



# Board of Adjustment Staff Report

Meeting Date: October 4, 2018

Agenda Item: 8B

VARIANCE CASE NUMBER:

WPVAR18-0006 (David Wood)

**BRIEF SUMMARY OF REQUEST:** To reduce the side yard setback from 8 feet to 5 feet and the rear yard setback from 20 feet to 8 feet on one parcel of land, and to reduce the front yard setback from 20 feet to 8 feet and the rear yard setback from 20 feet to 15 feet on an adjacent parcel of land.

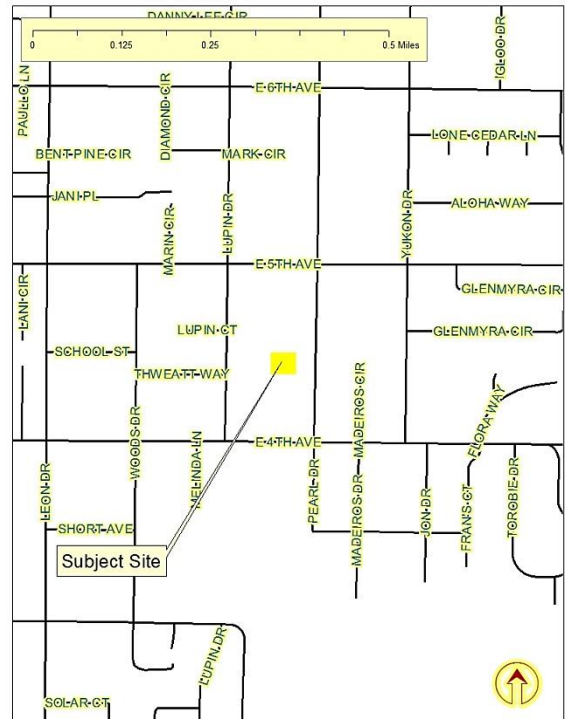
**STAFF PLANNER:**

Planner's Name: Roger Pelham, Senior Planner  
Phone Number: 775.328.3622  
E-mail: [rpelham@washoecounty.us](mailto:rpelham@washoecounty.us)

### CASE DESCRIPTION

For possible action, hearing, and discussion to approve the reduction in the side yard setback from 8 feet to 5 feet and the rear yard setback from 20 feet to 8 feet on one parcel of land; and to reduce the front yard setback from 20 feet to 8 feet and the rear yard setback from 20 feet to 15 feet on an adjacent parcel of land. The reductions in setbacks are being requested to facilitate the placement of one dwelling unit on each of the parcels and would be applicable only after an associated boundary line adjustment was also approved. The boundary line adjustment would change the dividing line between the parcels roughly from a north-south direction to an east-west direction, which would allow the placement of a dwelling unit on the eastern portion of each parcel without having to locate it within a flood zone. Currently, almost all of the buildable area of the western parcel is located in a flood zone.

Applicant/Property Owner: David Wood  
Location: 5443 and 5445 Pearl Drive, approximately 650 feet north of its intersection with 4th Avenue in the Sun Valley area  
APN: 085-722-24 and -25  
Parcel Size: ±14,985 and ±15,159 square feet  
Master Plan: Suburban Residential (SR)  
Regulatory Zone: Medium Density Suburban (MDS)  
Area Plan: Sun Valley  
Citizen Advisory Board: Sun Valley  
Development Code: Authorized in Article 804, Variances  
Commission District: 3 – Commissioner Jung



### STAFF RECOMMENDATION

APPROVE

**APPROVE WITH CONDITIONS**

DENY

### POSSIBLE 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 WPVAR18-0006 for David Wood, with the Conditions of Approval included as Exhibit A for this matter, having made all four required findings in accordance with Washoe County Development Code Section 110.804.25.

*(Motion with Findings on Page 9)*

**Staff Report Contents**

Variance Definition .....3

Vicinity Map .....4

Site Plan.....6

Project Evaluation .....6

Sun Valley Citizen Advisory Board (SVCAB) .....7

Reviewing Agencies .....7

Recommendation .....9

Motion .....9

Appeal Process .....9

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**Exhibits Contents**

Conditions of Approval .....Exhibit A

Public Notice Map .....Exhibit B

Agency Comments .....Exhibit C

Project Application.....Exhibit D

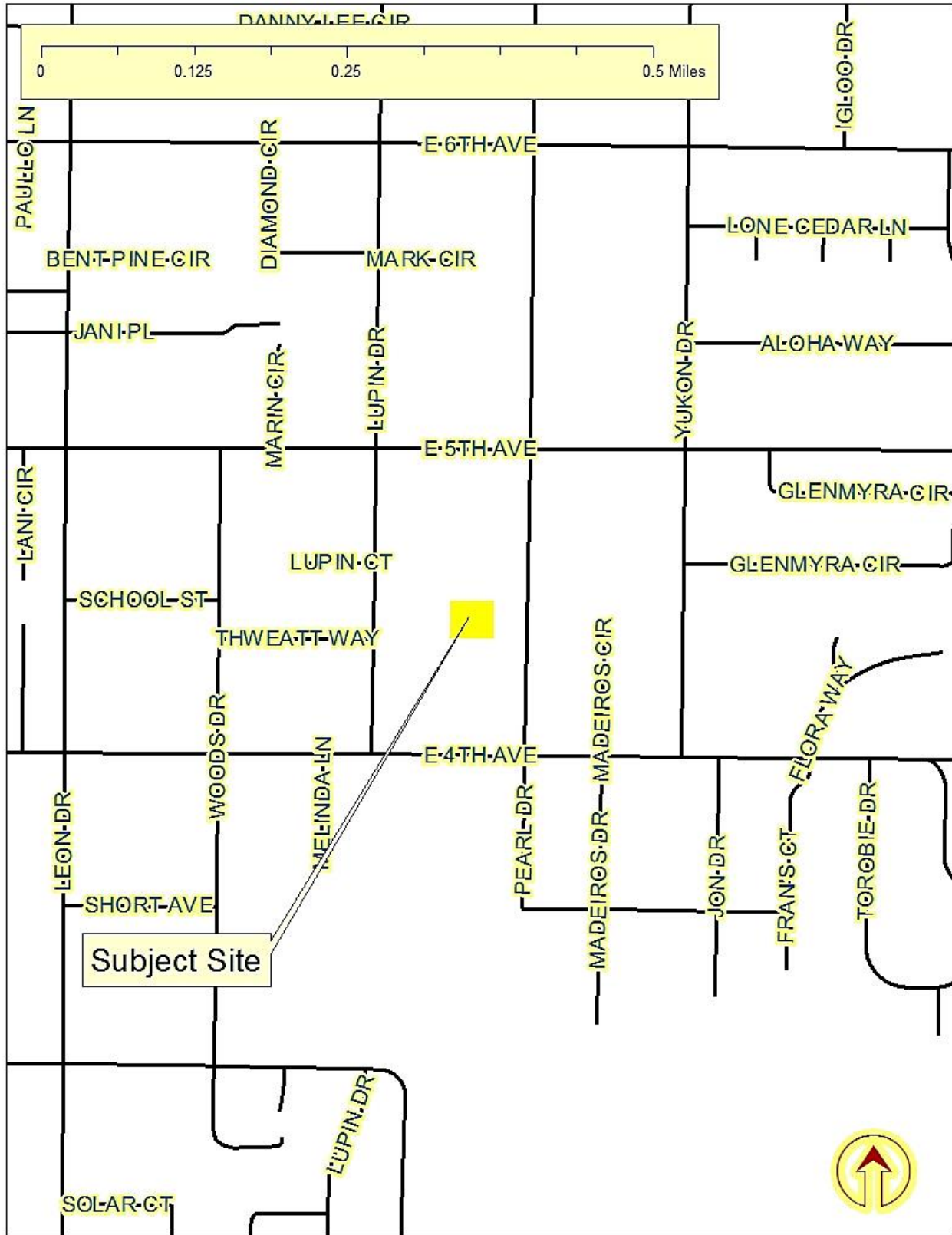
**Variance Definition**

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. If the Board of Adjustment grants an approval of the Variance, that approval is 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:

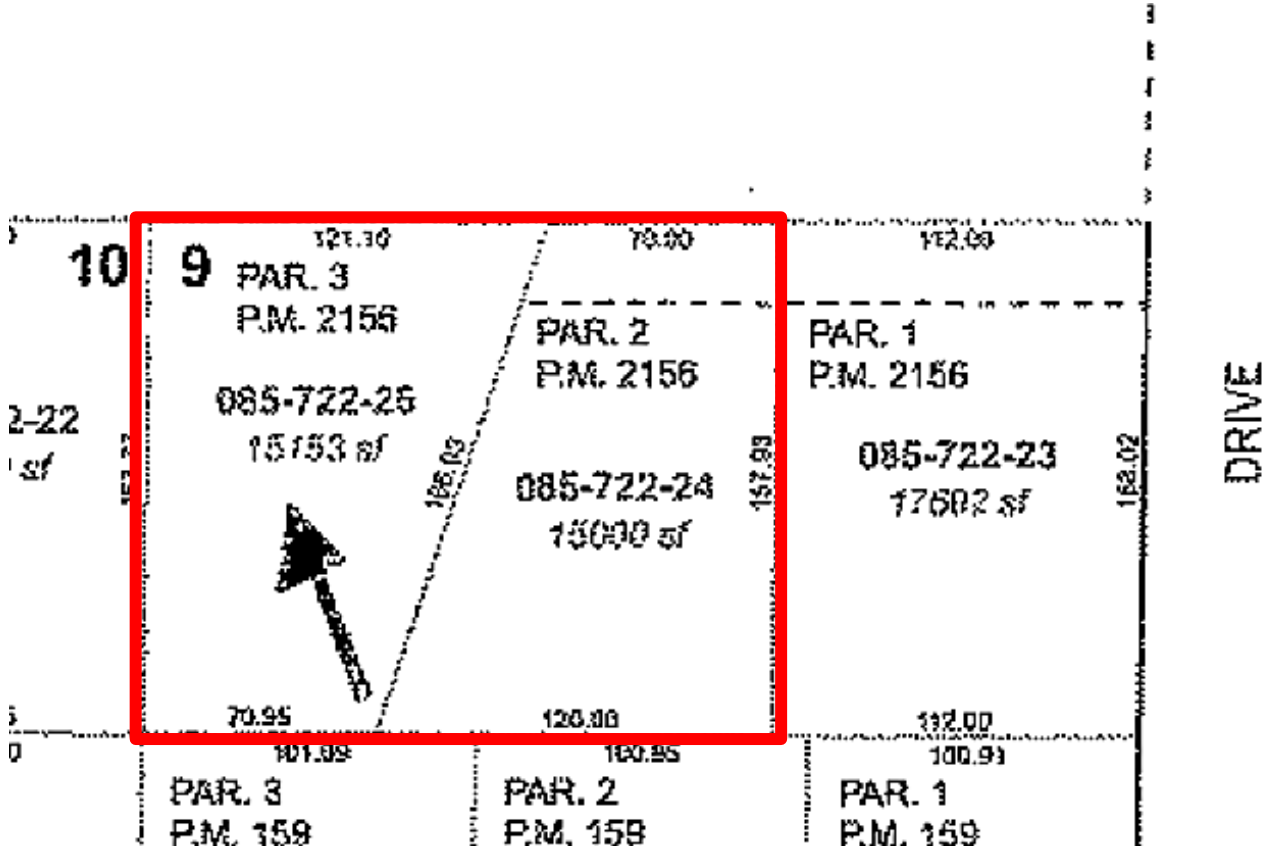
- Prior to permit issuance (i.e., a grading permit, a building permit, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure.
- Prior to the issuance of a business license or other permits/licenses.
- Some Conditions of Approval are referred to as "Operational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

The Conditions of Approval for Variance Case Number WPVAR18-0006 are attached to this staff report and if granted approval, will be included with the Action Order.

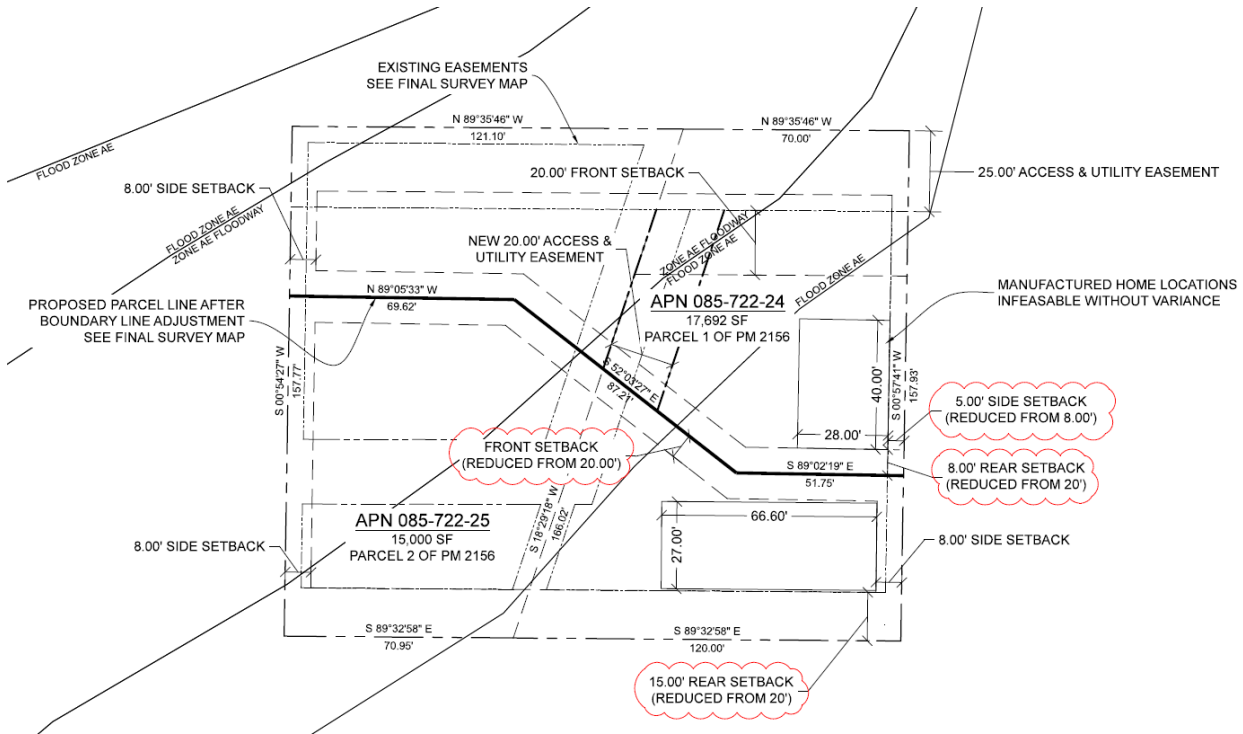
The subject site consists of two parcels of land, both of which are slightly over 1/3 acre in size, are master planned as Suburban Residential (SR) and are zoned Medium Density Suburban (MDS). One dwelling is permissible on each parcel of land. Variances to setback standards for dwellings are permissible subject to the provisions of Article 804, Variances of the Washoe County Development Code.



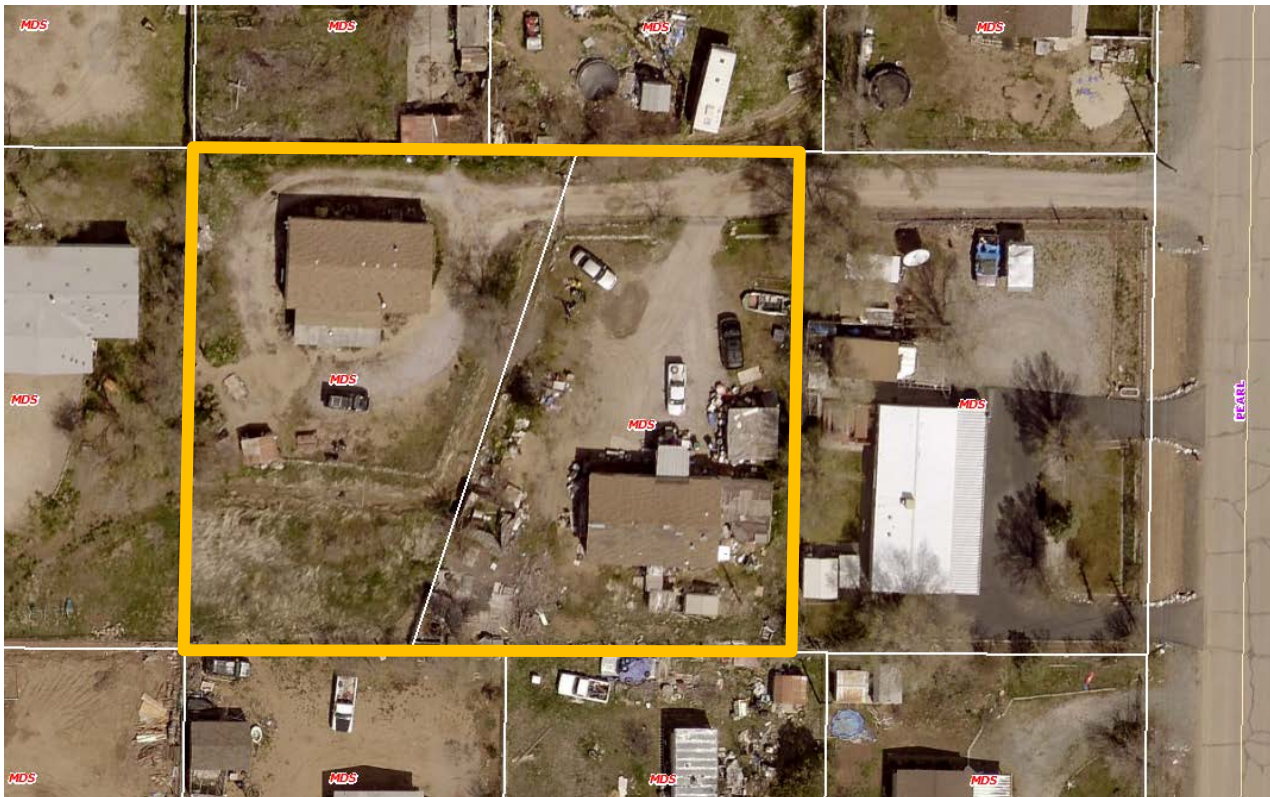
**Vicinity Map**



Existing Lot Configuration



**Proposed Site Plan**



**Overhead Photo**

**Project Evaluation**

The applicant is requesting to reduce the required front, side and rear yard setbacks on two adjacent parcels of land to facilitate the placement of two dwellings. Both parcels of land are

currently vacant and are proposed to be reconfigured by means of a boundary line adjustment to facilitate the placement of those dwellings.

It is important to recognize that the approval of any variance is jurisdictional, that is to say that Nevada Revised Statutes limits the power of the Board of Adjustment to grant variances only under particular circumstances. Among those circumstances are: 1) exceptional narrowness, shallowness, or shape of a specific piece of property; or 2) by reason of exceptional topographic conditions; or 3) other extraordinary and exceptional situation or condition of the piece of property. If such a finding of fact can first be made, then the Board must also show that the strict application of the regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property.

It is the opinion of staff that these two parcels of land demonstrate such circumstances. As can be seen on the proposed site plan on the previous page of this report, perhaps half of the total area of both parcels of land is within the "Zone AE Floodway," further, there is additional area that is encumbered by the "Flood Zone AE." Development within a floodway and a flood zone is possible, but obviously problematic. Perhaps ¼ of the subject site is outside of the floodway and flood zone.

The development configuration proposed allows two dwellings to be placed on two parcels of land, both of which are outside of the floodway and flood zone.

Any additional impact upon the surrounding area created by placing two dwellings closer than otherwise allowed to property lines, is offset by the removal of dwellings from the floodway and flood zone.

Staff believes that a finding of hardship can be made and that the requested variance should be granted.

### **Sun Valley Citizen Advisory Board (SVCAB)**

The Sun Valley Citizen Advisory Board did not meet during the time that the proposed project was under review. The application was sent to each CAB member, no comment from any member was received by staff.

### **Reviewing Agencies**

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

- Washoe County Community Services Department
  - Planning and Building Division
  - Planning and Building Division – Parks and Open Spaces
  - Engineering and Capital Projects – Land Development
  - Engineering and Capital Projects - Utilities
- Washoe County Health District
  - Air Quality Management
  - Environmental Health
  - Emergency Medical Services
- Truckee Meadows Fire Protection District
- Washoe County Sheriff
- Regional Transportation Commission
- Regional Animal Services
- US Army Corps of Engineers

- Washoe Storey Conservation District

Five of the above-listed agencies/departments provided comments and/or recommended conditions of approval in response to their evaluation of the project application. The only agency to provide substantive comments was the Planning and Building Division. All others provided no comment or indicated that they had no objection to the request. The Conditions of Approval document is attached to this staff report and will be included with the Action Order, if approval is granted by the Board of Adjustment.

- Washoe County Planning and Building Division addressed compliance with the plans as submitted and addressed the timing of the required boundary line adjustment.

**Contact: Roger Pelham, 775.328.3622, [rpelham@washoecounty.us](mailto:rpelham@washoecounty.us)**

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

Washoe County Development Code Section 110.804.25, Article 804, *Variances*, requires that all of the following findings be made to the satisfaction of the Washoe County Board of Adjustment before granting approval of the request. Staff has completed an analysis of the variance 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 special circumstances applicable to this property include; a flood way and flood zone that encumber the majority of the site. Reduction in setbacks along with a future boundary line adjustment will allow the placement of two dwellings outside of the flood prone area of the site.*

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: Reasonable side and rear yard setbacks will be maintained adjacent to all existing residences.*

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: Because there are special circumstances applicable to the subject site, particularly a flood way and flood zone, that encumber the majority of the site, granting the requested variances to required building setbacks do not grant special privileges inconsistent with the limitations upon other properties in the vicinity and the identical regulatory zone.*

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: The placement of one dwelling on each parcel of land is allowed within the Medium density Suburban regulatory zone.*

5. Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

*Staff Comment: There is no military installation within the area required to be provided notice of this request. Therefore, there can be no detrimental effect on the location, purpose or mission of a military installation.*



**Recommendation**

Those agencies which reviewed the application recommended conditions in support of approval of the project or provided no substantive comments. Therefore, after a thorough analysis and review, Variance Case Number WPVAR18-0006 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 WPVAR18-0006 for David Wood, with the Conditions of Approval included as Exhibit A for this matter, having made all required findings in accordance with Washoe County Development 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;
5. **Effect on a Military Installation.** Issuance of the permit will not have a detrimental effect on the location, purpose or mission of a military installation.

**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 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 Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Board of Adjustment and mailed to the applicant.

Applicant/Property Owner: David Wood  
PO Box 33790  
Reno, NV 89553

Representatives: Nathan Robison  
PO Box 1505  
Sparks, NV 89432



# Conditions of Approval

Variance Case Number WPVAR18-0006

The project approved under Variance Case Number WPVAR18-0006 shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment on October 4, 2018. 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 Building 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 institution 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 Building Division**

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

**Contact: Roger Pelham, 775.328.3622**

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit. The Planning and Building Division shall determine compliance with this condition.
- b. Prior to approval of any building permit on the subject site the applicant shall apply for and complete the process to have a boundary line adjustment recorded to reconfigure the parcels to the configuration shown on the plans reviewed as part of this variance application.
- c. 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. Compliance with this condition shall be determined by Planning and Building.
- d. The applicant shall attach a copy of the Action Order, approving this variance request to all subsequent permit applications on the subject site.
- e. Failure to comply with the conditions of approval shall render this approval null and void. Compliance with this condition shall be determined by the Planning and Building Division.
- f. A note shall be placed on all construction drawings and grading plans stating:

NOTE

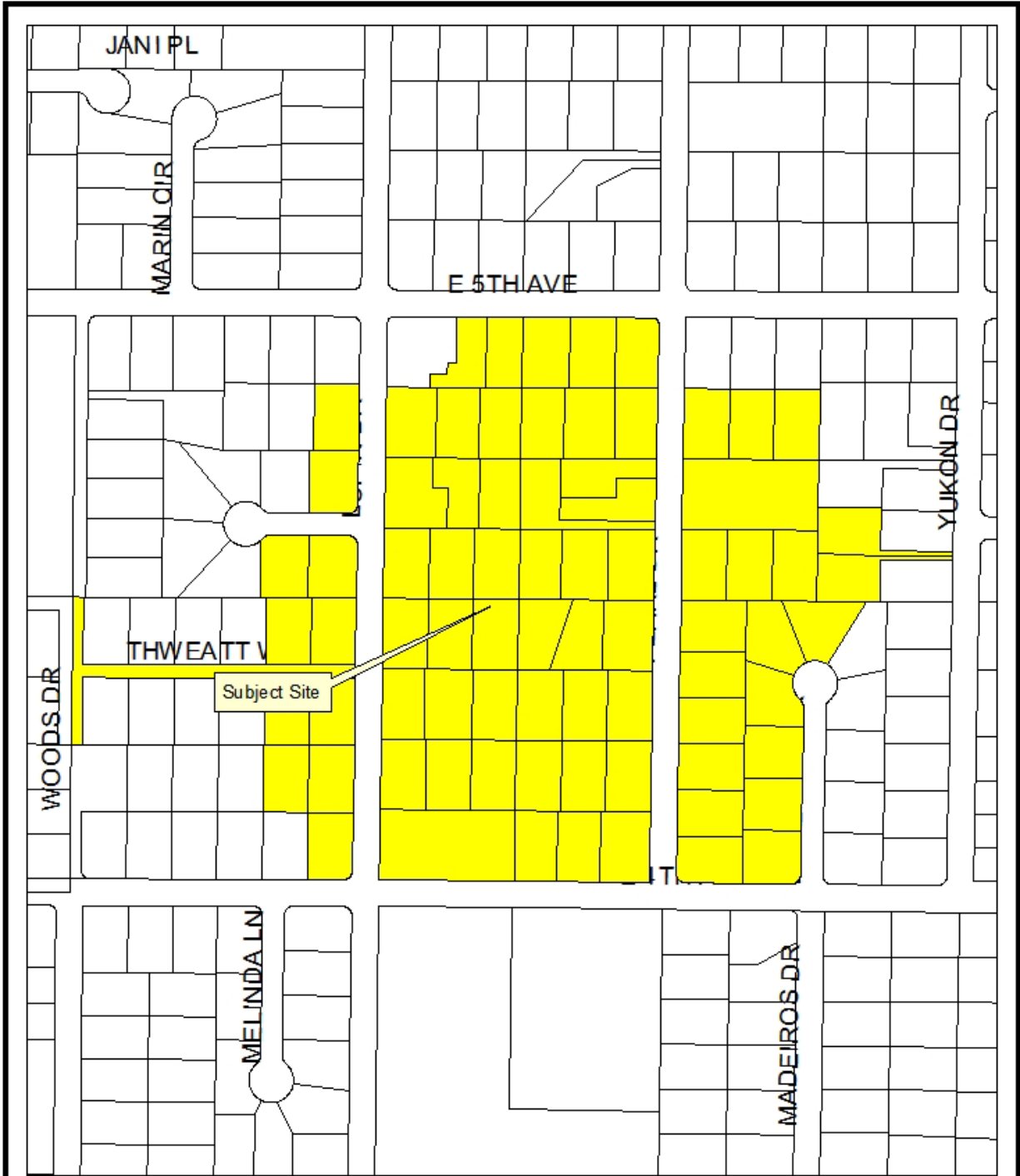
Should any cairn or grave of a Native American be discovered during site development, work shall temporarily be halted at the specific site and the Sheriff's Office as well as the State Historic Preservation Office of the Department of Conservation and Natural Resources shall be immediately notified per NRS 383.170.

2. The following conditions are requirements of Washoe County Engineering, which shall be responsible for determining compliance with these conditions.

**Contact: Leo Vesely, 775.328.3600**

- a. Any development with the FEMA flood zone shall be in accordance with the Washoe County Code Article 416 Flood Hazards.

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



Mailing Label Map  
**Variance Case Number WPVAR18-0006 (David Wood)**



78 Parcels selected at 500 feet.

Community Services  
 Department  
 Planning and  
 Development Division  
**WASHOE COUNTY  
 NEVADA**  
 Post Office Box 11120  
 Reno, Nevada 89520  
 (775) 328-3600

Source: Planning and Development Division

Date: August 2018

**From:** [Schull, Shyanne](#)  
**To:** [Pelham, Roger](#)  
**Cc:** [Wines-Jennings, Tammy L](#)  
**Subject:** Variance Case Number WPMVAR18-0006 (David Wood)  
**Date:** Wednesday, August 22, 2018 1:06:01 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

Good afternoon Roger,  
There do not appear to be any concerns from WCRAS' perspective.  
Thank you,



**Shyanne Schull**

**Director | Washoe County Regional Animal Services**

[sschull@washoecounty.us](mailto:sschull@washoecounty.us) | Office: 775.328.2142 | Dispatch:: 775.322.3647

2825 Longley Lane., Suite A, Reno, NV 89502



**From:** Chris Melton [<mailto:cmelton@svgid.com>]  
**Sent:** Wednesday, August 22, 2018 10:50 AM  
**To:** Fagan, Donna  
**Cc:** Jon  
**Subject:** Item #2

Donna:

I have reviewed Item #2 CSD, Planning and Building. SVGID has no objection to adjusting the offsets for 5443 and 5445 Pearl Dr. Please note that they will still be subject to ALL of SVGID's Rules and Regulations. For future reviews, please add me to email list.

Thank you,

**Chris Melton**

**Public Works Director**

Sun Valley General Improvement District

5000 Sun Valley Blvd.

Sun Valley, NV 89433

Phone: 775-673-2253

Fax: 775-673-7708

[CMelton@svgid.com](mailto:CMelton@svgid.com)

Website: [www.svgid.com](http://www.svgid.com)

**From:** [Dayton, Brittany](#)  
**To:** [Pelham, Roger](#)  
**Subject:** RE: August Agency Review Memo  
**Date:** Monday, August 20, 2018 4:19:19 PM  
**Attachments:** [image008.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)  
[image012.png](#)

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Hello Roger,

The EMS Program does not currently have any comments regarding, Variance Case Number WPVAR18-0006 (David Wood), which is item 2 of the August Agency Review Memo. Please let me know if you have any questions.

Thank you,  
Brittany

**Brittany Dayton, MPA**

EMS Coordinator | Division of Epidemiology & Public Health Preparedness | [Washoe County Health District](#)  
[bdayton@washoecounty.us](mailto:bdayton@washoecounty.us) | O: (775) 326-6043 | C: (775) 544-4847 | F: (775) 325-8131 | 1001 E. Ninth St., Bldg. B,  
Reno, NV 89512

**WASHOE COUNTY  
HEALTH DISTRICT**  
ENHANCING QUALITY OF LIFE



**From:** [O'Connor, Tim](#)  
**To:** [Pelham, Roger](#)  
**Subject:** Variance Case Number WPVAR18-0006 (David Wood) –  
**Date:** Monday, August 20, 2018 4:26:48 PM

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Roger,

With regard to Variance Case Number WPVAR18-0006 (David Wood), the Sheriff's Office Patrol Division has no issues or concerns.

Captain Tim O'Connor  
Washoe County Sheriff's Office  
Patrol Division  
775-328-3354

PRIDE - Professionalism, Respect, Integrity, Dedication, Equality



**WASHOE COUNTY**  
**COMMUNITY SERVICES DEPARTMENT**  
**Engineering and Capital Projects**

1001 EAST 9<sup>TH</sup> STREET  
PO BOX 11130  
RENO, NEVADA 89520-0027  
PHONE (775) 328-3600  
FAX (775) 328.3699

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**INTEROFFICE MEMORANDUM**

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**DATE:** September 10, 2018

**TO:** Roger Pelham, Planning and Building Division

**FROM:** Leo R. Vesely, P.E., Engineering and Capitol Projects Division

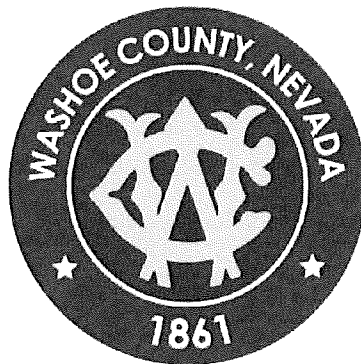
**SUBJECT:** **WPVAR18-0006**  
**APN 085-722-24 & 25**  
**DAVID WOOD VARIANCE**

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Washoe County Engineering and Capital Project staff has reviewed the referenced variance case and has the following conditions with respect to Drainage (County Code 110.420), Grading (County Code 110.438), Traffic and Roadway (County Code 110.436) or Utilities (County Code 110.422 & Sewer Ordinance).

1. Any development with the FEMA flood zone shall be in accordance with the Washoe County Code Article 416 Flood Hazards.

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



## 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): 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			
Indicate any previous Washoe County approvals associated with this application: 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):	

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.

Carri 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

## 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 occlusions 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?

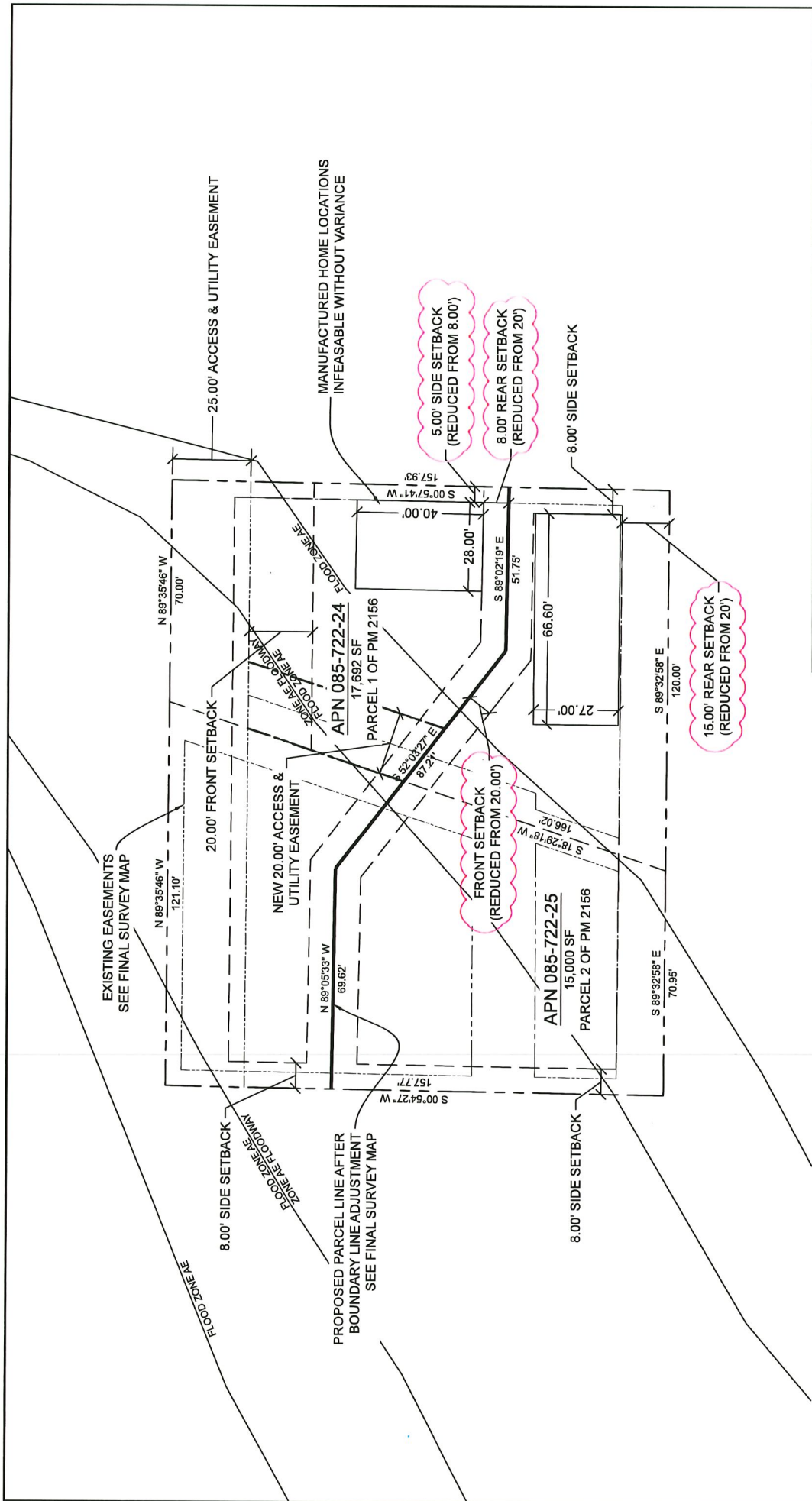
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, please attach a copy.
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7. What is your type of water service provided?

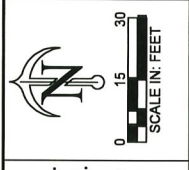
Public: SVGID

8. What is your type of sewer service provided?

Public: SVGID



5443 / 5445 PEARL DR.  
 Boundary Line Adjustment  
 FIGURE 1  
 VARIANCE REQUEST DIAGRAM  
 WASHOE COUNTY  
 NEVADA  
 PROJECT NO. 1-1231-01.001



PREPARED FOR:  
**WOOD BROS. CAPITAL, L.L.C.**  
 1770 Lakeland Hills  
 Reno, NV 89523  
 (775) 219-6514

**Robinson Engineering**  
 CONSULTANTS, INC.  
 845 VICTORIAN AVENUE  
 WASHINGTON, NV 89446  
 www.robinsonea.com

DRAWN: RAP/NER  
 DATE: 2018-08-15

REQUESTED VARIANCE ELEMENTS

15.00' REAR SETBACK (REDUCED FROM 20')

5.00' SIDE SETBACK (REDUCED FROM 8.00')

8.00' REAR SETBACK (REDUCED FROM 20')

8.00' SIDE SETBACK

**WASHOE COUNTY TREASURER**

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

Received By: nhuang  
 Location: Treasurer's Office  
 Session: nhuang-0-08162018

Receipt Number: U18.5603  
 Receipt Year: 2018  
 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 Bill Year: 2018 PIN: 08572225 Primary Owner: WOOD BRO CAPITAL LLC Property Addr: 5445 PEARL DR Property Desc: Lot 3 Township 20 Range 20 Block Section 20 SubdivisionName SUN	257.59	257.59	0.00	0.00	257.59	257.59	0.00
Real	Bill Number: 2018080879 Bill Year: 2018 PIN: 08572224 Primary Owner: WOOD BRO CAPITAL LLC Property Addr: 5443 PEARL DR Property Desc: Lot 2 Township 20 Range 20 Block Section 20 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
Tender Information:		Charge Summary:						
Check #181-182/2463		535.21	Real					535.21
Total Tendered		535.21	Total Charges					535.21

PAID  
 8/16/2018  
 W. C. T. O. 27

**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

**WPVAR18-0006  
 EXHIBIT D**