



Board of Adjustment Staff Report

Meeting Date: April 4, 2024

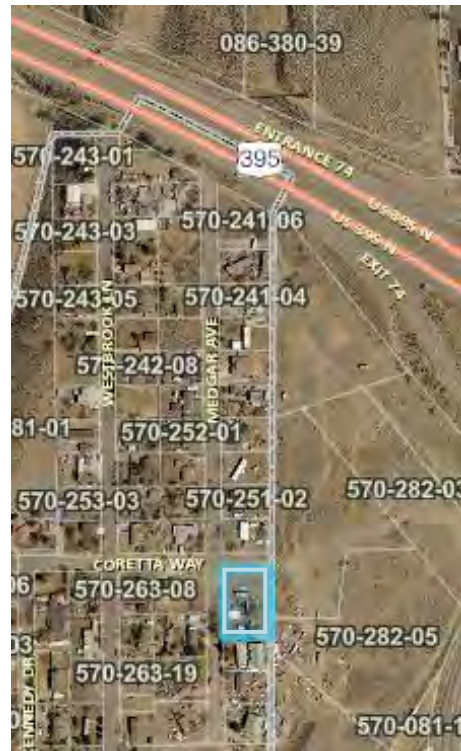
Agenda Item: 8C

VARIANCE CASE NUMBER:	WPVAR24-0002 (Richard Variance)
BRIEF SUMMARY OF REQUEST:	Request to reduce the front yard setback from twenty (20) feet to fifteen (15) feet
STAFF PLANNER:	Tim Evans, Planner Phone Number: 775.328.2314 E-mail: TEvans@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion, and possible action to approve a variance to reduce the front yard setback from twenty (20) feet to fifteen (15) feet to bring an existing legal nonconforming dwelling that was constructed in 1920 into conformance with current setback requirements.

Applicant / Property Owner:	Mervyn Dean Richard
Location:	280 Medgar Avenue
APN:	570-263-17
Parcel Size:	0.666 acres
Master Plan:	Suburban Residential
Regulatory Zone:	Medium Density Suburban (MDS)
Area Plan:	North Valleys
Development Code:	Authorized in Article 804, Variances
Commission District:	5 – Commissioner Herman



Vicinity Map

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 WPVAR24-0002 for Mervyn Dean Richard, 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 10)

Staff Report Contents

Variance Definition 3

Site Plan..... 4

Elevations and Floor Plan 5

Project Evaluation 6

Reviewing Agencies..... 10

Staff Comment on Required Findings 10

Recommendation 11

Motion 11

Appeal Process 12

Exhibits Contents

Conditions of Approval..... Exhibit A

Agency Comments..... Exhibit B

Public Notice Exhibit C

Project Application Exhibit D

Assessor Record..... Exhibit E

Variance Definition

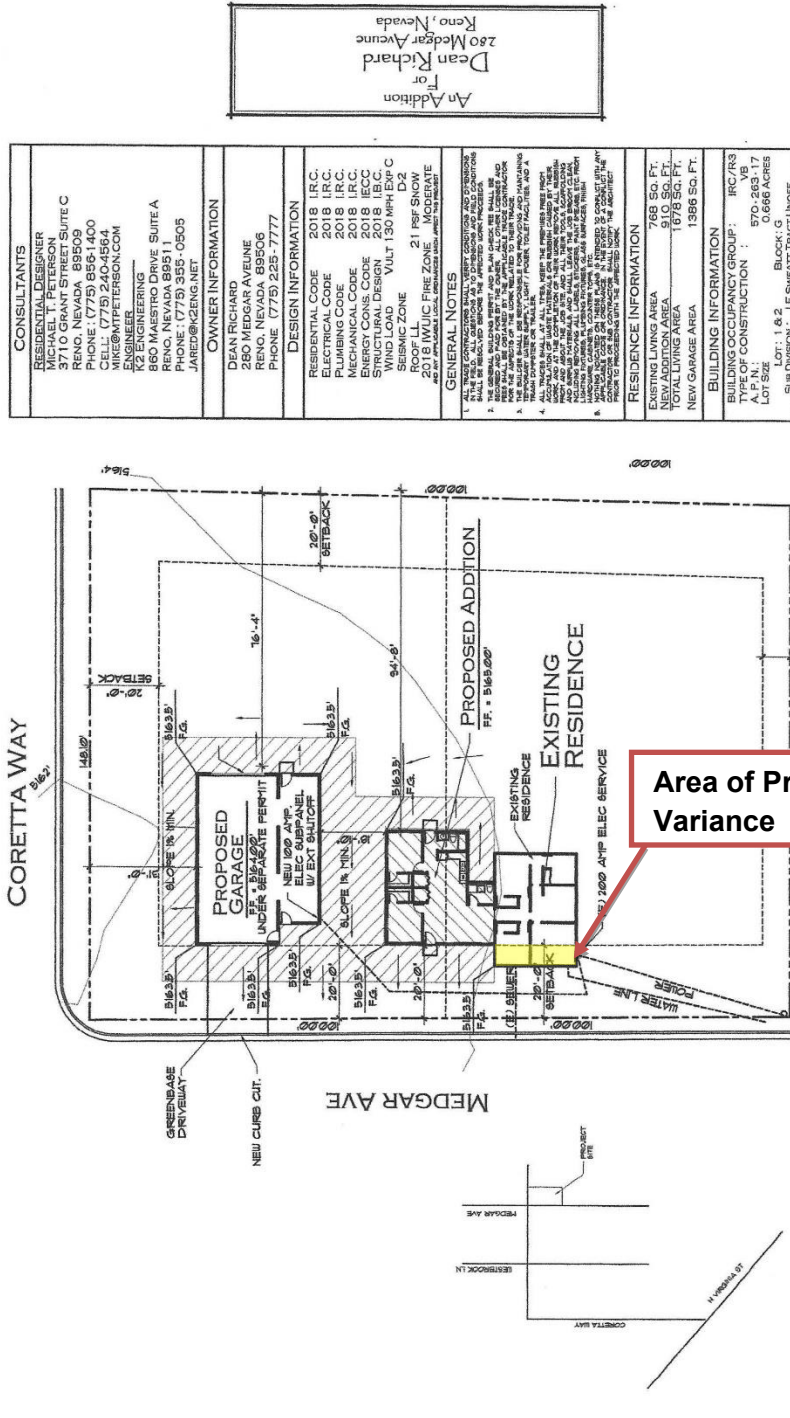
The purpose of a variance is to provide a means of altering the requirements in specific instances where the strict application of those requirements would deprive a property of privileges enjoyed by other properties with the identical regulatory zone because of special features or constraints unique 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 WPVAR24-0002 are attached to this staff report and if granted approval, will be included with the action order.

The subject property has a regulatory zone of Medium Density Suburban (MDS) and the lot size is 0.666 acres. Pursuant to Washoe County Code (WCC) Article 406, *Building Placement Standards*, Table 110.406.05.1, *Standards, Part Three: Yard and Setback Dimensions*, the setbacks are twenty (20) feet for the front and the rear property lines and eight (8) feet from the side yard property lines. The site plan below demonstrates the location of the existing structure having a front yard setback of fifteen (15) feet which encroaches in the required front yard setback, necessitating the request for a variance.

Site Plan with Addition & Shop/Garage



Site Plan

Project Evaluation

The applicant is requesting a reduction in the required front yard setback for the existing 768-square-foot dwelling on the property located at 280 Medgar Avenue which is zoned Medium Density Suburban (MDS).

Pursuant to Washoe County Code Article 406, *Building Placement Standards*, Table 110.406.05.1, *Standards, Part Three: Yard and Setback Dimensions*, the setbacks for the MDS zoning are twenty (20) feet from the front and the rear yard property lines and eight (8) feet from the side yard property lines.

Pursuant to Washoe County Code Article 902, *Definitions*, Section 110.902.15, *General Definitions*, "front yard" is defined as the following:

"Front yard means a yard lying between the setback line and the front lot line and extending across the full width of the lot or parcel. In the case of either a corner lot or an interior lot with multiple street frontages, all yards abutting streets, other than collectors or arterials, shall be considered as front yards."

The property, as shown on the site plan on page 5, is contiguous to two (2) streets. Therefore, any structure located on the property is subject to a front setback from each of the property lines contiguous to a street of more than twenty (20) feet in width. The applicant is proposing an addition on the existing residence which will be in conformance with the setbacks required for the MDS zoning. However, the existing residence, which per the application and Washoe County Assessor records was built in 1920 (Exhibit E), is located fifteen (15) feet from the front property line.

WCC Section 110.904.10, *Types of Nonconformance*, subsection (d), *Nonconforming Structure*, sets forth the following:

"A building or structure which was legal when brought into existence but does not conform to the current height, setback or coverage requirements of the regulatory zone where it is located. A nonconforming structure is subject to the provisions of Section 110.904.30."

Therefore, as the structure was built in 1920, it was constructed prior to the current setback requirements existing, and is considered a nonconforming structure.

WCC Section 110.904.30, *Nonconforming Structure*, subsection (b), *Adding New Uses of Structure*, sets forth the following:

"When a non conforming structure exists on any lot, no new use or structure shall be established or built on such land unless the lot area, dimensions and yards provided for each existing and proposed use or structure conform to the requirements of this Development Code for the regulatory zone in which the lot is located."

As stated in the Code sections above, the variance is being requested as the existing structure does not meet setbacks, but the proposed addition will conform to the current required setbacks.

Approval of a variance is limited to particular circumstances. Nevada Revised Statutes (NRS 278.300) limits the power of the Board of Adjustment to grant variances and only under particular circumstances. The applicant has the responsibility to demonstrate that the subject property exhibits one or more of the following characteristics to demonstrate a hardship:

- 1) exceptional narrowness, shallowness, or shape of a specific piece of property; or

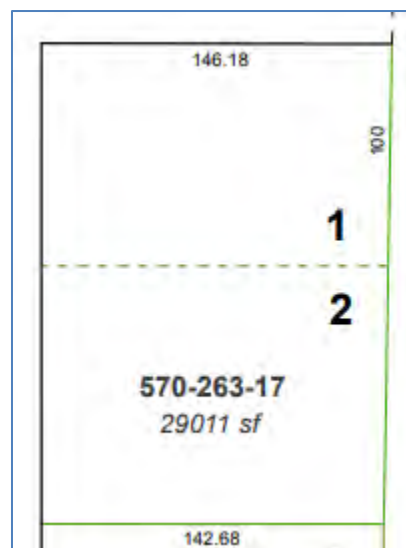
- 2) by reason of exceptional topographic conditions; or
- 3) other extraordinary and exceptional situation or condition of the piece of property.

If such a finding of fact can be made, then the Board must determine 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 subject property.

Hardships

Exceptional narrowness and shape of the property

The narrowest width of the rectangular-shaped parcel is 146.18 feet as detailed in the figure below. Pursuant to Washoe County Code Article 406, *Building Placement Standards*, Table 110.406.05.1, *Standards, Part Two: Lot Size*, the minimum width for the MDS zoning is eighty (80) feet.



Therefore, narrowness and shape of the parcel are not limiting factors in the applicant being able to meet the setbacks required for the MDS zoning.

Topographic

As shown on the on the figure below, the contour lines indicate that the property has gently sloping topography. Therefore, the subject property does not have special circumstances due to exceptional topography.



Extraordinary and exceptional situation or condition of the property and/or location of surroundings.

The applicant states the following on the application:

“This is a house built in 1920 and we would like to add on to this house. The new addition would conform to new zoning setbacks – we are asking for variance for existing house only.”

And

“I would not be able to expand the house and move into it as I have planned to live there and build a garage.”

As stated previously and indicated above, the structure was built in 1920, which is prior to the existing setback requirements, and was built legally but is now considered a nonconforming structure.

Findings of fact are required for the Board to approve the requested variance; such findings include that 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 a variance could be granted.

There are special circumstances applicable to the property. The structure has an extraordinary and exceptional situation in that it was legally constructed in 1920, which is prior to the adoption of planning and zoning regulations for Washoe County in 1957 and is, therefore, considered a lawful nonconforming structure. The strict application of the regulation set forth in WCC Section 110.904.30, *Nonconforming Structure*, subsection (b), *Adding New Uses of Structure*, results in an exceptional and undue hardship upon the owner of the property, as the owner would not be able to make additions to the structure and would be deprived of utilizing the property in the same manner as surrounding properties.

An additional finding requires that the granting of the variance will not constitute special privileges inconsistent with the same limitations applicable for properties in the same regulatory zone and within the vicinity of the subject parcel.

Staff is able to make this finding as the approval of the variance will not result in the granting of special privileges as there are special circumstances applicable to the subject property due to the construction of the dwelling being in 1920 and the adoption of Washoe County Code occurring in 1957. The variance would not constitute a granting of special privileges inconsistent with the limitations on other properties in the area as the dwelling was constructed in 1920 prior to the adoption of planning and zoning regulations for Washoe County in 1957.

Staff finds that the applicant has demonstrated that the subject property exhibits one or more of the criteria needed to make all the findings as required by Nevada Revised Statutes and recommends approval of the variance, with conditions.

Reviewing Agencies

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

Agencies	Sent to Review	Responded	Provided Conditions	Contact
NDOT (Transportation)	X			
NV Water Resources	X			
Washoe County Building & Safety	X			
Washoe County Sewer	X			
Washoe County Traffic	X			
Washoe County Water Rights Manager (All Apps)	X	X		
Washoe County Engineering (Land Development) (All	X	X		
Washoe County Engineering & Capital Projects Director (All Apps)	X			
NNPH Air Quality	X			
NNPH Environmental Health	X	X		
TMFPD	X	X	X	Dale Way, dway@tmfpd.us; Brittany Lemon, BLemon@tmfpd.us
Grandview Terrace Water Board	X			
NV Energy	X			

Additionally, comments were received from the Nevada Division of Forestry, Washoe County Sheriff's Office, and AT&T.

All conditions required by the contacted agencies can be found in Exhibit A, Conditions of Approval.

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.

- (a) 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: There are special circumstances applicable to the property. The structure has an extraordinary and exceptional situation in that it was legally constructed in 1920, which is prior to the adoption of planning and zoning regulations for Washoe County in 1957. The strict application of the regulation results in an exceptional and undue hardship upon the owner of the property, as the owner would be deprived of utilizing the property in the same manner as surrounding properties.

- (b) 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 project will not be a detriment to the public good, substantially impair affected natural resources, or impair the intent and purpose of Washoe County Code or applicable policies as the dwelling was constructed in 1920 in the existing location which has a front yard setback of fifteen (15) feet. The setback of fifteen (15) feet will continue to provide a significant distance from the property line and there are no plans to construct any portion of the addition into the setback.

- (c) 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: There are special circumstances applicable to the subject property and the variance would not constitute a granting of special privileges inconsistent with the limitations on other properties in the area as the dwelling was constructed in 1920 prior to the adoption of planning and zoning regulations for Washoe County in 1957.

- (d) 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 variance will not authorize a use or activity which is not expressly authorized by the regulatory zone as a single-family dwelling is an allowable use in the Medium Density Suburban (MDS) regulatory zone.

- (e) 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 are no military installations within the required noticing area; therefore, the board is not required to make this finding.

Recommendation

After a thorough analysis and review, Variance Case Number WPVAR24-0002 is being recommended for approval with conditions. Staff offers the following motion for the Board 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 WPVAR24-0002 for Mervyn Dean Richard, 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:

- (a) 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;
- (b) 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;
- (c) 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;

- (d) 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;
- (e) 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.

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/Owner: Mervyn Dean Richard; DeanRichard365@gmail.com



Conditions of Approval

Variance Case Number WPVAR24-0002

The project approved under Variance Case Number WPVAR24-0002 shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment on April 4, 2024. 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 Name – Tim Evans, Planner, 775.328.2314, TEvans@washoecounty.gov

- a. **The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this variance.**
- b. **The applicant shall include a condition response memorandum with each subsequent permit application. That memorandum shall list each condition of approval, shall provide a narrative describing how each condition has been complied with, and the location of the information showing compliance with each condition within the improvement plan set that has been submitted.**
- c. The applicant shall demonstrate substantial conformance to the plans approved as part of this variance. The Planning and Building Division shall determine compliance with this condition.
- d. The applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and initial building permits shall be issued within two (2) 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 the Planning and Building Division.
- e. Any construction on the site shall be between the hours of 7am to 7pm Monday through Saturday.
- 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.

Truckee Meadows Fire Protection District

2. The following condition is a requirement of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with this condition.

Contact Name – Brittany Lemon, Fire Captain, 775.326.6079, blemon@tmfpd.us

- a. This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply. <https://tmfpd.us/fire-code/>

*** End of Conditions ***



NEVADA DIVISION OF FORESTRY

STATE OF NEVADA
Department of Conservation & Natural Resources

Joe Lombardo, *Governor*
James A. Settelmeyer, *Director*
Kacey KC, *State Forester/Firewarden*

Application Review Memorandum

2/14/2024

RE: Review of Applications Submitted April 2024 – Memo I

Regarding any development within the boundaries of the State of Nevada, the Nevada Division of Forestry expects compliance with Nevada Regulatory Statutes 527 and 528.

<https://www.leg.state.nv.us/nrs/nrs-527.html>

<https://www.leg.state.nv.us/NRS/NRS-528.html>

Thank you,

Bill Buckley

Resource Management Officer
Department of Conservation and Natural Resources
Nevada Division of Forestry
901 S. Stewart St. Suite 1001
Carson City, NV 89701
(775)431-9503
BBuckley@forestry.nv.gov



**NEVADA
DIVISION OF FORESTRY**



Nevada Department of
**CONSERVATION &
NATURAL RESOURCES**

901 S. Stewart St., Suite 1001 • Carson City, NV. 89701 • (775) 684-2500 • forestry.nv.gov

Protecting and enhancing Nevada's ecosystems and communities through natural resource stewardship and wildfire management

Evans, Timothy

From: Zirkle, Brandon
Sent: Thursday, February 15, 2024 9:39 AM
To: Evans, Timothy
Subject: FW: February Agency Review Memo I
Attachments: February Agency Review Memo I.pdf

The sheriff's office has no objections to Item #1. It seems like the existing building is already outside of the current setbacks and the addition would be in compliance.

Captain Brandon Zirkle
Washoe County Sheriff's Office
Patrol Command
Office (775) 328-3350
Cell (775) 232-9477



Evans, Timothy

From: COOPER, CLIFFORD E <cc2132@att.com>
Sent: Thursday, February 15, 2024 9:42 AM
To: Evans, Timothy
Subject: WPVAR24-0002 280 Medgar Avenue, Reno, NV 89506

[NOTICE: This message originated outside of Washoe County -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Tim,
AT&T does not have any adverse comments regarding this proposed action.

CLIFF COOPER
SR SPECIALIST-OSP DESIGN ENGINEER
AT&T NEVADA
1375 Capital Blvd rm 115
Reno, NV 89502
ROW Office: 775-453-7578
Email: cc2132@att.com
TEXTING and DRIVING...It Can Wait

Evans, Timothy

From: Program, EMS
Sent: Tuesday, February 20, 2024 9:28 AM
To: Evans, Timothy
Cc: Program, EMS
Subject: FW: February Agency Review Memo I -Variance Case Number WPVAR24-0002 (Richard Variance)
Attachments: February Agency Review Memo I.pdf

Good Morning,

The EMS Program has reviewed the February Agency Review Memo I – Variance Case Number WPVAR24-0002 (Richard Variance) - and has no concerns or questions at this time based on the information provided.

Thank you,

April Miller
Sr. Office Specialist
Epidemiology and Public Health Preparedness

O: [775-326-6049](tel:775-326-6049)
1001 E Ninth St. Bldg. B Reno, NV 89512

[NNPH.org](https://www.nnp.org) | [f](#) [f](#) [@](#) [X](#) [in](#)

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NORTHERN NEVADA
Public Health

Please find the attached **Agency Review Memo I** with cases received in **February** by Washoe County Community Services Department, Planning and Building Division.

You've each been asked to review the applications for the items indicated below. The item descriptions and links to the applications are provided in the memo.

#1 – #2 Agency Comments and Conditions Due – February 26, 2024

Please remember to send any agency review responses/comments directly to the Planner for the case, rather than replying to me.

~~~~~

Scott (Building) – **ALL ITEMS**

Katrina (Sewer) – **ALL ITEMS**

Mitch (Traffic) – **ALL ITEMS**

Timber (Water Rights) – **ALL ITEMS**

Dwayne (Engineering Director) – **ALL ITEMS**

Rob (Land Dev.) – **ALL ITEMS**

Kim (Water Resource) – **ALL ITEMS**

Air Quality – **ALL ITEMS**

EMS – **ALL ITEMS**

Environmental Health – **ALL ITEMS**

Regards,



**Adriana Albarran**

Office Support Specialist, Planning & Building Division | Community Services Department

[aalbarran@washoecounty.gov](mailto:aalbarran@washoecounty.gov) | Direct Line: 775.328.2721

**My working hours: Monday-Friday 8:30am to 5:00pm**

Visit us first online: [www.washoecounty.gov/csd](http://www.washoecounty.gov/csd)

Planning Division: 775.328.6100 | [Planning@washoecounty.gov](mailto:Planning@washoecounty.gov)

CSD Office Hours: Monday-Friday 8:00am to 4:00pm

1001 East Ninth Street, Reno, NV 89512



Have some kudos to share about a Community Services Department employee or experience?

[Submit a Nomination](#)



Date: February 23, 2024

To: Tim Evans, Planner

From: Timber Weiss, P.E., Licensed Engineer

Re: Variance Case Number WPVAR24-0002 (Richard Variance)

## GENERAL PROJECT DISCUSSION

For hearing, discussion, and possible action to approve a variance to reduce the front yard setback from twenty (20) feet to fifteen (15) feet for an existing lawful nonconforming dwelling that was constructed in 1920.

***The Community Services Department (CSD) recommends approval of this project with the following Water Rights conditions:***

No water rights conditions for this variance.



Date: February 26, 2024

To: Tim Evans, Planner  
From: Robert Wimer, P.E., Licensed Engineer  
Janelle Thomas, P.E., Senior Licensed Engineer

Re: Variance Case WPVAR24-0002– Richard  
APN 570-263-17

#### GENERAL PROJECT DISCUSSION

Washoe County Engineering and Capital Project staff have reviewed the above referenced application. The application, prepared by Mervyn Richard, is for a variance to reduce the front yard setback from 20 feet to 15 feet.

The Engineering and Capital Projects Division recommends approval of this variance case with no additional conditions of approval.

## Evans, Timothy

---

**From:** Lemon, Brittany  
**Sent:** Tuesday, February 27, 2024 2:36 PM  
**To:** Evans, Timothy  
**Cc:** Way, Dale  
**Subject:** WPVAR24-0002 (Richard Variance) Conditions of Approval

Hi Tim,

“This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply.”

<https://tmfpd.us/fire-code/>.

Also of note, this property is located in a moderate WUI area and has conforming water.

Thank you,

### **Brittany Lemon**

**Fire Captain - Fire Prevention | Truckee Meadows Fire & Rescue**

[blemon@tmfpd.us](mailto:blemon@tmfpd.us) | Office: 775.326.6079 | Cell: 775.379.0584

3663 Barron Way, Reno, NV 89511



*“Committed to excellence, service, and the protection of life and property in our community”*

February 27, 2024

Washoe County Community Services  
Planning and Development Division

RE: Richard Variance; 570-263-17  
Variance; WPVAR24-0002

Dear Washoe County Staff:

The following conditions are requirements of Northern Nevada Public Health (NNPH), Environmental Health Division, (EHS) which shall be responsible for determining compliance with these conditions.

**Contact Name – James English - [jenglish@washoecounty.us](mailto:jenglish@washoecounty.us)**

- a) Condition #1: EHS has reviewed the application as submitted and has no concerns with the approval of the application as submitted.
- b) Condition #2: The project is proposed on a parcel served by community water and sewerage systems.

If you have any questions or would like clarification regarding the foregoing, please contact James English, EHS Supervisor at [jenglish@washoecounty.us](mailto:jenglish@washoecounty.us) regarding all NNPH comments.

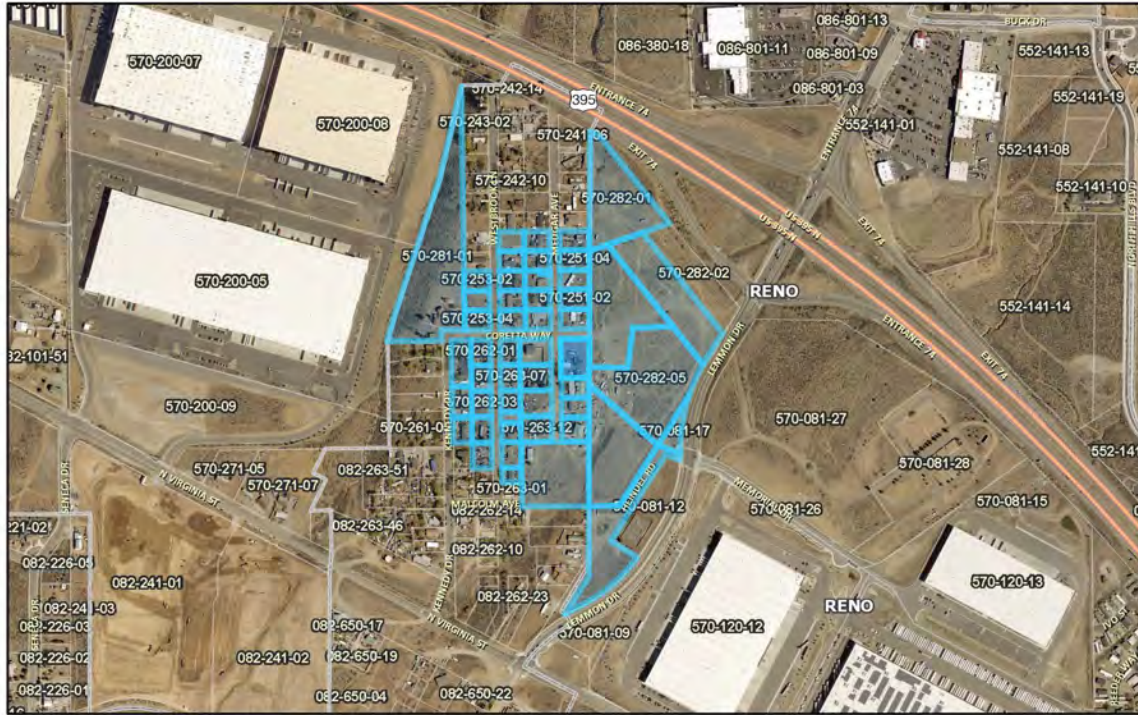
Sincerely,



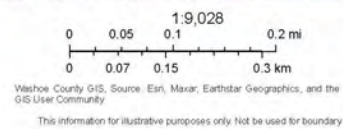
James English, REHS, CP-FS  
EHS Supervisor  
Environmental Health Services  
Northern Nevada Public Health

## Public Notice

Washoe County Code requires that public notification for a variance must be mailed to a minimum of 30 separate property owners within a minimum 500-foot radius of the subject property a minimum of 10 days prior to the public hearing date. A notice setting forth the time, place, purpose of hearing, a description of the request and the land involved was sent within a 500-foot radius of the subject property. A total of 51 separate property owners were noticed a minimum of 10 days prior to the public hearing date.



February 12, 2024



## Public Notice Map

Variance Case Number WPVAR24-0002



## 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>                                                                                                                                                                                |                 | <b>Staff Assigned Case No.:</b> _____ |                 |
| Project Name: MEDGAR Home ADDITION                                                                                                                                                                        |                 |                                       |                 |
| Project Description: This is a house built in 1920 and we would like to add onto this house. The new addition would conform to new zoning setbacks -- we are asking for variance for existing house only. |                 |                                       |                 |
| Project Address: 280 MEDGAR AVE., Reno, NV 89506                                                                                                                                                          |                 |                                       |                 |
| Project Area (acres or square feet): 768 sq ft                                                                                                                                                            |                 |                                       |                 |
| Project Location (with point of reference to major cross streets AND area locator):<br>Corner lot SW location of Corolla Way and Medgar Ave-ave.                                                          |                 |                                       |                 |
| Assessor's Parcel No.(s):                                                                                                                                                                                 | Parcel Acreage: | Assessor's Parcel No.(s):             | Parcel Acreage: |
| 570-263-17                                                                                                                                                                                                | 0.666 acres     |                                       |                 |
| <b>Indicate any previous Washoe County approvals associated with this application:</b><br>Case No.(s).                                                                                                    |                 |                                       |                 |
| <b>Applicant Information (attach additional sheets if necessary)</b>                                                                                                                                      |                 |                                       |                 |
| <b>Property Owner:</b>                                                                                                                                                                                    |                 | <b>Professional Consultant:</b>       |                 |
| Name: Mervyn Dean RICHARD                                                                                                                                                                                 |                 | Name:                                 |                 |
| Address: 5788 Simons Dr<br>Reno, NV Zip: 89523                                                                                                                                                            |                 | Address:                              |                 |
| Phone: 775-225-7777 Fax: —                                                                                                                                                                                |                 | Phone: Fax:                           |                 |
| Email: DEAN RICHARD 365@gmail.com                                                                                                                                                                         |                 | Email:                                |                 |
| Cell: 775-225-7777 Other:                                                                                                                                                                                 |                 | Cell: Other:                          |                 |
| Contact Person: DEAN RICHARD                                                                                                                                                                              |                 | Contact Person:                       |                 |
| <b>Applicant/Developer:</b>                                                                                                                                                                               |                 | <b>Other Persons to be Contacted:</b> |                 |
| Name: SAME AS ABOVE                                                                                                                                                                                       |                 | 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)

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

Front yard setback on existing (original) structure.

**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?

none

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?

there are no negative impacts

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.)?

This will enhance the neighborhood that has experienced blight and neglect within the area.

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

I would not be able to expand the house and move into it as I have planned to live there and build a garage/shop.

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

Yes  No If yes, please attach a copy.

7. How is your current water provided?

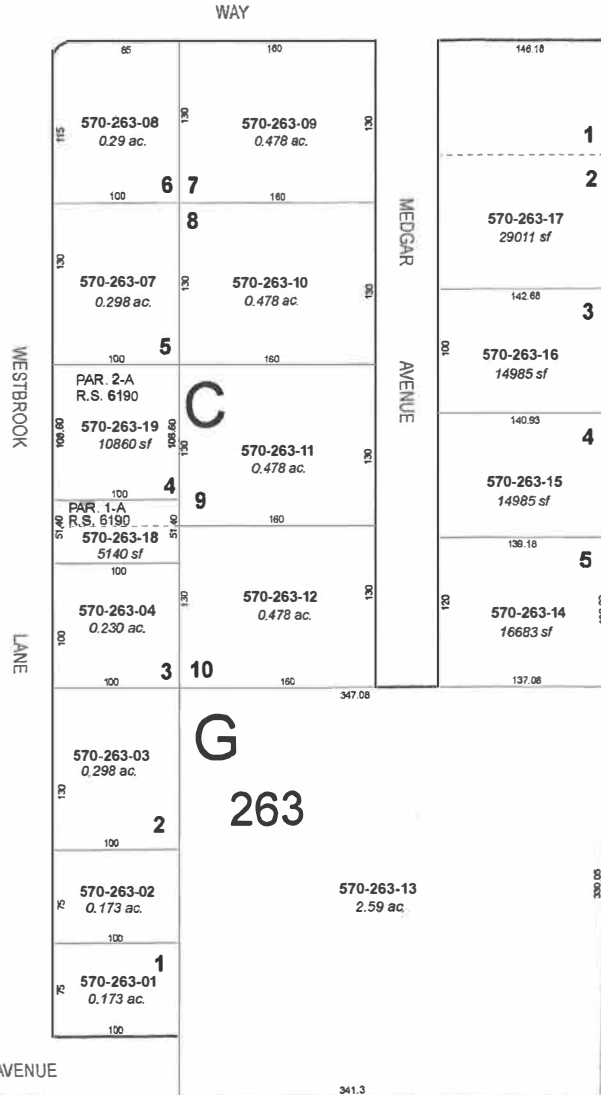
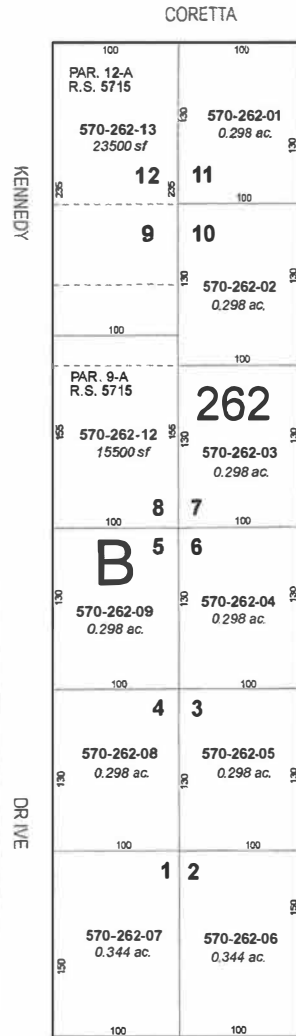
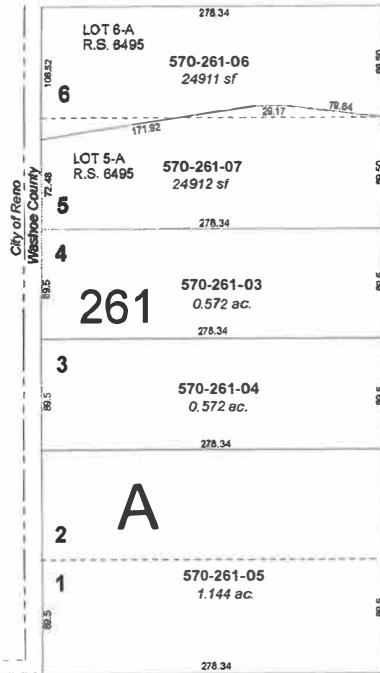
Community Well - Cerrovoun Terrace Water District

8. How is your current sewer provided?

Washoe County Sewer

# J.E. SWEATT TRACT (UNOFFICIAL)

PORTION OF SW ¼ SEC. 9  
T20N - R19E



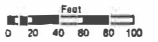
082-26

Assessor's Map Number

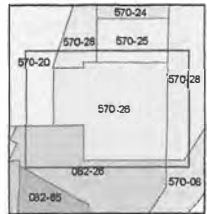
**570-26**

STATE OF NEVADA  
**WASHOE COUNTY**  
ASSESSOR'S OFFICE

1001 East Ninth Street, Building D  
Reno, Nevada 89512  
(775) 328-2231



1 inch = 100 feet



created by: **CFB 3/10/2011**

updated: **EMG 3/25/16 JKF 8/28/20**

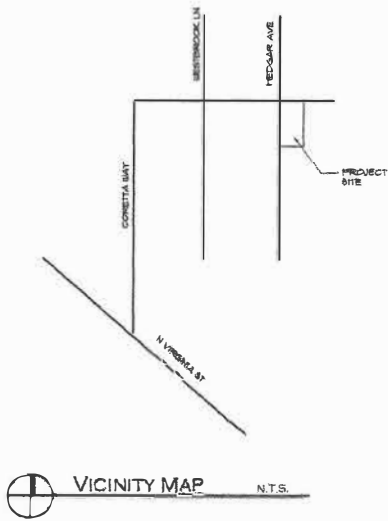
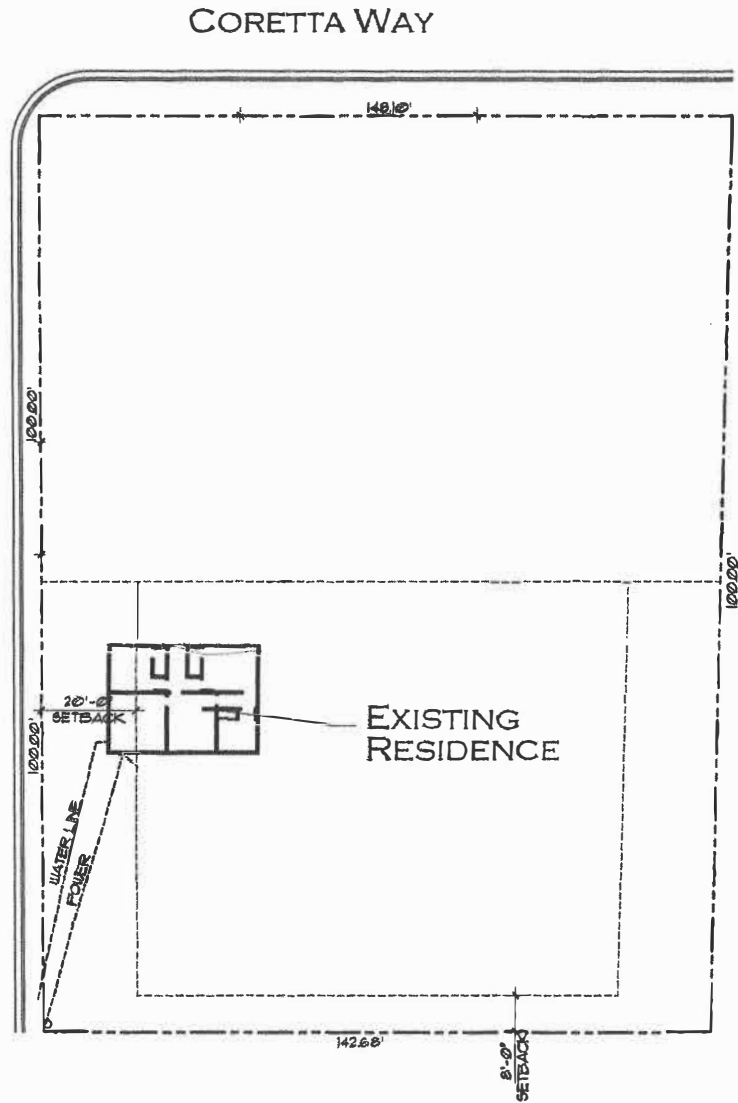
**JKF 7/8/23**

area previously shown on map(s):

**082-12**

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.

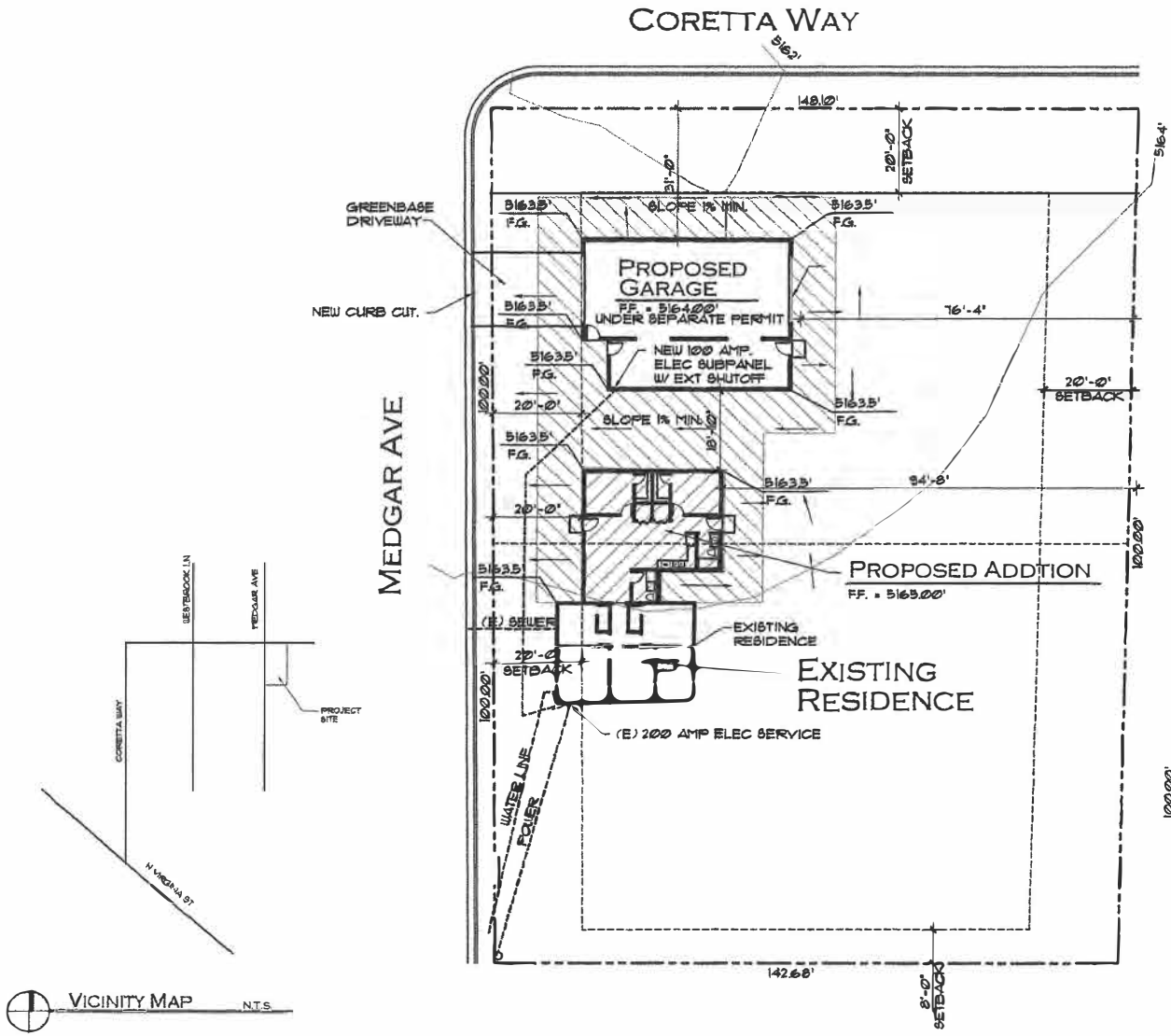
# Site Plan of Variance Property



|                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| <b>CONSULTANTS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                    |
| <b>RESIDENTIAL DESIGNER</b><br>MICHAEL T. PETERSON<br>3710 GRANT STREET SUITE C<br>RENO, NEVADA 89509<br>PHONE: (775) 856-1400<br>CELL: (775) 240-4564<br>MIKE@MTPETERSON.COM                                                                                                                                                                                                                                                                                                 |                    |
| <b>ENGINEER</b><br>K2 ENGINEERING<br>860 MAESTRO DRIVE SUITE A<br>RENO, NEVADA 89511<br>PHONE: (775) 355-0505<br>JARED@K2ENG.NET                                                                                                                                                                                                                                                                                                                                              |                    |
| <b>OWNER INFORMATION</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                    |
| DEAN RICHARD<br>280 MEDGAR AVENUE<br>RENO, NEVADA 89506<br>PHONE (775) 225-7777                                                                                                                                                                                                                                                                                                                                                                                               |                    |
| <b>DESIGN INFORMATION</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                    |
| RESIDENTIAL CODE                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 2018 I.R.C.        |
| ELECTRICAL CODE                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 2018 I.R.C.        |
| PLUMBING CODE                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 2018 I.R.C.        |
| MECHANICAL CODE                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 2018 I.R.C.        |
| ENERGY CONS. CODE                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 2018 IECC          |
| STRUCTURAL DESIGN                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 2018 I.B.C.        |
| WIND LOAD                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | VULT 130 MPH EXP C |
| SEISMIC ZONE                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | D-2                |
| ROOF LL.                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 21 PSF SNOW        |
| 2018 IWUC FIRE ZONE MODERATE<br>AND ANY APPLICABLE LOCAL ORDINANCES WHICH AFFECT THIS PROJECT                                                                                                                                                                                                                                                                                                                                                                                 |                    |
| <b>GENERAL NOTES</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                    |
| 1. ALL TRADE CONTRACTORS SHALL VERIFY CONDITIONS AND DIMENSIONS IN THE FIELD PRIOR TO COMMENCING WORK. DISCREPANCIES AND UNRESOLVED CONDITIONS SHALL BE RESOLVED BEFORE THE AFFECTED WORK PROCEEDS.                                                                                                                                                                                                                                                                           |                    |
| 2. THE GENERAL BUILDING PERMIT AND PLAN CHECK FEE SHALL BE SECURED AND PAID FOR BY THE OWNER. ALL OTHER LICENSES AND FEES SHALL BE OBTAINED BY THE APPLICABLE TRADE CONTRACTOR FOR THE ASPECTS OF THE WORK RELATED TO THEIR TRADE.                                                                                                                                                                                                                                            |                    |
| 3. THE BUILDER SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TEMPORARY WATER SUPPLY, LIGHT / POWER, TOILET FACILITY AND A TRASH CONTAINER OR TRAILER.                                                                                                                                                                                                                                                                                                                    |                    |
| 4. ALL TRADES SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR DEBRIS CAUSED BY THEIR WORK, AND AT THE COMPLETION OF THEIR WORK REMOVE ALL DEBRIS FROM AND ABOUT THE JOB SITE AND ALL THEIR TOOLS, SCRAPING AND SURPLUS MATERIALS, AND SHALL LEAVE THE JOB BEING CLEAN, INCLUDING REMOVING ALL LABELS, STICKERS, PLANT SPINDS, SIG FROST LIGHTING FIXTURES, PLUMBING FIXTURES, GLASS SURFACES, FINISH HANDICAPS, CASINGS, COASTER TOPS, ETC. |                    |
| 5. NOTHING INDICATED ON THESE PLANS IS INTENDED TO CONFLICT WITH ANY APPLICABLE CODE OR ORDINANCE. IN THE EVENT OF A CONFLICT THE CONTRACTOR OR SUB CONTRACTOR SHALL NOTIFY THE ARCHITECT PRIOR TO PROCEEDING WITH THE AFFECTED WORK.                                                                                                                                                                                                                                         |                    |
| <b>RESIDENCE INFORMATION</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                    |
| EXISTING LIVING AREA                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 768 Sq. Ft.        |
| NEW ADDITION AREA                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 910 Sq. Ft.        |
| TOTAL LIVING AREA                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 1678 Sq. Ft.       |
| NEW GARAGE AREA                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 1386 Sq. Ft.       |
| <b>BUILDING INFORMATION</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                    |
| BUILDING OCCUPANCY GROUP:                                                                                                                                                                                                                                                                                                                                                                                                                                                     | IRC/R-3            |
| TYPE OF CONSTRUCTION :                                                                                                                                                                                                                                                                                                                                                                                                                                                        | VB                 |
| A. P. N. :                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 570-283-17         |
| LOT SIZE                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 0.666 ACRES        |
| LOT: 1 & 2      BLOCK: G                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                    |
| SUB DIVISION : J E SWEATT TRACT UNOFF                                                                                                                                                                                                                                                                                                                                                                                                                                         |                    |

An Addition  
For  
Dean Richard  
280 Medgar Avenue  
Reno, Nevada

# Site Plan with Addition & Shop/Garage



|                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                    |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| <b>CONSULTANTS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                    |
| <b>RESIDENTIAL DESIGNER</b><br>MICHAEL T. PETERSON<br>3710 GRANT STREET SUITE C<br>RENO, NEVADA 89509<br>PHONE: (775) 856-1400<br>CELL: (775) 240-4564<br>MIKE@MTPETERSON.COM                                                                                                                                                                                                                                                                                                |                    |
| <b>ENGINEER</b><br>K2 ENGINEERING<br>860 MAESTRO DRIVE SUITE A<br>RENO, NEVADA 89511<br>PHONE: (775) 355-0505<br>JARED@K2ENG.NET                                                                                                                                                                                                                                                                                                                                             |                    |
| <b>OWNER INFORMATION</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                    |
| DEAN RICHARD<br>280 MEDGAR AVENUE<br>RENO, NEVADA 89506<br>PHONE: (775) 225-7777                                                                                                                                                                                                                                                                                                                                                                                             |                    |
| <b>DESIGN INFORMATION</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                    |
| RESIDENTIAL CODE                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 2018 I.R.C.        |
| ELECTRICAL CODE                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 2018 I.R.C.        |
| PLUMBING CODE                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 2018 I.R.C.        |
| MECHANICAL CODE                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 2018 I.R.C.        |
| ENERGY CONS. CODE                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 2018 IECC          |
| STRUCTURAL DESIGN                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 2018 I.B.C.        |
| WIND LOAD                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | VULT 130 MPH EXP C |
| SEISMIC ZONE                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | D-2                |
| ROOF LL                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 21 PSF SNOW        |
| 2018 IWUC FIRE ZONE                                                                                                                                                                                                                                                                                                                                                                                                                                                          | MODERATE           |
| AND ANY APPLICABLE LOCAL ORDINANCES WHICH AFFECT THIS PROJECT                                                                                                                                                                                                                                                                                                                                                                                                                |                    |
| <b>GENERAL NOTES</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                    |
| 1. ALL TRADE CONTRACTORS SHALL VERIFY CONDITIONS AND DIMENSIONS IN THE FIELD. ALL QUESTIONS AS TO DIMENSIONS AND FIELD CONDITIONS SHALL BE RESOLVED BEFORE THE AFFECTED WORK PROCEEDS.                                                                                                                                                                                                                                                                                       |                    |
| 2. THE GENERAL BUILDING PERMIT AND PLAN CHECK FEE SHALL BE SECURED AND PAID FOR BY THE OWNER. ALL OTHER LICENSES AND FEES SHALL BE OBTAINED BY THE APPLICABLE TRADE CONTRACTOR FOR THE ASPECTS OF THE WORK RELATED TO THEIR TRADE.                                                                                                                                                                                                                                           |                    |
| 3. THE BUILDER SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TEMPORARY WATER SUPPLY, LIGHT / POWER TOILET FACILITIES AND A TRASH DUMPSTER OR TRAILER.                                                                                                                                                                                                                                                                                                                   |                    |
| 4. ALL TRADES SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY THEIR WORK AND AT THE COMPLETION OF THEIR WORK REMOVE ALL RUBBISH FROM AND ABOUT THE JOB SITE AND ALL THEIR TOOLS, SCAFFOLDING AND SURPLUS MATERIALS AND SHALL LEAVE THE JOB SMOOTH, CLEAN INCLUDING REMOVING ALL LABELS, STICKERS, PAINT, STAINS, ETC. FROM LIGHTING FIXTURES, PLUMBING FIXTURES, GLASS SURFACES, FINISH HANDICAP CABINETS, COATERS, ETC. |                    |
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| <b>RESIDENCE INFORMATION</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                    |
| EXISTING LIVING AREA                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 768 Sq. Ft.        |
| NEW ADDITION AREA                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 910 Sq. Ft.        |
| TOTAL LIVING AREA                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 1678 Sq. Ft.       |
| NEW GARAGE AREA                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 1386 Sq. Ft.       |
| <b>BUILDING INFORMATION</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                    |
| BUILDING OCCUPANCY GROUP:                                                                                                                                                                                                                                                                                                                                                                                                                                                    | IRC/R-3            |
| TYPE OF CONSTRUCTION:                                                                                                                                                                                                                                                                                                                                                                                                                                                        | VB                 |
| A. P. N.:                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 570-263-17         |
| LOT SIZE:                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 0.666 ACRES        |
| LOT: 1 & 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | BLOCK: G           |
| SUB DIVISION: J E SWEATT TRACT UNOFF                                                                                                                                                                                                                                                                                                                                                                                                                                         |                    |

An Addition For  
Dean Richard  
280 Medgar Avenue  
Reno, Nevada




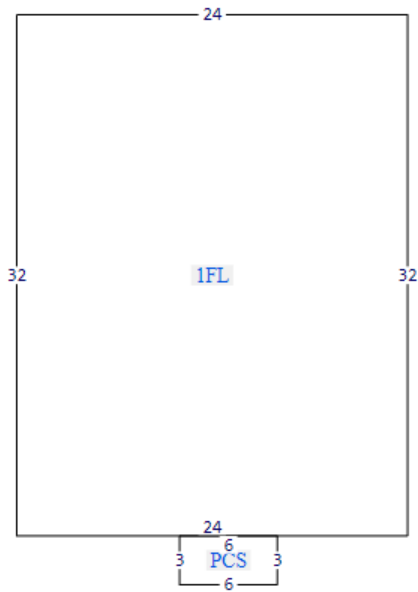
**All data on this form is for use by the Washoe County Assessor for assessment purposes only.**

| Owner Information                                    |                                      |                          |                                           | Building Information         |                     |  |                          | XFOB                    | SUBAREA |
|------------------------------------------------------|--------------------------------------|--------------------------|-------------------------------------------|------------------------------|---------------------|--|--------------------------|-------------------------|---------|
| <b>APN</b>                                           | 570-263-17                           |                          | Card 1 of 1                               | <b>Bld #1 Situs</b>          | 280 MEDGAR AVE      |  | <b>Property Name</b>     |                         |         |
| <b>Situs 1</b>                                       | 280 MEDGAR AVE                       |                          | Bld # 1                                   | <b>Quality</b>               | R10 Low             |  | <b>Building Type</b>     | Single Family Residence |         |
| <b>Owner 1</b>                                       | RICHARD FAMILY TRUST                 |                          |                                           | <b>Stories</b>               | 1 Story             |  | <b>2nd Occupancy</b>     |                         |         |
| <b>Owner 2 or Trustee</b>                            | RICHARD TRUSTEE, MERVYN D & PATRICIA |                          |                                           | <b>Year Built</b>            | 1920                |  | WAY                      | 1920                    |         |
| <b>Mail Address</b>                                  | 5788 SIMONS DR RENO NV 89523         |                          |                                           | <b>Bedrooms</b>              | 2                   |  | Square Feet              | 768                     |         |
| <b>Parcel Information</b>                            |                                      |                          |                                           | <b>Full Baths</b>            | 1                   |  | <b>Finished Bsmt</b>     | 0                       |         |
| <b>Keyline Desc</b>                                  | J E SWEATT TRACT LT 1 & 2 BLK G      |                          |                                           | <b>Half Baths</b>            | 0                   |  | <b>Unfin Bsmt</b>        | 0                       |         |
| <b>Subdivision</b>                                   | J E SWEATT TRACT UNOFF               |                          |                                           | <b>Fixtures</b>              | 5                   |  | <b>Basement Type</b>     |                         |         |
| <b>Section 9 Township 20 Range 19</b>                |                                      |                          |                                           | <b>Fireplaces</b>            | 0                   |  | <b>Gar Conv Sq Feet</b>  | 0                       |         |
| <b>Record of Survey Map : Parcel Map# : Sub Map#</b> |                                      |                          |                                           | <b>Heat Type</b>             | WALL FURNACE        |  | <b>Total Garage Area</b> | 0                       |         |
| Special Property Code                                |                                      |                          |                                           | <b>2nd Heat Type</b>         |                     |  | <b>Garage Type</b>       |                         |         |
| 2024 Tax District                                    | 4030                                 | <b>Prior APN</b>         | 082-122-01                                | <b>Exterior Walls</b>        | HARDBOARD ON FRAME  |  | <b>Detached Garage</b>   | 0                       |         |
| <b>2023 Tax District</b>                             | 4030                                 | PAT FORMS Tax Cap Status | 2023 Rental Form Mailed, High Cap Applied | <b>2nd Ext Walls</b>         |                     |  | <b>Basement Gar Door</b> | 0                       |         |
|                                                      |                                      |                          |                                           | <b>Roof Cover</b>            | COMPOSITION SHINGLE |  | <b>Sub Floor</b>         | WOOD                    |         |
|                                                      |                                      |                          |                                           | <b>% Complete</b>            | 100                 |  | <b>Frame</b>             | FRAME                   |         |
|                                                      |                                      |                          |                                           | <b>Obso/Bldg Adj</b>         | 0                   |  | Units/Bldg               | 1                       |         |
|                                                      |                                      |                          |                                           | <b>Construction Modifier</b> |                     |  | Units/Parcel             | 1                       |         |

| Sales and Transfer Records        |                                                              |         |          |            |          |                  |                     |           |       |            | RECORDER SEARCH |  |
|-----------------------------------|--------------------------------------------------------------|---------|----------|------------|----------|------------------|---------------------|-----------|-------|------------|-----------------|--|
| Grantor                           | Grantee                                                      | Doc #   | Doc Type | Doc Date   | DOR Code | Value/Sale Price | Adjusted Sale Price | Sale Code | Units | Price/Unit | Notes           |  |
| BIGHORN PRODUCTIONS LTD           | RICHARD FAMILY TRUST<br>RICHARD TRUSTEE, MERVYN D & PATRICIA | 5233762 | DEED     | 10-05-2021 | 200      | 0                |                     | 3BGG      | N/A   |            |                 |  |
| CARTHEN, KEITH D                  | BIGHORN PRODUCTIONS LTD                                      | 4923691 | DEED     | 06-25-2019 | 200      | 150,000          | 150,000             | 2D        | N/A   |            |                 |  |
| CARTHEN, KEITH D                  | CARTHEN, KEITH D                                             |         | MEMO     | 03-09-2011 | 200      | 0                | 0                   | 3NTT      | N/A   |            |                 |  |
| STANLEY REVOCABLE TRUST, BOBBIE J | CARTHEN,KEITH D                                              | 3755062 | DEED     | 04-30-2009 | 200      | 85,000           | 0                   | 2D        | N/A   |            |                 |  |
| STANLEY, BOBBIE                   | STANLEY REVOCABLE TRUST,BOBBIE J                             | 3501705 | QC       | 02-26-2007 | 200      | 0                | 0                   | 3BGG      | N/A   |            |                 |  |

| Land Information                                                            |             |              |                 |                   |                 |                    |                        |                    |                            |                 | LAND DETAILS |  |
|-----------------------------------------------------------------------------|-------------|--------------|-----------------|-------------------|-----------------|--------------------|------------------------|--------------------|----------------------------|-----------------|--------------|--|
| Zoning information should be verified with the appropriate planning agency. |             |              | <b>Land Use</b> | 200               | <b>DOR Code</b> | 200                | <b>Create/Cls Code</b> | M11                | <b>GA Neighborhood Map</b> |                 |              |  |
| <b>Size</b>                                                                 | 29,011 SqFt | <b>CAGC</b>  | -               | <b>Sewer</b>      | Municipal       | <b>Street</b>      | Paved                  | <b>Zoning Code</b> | MDS Formerly               | <b>2024 NBC</b> | GAQD SGW     |  |
| <b>Size</b>                                                                 | 0.666 Acres | <b>Water</b> | Muni            | <b>Value Year</b> | 2024            | <b>Zoning Maps</b> | Page 570-26   Book 570 |                    | <b>2023 NBC</b>            |                 |              |  |

| Valuation Information                                                                                                                                  |              |          |          |              |      |               |               |               |               |                | ABATEMENT INFO  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|----------|----------|--------------|------|---------------|---------------|---------------|---------------|----------------|-----------------|--|
|  The 2024/2025 values are preliminary values and subject to change. |              |          |          |              |      |               |               |               |               |                |                 |  |
|                                                                                                                                                        | Taxable Land | Imps New | Land New | Taxable Imps | OBSO | Tax Cap Value | Taxable Total | Land Assessed | Imps Assessed | Total Assessed | Exemption Value |  |
| 2024/2025 NR                                                                                                                                           | 84,150       | 0        | 0        | 29,287       | 0    |               | 113,437       | 29,452        | 10,250        | 39,703         | 0               |  |
| 2024/2025 VN                                                                                                                                           | 84,150       | 0        | 0        | 29,287       | 0    |               | 113,437       | 29,452        | 10,250        | 39,703         | 0               |  |
| 2024/2025 QC                                                                                                                                           | 84,150       | 0        | 0        | 29,287       | 0    |               | 113,437       | 29,452        | 10,250        | 39,703         | 0               |  |



This is a true and accurate copy of the records of the Washoe County Assessor's Office as of 02-25-2024