

Variance

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Community Development staff at 775.328.6100.

Project Information		Staff Assigned Case No.: _____	
Project Name (commercial/industrial projects only):			
Project Description: Removal of a existing single family residence. Rebuild new residence with attached garage.			
Project Address: 400 Gonowabie Road Crystal Bay , Nv.			
Project Area (acres or square feet): 22,954 SF .52 Acre.			
Project Location (with point of reference to major cross streets AND area locator): Crystal Bay, NV. Gonowabie Raod/ SR 28			
Assessor's Parcel No(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
123-145-04	.52		
Section(s)/Township/Range: Crystal Bay Park Unofficisl)Sub L4 Blk12			
Indicate any previous Washoe County approvals associated with this application:			
Case Nos. None			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Grable B.Ronning Trustee		Name: Wayne Ford	
Address: P.O.Box 7804 Incline Village, Nv. Zip: 89450		Address: P.O.Box 4775 Incline Village, Nv. Zip: 89450	
Phone: 775-831-2270 Fax:		Phone: 775-772-2495 Fax: 831-5535	
Email:		Email:	
Cell: Other:		Cell: same Other:	
Contact Person: Grable B.Ronning		Contact Person: Wayne Ford	
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):	

Variance Application Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to variances may be found in Article 804, Variances.

1. What provisions of the Development Code (e.g. front yard setback, height, etc.) must be waived or varied to permit your request?

Current Zoning is MDS which has 8 foot side yard setbacks. The request for the variance is to reduce the side yard setback on the south side of the parcel to 3 foot. This side will have no development for it is owned by NV. State Lands.

You must answer the following questions in detail. Failure to provide complete and accurate information will result in denial of the application.

2. What are the topographic conditions, extraordinary or exceptional circumstances, shape of the property or location of surroundings that are unique to your property and, therefore, prevent you from complying with the Development Code requirements?

The parcel has three of the criteria for the finding of (a) Special Circumstances.

(1) Exceptional narrowness, shallowness or shape of the specific piece of property, or.

The parcel width in the building area is 94 feet. The building area is created by the Gonowabie Road being on the parcel. (Easement granted see sheet 5 of the architectural documents.) This is one factor which restricts where the new residence can be placed. We are maintaining the 15 foot setback from the easement for the front yard setback. The second factor is the large boulder field that is present on the parcel. This field sets up locations that will allow for the garage and connecting structures to the main residence below. TRPA considers these boulders to be protected as part of the scenic aspect of the parcel. We also hold the same belief. See attached for continued narrative (A)

3. What steps will be taken to prevent substantial negative impacts (e.g. blocking views, reducing privacy, decreasing pedestrian or traffic safety, etc.) to other properties or uses in the area?

The approval for a 3 foot side yard setback on the south paroperty line will increase the privacy for the only neighbor on the north. All development above the parcel is so removed and at such a elevation to the development area no views will be reduced. In using the new TRPA code which has been discussed the impacts that would have been under the old height code will not now exist. (stepping down the slope).

Many people now , who live in the area walk on Gonowabie. In having the garage at 15 feet back and as far to the south with a 3 foot setback it will keep cars parking on the turn. It will make the area at the end of Gonowabie Road at the turn a safer area for pedestrian use. Traffic safety was discussed under section 2.

4. How will this variance enhance the scenic or environmental character of the neighborhood (e.g. eliminate encroachment onto slopes or wetlands, provide enclosed parking, eliminate clutter in view of neighbors, etc.)?

The need for off street parking on Gonowabie is a big issue. This for summer and winter. The ability to plow Gonowabie in the winter has been a problem for many homes do not have enough on site or guest parking.

The current design for a three car garage is two more covered parking spaces than the code requires. The design also allows for three spaces in front of the garage.

In not removing the existing driveway more spaces are provide up to another garage below and parking in front for to or three cars on site.

This plan of having the garage at three feet from the property line at only one of its corners allows for all this parking to be workable above and below.

This get cars into garages and guest cars parked in a manner that keeps most below the road and out of view.

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

The issue of proper placement of the garage will allow for more parking than most homes in the area have now.

The enjoyment of use will come from knowing that even though the Gonowabie Road bisects the parcel the addition of the garage will not impact, in a negative way, the neighbors use of the of it.

By placing the garage and having it attached will be in keeping with the neighbors homes, the majority which have attached garages, the character of the neighborhood.

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

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	If yes, please attach a copy. Sheet 5 of plans
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7. What is your type of water service provided?

<input type="checkbox"/> Well	<input checked="" type="checkbox"/> Community Water System
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8. What is your type of sanitary waste disposal?

<input type="checkbox"/> Individual Septic System	<input checked="" type="checkbox"/> Community Sewer System
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See attachments

WAYNE FORD RESIDENTIAL DESIGN LIC. NO. 91-P
P.O. Box 4775
INCLINE VILLAGE, NV.
89450

(775) 772-2495

Continued Narrative:

Attachment 1

2. Topographic Conditions
Special Circumstances

The boulder field causes the building area on the parcel to be of a shallow nature. There is only one logical location for the garage. The relation ship to Gonowabie Road and the garage location is one of being able to have a level transition from the driveway onto the road at the easement line. The need to move the garage as far south as we can and still respect and assure no disturbance to the land owned by the State of Nevada, is based on the design principle

We also have to be sure that the large boulders in the front yard are not disturbed because of the design of the new system to connect the garage to the residence below.

Shape: In all of what is stated the flat areas that now exist on the parcel must be respected to have the least disturbance for doing a new residence. The existance of areas already disturbed by cuts is part of the required findings for the use or relocation of coverage under TRPA Code Section 30.4.5. In the findings required for construction on a 1a parcel, under Baily Established Coverage specific findings are required to be able to relocate this coverage. By using the existing level areas and most of the areas already cut for driveways the findings can be made to allow for construction as proposed.

This kind of regulation leads to forming a very specific shape of the allowed areas that construction can occure. This shape only allow for a very limited set of options which is part of the need to move the residence to a 3 foot side yard setback.

(2) By reason of exceptional topographic conditions, or
Slope on the parcel.

The parcels natural slope is 20 to 54%. In many areas this slope has been modified for the existing development or Gonowabie Road.

We are useing the new TRPA height code. This allows for the

VA14-004

Grable B. Ronning:

Variance Application Findings
(2) Slope on the parcel

Attachment 2

residence's design to be divided into three distinct attached segments. By setting the garage on the 3 foot setback line it helps keep the garage, under this system to not to exceed 28 feet in height, measured from the lowest point of natural grade of each segment for the "ground floor".

The parcel having natural slopes of over 30 % then allows for the lower two segments to meet the TRPA code. The average maximum height of 150% can be met under this code. (37.4.2.)

The placement of the garage and other structures (Master Bedroom below) on the parcel allow for the project to be set back from the Gonowabie Road. In many project approved under the old height code by TRPA two things had to be done. The first was the upper structures would not be attached to the main residence. This under Washoe County Code lead to a variance request for detached front yard structures. The second impact was that tall structures had to be done with a great deal of structural framing being cantilevered to keep the low point for total height measurement as far up the slope to meet the 42 foot allowed height.

In the proposed placement of the garage with the rest of the development moving down the slope the height can be better set into the steep parcel.

In addition to the height it allow for the main part of the residence to be build over where the current residence now sits. The current residence is a small cabin with a 8 foot retaining wall for the lower living area. This area can only be reached by going outside on the north end. Thus the home, built in 1949 was mainly for summer use. The cabin also did not have a garage, that also likely made the use of the home mostly in the summer.

Being able to located the new structure further to the south helps keep the new development away from the historic Tram on the parcel. It also helps keep the new residence somewhat away from the neighbor on the north. It maintains the natural access to the existing pier below. It also allow for more room to not have to provide new utility trenches through unknown locations on the parcel. (The large unknown boulders below would require a great deal of disturbance is they were to be moved).

(3). Other extraordinary and exceptional situation or condition of the property and/ or location of surroundings,

It was touched on in the first section of the narrative that the proposed location of the garage was the best place to be able to access Gonowabie Road. This was a slope from the driveway

Grable B. Ronning

Variance Application Findings
(3) Other extraordinary cont

Attachment 3

to the road issue and one of transition for the driveway to be a level as possible.

Safety: In addition to the transition issue is one of being able to view the turn on Gonowabie. This ability to view back when backing up before the car is onto the turn is very important.

Even though the turn faces south and gets a good deal of sun, the slope into the turn is 12%. The turn itself is 8%. By having the garage, thus driveway as far to the south it allows for a person backing up a car out of the garage to have a full view of the turn. This makes the location of the garage and a 3 foot setback the most safe design for the project.

In the final application if the 8 foot application for a setback on this side was applied it would cause a undue hardship not only on the property owner but also not have the most safe design for the use of Gonowabie Road for the neighbors who use the one way road system.

Portion of setback at 8 feet going to 3 feet at master bedroom area of new residence:

The master bedroom is designed using a hexagon pod system. Each pod is supported at each corner on a stone column pedestal system. Each pedestal in this area is set on a large boulder. This will reduce the disturbance near the parcel owned by Nevada State Lands. It will also keep the area under the rooms above open for lower areas to have a view of Lake Tahoe and the unbuildable land to the south.

The design for new living area for a year around residence is limited by only being able to go so far down the slope. It is also limited by the boulder field and how far you can go down the slope. The tram system also limits how far to north you can go an still maintain the location for the existing system built in 1949. This has put the design for the bedroom to be on the upper level to the south, thus needing the reduction of the side yard. In keeping with the garage findings needing a three foot side yard, the master bedroom works at the lower area with it's deck at the side yard with the least amount of impact to the site.

VA14-004

Grable B. Ronning

Variance Application Findings

Attachment4

Protection of land off site from proposed excavation at south property line.

Protection of vegetation off site from proposed excavation at south property line.

Locations: Corner of New Garage. At Upper area for Master Bedroom Column Support.

Master Bedroom foundations: This area down the slope has some large boulders. The foundation system being proposed is for the support for the upper floor and roof is to have columns set onto the boulders. These boulders based on a Geotechnical Engineers report will support the loads. If the loads do not work for the boulders then the approach will be to have a portion of the boulder removed per the direction of the Geotechnical Engineer. In no case will the removal or the use of the boulder disturb any vegetation or soil on the land owned by Nevada State Lands.

The Geotechnical Engineer will follow a process outlined by OSHA to insure not disturbance of vegetation of soils off site. This is based on OSHA Specific Excavation Requirements in 1926.651(That apply)

Garage Corner: We have identified the boulder location and will have the least amount of excavation at the area that is the nearest to the property line. By using the boulders and or only having a two foot deep excavation we can be assured no soil or vegetation will be disturbed on the parcel owned by Nevada State Lands. Same Geotechnical Engineer oversight and OSHA requirements for this area.

Note: In place now per owner agreement with Nevada State Lands a 6 foot high fence exists. Metal and meets TRPA scenic requirements. This will remain during and after the building of the residence to protect the parcel of land owned by Nevada State Lands to the south.

Snow Control of of build structures and decks:

Decks: Decks have been held back to allow for snow removal with no impact on the property owned by Nevada State Lands.

Snow off roofs. A snow melt system on the eaves to a heated gutter and down spout system will be installed at all locations where snow could fall off the roofs into the limited side yard.

VA14-004

Grable B. Ronning

Variance Application Findings

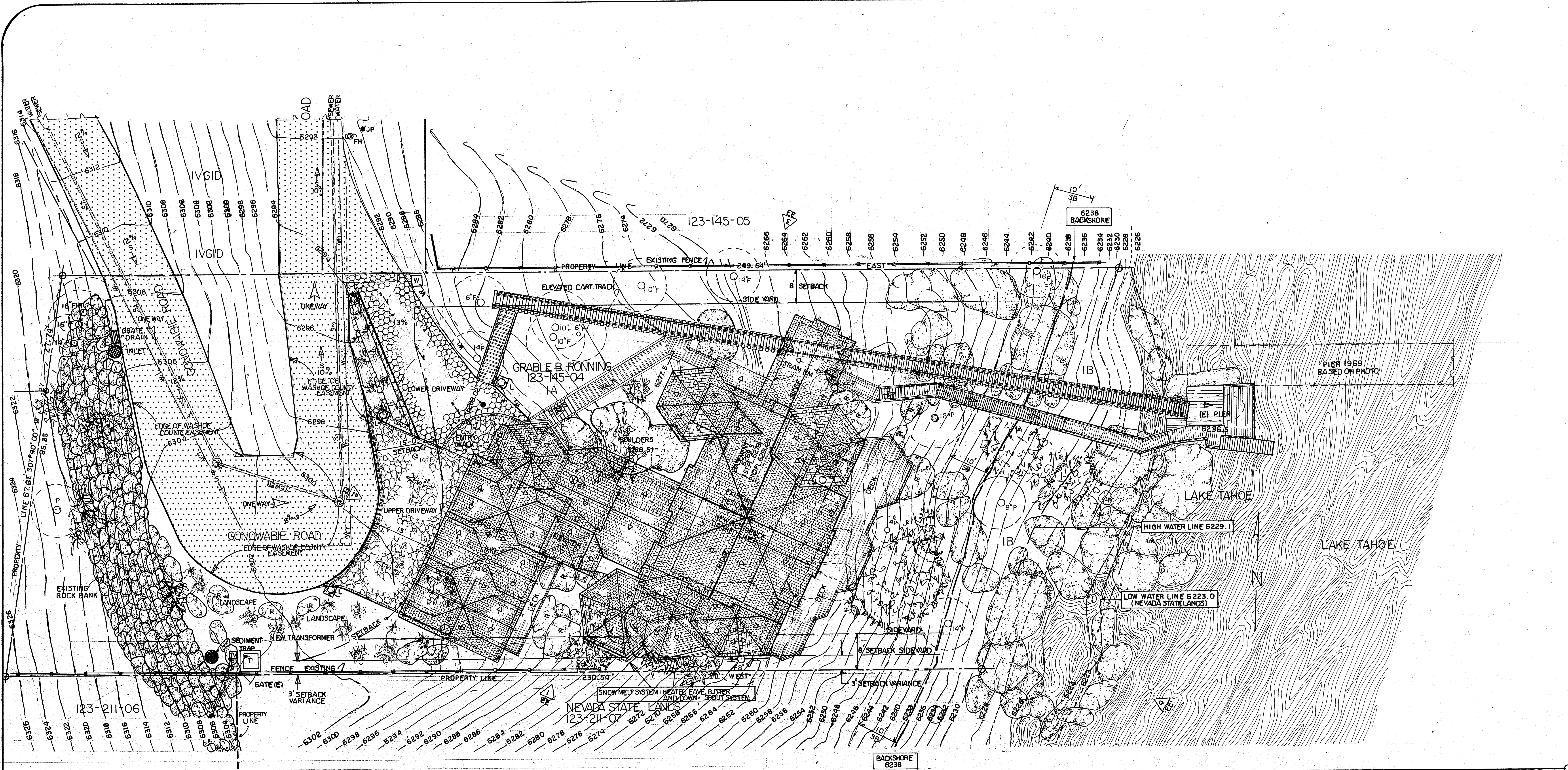
Attachment 5

Snow off roofs cont:

The down spouts from these roof areas will have the water discharged taken to on site drywells to be infiltrated. In no case will any water be discharged on to the land owned by Nevada State Lands.

All snow will be held by snow poles per engineer's requirements on the roof system where it might fall onto the limited side yard area.

End of Findings for
Variance Application.



SITE PLAN 1/10" = 1'-0" = EXTERIOR ELEVATION VIEW

SITE DATA

RESIDENCE BUILT IN 1949
 SERVICE ADDRESS 400 GONOWABLE ROAD CRYSTAL BAY, NV.
 ASSESSORS PARCEL NUMBER 123-145-04 WASHOE COUNTY, NV.
 LEGAL: LOT 4, BLOCK 12 CRYSTAL BAY PARK SUB (UNOFFICIAL)
 ZONING WASHOE COUNTY M DS = MD. DEN. SUBR.
 T.R.R.A. PLAN AREA 034
 LAND CAPABILITY 1A Tr = 20-30% R+F = 30-54%, 1B
 SINGLE FAMILY RESIDENCE

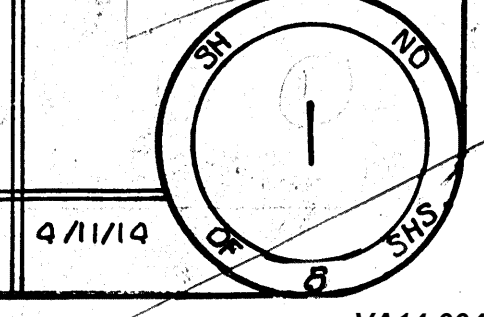
KEY

EASEMENT GONOWABLE ROAD SEE SHT 5 =

INDEX

- SH.1. SITE PLAN: NEW RESIDENCE
- SH.2. EXISTING SITE PLAN
- SH.3. FLOOR PLANS
- SH.4. EXTERIOR ELEVATIONS
- SH.5. LAND CAPABILITY, EASEMENT DOCUMENTS, ASSESSORS RECORD
- SH.6. FLOOR PLAN 1/4" SCALE
- SH.7. FLOOR PLAN 1/4" SCALE
- SH.8. FLOOR PLAN 1/4" SCALE

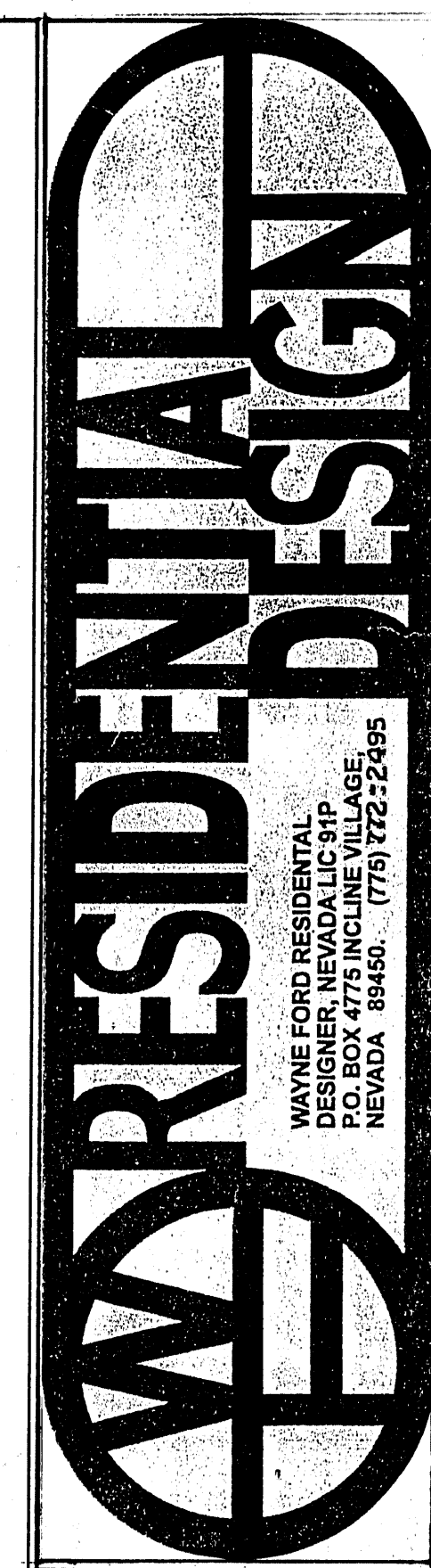
SINGLE FAMILY RESIDENCE
 SITE: 400 GONOWABLE ROAD CRYSTAL BAY NEVADA APN: 123-145-04
 WASHOE COUNTY LEGAL: CRYSTAL BAY PARK UNOFFICIAL SUB L4, BLK 12
 OWNER: GRABLE B RONNING TRUSTEE
 P.O. BOX 7804
 INCLINE VILLAGE, NEVADA 89450



SITE PLAN - PROPOSED

SCALE 1/10" = 1'-0"

4/11/19



Wayne W. Ford
 REGISTERED
 RESIDENTIAL ARCHITECT
 LICENSE # 110111
 STATE OF NEVADA
 License # 881-P
 NEVADA STATE OF NEVADA
 NEVADA 89450
 (775) 722-2995

CHANGES

NOTES:

- THE BOUNDARY SHOWN HEREON IS TAKEN FROM RECORD DATA, AND THE FOUND MONUMENTS NOTED. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE & CURRENT TITLE SEARCH MAY DISCLOSE. THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY.
- NO INVESTIGATION CONCERNING ENVIRONMENTAL & SUBSURFACE CONDITIONS, OR THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.
- NO INVESTIGATION CONCERNING THE LOCATION OF OR EXISTENCE OF UTILITY SERVICE LINES TO THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.
- ALL UTILITY LOCATIONS SHOULD BE FIELD VERIFIED PRIOR TO ANY DESIGN OR CONSTRUCTION.
- DATE OF FIELD WORK NOVEMBER 18, 2002 + NOVEMBER 1, 2011
- THE TOPOGRAPHY SHOWN HEREON MEETS THE STANDARDS OF THE AMERICAN CONGRESS OF SURVEYING & MAPPING WITH 90% OF THE CONTOURS TO BE WITHIN PLUS OR MINUS ONE HALF OF A CONTOUR INTERVAL.
- VERTICAL DATUM IS BASED ON ELEVATIONS FROM THE FEDERAL WATER MASTER AND LAKE TAHOE DATUM.
- T.B.M.=SET MAGNAIL, ELEV=6,300.42'
- BUILDING SETBACKS SHOULD BE VERIFIED PRIOR TO ANY DESIGN.

ABBREVIATIONS

AC ASPHALT CONCRETE	ELEV. ELEVATION	S SOUTH
APN ASSESSORS PARCEL NUMBER	EP EDGE OF PAVEMENT	SF SQUARE FEET
BLDG BUILDING	FF FINISH FLOOR	SS SANITARY SEWER
BMP BEST MANAGEMENT PRACTICE	GM GAS METER	SSCO SANITARY SEWER CLEANOUT
CABLE TELEVISION	HR HEIGHT REDUCTION	SSMH SANITARY SEWER MANHOLE
CATV CENTERLINE	ICV IRRIGATION CONTROL VALVE	ST STREET
CM CORRUGATED METAL PIPE	L LENGTH	TBM TEMPORARY BENCHMARK
COM COMMUNICATIONS	LF LINEAR FEET	TELE TELEPHONE
D DELTA ANGLE	N NORTH	W WEST, WATER
DI DRAINAGE INLET	OHE OVERHEAD ELECTRIC	WM WEST, WATER
E EAST	PP POWER POLE	WV WEST, WATER
ELEC ELECTRICAL	R RADIUS	

LEGEND:

	EDGE OF AC PAVING
	PROPERTY LINES
	ADJACENT PROPERTY LINES
	SETBACK LINE
	EASEMENT
	INTERMEDIATE CONTOUR (2' INTERVAL)
	INDEXED CONTOUR (10' INTERVAL)
	EXISTING TREES WITH SIZE & TYPE AS NOTED (P=PINE, F=FR, C=CEDAR, A=ASPEN, T=UNKNOWN TYPE)
	SANITARY SEWER MANHOLE
	EXISTING BUILDINGS
	SEE SHEET 3 OVER-HANG REDUCTION DECK ELEVATED, AT GRADE, WOOD WALKS ELEVATED AT GRADE, WOOD GRAPHIC SH-1 ONLY
	EXISTING BOULDER
	OWNER'S ORIGINAL PAVED PARKING AREA
	ROCK STEPS

COVERAGE CALCULATIONS

APN: 123-145-04

TOTAL LOT AREA = 22,854 SF
(TO HIGH WATER ELEV. 6229.1 LAKE TAHOE DATUM)

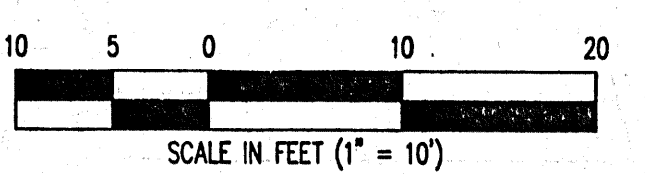
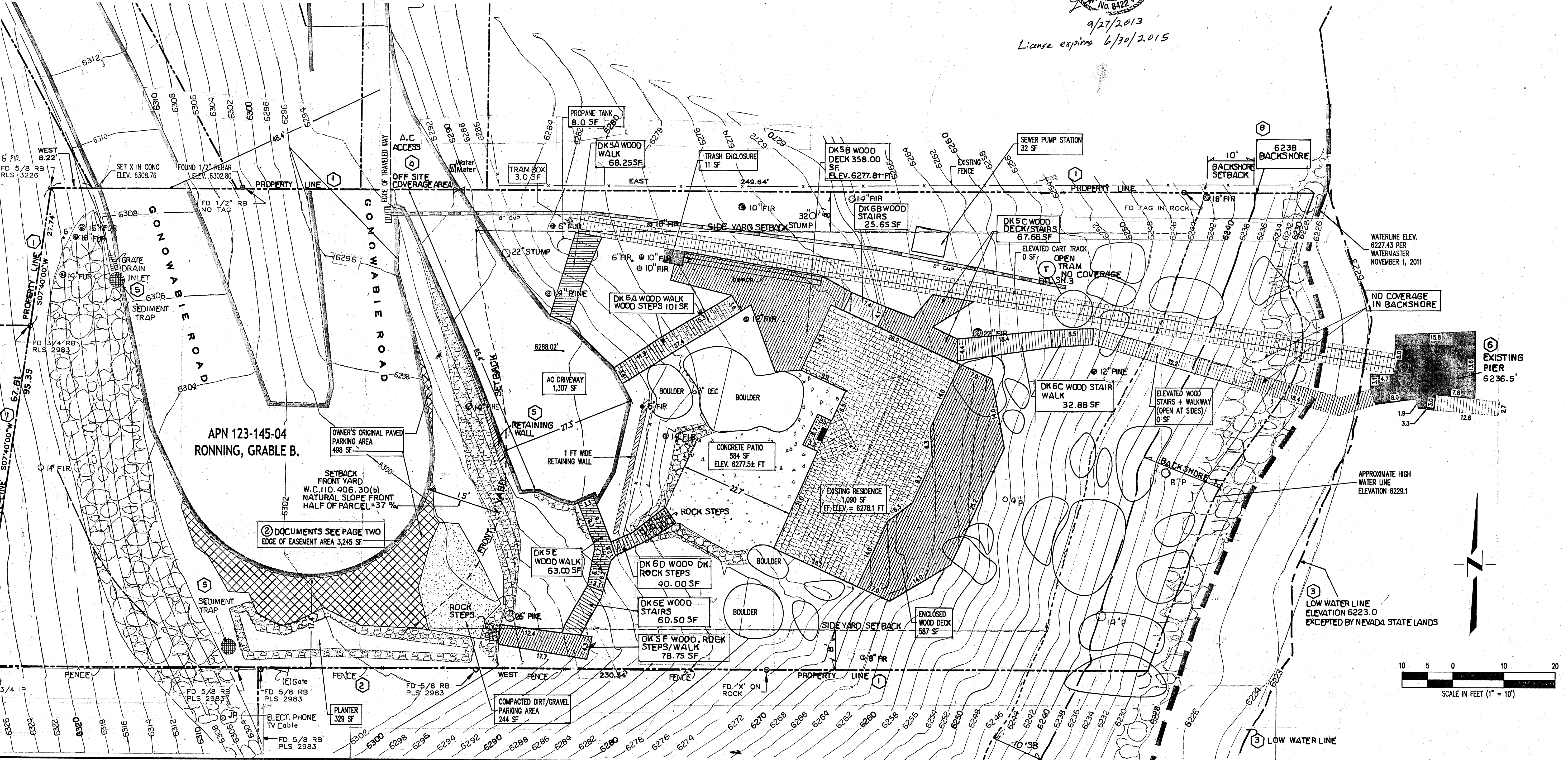
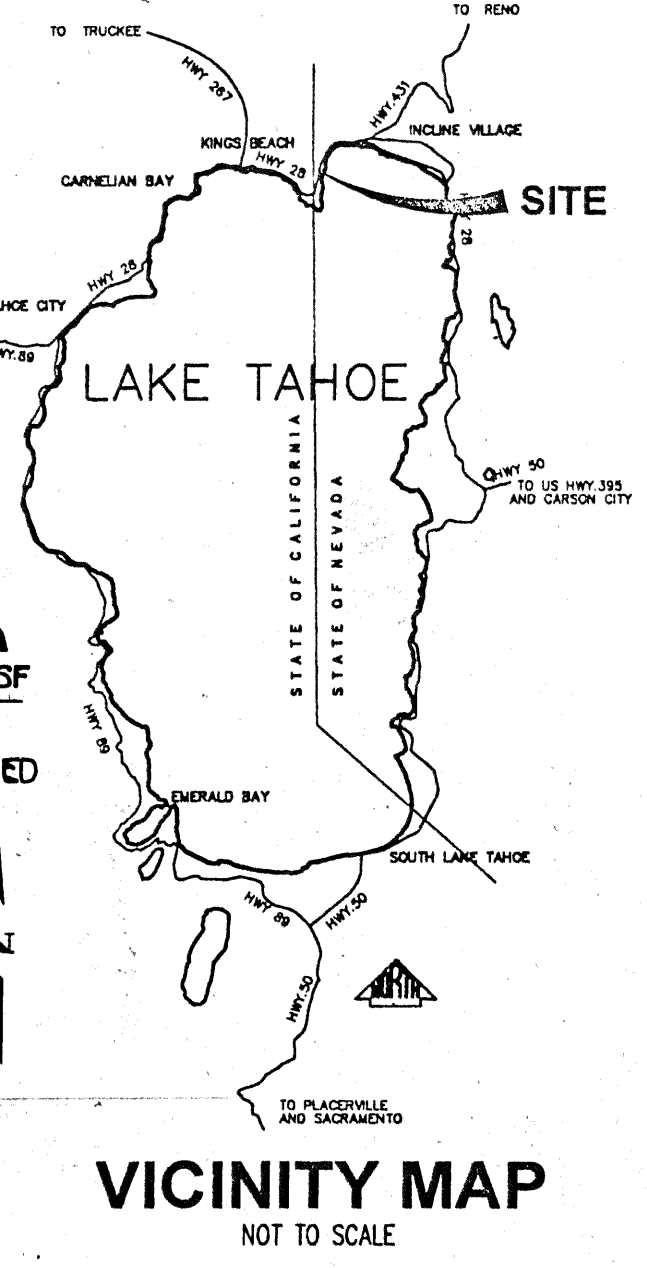
EXISTING COVERAGE WITHIN EASEMENT AREA	
AC ROAD	3,245 SF
EXISTING COVERAGE OUTSIDE EASEMENT AREA	
1. RESIDENCE	1,090.00 SF
2. A.C. DRIVEWAY	1,307.00 SF
3. OWNERS ORIGINAL A.C. PARKING AREA	498.00 SF
4. OWNERS ORIGINAL COMPACTED DIRT PARKING AREA	2,440.00 SF
5. WOOD DECK, WOOD STAIRS, WALKS, ROCK STEPS	1,482.00 SF
6. CONCRETE PATIO	584.00 SF
7. TRASH ENCLOSURE	11.00 SF
8. PROPANE TANK	8.00 SF
9. PLANTER	32.90 SF
10. SEWER PUMP STATION	32.00 SF
11. TRAM MOTOR BOX	3.00 SF
TOTAL	5,588.00 SF

AC DRIVE ACCESS OFF-SITE COVERAGE 166.50 SF SCALED

TOTAL COVERAGE IN PARCEL AREA EASEMENT 3,245 SF + 5585 = 8,830 SF

SEE SHEET 3 / OVER HANG REDUCTION USED ENCLOSED DECK IN TOTAL NUMBER

SEE SHEET TWO FOR ASSESSOR'S RECORD



REVISIONS BY

9-4-2013	TIP
9-18-2013	TIP
9-23-2013	TIP

TOPOGRAPHIC SURVEY FOR GRABLE B. RONNING APN: 123-145-04 CRYSTAL BAY PARK UNOFFICIAL SUBDIVISION LOT 4 BLK 12 WASHOE COUNTY NEVADA

Wayne W. Ford
REGISTERED SURVEYOR
License #11114
Licenses 501-P STATE OF NEVADA

Planning • Engineering • Surveying
P O Box 129
Coronation Bay, CA 96140
(530) 546-3561

K.B.FOSTER
CIVIL ENGINEERING, INC.

DATE: NOVEMBER 11, 2011
SCALE: 1" = 10'
DRAWN: JRL
APPROVED BY: KBF
JOB NO.: 02299
SHEET: 1

SITE PLAN 1" = 10'-0" EXISTING RESIDENCE

DATA ADDED: WAYNE FORD RESIDENTIAL DESIGN

DATA: ADDED, REF: LOW WATER LOCATION BY ENGINEER R.O. ANDERSON, 4/7/09 AND FOLLOWING DATA, BODY MAPS NV. ST. LANDS

① = PROPERTY LINE NOTE	⑧ = BACKSHORE
② = FENCE NOTE	
③ = LOWER WATER LINE	
④ = DRIVEWAY OFF SITE COVERAGE	
⑤ = SEDIMENT TRAPS	
⑥ = PIER NOTE	
⑦ = CORRECT APN. AT OWNERS NAME / OWNERS NAME AND LEGAL DESCRIPTION (USE: ASSESSORS)	
③ = REFERENCE TO SHT 2, SUPPORT DOCUMENTS	
④ = REFERENCE TO SHT 3, OVER-HANG COVERAGE APPLIED TO WALK DECKS, DECKS AND WOOD STAIRS	

SITE DATA

RESIDENCE BUILT IN 1949

ZONING WASHOE COUNTY MDS=MD DEN SUBR.

T.R.P.A. PLAN AREA 034.

SINGLE FAMILY RESIDENCE

LAND CAPABILITY 16 TR = 20-30% / RFF= 30-54%

① SEE SHT/PAGE TWO.

SINGLE FAMILY RESIDENCE

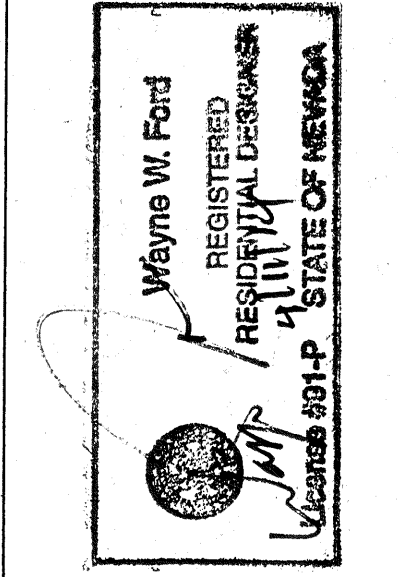
SITE: 400 GONWABIE ROAD, CRYSTAL BAY, NEVADA, APN: 123-145-04

WASHOE COUNTY LEGAL: CRYSTAL BAY PARK UNOFFICIAL SUB L4, BLK 12

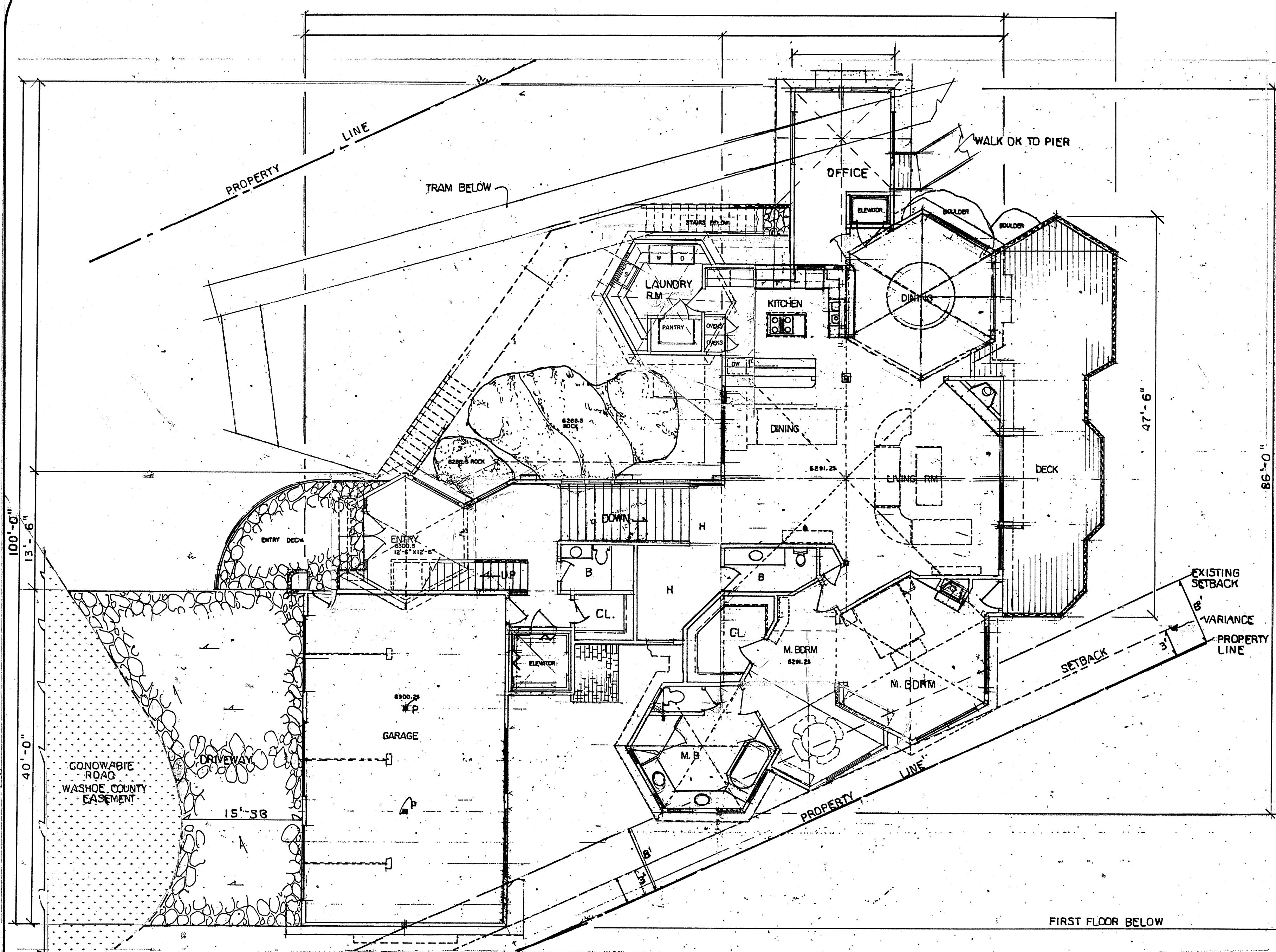
OWNER: GRABLE B. RONNING TRUSTEE

P.O. BOX 7804

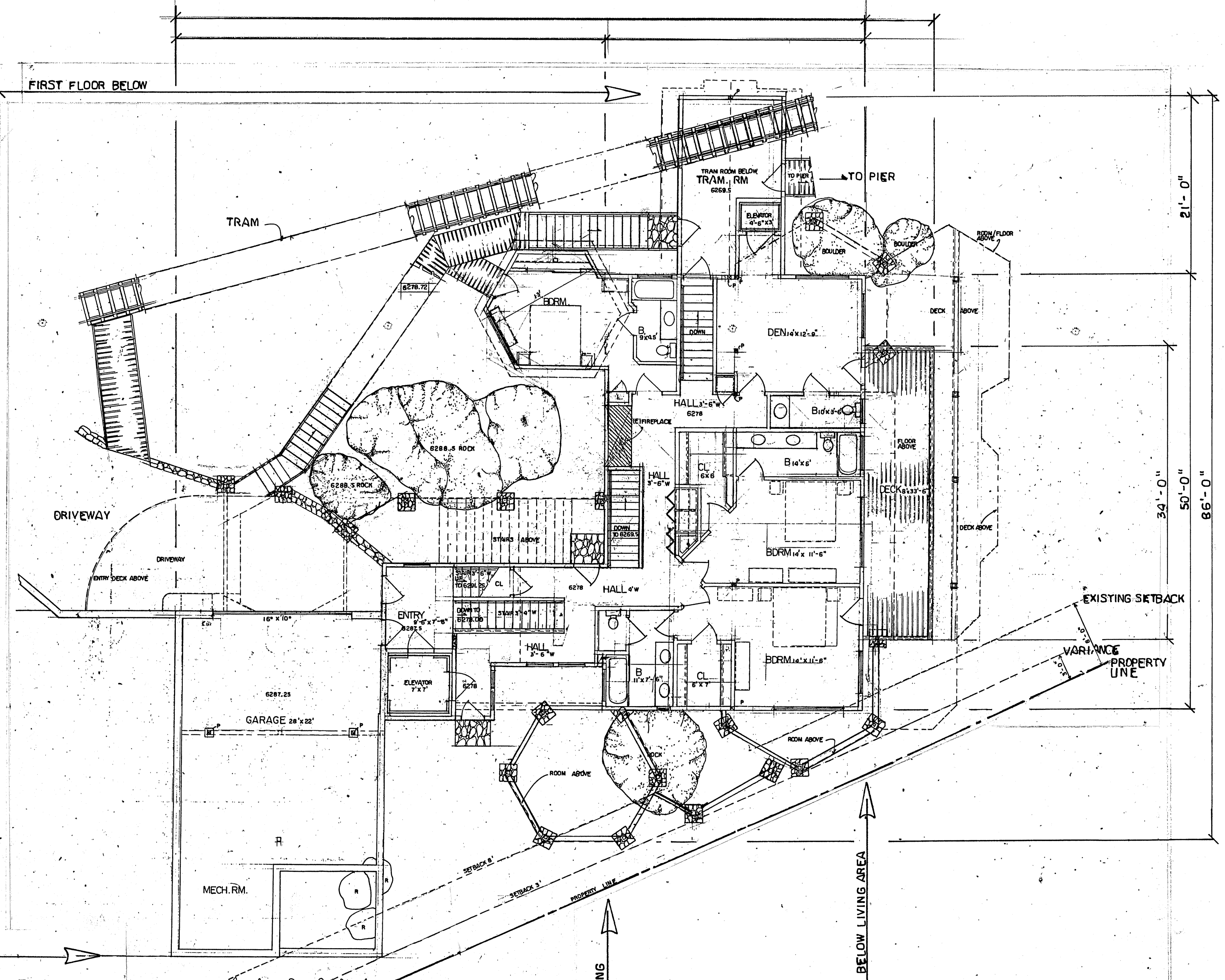
INCLINE VILLAGE, NEVADA 89450



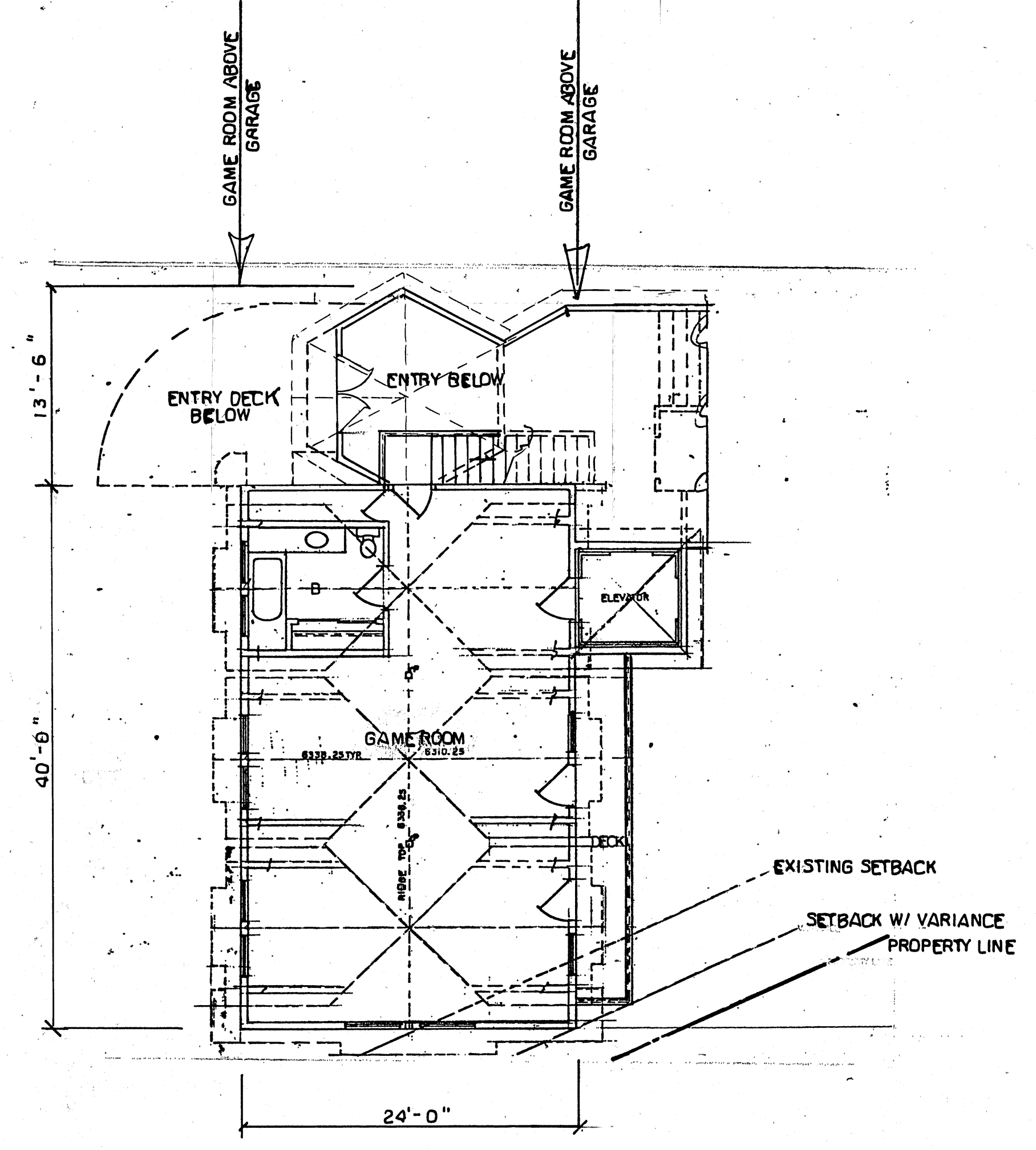
CHANGES
REVISE CONCRETE
OVERHANG
REVISION APPLIED
2/20/14



FLOOR PLAN: 2ND FLOOR/MAIN LEVEL 1/8"=1'-0" LIVING AREA = 3,141.00 SF. DECKS: ENTRY 153.50 SF. M. BDRM. DECK 72.00 SF. REAR DECK 591.27 SF. TOTAL DECKS = 786.87 SF. ELEVATOR = 9 STOPS (MAIN/3 DOORS). ELEVATION = 6300.25 FF. GARAGE = 960.00 SF. TRAM ROOM = 256.25 SF.

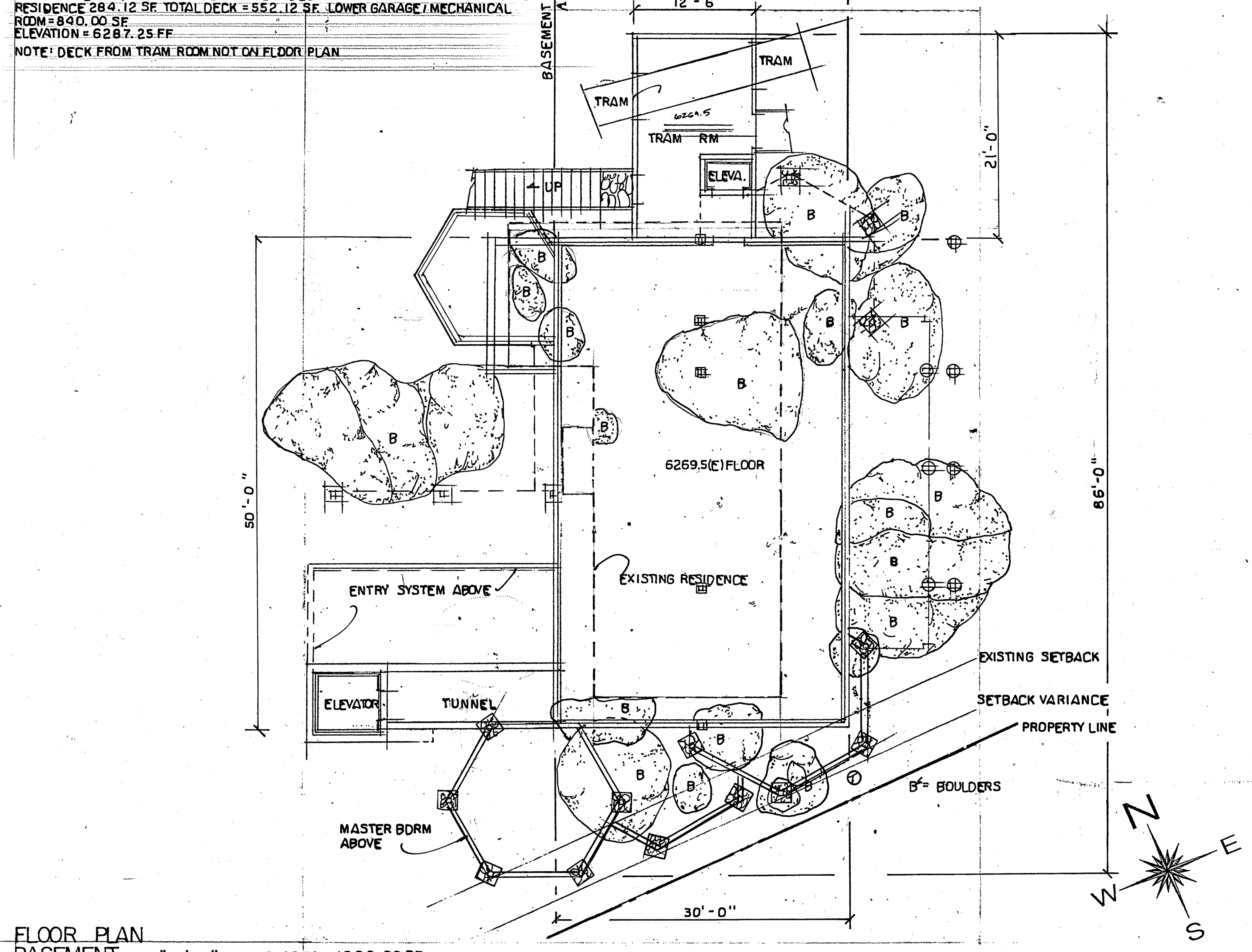


FLOOR PLAN: 1ST FLOOR/LOWER LEVEL 1/8"=1'-0" LIVING AREA = 1,892.75 SF. DECKS: REAR DECK 268.00 SF. ACCESS DECK ABOVE RESIDENCE 284.12 SF. TOTAL DECK = 552.12 SF. LOWER GARAGE/MECHANICAL ROOM = 840.00 SF. ELEVATION = 6287.25 FF. NOTE: DECK FROM TRAM ROOM NOT ON FLOOR PLAN.



FLOOR PLAN ROOM ABOVE GARAGE 1/8"=1'-0" ROOM ABOVE GARAGE 960.00 SF. DECK 96.00 SF.

PROJECT AREA		
LIVING AREA	3,141.00 SF	2ND FL
	1,892.75 SF	1ST FL
	256.25 SF	TRAM RM.
	1,500.00 SF	BASEMENT
	960.00 SF	ROOM ABOVE GARAGE
	7,750.81 SF	TOTAL
DECKS	1,422.99 SF	
GARAGES	1,680.00 SF	
MECHANICAL ROOM	120.00 SF	



FLOOR PLAN BASEMENT 1/8"=1'-0" LIVING AREA = 1500.00 SF.

CHANGES:

SINGLE FAMILY RESIDENCE
SITE: 400 GONOVABIE ROAD CRYSTAL BAY, NEVADA. APN: 123-145-04
WASHOE COUNTY LEGAL: CRYSTAL BAY PARK UNOFFICIAL SUB L4 BUK 12
OWNER: GRABLE B RONNING TRUSTEE
P.O. BOX 7804
INCLINE VILLAGE, NEVADA 89450

TAHOE REGIONAL PLANNING AGENCY RECEIVED
REQUEST FOR VERIFICATION OF LAND CAPABILITY (MAY 2 1993)

PLEASE PRINT
 APN 123-145-04 County WASHOE File Number TAHOE REGIONAL PLANNING AGENCY
 Owner Name JAMES POEHL Phone # 760-587-2002

Results to be Mailed to:
 Name 10415 BUCK HORN RIDGE
 Address TRUCKEE, CA 96161

Location of Property (physical address or directions)
400 GONOWABIE CR

I hereby authorize TRPA to access subject property for purposes of land capability verification
 Signature of Owner Ann Nichols Agent for James Poehl

*****TRPA USE ONLY*****
 Date Received 5-4-93 Fee \$ 110.00 Receipt # 0933

Mapped Land Capability	Mapped Soil Map Unit	
1. <u>la</u>	1. <u>R1F</u>	F-4 (possible avalanche area)
2. _____	2. _____	
3. _____	3. _____	
4. _____	4. _____	

RESULTS
 Date 5-25-93 By JAP

Verified as Mapped Y/N Y

Verified Land Capability Class	Verified Soil Map Unit	Observed Slope
a. <u>la</u>	<u>R1F</u>	<u>20-30%</u>
b. <u>1a</u>	<u>R1F</u>	<u>30-50%</u>
c. _____	_____	_____
d. _____	_____	_____

Verification of Steam Environment Zone Y/N N
 Extent or Amount of SEZ on Parcel _____
 Comments _____

123-145-04

MAY 27 1993

EXHIBIT A
 LEGAL DESCRIPTION OF ASPHALT PAVEMENT OF A PORTION OF GONOWABIE ROAD AS OF JULY 2, 1998 FOR AN IRREVOCABLE OFFER OF DEDICATION

A parcel of land situated in Section 19, Township 16 North, Range 18 East, M.D.M., Washoe County, Nevada, being a portion of Parcels 1 and 2 as described in Deed in Book 3789 at Page 868, recorded June 21, 1993, in the office of the Recorder of Washoe County, Nevada. Said parcel being more particularly described as follows:

COMMENCING at the Northwest corner of said Parcel 1 of said deed and considering the Basis of Bearing of this description to be identical with the bearing South 80°02'52" East from said Northwest corner (a found 5/8" rebar PLS 8422) to a point on the North line of said Parcel 2 (a found Nail and Tag in X on rock), as described in Deed in Book 3789 at Page 868, Washoe County Official Records (Deed record bearing of S 90°00'00" E rotated 00°57'08" clockwise to match Washoe County basis of bearings and Record of Survey basis of bearings);

Thence South 89°02'52" East 6.56 feet along the North line of said Parcel 1 to the POINT OF BEGINNING;

Thence South 22°55'23" East 3.57 feet to an angle point;

Thence South 17°19'11" East 15.46 feet to an angle point;

Thence South 11°43'20" East 30.35 feet to an angle point;

Thence South 24°32'12" East 13.86 feet to the beginning of a curve;

Thence Southeasterly along the edge of pavement as surveyed as shown on an as-built contour survey by Kenneth F. Barrow, PLS 2983 dated July 2, 1998, Job No. 113-98, along the curve to the left with a radius of 30.00 feet through a central angle of 50°38'40" an arc distance of 23.64 feet through said Parcels 1 and 2 to a point of compound curve;

Thence Northeasterly along said surveyed edge of pavement as of July 2, 1998 along the curve to the left with a radius of 24.20 feet through a central angle of 108°21'53" an arc distance of 45.77 feet to the end of the curve;

Thence North 09°30'45" West 19.42 feet to an angle point;

Thence North 14°28'44" West 14.24 feet through said Parcels 1 and 2 to an angle point;

Thence North 02°33'29" East 8.76 feet to an angle point;

EXHIBIT B
 LEGAL DESCRIPTION OF ASPHALT PAVEMENT OF A PORTION OF GONOWABIE ROAD AS OF JULY 2, 1998 FOR AN IRREVOCABLE OFFER OF DEDICATION

Thence North 05°56'52" West 8.98 feet to the North line of said Parcel 1;

Thence North 89°02'52" West 17.42 feet along the North line of said Parcel 1 to an angle point;

Thence South 07°19'11" East 26.56 feet along the edge of pavement as shown on a Washoe County survey dated August 24, 2010 to an angle point;

Thence South 04°38'34" East 12.98 feet along the edge of pavement as shown by said Washoe County survey to an angle point;

Thence South 13°51'40" West 2.52 feet along the edge of pavement as shown by said Washoe County survey to an angle point;

Thence South 67°15'39" West 11.02 feet along the existing edge of pavement to an angle point;

Thence North 20°01'24" West 36.73 feet along the said edge of pavement as shown on a survey by Robert O. Anderson dated May 18, 2005, Job No. 1016-01 to an angle point;

Thence North 22°32'52" West 8.80 feet to or less along the said edge of pavement as shown by Robert O. Anderson survey to the North line of said Parcel 1;

Thence North 89°02'52" West 20.24 feet along the North line of said Parcel 1 to the POINT OF BEGINNING.

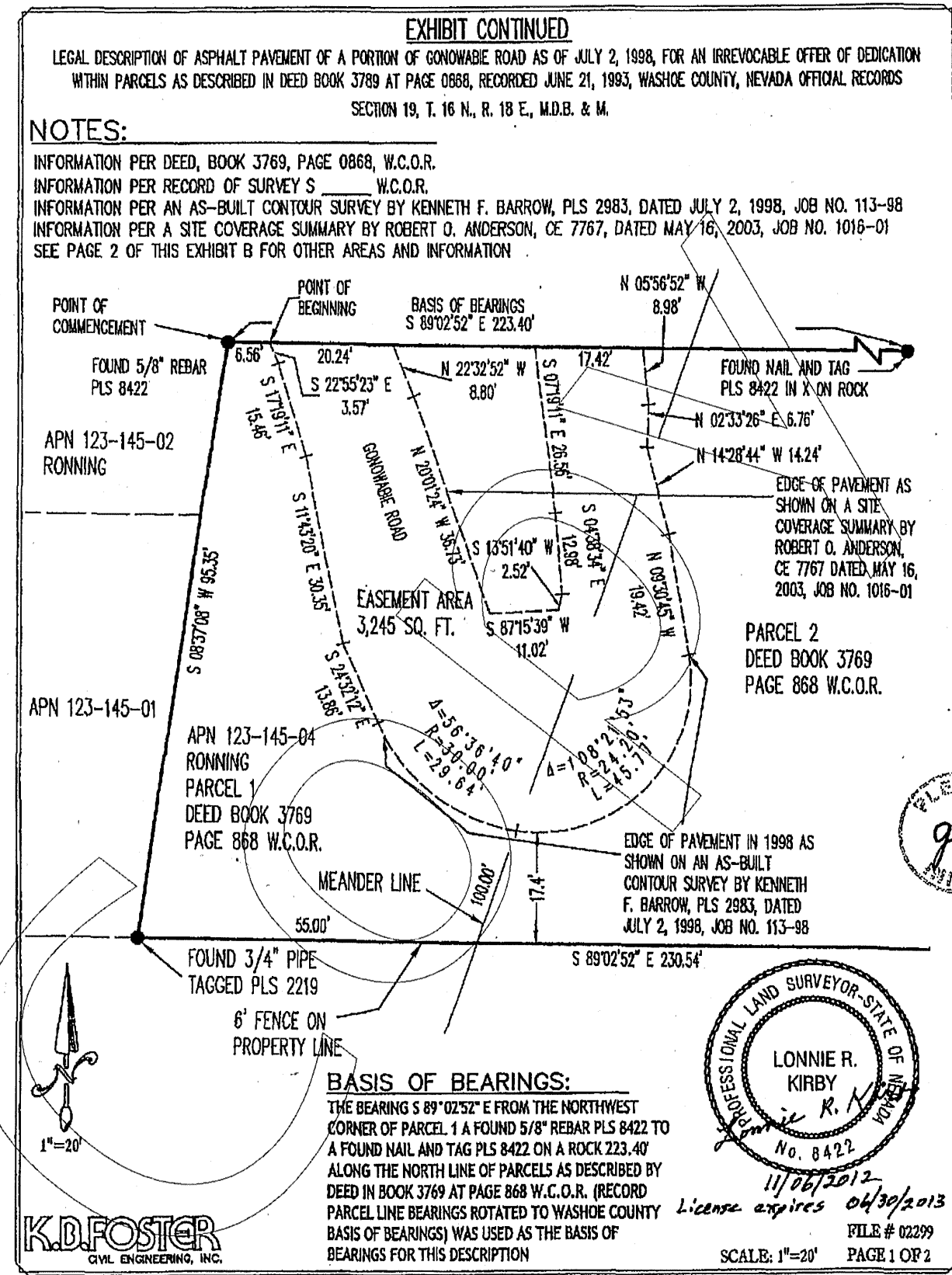
Said parcel contains 3,245 Square feet more or less.

Attached hereto is a plat consisting of two pages and by this reference made a part hereof.

Refer this legal description to your Title Company.

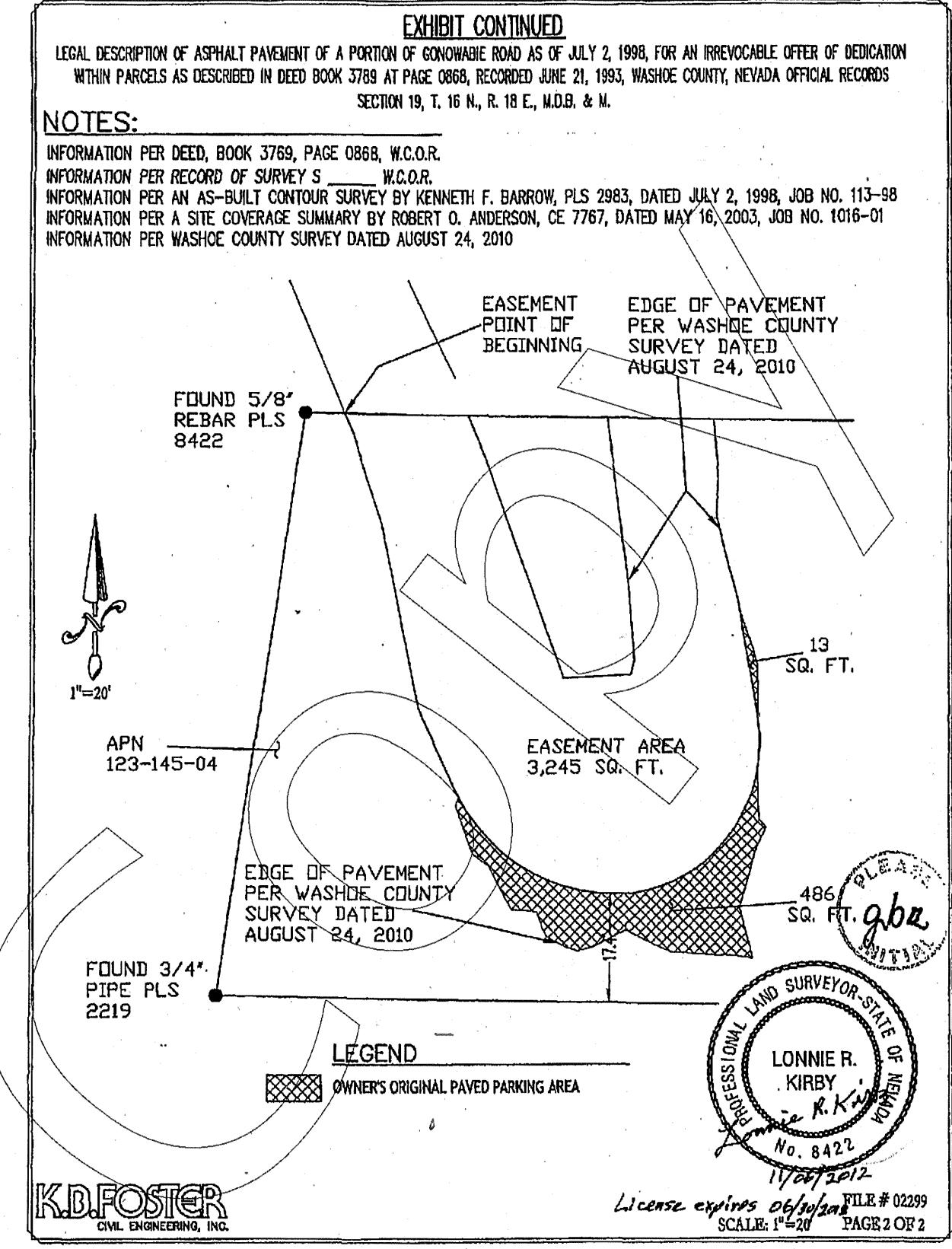
Prepared by:
 11/06/2012
 Lonnie R. Kirby P.L.S. 8422
 License expires 6/30/2015

K.B. Foster Civil Engineering, Inc.
 P.O. Box 129 (530) 546-3381
 Camelian Bay, California 96140



① T.R.P.A. LAND CAPABILITY VERIFICATION

② GONOWABIE ROAD EASEMENT



ROAD EASEMENT CONT.

WASHOE COUNTY APPRAISAL RECORD
 RESIDENTIAL RECORD Card 1 of 1

Site: 400 GONOWABIE RD
 Property Name: BOB WORTH FAMILY TRUST
 Owner #1: BOB WORTH FAMILY TRUST
 Mailing Address: PO BOX 7804 INCLINE VILLAGE, NV 89450

APN: 123-145-04
 Fiscal Year: 2014
 Date Printed: 10/09/2013
 Special Property: _____
 Create Tax Dist: 5200

Roll Year: _____ Prior's Inc: _____ % Incomplete: _____

Reason: _____
 Reappraisal: _____

Legal Description: CRYSTAL BAY PARK UNOFFICIAL SUBDIVISION LOT 4 BLK 1

Roll Year	Reap	Land Fac	Land Taxable Value	Land New	Imps New	Supplemental	Blgds Taxable Value	Secured P.P.	Total Taxable Value	Land Assd	Imps Assd	Secured P.P. Assd	Secured Total Assd
2013 FV	REAP		1,053,450				64,978		1,118,428	368,708	22,141		390,849
2012 FV	REAP		1,053,450				63,260		1,116,710	368,707	22,141		390,848
2011 FV	REAP		1,053,450				63,869		1,117,319	368,708	20,253		388,961
2010 FV	REAP		1,053,400				59,399		1,112,799	368,690	20,790		389,480
2009 FV	REAP		1,170,450				59,453		1,229,903	409,658	20,809		430,467
2008 FV	CALC		1,530,000				59,085		1,589,085	535,500	20,300		555,800

Code	Description	Code	Description	%	Year Built	Code	Description	%	
Bldg Type 001	SI Fan Room	Ext Wall	R005	SIDING/FR	100	Wkly	R103	WALL FURNACE	100
Stories	R001	ONE	2nd Ext Wall	Auto Calc		Heat Type	C202	SITE	1.1
Units/Bldg	1	Roof Cover	R004	WOOD SHINGLE		Cost Mod	CM02	SITE	1.1
Sub Floor	001	Wood	Builder	End or Interior		Over/Adj			
Frame	R001	STUD FRAMED	Quantity Class	R030	AVERAGE	Exclude	Energy	Handtrap	

Code	Description	Year	Area	Sq Ft	RCN	%Comp	Code	Description	Year	Area	Sq Ft	RCN	%Comp
BMPF	BSMT FIN PAR	1949	387	29.11	16,212		BALW	BALCONY WOOD	1987	21.74	12,761		
BTBK	BROAD DECK LP	1949	180	44.67	8,000		BRKFL	BRK FLY LINE	1979	28.32	26,245		
FNCS	FN CHN LK	2001	240	16.73	4,015		GLA	GROSS LIVING	1,052	128.08	134,740		
FPST	FP SOL TSTRY	1949	1	2,548.00	3,148								
FWAS	FW ASPHALT	1949	180	4.45	6,234								
FWCO	FW CONCRETE	1949	384	5.28	3,080								
IRN	IRAN	1949	1	28,053.04	28,052								
STR2	STR WOOD	1949	10	1,864.00	13,440								
TRK1	TRAM WOOD PN	1949	11	11.86	132								
WDK1	WOOD DECK	1949	850	10.68	9,072								

NOTE - STR2 STR WOOD = 10 UNITS. EACH UNIT EQUALS A APPROXIMATE AREA (3'X2) NOT A EXACT AREA AS INDICATED ON THE SURVEY.

③ WASHOE COUNTY ASSESSOR'S RECORD

WASHOE COUNTY APPRAISAL RECORD
 RESIDENTIAL RECORD Card 1 of 1

Site: 400 GONOWABIE RD
 Subdiv Map: _____ Parcel Map: _____ Sub Pm Lot: 4
 Sub Block: 12 R/S Map: _____ Annex Map: _____
 Section: 19 Township: 16 Range: 18
 APN: 123-145-04

Roll Year: _____ Prior's Inc: _____ % Incomplete: _____

Reason: _____
 Reappraisal: _____

Legal Description: CRYSTAL BAY PARK UNOFFICIAL SUBDIVISION LOT 4 BLK 1

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NOTE - STR2 STR WOOD = 10 UNITS. EACH UNIT EQUALS A APPROXIMATE AREA (3'X2) NOT A EXACT AREA AS INDICATED ON THE SURVEY.

RESIDENTIAL DESIGN

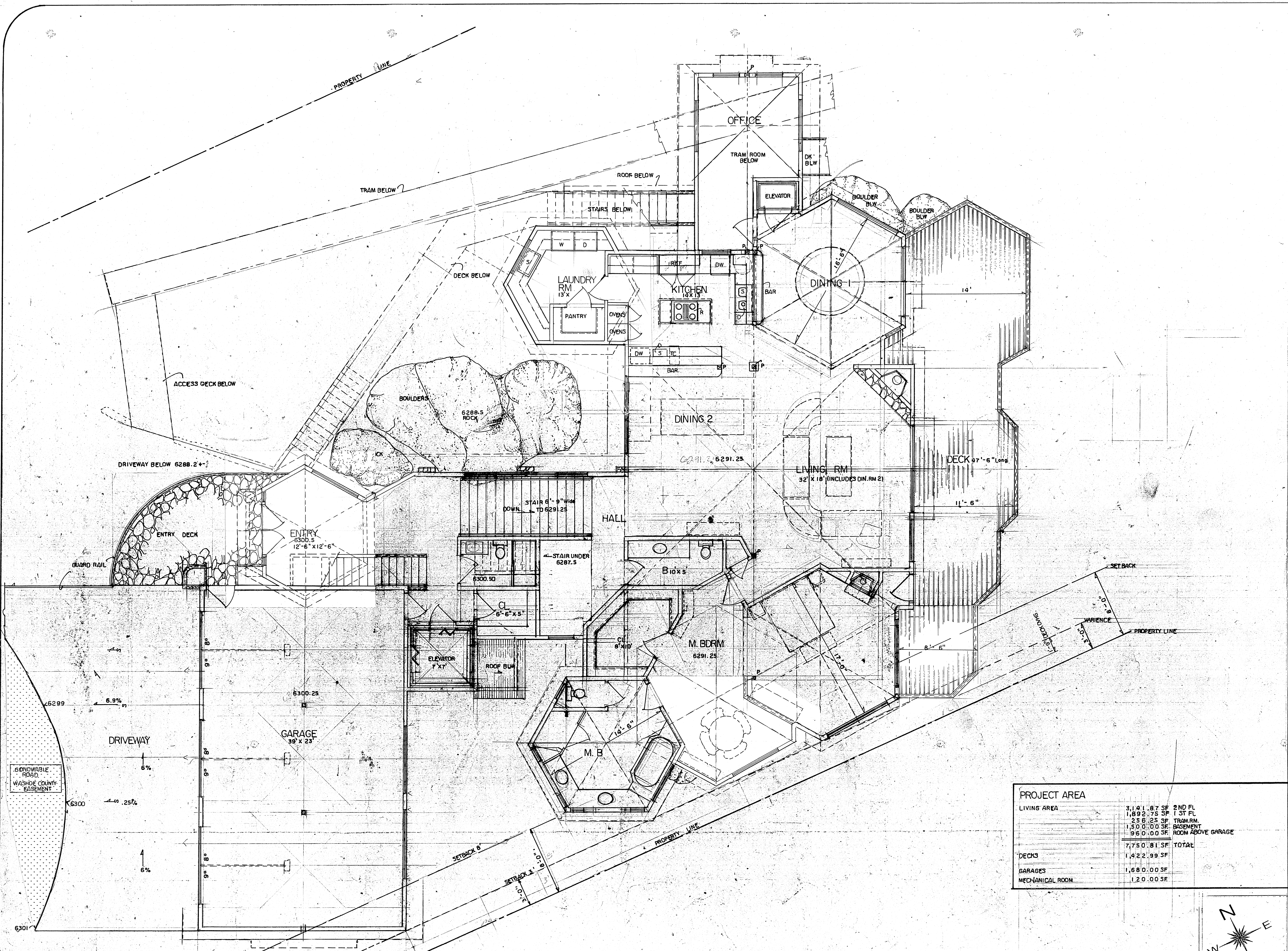
Wayne W. Ford
 REGISTERED
 RESIDENTIAL DESIGNER
 #11114
 LICENSE #81-P
 STATE OF NEVADA

WAYNE FORD RESIDENTIAL DESIGN
 P.O. BOX 4776 INCLINE VILLAGE, NEVADA 89450 (775) 732-2245

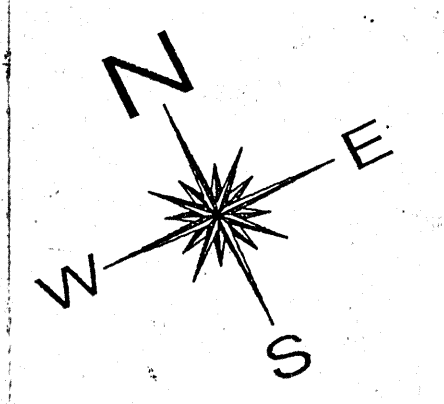
CHANGES:

SINGLE FAMILY RESIDENCE
 SITE: 400 GONOWABIE ROAD CRYSTAL BAY NEVADA. APN: 123-145-04
 WASHOE COUNTY. LEGAL: CRYSTAL BAY PARK UNOFFICIAL SUB. 4. BLK 1.2
 OWNER: GRABLE B. RONNING TRUSTEE
 P.O. BOX 7804
 INCLINE VILLAGE, NEVADA 89450

5

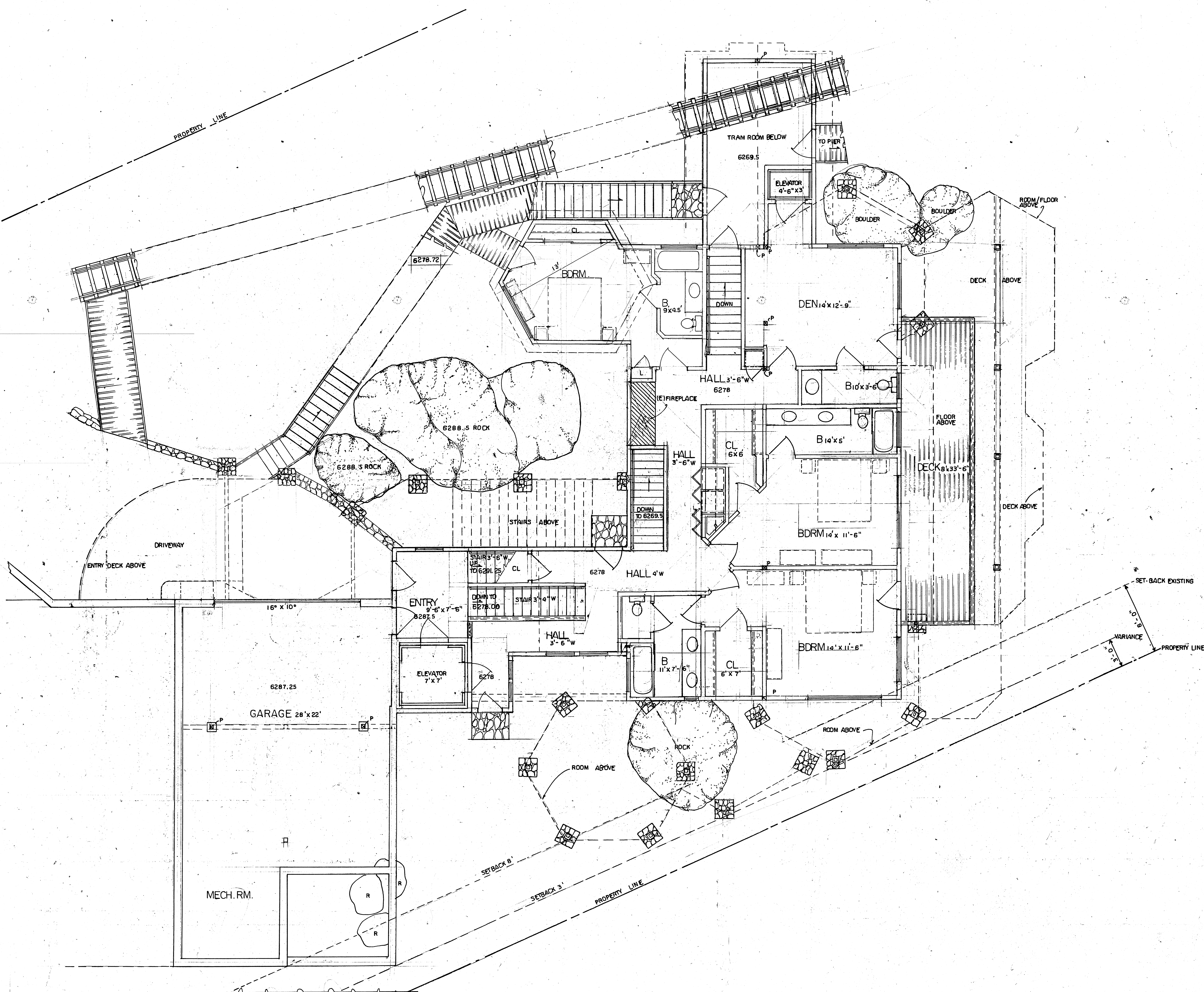


PROJECT AREA		
LIVING AREA	3,141.87 SF	2ND FL
	1,892.75 SF	1ST FL
	256.25 SF	TRAM RM.
	1,500.00 SF	BASEMENT
	960.00 SF	ROOM ABOVE GARAGE
	7,750.81 SF	TOTAL
DECKS	1,422.99 SF	
GARAGES	1,680.00 SF	
MECHANICAL ROOM	120.00 SF	



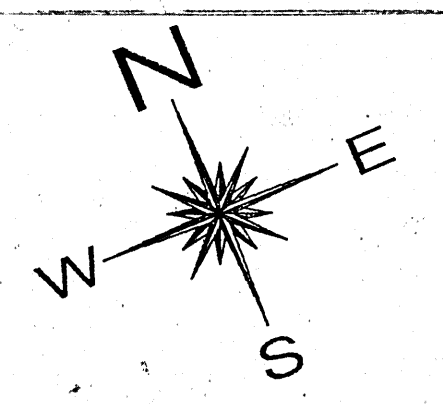
FLOOR PLAN: 2ND FLOOR 1/4" = 1'-0"
 LIVING AREA = 3,141.87 SF DECKS: ENTRY DECK 153.5 SF M.BORM DECK 72.1 SF REAR DECK 541.27 SF. TOTAL DECKS = 766.87 SF GARAGE = 960.00 SF TRAM ROOM = 256.25 SF
 ELEVATOR = 9 STOPS (MAIN/3 DOORS) (6300.25 ELEVATION)

FLOOR PLAN: 2ND FLOOR SCALE 1/4" = 1'-0"



FLOOR PLAN: 1ST FLOOR 1/4" = 1'-0" LIVING AREA = 1,892.75 SF. DECKS: REAR DECK=268 SF ACCESS DECK ABOVE RESIDENCE = 284.12 SF TOTAL DECK = 552.12 SF LOWER GARAGE/MECHANICAL ROOM = 840.00 SF (ELEVATION 6287.25) NOTE: DECK FROM TRAM ROOM TO PIER NOT ON FLOOR PLAN.

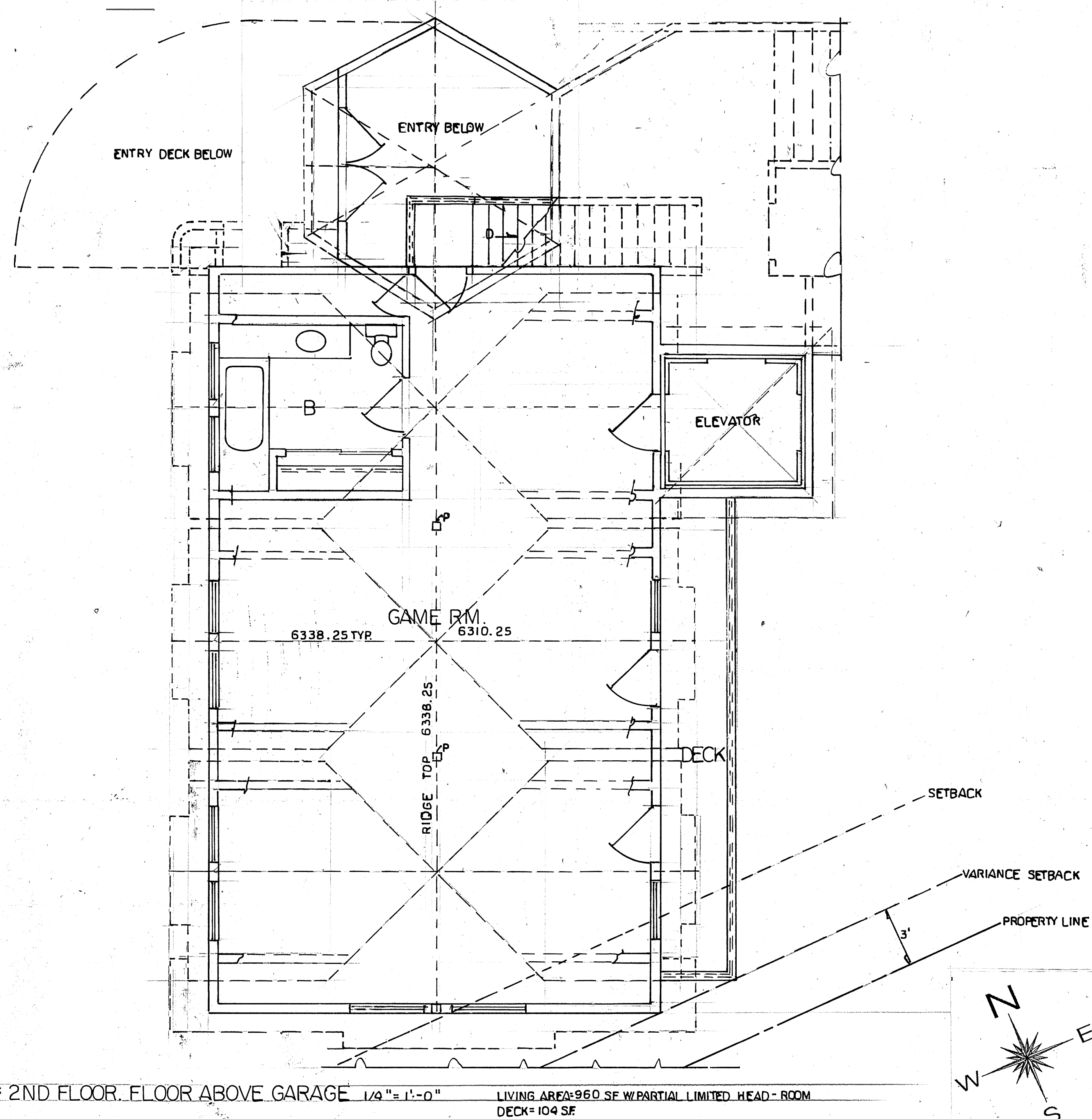
FLOOR PLAN: FIRST FLOOR SCALE 1/4" = 1'-0"



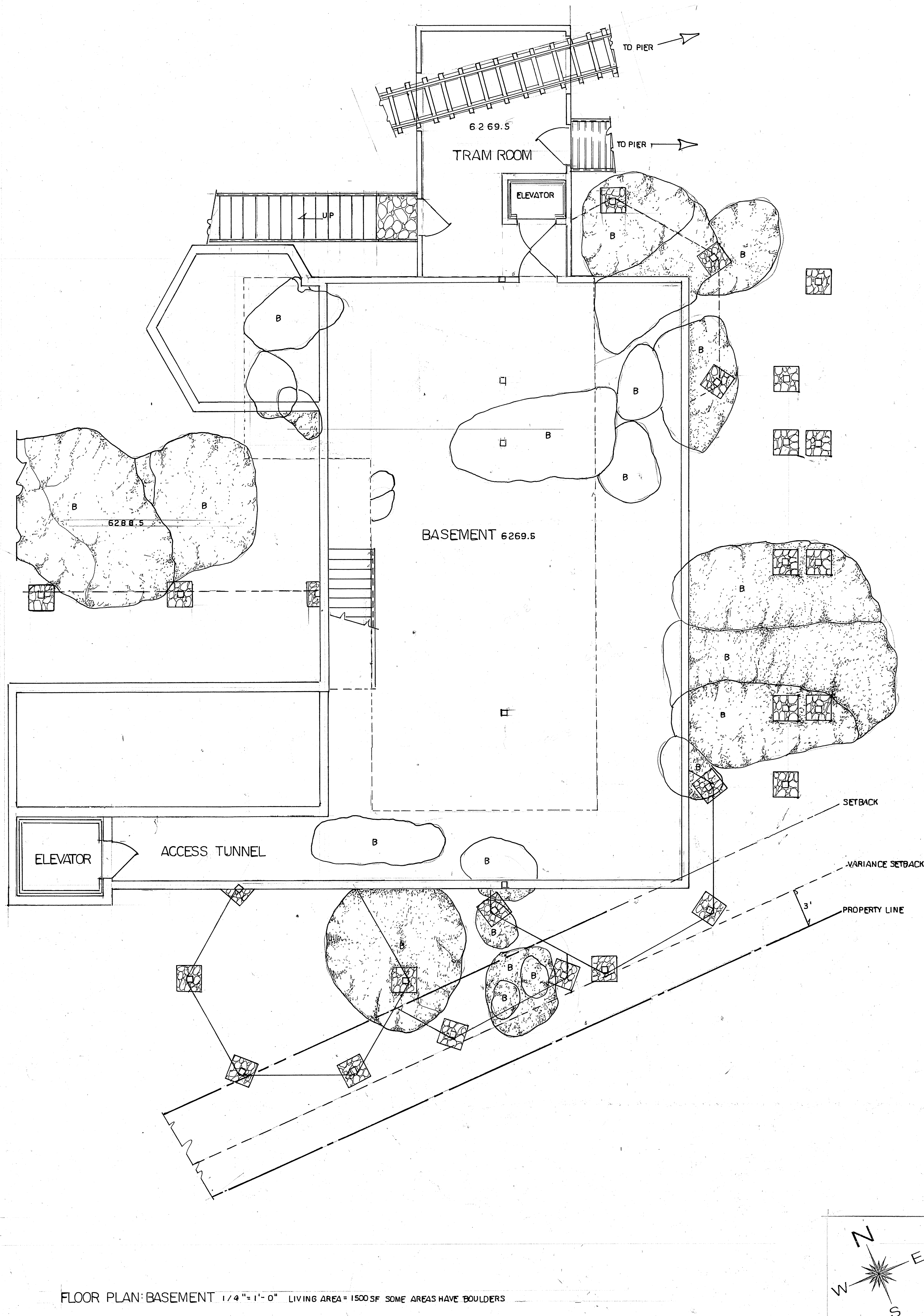
Wayne W. Ford
REGISTERED
RESIDENTIAL DESIGNER
License 68145 - STATE OF NEVADA
WAYNE FORD RESIDENTIAL
DESIGN, NEVADA VILLAGE
NEVADA 89450 (702) 722-2286

CHANGES:

SINGLE FAMILY RESIDENCE
SITE: 400 GONOVABLE ROAD CRYSTAL BAY, NEVADA APN: 123-145-04
WASHOE COUNTY LEGAL: CRYSTAL BAY PARK UNOFFICIAL SUB L4 BLK 12
OWNER: GRABLE B. RONNING TRUSTEE
P.O. BOX 7804
INCLINE VILLAGE, NEVADA 89450

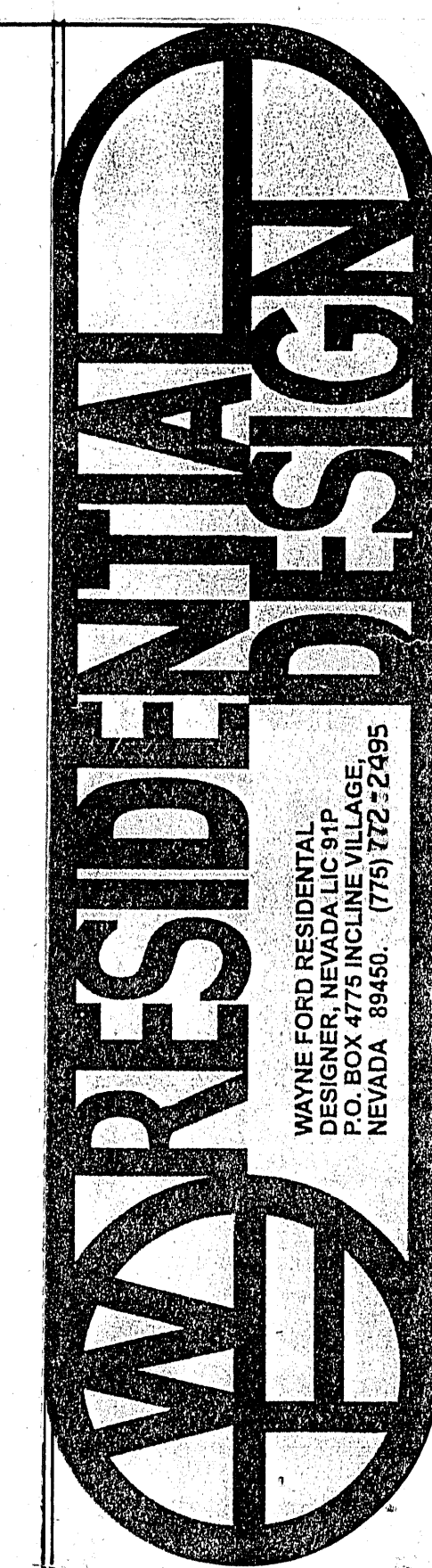


FLOOR PLAN: 2ND FLOOR, FLOOR ABOVE GARAGE 1/4" = 1'-0" LIVING AREA: 960 SF W/PARTIAL LIMITED HEAD-ROOM DECK: 104 SF



FLOOR PLAN: BASEMENT 1/4" = 1'-0" LIVING AREA: 1500 SF SOME AREAS HAVE BOULDERS

FLOOR PLANS: ROOM ABOVE GARAGE, BASEMENT SCALE: 1/4" = 1'-0"



Wayne W. Ford
 W RESIDENTIAL DESIGN
 LICENSED ARCHITECT
 LICENSE # 691-C STATE OF NEVADA
 WAYNE FORD RESIDENTIAL DESIGNER, NEVADA, LLC 817
 NEVADA 89430 (775) 772-2295

CHANGES

SINGLE FAMILY RESIDENCE
 SITE: 400 GONWABLE ROAD, CRYSTAL BAY, NEVADA. APN: 123-145-04
 WASHOE COUNTY, LEGAL CRYSTAL BAY PARK UNOFFICIAL SUB L4, BLK 12
 OWNER: GRABLE B RONNING TRUSTEE
 P.O. BOX 7804
 INCLINE VILLAGE, NEVADA 89450