

## 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.

<b>Project Information</b>		Staff Assigned Case No.: <u>1415-006</u>	
Project Name: <u>YARH ESTATE GENERATOR &amp; SWITCHGEAR ENCLOSURES</u>			
Project Description: <u>NEW STONE CLAD BUILDINGS TO HIDE &amp; SOUND REDUCE GENERATORS &amp; SWITCHGEAR</u>			
Project Address: <u>1880 FRANKTOWN ROAD, WASHOE COUNTY NEVADA</u>			
Project Area (acres or square feet): <u>2 @ 463 sq EACH LOT</u>			
Project Location (with point of reference to major cross streets AND area locator): <u>A910 FRANKTOWN ROAD, Washoe County Nevada</u>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
<u>055-060-37</u>	<u>10 AC</u>		
<u>055-060-38</u>	<u>10 AC</u>		
Section(s)/Township/Range:			
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: <u>MR. ROBERT YARHI</u>		Name: <u>JOHN LUNDY ARCHITECT</u>	
Address: <u>11005 STEAD BLVD. RENO, NV</u>		Address: <u>775 CAUGHLIN CROSSING RENO NV</u>	
Zip: <u>89506</u>		Zip: <u>89519</u>	
Phone: <u>(775) 331-8221</u> Fax: <u>(775) 331-8385</u>		Phone: <u>775 746 8214</u> Fax:	
Email: <u>ryarhi@sprint mail.com</u>		Email: <u>lundyarchreno@sbcglobal.net</u>	
Cell: <u>(775) 742-9142</u> Other:		Cell: Other:	
Contact Person: <u>CORA ROLDAN</u>		Contact Person: <u>JOHN</u>	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: <u>JOHN R. LUNDY ARCHITECT</u>		Name:	
Address: <u>775 CAUGHLIN CROSSING RENO NV</u>		Address:	
Zip: <u>89519</u>		Zip:	
Phone: <u>775 746 8214</u> Fax:		Phone: Fax:	
Email: <u>lundyarchreno@sbcglobal.net</u>		Email:	
Cell: Other: <u>.net</u>		Cell: Other:	
Contact Person: <u>JOHN LUNDY</u>		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):	

*one on both lots*

## 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?

FRONT YARD SETBACK: MINOR INTRUSION

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 SWITCHGEAR FOR THESE PROPERTIES were installed @ & in the FRONT YARD SETBACKS. THE GENERATORS WERE PLACED OUT OF THE SETBACK BUT ADJACENT TO THE SWITCHGEAR WHICH THEY MUST connect to. we want to ENCLOSE THE SWITCHGEAR & GENERATORS TO LOUDS & SOUND SUPPRESSION - THEY ARE NOISY WHEN THEY RUN. & UNSITE BY NEXT TO THE ROAD,

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 SWITCHGEAR IS PLACED BELOW THE STREET SO THE ENCLOSURE WILL BE MOSTLY BELOW ROAD LEVEL. THE BUILDINGS WILL BE IN LOCAL STONE & SET TO FIT IN WITH THE EXISTING HOUSES.

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.)?

ELIMINATING THE VIEW OF THE SWITCHGEAR & GENERATORS WITH A STONE HOUSE (USED ON OTHER BUILDINGS ON LOT) WITH A SLATE ROOF TO LOOK LIKE A BLOCK HOUSE WILL BE MORE ATTRACTIVE & ELIMINATE NOISE.

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

NONE; THEY CAN SET THEIR GENERATORS OUTSIDE IF THEY WANT TO & WE CAN LISTEN TO THEM WHEN THEY START UP IN THE MIDDLE OF THE NIGHT ON THE NEXT POWER OUTAGE IN WASHOE VALLEY.

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.
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7. What is your type of water service provided?

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

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

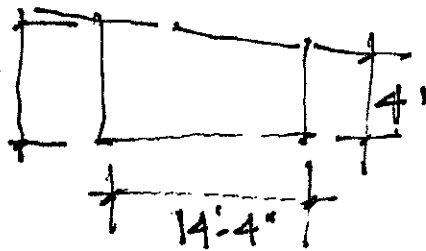
Eva.

EM EKRAUSE

Washington County, US.

Lot 38

Max over low: 5'-6"

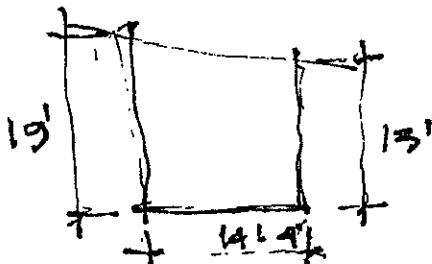


Max Encroachment into 30' SB.

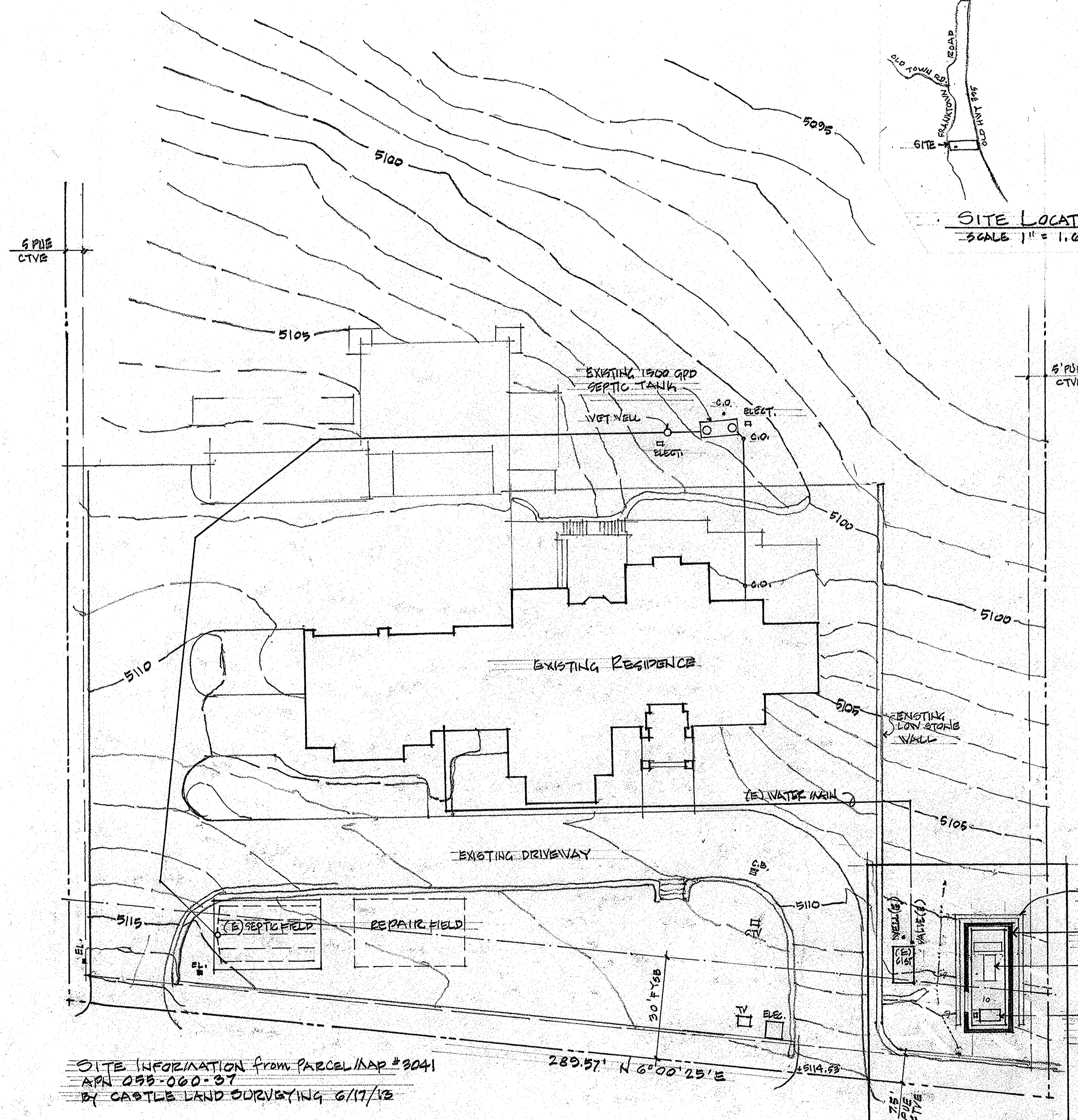
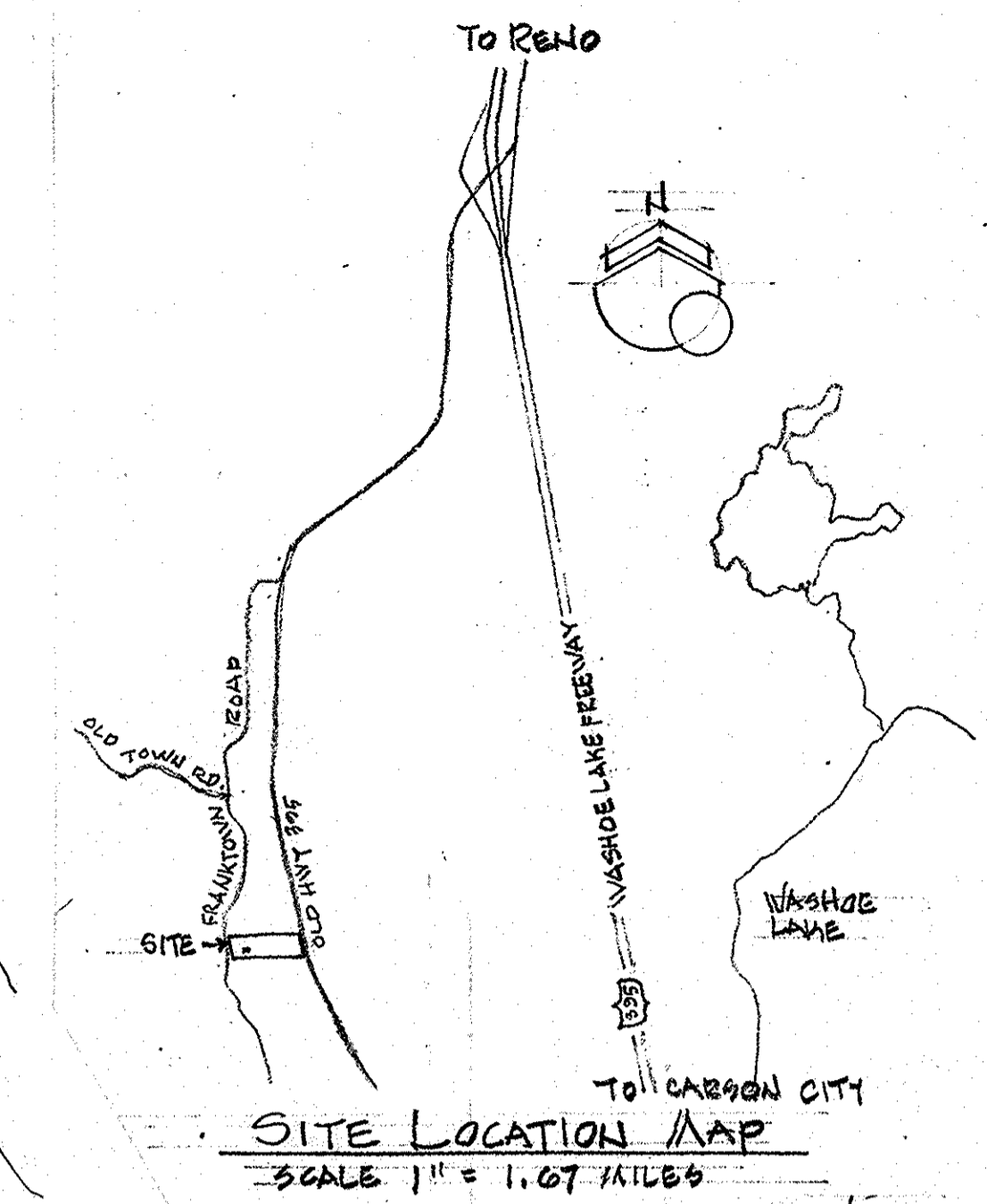
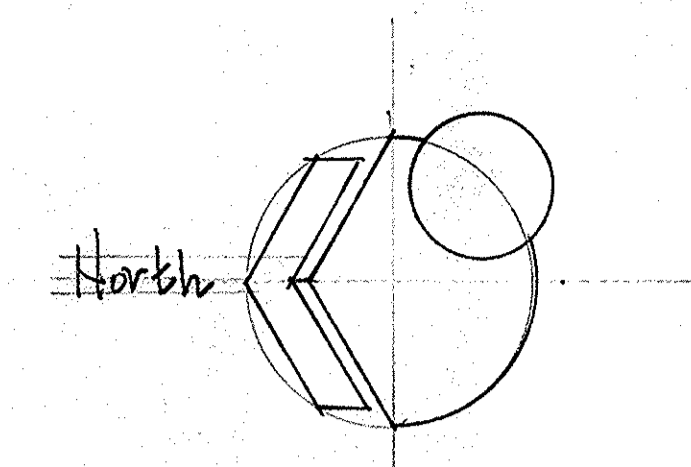
6' To wall face.

Lot 37

Max Hts.



Max encroachment is 13'



SITE INFORMATION from PARCEL MAP #3041  
APN 055-060-37  
BY CASTLE LAND SURVEYING 6/17/13

STATE HWY. 37

289.57' 1560.25'

LOT 1 R.M. 3041 100

8' PUE CTVE

NO STRUCTURES THIS AREA

SEE PLAN BELOW FOR BUILDINGS

FRANKTOWN ROAD

LOT PLAN  
SCALE 1" = 200'

- EXISTING STONE WALLED AROUND
- NEW STONE & CNU GENERATOR ENCLOSURE
- EXISTING NEW GENERATOR & FUEL TANK
- RELOCATE EXISTING ELECTRIC SWITCHGEAR IN STEEL CASE

SEE SHEET 2 THIS AREA

SITE PLAN  
SCALE 1" = 20'

**JOHN R. LUNDY ARCHITECT**  
 CALIFORNIA 1977 NCARB 1996 NEVADA 2001  
 775 CAUGHLIN CROSSING, RENO, NEVADA 89519  
 PH./Fax: 775-746-5214 E-Mail: lundyarchreno@sbcglobal.net

**NEW GENERATOR ENCLOSURE**  
 ADDITIONS to the ESTATE of  
**ROBERT E. YARHI**  
 4880 FRANKTOWN ROAD, Washoe County, Nevada  
 A.P.# 055-060-37 cel. 775-742-9142

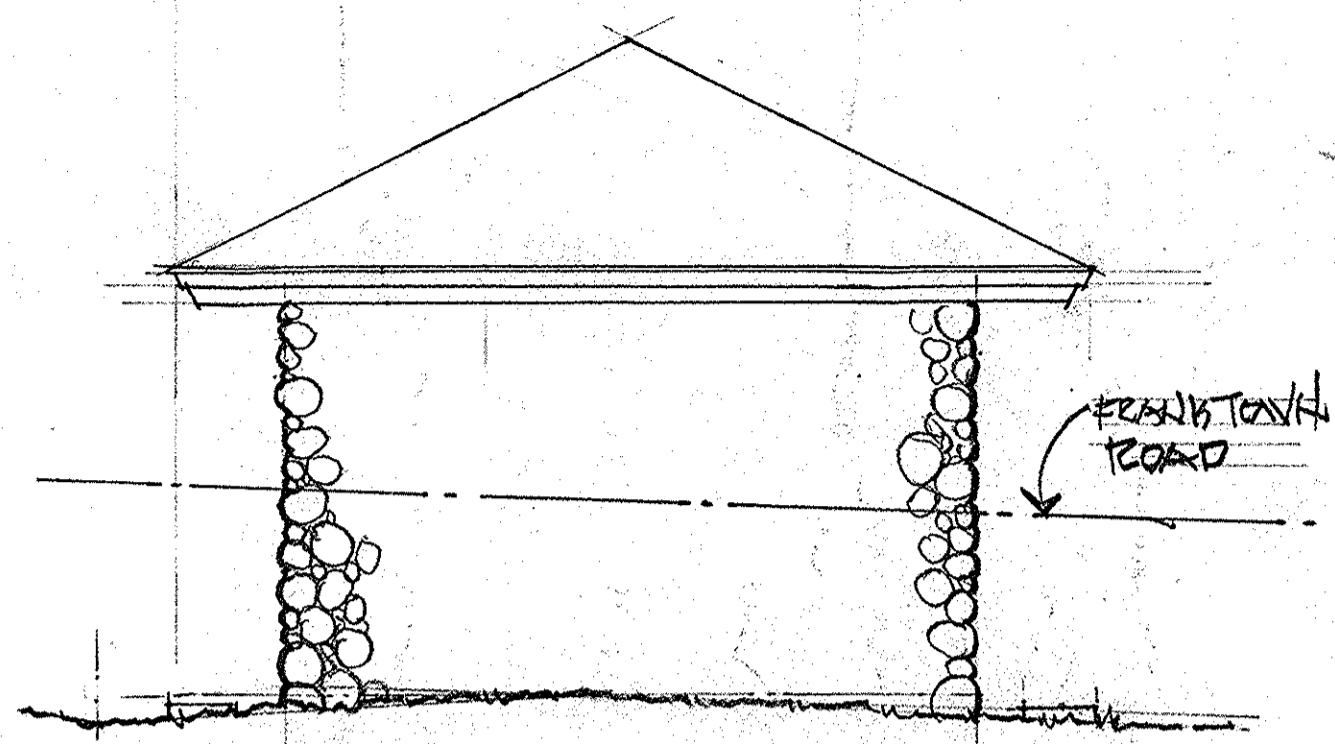
SITE PLAN

#141105 CD

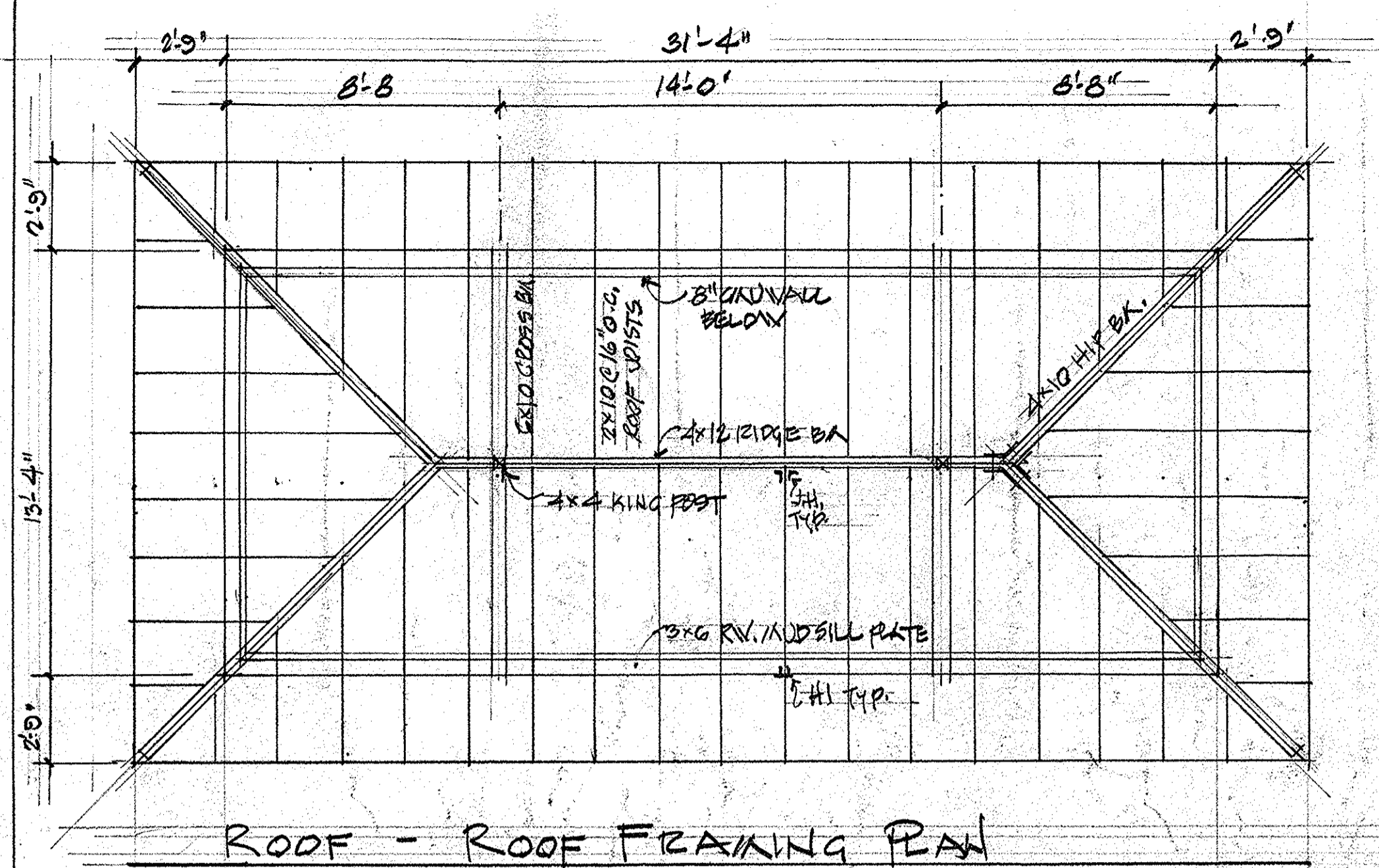
3 JULY, 2015

SHEET

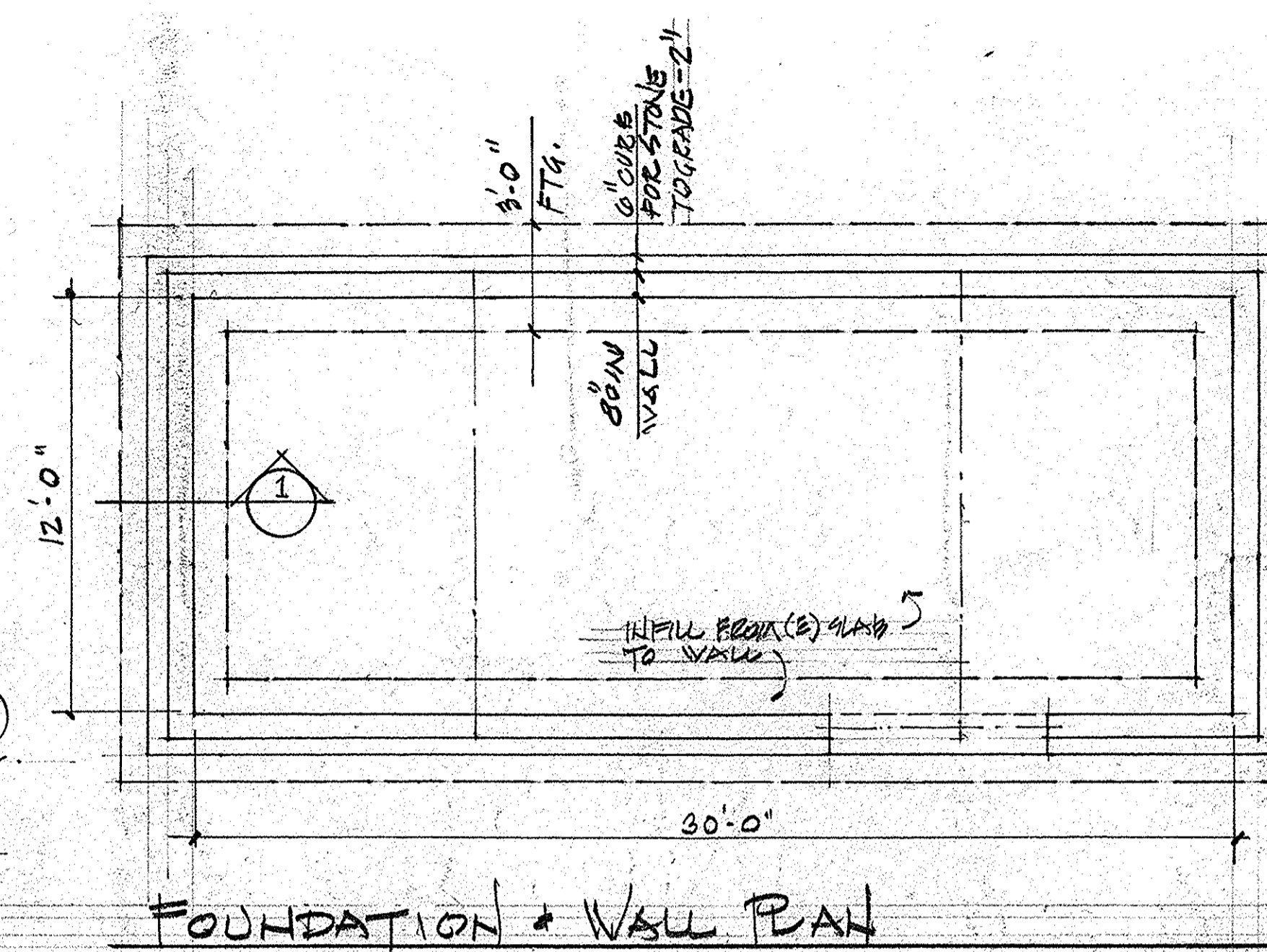
1 of 5



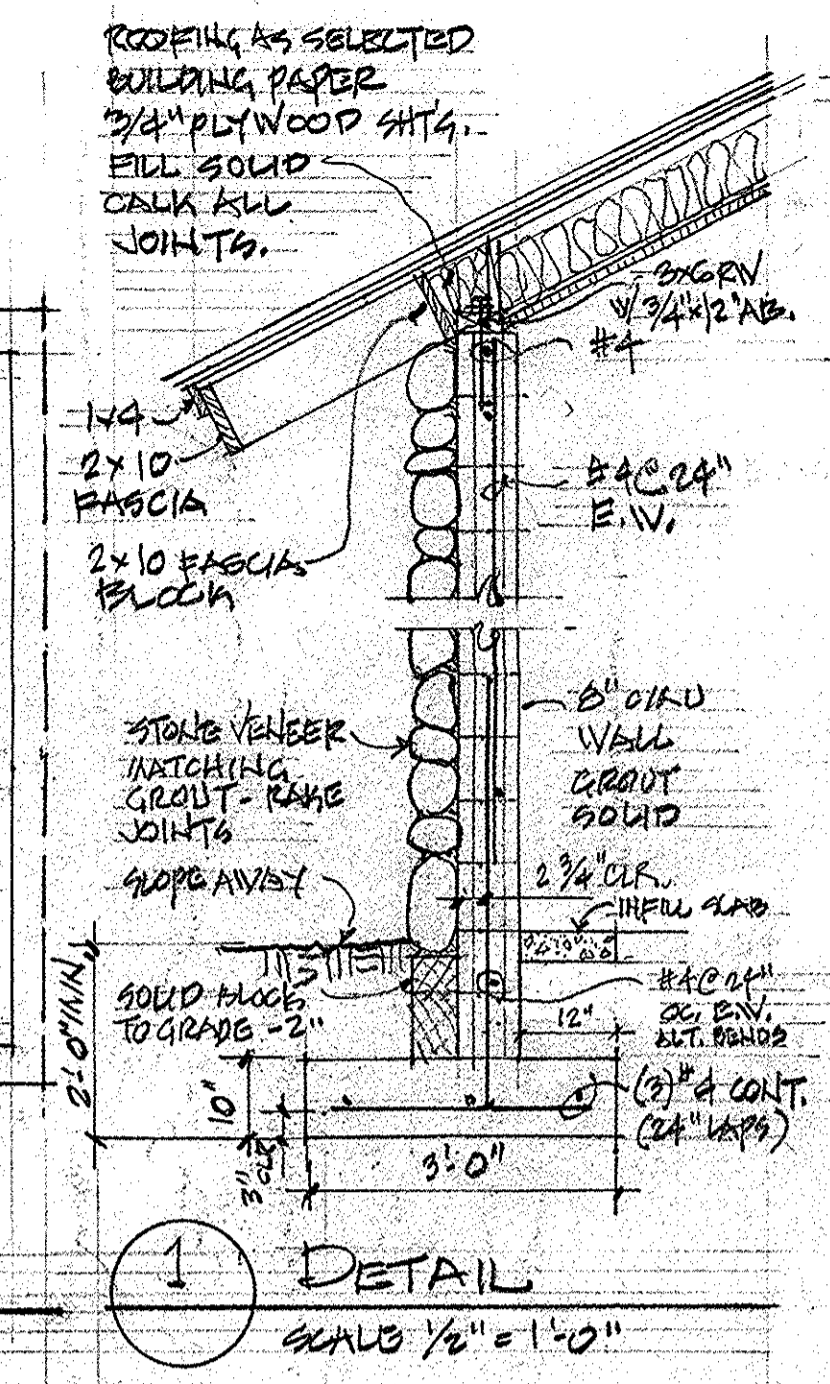
WEST ELEVATION  
1/4" = 1'-0" FRANKTOWN ROAD SIDE



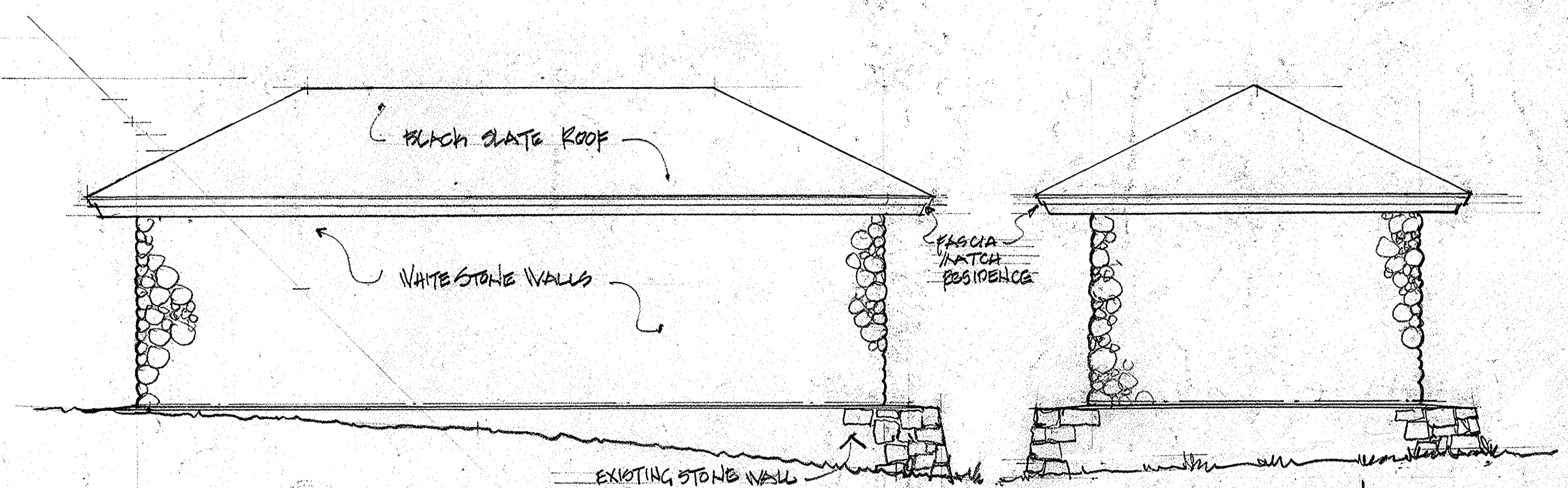
ROOF - ROOF FRAMING PLAN  
1/4" = 1'-0"



FOUNDATION & WALL PLAN  
1/4" = 1'-0"

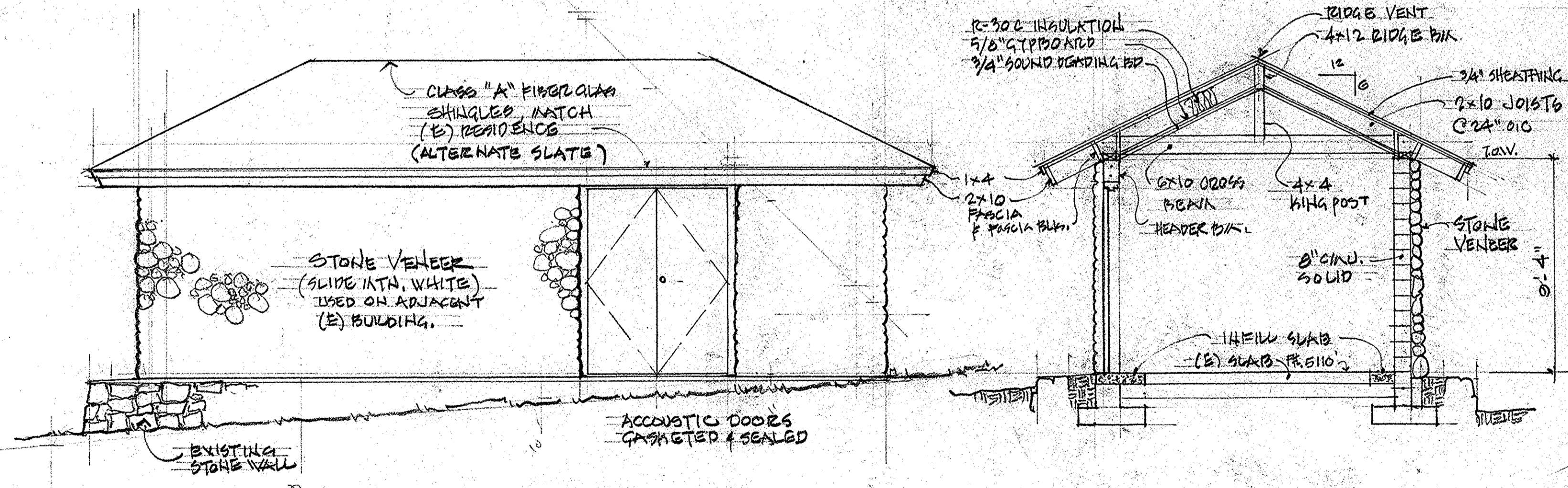


1 DETAIL  
SCALE 1/2" = 1'-0"



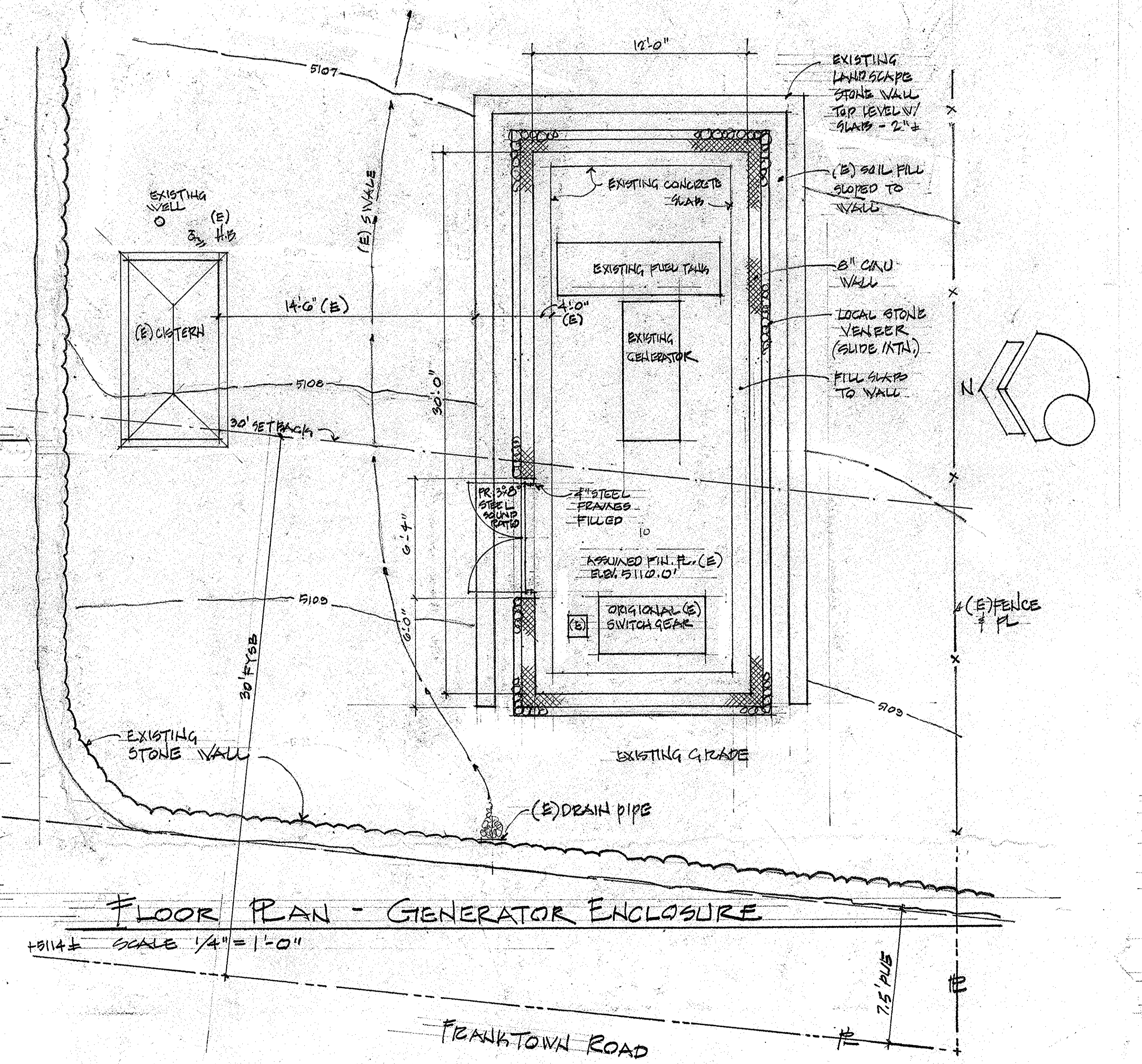
SOUTH ELEVATION  
1/4" = 1'-0"

EAST ELEVATION  
1/4" = 1'-0"



NORTH ELEVATION  
1/4" = 1'-0"

A SECTION  
1/4" = 1'-0"



FLOOR PLAN - GENERATOR ENCLOSURE  
SCALE 1/4" = 1'-0"

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FLOOR PLAN  
ELEVATIONS  
SECTIONS  
FRAMING

\*14105 JEL  
3 JULY, 2015  
SHEET  
2 of 5 HTS

Yarhi Generator Enclosure lot 1 scheme II 6/29/15 JEL



