



# Board of Adjustment Staff Report

Meeting Date: October 6, 2016

Subject: Variance Case Number VA16-006

Applicant: Jeffery D. Eget

**Agenda Item Number: 8E**

Project Summary: Vary the setbacks on all four sides of a property for an additions to the existing house and for a detached accessory structure used as a garage; permit a second story above the garage within a front yard setback; to permit additional plumbing fixtures in the garage structure; permit a bathroom addition on the house; and permit the construction of a storage room under the house deck

**Recommendation: Approval with Conditions**

Prepared by: Eva M. Krause - AICP, Planner  
Washoe County Community Services Department  
Division of Planning and Development

Phone: 775.328.3628

E-Mail: ekrause@washoecounty.us

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## Description

**Variance Case Number VA16-006 (Eget Residence)** – Hearing, discussion, and possible action to approve a variance 1) to reduce the front yard setback along Wassou Road from 20 feet to 7 feet to allow for a storage room below the existing deck; 2) to reduce the north side yard setback from 8 feet to 5 feet to allow for a half bath addition on the house and deck rebuild on the existing residence; 3) to reduce the front yard setback along Teresa Court from 20 feet to 10 feet and the front yard setback along Tuscarora Road from 20 feet to 8 feet for a detached accessory structure to be used as a garage; 4) to permit a second story above the garage; and 5) to allow additional plumbing fixtures in the accessory structure.

- Applicant/Owner: Jeffery D. Eget
- Location: 45 E. Tuscarora Road, Crystal Bay
- Assessor's Parcel Number: 123-136-02
- Parcel Size: 0.19 Acres (8,351 square feet)
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Medium Density Suburban (MDS)
- Area Plan: Tahoe
- Citizen Advisory Board: Incline Village/Crystal Bay
- Development Code: Authorized in Article 804 (Variances)
- Commission District: 1 – Commissioner Berkbigler
- Section/Township/Range: Section 19, T16N, R18E, MDM, Washoe County, NV

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**Variance Definition**

The purpose of a Variance is to provide a means of altering the requirements in specific instances where the strict application of those requirements would deprive a property of privileges enjoyed by other properties with the identical Regulatory Zone because of special features or constraints unique to the property involved; and to provide for a procedure whereby such alterations might be permitted by further restricting or conditioning the project so as to mitigate or eliminate possible adverse impacts.

NRS 278.300 (1) (c) limits the power of the Board of Adjustment to grant variances only under the following circumstances:

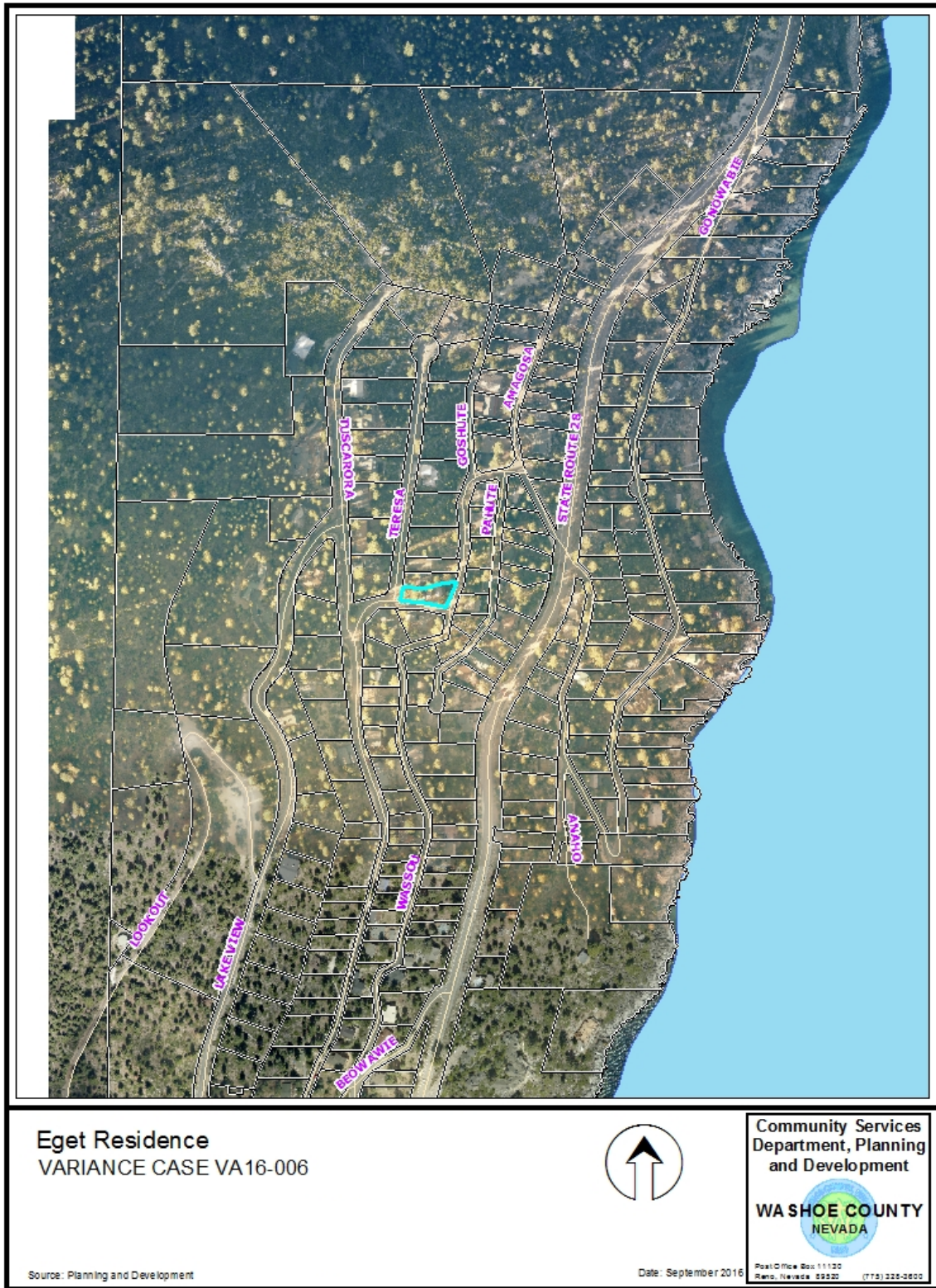
Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any regulation enacted under NRS 278.010 to 278.630, inclusive, would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, the Board of Adjustment has the power to authorize a variance from that strict application so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution.

The statute is jurisdictional in that if the circumstances are not as described above, the Board does not have the power to grant a variance from the strict application of a regulation. Along that line, under WCC Section 110.804.25, the Board must make four findings which are discussed below.

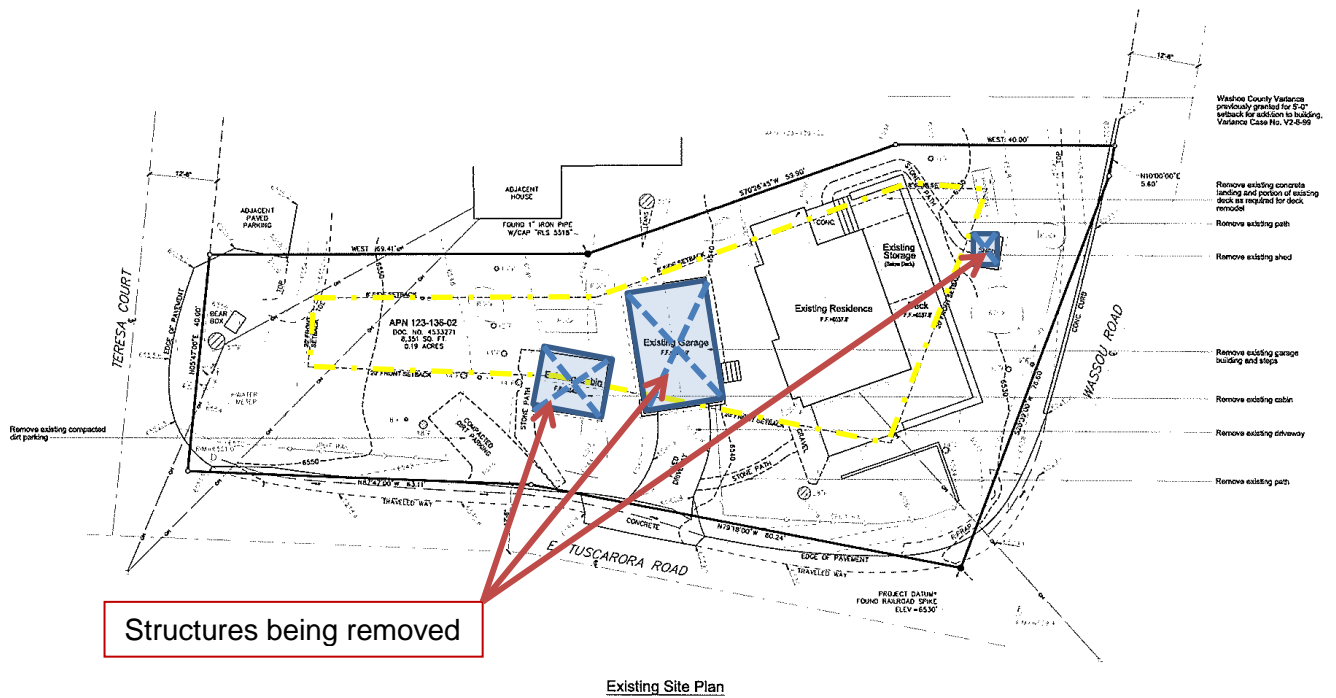
If the Board of Adjustment grants an approval of the Variance, that approval may be subject to Conditions of Approval. Conditions of Approval are requirements that need to be completed during different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., a grading permit, a building permit, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure.
- Prior to the issuance of a business license or other permits/licenses.
- Some Conditions of Approval are referred to as "Operational Conditions." These conditions must be continually complied with for the life of the business or project.

The conditions of Approval for Variance Case Number VA16-006 are attached to this staff report and if the application is approved by the Board of Adjustment, will be included with the Action Order.

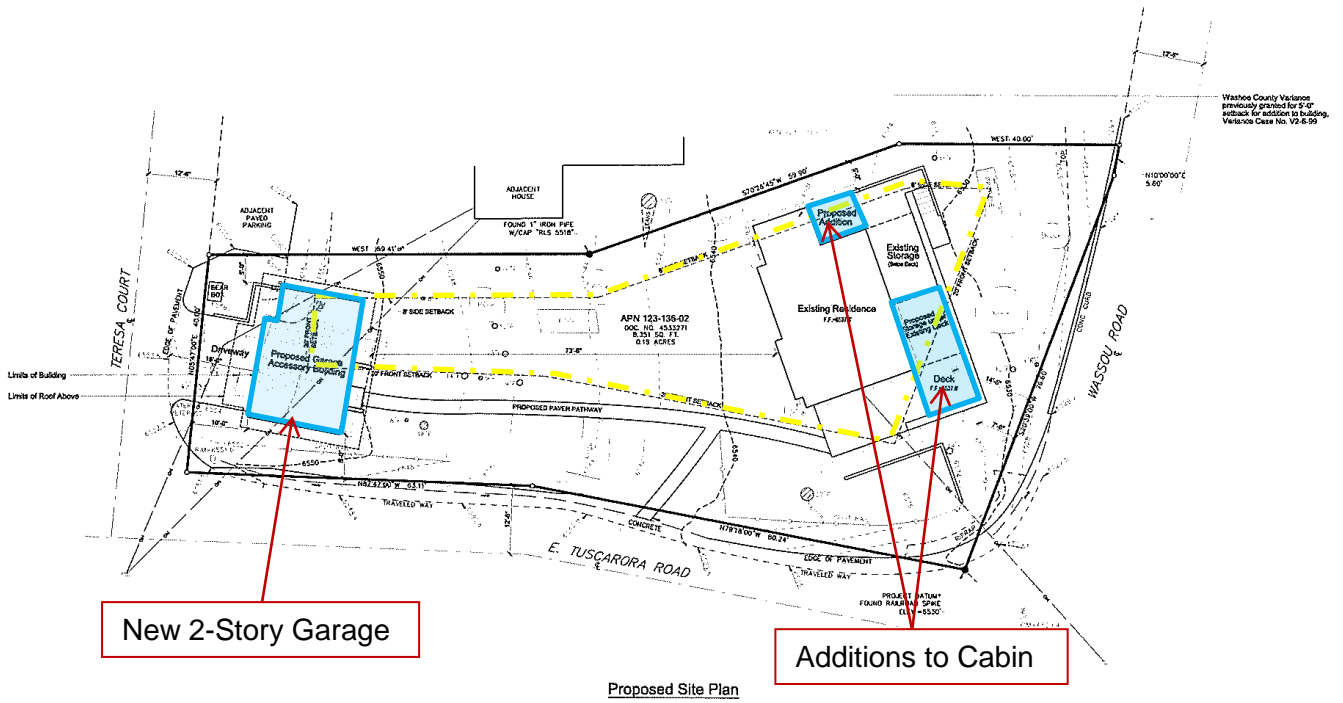


**Vicinity Map**



Structures being removed

Existing Site Plan



New 2-Story Garage

Additions to Cabin

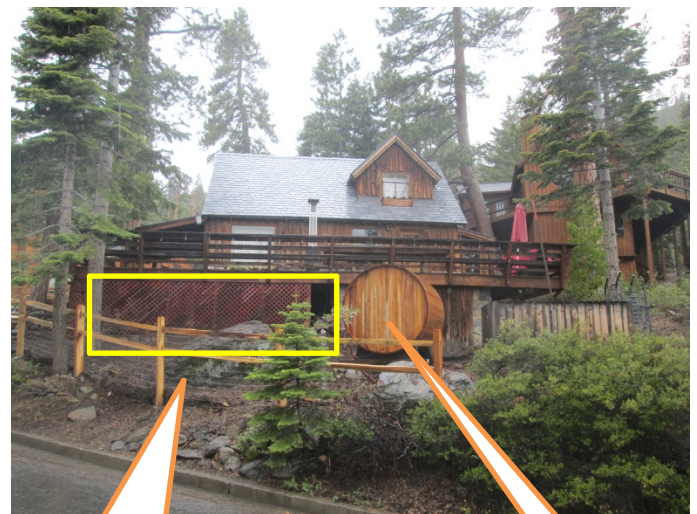
Site Plan

**Project Evaluation**

The applicant owns a small parcel located in the Crystal Bay Park, Unit Number 2 an unofficial subdivision. The subdivision was created in the 1930's as a summer cabin neighborhood. The lots are small, the streets are narrow and many have grades in excess of 6% (the current allowable maximum grade standard for residential streets). Over the years most of the cabins have been torn down and replaced with larger homes. The applicant owns one of the very few remaining cabins in the area. The 720 square foot cabin was built in 1936. A bunkhouse was added in 1939. In 1999, a variance was granted to add a 60 square foot addition on the cabin in the side yard setback for a bathroom addition and to build the garage in the front yard setback. In addition, the variance acknowledged the existence of the bunkhouse as an established use within the front yard setback.

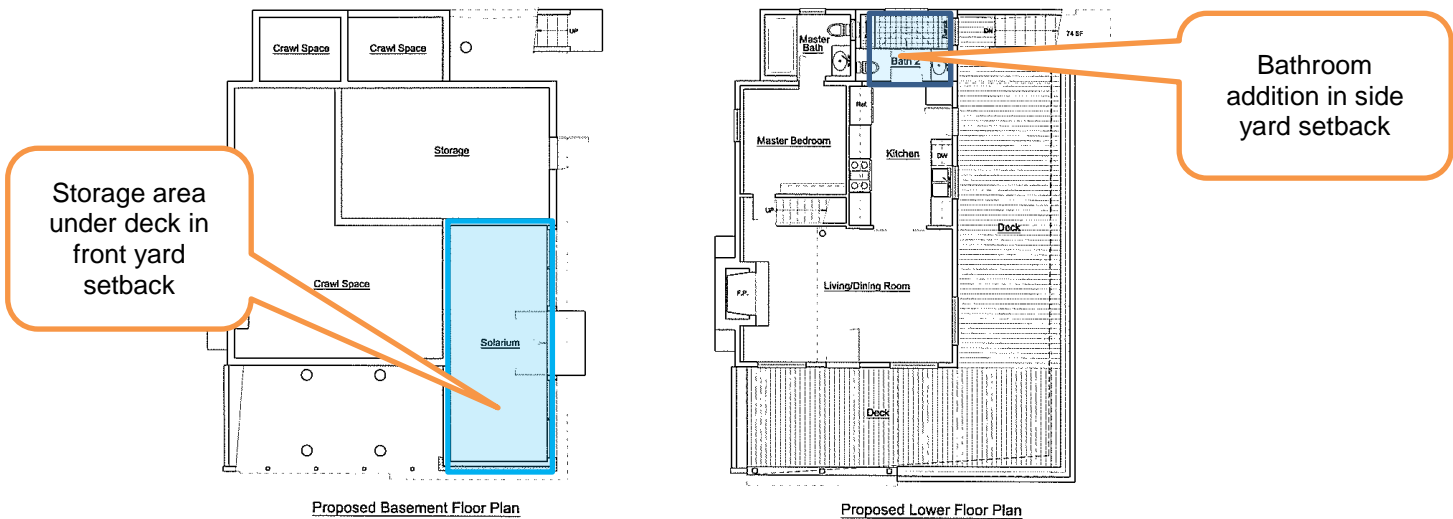
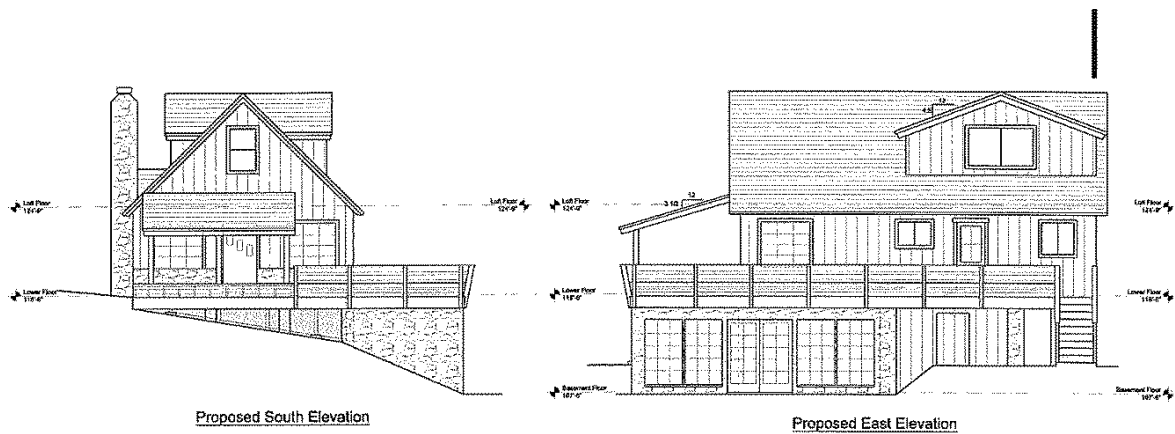
Rather than tearing down the cabin and building a new home, the applicant would like to maintain the cabin close to its original state, making only minimal changes to make the bathroom more functional. The applicant is requesting a variance to add a small addition (approximately 65 square feet) in the side yard setback to enlarge an undersized bathroom. In addition, he is requesting to enclose the area below the deck in the front yard setback for a potting shed and storage area.

The existing deck encroaches into the front yard setback. Tahoe Area Plan Modifier Section 110.220.40 stipulates the deck is legal and conforming because it was built before 1990. Enclosing the area below the deck does not increase the encroachment into the setback. Staff recommends that, if approved, a condition be placed on the property that if more than 50% of the structure is taken down for remodeling in the future, the encroachment into the setback will be removed.



Proposed storage area under deck in front yard setback

Sauna



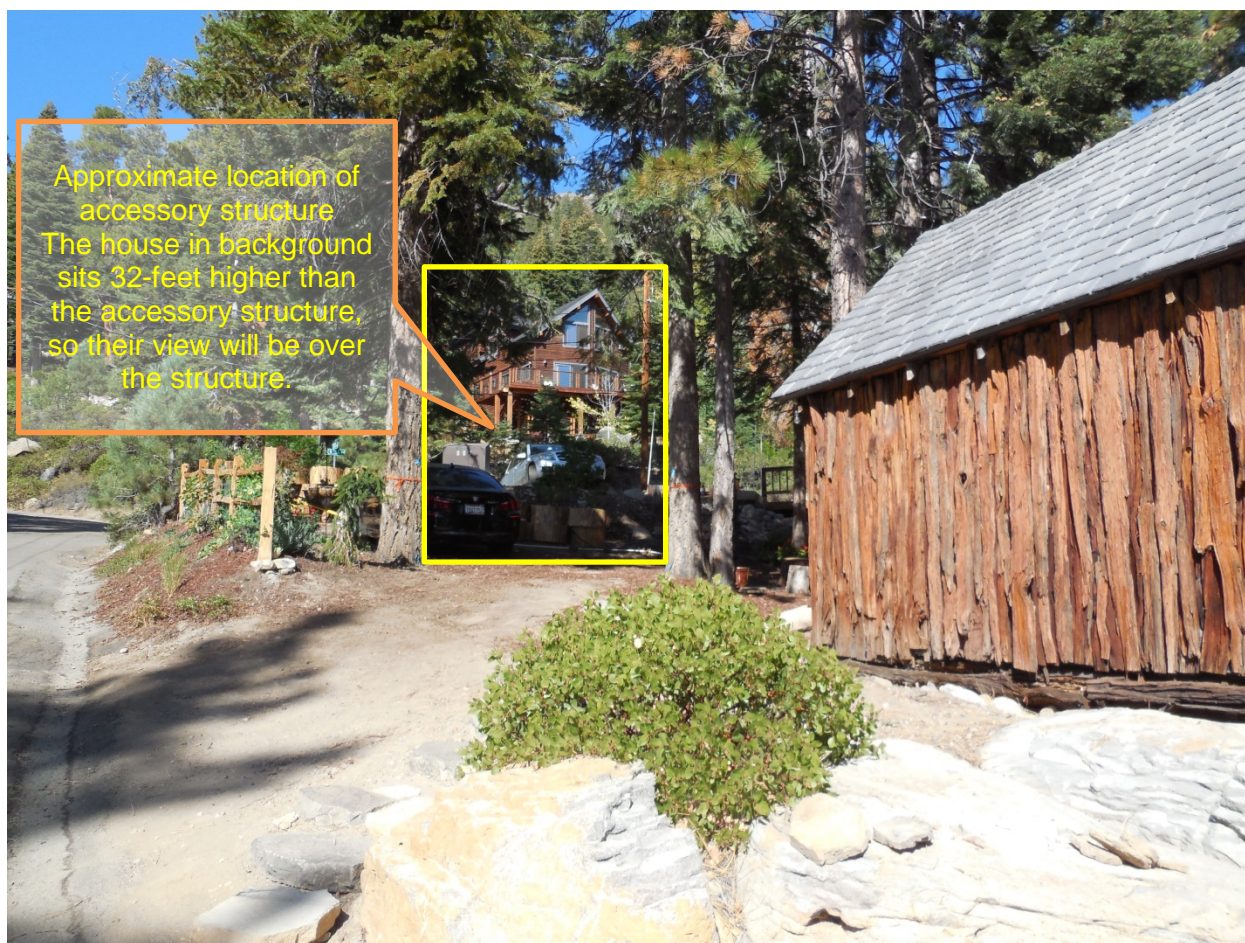
**Cabin Elevations and Floor Plans**

The applicant is also proposing to remove the bunk house and the one car garage along with the dirt parking area and paved driveway, and replace them with a detached accessory structure containing a 2-car garage, a second story guest room with a bathroom, and a lower level with a laundry and office containing a bathroom. This accessory structure is proposed to be relocated to the west end of the lot, so it can be accessed from Teresa Court. This location would make vehicle access easier and safer because the slope on Teresa Court averages 2% in front of the applicant’s and the two neighboring properties. The proposed garage will have two enclosed parking spaces and two off-street parking spaces in front of the garage. If the accessory structure is located as proposed, having a second story above the garage would allow the applicant to take advantage of the views of the lake. Because the proposed garage is located in the front yard setback, staff recommends that the conditions normally applied to a detached structure use as a garage apply to this structure as well. Those conditions are:

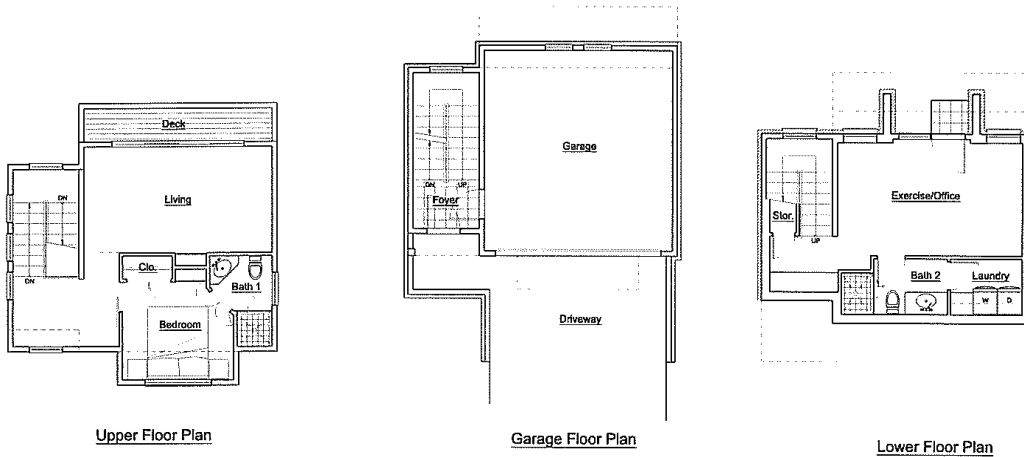
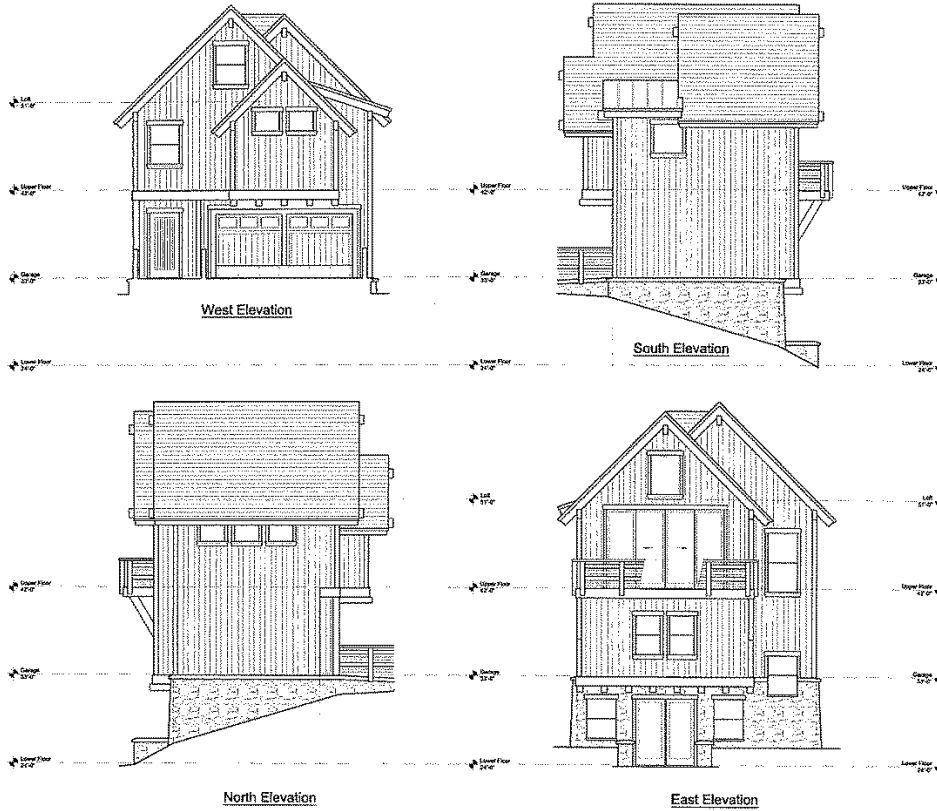
1. The floor area of the garage (as well as the area below and above) is limited to 576 square feet (each level);
2. The structure be at least 15 feet from the edge of the road; and,
3. A hold harmless agreement for street maintenance and snow removal be recorded.

The applicant is also requesting to vary the standard for plumbing in the detached accessory structure. The Tahoe Area Plan Modifiers limit plumbing to one toilet and one sink. This was based on the County standard that stated an accessory structure could only have two plumbing fixtures. Because of the difficulty in enforcing this standard and a number of legitimate reasons the public had for wanting and/or needing more than two fixtures, staff was directed to review and possibly revise the code on this matter. On September 28, 2010, the Development Code was amended removing this restriction, replacing it with the requirement; accessory structures hooked-up to water and/or wastewater facilities record a deed restriction stating the structure will not be used as a dwelling unit.

While the Accessory Structures section of the Development Code was being amended, staff neglected to amend the language in the Tahoe Area Plan Modifier. Therefore, the restriction limiting plumbing fixtures to one sink and one toilet still applies to properties in the Tahoe Planning Area. The cabin does not have any laundry area so the applicant would like to install one in the level below the garage, and in order to make the guest room more comfortable and usable having a bathroom in the laundry/office area and a bathroom in the guest room is proposed. The applicant is requesting that the same standards for permitting plumbing fixtures in an accessory structure that applies to all other residential properties in Washoe County be applied to his property. If this requested variance is granted, staff recommends that the same deed restriction required for an accessory structure in other part of the County also apply to this property.







### Garage Elevations and Floor Plans

#### Hardships

*Exceptional narrowness and shape of the property.*

The applicant's property was originally a rectangle approximately 40 feet wide by 143 feet deep. The house that was built in 1936 was built over the property lines, so the boundary line on the

east end of the lot (abutting Wassou Road) was adjusted so the house was no longer straddling the property line. This made the east end of the property 61 feet wide. While the east end of the property is wider than the west end, the buildable area is still relatively narrow. Even with the boundary line adjustment the house, the deck, and both accessory buildings encroach into the setbacks.

*Exceptional situation or condition of the property.*

Because the property is located on the end of the block, three sides of the property are designated as front yards, with a setback of 20 feet and one side yard setback of 8 feet. The buildable area is 12 feet wide on approximately half of the lot. The lot then widens from 12 feet to 33 feet on the east half of the property where the cabin is located. The buildable area on the east half of the property tapers from 12 feet to 33 feet on the east end.

The applicant's driveway is located approximately 65 feet downhill from the intersection of Teresa Court and Tuscarora Road. The existing driveway is not large enough to turn around in so vehicles must back out into the street. The section of Tuscarora Road abutting the subject property slopes downhill west to east at approximately 16%. A neighbor describes this to staff as a "very hazardous end/multiple corner/multiple intersection". In addition, the neighborhood is densely wooded with pine trees shading the street so the road becomes snow packed and icy in the winter. Tuscarora Road is so steep that the bear box had to be located on Teresa Street so the trash trucks would stop and collect waste. The combination of snow, ice, steep slopes and shaded streets can make for hazardous conditions when backing out of the driveway. The applicant is proposing to move the garage to the west end of the property so it can be accessed from Teresa Court which is fairly level and a much safer access point.



*No Special Privileges.*

The Tahoe Area Plan Modifier that limits plumbing fixtures in accessory structures to one toilet and one sink is inconsistent with the limitations upon other properties within the identical regulatory zones in the rest of the County.

### **Public Comment**

Staff received 3 letters of support and one letter in opposition from neighboring property owners. (See Exhibit B)

Mr. and Mrs. Nelson of 464 Teresa Court listed several reasons for their opposition. Staff reviewed their concerns and addressed them below.

- **The two-story garage is a second residence and will enjoy a premium view.**
  - The accessory structure does not have any cooking facilities so per Washoe County codes it is not classified as a second residence.
  - If approved, staff recommends a condition that a deed restriction prohibiting it from being used as a second residence be recorded on the property.
  - There are no codes or other restrictions against wanting or having a prime view.
  - Many of the homes in this area are three to four stories in height so they can enjoy great views of the lake.

- The applicant's request does not block or interfere with other property owner's views.
- **The property does not conform to Medium Density lots size and width standards; the slope of the lot is only 16% so is only moderately steep.**
  - The development suitability map for the Tahoe Area Plan indicated that the subject property has slopes in excess of 15%. The site has a significant slope, but is still buildable.
  - The Development Code identifies slopes of 30% or greater as less suitable for development.
  - In 1997, Variance V1-3-97 was approved for Mr. and Mrs. Nelson to tear-down and rebuild a larger home on their property. The variance granted a reduction of the front yard setback from 20 feet to 12 feet and the side yard setbacks from 8 feet to 4.5 feet and 2.5 feet. Their application stated that because the site was unusually narrow and small and "substantially down-sloping lot (18 degrees)", "the strict application of the regulations deprives their property of privileges enjoyed by other properties within identical regulatory zone." Staff notes that the same conditions the Nelsons cited as reasons for granting their variance are nearly identical to the situation of the subject property.
  - Neither the zoning (MDS) nor the lot size and width standards have changed since the Nelsons' variance was granted.
- **That after a lot is developed the front yard chosen as the front yard shall remain the front yard for all future development.**
  - The designated front yard is not changing.
  - The 20 foot front yard setback requirement is applied to all sides of a property abutting the street regardless if it is a rear or side yard.
  - Garages, driveways and accessory structures are allowed in the rear and side yards.
- **That 460 Teresa Court is used as a vacation rental.**
  - The neighbor's use of his property is not an indication of the applicant's intent.
- **That the property is not historic.**
  - While the property is not nominated or listed on the National Historic Registrar, the structure is over 50 years old, it is one of a few homes built in c. 1930-1940, and is indicative of the summer cabins that once were the norm for this area.
  - The exterior of the home has not been drastically modified, therefore under the standards of The Secretary of the Interior of the United States, the property is considered potentially historically significant.
  - The property owner likes the existing structure and would like to preserve it in a manner that does not diminish its historic appearance.
- **The fence is located in the line of sight triangle**
  - Staff reviewed plans and determined that the fence in the front yard does not exceed 55-inches in height and is not located within the visibility triangle as defined by Washoe County Code Section 110.412.30.
- **The sauna is located in the front yard.**

- The existing home fronts on Wassou Road, therefore, this is the front yard. The sauna appears to be located in the front yard setback. Staff recommends a condition that the sauna be moved to a location outside the front yard setback.

### **Incline Village/Crystal Bay Citizen Advisory Board**

The proposed project will be presented by the applicant or the applicant's representative at the regularly scheduled Citizen Advisory Board meeting on September 26, 2016. Staff will provide a brief summary during the public hearing.

### **Reviewing Agencies**

The following agencies received a copy of the project application for review and evaluation:

- Washoe County Community Services Department
  - Planning and Development
  - Engineering and Capital Projects
  - Parks and Open Spaces
- Washoe County Health District
  - Vector-Borne Diseases Division
  - Environmental Health Division
- North Lake Tahoe Fire Protection District
- Incline Village General Improvement District
- Regional Transportation Commission

Of the eight above listed agencies/departments, only Planning and Development provided comments and/or recommended conditions of approval in response to their evaluation of the project application. The Conditions of Approval document is attached to this staff report and will be included with the Action Order if the Board of Adjustment approves the application.

- Washoe County Planning and Development recommends requiring a deed restriction prohibiting conversion of the accessory structure to a dwelling unit; relocating the sauna; and requiring holding the County harmless from damages that may occur during snow removal and road widening, maintenance or utility work.

**Contact:** Eva M. Krause, 775.328.3628, [ekrause@washoecounty.us](mailto:ekrause@washoecounty.us)

### **Staff Comment on Required Findings**

Section 110.804.25 of Article 804, *Variances*, within the Washoe County Development Code, requires that all of the following findings be made to the satisfaction of the Washoe County Board of Adjustment before granting approval of the abandonment request. Staff has completed an analysis of the application and has determined that the proposal is in compliance with the required findings as follows.

1. Special Circumstances. Because of the special circumstances applicable to the property, including exceptional narrowness, shallowness or shape of the specific piece of property; exceptional topographic conditions; extraordinary and exceptional situation or condition of the property and/or location of surroundings; the strict application of the regulation results in exceptional and undue hardships upon the owner of the property.

*Staff Comment: the property is exceptionally narrow and steeply sloped. In addition, three sides of the property are encumbered with front yard setbacks.*

2. No Detriment. The relief will not create a substantial detriment to the public good, substantially impair affected natural resources or impair the intent and purpose of the Development Code or applicable policies under which the variance is granted.

*Staff Comment: the relocation of the driveway and garage to the west end of the property will provide safer access to the property and will not interfere with anyone's views.*

3. No Special Privileges. The granting of the variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and the identical regulatory zone in which the property is situated.

*Staff Comment: Varying setback standards for construction of garages to be built within 15 feet of the edge of the road is common in the surrounding area. Several of the surrounding residences have two-story garages, similar to what is being requested under this variance. The second story above the garage does not exceed the height standards and will not impact the surrounding property owner's views or their use of their property.*

4. Use Authorized. The variance will not authorize a use or activity which is not otherwise expressly authorized by the regulation governing the parcel of property.

*Staff Comment: All the proposed structures and uses are allowed within the Medium Density Suburban zoning designation.*

5. Effect on a Military Installation. The variance will not have a detrimental effect on the location, purpose and mission of the military installation.

*Staff Comment: There are no military installations within the required noticing area; therefore the board is not required to make this finding.*

## **Recommendation**

Those agencies which reviewed the application recommended conditions in support of approval of the project. Therefore, after a thorough analysis and review, Variance Case Number VA16-006 is being recommended for approval with conditions. Staff offers the following motion for the Board's consideration.

## **Motion**

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve Variance Case Number VA16-006 for Jeffery D. Eget, with the conditions of approval included as Exhibit A for this matter, having made all four findings in accordance with Washoe County Code Section 110.804.25:

1. Special Circumstances. Because of the special circumstances applicable to the property, including exceptional narrowness, shallowness or shape of the specific piece of property; exceptional topographic conditions; extraordinary and exceptional situation or condition of the property and/or location of surroundings; the strict application of the regulation results in exceptional and undue hardships upon the owner of the property;
2. No Detriment. The relief will not create a substantial detriment to the public good, substantially impair affected natural resources or impair the intent and

purpose of the Development Code or applicable policies under which the variance is granted;

3. No Special Privileges. The granting of the variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and the identical regulatory zone in which the property is situated;
4. Use Authorized. The variance will not authorize a use or activity which is not otherwise expressly authorized by the regulation governing the parcel of property.

**Appeal Process**

Board of Adjustment action will be effective 10 calendar days after the written decision is filed with the Secretary to the Board of Adjustment and mailed to the original applicant, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Development Division within 10 calendar days after the written decision is filed with the Secretary to the Board of Adjustment and mailed to the original applicant.

xc: Property Owner: Jeffery D. Eget  
3651 Goodland Drive  
Studio City, CA 91604

Representatives: Borelli Architecture  
P.O. Box 6823  
Incline Village, NV 89450



# Conditions of Approval

Variance Case Number: VA16-006

The project approved under Variance Case Number VA16-006 shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment on October 6, 2016. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. These Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable Codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

**Unless otherwise specified**, all conditions related to the approval of this Variance shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Development Division.

Compliance with the conditions of approval related to this Variance is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the Variance may result in the initiation of revocation procedures.

Washoe County reserves the right to review and revise the conditions of approval related to this Variance should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, “may” is permissive and “shall” or “must” is mandatory.

Conditions of Approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some “Conditions of Approval” are referred to as “Operational Conditions”. These conditions must be continually complied with for the life of the project or business.

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.



**Washoe County Planning and Development Division**

1. The following conditions are requirements of the Planning and Development Division, which shall be responsible for determining compliance with these conditions.

**Contact Name – Eva M. Krause, 775.328.3628, ekrause@washoecounty.us**

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this variance. Modification to the site plan may require amendment to and reprocessing of the variance.
- b. The applicant shall submit complete construction plans and building permits shall be issued within two years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits.
- c. A copy of the Final Order stating conditional approval of this variance shall be attached to all applications for administrative permits, including building permits, issued by Washoe County.
- d. Prior to issuance of a building permit, the applicant shall execute a Hold Harmless Agreement, for all structures within a front yard setback, with the District Attorney's Office for the purposes of road maintenance and snow removal. The applicant shall submit a copy of the recorded document with the building permit application.
- e. Prior to issuance of a building permit for the detached accessory structure the applicant shall execute a Deed Restriction And Covenant Against Use Of Detached Accessory Structure As A Detached Accessory Dwelling Where Structure Is Connected To Water Or Wastewater Facilities
- f. The applicant shall install an automatic garage door opener prior the issuance of a Certificate of Occupancy or building permit final sign-off.
- g. If more than 50% of the existing cabin is taken down for a remodel or rebuild than the portion of the deck and the storage area that encroaches into the front yard setback shall be removed.
- h. The detached accessory structure shall not be located closer than 15 feet from the edge of pavement of the abutting street, and the floor area of each level of the structure shall not exceed 576 square feet.
- i. The use of straw bales shall be prohibited during construction of the project. A filter-fabric fence or other acceptable alternative shall be utilized for erosion control.

\*\*\* End of Conditions \*\*\*

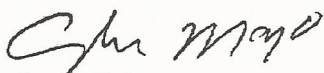
September 26, 2016

To Whom It May Concern:

I want to make a point of complimenting Marina and Jeff Eget on their Defensible Space and Landscaping project. Rather than just cutting back the Manzanita and trimming tree limbs, they have added a rustic split rail fence and planted native flowers and other vegetation to create a beautiful and pleasing look that blends with the natural habitat.

As for re-locating their garage, the street the garage is on now, E. Tuscarora, is a short, steep, narrow street with blind corners at the bottom. There is a lot of traffic on this street and in the winter it becomes very icy and cars are constantly sliding down this street out of control. Placing the garage on Teresa Ct. is a safe and logical solution. Teresa Ct. is a flat, level street with almost no traffic. Also, this location would not compromise anyone's view in any way.

Respectfully,



Steve Mayo

Neighbor and Crystal Bay Resident

September 26, 2016

To Whom It May Concern:

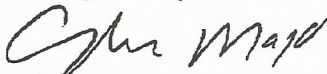
On 1/11/2016 Brian Nelson filed a complaint against me, Steve Mayo, with the Washoe County Animal Control for Dog at Large. He failed to appear at the hearing and the complaint was dismissed.

On 3/19/2016 he filed a similar complaint and, again, failed to appear at the hearing. Again the complaint was dismissed.

On 6/9/2016 he once again filed a similar complaint. This time he did appear at the hearing but after hearing the evidence the hearing officer dismissed the complaint.

I have received no other complaints from the Animal Control Office in my 42 years as a resident of Crystal Bay.

Respectfully,

  
Steve Mayo

**From:** [Rod Nussbaum](#)  
**To:** [Krause, Eva](#)  
**Subject:** Fwd: Variance VA 16-006  
**Date:** Sunday, September 25, 2016 11:16:47 AM

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Dear Ms. Krause:

I am forwarding to you as I just saw your name on the Official Notice of Public Hearing dated 9/23.

Please note this as part of the deliberations process.

Thank you.

Regards,

Rod Nussbaum

----- Forwarded message -----

**From:** **Rod Nussbaum** <[rodnussbaum@gmail.com](mailto:rodnussbaum@gmail.com)>

**Date:** Fri, Sep 23, 2016 at 1:38 PM

**Subject:** Variance VA 16-006

**To:** [Tlloyd@washoecounty.us](mailto:Tlloyd@washoecounty.us)

Dear Mr. Lloyd,

My name is Rod Nussbaum and I reside at 480 Wassou Rd, Crystal Bay, Nv. 89402 with my wife Nancy. Both of us are very supportive of the plans associated with the above captioned variance for the construction project at 45 E Tuscarora at the Egert residence. We have spoken to the architect as well as the applicants and believe they are planning a very nice project which is consistent with the the esthetics and flow of the neighborhood. Please be advised of our support and we would be happy to answer any questions you may have.

Best regards,

Rod Nussbaum

**From:** [Joshua Hackett](#)  
**To:** [Krause, Eva](#)  
**Subject:** Variance Case # VA 16-006 (Eget Residence)  
**Date:** Sunday, September 25, 2016 9:50:47 PM

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Regarding variance case VA16-006 at 45 E Tuscarora (Eget Residence):

It is our opinion that the planned development will improve the property for the current residence specifically and the surrounding neighborhood in general, and we have no contention whatsoever.

Joshua and Tiffany Hackett  
42 E Tuscarora Road

8/29/16

TO: Washoe County Community Services Department  
Planning and Development  
P. O. Box 11130  
Reno, NV 89520-0027

FROM: Brian and Terry Nelson  
P. O. Box 1374  
464 Teresa Court  
Crystal Bay, NV 89402  
Parcel # 123-136-03

RE: Case # VA16-006 (Eget Residence) in Commission District #1  
Parcel # 123-136-02  
45 E. Tuscarora Rd., Crystal Bay, NV 89402

**Washoe County Planning and Development:**

In our review of the Washoe County Development Code as property owners directly effected by the proposed building permit application, we present the following observations and objections for review by the Department of Community Development:

Simply by viewing the depicted drawing of the proposed three story second dwelling residence (they are also requesting a basement), being referred to as a "detached accessory structure" or "garage," one can quickly ascertain that what is actually being proposed here is the construction of a second residence on this parcel. This second residence doesn't qualify as an accessory dwelling unit (as the owners representative accurately points out) because it is proposing "more than one sink and one toilet." As stated in the proposed application, "Article 220 (Tahoe Area) still limits allowable plumbing fixtures to 1 toilet and 1 sink." This is just one of multiple variances being requested, including the request to completely disregard setbacks on all sides of this property. Their seems to be a perceived entitlement to all of these changes stemming from a tiny bathroom addition permit obtained by the previous owner many years ago (permit # 99-6297 finalized 8/31/00).

The proposed application asks that every single existing setback restriction be eliminated and virtually ignored, as this "second residence" is constructed on the "premium view" side of this tiny and irregularly shaped lot. The required setbacks have been clearly defined in the code so that there can be no confusion: "Washoe County Development Code, Section 110.406.25 Unobstructed Yards" states "any yard required by the Development Code shall be open and unobstructed from the ground to the sky..." "Section 110.406.30 Front Yards, item (c)" further states that "all yards abutting streets shall be considered as front yards." Thus, the minimum setback requirements of this parcel are 20' on a total of three sides of this property.

This property is within master plan Category Suburban Residential/Regulatory Zone MDS. This is intended for low to medium density uses. When referring to the MDS Density/Intensity Standards Table 110.406.05.1 that the development of this property is subject to, it clearly lays out the following facts: 1) dwelling unit per acre stated as du/ac are 3h, 2) minimum lot size is 12,000 square feet, and 3) minimum lot width is 80'. The MDS Regulatory Zone is intended to

create and preserve areas where multiple dwelling units are only allowed at a rate of 3/acre. This extremely small lot is only .19 acres. Minimum square footage of a lot must be 12K sq' and this lot is only 8,351 sq'. Minimum lot width is also required to be 80' and the Teresa Court side of this property where the proposed second residence would be located is only 40' wide (with only 12' of buildable space once the required setbacks are met). "Section 110.406.45 Lot Width, item (a)" states "modification of this standard must facilitate superior building sites. This modification may not be granted for subsequent development of the same parcel."

We would also like to point out the relevance of Washoe County Development Code Section 110.406.30 when considering this application. Please see the issuance and completion of building permit #99-6298 finalized 8/31/00, which resulted in the construction of an enclosed garage with storage above it and a driveway adequate to provide off-street parking. This Section states: "After Development of the lot has occurred, the yard chosen as the front yard shall remain the front yard for all further development on the lot."

In further response to the proposed application, we would like to point out that the adjoining residence is not properly and accurately depicted on the drawings submitted. The footprint of this dwelling does not present the true circumstance that exists on this lot. This residence pops out 2' in all directions from the footprint in such a fashion that when you also take into account the roof/eaves, it is abutting the property line on multiple sides. This "0 lot line" situation has resulted in an already overly congested area; from aesthetic, nuisance, and safety perspectives.

Due to the consistent and regular use of the adjoining parcel at 460 Teresa Court as a vacation rental, Teresa Court is already a congested street with safety concerns. The short driveway at this busy rental property (much like the one proposed be added to the subject property only a few feet away) has resulted in 3 cars lined up and extending well into the road on a regular basis. Renters of this property (that usually exceed 8 to 12 at a time), often proceed to line Teresa Court with cars that won't fit in its tiny driveway. This situation has been so extreme at times as to cause renters to be cited for completely blocking the roadway. In light of Teresa Court being a cul-de-sac with no other way out, the risk to our safety becomes even more serious in the event of an emergency.

If this second home at the "Teresa Court end" of the subject property is allowed to be erected, it will exacerbate this congestion, not only increasing the nuisance issues immediately adjacent to it but most importantly making it a much more dangerous corner for those of us trying to get in and out of Teresa Court than it already is. The proposed plans for the subject property depict a driveway very similar in dimensions to the one described above on the adjacent property. This would result in not only 3 cars lined up side by side extending out into the street, but will now add a few more to the lineup even closer to this dangerous corner where so many problems exist already. The Variance Application submitted cites "limited coverage" as being a legitimate reason to create a very dangerous situation by overdeveloping this property. The thin treacherous roads in Crystal Bay are hard enough to maneuver around in hazardous winter conditions without adding all of these obstacles.

The owner's representative describes the subject parcel as "quite steep" and claims that this is a severe hardship. Section 110.106.15 defines "slopes" as having being "moderate" in the 15 - 30% range. This lot presents as 16%, which barely qualifies as moderate, let alone "steep;" which is defined as greater than 30% slope, per county code. The 16% slope on this lot should frankly be the least of the concerns when contemplating the safe development of this parcel.

They are also arguing that there is "historic value" that was taken into account in their decision not to modify/expand the existing 1936 small cabin that currently exists on the lot. This building is not listed on any national or state registry's of historic places. "Washoe County Code Chapter 110, Article 220, Tahoe Area" is designed to "preserve buildings and sites which have been listed on a state or national registry of historic places and to provide for appropriate uses other than those permitted in the underlying regulatory zone as an aid to the owners's efforts to preserve the historic or landmark value of the property..." Thus, to argue that simply the age of this structure somehow provides for it to get preferential treatment is ludicrous. There are no historic or landmark values associated with this property that extend beyond the apparent nostalgic opinion of only this applicant.

The applicant has stated in the submitted documentation that no CC & R's exist that are material to the matter at hand. For the record, we would like to submit the fact that the "creation of a nuisance" is in violation of the CC & R's. This proposed permit, if granted, would at a minimum create a nuisance; in direct violation of our communities CC & R's of public record.

Specific parcels are appropriately designated to have limitations and restrictions tailored to the situation that each individual unique parcel presents. The owner of this parcel is attempting to make this lot something that it is not without regard for rules, regulations, and public safety. We applaud and support the county in the well thought out restrictions that currently exist to control activity on this parcel; both they and the original builder got it right when the existing residence was erected which pretty much maxed out this lot's potential for development while adequately protecting the public.

The fact of the matter is that the owner of this property, who knowingly purchased a "virtually unbuildable" small unusually shaped lot (which was priced accordingly), is now attempting to claim that this fact is somehow a hardship to him. Instead of choosing to either modify the existing residence while remaining within county code requirements or to sell the property and purchase something that better meets his needs, he has chosen to instead challenge every aspect of what the Washoe County Development code was designed to protect against. It appears from a perusal of the public records that the existing residence could easily be modified in accordance with county codes and regulations to meet their needs without sacrificing public safety. He is currently making a conscious choice not to pursue this safe and legal avenue.

We are asking that the County require adherence to all building standards that must remain in place to protect the health, safety, and welfare of not only the residents, but also of the public who uses the adjoining roadways. We would like to thank the County for their detailed and well thought out master plan and enforceable codes, that were designed to prevent severe inappropriate building that sacrifices not only the aesthetic appeal of our community but also more importantly public safety. In light of the fact that the proposed permit application is not consistent or compatible with the Washoe County Development Code on numerous levels, we respectfully request that the county please deny this proposed application, as required.

Before the county closes out the file on this parcel, we would also like to request that the recently erected fence be removed due to it being out of compliance with the "Obstructions to Vision" clause that states: "There shall be no fences or other obstruction to vision more than eighteen inches higher than curb level within the visibility triangle defined in Section 110.412.30, Public Safety."



Please also require the removal/movement of the Sauna recently placed on the property that represents yet another violation of County Codes. We are being advised that this Detached Accessory Structure is not allowed to be placed within any setbacks. Per code, this is not allowed within any of the three existing front setbacks, and is only allowed in the remaining setback on the north side if it is at least 5' from the property line.

We intend to vehemently object to this proposed permit to the fullest extent that the law allows. The granting of this permit would effectively prevent us from experiencing the safe enjoyment and peaceful use of our property, to which we are entitled under the laws of our community and our state, as it would simultaneously prevent all those who drive on E. Tuscarora and Teresa Court from having a safe line of site traveling up and down these roads. These thin roads are already hard to safely maneuver without obstructing the limited visibility that currently exists.

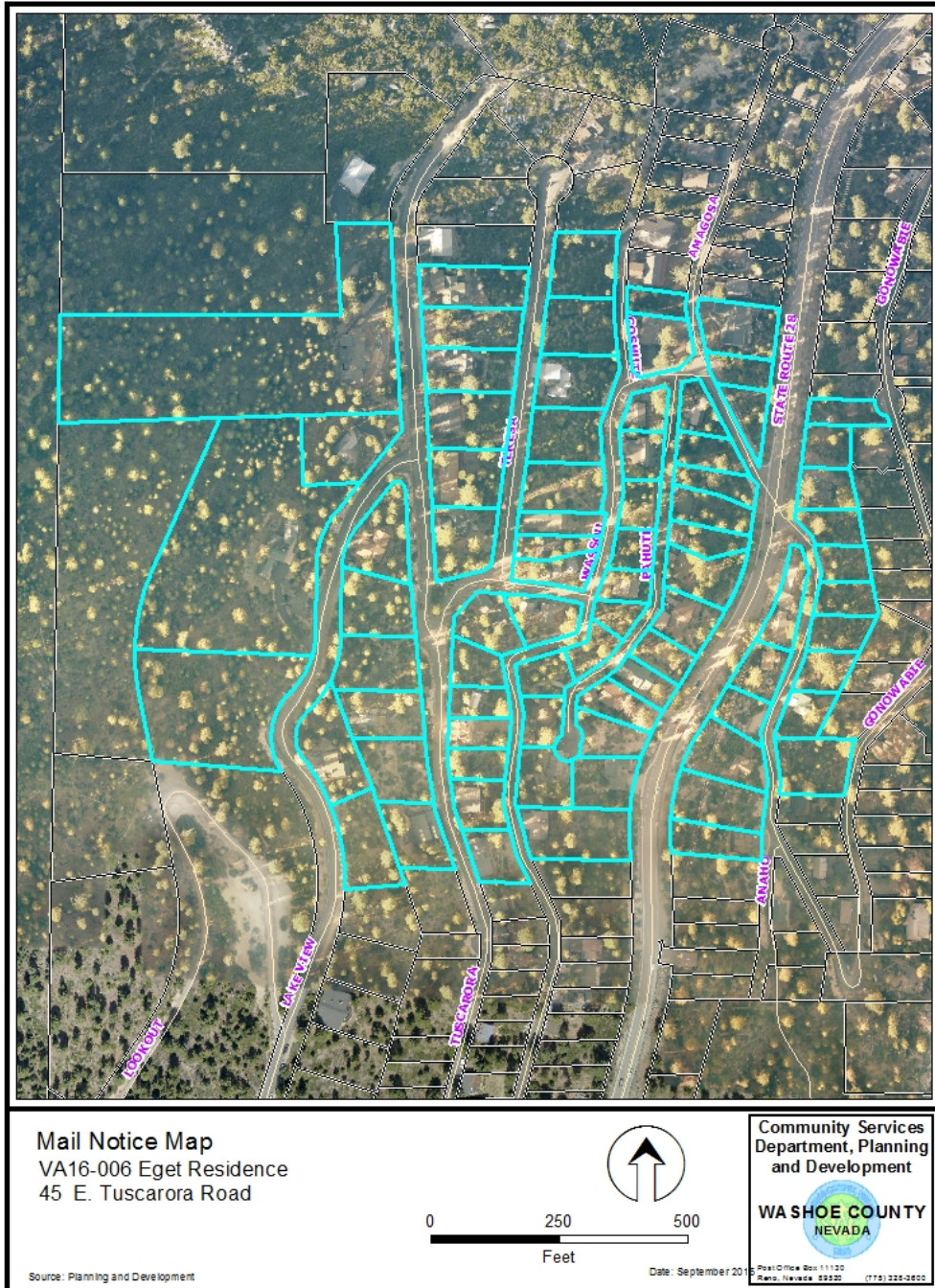
We believe in our community and it's rules, regulations, ordinances, and laws that have been put in place to protect us all from situations exactly such as this. We intend to fully cooperate with the county with regards to their investigation of this request and look forward to working with them to establish the true hardship and harm that this request, if granted, would place not only on us, but also upon the entire community and the public who uses our roadways. Thank you in advance for your prompt time and attention to this very important matter; that affects the quality of life for all of us. Now that the County has so appropriately brought this to our attention, please know that it is of the utmost priority to us; and we will be happy to answer any questions and/or provide any additional documentation to the County that they deem necessary in the process of rendering their decision.

Sincerely,

Brian and Terry Nelson  
464 Teresa Court  
Crystal Bay, NV 80402

**Public Notice**

Pursuant to Washoe County Development Code Section 110.804.20 public notification consists of notification by mail of at least 30 separate property owners within a minimum 500-foot radius of the subject property. This proposal was noticed within a 500-foot radius of the subject property, noticing 47 separate property owners.



NOTICING MAP

## 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.: _____	
Project Name: EGET RESIDENCE ADDITION AND DETACHED GARAGE ADDITION PROJECT			
Project Description: BATH AND STORAGE ADDITION TO EXISTING RESIDENCE, DECK REBUILD, 2-CAR DETACHED GARAGE ADDITION WITH BEDROOM, BATH AND LIVING AREA ABOVE AND EXERCISE ROOM, BATH AND LAUNDRY BELOW.			
Project Address: 45 E. TUSCARORA ROAD, CRYSTAL BAY, NV			
Project Area (acres or square feet): 8,351 SF (0.19 ACRES)			
Project Location (with point of reference to major cross streets AND area locator): TERESA CT. TO THE WEST, E. TUSCARORA ROAD TO THE SOUTH, WASSOU RD. TO EAST			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
123-136-02	0.19		
Section(s)/Township/Range: TOWNSHIP 16 / RANGE 18			
Indicate any previous Washoe County approvals associated with this application: Case No.(s). V2-6-99			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: JEFFERY D. EGET		Name: BORELLI ARCHITECTURE	
Address: 3651 GOODLAND DRIVE		Address: P.O. BOX 6823	
STUDIO CITY, CA Zip: 91604		INCLINE VILLAGE, NV Zip: 89450	
Phone: 213-703-1000 Fax:		Phone: 775-831-3060 Fax: 775-833-3919	
Email: jeff@omnisteel.com		Email: jim@borelliarchitecture.com	
Cell: 213-703-1000 Other:		Cell: 775-544-3228 Other:	
Contact Person: JEFF EGET		Contact Person: JAMES P. BORELLI, AIA	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: (SAME AS OWNER)		Name:	
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?

1. REDUCE SIDE SETBACK FROM 8' TO 5' FOR BATH ADDITION AND DECK REBUILD AT EXISTING RESIDENCE.
2. REDUCE FRONT SETBACK AT WASSOU ROAD FROM 20' TO 14'-5" FOR STORAGE ADDITION BELOW EXISTING DECK.
3. REDUCE SIDE SETBACK FROM 8' TO 5' FOR DETACHED GARAGE ADDITION.
3. REDUCE FRONT SETBACK AT TERESA COURT FROM 20' TO 10' FOR DETACHED GARAGE ADDITION.
4. REDUCE FRONT SETBACK ON E. TUSCARORA ROAD FROM 20' TO 8'-0" FOR DETACHED GARAGE ADDITION.
5. ALLOW FOR A DETACHED ACCESSORY STRUCTURE MORE THAN 1-STORY (2 STORIES + BASEMENT IS REQUESTED).
6. ALLOW FOR A DETACHED ACCESSORY STRUCTURE WITH MORE THAN 1 SINK AND 1 TOILET.

**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?

1. THE SUBJECT PARCEL IS QUITE SMALL, ONLY 8351 SQUARE FEET (0.19 ACRES).
2. THE SUBJECT PARCEL IS UNUSUAL IN SHAPE AND IS VERY LONG AND NARROW, ESPECIALLY AT THE UPPER PORTION FRONTING ON TERESA COURT, WHICH IS ONLY 40' WIDE.
3. THE SUBJECT PARCEL IS QUITE STEEP, OVER 16% AVERAGE SLOPE FROM WEST TO EAST.
4. THE SUBJECT PARCEL IS BOUNDED BY WASSOU ROAD ON THE EAST SIDE, E. TUSCARORA ROAD ON THE SOUTH SIDE AND TERESA COURT ON THE WEST SIDE. ALL THREE SIDES ARE CONSIDERED THE "FRONT" AND ARE SUBJECT TO THE STANDARD MEDIUM DENSITY SUBURBAN FRONT SETBACK OF 20'. AT THE UPPER PORTION OF THE PARCEL ON TERESA COURT, ONLY 15' OF BUILDABLE WIDTH REMAINS AFTER APPLYING THE 20' FRONT SETBACK ON E. TUSCARORA ROAD AND THE 5' SIDE SETBACK ON THE NORTH SIDE OF THE PROPERTY.
5. ALTHOUGH ARTICLE 304 OF THE WASHOE COUNTY DEVELOPMENT CODE WAS AMENDED SEVERAL YEARS AGO, ELIMINATING LIMITS ON THE NUMBER OF PLUMBING FIXTURES IN DETACHED ACCESSORY STRUCTURES, ARTICLE 220 (TAHOE AREA) STILL LIMITS ALLOWABLE PLUMBING FIXTURES TO 1 TOILET AND 1 SINK.
6. THE REQUESTED REDUCTION OF THE SIDE SETBACK FROM 8' TO 5' FOR THE BATH ADDITION AND DECK REBUILD AT EXISTING RESIDENCE HAS BEEN PREVIOUSLY GRANTED IN A VARIANCE IN THIS AREA AND THE PROPOSED IMPROVEMENTS ENCROACH NOT FURTHER INTO 8' SETBACK THAN WHAT WAS PREVIOUSLY APPROVED.
7. THE REQUESTED REDUCTION OF FRONT SETBACK FROM 20' TO 14'-5" FOR THE STORAGE AREA UNDER THE EXISTING DECK IS LOCATED ENTIRELY UNDER THE EXISTING DECK AND ENCROACHES LESS INTO THE SETBACK THAN DOES THE EXISTING DECK ITSELF.
8. TRPA ALLOWABLE LAND COVERAGE FOR THE SUBJECT PARCEL IS EXTREMELY LIMITED. LOCATING THE GARAGE CLOSER TO THE STREET MINIMIZES THE AMOUNT OF COVERAGE REQUIRED FOR THE DRIVEWAY.

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?

1. NO VIEWS WILL BE BLOCKED BY THE PROPOSED PROJECT. VIEWS FROM NEIGHBORING PROPERTY TO THE NORTH WILL ACTUALLY BE IMPROVED SINCE 2 EXISTING BUILDINGS LOCATED DIRECTLY ADJACENT TO IT WILL BE DEMOLISHED AND REPLACED WITH THE DETACHED GARAGE ADDITION AT THE UPPER PORTION OF THE SITE WHICH WILL BE ADJACENT TO THE DRIVEWAY RATHER THAN THE RESIDENCE ITSELF. SOME VIEWS OF THE LAKE MAY ACTUALLY BE OPENED UP FROM RESIDENCES LOCATED ON THE SOUTH SIDE OF E. TUSCARORA ROAD.
2. THE NEIGHBORING PROPERTY TO THE NORTH WILL ENJOY INCREASED PRIVACY DUE TO THE DEMOLITION OF THE 2 EXISTING BUILDINGS TO THE SOUTH.
3. PEDESTRIAN AND TRAFFIC SAFETY WILL BE IMPROVED SINCE VEHICLES WILL NO LONGER BE BACKING OUT ONTO THE THE 16% GRADE OF E. TUSCARORA ROAD. VEHICULAR ACCESS AND EGRESS WILL BE PROVIDED AT TERESA COURT WHICH IS LESS TRAVELED AND NEARLY LEVEL.

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.)?

1. THE SCENIC CHARACTER OF THE NEIGHBORHOOD WILL BE ENHANCED BY THE REMOVAL OF THE 2 EXISTING DETACHED BUILDINGS WEST OF THE EXISTING RESIDENCE SINCE THIS AREA WILL BE RESTORED AND REVEGETATED AND MAINTAINED AS A LARGE OPEN SPACE AREA BETWEEN THE EXISTING RESIDENCE TO REMAIN AND THE PROPOSED DETACHED ACCESORY BUILDING AT THE OPPOSITE END OF THE PARCEL. THIS NEWLY CREATED OPEN SPACE WILL ENHANCE THE ENVIRONMENTAL CHARACTER OF THE AREA, PARTICULARLY FOR THE NEIGHBORING PROPERTY TO THE NORTH AND FROM E. TUSCARORA ROAD.
2. ADDITIONAL ENCLOSED PARKING WILL BE PROVIDED SINCE THE EXISTING SINGLE CAR GARAGE WILL BE DEMOLISHED AND REPLACED WITH A NEW 2-CAR GARAGE. OFF STREET PARKING WILL BE PROVIDED AT THE NEW DRIVEWAY LOCATED ON TERESA COURT, ELIMINATING THE EXISTING OFF STREET PARKING AREA WHICH IS MORE VISIBLE TO NEIGHBORS AND PASSERS BY.
3. THE EXISTING CLUTTER OF OUTBUILDINGS WILL BE ELIMINATED AND EXISTING TOPOGRAPHIC CONTOURS IN THIS AREA WILL BE RESTORED TO NATURAL GRADES.

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

<p>1. THE BUILDABLE AREAS OF MOST PROPERTIES IN THE NEIGHBORHOOD ARE NOT AS ADVERSELY AFFECTED BY SETBACKS IS THE CASE WITH THE SUBJECT PARCEL, SINCE IT IS SUBJECT TO 20 SETBACKS ON 3 SIDES. THIS REQUIREMENT IS OVERLY RESTRICTIVE AND SEVERLY LIMITS THE DEVELOPMENT OPTIONS FOR THE PROPERTY.</p> <p>2. MOST PROPERTIES WITH STEEP SLOPES IN THE NEIGHBORHOOD HAVE THE OPTION OF LOCATING DEVELOPMENT AT THE HIGH POINT OF THE PROPERTY TO MAXIMIZE VALUABLE LAKE VIEWS. CONFORMANCE TO 2 20' SETBACKS AT THE HIGH PORTION OF THE PARCEL RENDERS THIS AREA OF THE PARCEL VIRTUALLY USELESS.</p> <p>3. MOST PROPERTIES IN THE NEIGHBORHOOD ARE REGULAR AND RECTANGULAR IN SHAPE AND DO NOT HAVE THE UNUSUAL, RESTRICTIVE SHAPE OF THE SUBJECT PARCEL.</p> <p>4. THE OWNERS OF THE PROPERTY ARE VERY SENSITIVE TO THE HISTORIC VALUE OF THE EXISTING 1936 CABIN AND PREFER TO PRESERVE IT AS IS RATHER THAN ADD ON TO IT TO MORE ADEQUATELY MEET THEIR NEEDS.</p>
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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 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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APPLICATIONS	COMMUNITY SERVICES DEPARTMENT FEES							HEALTH FEES		
	Planning							Health District		
	PLANNING	NOTICING	ENGINEERING	PARKS	UTILITIES	ENVIRON.	VECTOR	ENVIRON.	VECTOR	
TRUCKEE MEADOWS REGIONAL PLANNING AGENCY NOTICING FEE										
VARIANCE - RESIDENTIAL/COMMERCIAL/INDUSTRIAL										
Not Tahoe	\$1,060	\$200	\$65	-	\$26		\$115		\$213	\$1,679
Tahoe	\$1,060	\$200	\$65	-	-		\$115		\$213	\$1,653

See Note 4

NOTE 1: \$5,000 deposit on time and materials. Additional \$5,000 increments may be required.

NOTE 2: \$750 fee capped by NRS for Division of Land into Large Parcels only.

NOTE 3: \$50 per hour after first 1/2 hour for Planner, \$20 per hour after first 1/2 hour for Clerk, Public Records Research/Copying.

NOTE 4: Fee to be established by Truckee Meadows Regional Planning Agency.

NOTE 5: The Engineering Department will require a separate check for technical map fee. Please check with Engineering for the current fee amount.

NOTE 6: Separate checks are required for the Nevada Departments of Environmental Health and Water Resources. See Submittal Requirements.

NOTE 7: The following are required for the Nevada Departments of Environmental Health and Water Resources. See Submittal Requirements.  
 eating and drinking establishments; gasoline sales and service stations - convenience and full service; gaming facilities: limited and unlimited; hotels and motels; liquor sales on premises; lodging services; major public facilities; recycling centers: full service and remote collection and residential hazardous substances; vacation time shares. All other uses constitute minor permits.





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

Bill Detail

[Back to Account Detail](#)

[Change of Address](#)

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**Washoe County Parcel Information**

Parcel ID	Status	Last Update
12313602	Active	8/12/2016 2:09:25 AM
<b>Current Owner:</b> EGET 1990 TRUST, JEFFERY D 3651 GOODLAND DR STUDIO CITY, CA 91604		<b>SITUS:</b> 45 E TUSCARORA RD INCL NV
<b>Taxing District</b> 5200	<b>Geo CD:</b>	
Legal Description		
Township 16 Block 5 SubdivisionName CRYSTAL BAY PARK 1 UNOFFICIAL Range 18 Lot 2		

**Installments**

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/15/2016	2016	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/3/2016	2016	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/2/2017	2016	\$842.70	\$0.00	\$0.00	\$842.70
INST 4	3/6/2017	2016	\$842.70	\$0.00	\$0.00	\$842.70
<b>Total Due:</b>			<b>\$1,685.40</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$1,685.40</b>

**Tax Detail**

	Gross Tax	Credit	Net Tax
<a href="#">Incline Recreati</a>	\$730.00	\$0.00	\$730.00
<a href="#">Incline Village</a>	\$132.50	(\$77.11)	\$55.39
<a href="#">North Lake Tahoe 2</a>	\$704.60	(\$295.93)	\$408.67
<a href="#">State of Nevada</a>	\$190.40	(\$53.37)	\$137.03
<a href="#">Washoe County</a>	\$1,558.71	(\$436.91)	\$1,121.80
<a href="#">Washoe County Sc</a>	\$1,275.13	(\$357.41)	\$917.72
<a href="#">LAKE TAHOE WATER BASIN</a>	\$0.20	\$0.00	\$0.20
<b>Total Tax</b>	<b>\$4,591.54</b>	<b>(\$1,220.73)</b>	<b>\$3,370.81</b>

**Payment History**

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2016	2016097974	U16.5117	\$1,685.41	8/9/2016

**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

**Change of Address**

All requests for a mailing address change must be submitted in writing, including a signature (unless using the online form).

To submit your address change online [click here](#)

Address change requests may also be faxed to: (775) 328-2500

Address change requests may also mailed to:  
 Washoe County Treasurer  
 P O Box 30039  
 Reno, NV 89520-3039









