

Community Services Department  
Planning and Building  
VARIANCE APPLICATION



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

Telephone: 775.328.6100

ORIGINAL

## Washoe County Development Application

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

|   |                 |   |                 |
|---|-----------------|---|-----------------|
| <b>Project Information</b>  |                 | Staff Assigned Case No.: _____                      |                 |
| Project Name: <b>5443 / 5445 Pearl Boundary Line Adjustment</b>   |                 |   |                 |
| Project Description: BLA to support installation of two manufactured homes outside of FEMA designated flood zone "A" and designated floodway.   |                 |   |                 |
| Project Address: 5443 & 5445 Pearl Drive, Sun Valley / Washoe County, NV  |                 |   |                 |
| Project Area (acres or square feet): 0.692 acres total  |                 |   |                 |
| Project Location (with point of reference to major cross streets <b>AND</b> area locator):<br>About 1/2 mile east and 1/8 mile north of the intersection of Sun Valley Blvd & 4th St. |                 |   |                 |
| Assessor's Parcel No.(s):   | Parcel Acreage: | Assessor's Parcel No.(s):                           | Parcel Acreage: |
| 085-722-24  | 0.344           | 085-722-25  | 0.348           |
| Section(s)/Township/Range: Section 20, T 20 N, R 20 E, MDM  |                 |   |                 |
| <b>Indicate any previous Washoe County approvals associated with this application:</b><br>Case No. (s).   |                 |   |                 |
| <b>Applicant Information (attach additional sheets if necessary)</b>  |                 |   |                 |
| <b>Property Owner:</b> Wood Bro Capital, LLC  |                 | <b>Professional Consultant:</b> Robison Engineering |                 |
| Name: David Wood, Member  |                 | Name: Nathan Robison, PE                            |                 |
| Address: PO Box 33790   |                 | Address: PO Box 1505                                |                 |
| Reno, NV  | Zip: 89553      | Sparks, NV  | Zip: 89432      |
| Phone: (775) 219-6514   | Fax: n/a        | Phone: (775) 852-2251                               | Fax: 852-9736   |
| Email: DavidLWood@live.com  |                 | Email: nathan@robisoneng.com                        |                 |
| Cell: n/a   | Other: n/a      | Cell: 775-240-7652                                  | Other: n/a      |
| Contact Person: see "Name"  |                 | Contact Person: see "Name"                          |                 |
| <b>Applicant/Developer:</b>   |                 | <b>Other Persons to be Contacted:</b>               |                 |
| Name: same as Property Owner  |                 | Name: n/a   |                 |
| Address:  |                 | Address:  |                 |
| Zip:  |                 | Zip:  |                 |
| Phone:  | Fax:            | Phone:  | Fax:            |
| Email:  |                 | Email:  |                 |
| Cell:   | Other:          | Cell:   | Other:          |
| Contact Person:   |                 | Contact Person:                                     |                 |
| <b>For Office Use Only</b>  |                 |   |                 |
| 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?

Adjusted APN 085-722-24: Reduce Side Setback from 8' to 5', Reduce Rear Setback to 8' from 20'

Adjusted APN 085-722-25: Reduce Front Setback from 20' to 8', Reduce Rear Setback from 20' to 15'

**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 FEMA flood zone effective 03/16/2009 determined that both existing residences on the subject parcels were in the "Zone A" flood hazard area, and at least one of the residences is within the protected floodway. Approximately 75% of the 0.692 acres of the two parcels is within "Zone A" - only by careful boundary line adjustment and variance can homes of reasonable size be located outside of the flood hazard areas.

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 easterly common boundary with 085-722-83 is fenced and has existing accessory structures and vegetation which screens the proposed home locations. No other parcels are affected, as the subject parcels are separated from the road by APN 085-722-83, and are accessed by an easement across that parcel. The necessary access easement to the adjusted APN 085-722-25 (southerly portion) would be perpetuated, and the necessary drainage easements would be perpetuated and expanded to match the FEMA defined floodway.

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.)?

Structures and other obstructions of the floodway present a substantial hazard of raising the flood elevation by volume displacement, debris accumulation, and property damage. Removal of structures from the floodway is in the public interest.

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

Two parcels sized compliant with zoning should be capable of supporting two single family residences. Without the variance, these residences could only be located within flood hazard zones.

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

|                              |  |                               |
|------------------------------|--|-------------------------------|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | If yes, please attach a copy. |
|------------------------------|--|-------------------------------|

7. What is your type of water service provided?

Public: SVGID

8. What is your type of sewer service provided?

Public: SVGID

# Property Owner Affidavit

**Applicant Name:** WOOD BRO CAPITAL, LLC

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, DAVID L. WOOD  
(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 Building.

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

Assessor Parcel Number(s): 085-722-24 & 085-722-25

Printed Name DAVID L WOOD

Signed David L Wood

Address PO Box 33790 PO Box 33790, Reno, NV

Subscribed and sworn to before me this 17 day of July 2018.

Carril L. Newham  
Notary Public in and for said county and state

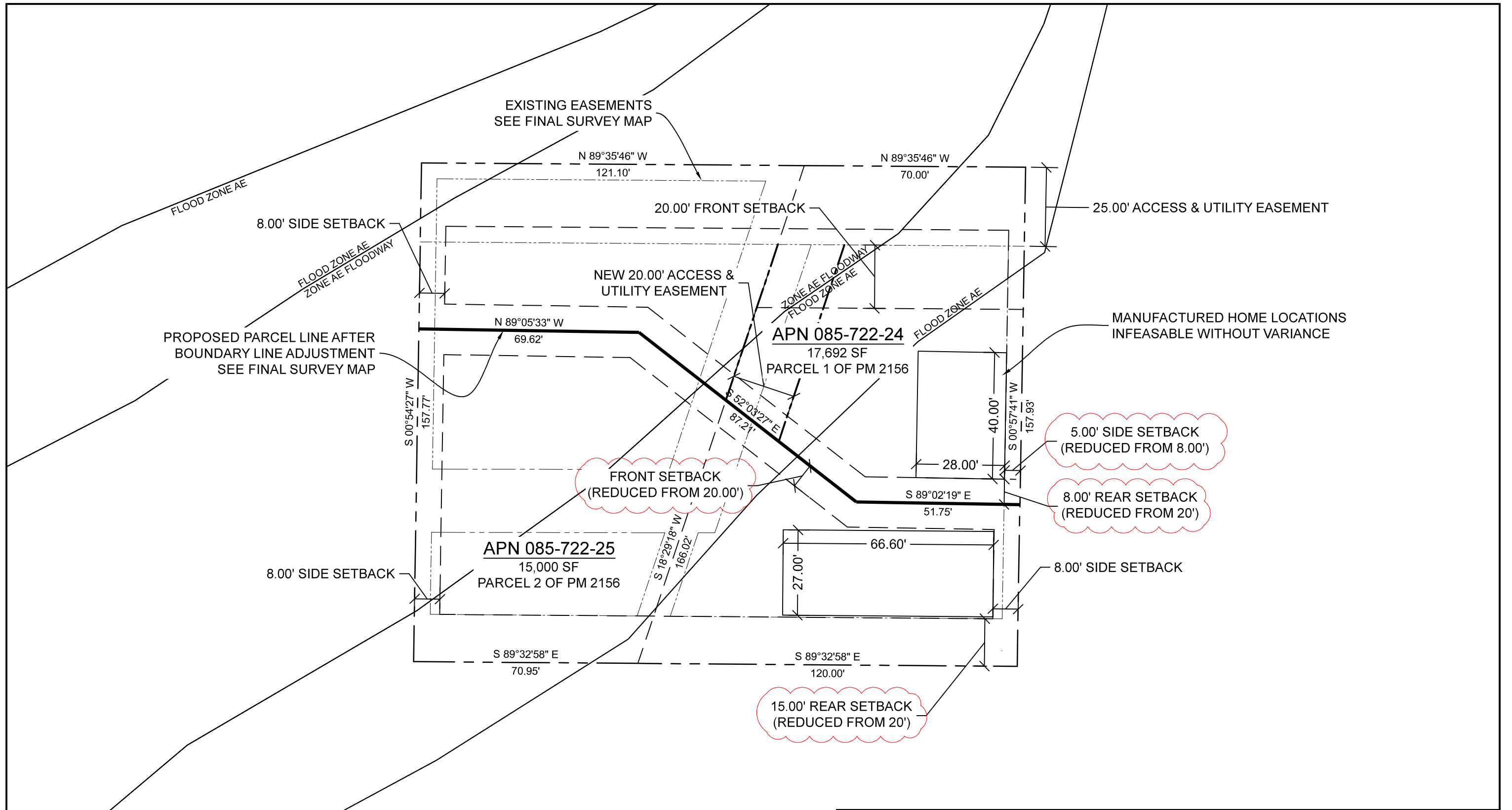
My commission expires: \_\_\_\_\_

(Notary Stamp)

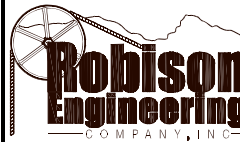

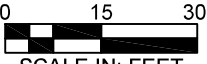


\*Owner refers to the following: (Please mark appropriate box.)

- 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



REQUESTED VARIANCE ELEMENTS

|   |   |  |   |
|---|---|--|---|
| <br>846 VICTORIAN AVENUE<br>SPARKS, NV 89431<br>www.robisoneng.com | PREPARED FOR:<br><b>WOOD BROS. CAPITAL, LLC.</b>        | <br><br>SCALE IN: FEET | <b>5443 / 5445 PEARL DR.</b><br><b>Boundary Line Adjustment</b> |
|   | 1770 Lakeland Hills<br>Reno, NV 89523<br>(775) 219-6514 |  | FIGURE 1<br>VARIANCE REQUEST DIAGRAM                            |
| DRAWN: RAP/NER<br>DATE: 2018-08-15  | WASHOE COUNTY NEVADA<br>PROJECT NO. 1-1231-01.001       |  |   |

**WASHOE COUNTY TREASURER**

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

Received By: nhuang      Receipt Number: U18.5603  
 Location: Treasurer's Office      Receipt Year: 2018  
 Session: nhuang-0-08162018      Date Received: 08/16/2018

**PAYMENT RECEIPT**

| Type           | Description   | Balance | Net Tax | Interest | Fees Penalties | Current Due | Current Paid | Balance Remaining |
|----------------|---|---------|---------|----------|----------------|-------------|--------------|-------------------|
| Real           | Bill Number: 2018080347<br>Bill Year: 2018<br>PIN: 08572225<br>Primary Owner: WOOD BRO CAPITAL LLC<br>Property Addr: 5445 PEARL DR<br>Property Desc: Lot 3 Township 20 Range 20 Block Section 20<br>SubdivisionName SUN | 257.59  | 257.59  | 0.00     | 0.00           | 257.59      | 257.59       | 0.00              |
| Real           | Bill Number: 2018080879<br>Bill Year: 2018<br>PIN: 08572224<br>Primary Owner: WOOD BRO CAPITAL LLC<br>Property Addr: 5443 PEARL DR<br>Property Desc: Lot 2 Township 20 Range 20 Block Section 20<br>SubdivisionName SUN | 277.62  | 277.62  | 0.00     | 0.00           | 277.62      | 277.62       | 0.00              |
| <b>Totals:</b> |   | 535.21  | 535.21  | 0.00     | 0.00           | 535.21      | 535.21       | 0.00              |

PAID  
 AUG 15 2018  
 W. C. T. O. 27

|                     |        |                 |        |
|---------------------|--------|-----------------|--------|
| Tender Information: |        | Charge Summary: |        |
| Check #181-182/2463 | 535.21 | Real            | 535.21 |
| Total Tendered      | 535.21 | Total Charges   | 535.21 |

**WASHOE COUNTY TREASURER** PO BOX 30039 RENO, NV 89520-3039

By Whom Paid:

ROBISON ENGINEERING COMPANY INC  
 PO BOX 1505  
 SPARKS NV 89432

|                   |        |
|-------------------|--------|
| BALANCE REMAINING | 0.00   |
| CHARGES           | 535.21 |
| PAID              | 535.21 |
| CHANGE            | 0.00   |