

Community Services Department
Planning and Building
VARIANCE APPLICATION



Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89512-2845

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.

Project Information		Staff Assigned Case No.: _____	
Project Name: Cooper, Setback Variance			
Project Description: El Molino Dr, Setbacks Variance. We are asking for a 0' front setback off the relocated easement per our abandonment application. And a 10' setback off the westerly property line. We are submitting for this variance because the SW corner of the lot is the only buildable area due to high slope percentages.			
Project Address: 0 El Molino Dr			
Project Area (acres or square feet): 10.0 Acres			
Project Location (with point of reference to major cross streets AND area locator): NE of El Molino Dr and La Mancha Dr			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
076-381-64	10.0		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Jimmy and Marianna Cooper		Name:	
Address: 100 James Ranch Ct		Address:	
Reno, Nv	Zip: 89510		Zip:
Phone: 775-229-2776	Fax:	Phone:	Fax:
Email: jcooper@volitionco.com		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Jimmy Cooper		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Robison Engineering		Name:	
Address: Po Box 1505		Address:	
Sparks, Nv	Zip: 89432		Zip:
Phone: 775-852-2251	Fax:	Phone:	Fax:
Email: rswitzer@robisoneng.com		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Ryan Switzer		Contact Person:	
For Office Use Only			
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?

Please see attached

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?

Please see attached

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?

Please see attached

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.)?

Please see attached

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

Please see attached

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. How is your current water provided?

Proposed well

8. How is your current sewer provided?

Proposed septic

Variance Application Supplemental Information

1. What provisions of the Development Code (e.g. front yard setback, height, etc.) must be waived or varied to permit your request?
 - a. *Table 110.406.05.1 Building Placement Standards. Requesting 0' front yard setback off of access and utility easement (40' setback off property line), and 10' side yard setback on the westerly side. There is currently an Access and Utility Easement in the only buildable area so, we have concurrently applied to abandon the easement and relocate it further east on the property.*

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?
 - a. *Section 110.424.00 Hillside development. To accommodate only suitable area for development based on slope percentages. This is the only suitable area to build with slope percentages less than 15%, the other area with less than 15% slope is a drainage ditch and therefore unbuildable. We are asking for a variance so a residential structure may be built on the property in the only suitable area and, build in conformance with this section. Please see the attached slope map.*

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?
 - a. *Based on the existing elevation of the parcel, it is out of view of the neighboring property. Building a residence 30' closer to the southern property line and 20' closer to the westerly property line will not negatively impact the neighboring property because of how large the parcels are and the distance between the neighboring house and this proposed house.*

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.)?
 - a. *With this variance the owner will be able to build a residence on this property as it is zoned for, and will not have to build on the hillside or creek bed which are the only other options.*

5. What enjoyment or use of your property would be denied to you that is common to other properties in your neighborhood?
 - a. *Development of residential structure.*

Property Owner Affidavit

Applicant Name: Jimmy Cooper

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, MARIANNA COOPER
(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): 076-381-64

Printed Name MARIANNA COOPER

Signed [Signature]

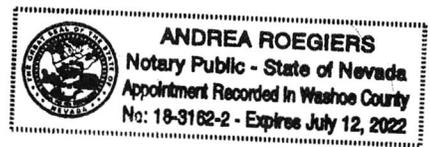
Address 100 James Ranch Ct.

Reno, NV 89510

Subscribed and sworn to before me this 13 day of December, 2019.

[Signature]
Notary Public in and for said county and state

My commission expires: July 12, 2022



*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

Property Owner Affidavit

Applicant Name: Jimmy Cooper

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, Jimmy Cooper
(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): 076-381-64

Printed Name Jimmy Cooper

Signed [Signature]

Address 100 JAMES RANCH CT

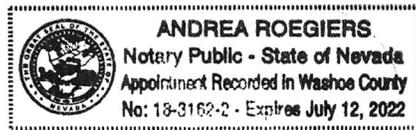
RENO NV 89510

Subscribed and sworn to before me this 25 day of November, 2019.

(Notary Stamp)

[Signature]
Notary Public in and for said county and state

My commission expires: 7/12/22



*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

Washoe County Treasurer
 Tammi Davis

Account Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

CollectionCart

Collection Cart	Items 0	Total \$0.00	Checkout	View
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Pay Online

No payment due for this account.

Washoe County Parcel Information

Parcel ID	Status	Last Update
07638164	Active	11/12/2019 2:08:12 AM

Current Owner:
 COOPER FAMILY TRUST, JIMMY D & MARIANNA
 100 JAMES RANCH CT
 RENO, NV 89510

SITUS:
 0 EL MOLINO DR
 WCTY NV

Taxing District
 4000

Geo CD:

Legal Description

Township 21 Section 30 Lot C Block Range 21 SubdivisionName SPANISH SPRINGS VALLEY RNCHS 2

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2019	\$457.57	\$457.57	\$0.00	\$0.00	\$0.00
2018	\$436.63	\$436.63	\$0.00	\$0.00	\$0.00
2017	\$419.19	\$419.19	\$0.00	\$0.00	\$0.00
2016	\$408.43	\$408.43	\$0.00	\$0.00	\$0.00
2015	\$408.27	\$408.27	\$0.00	\$0.00	\$0.00
Total					\$0.00

Disclaimer

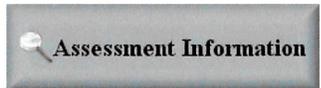
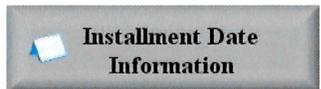
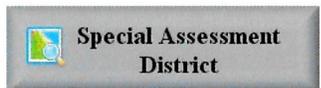
- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See [Payment Information](#) for details.

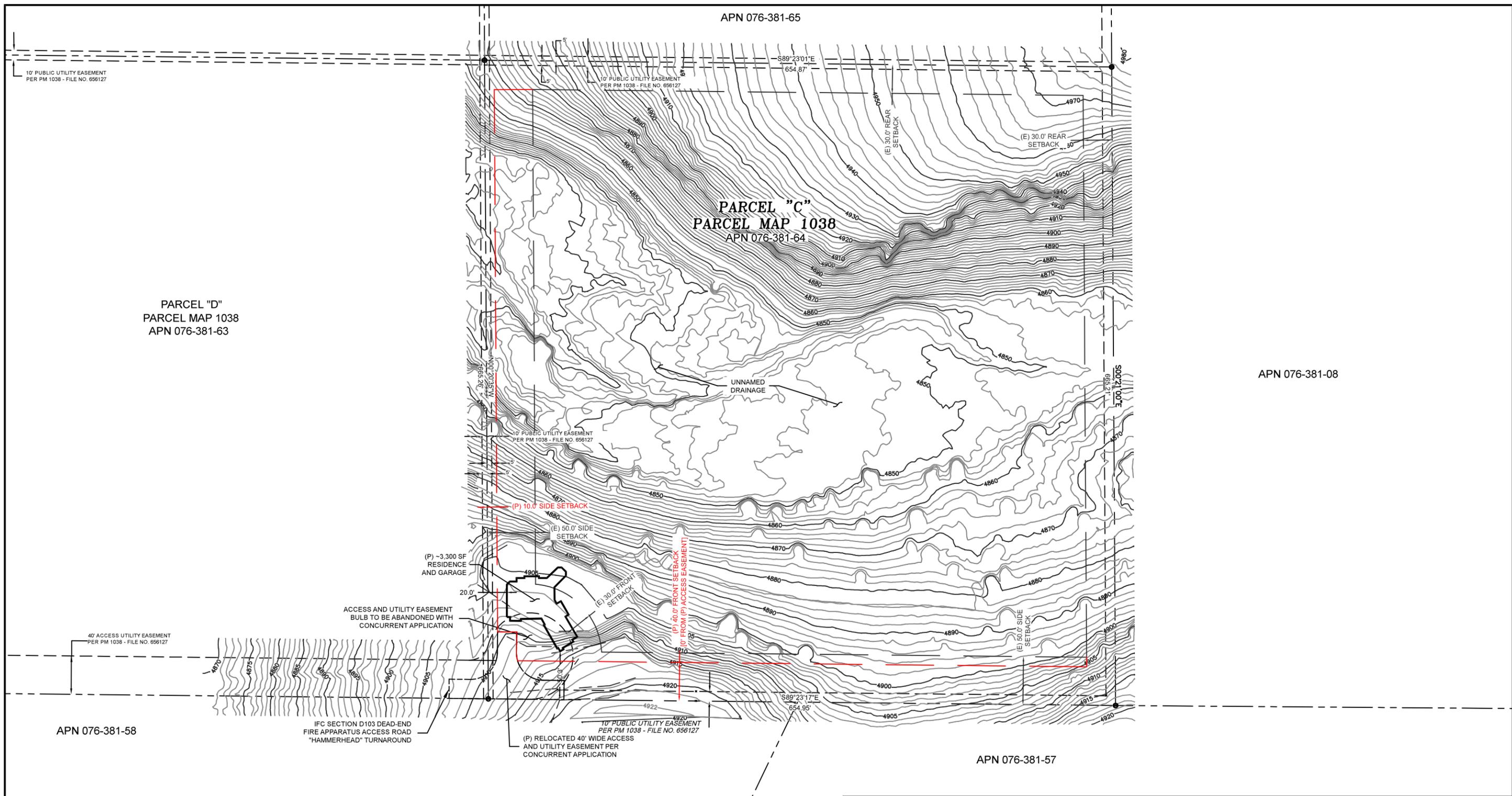
Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
 P.O. Box 30039
 Reno, NV 89520-3039

Overnight Address:
 1001 E. Ninth St., Ste D140
 Reno, NV 89512-2845





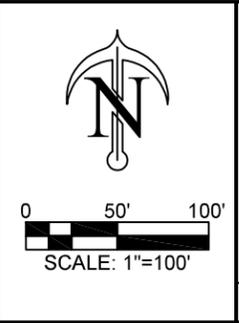
Robison Engineering
 COMPANY, INC.
 846 VICTORIAN AVENUE
 SPARKS, NV 89431
 (775) 852-2251
 www.robisoneng.com

DRAWN:
 ANR/RMS

DATE: 2019-12-23

PREPARED FOR:
JIMMY COOPER

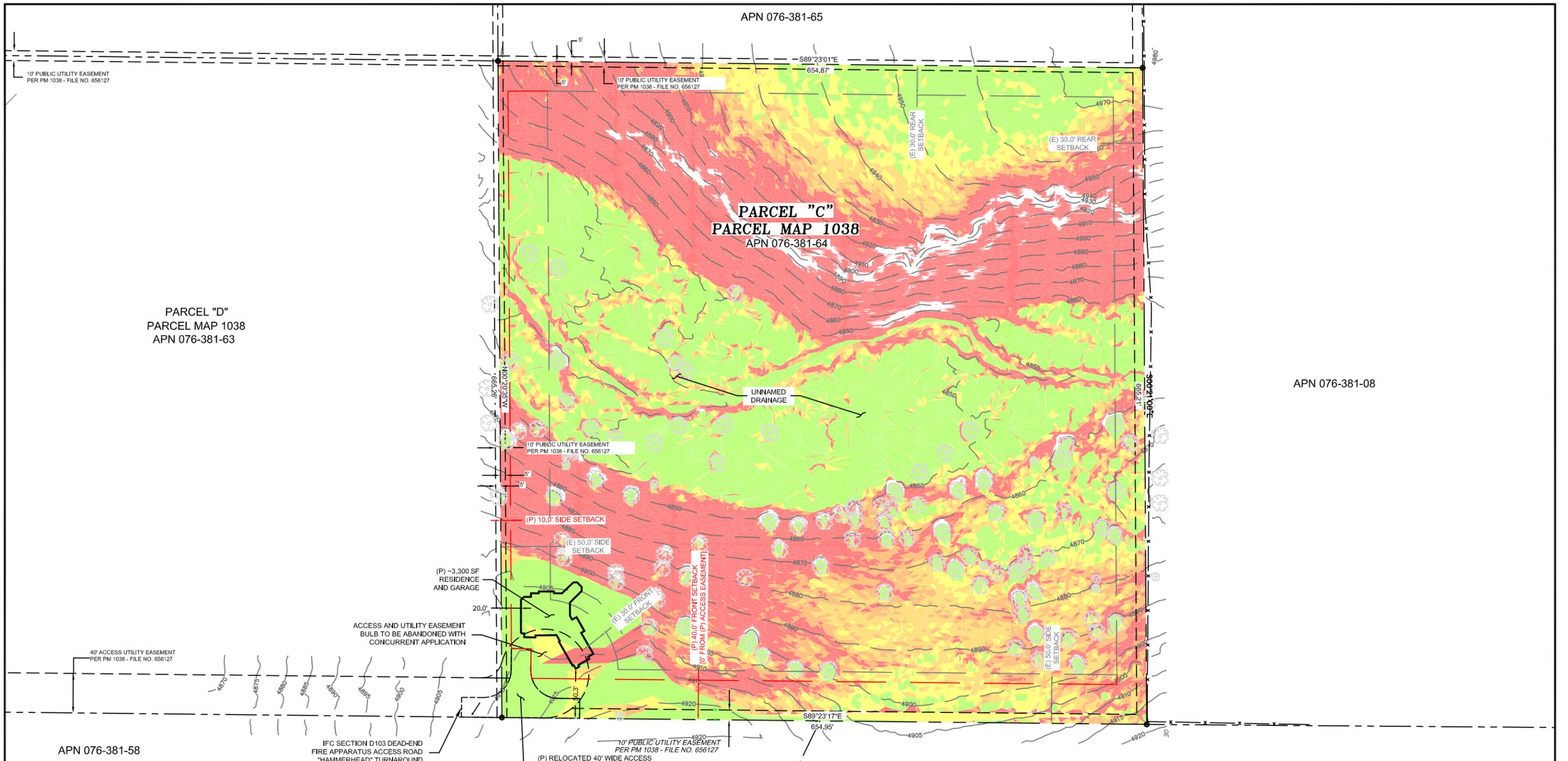
0 EL MOLINO DR
 WASHOE COUNTY
 NEVADA
 775-229-2776



EL MOLINO DR
PROPOSED SETBACK VARIANCE

APN: 076-381-64
 PM 1038 LOT C
 SPANISH SPRINGS VALLEY RANCHES 2

WASHOE COUNTY NV
 PROJECT NO. 1-1545-01.003



PARCEL "D"
PARCEL MAP 1038
APN 076-381-63

PARCEL "C"
PARCEL MAP 1038
APN 076-381-64

APN 076-381-08

APN 076-381-58

APN 076-381-57

Slopes Table

Number	Minimum Slope	Maximum Slope	Area (SF)	Color
1	0.00%	15.00%	149286	■
2	15.00%	20.00%	43613	■
3	20.00%	25.00%	41437	■
4	25.00%	30.00%	35240	■
5	30.00%	100.00%	153470	■

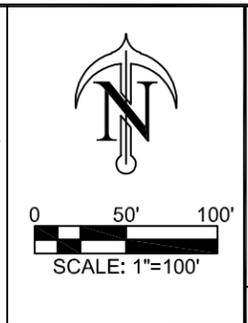
IFC SECTION D103 DEAD-END
FIRE APPARATUS ACCESS ROAD
"HAMMERHEAD" TURNAROUND

(P) RELOCATED 40' WIDE ACCESS
AND UTILITY EASEMENT PER
CONCURRENT APPLICATION



DRAWN:
RMS
DATE: 2019-12-23

PREPARED FOR:
JIMMY COOPER
0 EL MOLINO DR
WASHOE COUNTY
NEVADA
775-229-2776



EL MOLINO DR
SLOPE MAP
APN: 076-381-64
PM 1038 LOT C
SPANISH SPRINGS VALLEY RANCHES 2
WASHOE COUNTY NV
PROJECT NO. 1-1545-01.003

Existing Topography



Drainage ditch unbuildable area.



Existing Topography



Existing Topography.

