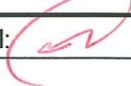


Washoe County Development Application

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.: PF16-001	
Project Name: Gately Enterprises USA Headquarters Remodel			
Project Description: Remodel of Existing Residential and Commercial Use Building			
Project Address: 317 Village Boulevard, Incline Village, NV 89451			
Project Area (acres or square feet): 10,5414 square feet (0.241 acres)			
Project Location (with point of reference to major cross streets AND area locator): Directly North of Chevron Gas Station located on northwest corner of Tahoe Blvd. and Village Blvd.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
132-020-13	0.241		
Section(s)/Township/Range: 15 116 118			
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Valeria L. Williams Irrevocable Trust		Name: James P. Borelli, AIA Borelli Architecture	
Address: 12841 Woodbridge Street #10 Studio City, CA Zip: 91604		Address: P.O. Box 6823 Incline Village, NV Zip: 89450	
Phone: 661-313-7519 Fax:		Phone: 775-831-3060 Fax: 775-833-3919	
Email: ejwteach@aol.com		Email: jim@borelliarchitecture.com	
Cell: Other:		Cell: 775-544-3228 Other:	
Contact Person: Edward J. Williams		Contact Person: James P. Borelli, AIA	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Gately Enterprises USA		Name:	
Address: 1221 66th Street Sacramento, CA Zip: 95819		Address: Zip:	
Phone: 916-417-2151 Fax:		Phone: Fax:	
Email: lunagately@aol.com		Email:	
Cell: Other:		Cell: Other:	
Contact Person: Jim Gately		Contact Person:	
For Office Use Only			
Date Received: 2/9/16 Initial: 		Planning Area: Incline Village	
County Commission District:		Master Plan Designation(s): Tahoe	
CAB(s):		Regulatory Zoning(s): GC	

Taxes

Director's Modification Application Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code Section 110.410.35 – Modification of Standards allows the Director of Planning and Development to modify parking standards due to the, "unusual nature" of the establishment proposed. Section 110.412.05(d) – Review of Extenuating Circumstances allows the Director of Planning and Development to conduct a special review of landscaping standards resulting from "extenuating circumstances or physical conditions" on the proposed project site.

1. What modification to the parking standards are you requesting? **Be specific.** For example, if this is a parking space modification, how many parking spaces are required and how many are you proposing. If this request is to use decomposed gravel (D.G.) in lieu of asphalt, what is the proposed depth of and compacting of the D.G.? What portion of the parking area will be D.G.?

[See Attached Response Document](#)

2. What modification to the landscaping standards are you requesting? **Be specific.** For example, is this a request to reduce the landscaping from 20% to 15%, or to utilize 50% inert materials at maturation?

[See Attached Response Document](#)

3. Why is the modification necessary to the success of the project? **Be specific.** Please address the "unusual nature" of the establishment proposed or the "extenuating circumstances or physical conditions" on the proposed project site.

[See Attached Response Document](#)

4. What exchanges are you proposing to mitigate the effect of the reduction in landscaping, parking or both? (For example planting a specific number of additional trees in exchange for a reduction in required landscape coverage.)

[See Attached Response Document](#)

Washoe County Development Application

1. What modification to the parking standards are you requesting? **Be specific.** For example, if this is a parking space modification, how many parking spaces are required and how many are you proposing. If this request is to use decomposed gravel (D.G.) in lieu of asphalt, what is the proposed depth of and compacting of the D.G.? What portion of the parking area will be D.G.?

The existing 2-story building consists of 2853 SF of Office/Retail Space and a 1344 SF Storage Area on the Lower Floor with 4 Apartments totaling 2884 SF on the Upper Floor. The entire building has been unoccupied for many years except for 1341 SF of the Lower Floor which operated as a Subway restaurant for over 20 years. The proposed use of the building is as follows:

Lower Floor:

- 1932 SF Owner-Occupied Office Space for a Property Management Company (owner working alone with no office employees)
- 921 SF Future Office Lease Space (2 employees maximum)

Upper Floor: (the number of Apartments will be reduced from 4 to 3)

- 2- 1 Bedroom Apartments
- 1- 2 Bedroom Apartment

This change of use from fast food dining to office and storage and the elimination of one of the existing apartments considerably reduces the amount of parking required for this property.

The Washoe County Development Code requires 20 parking spaces for the proposed use:

- 2853 SF Offices / 1000 x 4 = 11.41
- 2- 1 Bedroom Apartments = 1.6 x 2 = 3.2
- 2 Bedroom Apartment = 2.1
- 1 Space per Employee = 3 Total 19.71 (20 Spaces Required)

Note: The 1344 Lower Floor Storage Area will be used for property management equipment storage only and does not require additional parking.

The applicant is requesting that this parking requirement be reduced to 13 Spaces which is the maximum that can be provided on the site without demolishing all or a portion of the existing building (see attached Parking Plan).

2. What modification to the landscaping standards are you requesting? **Be specific.** For example, is this a request to reduce the landscaping from 20% to 15%, or to utilize 50% inert materials at maturation?

The landscaping requirement for this parcel is 20% of the total developed area. The applicant is requesting that this requirement be reduced to 0% due to extenuating circumstances caused by the extremely restrictive site conditions. Almost the entire width of the site is required to accommodate as much parking as possible, extending from the south property line to the existing boulder rip-rap slope stabilization wall along the north property line. The available area is further limited by the location of the existing building to the west and the property line along

Village Boulevard to the east. A landscape mulch could be applied in the existing boulder rip-rap area to improve overall appearance and help control erosion.

3. Why is the modification necessary to the success of the project? **Be specific.** Please address the "unusual nature" of the establishment proposed or the "extenuating circumstances or physical conditions" on the proposed project site.

The proposed modification to the parking standards is necessary for the following reasons:

- The existing parking area is of insufficient size to accommodate the number of parking spaces required by the Washoe County Development Code. More than 75% of the building has remained unoccupied for many years and has fallen into a state of disrepair for this very reason.
- The proposed 13 spaces is the maximum that can be provided on the site without demolishing all or a portion of the existing building.

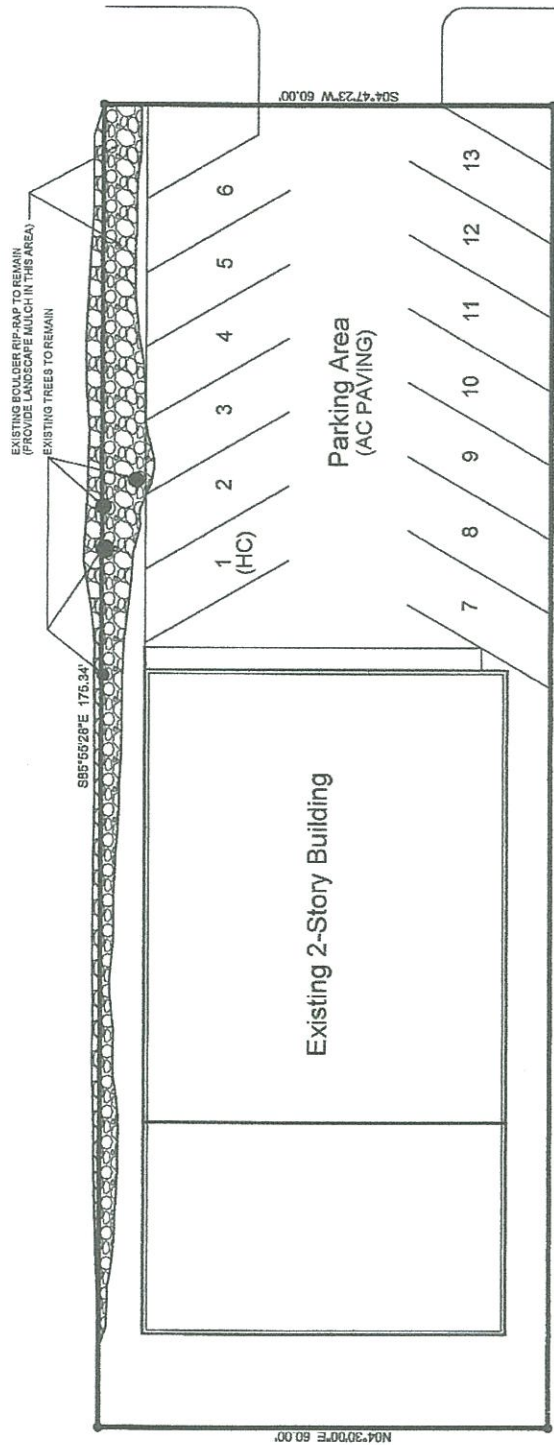
The proposed modification to the landscape standards is necessary for the following reasons:

- The proposed modification to the landscaping standards is required due to the exceptionally narrow parcel width (60') and the attempt to minimize the number of deficient parking spaces.
- Due to the extremely small parking area, formal landscaping is not practical and most likely be destroyed by snow removal measures.
-
- 4. What exchanges are you proposing to mitigate the effect of the reduction in landscaping, parking or both? (For example planting a specific number of additional trees in exchange for a reduction in required landscape coverage.)

The following project elements are proposed as mitigation of the effects of reducing parking and landscape requirements:

- A comprehensive exterior remodel including all new exterior finishes, primary glazing, entrance canopy, signage, etc.
- New parking area striping and signage.
- Application of landscape mulch in remaining unpaved areas.
- Installation of new BMP's for the entire site.
- The parking needs have been significantly reduced since 1341 square feet of what was formerly a fast food restaurant will become 1932 of owner-occupied office space with a total of one worker occupying the space.
- The parking needs have been significantly reduced since 921 square feet of future office lease space will be limited to a maximum of 2 employees.
- The parking needs have been significantly reduced since the number of apartments will be reduced from 4 to 3 and will be long term rentals only. The apartments will not be used for short term rentals. Rental agreements will limit the number of occupants to two per apartment and two vehicles for the 2-bedroom unit and one vehicle per 1-bedroom unit.
- The 1344 Lower Floor Storage Area will be used for property management equipment storage only and does not require additional parking.
- The use of public transit is convenient for this site since a bus stop is located on Tahoe Boulevard to the west within an easy walking distance of about two minutes.

Village Boulevard



Parking Plan





Property Owner Affidavit

Applicant Name: Edward J. Williams (Owner)

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, Edward J. Williams, Successor Trustee Millard E. Williams Irrevocable Trust

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): 132-020-13

Printed Name Edward J. Williams

Signed [Signature] Successor Trustee, Millard E. Williams Irrevocable Trust
Address 1284 Woodbridge St. #10 Studio City, CA 91604

see attached CA Jurat 73D

Subscribed and sworn to before me this day of

(Notary Stamp)

Notary Public in and for said county and state

My commission expires:

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

- Owner
Corporate Officer/Partner (Provide copy of recorded 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

CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- See Attached Document (Notary to cross out lines 1–6 below)
- See Statement Below (Lines 1–6 to be completed only by document signer[s], *not* Notary)

1 _____
 2 _____
 3 _____
 4 _____
 5 _____
 6 _____

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
 County of Los Angeles

Subscribed and sworn to (or affirmed) before me
 on this 10th day of February, 2016,
 by Date Month Year
 (1) Edward J Williams
 (and (2) N/A),
 Name(s) of Signer(s)



proved to me on the basis of satisfactory evidence
 to be the person(s) who appeared before me.

Signature [Handwritten Signature]
 Signature of Notary Public

Seal
 Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Property Owner Affidavit Document Date: 2/10/2016
 Number of Pages: 1 Signer(s) Other Than Named Above: _____

Property Owner Affidavit

Applicant Name: Edward J. Williams (Owner)

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)

(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): 132-020-13

Printed Name Edward J. Williams

Signed  02-08-2016

12841 woodbridge st. #10
Address studio city, ca 91604

Subscribed and sworn to before me this _____ day of _____.

(Notary Stamp)

Notary Public in and for said county and state

My commission expires: _____

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

- Owner
- Corporate Officer/Partner (Provide copy of recorded 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

February 1, 2016

Eva M. Krause
Washoe County Community Services Department
Division of Planning and Development

As the owner of 317 Village Blvd, Incline Village, NV, I support James Gately and his architect James Borelli in their efforts to waive or otherwise minimize the existing parking requirements for this property, and ask that you or any other government agent provide them any courtesies in their preparation of an application to effect such a waiver.

My authorization to submit such an application will be subject to first having had an opportunity to review it.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Edward Williams". The signature is written in a cursive, flowing style.

Edward J. Williams, Trustee
Valeria L. Williams Irrevocable Trust