



Planning Commission Staff Report

Meeting Date: September 3, 2024

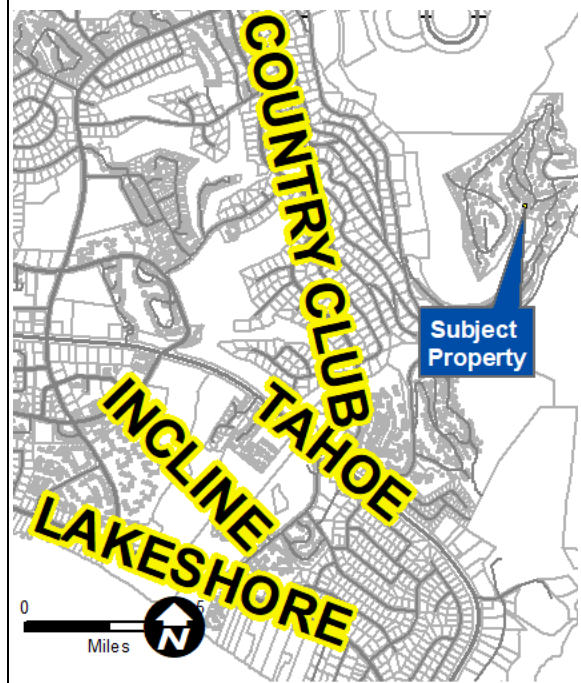
Agenda Item: 8A

ABANDONMENT CASE NUMBER:	WAB24-0007 (Nugent)
BRIEF SUMMARY OF REQUEST:	Request to abandon Washoe County's interest in the offer of dedication for 104.65 SF of the Valais Way access easement
STAFF PLANNER:	Katy Stark, Planner Phone Number: 775.328.3618 E-mail: krstark@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion, and possible action to approve an abandonment of Washoe County's interest in the offer of dedication for 104.65 SF of the Valais Way access easement for the purpose of constructing a garage addition.

Applicant:	GilanFarr Architecture
Property Owner:	Nugent Family Trust, Kris & Aly
Location:	1348 Valais Way, Incline Village, NV 89451
APN:	126-470-11
Parcel Size:	0.052 acre
Master Plan:	Tahoe – Tyrolian Village
Regulatory Zone:	Tahoe – Tyrolian Village (TA_TV)
Area Plan:	Tahoe
Development Code:	Authorized in Article 806, Vacations and Abandonments of Easements or Streets
Commission District:	1 – Commissioner Hill



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 Planning Commission approve Abandonment Case Number WAB24-0007 for the Kris & Aly Nugent Family Trust, with the conditions included as Exhibit A to this matter, having made all three findings in accordance with Washoe County Code Section 110.806.20.

(Motion with Findings on Page 11)

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Abandonment Definition

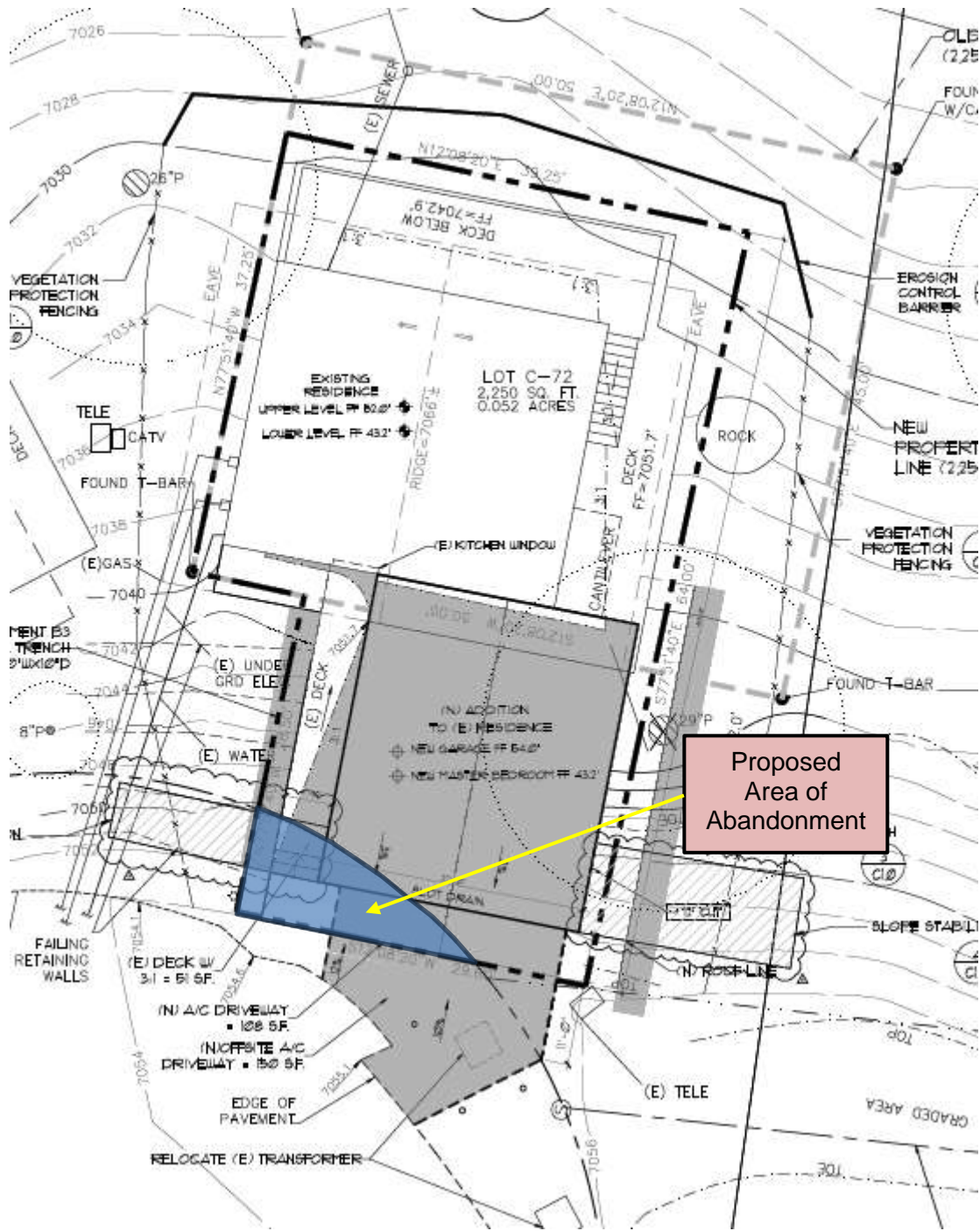
The purpose of an abandonment is to allow for the vacation or abandonment of easements or streets. If the Planning Commission grants an approval of the abandonment, that approval is subject to conditions of approval. Conditions of approval are requirements that need to be completed prior to the recordation of the Resolution and Order of Abandonment.

The Resolution and Order of Abandonment is the legal record, prepared by the Engineering and Capital Projects Division which is recorded to complete the abandonment process. The Engineering and Capital Projects Division completes a technical review of the legal description, exhibit maps and any new easements, submitted by the applicant's surveyor, that are required by the conditions of approval. When the Engineering and Capital Projects Division is satisfied that all conditions of approval have been met, then the Engineering and Capital Projects Division will record the Resolution and Order of Abandonment with the County Recorder. The abandonment is complete upon the recordation of the Resolution and Order of Abandonment with the County Recorder.

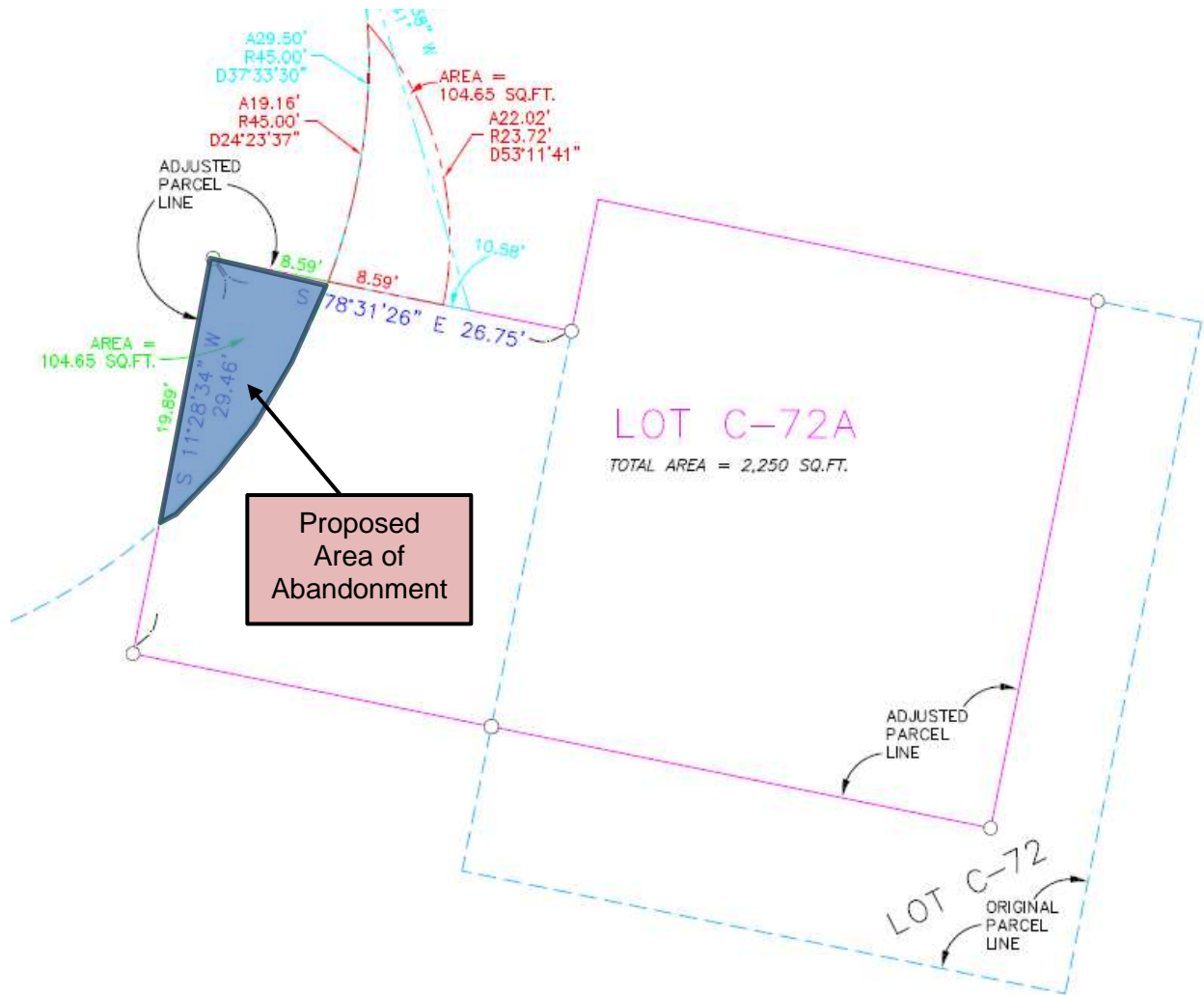
The conditions of approval for Abandonment Case Number WAB24-0007 are attached to this staff report and will be included with the Action Order if granted approval.

- All conditions of approval are required to be completed before the abandonment can be recorded and finalized.
- The abandonment will be effective after the approval of a Resolution and Order of Abandonment by the Engineering and Capital Projects Division and after the recordation of the Resolution and Order of Abandonment by the County Recorder.

The subject property has a regulatory zone of Tahoe – Tyrolian Village (TA_TV). Setbacks in the Tahoe Planning Area are determined by parcel size in accordance with WCC Section 110.220.55. The applicant's parcel is 0.052 acres (2,265.12 SF). Residential parcels less than 5,000 SF in size have front yard setbacks of 15 feet, side yard setbacks of 5 feet, and rear yard setbacks of 10 feet.



Site Plan

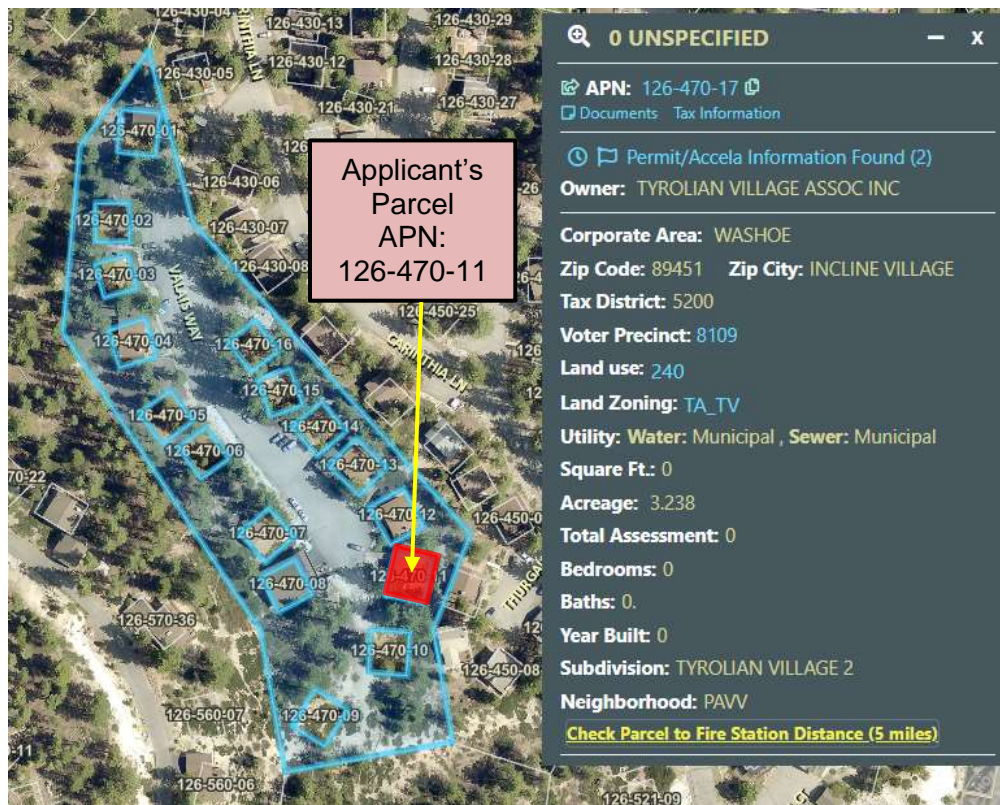


Closeup of Proposed Area of Abandonment

Project Evaluation

The applicant is requesting abandonment of Washoe County’s interest in the offer of dedication for 104.65 SF of the Valais Way access easement for the purpose of constructing a garage addition. The applicant originally submitted a boundary line adjustment application (WBLA24-0002) in order to request an alteration to the existing boundary line to allow for the garage addition. However, Washoe County staff determined that an abandonment of the Valais Way access easement must be approved by the Planning Commission and recorded before the boundary line adjustment can move forward.

Tyrolian Village is a multi-unit complex located in Incline Village. A large portion of the complex is common space managed by the Tyrolian Village Association Inc. Each dwelling located in Tyrolian Village has its own parcel number, with minor associated acreage. The applicant’s parcel is listed at 0.052 acres on the Washoe County Assessor’s website. Parcel lines roughly encompass individual dwellings. The surrounding acreage is common space. The image below shows the portion of Tyrolian Village common space encompassing Valais Way and the land surrounding those dwellings located along Valais Way.



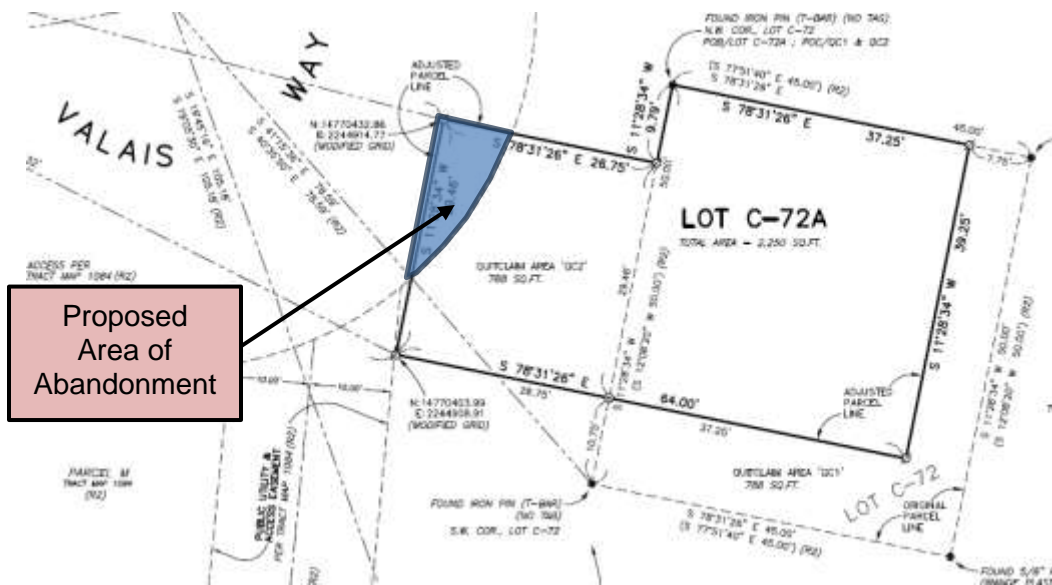
Tyrolian Village Common Space & Valais Way
(Image from Washoe Regional Mapping System – WRMS)

The map for Tyrolian Village Unit No. 2 (Exhibit C) from 1968 shows the above-pictured common space and also includes Valais Way as access for multiple dwellings within Tyrolian Village. See map on the following page. According to Note 2 on the map, “Dedication of all streets to the County of Washoe is rejected, but the offer of dedication will remain open under NRS 278.390.” Due to the recordation of Valais Way as an access easement on the map and the offer of dedication to Washoe County, any request to extend into Valais Way requires Washoe County to abandon its interest in the offer of dedication for that portion of Valais Way.

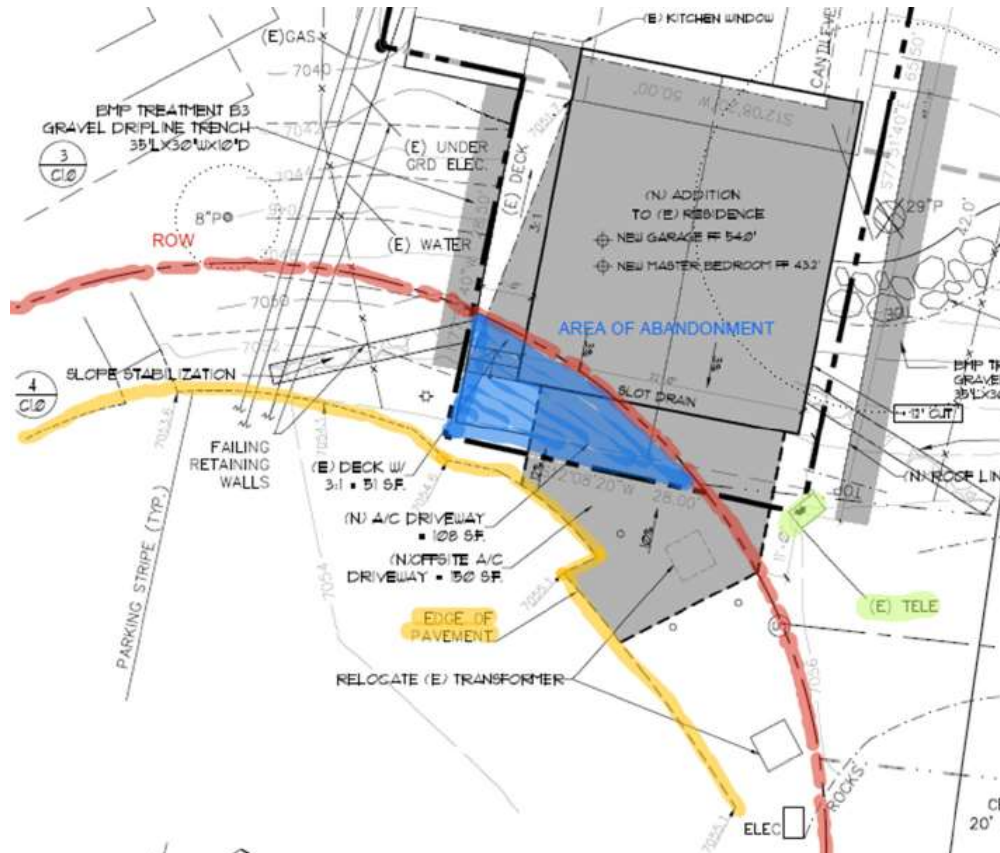


Map for Tyrolian Village Unit No. 2 & Valais Way Access Easement

The applicant is seeking to extend 104.65 SF into an unimproved portion of Valais Way with the boundary line adjustment they are proposing via case WBLA24-0002. However, WCC Section 110.618.20(d) states that a boundary line adjustment application shall not be approved if there is encroachment into any public easement, right-of-way or required yard. Hence, the applicant is requesting the abandonment of Washoe County’s interest in the offer of dedication for the specific 104.65 SF of the Valais Way access easement into which the applicant would like to build their garage addition. If the abandonment is approved, then the applicant would be able to continue forward with their boundary line adjustment case. An abandonment approval would not constitute an approval of WBLA24-0002, but it would allow the processing of the boundary line adjustment case to proceed.



The portion of the Valais Way access easement being proposed for abandonment is shown in blue in the image below. (See Exhibit F for the full image.) The yellow line shows the edge of the paved portion of Valais Way. The proposed area of abandonment is within an unimproved portion of the Valais Way access easement; it is not within the paved portion of Valais Way. In addition, the applicant's future plans to pursue a boundary line adjustment and a garage addition would also fall within an unimproved portion of the Valais Way access easement.



Proposed Abandonment & Edge of Pavement – Image Prepared by Applicant

The abandonment application was reviewed by AT&T staff, who stated that AT&T has telecommunications facilities within the proposed garage footprint, which were placed in 1968. In addition, a telecommunications terminal was placed within the garage footprint in 2014. The telecommunications facilities provide service to 1348 Valais Way and other addresses on Valais Way. AT&T staff stated that the cost of relocating the existing telecommunications facilities to accommodate the applicant's project would be the responsibility of the property owner. Conditions to ensure the relocation of AT&T's telecommunications facilities are included in Exhibit A. Washoe County Planning staff provided AT&T's comments/requirements to the applicant prior to the preparation of this report, and the applicant has indicated that they have communicated with AT&T and are "working on the AT&T items for the project."

North Lake Tahoe Fire Protection District (NLTFPD) staff also reviewed the abandonment application and expressed several concerns. NLTFPD staff said they are concerned regarding the overall remaining roadway widths, and they stated that it appears the existing road leading to the area is being removed to gain Tahoe Regional Planning Agency (TRPA)-related coverage. The applicant followed up with NLTFPD on August 16, 2024, and planning staff received

confirmation from NLTFPD in writing (Exhibit G) that the roadway was reduced in width, but it still meets the required widths for fire truck apparatus.

NLTFPD also expressed concerns that this project may impact the fire apparatus turnaround and the existing street parking arrangements. NLTFPD provided a condition requiring the applicant to provide detailed documentation based on the current International Fire Code. The documentation must include strategies for managing traffic, ensuring clear ingress and evacuation routes for fire apparatus. NLTFPD has stated that it is essential that fire apparatus can enter, maneuver, and retreat quickly to maintain escape routes. NLTFPD also said that the relocation of the transformer will need careful consideration with bollards and vehicular damage protection and must not interfere with fire apparatus turning and maneuvering capabilities. NLTFPD stated that they are aware of this project and will ensure it adheres to all relevant fire codes upon formal submission to Washoe County for permitting. Conditions provided by NLTFPD are included in Exhibit A. Washoe County Engineering and Capital Projects (Engineering) also provided a condition in Exhibit A, requiring the applicant to provide documentation to Engineering that NLTFPD approves the abandonment with respect to providing turnaround access for a fire apparatus. In addition, the applicant and NLTFPD provided written confirmation on August 16, 2024 (Exhibit G) that NLTFPD has no issue with the proposed abandonment.

Planning staff provided the abandonment application to TRPA for review, and TRPA staff stated that the applicant should submit application(s) directly to TRPA for the project (condition included in Exhibit A). TRPA also stated that the applicant would need to submit an application for a building permit, a Boundary Line Adjustment, and a ROW Abandonment for TRPA's review and approval. TRPA stated that the applicant has already submitted the applications to TRPA, and they are currently under review, but the permits must be approved and issued prior to starting construction.

Tahoe Planning Area

The subject parcel is located within the Tahoe Planning Area. Staff was unable to find any relevant policies related to the abandonment of Washoe County's interest in the offer of dedication for a road in the Tahoe Area Plan.

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
NV Division of State Lands	X			
Washoe County Parks & Open Space	X			
Washoe County Sewer	X			
Washoe County Surveyor (PMs Only)	X			
Washoe County Traffic	X			
Washoe County Water Rights Manager (All Apps)	X	X		Timber Weiss, tweiss@washoecounty.gov
WCSC Law Enforcement (Land Development) (All Apps)	X	X	X	Amelia Galicia, agalicia@washoecounty.us Rob Wimer, rwimer@washoecounty.gov; Janelle Thomas, jkthomas@washoecounty.gov
Washoe County Engineering & Capital Projects Director (All Apps)	X			
NNPH EMS	X	X		Sarah C. Smith, EMSProgram@nnph.org
NNPH Environmental Health	X	X		James English, jenglish@washoecounty.us
AT&T	X	X	X	Clifford Cooper, cc2132@att.com; Bryson Gordon, bg1853@att.com
NV Energy	X			
Incline Village Roads	X	X		Cody Burke, CMBurke@washoecounty.gov
IVGID	X			
North Lake Tahoe FPD	X	X	X	Ryan Sommers, rsommers@nltfpd.net; John James, jjames@nltfpd.net
Tahoe Regional Planning Agency	X	X	X	Wendy Jepson, wjepson@trpa.org
US Forest Service (LTBMU) 'Lake Tahoe Basin Management Unit'	X	X		Karen Kuentz, karen.kuentz@usda.gov

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

Staff Comment on Required Findings

WCC Section 110.806.20 requires that all of the following findings be made to the satisfaction of the Washoe County Planning Commission before granting approval of the abandonment request. Staff has completed an analysis of the application and has determined that the proposal is in compliance with the required findings as follows.

- (a) Master Plan. The abandonment or vacation is consistent with the policies, action programs, standards and maps of the Master Plan and the Tahoe Planning Area.

Staff Comments: The abandonment is consistent with the policies, action programs, standards, and maps of the Master Plan and the Tahoe Planning Area, as staff has not found any applicable policies, action programs, standards, or maps related to this abandonment request.

- (b) No Detriment. The abandonment or vacation does not result in a material injury to the public.

Staff Comments: With fulfillment of the conditions of approval included in Exhibit A, the abandonment or vacation should not result in a material injury to the public. The requested abandonment of Washoe County's interest in the offer of dedication for 104.65 SF of the Valais Way access easement for the purpose of constructing a garage addition brought

up several concerns for reviewing agencies. North Lake Tahoe Fire Protection District (NLTFPD) and Washoe County Engineering and Capital Projects (Engineering) both want to ensure that the proposed abandonment will not interfere with clear fire apparatus routes, maneuvering, and turnaround. Both NLTFPD and Engineering provided conditions, included in Exhibit A, to ensure that the proposed abandonment will only be completed/recorded if safe fire apparatus routes and turnaround are established. AT&T stated that AT&T has telecommunications facilities and a telecommunications terminal within the proposed garage footprint; these telecommunications facilities provide service to 1348 Valais Way and other addresses on Valais Way. The Conditions of Approval (Exhibit A) include conditions from AT&T and Washoe County Planning and Building Division to ensure that the AT&T telecommunications facilities and terminal located within the proposed garage footprint are relocated to the satisfaction of AT&T.

- (c) Existing Easements. Existing public utility easements in the area to be abandoned or vacated can be reasonably relocated to provide similar or enhanced service.

Staff Comments: Any existing public utility easements in the area to be abandoned or vacated will be relocated to provide similar or enhanced service. Washoe County Engineering and Capital Projects (Engineering) provided a condition (Exhibit A) requiring retention or relocation of all public utility easements to the satisfaction of and at no expense to Washoe County or the existing public utilities that originally accepted and approved said easements, as well as any other public utilities now in existence that currently utilize said easements.

Recommendation

After a thorough analysis and review, Abandonment Case Number WAB24-0007 is being recommended for approval with conditions. Staff offers the following motion for the Commission's consideration.

Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve Abandonment Case Number WAB24-0007 for the Kris & Aly Nugent Family Trust, with the conditions included as Exhibit A to this matter, having made all three findings in accordance with Washoe County Code Section 110.806.20:

- (a) Master Plan. The abandonment or vacation is consistent with the policies, action programs, standards and maps of the Master Plan and the Tahoe Planning Area; and
- (b) No Detriment. The abandonment or vacation does not result in a material injury to the public; and
- (c) Existing Easements. Existing public utility easements in the area to be abandoned or vacated can be reasonably relocated to provide similar or enhanced service.

Appeal Process

Planning Commission action will be effective 10 calendar days after the written decision is filed with the Secretary to the Planning Commission and mailed to the applicant(s), 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 Planning Commission and mailed to the applicant(s).



Conditions of Approval

Abandonment Case Number WAB24-0007

The project approved under Abandonment Case Number WAB24-0007 shall be carried out in accordance with the conditions of approval granted by the Planning Commission on September 3, 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. Furthermore, to the extent that Washoe County does not own the easements in question, it cannot abandon them. Therefore, this request is in effect a “quitclaim” by the County of whatever interest it might have in the easements in favor of the owners who applied for the abandonment. Nothing in this abandonment should be construed as an assertion by the County of ownership over the easements in question. To the extent other property owners nearby or other entities might have any ownership interests in these easements, this abandonment does not affect those interests and the property owners associated with this abandonment are responsible for utilizing whatever legal mechanisms are necessary to address those interests on their own.

Unless otherwise specified, all conditions related to the approval of this Abandonment shall be met prior to recordation of the Resolution and Order of Abandonment. Prior to recordation of the Resolution and Order of Abandonment, each agency shall determine when compliance of their specific conditions is met by the applicant as set forth in the Conditions of Approval. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Community Services Department – Planning and Building Division.

Compliance with the conditions of approval related to this abandonment 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. All conditions of approval must be met prior to the Engineering and Capital Projects Division recording the required Resolution and Order of Abandonment.

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

- All conditions of approval are required to be completed before the Abandonment can be recorded and finalized.
- The abandonment will be effective after the approval of a Resolution and Order of Abandonment by the Engineering and Capital Projects and after the recordation of the Resolution and Order of Abandonment by the County Recorder.

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 CSD – Planning and Building Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Katy Stark, Planner, 775.328.3618, krstark@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 abandonment.
- 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 abandonment action. The County Engineer shall determine compliance with this condition.
- d. This Abandonment will be effective upon recordation of the Resolution and Order of Abandonment by the County Recorder.
- e. Prior to recordation of the Resolution and Order of Abandonment, the applicant shall provide documentation from AT&T stating that the AT&T telecommunications facilities and terminal located within the proposed garage footprint have been relocated to the satisfaction of AT&T, or the applicant shall provide documentation of an agreement reached with AT&T for relocation of the telecommunications facilities and terminal.

Washoe County Engineering and Capital Projects

2. The following conditions are requirements of Engineering and Capital Projects, which shall be responsible for determining compliance with these conditions.

Contact Names –

Janelle K. Thomas, P.E., 775.328.3603, jkthomas@washoecounty.gov

Robert Wimer, P.E., 775.328.2059, rwimer@washoecounty.gov

- a. Prior to recordation of the Order of Abandonment, the applicant shall submit legal descriptions and exhibit maps for the areas of abandonment, any new easements and any easement reservations that are required, to the Engineering and Capital Projects Division for review and approval. Legal descriptions and exhibit maps shall be prepared by a Nevada professional land surveyor.
- b. Retention or relocation of all public utility easements is required to the satisfaction of and at no expense to Washoe County or the existing public utilities that originally accepted and approved said easements, as well as any other public utilities now in existence that currently utilize said easements. Said relocations shall be evidenced by the recordation of properly executed documents reflecting the grant of new easements (if required) to said public utilities and the relinquishment by said public utilities of their former easements.
- c. This Abandonment approval is for the elimination of the Offer of Dedication of public right-of-way and any County rights to drainage and utility easements. Public Utility Easements remain unless relinquished by the Public Utility Company holding the easement right.

- d. The applicant shall provide documentation to Washoe County Engineering and Capital Projects that the North Lake Tahoe Fire Protection District approves of this abandonment with respect to providing turnaround access for a fire apparatus.
- e. The applicant shall comply with conditions necessary to affect the Resolution and Order of Abandonment within two (2) years from the date of the action by the Planning Commission or this conditional abandonment will be null and void.

AT&T

3. The following condition is a requirement of AT&T, which shall be responsible for determining compliance with this condition.

Contact Name – Cliff Cooper, Sr. Specialist – OSP Design Engineer, 775.453.7578, cc2132@att.com

- a. AT&T has telecommunications facilities within the proposed garage footprint, placed in 1968, with a telecommunications terminal placed in 2014, also within the proposed garage footprint. The telecom facilities provide service to 1348 and other addresses on Valais Way. These facilities pre-date the sale to the current owner (R5) and the License Agreement for garages (R6) and exist within the Common Area of Tyrolian Village Unit No. 2. The cost of relocating the existing facilities to accommodate this project is the responsibility of the current property owner.

North Lake Tahoe Fire Protection District (NLTFPD)

4. The following conditions are requirements of North Lake Tahoe Fire Protection District (NLTFPD), which shall be responsible for determining compliance with these conditions.

Contact Name – John James, Fire Marshal, 775.831.0351 x8131, jjames@nltpd.net

- a. The applicant shall provide detailed documentation based on the current International Fire Code. This documentation shall depict strategies for managing traffic, ensuring clear ingress and evacuation routes for fire apparatus. It is essential that fire apparatus can enter, maneuver, and retreat quickly to maintain escape routes.
- b. The relocation of the transformer will need careful consideration with bollards and vehicular damage protection and to not interfere with fire apparatus turning and maneuvering capabilities.
- c. The project shall adhere to all relevant fire codes upon formal submission to Washoe County for permitting.

Tahoe Regional Planning Agency (TRPA)

5. The following conditions are requirements of Tahoe Regional Planning Agency (TRPA), which shall be responsible for determining compliance with these conditions.

Contact Name – Wendy Jepson, wJepson@trpa.gov

- a. The applicant shall submit applications for a building permit, a Boundary Line Adjustment, and a ROW Abandonment to TRPA for review and approval. The permits must be issued and acknowledged prior to construction.

*** End of Conditions ***

From: [COOPER, CLIFFORD E](#)
To: [Stark, Katherine](#)
Subject: FW: July Agency Review Memo II
Date: Monday, July 15, 2024 1:35:34 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[July Agency Review Memo II.pdf](#)

This Message Is From an External Sender

This message came from outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.

[Report Suspicious](#)

Katy,

AT&T has telecommunications facilities within the proposed garage footprint, placed in 1968, with a telecommunications terminal placed in 2014, also within the proposed garage footprint. The telecom facilities provide service to 1348 and other addresses on Valais Way. These facilities pre-date the sale to the current owner(R5) and the License Agreement for garages (R6) and exist within the Common Area of Tyrolian Village Unit No. 2.

The cost of relocating the existing facilities to accommodate this project would be the responsibility of the current property owner.

CLIFF COOPER
SR SPECIALIST-OSP DESIGN ENGINEER
AT&T NEVADA
1375 Capital Blvd rm 115
Reno, NV 89502
ROW Office: 775-453-7578
Cell: 775-200-6015
Email: cc2132@att.com

TEXTING and DRIVING...It Can Wait

From: Roman, Brandon <BRoman@washoecounty.gov>
Sent: Monday, July 15, 2024 11:03 AM
Subject: July Agency Review Memo II

Good morning,

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

Please find the attached **Agency Review Memo II** with cases received in **July** by Washoe County Community Services Department, Planning and Building Division. You've been

asked to review the application for **Item #1**. The item description and link to the application are provided in the memo. **Comments are due by July 25, 2024.**

Sincerely,



Brandon Roman
Senior Office Specialist, Planning & Building Division | Community Services Department

broman@washoecounty.gov | Direct Line: 775.328.3606

My working hours: Monday-Friday 7:00am to 3:30pm

Visit us first online: www.washoecounty.gov/csd

Planning Division: 775.328.6100 | 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](#)



Application Review Memorandum II

Agency Comments and Conditions Due as Follows:

#1 – #2 – Agency Comments and Conditions Due – July 25, 2024

To: Reviewing Agencies

Subject: Review of Applications Submitted July 2024 – Memo II

From: Planning and Building Division
Community Services Department

Agency Review Process

Each project application received through the Planning and Building Division is sent to applicable agencies for review and analysis. Each agency is responsible for providing comments and/or conditions for the applications to the Planning and Building Division. Relevant agency comments will be included in the staff report and agency conditions will be incorporated as Conditions of Approval.

Comments and Conditions are requested according to the above-noted schedule and may be submitted to the staff planner listed for each case.

Project Descriptions: Project descriptions are provided below with links to the applications, or you may visit the Planning and Building Division Applications’ website and choose the correct Commission District page: www.washoecounty.gov/planning/applications

The following case is tentatively scheduled to be heard by
#1 – Planning Commission – September 3, 2024

1. **Case Number WAB24-0007 (Nugent)** - For hearing, discussion, and possible action to approve an abandonment of Washoe County’s interest in the offer of dedication for 104.65 SF of the Valais Way access easement for the purpose of constructing a garage addition.

- Applicant: GilanFarr Architecture
- Property Owner: Nugent Family Trust, Kris & Aly
- Location: 1348 Valais Way,
Incline Village, NV 89451
- Assessor’s Parcel Number(s): 126-470-11
- Parcel Size: 0.052 acre
- Master Plan Category: Tahoe – Tyrolian Village
- Regulatory Zone: Tahoe – Tyrolian Village (TA_TV)
- Area Plan: Tahoe

**WAB24-0007
EXHIBIT B**

- Development Code: Authorized in Article 806, Vacations and Abandonments of Easements or Streets
- Commission District: 1 – Commissioner Hill
- Staff: Katy Stark, Planner
Washoe County Community Services Department
Planning and Building Division
- Phone: 775-328-3618
- E-mail: KRstark@washoecounty.gov

The following case is tentatively scheduled to be heard by

#2 – Planning Commission – September 3, 2024

2. **Case Number WSUP23-0036 (Dodge Flat Solar II)** - For hearing, discussion, and possible action to approve a special use permit for 1) the establishment of a 200MW photovoltaic generation facility and a 200MW battery energy storage system which is an Energy Production, Renewable use; 2) construction of a 345 kV sub-station and a 1-mile 345 kV Gen-tie line connecting the proposed substation to the Olinghouse Substation, which is a Utility Services use; 3) major grading for 1,178 acres of ground disturbance which includes 21,186 cubic yards of cut and 125,634 cubic yards of fill, 4) a request to vary all parking design requirements, 5) a request to vary landscaping design requirements, and 6) a request to vary lighting requirements. This project meets the standard for a project of regional significance because it will generate more than 5 MW of electricity, require construction of a substation, and require construction of a transmission line that carries 60 kV or more. It will require approval by the regional planning authorities before any approval at the county level would take effect. This project also requires recommendation to amend the Regional Utility Corridor Map from the Board of County Commissioners to identify the location of the new substation and transmission line. This project will need to comply with all Federal and State approvals before any approval at the county level would take effect.

- Applicant: Dodge Flat Energy Center, LLC
- Property Owner: United States of America; Dodge Flat Energy Center, LLC; The Fort Churchill Corporation; Cowles 1982 Trust; Robert I. Cowles, Jr.; The Fernandez Trust; Virginia Vierra Trust; Dodge Flat Solar, LLC; New Nevada Lands, LLC; Nathaniel Ray Johnson; Douglas and Denise Larned Family Trust; Jeremy James Hice; Elizabeth Heyer Charitable Trust;
- Location: 2505 State Route 447; 0 State Route 447; 2495 State Route 447; 2480 Olinghouse Road; 0 Interstate 80 E; 3505 State Route 447
- Assessor's Parcel Number(s): 079-150-21; 079-150-20; 079-150-19; 079-150-17; 079-180-14; 079-150-45; 079-180-50; 079-150-08; 079-150-47; 079-150-07; 079-150-06; 079-150-04; 079-150-02; 079-150-01; 084-040-07; 079-150-58
- Parcel Size: 20.00; 80.00; 80.00; 301.20; 38.09; 647.49; 208.07; 640.00; 283.58; 40.00; 80.00; 80.00; 40.00; 40.00; 651.31; 592.20 acres
- Master Plan Category: Rural
- Regulatory Zone: General Rural
- Area Plan: Truckee Canyon
- Development Code: Authorized in Article 810, Special Use Permits

**WAB24-0007
EXHIBIT B**

July 23, 2024

Washoe County Community Services
Planning and Development Division

RE: Nugent; 126-470-11
Abandonment; WAB24-0007

Dear Washoe County Staff:

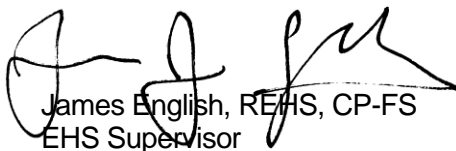
The following conditions are requirements of Northern Nevada Public Health (NNPH), Environmental Health Division, (EHS) which shall be responsible for determining compliance with these conditions.

Contact Name – James English - jenglish@washoecounty.us

- 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 regarding all NNPH comments.

Sincerely,



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



From: [Program, EMS](#)
To: [Stark, Katherine](#)
Cc: [Program, EMS](#)
Subject: FW: July Agency Review Memo II
Date: Tuesday, July 16, 2024 9:29:18 AM
Attachments: [July Agency Review Memo II.pdf](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)

Good Morning,

The EMS Program has reviewed the July Agency Review Memo II - Case Number WAB24-0007 (Nugent)- and has no concerns or questions at this time based on the information provided.

Thank you,



Sarah C. Smith (*She/Her/Hers*)
EMS Coordinator
Epidemiology and Public Health Preparedness

O: [775-326-6043](tel:775-326-6043)
1001 E Ninth St. Bldg. B Reno, NV 89512

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

[Click here to take our customer satisfaction survey](#)

From: Roman, Brandon <BRoman@washoecounty.gov>
Sent: Tuesday, July 16, 2024 7:12 AM
To: Huntley, Scott <SHuntley@washoecounty.gov>; Lustenberger, Fred <FLustenberger@washoecounty.gov>; Pekar, Faye-Marie L. <FPekar@washoecounty.gov>; Pascual, Katrina A. <KPascual@washoecounty.gov>; Handrock, Wayne <WHandrock@washoecounty.gov>; Hyde, Katherine D. <KDHyde@washoecounty.gov>; WRWC <WRWC@washoecounty.gov>; Weiss, Timber A. <TWeiss@washoecounty.gov>; Galicia, Amelia <AGalicia@washoecounty.gov>; Wimer, Robert <RWimer@washoecounty.gov>; Smith, Dwayne E. <DESmith@washoecounty.gov>; Hein, Stephen <SHein@washoecounty.gov>; Thomas, Janelle K. <JKThomas@washoecounty.gov>; Reede, Michon <MReede@washoecounty.gov>; Rosa, Genine <GRosa@nnph.org>; Restori, Joshua <JRestori@nnph.org>; Program, EMS <EMSProgram@nnph.org>; Kelly, David A <DAKelly@nnph.org>; English, James <JEnglish@nnph.org>; Rubio, Wesley S <WRubio@nnph.org>
Cc: EHS Plan Review <EHSPlanReview@nnph.org>
Subject: RE: July Agency Review Memo II

Date: July 25, 2024

To: Katy Stark, Planner

From: Janelle K. Thomas, P.E., Senior Licensed Engineer
Robert Wimer, P.E., Licensed Engineer

Re: Abandonment Case WAB24-0007 Nugent Abandonment
APN: 126-470-11

GENERAL COMMENTS

Washoe County Engineering and Capital Project staff have reviewed the above referenced application. The application is for the abandonment of a portion of a cul-de-sac access easement along the northwestern corner on the subject parcel. The parcel is located on approximately .052 acres at 1348 Valais Way, in Tyrollian Village in Incline Village. The Engineering and Capital Projects Division recommends approval with the following comments and conditions of approval which supplement the applicable County Code and are based upon our review of the application prepared by GilanFarr Architecture. The County Engineer shall determine compliance with all the following conditions of approval.

For questions related to sections below, please contact the staff's name referenced.

GENERAL CONDITIONS

Contact Information: Robert Wimer, P.E. (775) 328-2059

1. Prior to recordation of the Order of Abandonment, the applicant shall submit legal descriptions and exhibit maps for the areas of abandonment, any new easements and any easement reservations that are required, to the Engineering and Capital Projects Division for review and approval. Legal descriptions and exhibit maps shall be prepared by a Nevada professional land surveyor.
2. Retention or relocation of all public utility easements is required to the satisfaction of and at no expense to Washoe County or the existing public utilities that originally accepted and approved said easements, as well as any other public utilities now in existence that currently utilize said easements. Said relocations shall be evidenced by the recordation of properly executed documents reflecting the grant of new easements (if required) to said public utilities and the relinquishment by said public utilities of their former easements.
3. This Abandonment approval is for the elimination of the Offer of Dedication of public right-of-way and any County rights to drainage and utility easements. Public Utility Easements remain unless relinquished by the Public Utility Company holding the easement right.
4. The applicant shall provide documentation to Washoe County Engineering and Capital Projects that the North Lake Tahoe Fire Protection District approves of this abandonment with respect to providing turnaround access for a fire apparatus.
5. The applicant shall comply with conditions necessary to affect the Resolution and Order of Abandonment within two (2) years from the date of the action by the Planning Commission or this conditional abandonment will be null and void.

From: [Kuentz, Karen - FS, CA](#)
To: [Stark, Katherine](#)
Subject: FW: July Agency Review Memo II
Date: Tuesday, July 16, 2024 4:44:34 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[July Agency Review Memo II.pdf](#)

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This message came from outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.

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Hello – the Lake Tahoe Basin Management unit has no comments on this project (Item #1).

Thank you.



Karen Kuentz
Lands and Special Uses Program Manager
Forest Service
Lake Tahoe Basin Management Unit

c: 530-721-9599

I am working both in the office and remotely. The best way to reach me is by email.

karen.kuentz@usda.gov

35 College Drive
South Lake Tahoe, CA 96150

www.fs.usda.gov



Caring for the land and serving people

From: Roman, Brandon <BRoman@washoecounty.gov>
Sent: Monday, July 15, 2024 11:03 AM
Subject: [EXTERNAL: Suspicious Link]July Agency Review Memo II

CAUTION: This message triggered warnings of **potentially** malicious web content. Consider whether you are expecting the message, along with inspection for suspicious links, prior to clicking. Any concerns with



Application Review Memorandum II

Agency Comments and Conditions Due as Follows:

#1 – #2 – Agency Comments and Conditions Due – July 25, 2024

To: Reviewing Agencies

Subject: Review of Applications Submitted July 2024 – Memo II

From: Planning and Building Division
Community Services Department

Agency Review Process

Each project application received through the Planning and Building Division is sent to applicable agencies for review and analysis. Each agency is responsible for providing comments and/or conditions for the applications to the Planning and Building Division. Relevant agency comments will be included in the staff report and agency conditions will be incorporated as Conditions of Approval.

Comments and Conditions are requested according to the above-noted schedule and may be submitted to the staff planner listed for each case.

Project Descriptions: Project descriptions are provided below with links to the applications, or you may visit the Planning and Building Division Applications’ website and choose the correct Commission District page: www.washoecounty.gov/planning/applications

The following case is tentatively scheduled to be heard by
#1 – Planning Commission – September 3, 2024

1. **Case Number WAB24-0007 (Nugent)** - For hearing, discussion, and possible action to approve an abandonment of Washoe County’s interest in the offer of dedication for 104.65 SF of the Valais Way access easement for the purpose of constructing a garage addition.

- Applicant: GilanFarr Architecture
- Property Owner: Nugent Family Trust, Kris & Aly
- Location: 1348 Valais Way,
Incline Village, NV 89451
- Assessor’s Parcel Number(s): 126-470-11
- Parcel Size: 0.052 acre
- Master Plan Category: Tahoe – Tyrolian Village
- Regulatory Zone: Tahoe – Tyrolian Village (TA_TV)
- Area Plan: Tahoe

**WAB24-0007
EXHIBIT B**

- Development Code: Authorized in Article 806, Vacations and Abandonments of Easements or Streets
- Commission District: 1 – Commissioner Hill
- Staff: Katy Stark, Planner
Washoe County Community Services Department
Planning and Building Division
- Phone: 775-328-3618
- E-mail: KRstark@washoecounty.gov

The following case is tentatively scheduled to be heard by

#2 – Planning Commission – September 3, 2024

2. **Case Number WSUP23-0036 (Dodge Flat Solar II)** - For hearing, discussion, and possible action to approve a special use permit for 1) the establishment of a 200MW photovoltaic generation facility and a 200MW battery energy storage system which is an Energy Production, Renewable use; 2) construction of a 345 kV sub-station and a 1-mile 345 kV Gen-tie line connecting the proposed substation to the Olinghouse Substation, which is a Utility Services use; 3) major grading for 1,178 acres of ground disturbance which includes 21,186 cubic yards of cut and 125,634 cubic yards of fill, 4) a request to vary all parking design requirements, 5) a request to vary landscaping design requirements, and 6) a request to vary lighting requirements. This project meets the standard for a project of regional significance because it will generate more than 5 MW of electricity, require construction of a substation, and require construction of a transmission line that carries 60 kV or more. It will require approval by the regional planning authorities before any approval at the county level would take effect. This project also requires recommendation to amend the Regional Utility Corridor Map from the Board of County Commissioners to identify the location of the new substation and transmission line. This project will need to comply with all Federal and State approvals before any approval at the county level would take effect.

- Applicant: Dodge Flat Energy Center, LLC
- Property Owner: United States of America; Dodge Flat Energy Center, LLC; The Fort Churchill Corporation; Cowles 1982 Trust; Robert I. Cowles, Jr.; The Fernandez Trust; Virginia Vierra Trust; Dodge Flat Solar, LLC; New Nevada Lands, LLC; Nathaniel Ray Johnson; Douglas and Denise Larned Family Trust; Jeremy James Hice; Elizabeth Heyer Charitable Trust;
- Location: 2505 State Route 447; 0 State Route 447; 2495 State Route 447; 2480 Olinghouse Road; 0 Interstate 80 E; 3505 State Route 447
- Assessor's Parcel Number(s): 079-150-21; 079-150-20; 079-150-19; 079-150-17; 079-180-14; 079-150-45; 079-180-50; 079-150-08; 079-150-47; 079-150-07; 079-150-06; 079-150-04; 079-150-02; 079-150-01; 084-040-07; 079-150-58
- Parcel Size: 20.00; 80.00; 80.00; 301.20; 38.09; 647.49; 208.07; 640.00; 283.58; 40.00; 80.00; 80.00; 40.00; 40.00; 651.31; 592.20 acres
- Master Plan Category: Rural
- Regulatory Zone: General Rural
- Area Plan: Truckee Canyon
- Development Code: Authorized in Article 810, Special Use Permits

**WAB24-0007
EXHIBIT B**

From: [John James](#)
To: [Stark, Katherine](#)
Subject: Application Review # 1 Case Number WAB24-0007 (Nugent)
Date: Thursday, July 18, 2024 9:09:22 AM
Attachments: [image006.png](#)
[image007.png](#)

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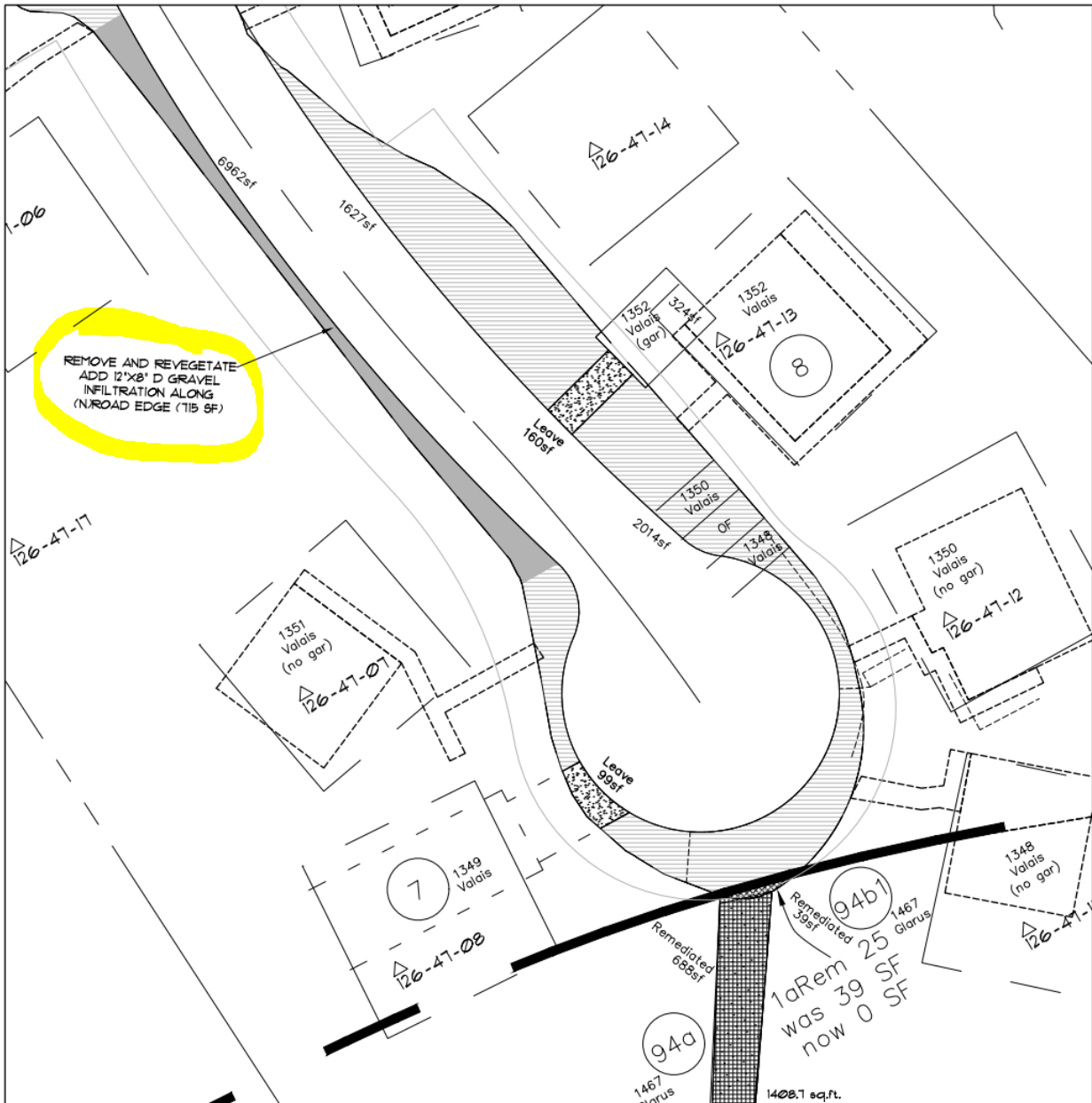
Hello Katy,

We have concerns regarding the overall remaining roadway widths, particularly since it appears that the existing road leading to the area is being removed to gain TRPA-related coverage.

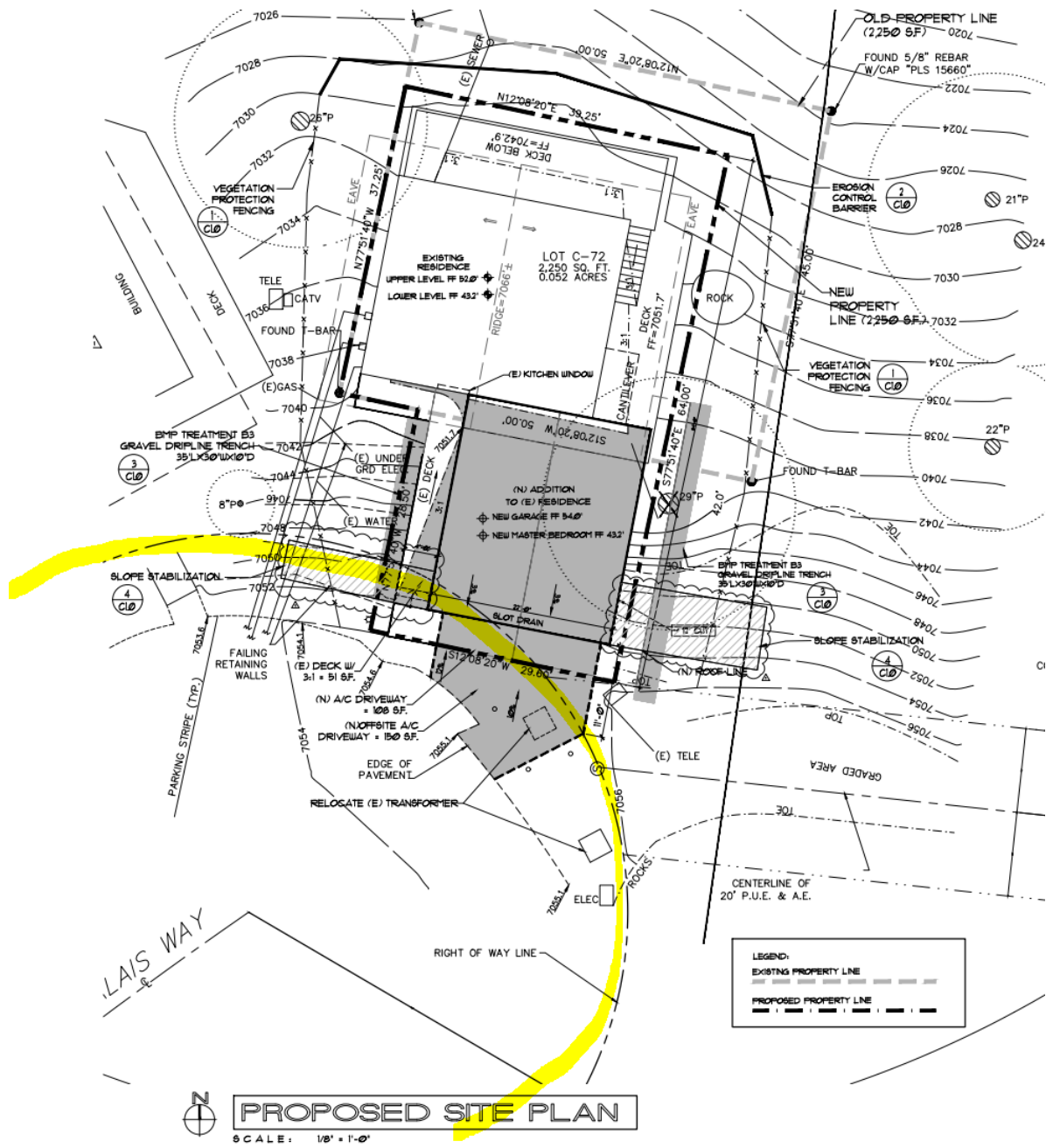
Additionally, we are concerned about the fire apparatus turnaround and the existing street parking arrangements. Therefore, we request that the design professional provide detailed documentation based on the current International Fire Code. This documentation shall depict strategies for managing traffic, ensuring clear ingress and evacuation routes for fire apparatus. It is essential that fire apparatus can enter, maneuver, and retreat quickly to maintain escape routes.

The relocation of the transformer will need careful consideration with bollards and vehicular damage protection and to not interfere with fire apparatus turning and maneuvering capabilities.

The NLTFPD is aware of this project and will ensure it adheres to all relevant fire codes upon formal submission to Washoe County for permitting.



C1.A TYROLIAN COVERAGE EXHIBIT



John James
 Fire Marshal
 Office: 775.831.0351 x8131 | Cell: 775.413.9344
 Email: jjames@nltfpd.net
 866 Oriole Way | Incline Village | NV 89451



From: [Burke, Cody M](#)
To: [Stark, Katherine](#)
Subject: Re: July Agency Review
Date: Monday, July 22, 2024 3:56:47 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)

Good afternoon Katherine,

The property in question on Valais Way, is located in the Tyrolian Village. Washoe County Roads (Incline) conducts no maintenance what so ever in that area due to it being handled by the Tyrolian Village Assoc INC. From a Roads stand point this doesn't affect our department. If you have any other questions feel free to ask.

From: Stark, Katherine <KRStark@washoecounty.gov>
Sent: Monday, July 22, 2024 11:32 AM
To: Burke, Cody M <CMBurke@washoecounty.gov>
Cc: Stark, Katherine <KRStark@washoecounty.gov>
Subject: RE: July Agency Review

Hi Cody,

I just reviewed your email. Did you have trouble accessing the link for the application? Here's a link to the application on the website if that helps:

https://www.washoecounty.gov/csd/planning_and_development/applications/files-planning-development/comm_dist_one/2024/Files/WAB24-0007_Nugent_app.pdf

Thanks!



Katy Stark
Planner, Planning & Building Division | Community Services Department
krstark@washoecounty.gov | Direct Line: 775.328.3618
My typical working hours: Monday-Friday 7:00 am to 4:00 pm
Visit us first online: www.washoecounty.gov/csd
Planning Division: 775.328.6100 | 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](#)

From: Burke, Cody M <CMBurke@washoecounty.gov>
Sent: Monday, July 15, 2024 11:49 AM
To: Stark, Katherine <KRStark@washoecounty.gov>

Subject: July Agency Review

Hello Katherine,

Unable to view any plans regarding Case Number WAB24-0007 (Nugent) for July's agency review



Cody Burke
Supervisor | Community Services Department
cmurke@washoecounty.gov | Office: 775.300.1985
625 Mt. Rose Hwy, Incline Village, NV 89451



From: [Wendy Jepson](#)
To: [Stark, Katherine](#)
Subject: RE: Coverage Issues? - July Agency Review Memo II - WAB24-0007
Date: Wednesday, July 24, 2024 11:19:01 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

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Hi Katherine,

Yes, the applicant would need to submit an application for a building permit **and** for a Boundary Line Adjustment and a ROW Abandonment for review and approval. In checking the TRPA records, the applicant has already submitted to TRPA and they are currently under review. But the applicant needs the permits issued and acknowledged prior to starting construction.

Hope this helps.

Wendy

From: Stark, Katherine <KRStark@washoecounty.gov>
Sent: Wednesday, July 24, 2024 8:51 AM
To: Wendy Jepson <wjepson@trpa.gov>
Cc: Stark, Katherine <KRStark@washoecounty.gov>
Subject: RE: Coverage Issues? - July Agency Review Memo II - WAB24-0007

Good morning, Wendy,

Thank you for the quick feedback! I want to clarify. I'm assuming it's the garage addition application that needs to be submitted to TRPA. Is that correct? At this point, the applicant needs to have the current abandonment case approved by the Planning Commission and then have a boundary line adjustment application approved before they can submit a building permit to Washoe County. Does TRPA need anything from the applicant before the abandonment and boundary line adjustment move forward?

Thank you!

| [Katy Stark](#)



Planner, Planning & Building Division | Community Services Department

krstark@washoecounty.gov | Direct Line: 775.328.3618

My typical working hours: Monday-Friday 7:00 am to 4:00 pm

Visit us first online: www.washoecounty.gov/csd

Planning Division: 775.328.6100 | 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](#)

From: Wendy Jepson <wjepson@trpa.gov>

Sent: Tuesday, July 23, 2024 1:15 PM

To: Stark, Katherine <KRStark@washoecounty.gov>

Subject: RE: Coverage Issues? - July Agency Review Memo II - WAB24-0007

Hi Katherine,

Thanks for reaching out. The applicant needs to come to TRPA and submit an application(s) directly to TRPA for this project. We frequently review projects in that area.

Please feel free to give me a call if you have any questions.

Thanks,

Wendy

From: Stark, Katherine <KRStark@washoecounty.gov>

Sent: Tuesday, July 23, 2024 9:44 AM

To: Wendy Jepson <wjepson@trpa.gov>

Cc: Stark, Katherine <KRStark@washoecounty.gov>

Subject: Coverage Issues? - July Agency Review Memo II - WAB24-0007

Good morning, Wendy,

I'm the planner on an abandonment case up at Tyrolian Village. This is a bit of an unusual abandonment case. The applicant wants to add a garage addition to their home, but the parcels up in Tyrolian Village are basically the dwelling. The applicant originally submitted a boundary line adjustment application, but we realized that we could not approve the boundary line adjustment without an abandonment of Washoe County's interest in the portion of their proposed new parcel lines that extends into Valais Way. Valais Way is part of Tyrolian Village's common area, but it's also an access easement that they originally offered for dedication to Washoe County. (Map is attached to this email – t1084a) Washoe County rejected the offer of dedication at the time, but the offer of dedication basically remains open indefinitely – hence the need for abandonment.

With all that said , I neglected to include TRPA in my agency review list when the case was first submitted. But I want to check with you about potential coverage issues and/or anything else that may be of concern with the requested abandonment. **Could you please review Item #1 on the attached July Agency Review Memo II?** Here's a link to the application: https://www.washoecounty.gov/csd/planning_and_development/applications/files-planning-development/comm_dist_one/2024/Files/WAB24-0007_Nugent_app.pdf I also attached an email from John James (NLTFPD), because he expressed concerns about some potential road changes in Tyrolian Village to gain TRPA-related coverage.

I'm finishing my draft staff report for the abandonment, but I'm taking off for vacation this Thursday and will be back on Monday, August 5th. **Could you please send me any comments, conditions for the abandonment, or concerns by August 5th?**

Thank you so much!



Katy Stark
Planner, Planning & Building Division | Community Services Department
krstark@washoecounty.gov | Direct Line: 775.328.3618

My typical working hours: Monday-Friday 7:00 am to 4:00 pm

Visit us first online: www.washoecounty.gov/csd
Planning Division: 775.328.6100 | 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: July 18, 2024

To: Katy Stark, Planner

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

Re: Abandonment Case Number WAB24-0007 (Nugent)

GENERAL PROJECT DISCUSSION

For hearing, discussion, and possible action to approve an abandonment of Washoe County's interest in the offer of dedication for 104.65 SF of the Valais Way access easement for the purpose of constructing a garage addition.

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

No water rights conditions for this abandonment.

From: [Galicia, Amelia](#)
To: [Stark, Katherine](#)
Subject: FW: July Agency Review Memo II
Date: Tuesday, July 16, 2024 10:31:24 AM
Attachments: [July Agency Review Memo II.pdf](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)

Good morning,

No issues/concerns regarding item #1 from the Washoe County Sheriff's Office.

Thank you,



Amelia Galicia, Captain

Washoe County Sheriff's Office

Patrol Division

Phone: 775-328-3350

Email: agalicia@washoecounty.us

911 Parr Boulevard

Reno, NV 89512

www.WashoeSheriff.com



From: Roman, Brandon <BRoman@washoecounty.gov>

Sent: Tuesday, July 16, 2024 7:12 AM

To: Huntley, Scott <SHuntley@washoecounty.gov>; Lustenberger, Fred <FLustenberger@washoecounty.gov>; Pekar, Faye-Marie L. <FPekar@washoecounty.gov>; Pascual, Katrina A. <KPascual@washoecounty.gov>; Handrock, Wayne <WHandrock@washoecounty.gov>; Hyde, Katherine D. <KDHyde@washoecounty.gov>; WRWC <WRWC@washoecounty.gov>; Weiss, Timber A. <TWeiss@washoecounty.gov>; Galicia, Amelia <AGalicia@washoecounty.gov>; Wimer, Robert <RWimer@washoecounty.gov>; Smith, Dwayne E. <DESmith@washoecounty.gov>; Hein, Stephen <SHein@washoecounty.gov>; Thomas, Janelle K. <JKThomas@washoecounty.gov>; Reede, Michon <MReede@washoecounty.gov>; Rosa, Genine <GRosa@nnph.org>; Restori, Joshua <JRestori@nnph.org>; Program, EMS <EMSProgram@nnph.org>; Kelly, David A <DAKelly@nnph.org>; English, James <JEnglish@nnph.org>; Rubio, Wesley S <WRubio@nnph.org>

Cc: EHS Plan Review <EHSPlanReview@nnph.org>

Subject: RE: July Agency Review Memo II

Apologies everyone, here is the memo with hyperlinks to the applications. Please click on the blue hyperlinks to view them. Thank you.



Application Review Memorandum II

Agency Comments and Conditions Due as Follows:

#1 – #2 – Agency Comments and Conditions Due – July 25, 2024

To: Reviewing Agencies
Subject: Review of Applications Submitted July 2024 – Memo II
From: Planning and Building Division
Community Services Department

Agency Review Process

Each project application received through the Planning and Building Division is sent to applicable agencies for review and analysis. Each agency is responsible for providing comments and/or conditions for the applications to the Planning and Building Division. Relevant agency comments will be included in the staff report and agency conditions will be incorporated as Conditions of Approval.

Comments and Conditions are requested according to the above-noted schedule and may be submitted to the staff planner listed for each case.

Project Descriptions: Project descriptions are provided below with links to the applications, or you may visit the Planning and Building Division Applications’ website and choose the correct Commission District page: www.washoecounty.gov/planning/applications

The following case is tentatively scheduled to be heard by
#1 – Planning Commission – September 3, 2024

1. **Case Number WAB24-0007 (Nugent)** - For hearing, discussion, and possible action to approve an abandonment of Washoe County’s interest in the offer of dedication for 104.65 SF of the Valais Way access easement for the purpose of constructing a garage addition.

- Applicant: GilanFarr Architecture
- Property Owner: Nugent Family Trust, Kris & Aly
- Location: 1348 Valais Way, Incline Village, NV 89451
- Assessor’s Parcel Number(s): 126-470-11
- Parcel Size: 0.052 acre
- Master Plan Category: Tahoe – Tyrolian Village
- Regulatory Zone: Tahoe – Tyrolian Village (TA_TV)
- Area Plan: Tahoe

**WAB24-0007
EXHIBIT B**

- Development Code: Authorized in Article 806, Vacations and Abandonments of Easements or Streets
- Commission District: 1 – Commissioner Hill
- Staff: Katy Stark, Planner
Washoe County Community Services Department
Planning and Building Division
- Phone: 775-328-3618
- E-mail: KRstark@washoecounty.gov

The following case is tentatively scheduled to be heard by

#2 – Planning Commission – September 3, 2024

2. **Case Number WSUP23-0036 (Dodge Flat Solar II)** - For hearing, discussion, and possible action to approve a special use permit for 1) the establishment of a 200MW photovoltaic generation facility and a 200MW battery energy storage system which is an Energy Production, Renewable use; 2) construction of a 345 kV sub-station and a 1-mile 345 kV Gen-tie line connecting the proposed substation to the Olinghouse Substation, which is a Utility Services use; 3) major grading for 1,178 acres of ground disturbance which includes 21,186 cubic yards of cut and 125,634 cubic yards of fill, 4) a request to vary all parking design requirements, 5) a request to vary landscaping design requirements, and 6) a request to vary lighting requirements. This project meets the standard for a project of regional significance because it will generate more than 5 MW of electricity, require construction of a substation, and require construction of a transmission line that carries 60 kV or more. It will require approval by the regional planning authorities before any approval at the county level would take effect. This project also requires recommendation to amend the Regional Utility Corridor Map from the Board of County Commissioners to identify the location of the new substation and transmission line. This project will need to comply with all Federal and State approvals before any approval at the county level would take effect.

- Applicant: Dodge Flat Energy Center, LLC
- Property Owner: United States of America; Dodge Flat Energy Center, LLC; The Fort Churchill Corporation; Cowles 1982 Trust; Robert I. Cowles, Jr.; The Fernandez Trust; Virginia Vierra Trust; Dodge Flat Solar, LLC; New Nevada Lands, LLC; Nathaniel Ray Johnson; Douglas and Denise Larned Family Trust; Jeremy James Hice; Elizabeth Heyer Charitable Trust;
- Location: 2505 State Route 447; 0 State Route 447; 2495 State Route 447; 2480 Olinghouse Road; 0 Interstate 80 E; 3505 State Route 447
- Assessor's Parcel Number(s): 079-150-21; 079-150-20; 079-150-19; 079-150-17; 079-180-14; 079-150-45; 079-180-50; 079-150-08; 079-150-47; 079-150-07; 079-150-06; 079-150-04; 079-150-02; 079-150-01; 084-040-07; 079-150-58
- Parcel Size: 20.00; 80.00; 80.00; 301.20; 38.09; 647.49; 208.07; 640.00; 283.58; 40.00; 80.00; 80.00; 40.00; 40.00; 651.31; 592.20 acres
- Master Plan Category: Rural
- Regulatory Zone: General Rural
- Area Plan: Truckee Canyon
- Development Code: Authorized in Article 810, Special Use Permits

**WAB24-0007
EXHIBIT B**

1084A

TYROLIAN VILLAGE UNIT NO. 2

PORTION OF N.E. 1/4 OF SECTION 14, TOWNSHIP 16 NORTH, RANGE 18 EAST, M.D.B. & M.
WASHOE COUNTY, NEVADA

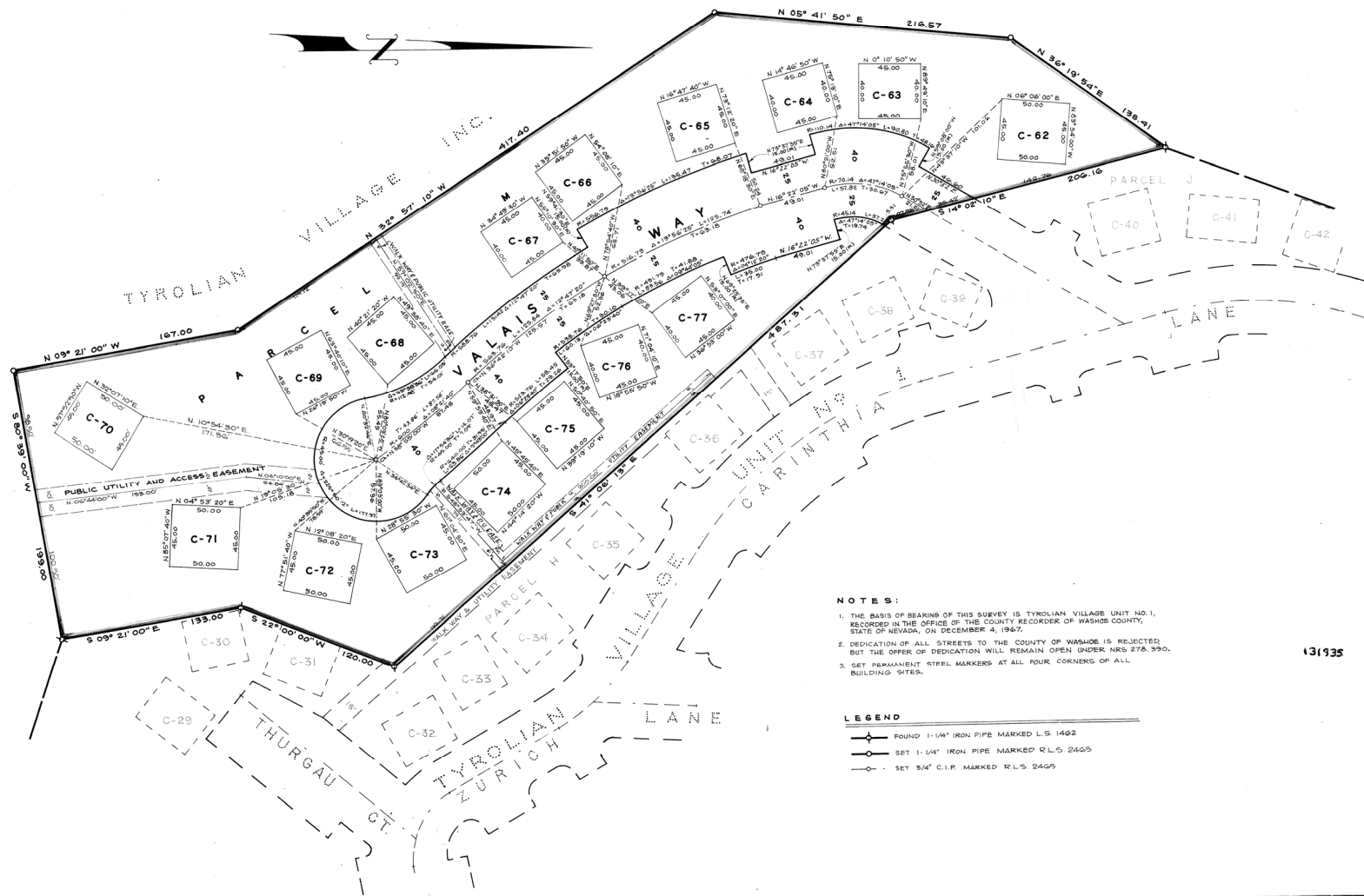
WILLIAM F. PILLSBURY

CONSULTING CIVIL ENGINEER

SCALE: 1" = 40'

SHEET 2 OF 2 SHEETS

NOVEMBER 1968



NOTES:

1. THE BASIS OF BEARING OF THIS SURVEY IS TYROLIAN VILLAGE UNIT NO. 1, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF WASHOE COUNTY, STATE OF NEVADA, ON DECEMBER 4, 1967.
2. DEDICATION OF ALL STREETS TO THE COUNTY OF WASHOE IS REJECTED, BUT THE OFFER OF DEDICATION WILL REMAIN OPEN UNDER NRS 278.330.
3. SET PERMANENT STEEL MARKERS AT ALL FOUR CORNERS OF ALL BUILDING SITES.

131935

LEGEND

- FOUND 1-1/4" IRON PIPE MARKED L.S. 1492
- SET 1-1/4" IRON PIPE MARKED R.L.S. 2425
- SET 3/4" C.I.P. MARKED R.L.S. 2425

1084A

38

CUMULATIVE INDEBTS SHOULD BE EXAMINED
FOR SUBSEQUENT CHANGES TO THIS MAP

1084A

WAB24-0007
EXHIBIT C

Public Notice

Washoe County Code requires that public notification for an abandonment be given to each owner of property abutting or connected to the proposed abandonment. Thirteen (13) property owners were noticed 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.



Public Notice Map

Abandonment Case Number WAB24-0007 (Nugent)

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: Nugent Garage Addition			
Project Description: We propose to use 104.65 s.f of common area road way for encroachment resulting from the addition of garage to existing house.			
Project Address: 1348 VALAIS WAY INCLINE VILLAGE NV 89451			
Project Area (acres or square feet): 104.65			
Project Location (with point of reference to major cross streets AND area locator): In Tyrollian Village at the end of Valais Way			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
126-470-11	0.052 Acres		
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: NUGENT FAMILY TRUST, KRIS & ALY		Name: GilanFarr Architecture	
Address: PO BOX 3610 INCLINE VILLAGE NV		Address: P.O Box 6987	
Zip: 89450		Incline Village, NV Zip: 89451	
Phone: 775-354-7954	Fax:	Phone: 775-831-8001	Fax:
Email: aly.nuge@gmail.com		Email: office@gilanfarrarchitecture.com	
Cell:	Other:	Cell:	Other:
Contact Person: Reece		Contact Person: Reece	
Applicant/Developer:		Other Persons to be Contacted:	
Name: GilanFarr Architecture		Name:	
Address: P.O Box 6987		Address:	
Incline Village NV Zip: 89451		Zip:	
Phone: 775-831-8001	Fax:	Phone:	Fax:
Email: office@gilanfarrarchitecture.com		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Reece		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Abandonment Application Supplemental Information

(All required information may be separately attached)

1. What and where is the abandonment that is being requested?

1. 105.85 sf area of Valais Way road way common area within the Tyrollian Village unit two.

2. On which map or document (please include with application) is the easement or right-of-way first referenced?

Tract Map 1084

3. What is the proposed use for the vacated area?

incorporate abandonment of Lot C 72A for the purpose of a garage addition

4. What replacement easements are proposed for any to be abandoned?

No Easements are effected, the area of abandonment will be shifted to the common area adjacent to the road way common area

5. What factors exist or will be employed to prevent the proposed abandonment from resulting in significant damage or discrimination to other property in the vicinity?

5. This area is recognized as common area even though there is a dedication of road way system in Tyrolian Village, this has no negative impact

6. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the abandonment request? (If so, please attach a copy.)

* Yes YES

* No

IMPORTANT

NOTICE REGARDING ABANDONMENTS:

To the extent that Washoe County does not own the easements in question, it cannot abandon them. Therefore, an abandonment request is in effect a “quitclaim” by the County of whatever interest it might have in the easements in favor of the owners who applied for the abandonment. For example, if the abandonment is approved by Washoe County and recorded, it will likely affect the allowable building envelope on the property, to the benefit of the applicant. However, even if the abandonment is approved, it should not be construed as an assertion by the County of ownership over the easements in question. To the extent other property owners nearby or other entities might have any ownership interests in these easements, an approved abandonment by the County does not affect those interests and the property owners associated with this abandonment are responsible for utilizing whatever legal mechanisms are necessary to address those interests on their own.

February 2024

**SURVEY COMPUTATIONS for verification check
by Washoe County Engineering and Capital Projects**

**RECORD OF SURVEY SUPPORTING A BOUNDARY LINE ADJUSTMENT
FOR KRIS AND ALY NUGENT**

**ROGER LANCASTER, LANCASTER LAND SURVEYS 775.721.3118
JOB NO. 230126 - 01 MAR 2024 - 1348 Valais Wy. - APN 126-470-11**

QUITCLAIM AREA 'QC1'

North: 14770429.726 East : 2244979.441
Line Course: S 78-31-26 E Length: 7.75
 North: 14770428.184 East : 2244987.036
Line Course: S 11-28-34 W Length: 50.00
 North: 14770379.183 East : 2244977.088
Line Course: N 78-31-26 W Length: 45.00
 North: 14770388.137 East : 2244932.987
Line Course: N 11-28-34 E Length: 10.75
 North: 14770398.672 East : 2244935.126
Line Course: S 78-31-26 E Length: 37.25
 North: 14770391.260 East : 2244971.632
Line Course: N 11-28-34 E Length: 39.25
 North: 14770429.726 East : 2244979.441

Perimeter: 190.00 Area: 788 SQ. FT. 0.0181 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.000 Course: S 90-00-00 E
Error North: 0.0000 East : 0.0000
Precision 1: INFINITY

QUITCLAIM AREA 'QC2'

North: 14770427.538 East : 2244940.987
Line Course: S 11-28-34 W Length: 29.46
 North: 14770398.667 East : 2244935.125
Line Course: N 78-31-26 W Length: 26.75
 North: 14770403.990 East : 2244908.910
Line Course: N 11-28-34 E Length: 29.46
 North: 14770432.861 East : 2244914.772
Line Course: S 78-31-26 E Length: 26.75
 North: 14770427.538 East : 2244940.987

Perimeter: 112.41 Area: 788 SQ. FT. 0.0181 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.000 Course: S 90-00-00 E
Error North: 0.0000 East : 0.0000
Precision 1: INFINITY

LOT C-72A, A RESULTANT PARCEL

	North: 14770437.137	East : 2244942.935
Line	Course: S 78-31-26 E	Length: 37.25
	North: 14770429.726	East : 2244979.441
Line	Course: S 11-28-34 W	Length: 39.25
	North: 14770391.260	East : 2244971.632
Line	Course: N 78-31-26 W	Length: 64.00
	North: 14770403.994	East : 2244908.911
Line	Course: N 11-28-34 E	Length: 29.46
	North: 14770432.865	East : 2244914.772
Line	Course: S 78-31-26 E	Length: 26.75
	North: 14770427.543	East : 2244940.988
Line	Course: N 11-28-34 E	Length: 9.79
	North: 14770437.137	East : 2244942.935

Perimeter: 206.50 Area: 2,250 SQ. FT. 0.0517 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)
 Error Closure: 0.000 Course: S 90-00-00 E
 Error North: 0.0000 East : 0.0000
 Precision 1: INFINITY

**EXHIBIT 'C1' - DESCRIPTION FOR QUITCLAIM AREA 'QC1'
LOT C-72 TO PARCEL M**

All that real property situate within the northeast quarter of Section 14, Township 16 North, Range 18 East, M.D.M., County of Washoe, State of Nevada, more particularly described as follows:

Being a portion of Lot C-72 as designated on the official map of TYROLIAN VILLAGE UNIT NO. 2 as file number 131935 recorded on December 12, 1968 as Tract Map 1084 in the Office of the Recorder of Washoe County, Nevada, more particularly described as follows:

COMMENCING at the northwest corner of said Lot C-72;

THENCE, along the northerly line of said Lot C-72, South $78^{\circ}31'26''$ East for 37.25 feet to the **TRUE POINT OF BEGINNING** of this description;

THENCE, continuing along the northerly line of said Lot C-72, South $78^{\circ}31'26''$ East for 7.75 feet to the northeast corner of said Lot C-72;

THENCE, along the easterly line of said Lot C-72, South $11^{\circ}28'34''$ West for 50.00 feet to the southeast corner of said Lot C-72;

THENCE, along the southerly line of said Lot C-72, North $78^{\circ}31'26''$ West for 45.00 feet to the southwest corner of said Lot C-72;

THENCE, along the westerly line of said Lot C-72, North $11^{\circ}28'34''$ East for 10.75 feet;

THENCE, leaving the westerly line of said Lot C-72, the following two (2) courses:

- 1) South $78^{\circ}31'26''$ East for 37.25 feet;
- 2) North $11^{\circ}28'34''$ East for 39.25 feet, to the northerly line of said Lot C-72, the **TRUE POINT OF BEGINNING** of this description, having an area of 788 square feet, more or less.

The Basis of Bearings for this description is NAD83(94) Nevada State Planes, West Zone, US feet. Bearings shown hereon have been rotated $0^{\circ}39'46''$ counterclockwise from those described in aforementioned Tract Map 1084.

See EXHIBIT 'C4' MAP TO ACCOMPANY DESCRIPTION, attached hereto and by this reference made a part hereof.

Prepared by: Roger B. Lancaster, PLS
Lancaster Land Surveys
930 Tahoe Blvd Ste 802-118
Incline Village NV 89451-9488

**EXHIBIT 'C2' - DESCRIPTION FOR QUITCLAIM AREA 'QC2'
PARCEL M TO LOT C-72**

All that real property situate within the northeast quarter of Section 14, Township 16 North, Range 18 East, M.D.M., County of Washoe, State of Nevada, more particularly described as follows:

Being a portion of Parcel M as designated on the official map of TYROLIAN VILLAGE UNIT NO. 2 as file number 131935 recorded on December 12, 1968 as Tract Map 1084 in the Office of the Recorder of Washoe County, Nevada, more particularly described as follows:

COMMENCING at the northwest corner of Lot C-72 as shown on said Tract map 1084;

THENCE, along the westerly line of said Lot C-72, South 11°28'34" West for 9.79 feet to the **TRUE POINT OF BEGINNING** of this description;

THENCE, continuing along the westerly line of said Lot C-72, South 11°28'34" West for 29.46 feet;

THENCE, leaving the westerly line of said Lot C-72, the following three (3) courses:

1) North 78°31'26" West for 26.75 feet;

2) North 11°28'34" East for 29.46 feet;

3) South 78°31'26" East for 26.75 feet to the westerly line of said Lot C-72, the **TRUE**

POINT OF BEGINNING of this description, having an area of 788 square feet, more or less.

The Basis of Bearings for this description is NAD83(94) Nevada State Planes, West Zone, US feet. Bearings shown hereon have been rotated 0°39'46" counterclockwise from those described in aforementioned Tract Map 1084.

See EXHIBIT 'C4' MAP TO ACCOMPANY DESCRIPTION, attached hereto and by this reference made a part hereof.

Prepared by: Roger B. Lancaster, PLS
Lancaster Land Surveys
930 Tahoe Blvd Ste 802-118
Incline Village NV 89451-9488

EXHIBIT 'C3' - DESCRIPTION FOR 'LOT C-72A', A RESULTANT PARCEL

All that real property situate within the northeast quarter of Section 14, Township 16 North, Range 18 East, M.D.M., County of Washoe, State of Nevada, more particularly described as follows:

Being a portion of Lot C-72 and Parcel M as designated on the official map of TYROLIAN VILLAGE UNIT NO. 2 as file number 131935 recorded on December 12, 1968 as Tract Map 1084 in the Office of the Recorder of Washoe County, Nevada, more particularly described as follows:

BEGINNING at the northwest corner of said Lot C-72;

THENCE, along the northerly line of said Lot C-72, South $78^{\circ}31'26''$ East for 37.25 feet;

THENCE, leaving the northerly line of said Lot C-72, the following four (4) courses:

- 1) South $11^{\circ}28'34''$ West for 39.25 feet;
- 2) North $78^{\circ}31'26''$ West for 64.00 feet;
- 3) North $11^{\circ}28'34''$ East for 29.46 feet;
- 4) South $78^{\circ}31'26''$ East for 26.75 feet to the westerly line of said Lot C-72;

THENCE, along the westerly line of said Lot C-72, North $11^{\circ}28'34''$ East for 9.79 feet to the **TRUE POINT OF BEGINNING** of this description, having an area of 2,250 square feet, more or less.

The Basis of Bearings for this description is NAD83(94) Nevada State Planes, West Zone, US feet. Bearings shown hereon have been rotated $0^{\circ}39'46''$ counterclockwise from those described in aforementioned Tract Map 1084.

See EXHIBIT 'C4' MAP TO ACCOMPANY DESCRIPTION, attached hereto and by this reference made a part hereof.

Prepared by: Roger B. Lancaster, PLS
Lancaster Land Surveys
930 Tahoe Blvd Ste 802-118
Incline Village NV 89451-9488

EXHIBIT 'C4'

PLAT TO ACCOMPANY
DESCRIPTION FOR
BOUNDARY LINE
ADJUSTMENT

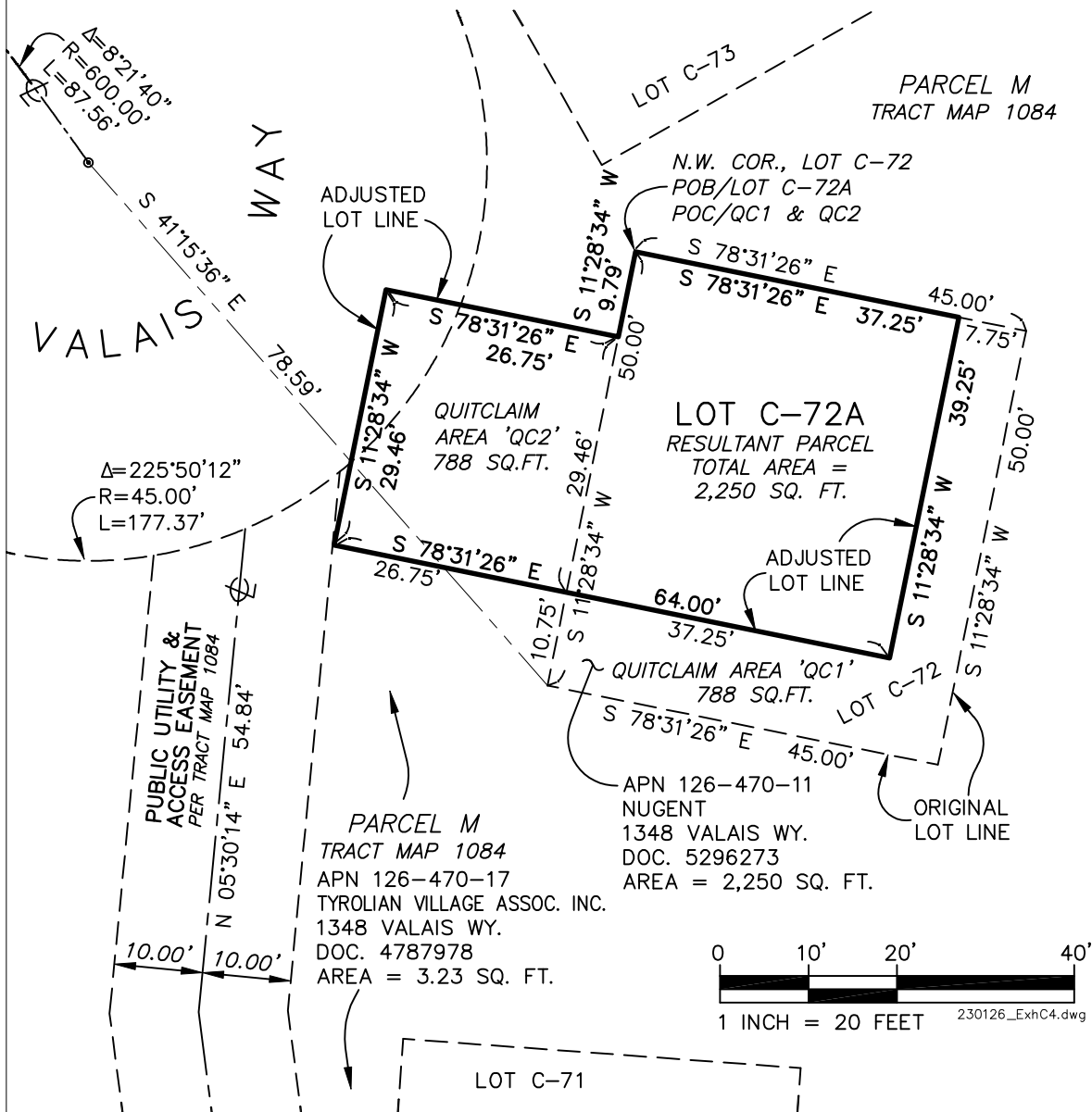
LOT C-72 &
PORTION OF PARCEL M,
TYROLIAN VILLAGE UNIT No. 2
INCLINE VILLAGE,
WASHOE COUNTY, NEVADA

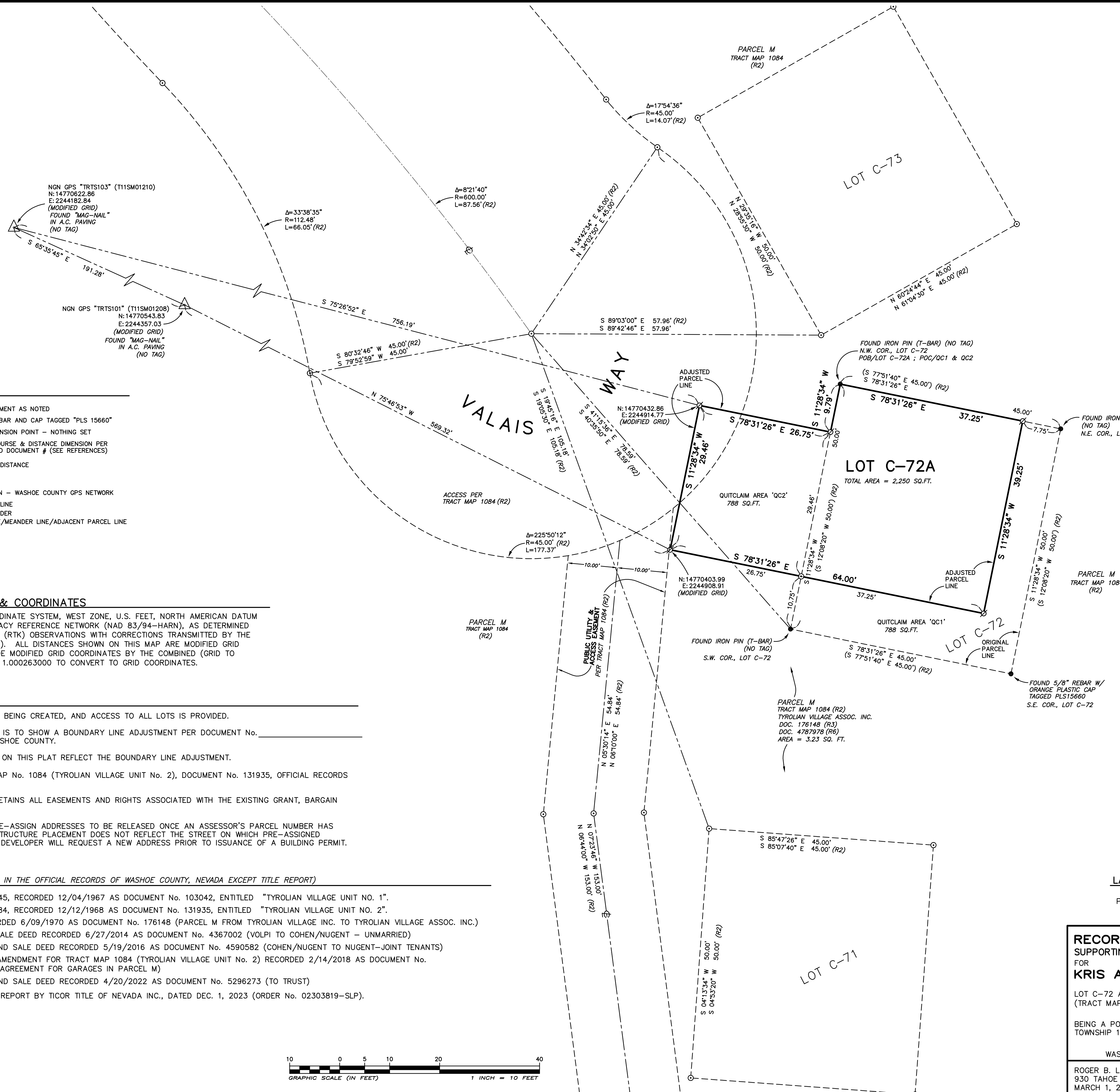
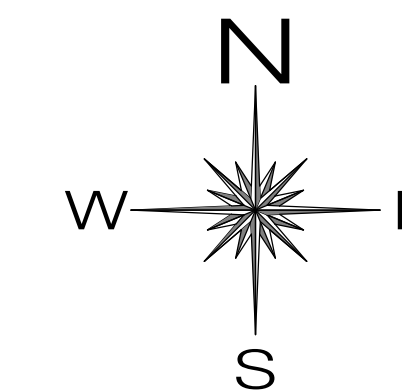
1348 VALAIS WAY
APN 126-470-11

PREPARED BY:
LANCASTER LAND SURVEYS
930 TAHOE BLVD. #802-118
INCLINE VILLAGE, NV 89451
(775) 721-3118
01 MAR 2024



TOTAL AREA
LOT C-72A
2,250 SQ. FT.
0.0517 ACRES





- LEGEND**
- FOUND MONUMENT AS NOTED
 - SET 5/8" REBAR AND CAP TAGGED "PLS 15660"
 - RECORD DIMENSION POINT - NOTHING SET
 - (N 01°23'45" E) (#) RECORD COURSE & DISTANCE DIMENSION PER REFERENCED DOCUMENT # (SEE REFERENCES)
 - (C) CALCULATED DISTANCE
 - ⊕ CENTERLINE
 - △ BASE STATION - WASHOE COUNTY GPS NETWORK
 - LOT/PARCEL LINE
 - GRAPHIC BORDER
 - OLD LOT LINE/MEANDER LINE/ADJACENT PARCEL LINE
 - CENTER LINE
 - TIE LINE

BASIS OF BEARINGS & COORDINATES
 NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, U.S. FEET, NORTH AMERICAN DATUM OF 1983/1994, HIGH ACCURACY REFERENCE NETWORK (NAD 83/94-HARN), AS DETERMINED USING REAL-TIME KINEMATIC (RTK) OBSERVATIONS WITH CORRECTIONS TRANSMITTED BY THE NEVADA GPS NETWORK (NGN). ALL DISTANCES SHOWN ON THIS MAP ARE MODIFIED GRID (GROUND) DISTANCES. DIVIDE MODIFIED GRID COORDINATES BY THE COMBINED GRID TO GROUND) SCALE FACTOR OF 1.00263000 TO CONVERT TO GRID COORDINATES.

- NOTES:**
1. NO ADDITIONAL LOTS ARE BEING CREATED, AND ACCESS TO ALL LOTS IS PROVIDED.
 2. THE INTENT OF THIS MAP IS TO SHOW A BOUNDARY LINE ADJUSTMENT PER DOCUMENT No. _____ OFFICIAL RECORDS OF WASHOE COUNTY.
 3. THE LAND AREAS SHOWN ON THIS PLAT REFLECT THE BOUNDARY LINE ADJUSTMENT.
 4. ACCESS IS PER TRACT MAP No. 1084 (TYROLIAN VILLAGE UNIT No. 2), DOCUMENT No. 131935, OFFICIAL RECORDS OF WASHOE COUNTY.
 5. THE ADJUSTED PARCEL RETAINS ALL EASEMENTS AND RIGHTS ASSOCIATED WITH THE EXISTING GRANT, BARGAIN AND SALES DEED.
 6. WASHOE COUNTY WILL PRE-ASSIGN ADDRESSES TO BE RELEASED ONCE AN ASSESSOR'S PARCEL NUMBER HAS BEEN ESTABLISHED. IF STRUCTURE PLACEMENT DOES NOT REFLECT THE STREET ON WHICH PRE-ASSIGNED ADDRESS IS ISSUED, THE DEVELOPER WILL REQUEST A NEW ADDRESS PRIOR TO ISSUANCE OF A BUILDING PERMIT.

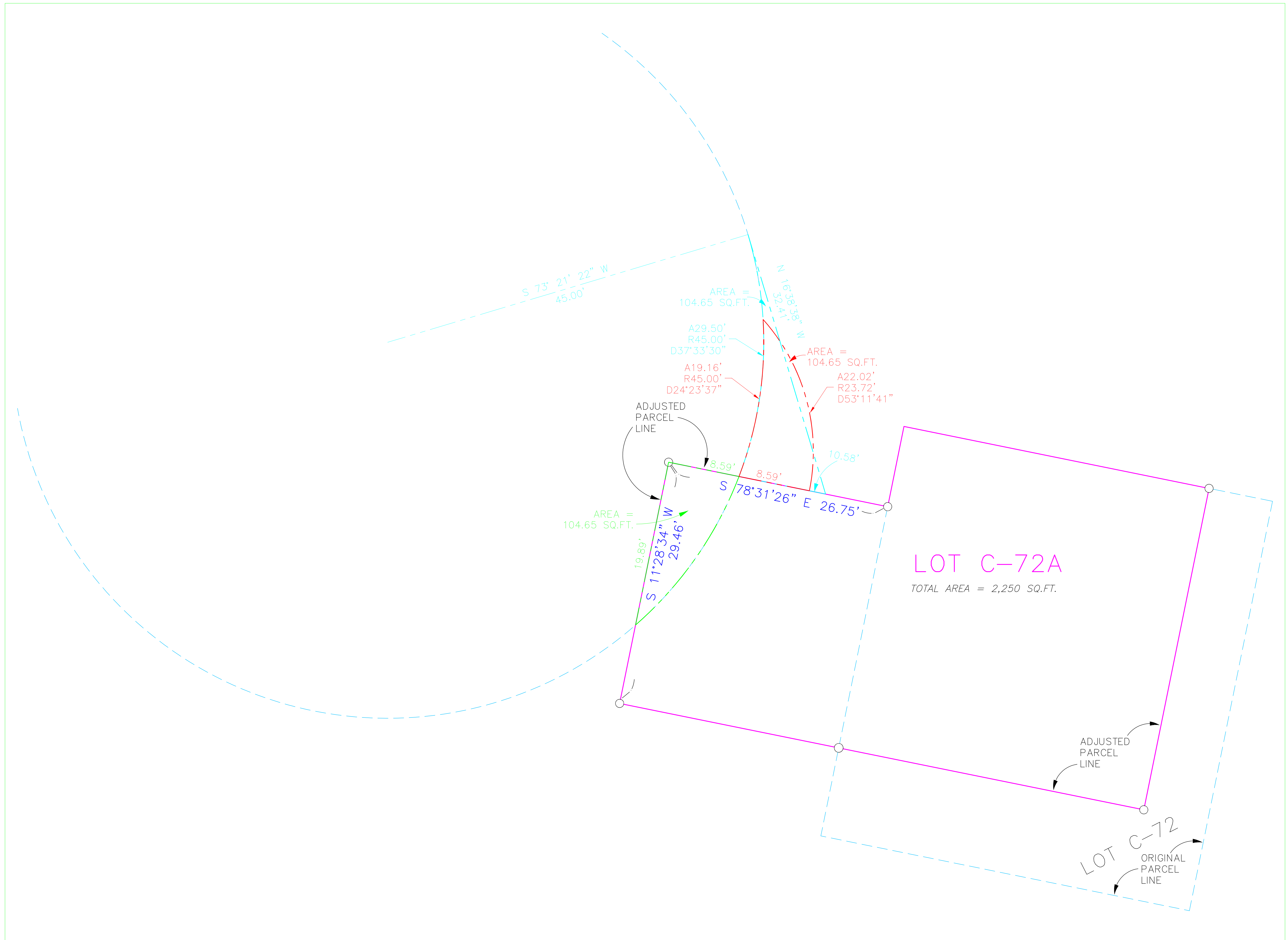
- REFERENCES (ALL IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA EXCEPT TITLE REPORT)**
- (R1) TRACT MAP No. 1045, RECORDED 12/04/1967 AS DOCUMENT No. 103042, ENTITLED "TYROLIAN VILLAGE UNIT NO. 1".
 - (R2) TRACT MAP No. 1084, RECORDED 12/12/1968 AS DOCUMENT No. 131935, ENTITLED "TYROLIAN VILLAGE UNIT NO. 2".
 - (R3) GRANT DEED RECORDED 6/09/1970 AS DOCUMENT No. 176148 (PARCEL M FROM TYROLIAN VILLAGE INC. TO TYROLIAN VILLAGE ASSOC. INC.)
 - (R4) GRANT, BARGAIN, SALE DEED RECORDED 6/27/2014 AS DOCUMENT No. 4367002 (VOLPI TO COHEN/NUGENT - UNMARRIED)
 - (R5) GRANT, BARGAIN AND SALE DEED RECORDED 5/19/2016 AS DOCUMENT No. 4590582 (COHEN/NUGENT TO NUGENT-JOINT TENANTS)
 - (R6) CERTIFICATION OF AMENDMENT FOR TRACT MAP 1084 (TYROLIAN VILLAGE UNIT No. 2) RECORDED 2/14/2018 AS DOCUMENT No. 4787978 (LICENSE AGREEMENT FOR GARAGES IN PARCEL M)
 - (R7) GRANT, BARGAIN AND SALE DEED RECORDED 4/20/2022 AS DOCUMENT No. 5296273 (TO TRUST)
 - (R8) PRELIMINARY TITLE REPORT BY TICOR TITLE OF NEVADA INC., DATED DEC. 1, 2023 (ORDER No. 02303819-SLP).

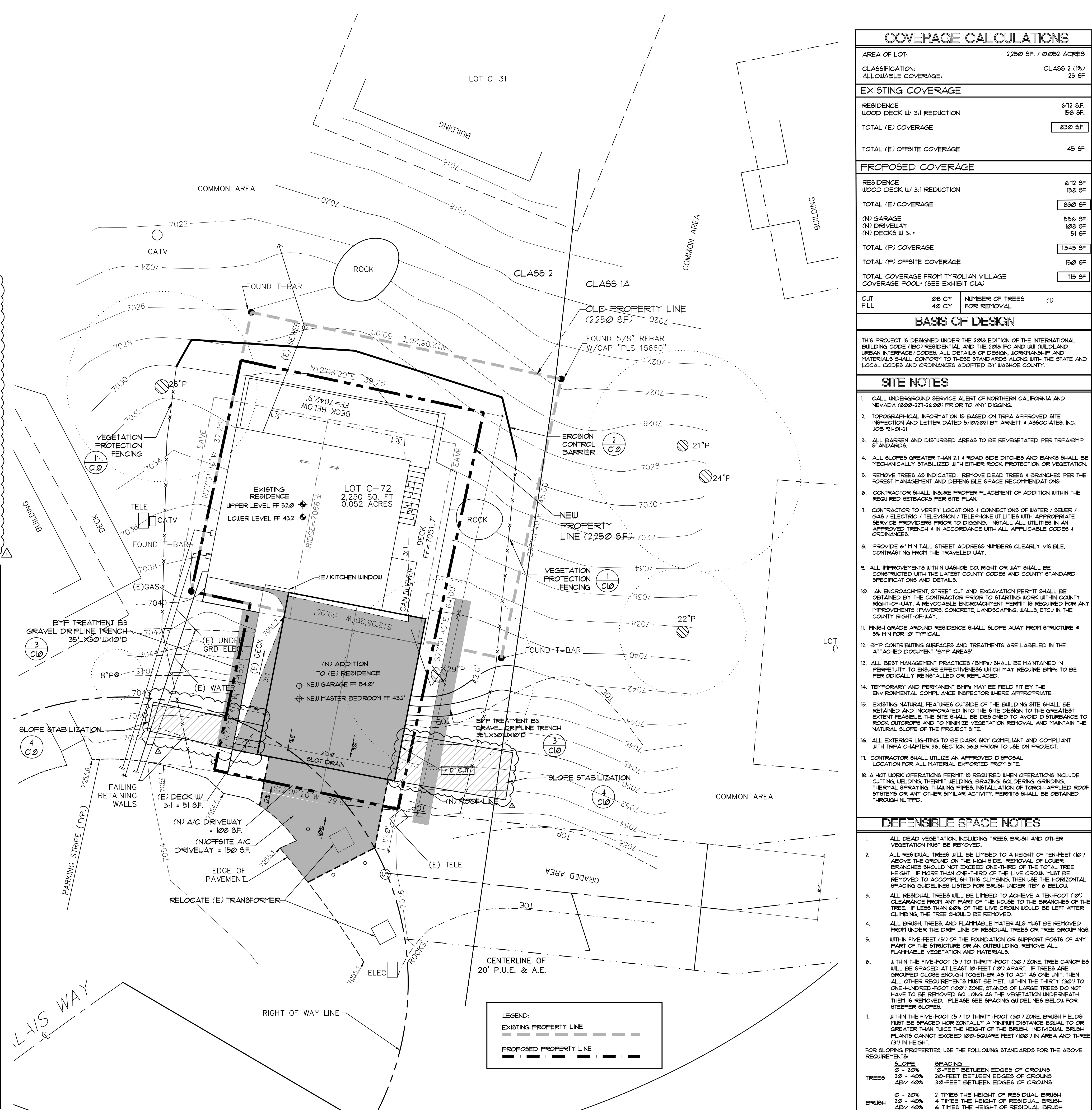
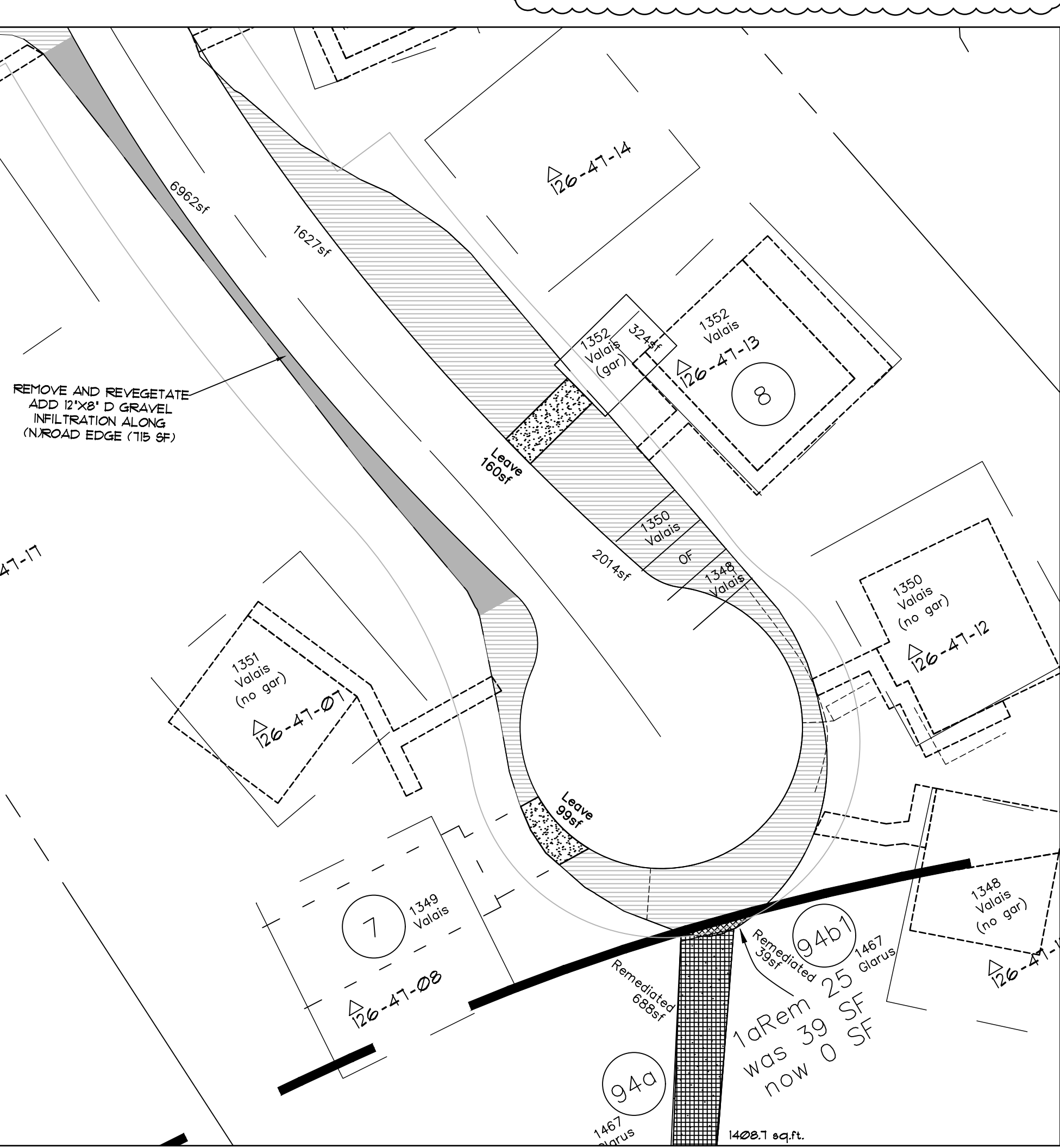
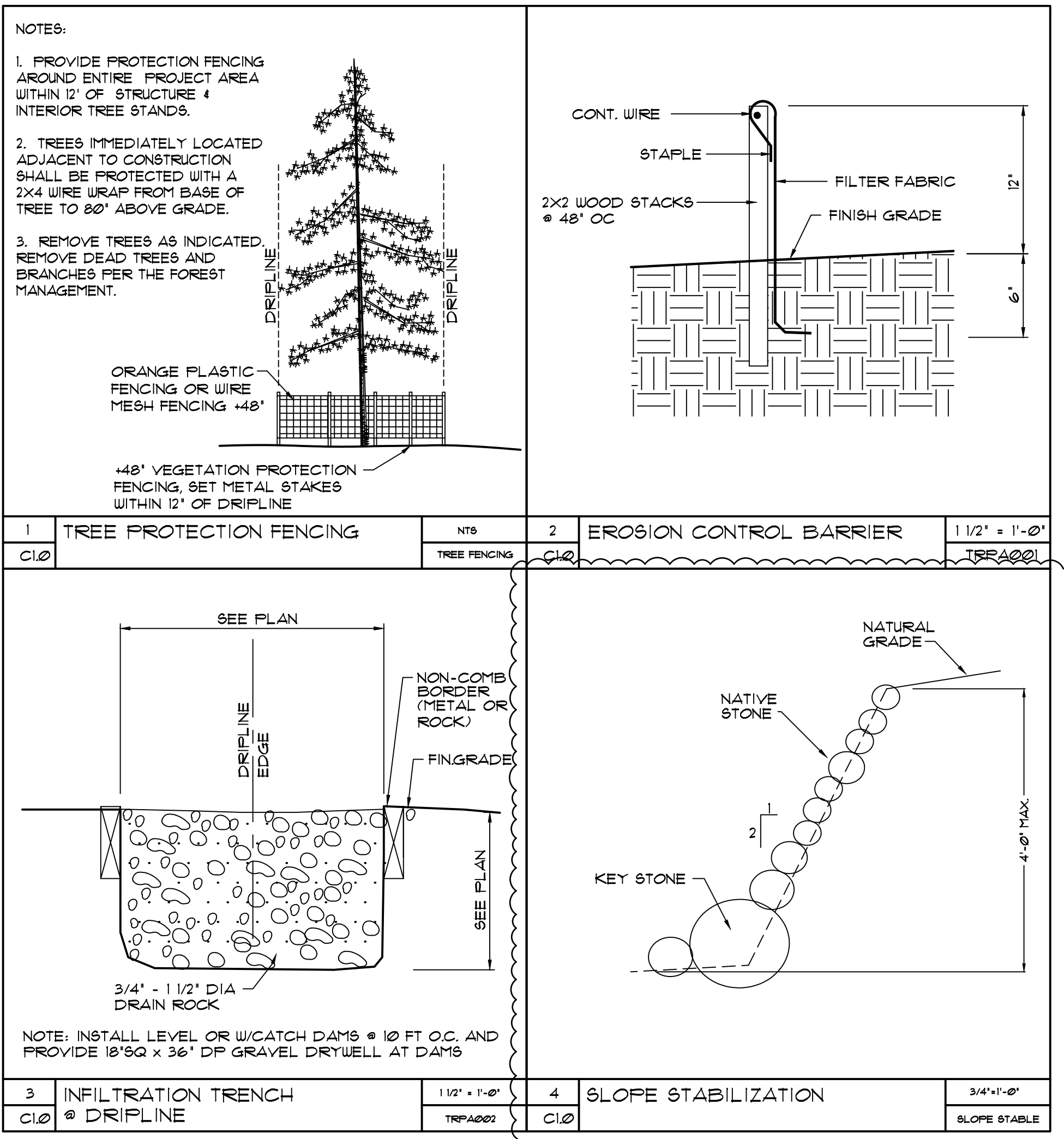
LAND AREAS

LOT C-72: TOTAL AREA = 2,250 SQ.FT.
PARCEL "M": TOTAL AREA = 3.23 ACRES
TOTAL AREA = 3.23 ACRES

RECORD OF SURVEY
 SUPPORTING A BOUNDARY LINE ADJUSTMENT
 FOR
KRIS AND ALY NUGENT
 LOT C-72 AND PARCEL 'M', TYROLIAN VILLAGE UNIT No. 2
 (TRACT MAP 1084).
 BEING A PORTION OF THE NORTHEAST 1/4 OF SECTION 14,
 TOWNSHIP 16 NORTH, RANGE 18 EAST, MDM.
 WASHOE COUNTY NEVADA
 ROGER B. LANCASTER P.L.S. 15660
 930 TAHOE BLVD. STE. 802-118, INCLINE VILLAGE, NV 89451
 MARCH 1, 2024 SHEET 2 OF 2
 230125.DWG







COVERAGE CALCULATIONS

AREA OF LOT:	2,250 SF. / 0.052 ACRES
CLASSIFICATION:	CLASS 2 (1%)
ALLOWABLE COVERAGE:	23 SF

EXISTING COVERAGE

RESIDENCE	672 SF.
WOOD DECK W/ 3:1 REDUCTION	158 SF.
TOTAL (E) COVERAGE	830 SF.
TOTAL (E) OFFSITE COVERAGE	45 SF.

PROPOSED COVERAGE

RESIDENCE	672 SF.
WOOD DECK W/ 3:1 REDUCTION	158 SF.
TOTAL (E) COVERAGE	830 SF.
(N) GARAGE	956 SF.
(N) DRIVEWAY	108 SF.
(N) DECKS W/ 3:1	51 SF.
TOTAL (F) COVERAGE	1,115 SF.
TOTAL (F) OFFSITE COVERAGE	150 SF.
TOTAL COVERAGE FROM TYROLIAN VILLAGE COVERAGE POOL: (SEE EXHIBIT C1A)	115 SF.

CUT/FILL

CUT	108 CY	NUMBER OF TREES (1)
FILL	40 CY	FOR REMOVAL

BASIS OF DESIGN

THIS PROJECT IS DESIGNED UNDER THE 2008 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC) RESIDENTIAL AND THE 2008 IBC AND ULI (BUILDING URBAN INTERFACE) CODES. ALL DETAILS OF DESIGN, WORKMANSHIP AND MATERIALS SHALL CONFORM TO THESE STANDARDS ALONG WITH THE STATE AND LOCAL CODES AND ORDINANCES ADOPTED BY WASHOE COUNTY.

SITE NOTES

1. CALL UNDERGROUND SERVICE ALERT OF NORTHERN CALIFORNIA AND NEVADA (800-271-2600) PRIOR TO ANY DIGGING.
2. TOPOGRAPHICAL INFORMATION IS BASED ON TRPA APPROVED SITE INSPECTION AND LETTER DATED 5/10/2021 BY ARNETT & ASSOCIATES, INC. JOB #14-01-21.
3. ALL BARREN AND DISTURBED AREAS TO BE REVEGETATED PER TRPA/BMP STANDARDS.
4. ALL SLOPES GREATER THAN 2:1 & ROAD SIDE DITCHES AND BANKS SHALL BE MECHANICALLY STABILIZED WITH EITHER ROCK PROTECTION OR VEGETATION.
5. REMOVE TREES AS INDICATED. REMOVE DEAD TREES & BRANCHES PER THE FOREST MANAGEMENT AND DEFENSIBLE SPACE RECOMMENDATIONS.
6. CONTRACTOR SHALL INSURE PROPER PLACEMENT OF ADDITION WITHIN THE REQUIRED SETBACKS PER SITE PLAN.
7. CONTRACTOR TO VERIFY LOCATIONS & CONNECTIONS OF WATER / SEWER / GAS / ELECTRIC / TELEVISION / TELEPHONE UTILITIES WITH APPROPRIATE SERVICE PROVIDERS PRIOR TO DIGGING. INSTALL ALL UTILITIES IN AN APPROVED TRENCH & IN ACCORDANCE WITH ALL APPLICABLE CODES & ORDINANCES.
8. PROVIDE 6" MIN TALL STREET ADDRESS NUMBERS CLEARLY VISIBLE, CONTRASTING FROM THE TRAVELED WAY.
9. ALL IMPROVEMENTS WITHIN WASHOE CO. RIGHT OF WAY SHALL BE CONSTRUCTED WITH THE LATEST COUNTY CODES AND COUNTY STANDARD SPECIFICATIONS AND DETAILS.
10. AN ENCROACHMENT, STREET CUT AND EXCAVATION PERMIT SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO STARTING WORK WITHIN COUNTY RIGHT-OF-WAY. A REVOCABLE ENCROACHMENT PERMIT IS REQUIRED FOR ANY IMPROVEMENTS (PAVERS, CONCRETE, LANDSCAPING, WALLS, ETC.) IN THE COUNTY RIGHT-OF-WAY.
11. FINISH GRADE AROUND RESIDENCE SHALL SLOPE AWAY FROM STRUCTURE • 5% MIN FOR 10' TYPICAL.
12. BMP CONTRIBUTING SURFACES AND TREATMENTS ARE LABELED IN THE ATTACHED DOCUMENT "BMP AREAS".
13. ALL BEST MANAGEMENT PRACTICES (BMPs) SHALL BE MAINTAINED IN PERPETUITY TO ENSURE EFFECTIVENESS WHICH MAY REQUIRE BMPs TO BE PERIODICALLY REINSTALLED OR REPLACED.
14. TEMPORARY AND PERMANENT BMPs MAY BE FIELD FIT BY THE ENVIRONMENTAL COMPLIANCE INSPECTOR WHERE APPROPRIATE.
15. EXISTING NATURAL FEATURES OUTSIDE OF THE BUILDING SITE SHALL BE RETAINED AND INCORPORATED INTO THE SITE DESIGN TO THE GREATEST EXTENT FEASIBLE. THE SITE SHALL BE DESIGNED TO AVOID DISTURBANCE TO ROCK OUTCROPS AND TO MINIMIZE VEGETATION REMOVAL AND MAINTAIN THE NATURAL SLOPE OF THE PROJECT SITE.
16. ALL EXTERIOR LIGHTING TO BE DARK SKY COMPLIANT AND COMPLIANT WITH TRPA CHAPTER 36, SECTION 36.8 PRIOR TO USE ON PROJECT.
17. CONTRACTOR SHALL UTILIZE AN APPROVED DISPOSAL LOCATION FOR ALL MATERIAL EXPORTED FROM SITE.
18. A HOT WORK OPERATIONS PERMIT IS REQUIRED WHEN OPERATIONS INCLUDE CUTTING, WELDING, THERMIT WELDING, BRAZING, SOLDERING, GRINDING, THERMAL SPRAYING, THAWING PIPES, INSTALLATION OF TORCH-APPLIED ROOF SYSTEMS OR ANY OTHER SIMILAR ACTIVITY. PERMITS SHALL BE OBTAINED THROUGH NLTPO.

DEFENSIBLE SPACE NOTES

1. ALL DEAD VEGETATION, INCLUDING TREES, BRUSH AND OTHER VEGETATION MUST BE REMOVED.
2. ALL RESIDUAL TREES WILL BE LIMBED TO A HEIGHT OF TEN-FEET (10') ABOVE THE GROUND ON THE HIGH SIDE. REMOVAL OF LOWER BRANCHES SHOULD NOT EXCEED ONE-THIRD OF THE TOTAL TREE HEIGHT. IF MORE THAN ONE-THIRD OF THE LIVE CROWN MUST BE REMOVED TO ACHIEVE THIS CLEARING, THEN USE THE HORIZONTAL SPACING GUIDELINES LISTED FOR BRUSH UNDER ITEM 6 BELOW.
3. ALL RESIDUAL TREES WILL BE LIMBED TO ACHIEVE A TEN-FOOT (10') CLEARANCE FROM ANY PART OF THE HOUSE TO THE BRANCHES OF THE TREE. IF LESS THAN 60% OF THE LIVE CROWN WOULD BE LEFT AFTER CLIMBING, THE TREE SHOULD BE REMOVED.
4. ALL BRUSH TREES AND FLAMMABLE MATERIALS MUST BE REMOVED FROM UNDER THE DRIP LINE OF RESIDUAL TREES OR TREE GROUPINGS.
5. WITHIN FIVE-FEET (5') OF THE FOUNDATION OR SUPPORT POSTS OF ANY PART OF THE STRUCTURE OR AN OUTBUILDING, REMOVE ALL FLAMMABLE VEGETATION AND MATERIALS.
6. WITHIN THE FIVE-FOOT (5') TO THIRTY-FOOT (30') ZONE, TREE CANOPIES WILL BE SPACED AT LEAST 10-FEET (10') APART. IF TREES ARE GROUPED TO CLOSE ENOUGH TOGETHER TO ACT AS ONE UNIT, THEN ALL OTHER REQUIREMENTS MUST BE MET. WITHIN THE THIRTY (30') TO ONE-HUNDRED-FOOT (100') ZONE, STANDS OF LARGE TREES DO NOT HAVE TO BE REMOVED SO LONG AS THE VEGETATION UNDERNEATH THEM IS REMOVED. PLEASE SEE SPACING GUIDELINES BELOW FOR STEEPER SLOPES.
7. WITHIN THE FIVE-FOOT (5') TO THIRTY-FOOT (30') ZONE, BRUSH FIELDS MUST BE SPACED HORIZONTALLY A MINIMUM DISTANCE EQUAL TO OR GREATER THAN TWICE THE HEIGHT OF THE BRUSH. INDIVIDUAL BRUSH PLANTS CANNOT EXCEED 100-SQUARE FEET (100') IN AREA AND THREE (3') IN HEIGHT.

FOR SLOPING PROPERTIES, USE THE FOLLOWING STANDARDS FOR THE ABOVE REQUIREMENTS:

SLOPE	SPACING
0 - 20%	10- FEET BETWEEN EDGES OF CROUNTS
TREES 20 - 40%	20- FEET BETWEEN EDGES OF CROUNTS
ABV 40%	30- FEET BETWEEN EDGES OF CROUNTS
BRUSH 0 - 20%	2 TIMES THE HEIGHT OF RESIDUAL BRUSH
20 - 40%	4 TIMES THE HEIGHT OF RESIDUAL BRUSH
ABV 40%	6 TIMES THE HEIGHT OF RESIDUAL BRUSH

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TITLE: PROPOSED SITE PLAN

CUSTOM REMODEL FOR:
KRIS & ALYSONDRA NUGENT
1848 VALAIS WAY INCLINE VILLAGE, NEVADA
C-17, TYROLIAN VILLAGE 2, WASHOE, NEVADA
APR 196-47-11

REVISIONS:

NO.	DATE	DESCRIPTION
1	11-16-23	PLAN CHECK

FILE: 1348 VALAIS

DATE: 05/05/22

SCALE: 1/8" = 1'-0"

DRAWN: DP

SHEET: C1.0

OF 2 SHEETS

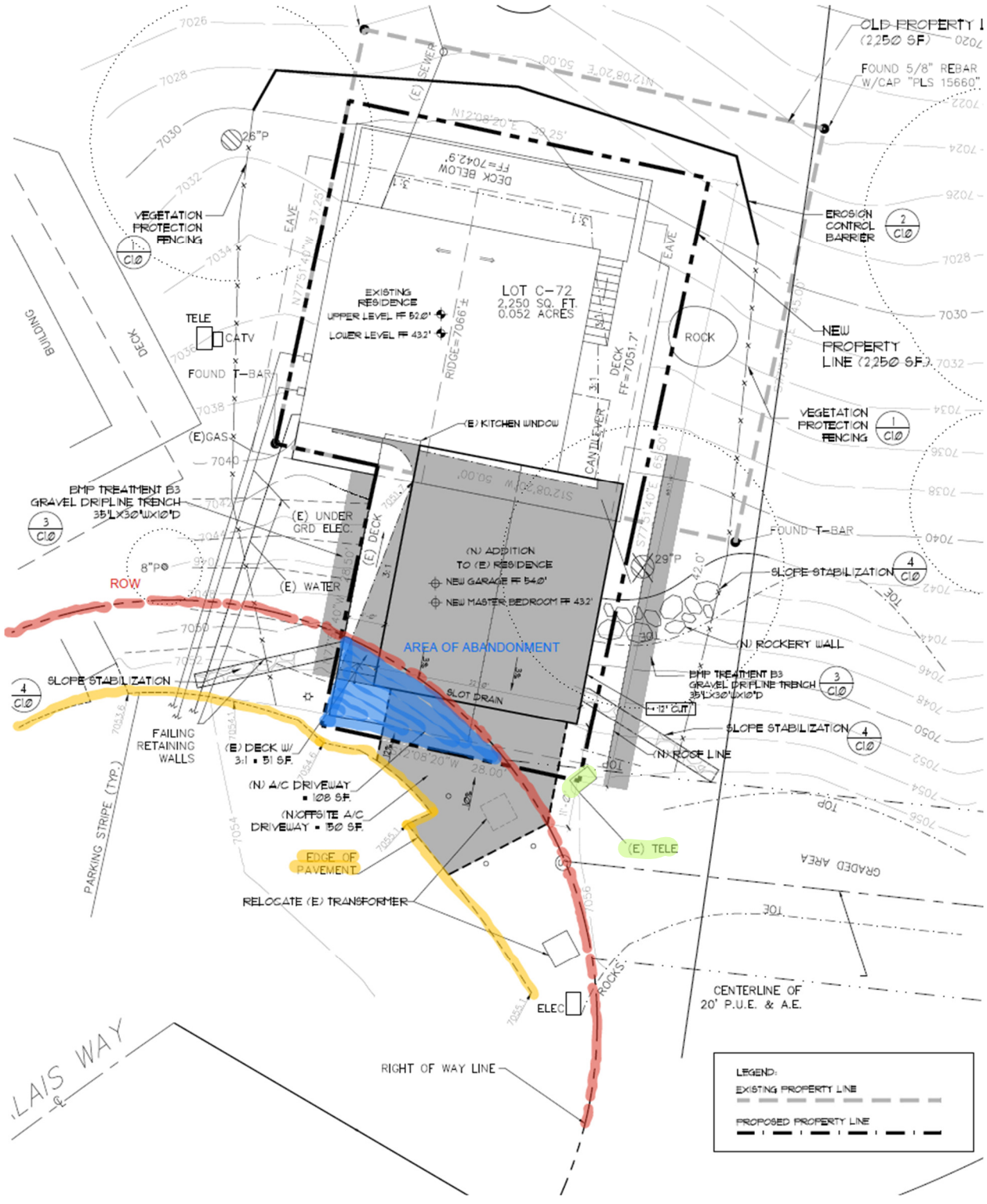
C1.A TYROLIAN COVERAGE EXHIBIT

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

PROPOSED SITE PLAN

SCALE: 1/8" = 1'-0"

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1348 Valais (WAB24-0007 Nugent)

From: [John James](#)
To: [Philip GilanFarr](#)
Cc: [Lloyd, Trevor](#); [Stark, Katherine](#)
Subject: Re: NLTFPD Response - FW: Application Review # 1 Case Number WAB24-0007 (Nugent)
Date: Friday, August 16, 2024 1:41:16 PM
Attachments: [image015.png](#)
[image016.png](#)
[image017.png](#)
[image018.png](#)
[image019.png](#)
[image020.png](#)
[image027.png](#)
[image028.png](#)
[image029.png](#)

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[Report Suspicious](#)

This is to confirm that Phil's description is accurate.



John James

Fire Marshal

Office: 775.831.0351 x8131 | Cell: 775.413.9344

Email: jjames@nltpd.net

866 Oriole Way | Incline Village | NV 89451



On Aug 16, 2024, at 1:28 PM, Philip GilanFarr <phil@gilanfarrarchitecture.com> wrote:

Trevor and Katy,

We meet with John James and explained the existing Valais conditions. The roadway was reduced in width however still meets the required widths for fire truck apparatus.

John will confirm with you all today that NLTFPD has no issue with the proposed abandonment.

Best,

Phil GilanFarr
Architect/President