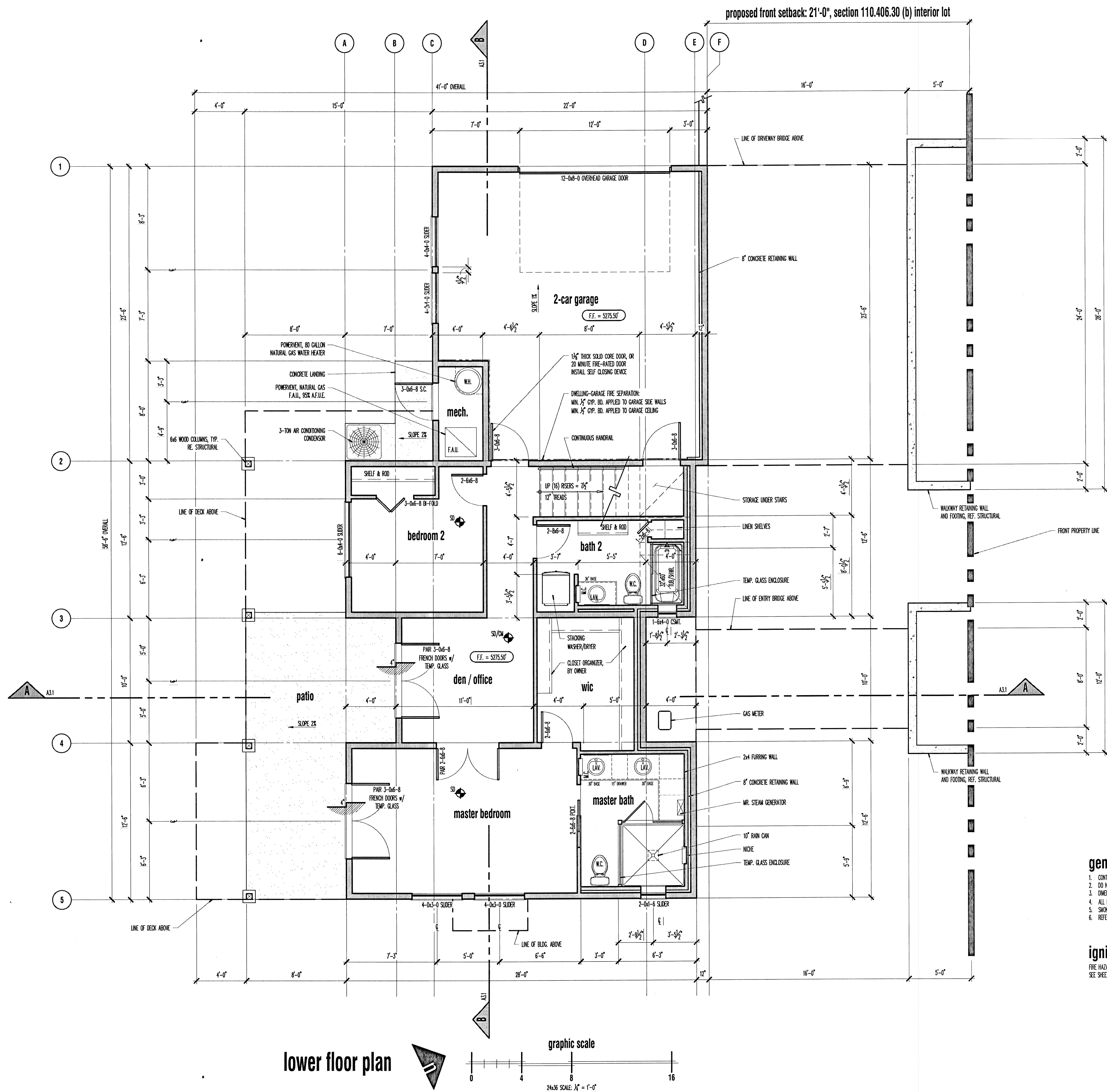
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DATE:	2/19/2008
DRAWN BY:	SGT
CHECKED BY:	GR1

GARY R. TAYLOR
 Building Design & Construction
 Land Use Planning
 PO Box 1726, Chynal Bay, NV 89402
 888-858-8888
 Office 775-852-2078 Fax 775-832-5072
 NV License 00291659 CA License 6135779

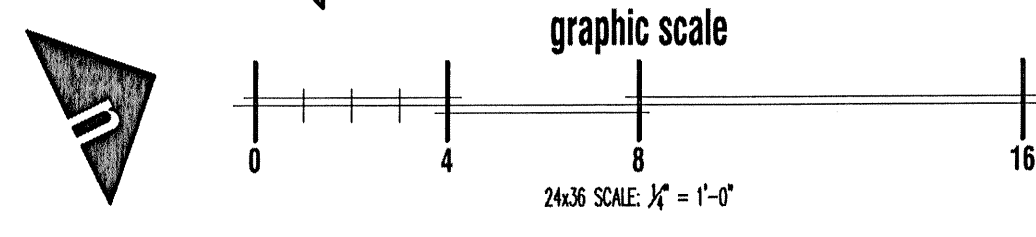
taylor residence
 4340 drake way
 washoe valley, nv 89704
 washoe county APN: 050-435-08



SHEET TITLE	enlarged site plan
SHEET NO.	A1.0



lower floor plan



general notes

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION.
2. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE.
3. DIMENSIONS ARE TO FACE OF STUD OR FACE OF CONCRETE, UNLESS NOTED OTHERWISE.
4. ALL EXTERIOR WALLS SHALL BE 2x6 @ 16" O.C. UNLESS NOTED OTHERWISE.
5. SMOKE DETECTORS SHALL BE HARD WIRED AND INTERCONNECTED WITH BATTERY BACKUP.
6. REFERENCE STRUCTURAL DRAWINGS FOR LOCATIONS OF COLUMNS, BEAMS, SHEARWALLS, ETC.

ignition resistant construction

FIRE HAZARD SEVERITY: HIGH CLASS 2 (R2) PER 2012 IMBC, TABLE 503.1
SEE SHEET A3.1 FOR REQUIREMENTS

REV	DESCRIPTION	DATE
1	CLIENT REVISIONS	5/17/2018
2	MUSKOGEE COUNTY PLAN REVIEW	6/9/2018

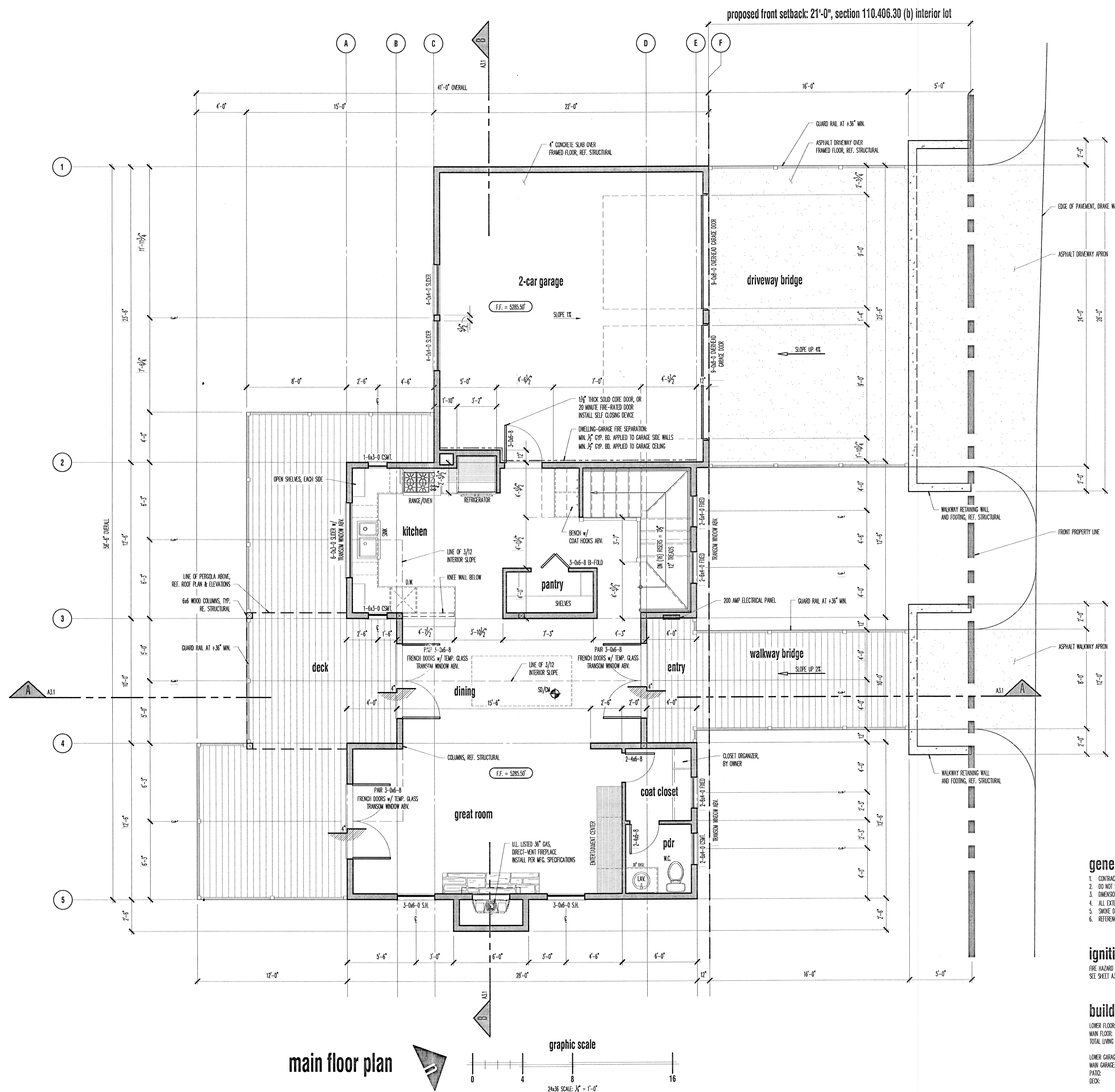
SCALE: AS NOTED
DATE: 2/19/2018
DRAWN BY: SST
CHECKED BY: CRT

GARY R. TAYLOR
Building Design & Construction
Land Use Planning
1700 Corporate Blvd., NV 89402
889.434.7666 gary@grtaylor.com
Office 775.832.5074 Fax 775.832.5072
NV license 0029169 CA license 613579

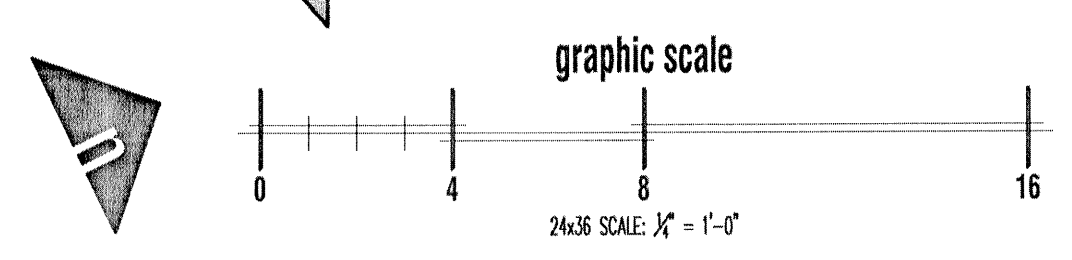
taylor residence
4340 drake way
washoe valley, NV 89704
washoe county APN: 050-435-08

SHEET TITLE
lower floor plan

SHEET NO.
A1.1



main floor plan



general notes

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION.
2. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE.
3. DIMENSIONS ARE TO FACE OF STUDO OR FACE OF CONCRETE, UNLESS NOTED OTHERWISE.
4. ALL EXTERIOR WALLS SHALL BE 2x6 @ 16" O.C. UNLESS NOTED OTHERWISE.
5. SMOKE DETECTORS SHALL BE HARD WIRED AND INTERCONNECTED WITH BATTERY BACKUP.
6. REFERENCE STRUCTURAL DRAWINGS FOR LOCATIONS OF COLUMNS, BEAMS, SHEARWALLS, ETC.

ignition resistant construction

FIRE HAZARD SEVERITY: HIGH, CLASS 2 (R2) PER 2012 IMBC, TABLE 503.1
SEE SHEET A3.1 FOR REQUIREMENTS

building area summary

	sq. ft. (GROSS)
LOWER FLOOR:	900
MAN FLOOR:	905
TOTAL LIVING AREA:	1,005
LOWER GARAGE:	487
MAN GARAGE:	512
PATIO:	224
DECK:	430

REV.	DESCRIPTION	DATE
1	CLIENT REVISIONS	3/11/2018
2	WASCO COUNTY PLAN REVIEW	6/8/2018

SCALE: AS NOTED
DATE: 2/19/2018
DRAWN BY: SGT
CHECKED BY: CRT

GARY R. TAYLOR
Building Design & Construction
Land Use Planning
PO Box 1725, Crystal Bay, NV 89402
Office: 775.832.8074 Fax: 775.832.8072
Cell: 775.742.1152
NV license: C025169 CA license: 6132779

taylor residence
4340 Drake way
washoe valley, NV 89704
washoe county APN: 050-435-08

SHEET TITLE
main floor plan

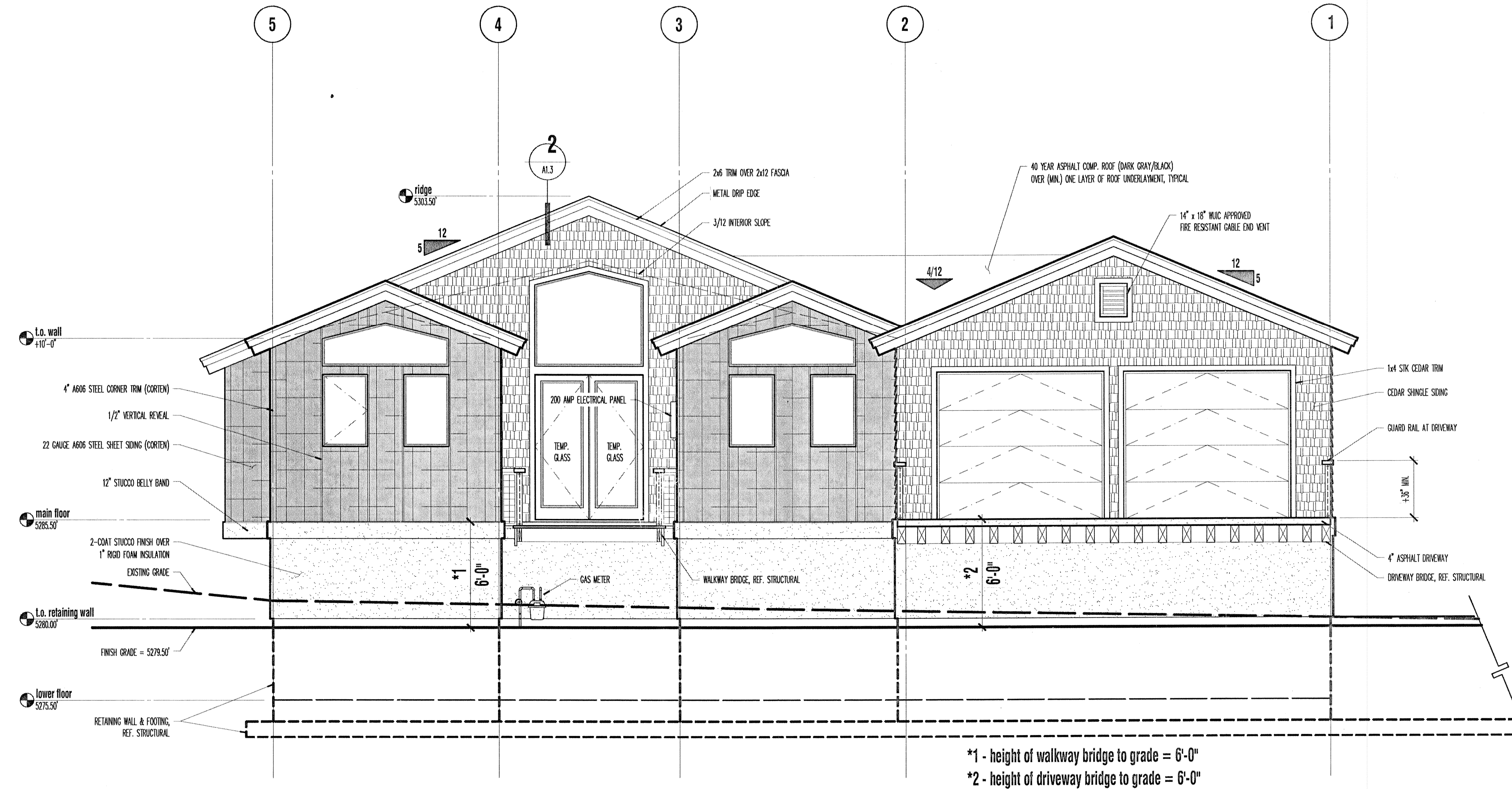
SHEET NO.
A1.2

general notes

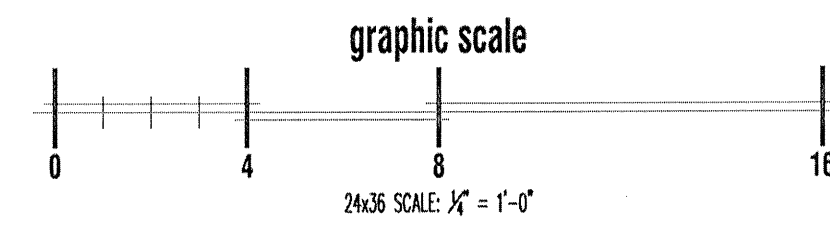
1. CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION.
2. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENT.
3. ALL INFORMATION SHALL BE CONSIDERED EXISTING, UNLESS NOTED OTHERWISE.
4. DIMENSIONS ARE TO FACE OF STUD OR FACE OF CONCRETE, UNLESS NOTED OTHERWISE.

ignition resistant construction

FIRE HAZARD SEVERITY: HIGH, CLASS 2 (R2) PER 2012 IMBC, TABLE 501.1
SEE SHEET A31 FOR REQUIREMENTS



north elevation



*1 - height of walkway bridge to grade = 6'-0"
*2 - height of driveway bridge to grade = 6'-0"

REV.	DESCRIPTION	DATE
1	CLIENT REVISIONS	3/11/2008
2	WASCOE COUNTY PLANNING REVIEW	6/8/2008

SCALE:	AS NOTED
DATE:	2/19/2008
DRAWN BY:	SGI
CHECKED BY:	GRT

GARY R. TAYLOR
 Building Design & Construction
 Land Use Planning
 PO Box 1715, Crystal Bay, NV 89402
 5075 Highway 89, Prater, NV 89775
 Office 775.832.5054 Fax 775.882.5072
 Cell 775.742.1192
 NV license C0229169 CA license 6132779

taylor residence
 4340 Grate Way
 Westoe Valley, NV 89704
 Washoe County APN: 050-435-08

SHEET TITLE
 exterior elevations

SHEET NO.
A2.1

general notes

1. CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION.
2. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENT.
3. ALL INFORMATION SHALL BE CONSIDERED EXISTING, UNLESS NOTED OTHERWISE.
4. DIMENSIONS ARE TO FACE OF STUD OR FACE OF CONCRETE, UNLESS NOTED OTHERWISE.

ignition resistant construction

FIRE HAZARD SEVERITY: HIGH, CLASS 2 (R2) PER 2012 IMC, TABLE 503.1
SEE SHEET A3.1 FOR REQUIREMENTS

DATE	DESCRIPTION
3/17/2018 <td>CLIENT REVISIONS</td>	CLIENT REVISIONS
6/9/2018 <td>WASHOE COUNTY PLAN REVIEW</td>	WASHOE COUNTY PLAN REVIEW

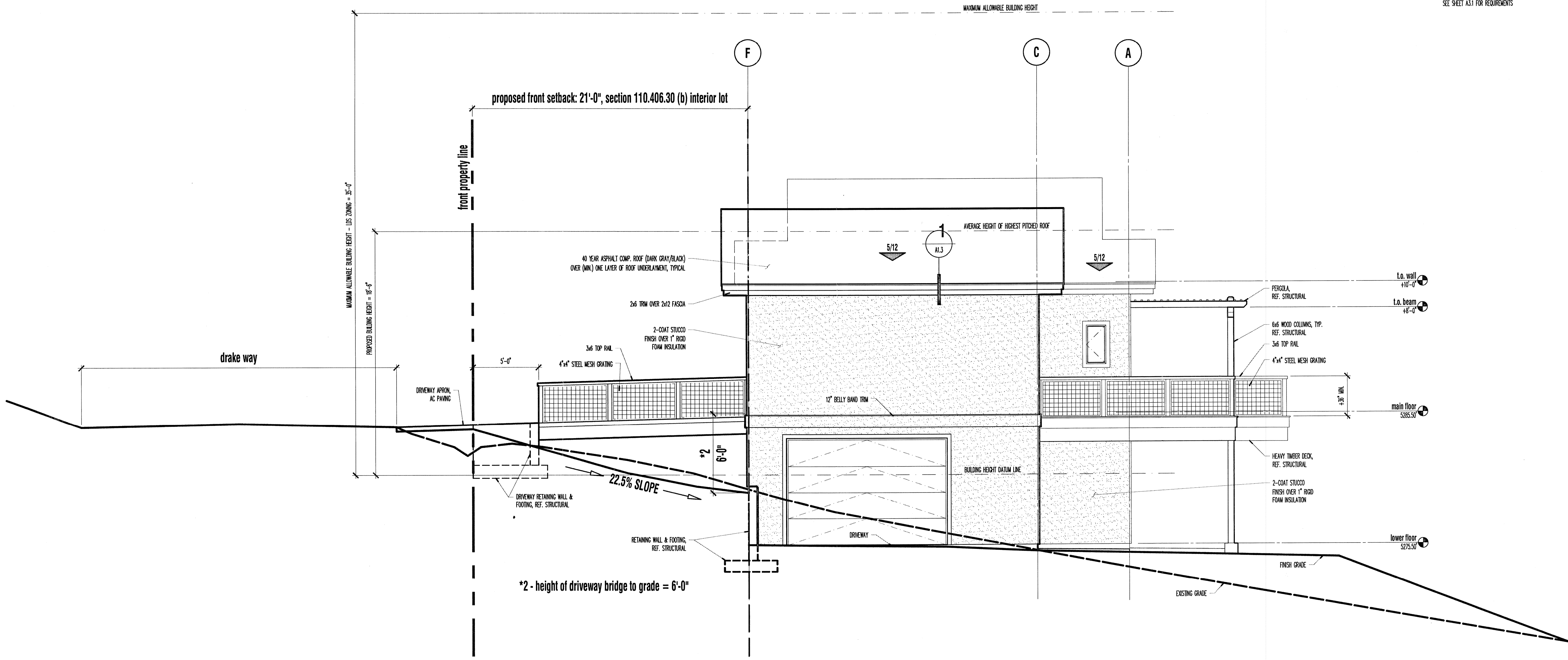
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DATE:	2/9/2018
DRAWN BY:	SGT
CHECKED BY:	GRT

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 Building Design & Construction
 License Use Planning No. 88402
 PO Box 1728
 Washoe Valley, NV 89704
 800.745.7668
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 NV License 0029169 CA License 613279

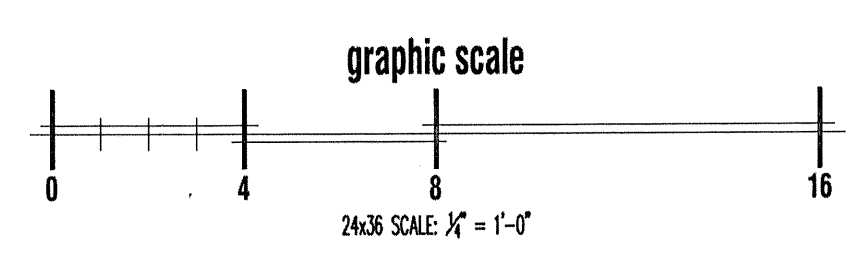
taylor residence
 4340 drake way
 washoe valley, NV 89704
 washoe county APN: 060-435-08

SHEET TITLE
exterior elevations

SHEET NO.
A2.2



west elevation



general notes

1. CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION.
2. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE.
3. ALL INFORMATION SHALL BE CONSIDERED EXISTING, UNLESS NOTED OTHERWISE.
4. DIMENSIONS ARE TO FACE OF STUD OR FACE OF CONCRETE, UNLESS NOTED OTHERWISE.

ignition resistant construction

FIRE HAZARD SEVERITY: HIGH, CLASS 2 (R2) PER 2012 IMBC, TABLE 503.1
SEE SHEET A3.1 FOR REQUIREMENTS

REV.	DESCRIPTION	DATE
1	CLIENT REVISIONS	3/7/2018
2	WASCO COUNTY PLAN REVIEW	6/9/2018

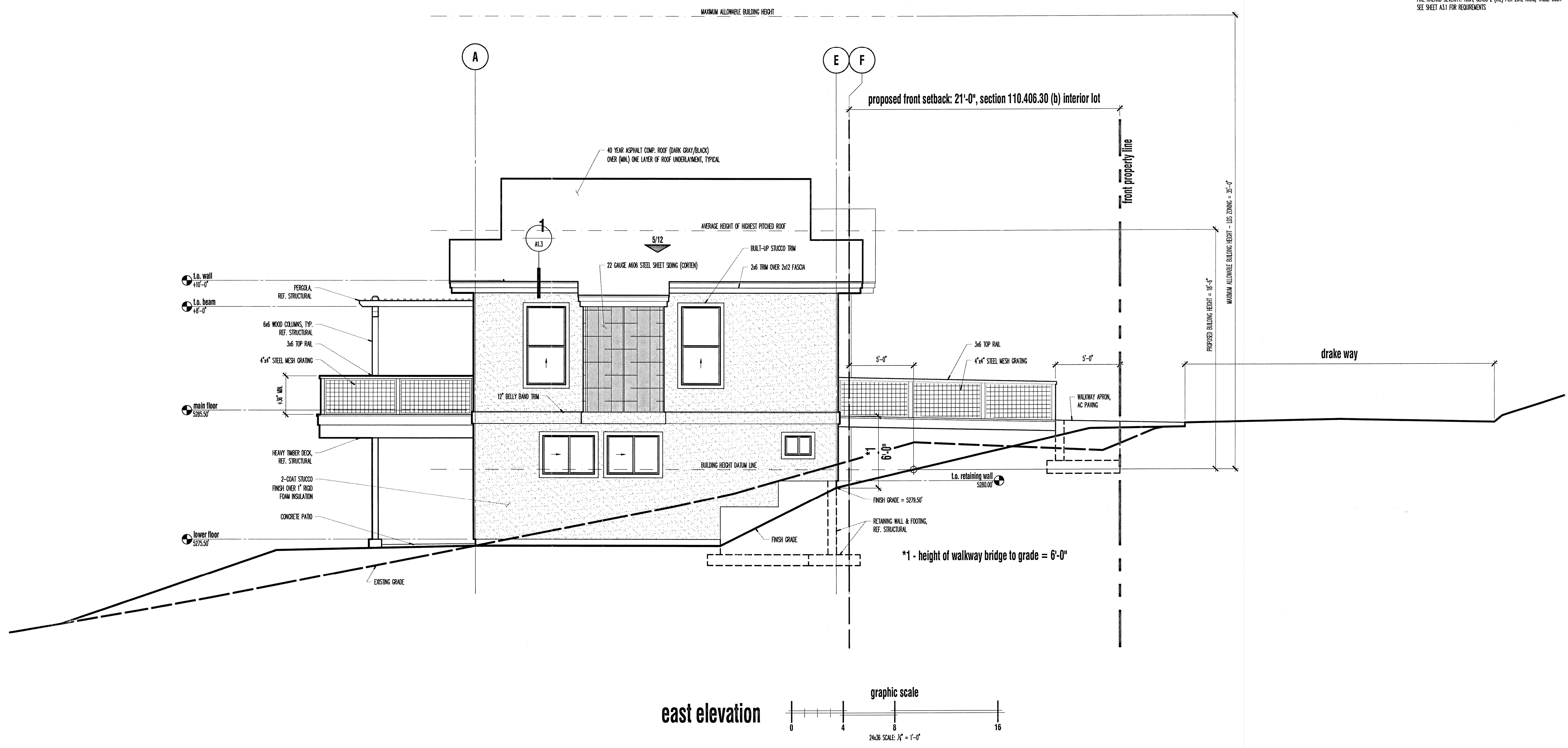
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DATE:	2/9/2018
DRAWN BY:	SGT
CHECKED BY:	GRT

GARY R. TAYLOR
 Building Design & Construction
 4340 Drake Way
 Washoe Valley, NV 89402
 PO Box 1715, Carson City, NV 89402
 897taylor76@gmail.com garyrtaylor.com
 Office: 775.832.5074 Fax: 775.832.5072
 Cell: 775.742.1152
 NV license 0029169 CA license 613879

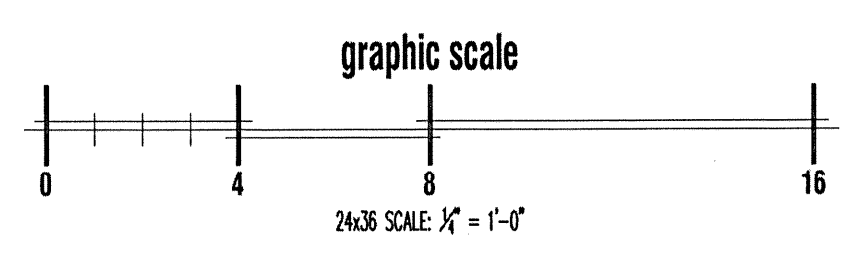
taylor residence
 4340 drake way
 washoe valley, nv 89704
 washoe county APN: 050-435-08

SHEET TITLE
exterior elevations

SHEET NO.
A2.3



east elevation

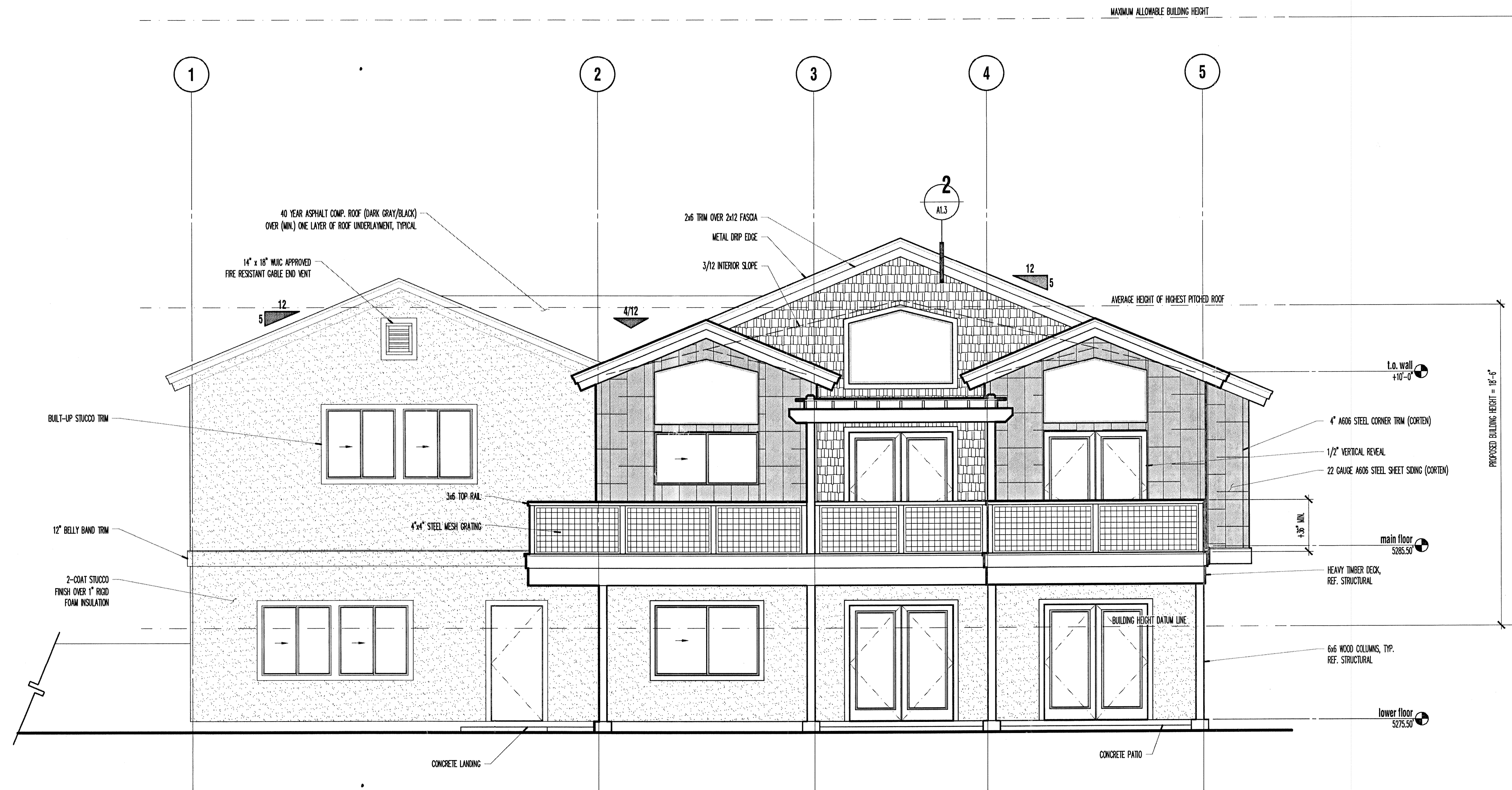


general notes

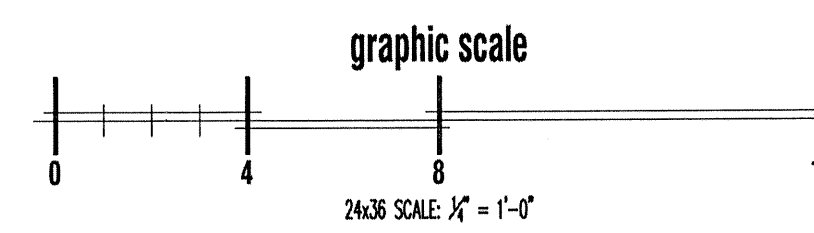
1. CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION.
2. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE.
3. ALL INFORMATION SHALL BE CONSIDERED EXISTING, UNLESS NOTED OTHERWISE.
4. DIMENSIONS ARE TO FACE OF STUD OR FACE OF CONCRETE, UNLESS NOTED OTHERWISE.

ignition resistant construction

FIRE HAZARD SEVERITY: HIGH CLASS 2 (R2) PER 2012 IMBC, TABLE 503.1
SEE SHEET A3.1 FOR REQUIREMENTS



south elevation



REV.	DESCRIPTION	DATE
1	CLIENT REVISIONS	3/17/2008
2	MUSKOGEE COUNTY PLANNING REVIEW	6/9/2008

SCALE:	AS NOTED
DATE:	2/19/2008
DRAWN BY:	SGT
CHECKED BY:	GRT

GARY R. TAYLOR
 Building Design & Construction
 Land Use Planning
 PO Box 1715, Crystal Bay, NV 89402
 505-775-8324 Fax: 505-775-8322
 Office: 775-832-8074 Fax: 775-832-8072
 NV license: C0229169 CA license: 613579

taylor residence
 4340 drake way
 westlake valley, NV 89704
 washoe county APN: 050-435-008

SHEET TITLE
exterior elevations

SHEET NO.
A2.4