

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

[Back to 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

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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.

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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		

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

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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.

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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.)
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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 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.

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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](#)

[Print this Page](#)

Washoe County Parcel Information

Parcel ID 12648010	Status Active	Last Update 4/17/2017 2:10:22 AM
Current Owner: TYROLIAN VILLAGE ASSOC INC		SITUS: 1330 TIROL DR INCL NV
PO BOX 5913 INCLINE VILLAGE, NV 89450		
Taxing District 5200	Geo CD:	
Legal Description		
SubdivisionName TYROLIAN VILLAGE 3 Lot P Block CA		

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](#)

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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

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Washoe County Development Application

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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.

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(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, NV89450

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	Status	Last Update
12654032	Active	4/17/2017 2:10:22 AM

Current Owner:
TYROLIAN VILLAGE ASSOC INC

PO BOX 5913
INCLINE VILLAGE, NV 89450

SITUS:
0 TIROL DR
INCLINE VILLAGE NV

Taxing District
5200

Geo CD:

Legal Description

Range 18 SubdivisionName TYROLIAN VILLAGE 4 Township 16 Section 14 Lot Block

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

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. 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) 831-4444		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 JU, 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.)
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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.

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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

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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

SITUS:
0 STYRIA WAY
INCL NV

PO BOX 5913
INCLINE VILLAGE, NV 89450

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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