



Planning Commission Staff Report

Meeting Date: June 6, 2017

Subject: Amendment of Conditions Case Number WAC17-0004 for Tentative Map Case Numbers TM67-017, TM68-001, TM68-003, TM69-001 AND TM68-002 to permit the construction of private garages in the common area.

Applicant(s): Tyrolian Village Association, Inc.

Agenda Item Number: 8C

Summary: Allow the construction of private garages in the common area of Tyrolian Village Subdivisions units 1 through 5.

Recommendation: **Approval with Conditions**

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

Phone: 775.328.3628

E-Mail: EKrause@washoecounty.us

Description:

Amendment of Conditions Case Number WAC17-0004 (Tyrolian Village Garages) – For possible action, hearing, and discussion to approve an amendment of conditions for the Tyrolian Village Subdivision Units 1, 2, 3, 4, and 5. If approved, the final maps for these subdivisions (Tentative Map Case Numbers TM67-017, TM68-001, TM68-003, TM69-001 AND TM68-002) will be amended to note that garages are permitted within the common area of the subdivisions, subject to conditions, pursuant to agreements between the individual unit owners within the association and the Tyrolian Village Association; and the applicant shall be required to prepare and record amended final maps in accordance with Washoe County Code Chapter 110, Article 616, *Amendments of Map*.

- Applicant: Tyrolian Village Association, Inc.
- Property Owner: Tyrolian Village Association, Inc.
- Location: Northwest of Diamond Peak Ski Resort at the end of Ski Way, Incline Village, NV
- Assessor's Parcel Number: 126-420-13; 126-470-17; 126-480-10; 126-540-32; 126-520-23
- Parcel Size: 15.82 ac; 3.28 ac; 9.97 ac; 26.75 ac; 4.60 ac (60.42 ac total)
- Master Plan Category: Suburban Residential
- Regulatory Zone: High Density Suburban (HDS)
- Area Plan: Tahoe
- Citizen Advisory Board: Incline Village Crystal Bay
- Development Code: Authorized in Article 616
- Commission District: 1 – Commissioner Berkbigler
- Section/Township/Range: Section 14 and 11, T16N, R18E, MDM, Washoe County, NV

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Amendment of Conditions

An Amendment of Conditions application is necessary in order to change a condition(s) of an approved discretionary permit, such as a special use permit, a variance, an abandonment of an easement or a tentative subdivision map. Some examples of why an Amendment of Conditions application is submitted are listed below:

- Change in operating hours
- Physical expansion
- Extend the expiration date of the discretionary permit
- Extend the time to complete phases of the approved project

The Amendment of Conditions request is required to be heard by the same board that approved the original application and only the specific amendment may be discussed and considered for approval. The Amendment of Conditions application is processed in the same manner as the original discretionary permit application, including a public hearing, noticing, possible involvement of a citizen advisory board, agency review and analysis, and satisfying the required findings. If the Planning Commission grants an approval of the Amendment of Conditions request, an amended Action Order is created along with amended conditions of approval.

The Conditions of Approval for Amendment of Conditions Case Number WAC17-0004 is attached to this staff report and will be included with the amended Action Order if the amendment is approved by the Planning Commission.

Summary

The request to amend the conditions of approval applies to the following Tentative Maps:

- TM67-017 – Tyrolian Village No. 1
- TM68-001 – Tyrolian Village No. 2
- TM68-003 – Tyrolian Village No. 3
- TM69-001 – Tyrolian Village No. 4
- TM68-002 – Tyrolian Village No. 5

The subject properties have a regulatory zone of High Density Suburban (HDS) and make up the common area of the five units comprising the Tyrolian Village Subdivision. The High Density Suburban (HDS) regulatory zone permits single family attached and detached development in a Common Open Space Development. The common area of a Common Open Space Developments is owned by the owners association, and each lot owner has an undivided interest in that area. This amendment of conditions will permit construction of private garages in the common area.



Vicinity Map

These subdivisions were created on a steeply sloped and heavily wooded area. The building lots are scattered across the hillsides, many far above the streets. When the original subdivisions were approved by the Reno, Sparks, Washoe County Regional Planning Commission, garages were not required for residential dwellings as long as off-street parking was provided for each residence. The Tyrolian Village Subdivisions were recorded with parking lots and parking spaces along the edge of the private roads.

Some of the home lots near the street have been able to include a garage as part of the construction of a new home, but many of the home lots located further from the road are only accessible by foot. The distance from the street and slope of the land prevents the construction of attached garages on many of the homes. In addition, because Washoe County Code requires a one-car garage for construction of a new home, some undeveloped lots are not able to be built on without first acquiring a variance to construct a home without a garage.

As more people chose to make Tyrolian Village their primary residence, rather than a vacation home, the home owners realized the inconvenience and difficulties of not having a dedicated, enclosed parking space (garage), especially during the winter. To address this need/desire, the Tyrolian Village Association (Association) worked with the Tahoe Regional Planning Agency (TRPA) to obtain coverage for additional structures and with Washoe County to develop agreements for how to permit the construction of garages in these subdivisions.

During a recent reorganization of offices, staff took the opportunity to review files that had been left in the filing cabinets by previous planners. It was during that time, staff discovered a file labeled "Tyrolian Village Garages". The file contained a memorandum dated June 15, 1998, [Exhibit B], whose subject was "Tyrolian Village Garage Construction". The memorandum outlined the four possible situations where a garage can be built in Tyrolian Village. Three of the options result in the garage being located on the property owner's lot. These three options are not effected by the proposed amendment. The fourth option is to build a garage in the common area of the subdivision. For this option, the memorandum states that there was an agreement made in 1990 between Washoe County and the Association to permit garages in the common area, and that the agreement was attached to the memorandum. Unfortunately after an extensive search of planning files and archived records, staff was not able to locate a copy of that agreement. Staff also requested that the Association review their records for a copy of said agreement, but none was found.

According to the memorandum, for garages built in the common area, it is required that the Association apply for the building permit because the common area is their property; that a copy of an agreement between the homeowner building the garage and the Association be submitted with the building permit application; and that the agreement delineate conditions for use of the garage, taxes, maintenance, and other issues between the homeowner and the Association. In addition, the agreement must state that the garage belongs to the Association and would be licensed to the homeowner. Staff contacted the Association for a copy of an agreement with any homeowner, and was told that they have never made such agreements, and they were not interested in being the owners of these garages. To date, 40 garages have been built in Tyrolian Village common areas under the auspices of the 1990 agreement which cannot be located.

Due to the discovery of the 1998 memorandum; the lack of a signed copy of the 1990 agreement between the County and the Association; and the history of garages already being built in the common area nonetheless, staff stopped approvals of new garages in the common area until this issue could be resolved.

After discussion of the situation with legal staff, it was determined that the five Tentative Maps should be amended to clearly state the conditions under which a private garage would be allowed to be constructed in the common area, and to subsequently amend the final maps to include a note referring to the amended conditions to permit these garages. The conditions for construction in the common area are:

- One detached garage, no more than 24 x 24 feet (576 square feet), measured at the foundation line;
- Limited to one story;
- Use of garage is limited to vehicle parking;
- Garage shall not be converted or used for living space, commercial use, work or storage space (excluding parking);
- Homeowner shall enter into a garage license agreement with Tyrolian Village Association, Inc., and abide by the requirements of relevant CC&R provisions, and other governing documents;
- The homeowner is responsible for payment of taxes or assessments due to be paid by reason of the existence of the licensed garage structure;
- The homeowner is solely responsible for maintenance and upkeep of the garage; and
- The homeowner is required to use the garage only in a manner consistent with all laws and regulations of the state of Nevada, Washoe County, TRPA, and any other governmental agency having jurisdiction.

Public Comment

Staff has received one letter of support from a Tyrolian Village property owner. The property owner has invested time and money in preparing an application to build a garage in the common area.

Incline Village/Crystal Bay Citizen Advisory Board (IV/CBCAB)

The Incline Village/Crystal Bay CAB was not scheduled to meet during the review period. The amendment of conditions application was forwarded to the Citizen Advisory Board members for their review. Staff received one response from the CAB regarding Fire Marshal approval and loss of visitor parking.

Staff Comment: The approval of this amendment will permit the construction of private garages in the common area, it does not grant approval to build a garage. All persons proposing to build a garage are required to obtain a building permit and to abide by all applicable Codes. Approval of this amendment does not override or negate any other applicable restrictions on uses or development on the property.

Reviewing Agencies

The following agencies received a copy of the Amendment of Conditions Application for review and evaluation.

- Washoe County Community Services Department
 - Planning and Development Division
 - Engineering and Capital Projects Division
- Washoe County District Health Department
 - Air Quality Management Division
 - Environmental Health Services Division
- Regional Transportation Commission
- North Lake Tahoe Fire Protection District
- Incline Village General Improvement District

One out of the seven above listed agencies/departments provided comments and/or recommended conditions in response to their evaluation of the Amendment of Conditions application. A **summary** of that agency's comments and/or recommended conditions of approval and their contact information is provided. An Amended Conditions of Approval document is attached to this staff report and will be included with the Amended Action Order if the application is approved by the Planning Commission.

- Washoe County Planning and Development Division addressed the limitation on private use of the common area.

Contact: Eva M. Krause, 775.328.3628, ekrause@washoecounty.us

Staff Comment on Required Findings

The Amendment of Conditions application is processed in the same manner as the original discretionary permit application, in this case tentative subdivision map applications, including satisfying the required findings.

Washoe County Code Section 110.608.25 requires that all of the following findings be made to the satisfaction of the Washoe County Planning Commission before granting approval of the tentative subdivision map request. The Planning Commission determined that the five approved tentative subdivision map applications met all of the findings required at the time of each approval. Staff has completed an analysis of the application and has determined that the proposal is in compliance with the required findings as follows.

- 1) Plan Consistency. That the proposed map is consistent with the Master Plan and any specific plan.

Staff Comment: The existing subdivision is a legal non-conforming development, due to the lack of garages. The proposed addition of the garages provides the opportunity to bring portions of the development closer to compliance by providing additional opportunities to construct garages.

- 2) Design or Improvement. That the design or improvement of the proposed subdivision is consistent with the Master Plan and any specific plan.

Staff Comment: Allowing private garages within the common area provides opportunities for residence to have dedicated off-street parking in inclement weather and is constant with current code requirements of a required parking space within a garage.

- 3) Type of Development. That the site is physically suited for the type of development proposed.

Staff Comment: The proposed amendment does not increase the development potential within the existing approved subdivisions.

- 4) Availability of Services. That the subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System.

Staff Comment: The proposed amendment is limited to using the structures in the common area as garages only. These structures are not served by sewer or water.

- 5) Fish or Wildlife. That neither the design of the subdivision nor any proposed improvements is likely to cause substantial environmental damage, or substantial and avoidable injury to any endangered plant, wildlife or their habitat.

Staff Comment: The addition of garages within the common area does not cause substantial injury to the environment or wildlife in the area.

- 6) Public Health. That the design of the subdivision or type of improvement is not likely to cause significant public health problems.

Staff Comment: The proposed amendment does not create a significant public health problem.

- 7) Easements. That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through, or use of property within, the proposed subdivision.

Staff Comment: There are no public easements within the common area of the subdivisions.

- 8) Access. That the design of the subdivision provides any necessary access to surrounding, adjacent lands and provides appropriate secondary access for emergency vehicles.

Staff Comment: The proposed amendment does not change access to the subdivisions or the surrounding areas.

- 9) Dedications. That any land or improvements to be dedicated to the County is consistent with the Master Plan.

Staff Comment: The proposed amendment does not include any improvement to be dedicated to the County.

- 10) Energy. That the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.

Staff Comment: The proposed amendment does not impact the existing opportunities for passive or natural heating or cooling systems.

Recommendation

Those agencies which reviewed the application recommended conditions in support of approval of the Amendment of Conditions request or provided no comments. Therefore, after a thorough review and analysis, Amendment of Conditions Case Number WAC17-0004 is being recommended for approval with conditions. Staff offers the following motion for the Planning Commission'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 Planning Commission approve Amendment of Conditions Case Number WAC17-0004 for Tentative Map Case Numbers TM67-017, TM68-001, TM68-003, TM69-001 AND TM68-002 for Tyrolian Village Association Inc., with the conditions of approval included as Exhibit A to this matter, having made all ten findings in accordance with Washoe County Code Section 110.608.25:

- 1) Plan Consistency. That the proposed map is consistent with the Master Plan and any specific plan;
- 2) Design or Improvement. That the design or improvement of the proposed subdivision is consistent with the Master Plan and any specific plan;
- 3) Type of Development. That the site is physically suited for the type of development proposed;
- 4) Availability of Services. That the subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System;
- 5) Fish or Wildlife. That neither the design of the subdivision nor any proposed improvements is likely to cause substantial environmental damage, or substantial and avoidable injury to any endangered plant, wildlife or their habitat;
- 6) Public Health. That the design of the subdivision or type of improvement is not likely to cause significant public health problems;
- 7) Easements. That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through, or use of property within, the proposed subdivision;
- 8) Access. That the design of the subdivision provides any necessary access to surrounding, adjacent lands and provides appropriate secondary access for emergency vehicles;
- 9) Dedications. That any land or improvements to be dedicated to the County is consistent with the Master Plan; and

- 10) Energy. That the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.

Appeal Process

Planning Commission action will be effective 10 calendar days after the written decision is filed with the Secretary to the Planning Commission, 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 Planning Commission and mailed to the applicant.

xc: Applicant: Tyrolian Village Association, Inc., c/o Vojko Lapanja, PO BOX 5913, Incline Village NV 89450

Staff Report xc: Theresa Avance, Tahoe Regional Planning Agency, PO BOX 5310, Stateline NV 89449



EXHIBIT A

Conditions of Approval

Amendment of Conditions Case Number WAC17-0004

The project approved under Amended of Conditions Case Number WAC17-0004 for Tyrolian Village, Units 1 through 5, Tentative Subdivision Maps shall be carried out in accordance with the Conditions of Approval granted by the Planning Commission on June 6, 2017. 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 Amended Tentative Subdivision Map shall be met to satisfy the conditions of approval prior to issuance of a grading or building permit for garages within the common area of the subdivision. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Development Division.

Compliance with the conditions of approval related to this Amended Tentative Subdivision Map 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 Tentative Subdivision Map may result in the initiation of revocation procedures.

Washoe County reserves the right to review and revise the conditions of approval related to this Amended Tentative Subdivision Map 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.

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 Development Division

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

Contact Name – Eva M. Krause, 775.328.2628, ekrause@washoecounty.us

- a. A Certificate of Amendment for each Final Map shall be recorded within 3 months of issuance of the Final Action Order.
- b. Approval of this Amendment of the Tentative Map applies to Tyrolian Village Units 1, 2, 3, 4 and 5, only. It is not applicable to Tyrolian Village Unit 6 or 7.

- c. All homeowners who construct garages within the common area, as permitted by this amendment shall be subject to all of the following conditions:
 - i. One detached garage, no more than 24 x 24 feet (576 square feet), measured at the foundation line;
 - ii. Limited to one story;
 - iii. Use of garage is limited to vehicle parking;
 - iv. Garage shall not be converted or used for living space, commercial use, work or storage space (excluding parking);
 - v. Homeowner shall enter into a garage license agreement with Tyrolian Village Association, Inc., and abide by the requirements of relevant CC&R provisions, and other governing documents;
 - vi. The homeowner is responsible for payment of taxes or assessments due to be paid by reason of the existence of the easement or garage structure;
 - vii. The homeowner is solely responsible for maintenance and upkeep of the garage; and
 - viii. The homeowner is required to use the garage only in a manner consistent with all laws and regulations of the state of Nevada, Washoe County, TRPA, and any other governmental agency having jurisdiction.

- d. Each Certificate of Amendment shall state:

Pursuant to Amendment of Conditions Case No. WAC17-0004 (June 6, 2017), garages for use by individual unit owners pursuant to license agreement with Tyrolian Village Association, Inc. shall be allowed---subject to all applicable permits, map, and development requirements--- within the common area of the subdivision identified as Parcel(s) _____, on map number _____. This note shall apply to all garages within the designated area whether built before or after the addition of this note to the map, provided they otherwise meet all applicable permit, map, and building requirements. Furthermore, all garages subject to this note shall be identified in a running inventory that is maintained by Tyrolian Village Association, Inc., as amended from time to time to add or remove additional garages as necessary. An updated copy of the inventory shall be provided to Washoe County each time changes are made.

- e. The certificate of amendment shall comply with the following:
 - I. Be in the form of a letter addressed to the Planning Commission;
 - II. Specify the title and recording date of the document being amended;
 - III. Concisely state the data being amended and the correction or omission;
 - IV. Be dated, signed and sealed by the surveyor preparing the certificate; and

- V. Contain the following statement, dated and signed by the County Surveyor or a professional land surveyor appointed by the Planning Commission:

"I hereby certify that I have examined the certificate of amendment and that the changes to the original document specified therein are provided for in applicable sections of NRS 278, NRS 625, and local ordinances adopted pursuant thereto, and I am satisfied that this certificate of amendment so amends the document as to make it technically correct."

*** End of Conditions ***



Washoe County
Department of
Community
Development

1001 E. Ninth St., Bldg A
Post Office Box 11130
Reno, NV 89520-0027
Tel: 702-328-3600
Fax: 702-328-3648

MEMORANDUM

TO: Gene Oman, Incline Village Building & Safety Manager

FROM: Sharon Kvas, AICP, Planner

SUBJECT: Tyrolian Village Garage Construction

DATE: June 15, 1998

The purpose of this document is to memorialize the necessary requirements to facilitate the construction of a garage within Tyrolian Village. These requirements are a result of Nevada Revised Statutes, Washoe County Development Code and an agreement presented by legal counsel of Tyrolian Village and accepted by the Washoe County District Attorney's Office (see Exhibit A).

Please note, this memorandum does not address the Tahoe Regional Planning Agency's agreements regarding construction within Tyrolian Village, nor all the ordinances and codes related to all construction within Washoe County. This addresses only planning issues related to location of garages within Tyrolian Village. There are four possible situations, each of which are described below.

Garage Entirely Within Designated Lot

After receiving Tahoe Regional Planning Agency approval, apply for a building permit with Washoe County Building and Safety Division. Planning Services will review the project for all code requirements. The structure must be entirely within the designated building pad.

New Garage Attached to an Existing Residence with Encroachment into Common Open Space of Tyrolian Village

If an applicant requests construction of a new garage to an existing home, a reconfiguration of the existing designated building pad and the common open space of Tyrolian Village will probably be required. A land surveyor, registered within the State of Nevada, must prepare a Record of Survey in support of a Boundary Line Adjustment. The survey will "trade" square footage within the existing pad with square footage within the common open space to reconfigure the shape of the building pad to support the construction of the garage entirely within the applicant's property. The process may take only a week or two after application with Washoe County Department of Community Development, Planning Services Division. However, this timeframe is primarily dependent on the completeness and accuracy of the map and the final mylar to be recorded by the Washoe County Recorder must contain the legal signatory for the Tyrolian Village Home Owner's Association approving the reconfiguration. The map must be recorded prior to the issuance of a building permit.

John B. Hester, AICP
Director

Jess S. Traver, P.E.
County Building
Official



WAC17-0004
EXHIBIT B

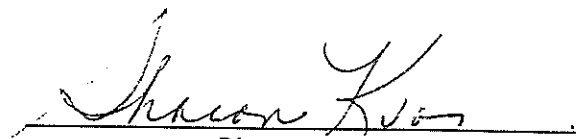
New Garage Attached to an Existing Residence with Encroachment into Roadway

If an applicant requests construction of a new garage to an existing home that will involve encroachment into a roadway offered for dedication on the final subdivision plat, an abandonment application must be completed and ultimately approved by the Washoe County Board of County Commissioners. An abandonment process usually takes 3-4 months and a legal description must be submitted and approved by the Washoe County Engineering Division. It may also be necessary to also reconfigure the building pad as described above under "New Garage Attached to an Existing Residence with Encroachment into Common Open Space of Tyrolian Village."

Detached Garages Entirely Within the Common Open Space of Tyrolian Village

Tyrolian Village Homeowner's Association submitted a methodology acceptable to both the HOA and Washoe County in 1990. In the case where a garage is constructed entirely within the common open space, the building permit application must be made with Tyrolian Village and the garage licensee as the owner of the structure. A copy of an agreement between the HOA and the licensee of the garage must accompany the application. The license will delineate the conditions under which the HOA will provide use of the garage, how taxes on the structure will be assigned, maintenance of the structure and other issues between the HOA and the licensee. It is important to note that legally, the garage would belong to the HOA because the structure is in the common open space. The HOA would then license use of the structure to a specific property owner. (see Exhibit A)

It is my intent to finally describe all possible scenarios. However, as you may know, new conditions may arise that will require further description. If you have any further questions, please do not hesitate to call me at 329-3602.


Planner

From: Dan Zahm
To: [Krause, Eva](#)
Cc: [Swiss Time](#); [Berkbigler, Marsha](#)
Subject: June 6, 2017 TVA Development Application Meeting
Date: Wednesday, May 10, 2017 9:26:29 AM

DANIEL ZAHM
1483 Tirol Dr. Incline Village, NV 89451

RE: Washoe County Development Application filed by Tyrolian Village Association, Inc. (TVA).

Dear Ms. Krause and Ms. Berkbigler,

The "Application to Amend" was requested by Washoe County, and filed by our HOA Board on behalf of TVA, to assist the County to recognize the practice of building garages on common land for the last twenty plus years.

If TVA had not filed this "Application to Amend" the County Planning Division indicated that they would refuse to approve any and all pending and future garage building permits.

We have been actively pursuing the construction of a garage for our Tirol Dr. home for the past year since May 5, 2016.

This process included preliminary plan approval by the HOA, hiring an architect and engineer to design the plans, final architectural plans review and approval by the HOA, application and submittal of said plans to TRPA and interviewing contractors and selecting a contractor to build the garage.

A denial of this application would impose a financial loss of \$25,000 in upfront architectural fees, TRPA planning and application fees and 10% job acceptance fee to the selected contractor for part of the construction cost----to say nothing of the many hours of our own time meeting and working with all the professionals involved.

In conclusion, I am requesting that the County take into consideration the expenses and 1 years time and effort we have put into this project and allow our garage plan to proceed whether or not the subject application is approved or denied at the upcoming hearing on June 6, 2017.

Unfortunately, we will be unable to attend the hearing because of a previously planned vacation.

Thank you for your consideration.

Respectfully,

Daniel and Donna Zahm

775-298-2986

Washoe County Citizen Advisory Boards CAB Member Worksheet



Citizen Advisory Board: Incline Village / Crystal Bay

Meeting Date (if applicable): June 6 2017

Topic or Project Name (include Case No. if applicable): WAC17-0004 TYROLIAN GARAGES

Please check the appropriate box:

My comments were (or) were not discussed during the meeting.

Identified issues and concerns:

I AM OK WITH THIS PROJECT BUT I HAVE TWO CONCERNS . THE FIRST CONCERN IS I DON'T KNOW

IF THE FIRE MARSHAL HAS APPROVED THIS PROJECT. THE SECOND THING I HAVE CONCERNS ABOUT IS THERE

GOING TO BE ENOUGH ROOM FOR VISITOR PARKING. I FEEL THESE CONCERNS SHOULD BE ADDRESS BEFORE

I COULD APPROVE THIS PROJECT.

Suggested alternatives and/or recommendations:

AS I MENTIONED BEFORE I FEEL THAT THE FIRE MARSHAL AND ROOM FOR VISITOR PARKING

IS MADE CLEAR THAT BOTH OF THESE ISSUES HAVE BEEN ADDRESS NOW AND NOT AFTER THE

GARAGES HAVE BEEN BUILT. THERE SEEMS TO ME THESE CONCERNS HAVE NOT BEEN ADDRESSED.

Name PETE TODOROFF Date: 05/ 17/ 2017

(Please Print)

Signature: Pete Todoroff

This worksheet may be used as a tool to help you take notes during the public testimony and discussion on this topic/project. Your comments during the meeting will become part of the public record through the minutes and the CAB action memorandum. Your comments, and comments from other CAB members, will and shall not collectively constitute a position of the CAB as a whole.

If you would like this worksheet forwarded to your Commissioner, please include his/her name.

Commissioner's Name: Marsha Berkgigler

Use additional pages, if necessary.

Please mail, fax or email completed worksheets to: Washoe County Manager's Office
Attention: CAB Program Coordinator
Post Office Box 11130, Reno, NV 89520-0027
Fax: 775.328.2491
Email: stone@washoecounty.us



WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects Division

"Dedicated to Excellence in Public Service"

1001 East 9th Street PO Box 11130 Reno, Nevada 89520 Telephone: (775) 328-2040 Fax: (775) 328-3699

INTEROFFICE MEMORANDUM

DATE: May 04, 2017
TO: Eva M. Krause, Planning and Development Division
FROM: Leo R. Vesely, P.E., Engineering and Capitol Projects Division
SUBJECT: **WAC17-0004**
APNs 126-420-13; 126-470-17; 126-480-10; 126-540-32; 126-520-23
TYROLIAN VILLAGE GARAGES

I have reviewed the referenced amendment of conditions case and have no conditions or comments.

LRV/lrv

WAC17-0004
EXHIBIT E

**WASHOE COUNTY
HEALTH DISTRICT**
ENHANCING QUALITY OF LIFE

May 3, 2017

Eva Krause, AICP, Planner
Washoe County Community Services
Planning and Development Division
PO Box 11130
Reno, NV 89520-0027

RE: Tyrollian Village Garages; APN 126-420-13
Amendment of Conditions; WAC17-0004

Dear Ms. Krause:

The Washoe County Health District, Environmental Health Services Division (WCHD) has reviewed the above referenced project. Approval by the WCHD is subject to the following conditions:

1. The WCHD has reviewed the proposed amendment of conditions and has no objections to the approval of this 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

Cc: File - Washoe County Health District





Development Review Status Sheet

Date: 4-25-17

Attention: Ekrause@washoecounty.us

RE: WAC17-0004
APN: 126-420-13, 126-470-17, 126-480-10, 16-540-32, 126-520-23
Service Address: Tyrolian Village Subdivision
Owner:

Phone: Fax: Email:

Amendment of Conditions Case Number WAC17-0004 (Tyrolian Village Garages) – Hearing, discussion, and possible action to approve an amendment of conditions for Tyrolian Village Subdivision, Units 1, 2, 3, 4, and 5, tentative maps, to permit the construction of private garages within the common open spaces of the subdivision.
• Applicant: Tyrolian Village Association, Inc.
• Property Owner: Tyrolian Village Association, Inc.
• Location: Northwest of Diamond Peak Ski Resort at the end of Ski Way, Incline Village, NV
• Assessor’s Parcel Number(s): 126-420-13; 126-470-17; 126-480-10; 126-540-32; 126-520-23
• Parcel Size: 15.82 ac; 3.28 ac; 9.97 ac; 26.75 ac; 4.6 ac
• Master Plan Category: Suburban Residential
• Regulatory Zone: High Density Suburban
• Area Plan: Tahoe
• Citizen Advisory Board: Incline Village/Crystal Bay
• Development Code: Section 608 Tentative Maps
• Commission District: 1 – Commissioner (Berkbigler)
• Section/Township/Range: Section 14 and 11, T16N, R18E, MDM, Washoe County, NV
• Staff: Eva M. Krause, AICP, Planner
Washoe County Community Services Department
Planning and Development Division
• Phone: 775-328-3628
• Email: ekrause@washoecounty.us

Comments and Conditions: No impact to the Incline Village General Improvement District

Completed by: Tim Buxton, Chief Inspector
Phone: (775) 832-1246 Fax: (775) 832-1260
Incline Village General Improvement District, 1220 Sweetwater Road, Incline Village NV 89451

The contents of this transmission are intended only for the individual or entity to which it is addressed and may contain information that is privileged, confidential, and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination,

distribution, or copying of this communication is strictly prohibited. If you receive this communication in error, please notify us immediately by telephone and return the original to us at the above address via US Postal Service. We will reimburse you for your postage. Thank you.

Note: Send information to the case planner as prescribed on the memo from Dawn or the Washoe County Development. TLB



REGIONAL TRANSPORTATION COMMISSION

Metropolitan Planning • Public Transportation & Operations • Engineering & Construction

Metropolitan Planning Organization of Washoe County, Nevada

May 2, 2017

FR: Chrono/PL 183-17

Ms. Eva Krause, Planner
Community Services Department
Washoe County
PO Box 11130
Reno, NV 89520

**RE: WAC17-0004 (Tyrolian Village Garages)
WSUP17-0008 (Project Ohlone)**

Dear Ms. Krause,

We have reviewed the above application and have no comments at this time.

Thank you for the opportunity to comment on this application. Please feel free to contact me at 775-332-0174 or email me at rkapuler@rtcwashoe.com if, you have any questions or comments.

Sincerely,

A handwritten signature in black ink that reads 'Rebecca Kapuler'. The signature is written in a cursive, flowing style.

Rebecca Kapuler
Planner

RK/jm

Copies: Mojra Hauenstein, Washoe County Community Services
Trevor Lloyd, Washoe County Community Services
Kelly Mullin, Washoe County Community Services
Jae Pullen, Nevada Department of Transportation, District II
Daniel Doenges, Regional Transportation Commission
Tina Wu, Regional Transportation Commission
Julie Masterpool, Regional Transportation Commission
David Jickling, Regional Transportation Commission

/Washoe County no comment 05062017

No 1

Community Services Department
Planning and Development
AMENDMENT OF CONDITIONS
APPLICATION



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

Telephone: 775.328.3600

No. 1

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: Tyrolian Village Unit No. 1			
Project Description: Portion of N.E. 1/4 of Section 14, Township 16 North, Range 18 East, M.D.B.&M., Washoe County, Nevada.			
Project Address: 1301 Moritz Ct			
Project Area (acres or square feet): 15.816 acres			
Project Location (with point of reference to major cross streets AND area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
126-420-13	15.816		
Section(s)/Township/Range: Incline Village			
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner: Tyrolian Village Association, Inc.		Professional Consultant:	
Name: Tyrolian Village Association, Inc.		Name:	
Address: P.O. Box 5913, Incline Village		Address:	
Zip: 89450		Zip:	
Phone: (775) 831-5428 Fax: (775) 831-1414		Phone: Fax:	
Email: swisstime@sbcglobal.net		Email:	
Cell: n/a Other: n/a		Cell: Other:	
Contact Person: Vojko Lapanja		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		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):	

Property Owner Affidavit

Applicant Name: Tyrolian Village Association, Inc.

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA)
)
COUNTY OF WASHOE)

I, Michael McManus - Board Member
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Development.

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

Assessor Parcel Number(s): 126-420-13

Printed Name Michael McManus - Board Member

Signed [Signature]

Address PO Box 5913 - JV, NV 89450

Subscribed and sworn to before me this
17 day of April, 2017

[Signature]
Notary Public in and for said county and state

My commission expires: June 11, 2018

(Notary Stamp)



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

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

Amendment of Conditions Application Supplemental Information

(All required Information may be separately attached)

Required Information

1. The following information is required for an Amendment of Conditions:
 - a. Provide a written explanation of the proposed amendment, why you are asking for the amendment, and how the amendment will modify the approval.
 - b. Identify the specific Condition or Conditions that you are requesting to amend.
 - c. Provide the requested amendment language to each Condition or Conditions, and provide both the *existing* and *proposed condition(s)*.

a. Owner seeks an Amendment of Conditions to the tentative map to permit the construction of individually owned garage structures upon the common area of Tyrolian Village in accordance with the relevant CC&R provisions and other governing documents. This amendment will permit a homeowner to construct a free-standing detached garage of no more than 24 x 24 feet (576 square feet), measured at the foundation lines, on the common area of Tyrolian Village. The garages are limited to one story and living space is not permitted within or as part of such construction. Use of such garage is limited to vehicle parking and a garage may not be converted into living space, commercial use, work or storage space that excludes vehicle parking. Each homeowner who constructs such a garage is required to enter into a garage lease agreement which permits homeowner the exclusive use of the garage for so long as homeowner abides by the requirements of the relevant CC&R provisions and other governing documents. Each homeowner who constructs a detached garage is solely responsible for the payment of all taxes or assessments due to be paid by reason of the existence of the easement or garage structure and solely responsible for the maintenance and upkeep of the garage. Each homeowner who constructs such a garage is further required to use the garage only in a manner consistent with all laws and regulations of the State of Nevada, Washoe County, TRPA, and any other governmental agency having jurisdiction.

b. There is no existing condition that will be amended by this proposed condition.

c. Pursuant to Amendment of Conditions Case No. XXXX—YYY (June __ 2017), garages for use by individual unit owners pursuant to license agreement with Tyrolian Village Association, Inc. shall be allowed, subject to all applicable permit, map, and development requirements, within the common area of the subdivision identified as Parcels A, C, E, F, H, I, J, K, and L. on map number 1045 (a)-(b). This note shall apply to all garages within the designated area whether built before or after the addition of this note to the map, provided they otherwise meet all applicable permit, map, and building requirements. Furthermore, all garages subject to this note shall be identified in a running inventory that is maintained by Tyrolian Village Association, Inc., as amended from time to time to add or remove additional garages as necessary. An updated copy of the inventory shall be provided to the county each time changes are made.

2. Describe any potential impacts to public health, safety, or welfare that could result from granting the amendment. Describe how the amendment affects the required findings as approved.

The proposed amendment detailed in Sec. 1 above, if granted, will have no impact to public health, safety, or welfare. Additionally, the proposed amendment will not affect the Planning Commission's prior required findings as specified in Article 608, Sec. 110.608.25(a)-(j).

Washoe County Treasurer
 P O. Box 30039, Reno, NV 89520-3039
 ph: (775) 328-2510 fax: (775) 328-2500
 Email: tax@washoecounty.us

Washoe County Treasurer
 Tammi Davis

Account Detail

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Washoe County Parcel Information

Parcel ID	Status	Last Update
12642013	Active	4/18/2017 2:10:52 AM
Current Owner: TYROLIAN VILLAGE ASSOC INC PO BOX 5913 INCLINE VILLAGE, NV 89450		SITUS: 1301 MORITZ CT INCL NV
Taxing District 5200	Geo CD:	
Legal Description		
Township 16 Section Lot CA Block Range 18 SubdivisionName TYROLIAN VILLAGE 1		

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2016	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2015	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2014	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2013	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2012	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total					\$0.00

Important Payment Information

- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See Payment Information for details.

Pay Online

No payment due for this account.

\$0.00

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
 P.O. Box 30039
 Reno, NV 89520-3039

Overnight Address:
 1001 E. Ninth St., Ste D140
 Reno, NV 89512-2845

[Payment Information](#)

[Special Assessment District](#)

[Installment Date Information](#)

[Assessment Information](#)

The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washoecounty.us

This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.

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: Tyrolian Village Unit No. 2			
Project Description: Portion of N.E. 1/4 of Section 14, Township 16 North, Range 18 East, M.D.B.&M., Washoe County, Nevada.			
Project Address: Unspecified, Incline Village, NV 89451			
Project Area (acres or square feet): 3.238 acres			
Project Location (with point of reference to major cross streets AND area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
126-470-17	3.238		
Section(s)/Township/Range: Incline Village			
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner: Tyrolian Village Association, Inc.		Professional Consultant:	
Name: Tyrolian Village Association, Inc.		Name:	
Address: P.O. Box 5913, Incline Village		Address:	
Zip: 89450		Zip:	
Phone: (775) 831-5428 Fax: (775) 831-14		Phone: Fax:	
Email: swisstime@sbcglobal.net		Email:	
Cell: n/a Other: n/a		Cell: Other:	
Contact Person: Vojko Lapanja		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		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):	

Property Owner Affidavit

Applicant Name: Tyrolian Village Association, Inc.

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA)
)
COUNTY OF WASHOE)

I, Michael McManus - Board Member
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Development.

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

Assessor Parcel Number(s): 126-470-17

Printed Name Michael McManus - Board Member

Signed [Signature]

Address PO Box 5913 JV, NV 89450

Subscribed and sworn to before me this
17 day of April, 2017

[Signature]
Notary Public in and for said county and state

My commission expires: June 11, 2018

(Notary Stamp)



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

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

Amendment of Conditions Application Supplemental Information

(All required Information may be separately attached)

Required Information

1. The following information is required for an Amendment of Conditions:
 - a. Provide a written explanation of the proposed amendment, why you are asking for the amendment, and how the amendment will modify the approval.
 - b. Identify the specific Condition or Conditions that you are requesting to amend.
 - c. Provide the requested amendment language to each Condition or Conditions, and provide both the *existing* and *proposed condition(s)*.

a. Owner seeks an Amendment of Conditions to the tentative map to permit the construction of individually owned garage structures upon the common area of Tyrolian Village in accordance with the relevant CC&R provisions and other governing documents. This amendment will permit a homeowner to construct a free-standing detached garage of no more than 24 x 24 feet (576 square feet), measured at the foundation lines, on the common area of Tyrolian Village. The garages are limited to one story and living space is not permitted within or as part of such construction. Use of such garage is limited to vehicle parking and a garage may not be converted into living space, commercial use, work or storage space that excludes vehicle parking. Each homeowner who constructs such a garage is required to enter into a garage lease agreement which permits homeowner the exclusive use of the garage for so long as homeowner abides by the requirements of the relevant CC&R provisions and other governing documents. Each homeowner who constructs a detached garage is solely responsible for the payment of all taxes or assessments due to be paid by reason of the existence of the easement or garage structure and solely responsible for the maintenance and upkeep of the garage. Each homeowner who constructs such a garage is further required to use the garage only in a manner consistent with all laws and regulations of the State of Nevada, Washoe County, TRPA, and any other governmental agency having jurisdiction.

b. There is no existing condition that will be amended by this proposed condition.

c. Pursuant to Amendment of Conditions Case No. XXXX—YYY (June __ 2017), garages for use by individual unit owners pursuant to license agreement with Tyrolian Village Association, Inc. shall be allowed, subject to all applicable permit, map, and development requirements, within the common area of the subdivision identified as Parcel M on map number 1084(a). This note shall apply to all garages within the designated area whether built before or after the addition of this note to the map, provided they otherwise meet all applicable permit, map, and building requirements. Furthermore, all garages subject to this note shall be identified in a running inventory that is maintained by Tyrolian Village Association, Inc., as amended from time to time to add or remove additional garages as necessary. An updated copy of the inventory shall be provided to the county each time changes are made.

2. Describe any potential impacts to public health, safety, or welfare that could result from granting the amendment. Describe how the amendment affects the required findings as approved.

The proposed amendment detailed in Sec. 1 above, if granted, will have no impact to public health, safety, or welfare. Additionally, the proposed amendment will not affect the Planning Commission's prior required findings as specified in Article 608, Sec. 110.608.25(a)-(j).

Washoe County Treasurer
Tammi Davis

Washoe County Treasurer
P.O. Box 30039, Reno, NV 89520-3039
ph (775) 328-2510 fax (775) 328-2500
Email tax@washoecounty.us

Account Detail

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Washoe County Parcel Information

Parcel ID 12647017	Status Active	Last Update 4/17/2017 2:10:22 AM
Current Owner: TYROLIAN VILLAGE ASSOC INC		SITUS: 0 UNSPECIFIED INCL NV
PO BOX 5913 INCLINE VILLAGE, NV 89450		
Taxing District 5200	Geo CD:	
Legal Description		
Township 16 Section 14 Lot Block Range 18 SubdivisionName TYROLIAN VILLAGE 2		

Pay Online

No payment due for this account.

\$0.00

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
P.O. Box 30039
Reno, NV 89520-3039

Overnight Address:
1001 E. Ninth St., Ste D140
Reno, NV 89512-2845

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2016	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2015	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2014	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2013	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2012	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total					\$0.00

Payment Information

Special Assessment District

Installment Date Information

Assessment Information

Important Payment Information

- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
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The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washoecounty.us

This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.

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: Tyrolian Village Unit No. 3			
Project Description: Portion of N.E. 1/4 of Section 14, Township 16 North, Range 18 East, M.D.B.&M., Washoe County, Nevada.			
Project Address: Unspecified, Incline Village, NV 89451			
Project Area (acres or square feet): 9.971 acres			
Project Location (with point of reference to major cross streets AND area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
126-480-10	9.971		
Section(s)/Township/Range: Incline Village			
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner: Tyrolian Village Association, Inc.		Professional Consultant:	
Name: Tyrolian Village Association, Inc.		Name:	
Address: P.O. Box 5913, Incline Village		Address:	
Zip: 89450		Zip:	
Phone: (775) 831-5428 Fax: (775) 831-44		Phone: Fax:	
Email: swisstime@sbcglobal.net		Email:	
Cell: n/a Other: n/a		Cell: Other:	
Contact Person: Vojko Lapanja		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		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):	

Property Owner Affidavit

Applicant Name: Tyrolian Village Association, Inc.

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA)
)
COUNTY OF WASHOE)

I, Michael McManus - Board Member
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Development.

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

Assessor Parcel Number(s): 126-480-10

Printed Name Michael McManus - Board Member

Signed [Signature]

Address PO Box 5913 JV, NV 89450

Subscribed and sworn to before me this 17 day of April, 2017.

[Signature]
Notary Public in and for said county and state

My commission expires: June 11, 2018

(Notary Stamp)



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

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

Amendment of Conditions Application Supplemental Information

(All required Information may be separately attached)

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 - c. Provide the requested amendment language to each Condition or Conditions, and provide both the **existing** and **proposed condition(s)**.

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b. There is no existing condition that will be amended by this proposed condition.

c. Pursuant to Amendment of Conditions Case No. XXXX—YYY (June __ 2017), garages for use by individual unit owners pursuant to license agreement with Tyrolian Village Association, Inc. shall be allowed, subject to all applicable permit, map, and development requirements, within the common area of the subdivision identified as Parcel N, O, P, Q, and R on map number 1126(a)-(b). This note shall apply to all garages within the designated area whether built before or after the addition of this note to the map, provided they otherwise meet all applicable permit, map, and building requirements. Furthermore, all garages subject to this note shall be identified in a running inventory that is maintained by Tyrolian Village Association, Inc., as amended from time to time to add or remove additional garages as necessary. An updated copy of the inventory shall be provided to the county each time changes are made.

2. Describe any potential impacts to public health, safety, or welfare that could result from granting the amendment. Describe how the amendment affects the required findings as approved.

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Washoe County Treasurer
Tammi Davis

Washoe County Treasurer
P.O. Box 30039 Reno NV 89520-3039
ph (775) 328-2510 fax (775) 328-2500
Email: tax@washoecounty.us

Account Detail

[Back to Account Detail](#)

[Change of Address](#)

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Washoe County Parcel Information

Parcel ID	Status	Last Update
12648010	Active	4/17/2017 2:10:22 AM

Current Owner:
TYROLIAN VILLAGE ASSOC INC

PO BOX 5913
INCLINE VILLAGE, NV 89450

SITUS:
1330 TIROL DR
INCL NV

Taxing District
5200

Geo CD:

Legal Description
SubdivisionName TYROLIAN VILLAGE 3 Lot P Block CA

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2016	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2015	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2014	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2013	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2012	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total					\$0.00

Important Payment Information

- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See Payment Information for details.

Pay Online

No payment due for this account.

\$0.00

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
P.O. Box 30039
Reno, NV 89520-3039

Overnight Address:
1001 E. Ninth St., Ste D140
Reno, NV 89512-2845

[Payment Information](#)

[Special Assessment District](#)

[Installment Date Information](#)

[Assessment Information](#)

The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washoecounty.us

This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.

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: Tyrolian Village Unit No. 4			
Project Description: Portion of N.E. 1/4 of Section 14, Township 16 North, Range 18 East, M.D.B.&M., Washoe County, Nevada.			
Project Address: Unspecified, Incline Village, NV 89451			
Project Area (acres or square feet): 26.755 acres			
Project Location (with point of reference to major cross streets AND area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
126-540-32	26.755		
Section(s)/Township/Range: Incline Village			
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner: Tyrolian Village Association, Inc.		Professional Consultant:	
Name: Tyrolian Village Association, Inc.		Name:	
Address: P.O. Box 5913, Incline Village		Address:	
Zip: 89450		Zip:	
Phone: (775) 831-5428 Fax: (775) 831-1111		Phone: Fax:	
Email: swisstime@sbcglobal.net		Email:	
Cell: n/a Other: n/a		Cell: Other:	
Contact Person: Vojko Lapanja		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		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):	

Property Owner Affidavit

Applicant Name: Tyrolian Village Association, Inc.

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA)
)
COUNTY OF WASHOE)

I, Michael McManus - Board Member
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Development.

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

Assessor Parcel Number(s): 126-540-32

Printed Name Michael McManus - Board Member

Signed [Signature]

Address PO Box 5913 JV, NV 89450

Subscribed and sworn to before me this
17 day of April, 2017.

[Signature]
Notary Public in and for said county and state

My commission expires: June 11, 2018

(Notary Stamp)



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

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

Amendment of Conditions Application Supplemental Information

(All required Information may be separately attached)

Required Information

1. The following information is required for an Amendment of Conditions:
 - a. Provide a written explanation of the proposed amendment, why you are asking for the amendment, and how the amendment will modify the approval.
 - b. Identify the specific Condition or Conditions that you are requesting to amend.
 - c. Provide the requested amendment language to each Condition or Conditions, and provide both the *existing* and *proposed condition(s)*.

a. Owner seeks an Amendment of Conditions to the tentative map to permit the construction of individually owned garage structures upon the common area of Tyrolian Village in accordance with the relevant CC&R provisions and other governing documents. This amendment will permit a homeowner to construct a free-standing detached garage of no more than 24 x 24 feet (576 square feet), measured at the foundation lines, on the common area of Tyrolian Village. The garages are limited to one story and living space is not permitted within or as part of such construction. Use of such garage is limited to vehicle parking and a garage may not be converted into living space, commercial use, work or storage space that excludes vehicle parking. Each homeowner who constructs such a garage is required to enter into a garage lease agreement which permits homeowner the exclusive use of the garage for so long as homeowner abides by the requirements of the relevant CC&R provisions and other governing documents. Each homeowner who constructs a detached garage is solely responsible for the payment of all taxes or assessments due to be paid by reason of the existence of the easement or garage structure and solely responsible for the maintenance and upkeep of the garage. Each homeowner who constructs such a garage is further required to use the garage only in a manner consistent with all laws and regulations of the State of Nevada, Washoe County, TRPA, and any other governmental agency having jurisdiction.

b. There is no existing condition that will be amended by this proposed condition.

c. Pursuant to Amendment of Conditions Case No. XXXX—YYY (June __ 2017), garages for use by individual unit owners pursuant to license agreement with Tyrolian Village Association, Inc. shall be allowed, subject to all applicable permit, map, and development requirements, within the common area of the subdivision identified as Parcel U, V, and W on map number 1155(a)-(c). This note shall apply to all garages within the designated area whether built before or after the addition of this note to the map, provided they otherwise meet all applicable permit, map, and building requirements. Furthermore, all garages subject to this note shall be identified in a running inventory that is maintained by Tyrolian Village Association, Inc., as amended from time to time to add or remove additional garages as necessary. An updated copy of the inventory shall be provided to the county each time changes are made.

2. Describe any potential impacts to public health, safety, or welfare that could result from granting the amendment. Describe how the amendment affects the required findings as approved.

The proposed amendment detailed in Sec. 1 above, if granted, will have no impact to public health, safety, or welfare. Additionally, the proposed amendment will not affect the Planning Commission's prior required findings as specified in Article 608, Sec. 110.608.25(a)-(j).

Washoe County Treasurer
Tammi Davis

Washoe County Treasurer
P.O. Box 30039 Reno NV 89520-3039
ph (775) 328-2510 fax (775) 328-2500
Email tax@washoecounty.us

Account Detail

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Washoe County Parcel Information

Parcel ID 12654032	Status Active	Last Update 4/17/2017 2:10:22 AM
Current Owner: TYROLIAN VILLAGE ASSOC INC		SITUS: 0 TIROL DR INCLINE VILLAGE NV
PO BOX 5913 INCLINE VILLAGE, NV 89450		
Taxing District 5200	Geo CD:	
Legal Description		
Range 18 SubdivisionName TYROLIAN VILLAGE 4 Township 16 Section 14 Lot Block		

Pay Online
No payment due for this account.

\$0.00

Pay By Check
Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
P.O. Box 30039
Reno, NV 89520-3039

Overnight Address:
1001 E. Ninth St., Ste D140
Reno, NV 89512-2845

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2016	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total					\$0.00

Payment Information

Special Assessment District

Installment Date Information

Assessment Information

Important Payment Information

- ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See Payment Information for details.

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Washoe County Development Application

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Project Information		Staff Assigned Case No.: _____	
Project Name: Tyrolian Village Unit No. 5			
Project Description: Portion of N.E. 1/4 of Section 14, Township 16 North, Range 18 East, M.D.B.&M., Washoe County, Nevada.			
Project Address: Unspecified, Incline Village, NV 89451			
Project Area (acres or square feet): 4.6 acres			
Project Location (with point of reference to major cross streets AND area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
126-520-23	4.6		
Section(s)/Township/Range: Incline Village			
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner: Tyrolian Village Association, Inc.		Professional Consultant:	
Name: Tyrolian Village Association, Inc.		Name:	
Address: P.O. Box 5913, Incline Village		Address:	
Zip: 89450		Zip:	
Phone: (775) 831-5428 Fax: (775) 831-4141		Phone: Fax:	
Email: swisstime@sbcglobal.net		Email:	
Cell: n/a Other: n/a		Cell: Other:	
Contact Person: Vojko Lapanja		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		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):	

Property Owner Affidavit

Applicant Name: Tyrolian Village Association, Inc.

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA)
)
COUNTY OF WASHOE)

I, Michael McManus Board Member
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Development.

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

Assessor Parcel Number(s): 126-520-23

Printed Name Michael McManus Board Member

Signed [Signature]

Address PO Box 5913 JV, NV 89450

Subscribed and sworn to before me this 17 day of April, 2017.

[Signature]
Notary Public in and for said county and state

My commission expires: June 11, 2018

(Notary Stamp)



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

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
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b. There is no existing condition that will be amended by this proposed condition.

c. Pursuant to Amendment of Conditions Case No. XXXX—YYY (June __ 2017), garages for use by individual unit owners pursuant to license agreement with Tyrolian Village Association, Inc. shall be allowed, subject to all applicable permit, map, and development requirements, within the common area of the subdivision identified as Parcel S and Ton map number 1142(a). This note shall apply to all garages within the designated area whether built before or after the addition of this note to the map, provided they otherwise meet all applicable permit, map, and building requirements. Furthermore, all garages subject to this note shall be identified in a running inventory that is maintained by Tyrolian Village Association, Inc., as amended from time to time to add or remove additional garages as necessary. An updated copy of the inventory shall be provided to the county each time changes are made.

2. Describe any potential impacts to public health, safety, or welfare that could result from granting the amendment. Describe how the amendment affects the required findings as approved.

The proposed amendment detailed in Sec. 1 above, if granted, will have no impact to public health, safety, or welfare. Additionally, the proposed amendment will not affect the Planning Commission's prior required findings as specified in Article 608, Sec. 110.608.25(a)-(j).

Washoe County Treasurer
Tammi Davis

Washoe County Treasurer
P O Box 30039 Reno NV 89520-3039
ph (775) 328-2510 fax (775) 328-2500
Email tax@washoecounty.us

Account Detail

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Washoe County Parcel Information

Parcel ID	Status	Last Update
12652023	Active	4/17/2017 2:10:22 AM

Current Owner:
TYROLIAN VILLAGE ASSOC INC

PO BOX 5913
INCLINE VILLAGE, NV 89450

SITUS:
0 STYRIA WAY
INCL NV

Taxing District
5200

Geo CD:

Legal Description
Township 16 Section Lot CA Block Range 18 SubdivisionName TYROLIAN VILLAGE 5

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2016	\$830.00	\$830.00	\$0.00	\$0.00	\$0.00
2015	\$830.00	\$830.00	\$0.00	\$0.00	\$0.00
2014	\$830.00	\$830.00	\$0.00	\$0.00	\$0.00
2013	\$830.00	\$830.00	\$0.00	\$0.00	\$0.00
2012	\$830.00	\$830.00	\$0.00	\$0.00	\$0.00
Total					\$0.00

Important Payment Information

- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See Payment Information for details.

Pay Online

No payment due for this account.

\$0.00

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
P.O. Box 30039
Reno, NV 89520-3039

Overnight Address:
1001 E. Ninth St., Ste D140
Reno, NV 89512-2845

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