



Short-Term Rental Administrative Review Staff Report

Date: March 7, 2023

SHORT-TERM RENTAL ADMINISTRATIVE REVIEW CASE NUMBER:

WSTRAR22-0013 (Gupta)

BRIEF SUMMARY OF REQUEST:

The applicant is proposing to operate a Tier 2 short term rental with a maximum occupancy of 14 persons

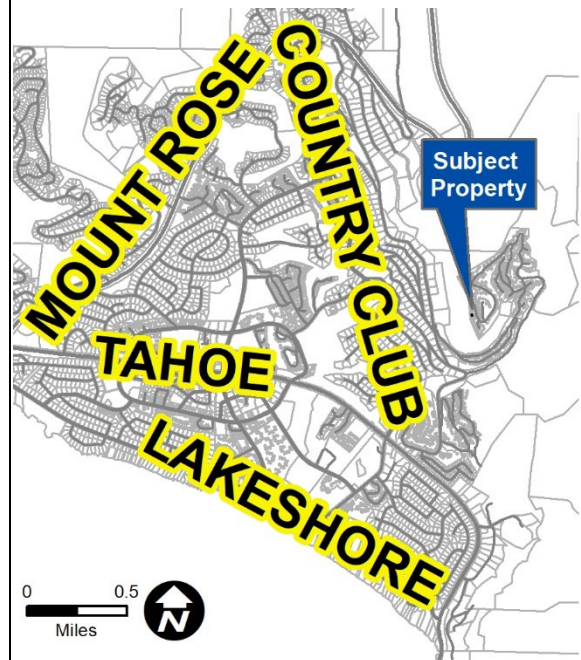
STAFF PLANNER:

Katy Stark, Planner
Phone Number: 775.328.3618
E-mail: krstark@washoecounty.gov

CASE DESCRIPTION

For possible action by the Washoe County Director of Planning and Building to approve a short-term rental administrative review permit for a maximum occupancy of 14 persons.

Applicant/Owner: Sanjay & Geetika Gupta
Location: 1447 Tirol Dr., Incline Village, NV 89451
APN: 126-560-33
Parcel Size: 0.001 acres
Master Plan: Tyrolian Village
Regulatory Zone: Tyrolian Village (TV)
Area Plan: Tahoe
Development Code: Authorized in Article 319 Short-Term Rentals & Article 809, Administrative Review Permits
Commission District: 1 – Commissioner Hill



Vicinity Map

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

Project Evaluation

The subject parcel, APN: 126-560-33, is 0.001 acres and has a regulatory zone of Tahoe – Tyrolian Village (TA_TV). There is an existing 2,574 square foot main dwelling on the property with five bedrooms. The applicant is proposing to operate a Tier 2 short-term rental (STR) with a maximum occupancy of 14 persons. The applicant has an issued Tier 1 STR permit (WSTR23-0028), which established 1,619 square feet of total habitable space, 940 square feet of habitable space without bedrooms, and five bedrooms. These calculations were conducted by the building inspector during the required building inspection. The occupancy load calculations provided in WCC Section 110.319.15(e)(1) allow two (2) occupants for every legally permitted bedroom as described in Section 110.319.20(a)(1). The remainder of the home (excluding bedrooms) is calculated as one (1) occupant for every 200 square feet of habitable space in accordance with Table 1004.5 of the 2018 International Building Code (IBC) or the currently adopted edition. The calculations from the completed building inspection (based solely on the residence itself) allow a maximum occupancy of 15 persons.

The short-term rental parking allotment in Tyrolian Village is determined by Tyrolian Village Association, Inc. (HOA). The HOA has provided a parking verification letter (Exhibit E), which allows three parking spaces for the short-term rental. The detached garage provides parking spaces for two vehicles, and one additional vehicle can park sideways in the paved driveway in front of the garage. The applicant is required to have at least four parking spaces for 14 occupants, per the requirement of one parking space for every four occupants in WCC Section 110.319.15(b)(3). Due to the limitation of three parking spaces, staff is recommending approval for a maximum occupancy of 12 persons in accordance with WCC Section 110.319.15(e)(4). The applicant has appealed the parking decision to the HOA board. The applicant believes that four parking spaces should be allotted, with two parking spaces in the garage and two parking spaces in the paved driveway in front of the garage. Staff has included a condition in the conditions of approval (Exhibit A) that would allow the applicant to request an increased occupancy of 14 persons if the HOA board replies to the applicant’s appeal and provides an updated parking verification letter allotting four parking spaces, rather than three.

WCC Section 110.319.10, Short Term Rental requires compliance with the following:

	<i>Proposal Complies</i>
<i>Accurately scaled and dimensioned site plan, with all required details</i>	Yes
<i>Accurately scaled floor plan showing entirety of dwelling, with all required details</i>	Yes
<i>STRs within multi-unit developments parking information</i>	Yes
<i>Educational materials included</i>	Yes
<i>Proof of property tax payment</i>	Yes
<i>Transient lodging tax license number</i>	Yes
<i>Notarized certification from the property owner, with all required details</i>	Yes

Notice of the Tier 2 STR application was mailed to affected property owners on December 14, 2022. Comment emails were received from a total of nineteen (19) individuals (Exhibit B) in response to the proposed Tier 2 STR. One of the surrounding property owners also submitted a comment letter through their attorney; however, this letter was received on February 2, 2023, well after the 15-day public comment period in WCC Section 110.809.15(b)(2) had concluded and after the comments were transmitted to the applicant for the applicant’s written response in accordance with WCC Section 110.809.15(b)(3). Accordingly, that letter is not included with this submittal. Comments include the following:

- Statement that the majority of the homes in the area are occupied by full-time retired couples and a few families – not 14 people

- Concerns that the infrastructure in the area was not built to handle that many people and vehicles at a single residence
- Concerns about lowered property values
- Concerns that other residents in Tyrolian Village financially subsidize the water, sewer, and trash overages and resulting needed road repairs from additional vehicles – units are not individually metered, and all owners pay a portion of extra fees accumulated by large numbers of guests
- Concerns about vehicles/driving – speeding, too many vehicles, limited parking, street parking, or curb parking on narrow streets, lack of vehicle readiness/tires and driving skills required in snow conditions
- Concerns about noise
- Concerns about loose dogs and dog poop
- Concerns that STRs are instrumental in importing and exporting COVID via travelers from other states and inadequate cleaning between STR guests
- Statement that the use of the property as an STR is a commercial/business use and violates the Tyrolian Village Association's CC&Rs, which only allow single family residential use
- Concerns that the use of the property as an STR will destroy the character of the neighborhood – residents enjoy privacy and quiet life
- Concerns about pollution and temporary visitors unconcerned with the environment
- Concerns about trash, overflowing dumpsters, and trash left in renters' cars and on the roadside – bear/wildlife concerns related to trash
- Concerns that 14 occupants will turn the home into a party house
- Preference that this property have no more than six occupants, maximum
- Concerns about snow removal and renters who are ignorant of the necessity to move vehicles for snowplow access and/or renters who clear their way and toss snow into the already cleared streets
- Concerns about fires and unsafe barbecuing practices
- Concerns that emergency vehicles will not be able to reach elderly residents due to renters' vehicles blocking the road
- Statement that guests from another STR property across the street from 1447 Tirol are parking on the street, and additional STR parking could make the street impassable
- Statement that Tyrolian Village Association is under orders from TRPA to remove asphalt from parking bays and street – an estimated 15,000 sq. ft. – removal may occur immediately above 1447 Tirol
- Concerns about the number of STRs already operating in Tyrolian Village
- Concern that not all of the bedrooms are legally permitted
- Concerns that there is a second, unpermitted kitchen on the premises
- Concerns that STR cleaning staff dump garbage from units they have cleaned elsewhere in Tyrolian Village dumpsters
- Concerns that homeowners are finding themselves pitted against STR owners as they try to protect their community from STR infractions – concerns about harassment from STR owners
- Concerns that the existing STRs in Incline Village are straining the community resources
- Concerns that STRs remove potential long-term rentals from the workforce housing rental pool in Incline Village
- Concerns about STR renters sledding, skiing, climbing or playing on landscaped areas and damaging sprinkler systems and plantings
- Statement that Tyrolian Village is one way in and one way out, providing a difficult evacuation process if necessary

- Statement that the recorded CC&Rs for the Association allocate only one parking space for each unit – in cases where a garage has been built, the garage is the allocated “one” parking space

The applicant indicated receipt of the property owners’ compiled responses and provided a written response to staff via email on January 9, 2023. The applicant’s response is included as Exhibit C. The applicant stated that they purchased the home at 1447 Tirol Drive for future retirement purposes. The applicant provided contact information for their local property manager. The applicant has installed a fully monitored fire alarm system. They stated they have also installed outdoor cameras on all decks, passageways and the garage, which are on continuous video record, to allow them to view all parking and behavior around the home. The applicant indicated that they plan to install Minut noise sensors both inside and outside the home in order to have a record of noise levels. Minut is a brand of sound monitoring device that allows the property owner to monitor sound levels and receive notifications if the noise reaches a certain level. The applicant is replacing switches on their passageway lights to configure the lights to turn off automatically if they are left on accidentally. They intend to have a no-pets, no-smoking policy for renters, though they may allow family members to bring a pet. In response to concerns about excess trash and water/sewage usage, the applicant hopes that the times when the home is vacant (not rented) will balance out the times when the home is occupied and not add a burden to HOA members. They have stated that they will instruct their cleaners to dispose of excess trash at a local refuse facility. For parking, the applicant intends to request the makes/models of their renters’ vehicles and monitor those vehicles via the outdoor cameras. The applicant also addressed permitting concerns related to the second kitchen.

Staff researched the permitting concerns expressed by several affected property owners. One concern was a potentially unpermitted second kitchen in the home. Staff reached out to both Code Enforcement and to Building staff regarding the second kitchen. The code enforcement officer stated, “There is evidence that the kitchenette was built decades ago and not a recent unpermitted addition. There will be no enforcement regarding the kitchenette, and it may be used.”

Another permitting concern expressed by affected property owners was the possibility of unpermitted bedrooms. Staff found no evidence of unpermitted bedrooms. The Washoe County Assessor’s website lists this property with five bedrooms. The required building inspection for the Tier 1 STR application confirmed five bedrooms.

Another concern expressed by affected property owners is that the use of the property as an STR is a commercial/business use and violates the Tyrolian Village Association’s (HOA) CC&Rs, which they state only allow single family residential use. Washoe County does not monitor or enforce HOA rules governing the use of dwelling units. Any potential breach of HOA rules may be addressed as a civil matter between the impacted property owners and the HOA. In addition, short-term rentals are classified as a residential use type in Washoe County Code Section 110.304.15(d). A business license is not required nor issued by Washoe County for STR uses.

An additional affected property owner concern that was expressed repeatedly is parking and traffic. In Tyrolian Village, much of the parking is located within the common area. The applicant’s two-car garage is located in the common area. See the image below. The blue rectangle shows the applicant’s parcel, as indicated in the Washoe Regional Mapping System (WRMS). The red rectangle was added by staff to show the applicant’s garage, as well as the parallel parking space in front of the garage. These are the three parking spaces that were approved by the HOA for the applicant’s property (Exhibit E). The parking standards for areas within the jurisdictional boundaries of the Tahoe Regional Planning Agency (TRPA), as stated in WCC Section 110.319.15(b)(2) “must be: improved to Tahoe Regional Planning Agency (TRPA) standards; developed on-site within property boundaries; and dedicated specifically for parking. In multi-unit complexes, parking must be in designated parking spaces (if applicable) and limited to the number of spaces allotted to the unit.” Tyrolian Village is a multi-unit complex, and the HOA has allotted

three spaces to the unit. TRPA approved the garage which was constructed within the common area. These TRPA approvals are included within Exhibit F.



Another concern for neighboring property owners was a statement that Tyrolian Village Association is under orders from TRPA to remove asphalt from parking bays and the street. Staff reached out to TRPA and inquired about the change in coverage. TRPA stated that Tyrolian Village is not under orders. There is a program in Tyrolian Village where they want to remove some common area coverage so that some of the residents can build garages in the common area. It is a relocation of coverage. Tyrolian Village has extra coverage, and the coverage they want to remove to accommodate these new garages is coverage that no one is using. Tyrolian Village is in the process of doing an accounting to see if they have accounted for all of the new coverage. As a result of this information from TRPA, planning staff believes that the parking verification letter received from the HOA remains the best gauge of appropriate parking for the applicant's property, as the HOA should be aware of their allotted TRPA coverage.

The submitted site plan did not contain property lines or snow storage areas, so staff requested an updated site plan from the applicant. The updated site plan, including property lines and snow storage areas, is included with this report as Exhibit G. There was a suggestion in one of the comment letters that the property should be surveyed. Staff does not believe that it is appropriate to require the applicant to have this property surveyed. A survey to establish property lines has not been required for other STR property owners in Tyrolian Village, and parking allotments are determined by the HOA. Staff will rely on the HOA's determination of the appropriate number of allotted parking spaces.

There were several concerns related to placement of trash and snow. Staff has included conditions in Exhibit A related to these concerns. One condition requires placement of garbage in dumpsters, with no garbage left outside of the home or on the roadside. Another condition requires the placement of snow in the designated snow storage areas shown on the site plan. This information is to be included in the educational materials provided to renters.

Affected property owners expressed multiple concerns related to traffic and potential blocking of roads by parked vehicles. The HOA has designated the allotted parking spaces for this property.

Renters who park in these designated spaces will not block Tirol Drive. Staff has included a condition in Exhibit A that all renters must park only in the parking locations designated by the HOA.

Staff reached out to Code Enforcement to determine if there were any open or historical complaints or violations for this property. On December 14, 2022, code enforcement staff indicated no Code Enforcement actions against the property. See Exhibit D. According to standard Code Enforcement practice, a complaint was opened for this property when planning staff requested an investigation of the potentially unpermitted second kitchen. The second kitchen was discussed previously in this report. The complaint was closed on February 2, 2023, when it was determined that no violation existed.

Staff is recommending approval of Short-Term Rental Administrative Review Case Number WSTRAR22-0013, but for a maximum occupancy of 12 persons. Staff believes the potential issues and neighbors' concerns can be adequately mitigated through the discussions in this report, the steps taken by the applicant in response to neighbors' concerns (Exhibit C), and the conditions of approval discussed in this staff report and included in Exhibit A.

Appeal Process

The Director's decision will be effective 10 calendar days after the written decision is mailed to the applicant, the property owner and all affected property owners, unless the action is appealed to 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 mailed to the applicant, the property owner and all affected property owners. The outcome of the appeal shall be determined by the Washoe County Board of County Commissioners.

- Exhibits:
- A. Conditions of Approval
 - B. Affected Property Owner Comments – Sent to applicant for review
 - C. Applicant's Response to Affected Property Owner Comments
 - D. Agency Comments
 - E. Parking Verification Letter
 - F. TRPA Garage Approvals
 - G. Updated Site Plan Showing Property Lines
 - H. Proposed Written Decision on the Application

Applicant/Owner: Sanjay & Geetika Gupta, 1447 Tirol Dr., Incline Village, NV 89451, sgupta2877@gmail.com & geetika1973@gmail.com

Consultant: Mary Meeker, 2995 Cahal Ct., Reno, NV 89523, marymeekerrealtor@gmail.com

Written Decision xc: Jen Gustafson, District Attorney's Office; Keirsten Beck, Assessor's Office; Rigo Lopez, Assessor's Office; Dan Holly, Building; Chad Giesinger & Steve Oriol, Code Enforcement; John James (jjames@nltfpd.net) & Jeffrey Smith (jsmith@nltfpd.net), North Lake Tahoe Fire Protection District (NLTFPD)



Conditions of Approval

Short-Term Rental Administrative Review Case Number WSTRAR22-0013

The project approved under Short-Term Rental Administrative Review Case Number WSTRAR22-0013 shall be carried out in accordance with these conditions of approval granted on March 7, 2023. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

Unless otherwise specified, all conditions related to the approval of this short-term rental administrative review shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a certificate of occupancy by the Planning and Building Division. The agency responsible for determining compliance with a specific condition shall determine whether the condition has been fully completed or whether the applicant shall be offered the option of providing financial assurance.

Compliance with the conditions of approval related to this administrative review is the responsibility of the applicant, his/her successor in interest, and all owners, and occupants of the property. Failure to comply with any of the conditions imposed in the approval of the Administrative Review Permit may result in the initiation of revocation procedures.

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

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

Washoe County Planning and Building Division

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

Contact Name – Katy Stark, Planner, 775.328.3618, krstark@washoecounty.gov

a. The property owners will be responsible for maintaining the following:

- i. The property shall not be rented to more than 12 occupants, and no more than 12 occupants are allowed in the house at any time, regardless of whether the property is being rented (see WCC Section 110.319.15(a)(4)).
- ii. Renters must be informed that all parking will be located only in the parking locations allocated by Tyrolian Village Association, Inc. (HOA), which is the garage and one parallel space in front of the garage. No parking is allowed outside of the parking spaces approved by the HOA.
- iii. The property owner must notify renters that all garbage is to be placed in dumpsters. No garbage may be left outside the home or on the roadside. The location of dumpsters must be included in the educational materials for renters.
- iv. The property owner must include a notification in their educational materials informing renters to dispose of snow in the snow storage area located on their site plan. The

site plan images showing the snow storage area must be included in the educational materials.

- b. Prior to issuance of the Tier 2 permit, the property owner shall ensure that a monitored fire alarm system is designed and installed in accordance with NFPA 72 and the IFC as amended by Washoe County and approved by the North Lake Tahoe Fire Protection District (NLTFPD). The property owner shall provide proof that NLTFPD has approved the monitored fire alarm system in the form of a letter or email from NLTFPD staff.
- c. The property owner and all successors shall direct any potential purchaser of the site to meet with the Planning and Building Division to discuss whether the potential purchaser wishes to continue to utilize the property as an STR and review conditions of approval for WSTRAR22-0013 and requirements for obtaining their own STR permit prior to the final sale of the site. Any subsequent purchasers of the site shall notify the Planning and Building Division of the name, address, telephone number and contact person of the new purchaser within thirty (30) days of the final sale.
- d. WSTRAR22-0013 is only valid as long as the short-term rental permit remains active and in good standing. If the short-term rental permit expires or is revoked, then WSTRAR22-0013 is no longer valid and no short-term rental activity will be permitted on the property. STR permits are not transferable; therefore, any new owner must obtain a new STR permit before engaging in rental activity.
- e. The number of parking spaces determined by the HOA was three (3) at the time WSTRAR22-0013 was approved. If the property owner receives a new parking verification letter from the HOA allotting four (4) or more parking spaces to 1447 Tirol Drive, then the maximum occupancy may be increased to 14 persons. The property owner shall request that the HOA email such an updated parking verification letter directly to Washoe County Planning staff. If such an updated parking verification letter has been emailed to Washoe County Planning staff, then the property owner may request an increased maximum occupancy of up to 14 persons.

North Lake Tahoe Fire Protection District (NLTFPD)

2. 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 – Jeffrey Smith, Fire Inspector, 775.831.0351 x8107, jsmith@nltpd.net

- a. Per Washoe County's short-term rental ordinance, a monitored NFPA 72 fire alarm system is required for this permit. If the system is not currently installed, then plans/permit for the alarm system will be required by the NLTFPD.

*** End of Conditions ***

From: [Chresten](#)
To: [Stark, Katherine](#)
Subject: STR
Date: Tuesday, January 3, 2023 4:41:22 PM

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

Hello,

Without going into repetitive reasons, we would just like to add our names to those opposed to allowing 14 people at the STR 1447 Tirol Drive in Incline Village. We are homeowners and full time residents of Tyrolian Village, and have 1st hand experience dealing with large numbers of people at a home next door or nearby. It's not fun.

Thank you.

Chresten Wilson
Coralin Glerum
1497 Tirol Drive

From: [David Schmenk](#)
To: [Stark, Katherine](#)
Subject: 1447 Tirol Dr, Incline Village
Date: Friday, December 30, 2022 3:24:24 PM

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

Katy Stark, Planner:

I'm writing in opposition to the STR application, case #WSTRAR22-0013, for 14 people. This area was developed as modest single family homes, not bunk-houses. Today, most of the homes here are occupied by full-time retired couples and a few families. The infrastructure was not built to handle that many people and vehicles in a single residence. Being the next door neighbor and former owner of 1447 I cringe at the thought of 14 people and associated vehicles being resident. Would you maximize the profit of Bay Area techies at the expense of full time Nevada residents? This would ultimately lower property values, thus decreasing property tax revenue.

David Schmenk
1445 Tirol Dr, Incline Village

From: [Dianne Schmenk](#)
To: [Stark, Katherine](#)
Cc: [ARC-FTR Paul & Linda Smith](#); [ARC-FTR John & Nancy Manter](#); [FTR MaryLou Kennedy & Bill Wynne](#); [FTR Dave & Cathy Schmenk](#); [FTR Thomas & Dianne Schmenk](#)
Subject: Official Notice of STR Application, 1447 Tirol Dr, Incline Village, NV, Case #: WSTRAR22-0013
Date: Friday, December 30, 2022 2:57:08 PM
Attachments: [1447STR_Prmt.pdf](#)
[1447STR_Prmt.pages](#)

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

December 30, 2022

Mrs Katy Stark
Washoe County Planning and Building Division
Via E-mail to krstark@washoecounty.gov

Dear Mrs Stark:

I did receive your notification re: 1447 Tirol Drive STR (Short-Term-Rental) Permit Application. Thank you. We appreciate your efforts on the difficult task you have been assigned.

Respectfully,

Please see our letter doc attachments below:
1447STR_Prmt.pdf
1447STR_Prmt.pages (MAC) format.

Dianne Schmenk
dschmenk@charter.net
775-833-0474 (H)
775-720-6654 (C)

Tom & Dianne Schmenk
1443 Tirol Drive
Incline Village, NV 89451

December 30, 2022

Mrs Katy Stark
Washoe County Planning and Building Division
Via E-mail to krstark@washoecountty.gov

Dear Mrs Stark:

I did receive your notification re: 1447 Tirol Drive STR (Short-Term-Rental) Permit Application. Thank you. We appreciate your efforts on the difficult task you have been assigned.

First, we vehemently request the subject 1447 Tirol Drive permit application be disapproved. We live one house away from 1447 at 1443 and have lived full time on upper Tirol Drive for 14 years. I served as a TVA BOD member: August 2020 - August 2022.

The concerns of the realities and negative impact by STRs on our Tyrolian Village Assn (TVA) community are well documented. Our current estimated 70 TVA full-time resident property owners, or 31% of 224 units, are predominantly retired seniors. Our current estimated 31 STRs (elusive # by design or deceit) are 14% of 224 units. STR applications have been and are based on false pretenses. We know - we live with them and have had 2 TVA BOD members as STR operators. Absent out-of-state investors are parties intent on capturing an easy income stream at the expense of all other property owners who financially subsidize their water-sewer-trash overages and resulting needed road repairs from additional vehicles. However, not to ignore the speeding, too many vehicles, limited parking, lack of vehicle readiness/tires and driving skills required in snow conditions, noise, loose dogs, copious dog poop, etc (What a sweet \$\$ deal - all of the benefits and none of the responsibilities or accountability).

We endured the pandemic with constant STR renters escaping lockdowns and restrictions in their home states. I observed that when STR renter departures and arrivals overlapped the cleaning crews left! A perfect petri dish! From our perspective STRs have been instrumental in importing and exporting COVID. With the looming tri-demic we will once again have it delivered to us - nextdoor. We are fighting for our health, life-end homes and quality-of-life.

The TVA governing document: Declaration of Covenants, Conditions and Restrictions of Tyrolian Village Assn, Inc., a Planned Community, dated June 1968, Document No. 118591, today is still the effective governing document presented to all property owners by their Title Company, at their official property closing. The CC&Rs are acknowledged, read and accepted. The original CC&Rs, and any subsequent amendments remain in full force and effect. It is the document we received when we purchased our TVA home and have committed to and honored.

Our TVA CC&Rs contain two very important edicts:

“ARTICLE III. OCCUPANCY AND USE OF RESIDENTIAL
UNITS AND COMMON ELEMENTS.

1. The Subject Property is hereby restricted to single family residential use.

ARTICLE X. MISCELLANEOUS.

8. Amendment. This Declaration may be amended by resolution of the Board of Directors and the vote or written assent of the members provided that no fewer than a majority of the voting power of the Association votes and of that majority not fewer than seventy-five percent (75%) vote in the affirmative.”

By whom and whose authority and for what reason (wink, wink) have our TVA CC&Rs been validated and legitimized into a commercial paradigm? I have not received notification of any TVA vote amending our CC&Rs... Why have Washoe County Nevadan property owner’s rights been reduced to that of convenient pawns while reinvented to the financial benefit and entitlement of absent out-of-state investors?

Thank you for your attention,

Tom & Dianne Schmenk
1443 Tirol Drive
Incline Village, NV 89451
dschmenk@charter.net
775.833.0474 (H)
775.720.6654 (C)

From: [Doug Kari](#)
To: [Stark, Katherine](#)
Subject: regarding Case Number WSTRAR22-0013
Date: Monday, December 19, 2022 11:02:21 AM

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

Hello,

I am writing in response to a letter I received asking for comments regarding an application for a short term rental (STR) at 1447 Tirol Dr. Incline Village, NV 89451. I am very strongly opposed to this application. The first reason is that it will destroy the character of our neighborhood. We are full time residents on this street and along with the other full time residents, live here because of the quiet and serenity. The house in question is surrounded by long time residents who enjoy privacy and a quiet life. These STRs bring nothing but noise, pollution, and careless temporary visitors who have no regard or concern for the environment that exists here already. The application lists 14 occupants which means it basically turns into a party house. Party house means trouble for all those who live here. Partying brings drinking and driving and other idiotic behavior. Please look at the maps to see that there is no parking available for these would be renters. Parking would be a major issue that would again interrupt the neighborhood. We have very narrow streets that do not allow curbside or street parking. Another reason I am opposed to this application is because it would go against our Home Owners Association Rules of not running businesses from residential homes. This is exactly running a business from a residential home. I am also opposed to this application for the fact that STRs lower the home values of those properties nearby. It's visually evident that STRs are generally damaged more quickly and frequently and not maintained as well as those occupied by someone personally vested and caring for their home. This neglect and abuse brings down home values of surrounding properties.

As a property owner myself, I do respect the rights of an owner wishing to do whatever with their property. At the same time, that must be balanced with the impact upon those around them. The rights of the one must not outweigh the rights of the many. An absentee owner running a STR, invites noise, trash, pollution, and potential issues and disruption to the permanent and full time residents who call this home. I do not have any issue with long term renters but the short term application is what I oppose. This is our neighborhood, this is our home, I would ask that you deny this application.

Thank you for this consideration,
Douglas Mahlstedt
1429 Tirol Dr.

From: [John Manter](#)
To: [Stark, Katherine](#)
Subject: 1447 TIROL DR. INCLINE VILLAGE
Date: Saturday, December 17, 2022 12:47:30 PM

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

DEAR KATY STARK,

WE RECEIVED NOTICE FROM WASHOE COUNTY OF THE APPLICATION FOR THE SHORT TERM RENTAL USE OF THE PROPERTY LOCATED AT 1447 TIROL DR. INCLINE VILLAGE.

WE ARE NOT OPPOSED TO TO SHORT-TERM RENTALS OF THIS PROPERTY BUT STRONGLY OPPOSE ALLOWING UP TO 14 OCCUPANTS AT ONE TIME. THERE IS ONLY A TWO CAR GARAGE AND LIVING SPACE OF LESS THAN 3000 QUARE FEET. THE HOUSE IS LESS THAN 50 FEET FROM US AND A GROUP OF THIS SIZE IS LIKELY TO CAUSE A DISTURBANCE IN WHAT IS NOW A QUIET NEIGHBORHOOD.

IF THE MAXIMUM OCCUPANCY IS MORE THAN 6 GUESTS WE STRONGLY OPPOSE THE REQUEST.

SINCERLY,

JOHN AND NANCY MANTER 775-530-1498

1449 TIROL DR. INCLINE VILLAGE, NV. 89451

From: [Kristina Hill](#)
To: [Stark, Katherine](#)
Subject: 1447 Tirol Drive Short Term Rental Request
Date: Friday, December 23, 2022 10:10:15 AM

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

Dear Ms. Stark,

The purpose of this email is to put on record my objections to the above referenced application.

As a 20-year full time resident of Tyrolian Village (and fellow planner) I feel and see the negative impacts of STRs on our small community based on the following:

- Our HOA CC&Rs only allow for one parking space per unit. The request for 11-20 renters to occupy the unit at one time is not only absurd but in conflict with our by-laws.
- There are issues related to snow removal as well. Many renters are blissfully unaware of the necessity to move vehicles during a storm so that our plows can effectively clear our roads to provide public health and safety access.
- Our condominium units are not individually metered; therefore, we pay a portion of the water, sewer, and trash disposal costs of STRs, especially when they have large groups. This costs us money while the STR owner pockets the profit. We should not have to pay for someone else to get rental income. Ask them to stop STRS in non-metered HOAs!
- There are also negative impacts related to dog poop, trash, fires (especially concerning) and overflowing dumpsters, noise, speeding, etc.

Please do not approve this request.

Thank you for your consideration,
Kristina Hill

[Kristina Hill](#)
[Hill Planning, Inc.](#)
[P.O. Box 6139](#)
[Incline Village, NV 89450](#)

c: [\(775\) 544-4345](tel:(775)544-4345)

From: [Linda L. Smith](#)
To: [Stark, Katherine](#)
Subject: Please Deny STR permit to 1447 Tirol Drive, Incline Village
Date: Thursday, December 22, 2022 5:36:44 PM
Attachments: [Letter to County on STRs.docx](#)

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

Dear Ms. Stark: Attached is my letter asking you to DENY a permit to 1447 Tirol Drive -- Case number WSTRAR22-0013. At a minimum you need to inspect the premises because it may not have 5 legal bedrooms. Should you have questions about my letter, please contact me at 775-400-3700. Thank you.

Linda L. Smith
1437 Tirol Drive

LINDA L. SMITH
930 TAHOE BLVD #802-557
INCLINE VILLAGE, NEVADA 89451

Ms. Katy Stark
Washoe County Planning and Building
Division
Via E-mail to krstark@washoecounty.gov

December 21, 2022

RE: 1447 Tirol Drive STR Permit Application

Dear Ms. Stark:

I received the Official Notice of Short-Term Rental (STR) application for a Tier 2 application at 1447 Tirol Drive. My residence is less than 500 feet from this premise. I have owned property in Tyrolian Village for 23 years and have lived full time on upper Tirol Drive for over 10 years.

In addition to being an impacted homeowner, I also serve as Chair of the Architectural Review Committee and the Parking Solutions Committee for Tyrolian Village Association (TVA). In these three capacities I am asking that you DISAPPROVE the permit application. Below, please find the reasons why I believe the County has sufficient grounds to deny this application.

Congestion and Emergency Access Issues

The property in question is located across the street from another Tier 2 STR at 1444 Tirol Drive. This section of Tirol Drive is already narrow and becomes impassable for emergency vehicles when 1444 tenants park on the street. Allowing 1447 Tirol to have up to 14 individuals at a time, means that at least four more cars will be in this same congested spot. Even allowing cars a 1447 Tirol to park in the driveway will have an adverse impact on the roadway, especially during snowy conditions. There are three single individuals in their 80s who live beyond 1447 Tirol. Emergency firetrucks and ambulances have had to come up and assist these elderly neighbors frequently. Impeding the ability of emergency vehicles to render assistance is unacceptable.

As you may know, TVA is under orders from TRPA to remove asphalt from parking bays and streets. An estimated 15,000 square feet of coverage needs to be taken away. I understand one of the areas where removal may occur is along the roadways immediately above 1447 Tirol. This will further compound the congestion and available locations to park cars in this area. The permit at 1447 Tirol should not be granted because it will exacerbate this situation.

Density of STRs

There are already at least 8 (eight) other STRs (some with and some without permits) operating within a 1,000-foot radius of 1447 Tirol. They include 1424 Tirol, 1475 Tirol, 1444 Tirol, 1407 Tirol, 1466 Glarus, 1447 Berne, 1441 Berne, 1451 Berne. I walk the neighborhood regularly and can verify the out-of-state cars and unknown persons seen entering these properties.

As of July 1, 2022, there were 31 licensed STRS in Tyrolian Village alone, out of a total of 224 units. This does not count the units without permits that are being used as short-term rentals. We are zoned as a single family-residential neighborhood but have been turned into a hotel. The county has the ability to control and limit the density of STRs so as to enforce its land-use and zoning ordinances.

Site may not meet Building Code

The chalet may not have 5 legal bedrooms. I would strongly suggest that the County conduct an on-site visit of the premises to examine the number of bedrooms before taking any action. At least two of the five bedrooms may not be in compliance with county building codes. They appear to have been “built” without a permit and consist of raised platform “beds” in two tiny areas of the structure. There is a question whether they meet the fire codes. There is also a second kitchen on the premises, which may also not have been permitted. The county has a duty to ensure that this structure complies with health, safety, and building code regulations.

Impact on TVA Property Owner Costs and Quality of Life

Unlike other HOAs, Tyrolian Village Association (TVA) does not individually meter our units. We jointly pay water, sewer, and trash for the entire Association. Allowing one property owner to bring in 14 renters at a time, means that I am being asked to subsidize the use of water, trash, and the sewer system at my own expense, while the owners of 1447 Tirol are putting money into their pockets. This is unequal treatment, and I am asking the county why I should be subsidizing someone who rents their unit? Your office should not permit STRs in HOAs that are not individually metered.

In addition to the financial burden this permit would place on all of us who are real residents, renters do not know the rules and regulations of our community. They leave trash in their cars and on the roadside, inviting bears and other wildlife. They cause our dumpsters to overflow. Their cleaning staff use our facilities to dump their garbage from units they have cleaned elsewhere. They do not respect the noise curfew in TVA. They allow their dogs to run around without a lease (in violation of the Washoe County ordinance and posted signs in TVA). They do not pick up after their dogs. They clog the

single roadway we have to enter and exit our neighborhood. They do not abide by the clearly marked 15 MPH speed limit.

They use barbeques with open flames on their decks in violation of the fire code, endangering the entire area. For example, an STR renter put hot coals/embers in one of our dumpsters which caught fire. Fortunately, a nearby homeowner saw the fire and called the Fire Department before any structures were endangered. In short, STRs ruin the quality of life for those of us who want to consider this location our home.

Stop Pitting Neighbor Against Neighbor

At a minimum, your office needs to explain to our community how every single STR renter in every single STR in our community will abide by our rules and regulations. They have not done so for two years. Owners saying they will inform their renters is only lip-service to get their permit. Many of the STR owners don't live in this town and don't respond when you tell them their renters cause problems.

Furthermore, you put each of us concerned homeowners in the position of spying and reporting on those properties who break the rules. I have been called foul names, yelled at, and chased for informing STR renters about infractions. Some of my neighbors have been physically threatened by STR owners. At least one STR owner has now filed a "harassment" claim against some of us permanent residents because we complained about improper parking, noise, and illegal activity. In large part this claim resulted from the owner of the STR getting the names from your office of those of us who had the "nerve" to complain. Your office should know that anonymous complaints reflect the fear many neighbors now have because there are bullies who hold STR permits.

Impact on Incline Village and Workforce Housing

According to a January 2022 article by Pamela Tsigdinos, there are an estimated 800-1,000 STRS in Incline Village-Crystal Bay based on data she compiled from VRBO, Airbnb and similar websites. We have only one hospital with 4 (four beds). We have only one grocery store. We have at most 2 people who staff our post office with lines often extending past the doorways. We have limited roadways. Adding even one more STR aggravates an already serious problem with the carrying capacity of our community.

Furthermore, the County Commission has repeatedly raised the need to increase workforce housing in Incline Village. Every house/unit that is allowed to become an STR, removes another house from the long-term rental pool. The county has a potential solution to the workforce housing needs by limiting the number of STRs in this town. I urge you to bring this to the attention of the Commission and policymakers and seek their ruling before approving this or any other STR permit applications.

I have also sent this letter to my Washoe County Commissioner. I am willing, under oath, to testify to the repeated problems I have witnessed in Tyrolian Village because STRS have been allowed in our community. Please help us regain our neighborhood by denying the permit at 1447 Tirol, working with us to disapprove all future STR requests, and sunset those which are now in place.

Respectfully submitted,

Linda L. Smith

Linda L. Smith
1437 Tirol Drive

From: mlkennedy1@charter.net
To: [Stark, Katherine](#)
Subject: Re: Case #WSTRAR 22-0013
Date: Wednesday, December 21, 2022 1:06:09 PM
Attachments: [letter to Washoe CTY-re 1447 Tirol.doc](#)

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

1487 Tirol Drive

Incline Village, NV 89451

December 19, 2022

Washoe County Planning and Building Division

1001 East Ninth Street

Reno, NV 89512

Attn: Ms. Katy Stark

Dear Ms. Stark,

As 25-year homeowners of a property on Tirol Drive in Incline Village, we are writing to voice our *strong* opposition to the approval of a permit for a Tier-2 STR at 1447 Tirol Drive, which, if approved, will accommodate 14 occupants (Case #WSTRAR 22-0013). While the square footage and parking on this property may technically qualify under the STR requirements, we are opposed due to the negative impacts on our small, quiet community in Tyrolian Village. Our CC&Rs state that Tyrolian Village is a single-family, residential community. Business activities of any kind are not allowed, especially if they may have adverse impacts on traffic or parking in our community.

1447 Tirol is located on a very narrow portion of Tirol Drive, which emergency vehicles often have trouble accessing (especially in winter snow conditions) due to the narrow road. In order to accommodate 14 occupants, two cars will need to park in the garage while two more park in the driveway. This will require a constant shuffling of cars as guests come and go. Inevitably guests will be parking illegally on roadsides or self-created overflow parking and creating traffic congestion which will further burden nearby homeowners.

Another STR across the street (1444 Tirol) is also licensed for 14 and there have been many, many problems with parking, noise, trash, etc. The 1444 property allows 3 cars, one of which must park sideways in the narrow easement driveway, further blocking the street. The constant flow of guests between the two STR properties, 1444 and 1447, will create a safety hazard for residents in addition to the inevitable noise generated by that many occupants between two rentals (noise really carries in our mountain environment!). There are two more rentals on

Berne Ct., a parallel street overlooking this portion of Tirol Dr. which, while permitted for fewer people, create additional noise, parking and traffic problems.

In addition to noise, parking, and traffic, having 14 occupants in any STR places an unfair burden on other residents in our HOA who equally share the cost of trash, water, and sewage services. The average number of occupants in Incline for full-time residents is 2-3, which is true for our community as well. The constant flow of 14 (or more) occupants per home places an unfair burden on our services and other homeowners.

Thank you for your time and consideration of these objections to the permit request for 1447. I have attached a few pictures which illustrate some of the problems created by STRs (especially Tier-2) in our community. (Letter and pictures are also attached for your convenience.)

Best regards,

Mary Lou Kennedy & Bill Wynne, homeowners

(Pls. note: a copy of this letter with illustrative pictures is attached)

1487 Tirol Drive
Incline Village, NV 89451
December 19, 2022

Washoe County Planning and Building Division
1001 East Ninth Street
Reno, NV 89512
Attn: Ms. Katy Stark

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In addition to noise, parking, and traffic, having 14 occupants in any STR places an unfair burden on other residents in our HOA who equally share the cost of trash, water, and sewage services. The average number of occupants in Incline for full-time residents is 2-3, which is true for our community as well. The constant flow of 14 (or more) occupants per home places an unfair burden on our services and other homeowners.

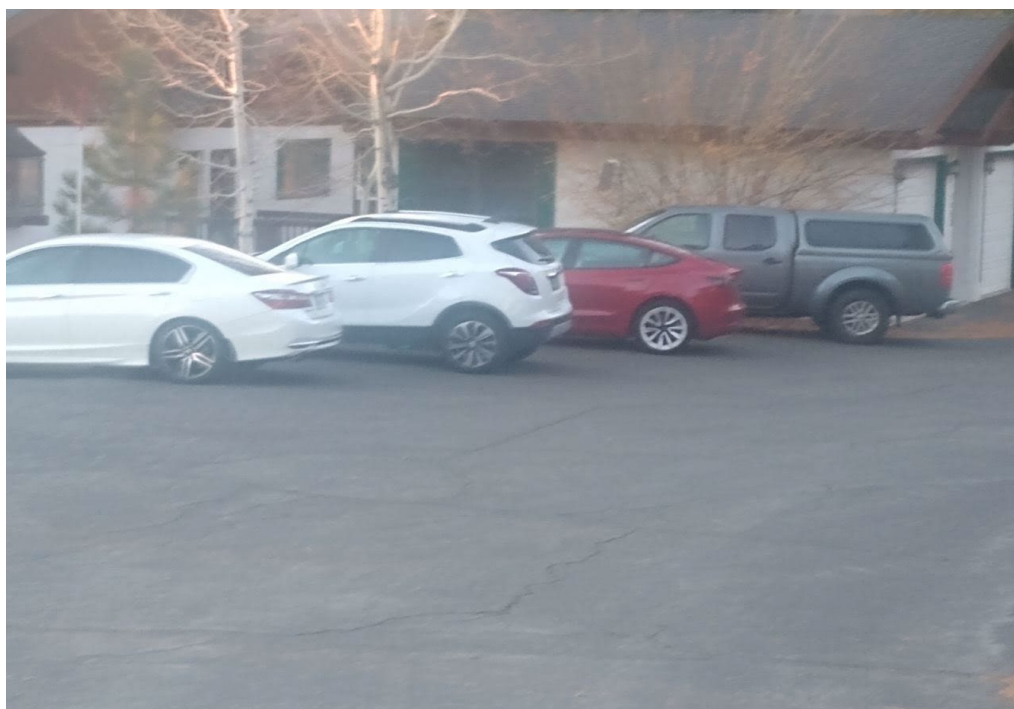
Thank you for your time and consideration of these objections to the permit request for 1447. I have attached a few pictures which illustrate some of the problems created by STRs (especially Tier-2) in our community.

Best regards,

Mary Lou Kennedy & Bill Wynne, homeowners
1487 Tirol Dr.



Trash + car protruding into road at Tier-2 STR 1444 Tirol
1447 Tirol garage is the brown door on the right



Illegal, self-created overflow parking from 1444 Tirol



Another example of a Tier-2 STR at 1513 Tirol. Seven cars; no cars using the garage;

From: badgertechnology@aol.com
To: [Stark, Katherine](#)
Subject: Fw: 1447 Tirol Drive Incline Village, NV
Date: Monday, January 2, 2023 2:37:50 PM
Attachments: [1447 Tirol.docx](#)

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

From: badgertechnology@aol.com <badgertechnology@aol.com>
Subject: 1447 Tirol Drive Incline Village, NV

Aloha Ms Stark: Please read the attachment to this email. The home in question should not be allowed to qualify short term rentals until several issues are addressed.

Happy New Year.

All the best.

Michael Richardson

Ms Stark

Washoe County Planning and Building Division

Via E-mail to Krstark@washoecounty.gov

January 2, 2023

Re: 1447 Tirol Drive STR

Dear Ms. Stark:

My wife and I live within the 500 feet of the proposed STR permit.

As past President of TVA (2021) I have had the pleasure of dealing with TRPA, working with them on the remediation of asphalt in our village. TRPA is insistent that the areas of our village that does not have asphalt on top of the earth NOT BE PARKED ON.

In the past few years a home located just across from 1447 Tirol has been renting their home out to multiple families on a short term basis. Although they have a two-car garage, the short term renters seem to always come with 4 to 5 cars. The excess cars are always parked on the dirt, on the lake side of Tirol. If you allow 1447 Tirol to rent to 14 people, they will have more than two cars. They claim 20 feet of parking in front of their home. I have measured that drive way and it is less than 20 feet. Recently we have taken photos of three cars parked in front of 1447 Tirol with two vans extending onto our association owned land and roadway. If the fire trucks have to pass by in a hurry, there could be an accident.

Furthermore, I have viewed 1447 Tirol when it was for sale. There is an illegal second kitchen on the fourth floor from the top. The stairwell leading down to this floor looks to be not wide enough to be up to code. The banister is rigged so that if you are going down and need to hold onto the banister, you will catch your fingers between the railing and the wall, as it gets narrower as you descend.

There are many more reasons not to allow STR rental until the entire home is brought up to code.

Sincerely Yours.

Harry Michael Richardson

1464 Glarus Ct.

Incline Village, Nv

Tyrolian Village Association

From: bs_hughes@charter.net
To: [Stark, Katherine](#)
Subject: Case # WSTRAR22-0013
Date: Tuesday, January 3, 2023 8:49:06 AM

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

OBJECTION TO STR PERMIT AT 1447 TIROL DR. INCINE VLG. NEV. 89451

I am a 52 year resident of Tyrolian Village. It WAS a charming place to live for many years. We thought we were protected from Commercial enterprise by our CC&R'S that restrict any Business activities (Article III item 10)! About 30 years ago, a group of resident's, including my, now deceased, husband and myself, fought and won, a battle to defeat "Time Share" in Tyrolian Village. And now, once again, we are trying to protect our beautiful Village from being used as a "Hotel/Motel" operation!! The disrespect for our rules and regulations, which include, speeding, dogs off leash, improper disposal of trash, illegal parking and LOUD party behavior, have certainly spoiled our tranquility!!

Thank you for considering my objection.

Mrs. Wayne Hughes

1431 Tirol Dr.
Incline Village, Nv. 89451

Sent from [Mail](#) for Windows



Virus-free www.avast.com

From: nkelmanski@aol.com
To: [Stark, Katherine](#)
Subject: opposition to STR in Tyrolian Village, Incline village, NV
Date: Friday, December 23, 2022 10:37:41 AM

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

Katy,

I am one of the residents in Tyrolian Village, living next door to 1447 Tirol Dr. for 25 years.

I am well aware of the parking problems that exist here. It would be irresponsible

and dangerous to allow 4 cars at 1447. There is no extra space for cars on either side of

the road or for a fire engine or other emergency vehicles to park.

This house has been a residence for 2 people since it was built. I have never seen more

than 4 guests stay there. It is not compatible for more than 6 or at the most 8

people - 4 bedrooms with 2 per bedroom.

We do not think Tier 2 should even be under consideration, and we oppose that.

There are other impacts that a STR will have on our subdivision - water, trash, noise,

and snow-plowing.

I am in agreement with the email sent by Linda Smith regarding why a Tier 2 STR should be out of the question.

Nancy Manter

1449 Tirol Dr., Incline Village, NV

From: peseps@aol.com
To: [Stark, Katherine](#)
Cc: [Clark, Michael E](#); [Hill, Alexis](#)
Subject: STR rental permits REF 1447 TIROL DRIVE
Date: Friday, December 23, 2022 11:29:07 AM
Attachments: [STR comments on 1447 Tirol Dec. 2022.pdf](#)

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

Please find attached my comments on the pending application for an STR permit at 1447 Tirol Dr., Incline Village, Nv. 89451. A signed copy will be sent in the mail to your address. Any questions can be directed to me at this email or the address below.

This property (1447 Tirol) is three doors from my permanent residence. Since my HOA (Tyrolian Village HOA) has over 15% of its 226 units as STR's; I have taken this opportunity to highlight objections to 1447 and also to STR's in general in an HOA community.

By copy of this to Commissioners Hill and Clark I want to alert them to the problems being caused to HOA's in particular by the change in the building code for unincorporated parts of Washoe County. These changes pre date the service of these two Commissioners; so perhaps this will serve as a reminder that neighborhoods are fragile.

Again....any questions on my comments can be addressed to this email or the address below.

Thank you for soliciting comments from neighboring properties. As noted in my comments; I urge that any unsigned comments be considered seriously since the level of harassment by STR owners has frightened some residents from being identified by name and address.

Paul E Smith
930 Tahoe Blvd.
#802-557
Incline Village, NV. 89451
peseps@aol.com
775.833.2509

PAUL E. SMITH

22 December 2022

Attn: Ms. Katy Stark, Planner
Washoe County Planning & Building Division
1001 East 9th Street
Reno, NV 89512-2845
Email: krstark@washoecounty.gov

REF: STR APPLICATION 1447 TIROL DRIVE

My full-time residence is just three doors North of the subject property.

Within 1000 feet of my residence are eight STR properties. The subject property (1447) is directly across the street from the 1444 Tirol stairway entrance – an historical STR (currently for sale) for which I have had many issues i.e. deck party noise, parking outside of the garage, garage entrance and stairway parking that blocks passage of emergency vehicles, and use by large groups of 18 or more (e.g. bridesmaid party, high school graduation celebrations, multiple families, etc. often using buses for transport).

Specifically, I wish to record my strong objection to the approval of any STR in Tyrolian Village (and specifically 1447) that “permits” more occupants than can fit into a vehicle(s) that is able to park INSIDE the available garage OR OUTSIDE in the one CC&R authorized and reserved unit parking space. Use of any commonly owned paved area’s (including driveways not recorded as part of the unit plat filed with the County) should never be used to determine occupancy and/or available unit parking since doing so grants the STR owner a private beneficial revenue producing use of HOA common elements. This is because the County STR occupancy permit (number of persons allowed to use the unit) is related directly to how many vehicles can be parked at the unit and revenue for an STR depends largely on how many guests can be accommodated. ¹

¹ NOTE: In the Tahoe Basin many vehicles are SUV’s and/or extended body four door trucks. Most recently we find group and family use of large camper type vans with 10-foot heights and large wheelbase. Parking of vans, and even trucks and SUV’s, in a garage, is impossible and parking in a designated street parking spaces can restrict the neighboring spaces to the extent that passengers cannot even open their doors. When evaluating parking for occupancy levels the County must consider the size and type of vehicle that can fit INSIDE the designated parking garage/space. Driveways not included in the unit plat on file with the County should NEVER COUNT toward parking spaces since non plat recorded land in the HOA is COMMON LAND and property tax exempt. Common HOA elements are not available for beneficial private revenue producing use by one owner at the expense of the other owners. In addition, vehicles parked in unsuitable driveways (e.g. too small) block snow removal and the passage of large emergency vehicles (e.g. 1444 Tirol where tree’s create a pinch point of 25 feet width directly in front of the 1444 garage and 1447 where pedestrian access to the 1444 stairway entrance reduces street safe passage).

PAUL E. SMITH

SOME FACTS:

- Tyrolian Village HOA (hereafter TVA) has 236 building lots that are mostly 40x50 feet (there is one 50x50 lot but many other single and attached units have lots much smaller than 2000 sq. ft.);
- 226 lots have been improved with a structure built mostly in the 1970-2000 time period;
- TVA properties are served by HOA commonly provided water/sewerage lines (unmetered and built in 1970), dumpster trash collection facilities for individuals to drop off and secure their trash, and mostly one-way single lane paved roads that do not have shoulders;
- Due to small building sites - chalets are typically within 50 feet of another chalet, therefore, activity on one property (inside or outside) is easily heard and impacts nearby properties e.g. dogs, music, deck parties, fireplace/BBQ use, etc.;
- Topography of the HOA does not typically permit direct access to the street from most chalets - meaning stairways and garages or parking spaces are at a distance from the unit front door. This fact gives rise to residents and guests parking on the street (blocking large vehicles) while off-loading or loading supplies and/or passengers. STR guests often use vans and even small buses or the large free regional transit TART option that is on-call creating an even greater traffic issue;
- Being an HOA - chalet owners have a controlling ownership right to ONLY their plat (e.g. 40x50 or what is recorded with Washoe County) with all other area's being COMMON OWNERSHIP (e.g. sidewalks and stairs leading to the front doors, driveways not included in a plat map, yard spaces, hillsides, etc.);
- Owners typically understand the CC&R and HOA Regulations regarding approved and wild landscaping and where to walk and NOT WALK in common areas. STR visitors often sled, ski, climb, or play on top of landscaped area's resulting in broken sprinkler systems and destruction of fragile plantings including tree's e.g. Sugarpine;
- Tyrolian Village HOA is a dead end (one way in and the same one way out) property in a fully forested hilly region at 7000 to 7300 feet elevation with mostly single lane private roads without a shoulder - creating challenges for snow removal, repair/construction personnel, large fire trucks and other emergency personnel, PLUS a difficult one-way evacuation process for anyone who is not familiar with the road system;
- Tyrolian Village HOA traffic/parking is not patrolled by police (there is none) nor the Washoe County Sheriff Dept. – the Sheriff Department will respond to calls but is

PAUL E. SMITH

limited by the fact that the HOA is a private community (the HOA does not have compliance patrols or use a private security contractor);

- Tyrolian Village HOA currently has 31 licensed STR's but at least three more are known to be operating – giving 34 STR's or over 15% of the built lots being used as a transient hotel rather than a single-family occupancy property per the CC&R's (note: the CC&R's are signed by and agreed to by all owners in the HOA when they purchase the property);
- CC&R documents clearly authorize a minimum of one reserved street parking space per unit and that authorization applies to all units without a garage – once a garage is in place the CC&R's eliminate a street reserved parking space for the unit that benefited from the garage program and/or built an enclosed garage into their plat via approved lot line adjustments;
- Driveways that give access to a garage are COMMON land and are not to be used (without HOA approval) as private property for the purpose producing recurring revenue UNLESS the driveway has been fully incorporated in the unit's plat on file with the County (note: private property can be rented or leased as is the case with a chalet but common land that has not been legally transferred/assigned to the owner by the HOA is a “designation of use for access” only and not an ownership right that carries with it the ability to privately gain revenue from such common property)²;

Based my experience of living in Tyrolian Village HOA since 1998 and having served on the HOA Board of Directors for three years; the following points identify my principal objections to licensing a new STR at 1447 Tirol (or elsewhere in Tyrolian Village HOA property) unless occupancy limits are carefully and legally determined:

- ❖ 1447 Tirol has a two-car garage that can hold two normal cars and/or small SUV. The garage only, and not the common land driveway, should be the only parking spaces that should be used to qualify for producing revenue since the owner of 1447 has only the right to use the driveway for access to the garage - not fee simple ownership of the driveway.
- ❖ The chalet at 1447 Tirol has about 2700 sq. ft. of living space and claims 5 bedrooms. The County must confirm that there are five qualified bedrooms i.e. each with a closet, window, and normal safety alarms.

² See County plat for 126-560-36 vs. the 1447 Tirol property 126-560-33 and note there is no incorporation of the garage or a driveway for 1447 while the neighboring property has been modified to include the garage/driveway. Another good example is the writer's property at 126-560-42 where there exists a 20x60 foot driveway that is not part of the plat, therefore, the driveway at 1437 Tirol is common land being used for access to the garage.

PAUL E. SMITH

- ❖ Given the proximity of the neighboring homes; any approval of occupancy over the two cars level (i.e. 8 persons) is inappropriate as the noise created by large groups will significantly impact the neighborhood. For example, 1444 Tirol just across the street from 1447 had bridal showers, high school graduations, and multiple families with over 18 persons all standing out on the decks making noise let alone entry and egress.
- ❖ Within 1000 feet of the subject house at 1447 Tirol there are eight other STR's. Adding another into this single road in and out section of Tyrolian Village HOA creates too significant an impact on the traffic safety and residential quality of the neighborhood.
- ❖ Contracted snow removal must be required of each and every licensed STR since without such organized snow removal the STR guests park in the street or clear their way and toss the snow into already cleared streets;
- ❖ Cleaning service personnel who clean STR's take advantage of the non-supervised trash disposal area in TVA by depositing trash from other non TVA clients into the limited TVA trash dumpsters;
- ❖ Large occupancy high turnover STR's use of water and sewerage systems place added costs on HOA residents – again STR owners benefiting from common elements to gain personal profit;
- ❖ STR owners and guests harass residents who, for example, while walking their dogs, mention that parking is not allowed on the street or dogs must be on a leash or BBQ with charcoal are generally prohibited, etc. Once the County places an STR (transient rental) in a purely residential HOA structured neighborhood the County encourages conflict. Also when the County releases the names of complainants to STR owners the County then is complicit in village harassment and public humiliation (at HOA meetings) of residents. The County must not overlook anonymous complaints since many residents do not wish to be harassed and apparently the County cannot assure that complaints remain confidential.
- ❖ STR licensed operations that are in a “separate suite” (e.g. 1508 Tirol Court) create more than single family occupancy should NEVER be permitted and in the example given should never have been approved since the unit itself has only ONE parking space on the street (the main occupant plus the STR guest make for at least two vehicles) and HOA CC&R's mandate single family occupancy;
- ❖ STR's reduce long-term rental housing options in the Incline Village area. 1447 Tirol is a perfect single family rental (seasonal, by the month, or long-term). Every STR licensed by the County in residential communities (especially HOA's) takes away longer-term rental housing from the region.

PAUL E. SMITH

SUMMARY:

As the above listing of (1) fact points and (2) objections demonstrates; I am opposed to the continued authorization and licensing of STR's in Tyrolian Village HOA.

In this specific instance; 1447 Tirol should be denied or at the minimum limited to occupancy related to the two cars that can be (must be) parked in the garage. Any common land driveway should never be used to calculate occupancy via "authorized" parking.

The use of common land (for parking) to justify huge occupancy in a unit (large or small) is wrong and goes against the NRS standards governing an HOA and keeping the HOA as a tax-free operation. Once any HOA is discovered to be allowing the use of common elements to enhance private gain of an individual(s) vs. the entire association; the entire HOA concept will be subject to new and stronger restrictions.

Finally, the introduction of STR's (short-term high occupancy rentals) in HOA residential communities pits residents against investors and against tourists. The example of one STR owner on St. Gallen harassing HOA Board members, Architectural Committee members, spouses of committee members – all at the last HOA Board meeting – is the crisis the County encourages and perpetuates with the permitting of STR's in residential communities.³ It is time that the STR program be modified to NOT PERMIT STR's in HOA's (at a minimum) and I will object to every permit request in Tyrolian Village HOA until the County recognizes the inappropriate nature of short-term rentals in a closed common interest neighborhood.

Sincerely yours,

Paul E. Smith

³ When I purchased my home in 1998 (and until about 2019) the Washoe County Building Code did NOT permit STR's in the unincorporated parts of Washoe. The County Commissioners decided that TAT revenue was more important than following the Code or protecting residential communities; so they changed it.

From: [Pauline Leoncio](#)
To: [Stark, Katherine](#)
Subject: Case Number WSTRAR22-0013 1447 Tirol Drive Incline Village NV
Date: Thursday, December 22, 2022 8:25:51 PM
Attachments: [STR County letter.docx](#)

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

Ms. Stark

As a resident within 500 feet of 1447 Tirol Drive Incline Village, NV please find attached my testimony regarding the application for development of a 14 person STR.

To ensure that my voice is heard I will be mailing a copy of this letter to your office as well.

Thank you,

Pauline Leoncio

Get [Outlook for iOS](#)

Katy Stark, Planner
Washoe County Planning and Building Division
1001 East 9th Street
Reno, NV 89512-2845
Phone: 775-328-3618

Dear Ms. Stark,

Thank you for giving me the opportunity to provide testimony on the application for a 14 person STR at 1447 Tirol Drive in Incline Village Nevada. I am a 23 year resident of Tyrolian Village and my husband has lived in TVA for close to 27 years. We have had the privilege of raising our two children in TVA and plan to call this neighborhood home for years to come. We strongly urge the Director to deny the development application for the subject properly

The reasons for my denial request are as follows:

- 1) noise
- 2) wear and tear on community assets
- 3) burden of additional utility expenses
- 4) safety and security
- 5) neighborhood congestion
- 6) degradation of residential neighborhood community
- 7) parking

The addition of 14 vacation customers to our quiet community will be a burden and nuisance to this neighborhood. There are already 8 STR in close proximity to the subject property and at least 30 STR in TVA. My personal experience with STR is that they are disruptive to resident families. STRS bring with them issues related to unleashed pets, dog waste and barking dogs who are left alone for hours in homes, the noxious smell of cannabis, noise, trash strewn around the neighborhood, speeding and wrong way drivers, drunk people peeping through windows late at night, fireworks on the 4th of July (these are all real experiences) to name but a few of the issues that neighbors have been forced to deal with in recent years. The homes in TVA are, very close together. 1447 Tirol is particularly close to both its neighbors on either side and I am sure you are aware that noise travels a long way in the quiet Tahoe evening.

Tyrolean Village is an HOA. Each homeowner pays an equal amount of assessments to cover the use of roads, water, sewer and trash as is required by NRS 116. The homes are not individually metered. The amount that we pay in assessments is directly related to the HOA expenses. 14 people utilizing utilities and disproportionately utilizing HOA roads, maintenance and sewer lines will drive up the costs for all owners in the HOA while benefiting just the one owner who is collecting considerable rents on HOA assets. It is unreasonable to require all homeowners to subsidize the costs of one unit's for profit business.

The safety and security of our community is paramount to the residents of TVA. As is our ability to quietly enjoy our home. STRs welcome untold number of strangers into our neighborhood on a daily basis. People who are not truly guests of anyone and who are not accountable to anyone for their actions. A guest in my home is a person that I can identify and vouch for. None of these STR owners would recognize their customers or be able to vouch for their character if pressed. Please put yourself in the shoes of those of us who are forced to live next door to an every changing transient population, would you feel safe leaving your children home alone? I know of a few occasions where altercations have occurred between homeowners and STR customers who did not want to follow our community

rules when they were asked. The sheer number of people that a 14 person rental brings into this community compromises the safety and personal security of all who are resident in the community. The children who have grown up here are comfortable moving freely around the neighborhood, knowing they have a caring community looking out for their well being. That is part of the charm of TVA and Incline Village. The County's STR policy has negated this beautiful privilege of childhood in a small community.

TVA is above all a true community. Many residents have lived here for years, have raised their families here and hope to continue to live here quietly in their golden years. The introduction of what are essentially mini hotels into our neighborhood compromises the community feel of the entire HOA. This may not be of chief concern to the County, however it is a concern to those of us who make our home here. We choose TVA because we wanted to have neighbors, enjoy community and make this our home. STRs in general compromise community, allowing a 14 person STR effectively destroys community.

TVA has limited parking. There is concern that allowing 14 strangers, who may or may not follow the HOA rules will add a further burden to our already scarce parking resources and to the enforcement of TVA Rules and Regulations.

The County has an obligation to seek the best interest of its constituents. The current STR policy does not take care of those who live in this community, pay taxes in the community and ultimately are Washoe County voters. It does seek the best interest of non-resident business owners, who are not necessarily registered Washoe County voters. Incline Village has long time resident families leaving our community in search of housing because the very County that they have supported for years is helping to price them out of their community.

To reiterate TVA is not the appropriate place for a 14 person STR. It is essentially a mini hotel and is better suited to a commercial corridor. We ask that you help us to care for this special neighborhood by denying the development application for 1447 Tirol Drive Incline Village, NV 89451. I also ask the County to help us care for our precious Incline Village by disapproving all future STR requests and sunset those permits that are now in place. It is time for the County to stand with its Tahoe residents.

Sincerely

Pauline Leoncio

1443 Berne Ct. Incline Village, NV 89451

775-240-0991

From: [Robin Richardson](#)
To: [Stark, Katherine](#)
Subject: Fw: 1447 Tirol Drive STR application objection
Date: Monday, January 2, 2023 2:39:30 PM
Attachments: [1447 Tirol STR.pdf](#)

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

Not sure if I sent this to the correct email address. Apologies if it is a repeat. Regards, Robin Richardson 1416 Glarus Ct.

[Sent from the all new AOL app for iOS](#)

Begin forwarded message:

On Monday, December 26, 2022, 11:27 AM, Robin Richardson <robinrrr@aol.com> wrote:

December 26, 2022

Ms. Katy Stark
Washoe County Planning and Building Division
Via email to: krstark@washoecounty.gov

Re: 1447 Tirol Drive, Incline Village, Short Term Rental Application

Dear Ms. Stark:

We have recently received a notice that the above address has submitted an application for an STR and that our home is within 500 feet of this address. They are asking for the ability to house up to 14 people at any given time.

We highly object to the issuance of this permit. Our small community seems to have been inundated with STRs and they have created numerous problems:

1. Parking is a prime concern. Although they claim they can have up to 4 cars in their garage and driveway, the reality is that the short-term renters park wherever they want. To expect 14 people to be constantly moving their cars to keep them off the road and either in the garage or in the driveway is not going to happen. The street is narrow and we have had issues with fire truck and emergency vehicle access. The home next door to us at 1466 Glarus Ct. has had a permit in the past (don't know if they renewed it) and they don't even allow their renters to park in their garage so we have had cars all over the place.
2. I have been through this unit. I find it highly unlikely that it is up to code and that it has all of the safety protections in case of fire or other emergency situations. It looks as if there have been "add-ons", including a partial 2nd kitchen and I wonder if these were put in with permits.
3. Many short term renters simply don't follow the rules and don't care if they are disruptive, noisy and if they create problems for the permanent residents. Allowing up to 14 people is simply too many.
4. The short term renters and the cleaning crews significantly impact our garbage bins. You can always tell when we have had an overabundance of short term renters – the garbage bins are overflowing, the lids aren't properly latched and on at least one occasion, live coals were thrown in, starting a fire.
5. Every STR takes away another unit that a family could rent. This has become a big problem in our community. This house was just bought by an out of state purchaser who immediately applied for a permit.

Please take these concerns into consideration and deny this application for a Tier 2 permit.

Sincerely,
Robin Richardson
1464 Glarus Ct., Incline Village NV 89451

From: [Robin Richardson](#)
To: [Stark, Katherine](#)
Subject: Fw: 1447 Tirol STR application
Date: Monday, January 2, 2023 2:41:55 PM

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

I originally sent this to kstark instead of krstark.

[Sent from the all new AOL app for iOS](#)

Begin forwarded message:

On Tuesday, December 27, 2022, 11:51 AM, ROBIN RICHARDSON <robinrrr@aol.com> wrote:

Dear Ms. Stark: they say a picture is worth a thousand words. Yesterday I emailed an objection to the STR application of 1447 Tirol. Among my objections is the parking situation. There are currently 3 cars spilling out into the street, hindering the ability of the snow plows to maneuver. Regards, Robin Richardson, 1464 Glarus Ct., Incline Village.



From: [Scott Carey](#)
To: [Stark, Katherine](#)
Subject: WSTRAR22-0013
Date: Friday, December 16, 2022 2:36:20 PM
Attachments: [image007.png](#)

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

Kathy,

We received no the notice about the proposed Short Term Rental proposed at 1447 Tirol Drive in Incline Village. The state owns property near the subject site for conservation purposes. I had a couple of questions concerning the proposal.

1. Is there an existing short term rental use at this property or is this a new request?
2. The application states that the maximum occupancy is 14, what are the county's parking requirements for this occupancy?
3. Does the county have an trash requirements for the proposed use?

Thank You,

Scott H. Carey, AICP
State Lands Planner
Nevada Division of State Lands
Department of Conservation and Natural Resources
901 S. Stewart Street, Suite 5003
Carson City, NV 89701
scarey@lands.nv.gov
(O) 775-684-2723 | (F) 775-684-2721

From: [Scott Carey](#)
To: [Stark, Katherine](#)
Subject: RE: WSTRAR22-0013
Date: Monday, December 19, 2022 9:34:06 AM
Attachments: [image016.png](#)
[image017.png](#)
[image019.png](#)
[image020.png](#)
[image021.png](#)
[image022.png](#)
[image002.png](#)
[image003.png](#)

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

Kathy,

Thanks for your response to my email, the information you provided is very helpful. The State of Nevada does not have any further comments or questions regarding this proposed short term rental request.

Thank You,

Scott H. Carey, AICP
State Lands Planner
Nevada Division of State Lands
Department of Conservation and Natural Resources
901 S. Stewart Street, Suite 5003
Carson City, NV 89701
scarey@lands.nv.gov
(O) 775-684-2723 | (F) 775-684-2721

From: Stark, Katherine <KRStark@washoecounty.gov>
Sent: Monday, December 19, 2022 9:27 AM
To: Scott Carey <scarey@lands.nv.gov>
Cc: Stark, Katherine <KRStark@washoecounty.gov>
Subject: RE: WSTRAR22-0013

WARNING - This email originated from outside the State of Nevada. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning, Scott,

1. There is not an existing short-term rental (STR) permit for this property. The applicant applied for both their Tier 1 (up to 10 occupants) and their Tier 2 (required for occupancies between 11 and 20) STR permits at the same time. Their Tier 1 and Tier 2 applications are both currently being processed.
2. The request is for a maximum occupancy of 14. One parking space is required for every four occupants, per WCC Section 110.319.15(b)(3). I'm pasting a screenshot of the STR parking code at the end of this email. For STRs in Tyrolian Village, we also require a parking verification letter from the HOA designating how many parking spaces are available for the specific unit. This is due to the unique layout and parking available for each unit in Tyrolian Village – it differs quite a bit.
3. We do have trash standards for STRs. I will paste that portion of code below the parking standards.

Regards,
Katy Stark

- (b) Parking Standards. In areas *outside* the jurisdiction of the Tahoe Regional Planning Agency (TRPA), parking standards applicable to all residential uses, or the parking standard adopted at the time of original building permit approval of the residence, shall apply. *Within* the jurisdictional boundaries of the TRPA, the following parking standards shall be adhered to:
- (1) No STR parking is allowed within access easements or the public rights-of-way.
 - (2) All parking spaces must be: improved to Tahoe Regional Planning Agency (TRPA) standards; developed on-site within property boundaries; and dedicated specifically for parking. In multi-unit complexes, parking must be in designated parking spaces (if applicable) and limited to the number of spaces allotted to the unit.
 - (3) One parking space is required for every four occupants.
 - (4) Within the Tahoe Basin, on-site STR parking may be limited and may require approval of TRPA coverage. Limitations such as these and other factors do not reduce or eliminate the requirement for on-site parking. Inability to develop the appropriate number of parking spaces on-site will subsequently limit the maximum number of occupants allowed by the STR permit.
- (d) Trash Standards. The following waste removal standards shall be adhered to:
- (1) Trash and other waste must be managed as prescribed by Washoe County Health District, Waste Management and, if applicable, the Incline Village General Improvement District (IVGID). Waste cart size must be sufficient to store waste for the maximum number of occupants each week.
 - (2) STRs in IVGID's service territory and other bear-prone areas must utilize wildlife-resistant carts and/or bear boxes, except in multi-unit developments where HOAs require and enforce regular trash disposal. Bear Boxes shall be required for STR operators following two confirmed violations of the trash standards. Wildlife-resistant carts and bear boxes must be placed outside in compliance with the local service provider.
 - (3) Failure to use a wildlife-resistant cart or bear box as directed by the manufacturer and applicable trash authority may result in a confirmed trash violation.



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: Scott Carey <scarey@lands.nv.gov>
Sent: Friday, December 16, 2022 2:36 PM
To: Stark, Katherine <KRStark@washoecounty.gov>
Subject: WSTRAR22-0013

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

Kathy,

We received no the notice about the proposed Short Term Rental proposed at 1447 Tirol

Drive in Incline Village. The state owns property near the subject site for conservation purposes. I had a couple of questions concerning the proposal.

1. Is there an existing short term rental use at this property or is this a new request?
2. The application states that the maximum occupancy is 14, what are the county's parking requirements for this occupancy?
3. Does the county have an trash requirements for the proposed use?

Thank You,

Scott H. Carey, AICP
State Lands Planner
Nevada Division of State Lands
Department of Conservation and Natural Resources
901 S. Stewart Street, Suite 5003
Carson City, NV 89701
scarey@lands.nv.gov
(O) 775-684-2723 | (F) 775-684-2721

<http://dcnr.nv.gov> style="position:absolute;margin-left:142pt;margin-top:4.25pt;width:119.45pt;height:28.25pt;z-index:251659264;visibility:visible;mso-wrap-style:square;mso-width-percent:0;mso-height-percent:0;mso-wrap-distance-left:9pt;mso-wrap-distance-top:0;mso-wrap-distance-right:9pt;mso-wrap-distance-bottom:0;mso-position-horizontal:absolute;mso-position-horizontal-relative:text;mso-position-vertical:absolute;mso-position-vertical-relative:text;mso-width-percent:0;mso-height-percent:0;mso-width-relative:page;mso-height-relative:page" o:button="t"><http://lands.nv.gov> style="position:absolute;margin-left:0;margin-top:0;width:141.95pt;height:41.15pt;z-index:251664384;visibility:visible;mso-wrap-style:square;mso-width-percent:0;mso-height-percent:0;mso-wrap-distance-left:9pt;mso-wrap-distance-top:0;mso-wrap-distance-right:9pt;mso-wrap-distance-bottom:0;mso-position-horizontal:absolute;mso-position-horizontal-relative:text;mso-position-vertical:absolute;mso-position-vertical-relative:text;mso-width-percent:0;mso-height-percent:0;mso-width-relative:page;mso-height-relative:page" o:button="t">

From: [Sheila Van Duyne](#)
To: [Stark, Katherine](#)
Cc: [Betty Chronister](#); [Vojko Lapanja](#)
Subject: Tyrolian Village 1447 Tirol STR Application
Date: Friday, December 30, 2022 8:34:50 AM
Attachments: [image001.png](#)
[Tyrollian Village ltr 12.29 .pdf](#)
Importance: High

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

Please see attached correspondence related to this unit's application for status as a 14-occupant STR.

Regards,



VAN DUYNE LAW GROUP
Sheila D. Van Duyne, Esq,

1188 California Ave
Reno, NV 89509

Office: 775-345-3402
Fax: 800-345-1085
Email: sheila@vanduynelawgroup.com
Web: www.vanduynelawgroup.com

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1188 California Ave
Reno, NV 89509

Office: (775) 345-3402
Fax: (800) 345-1085

sheila@vanduynegroup.com
www.vanduynegroup.com

December 29, 2022

Katy Stark, Planner
Washoe County Nevada
Community Services Department
1001 East 9th Street
Reno, Nevada 89512-2845
krstark@washoecounty.gov

Dear Ms. Stark:

I have been asked to respond on behalf of the Tyrolian Village HOA to your letter of December 16, 2022, regarding the Notice of Short-Term Rental Application requesting a permit to allow a 14-occupant STR to be run out of 1447 Tirol Dr., Incline Village. As you note, this is a .001-acre lot in a very crowded and often snow-filled Association overlooking Diamond Peak Ski Resort. While the Association does include some units which are in fact STRs, this past year has shown that there is a real and developing problem with adequate parking for any short-term guests. Allowing a unit to be rented out to 14-persons is simply unworkable under current conditions.

The recorded CC&Rs for the Association allocate only one parking space for each unit. In cases where a garage has been built, the garage is the allocated “one” parking space. There are no other allocated parking spaces. Additionally, no unit may engage in any sort of business activities or establish home offices when there is a materially adverse impact on traffic or parking, which in this case there certainly would be. Also, the Association is currently under a TRPA moratorium on the building of any additional garages due to an extensive pavement removal “remediation” project now taking place throughout the Association. The Association is required by TRPA to remove thousands of square feet of pavement. Guest parking is being greatly reduced and/or eliminated entirely on many streets in the Association. This situation is only going to get worse as the remediation process continues.

At this point, there is no guarantee that any units will have more than their “one space” of parking which is allocated to them under the CC&Rs. While I understand that the application from 1447 Tirol Drive relies upon its garage to document two parking spaces, it then will attempt to rely upon its limited common area “driveway” area in front of the garage to document two additional spaces. That being said, the driveway in question is relatively short and in order to allow full access to the walkway, it would be better to only park one car on the driveway area. Two cars result in the vehicles extending onto the street and blocking or narrowing traffic throughways. It is hard to see how a second tier or 14-occupant STR would work given such limited parking as well as the very real possibility that 14 persons would arrive in far more than the four contemplated vehicles.

During the winter, when ski cabins are most often used, the roadways and the driveways are also often blocked due to snow, snowplowing equipment and the built-up snow piles caused

Katy Stark, Planner
Washoe County Nevada
December 29, 2022
Page 2

by snowplowing. It would be impossible to enforce the “four car” rule for this unit as trying to monitor and oversee that no additional vehicles visiting the residence were attempting to park elsewhere at the Association would place a great burden upon the Association’s management company and would result in extra expenses being billed to the other Owners. This Association consists of single-family residential homes. 14 skiers using a unit will obviously result in additional noise, additional problems with safety and security, additional wear and tear on community assets, additional costs related to trash and sewage compared to the other units.

The Association has extremely limited parking for anyone at this time. Winter months, bring additional problems. This is not the time to issue a permit for such a large scale STR when there is so little parking available to anyone at the Association. The Board has already established a committee which is working on these issues and is also consulting a traffic engineer in order to address its serious parking and traffic problems. A 14-occupant STR will just create more problems for the Association to manage at this time.

Very truly yours,

VAN DUYNE LAW GROUP

//Sheila Van Duyne//

Sheila Van Duyne, Esq.

SDV/bc
Copy to client

From: [Suzannah Noonan](#)
To: [Stark, Katherine](#)
Subject: 1447 Tirol Drive STR Application
Date: Saturday, December 17, 2022 11:00:35 AM
Attachments: [1447 Tirol Drive STR12172022.pdf](#)

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

Dear Katy Stark,

We received notice from Washoe County of the application for the short-term rental use of the property located at 1447 Tirol Dr.

We are not opposed to short-term rentals of this property but strongly oppose allowing up to 14 occupants at one time. There is simply not enough parking to accommodate that many guests at this location and we are very concerned that such a large group of temporary occupants is likely to cause a disturbance in what is now a quiet neighborhood.

If the maximum occupancy of guests is more than 6 then we strongly oppose the request.

Sincerely,

Anthony Shawn & Suzannah Noonan 713-627-8686

1451 Berne Court, Incline Village Nevada 89451

From: [Svata](#)
To: [Stark, Katherine](#)
Subject: STR Request 1447 Tirol Comments
Date: Tuesday, December 27, 2022 9:42:08 PM
Attachments: [STR Request 1447Tirol Comments.docx.dotx](#)

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

Attached is my response to the above Request for an STR permit at the above address. I have lived in my present home full time since 1999.

Thank you for your attention.

Svata Trossen
1461 Glarus Court
Tyrolian Village

Sveta Trossen
P. O. Box 5097
Incline Village, NV 89450
Phone: (775) 832-5183
Cell: (775) 291-9113

December 28, 2022

Ms Katy Stark, Planner
Washoe County Planning and Building Division
1001 East 9th Street
Reno, NV 89512-2845

Re: 1447 Tirol Drive, Incline Village – STR Permit Request

Dear Ms. Stark,

I am strongly opposed to approving a permit for another STR on Tirol Drive in Incline Village. This particular application is for a residence that is situated across the street from an already permitted 4-story residence that is frequently rented for many occupants. There is one 2-car garage at that location, and there are often between 8 and 20 renters and 2-6 additional cars parked on the street. It is already difficult to drive through this area, and the possibility of additional renters from 1447 also parking on the street in the same area would make it even more difficult to get through.

I live on Glarus Court full time, am 84 years old, live alone and am concerned that EMT vehicles might not be able to reach me in an emergency. The streets in Tyrolian Village are narrow and not built to accommodate several parked vehicles. Access is even more difficult during the winter months when the roads are not always completely plowed and/or have large berms restricting access even more. I have often had to back up to allow an oncoming vehicle room to pass the parked vehicle and continue down the street. For this reason alone I feel that this specific request should be denied.

Fourteen occupants would require 5-7 legal bedrooms. I feel the property should be inspected to verify there are the appropriate number of bedrooms that meet county building and fire codes. I have not been inside this particular residence. I believe, however, that there is also a second kitchen which may or may not be permitted.

STRs are also an additional financial burden to full time residents in that we are actually subsidizing renters to some extent. The homes do not have individual water meters so their usage is included in the Association's bill and divided

amongst the home owners. For example, fourteen showers a day, plus additional usage for sewage, cooking and cleaning purposes, could use many gallons per day! Nor are they contributing to the cost of trash disposal, even though their cleaning people use our dumpsters for renters' trash...

Renters often bring their pets with them, and often do not pick up after their dogs, thus affecting our quality of life and pride in a clean, healthy environment. Since they are usually on vacation, they often have noisy parties, sometimes daily, that last quite late into the evening. And I've often seen very high flames coming from BBQs on decks that would be a fire danger in windy conditions.

Renters do not always follow the posted rules, and speed through our narrow streets putting playing children and pets in potential danger. Residents are careful and considerate, and take pride in keeping our "Village" clean, attractive and safe for everyone.

There are already more STRs than Tyrolian Village, and Incline Village itself, can accommodate comfortably. Our one grocery store, overworked post office employees, restaurants and limited resources are already at capacity. I urge you to limit or restrict the number of additional STRs in Tyrolian Village - almost 14% of our homes are already STRs!

Thank you for your consideration.

Svata Trossen
Full time Resident since 1994
1461 Glarus Court

From: [Victor Demitrios](#)
To: [Stark, Katherine](#)
Subject: Short Term Rental 1447 Tirol, Incline Village
Date: Wednesday, December 28, 2022 3:17:38 PM

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

This property will be the third short term rental within 100 meters of my home. This quiet neighborhood is becoming much less so. There is noise during all hours of the day. Garbage is routinely left behind my home. The PUD has a 15mph speed limit with no sidewalks. Visitors tend to drive much faster. There is little to no on street parking. These short term rentals tend to have many occupants that can be very disruptive. I think this development is designed for families and vacation use, with some occasional rentals. The growing short term rental phenomenon seems to be converting this residential area into a commercial area. These new owners may make a handsome profit on their new investment, but it comes at the expense of the current residents whom do not share in these profits. This neighborhood was not developed to handle high density use units.

Thank you for your consideration,
Victor Demitrios
1441 Berne Ct.
Sent from [Mail](#) for Windows

Hello Neighbors,

Thank you for your letters. Your feedback is much appreciated. We would like to take this opportunity to provide some context and attempt to allay some of your concerns.

We purchased a home in Lake Tahoe because we love the lake and the community. While we have lived in California for 30 years (starting with Southern California and moving up-north in the mid 2000's), we wanted a home in Lake Tahoe/Nevada for retirement purposes. We have several friends and some family members who live in Nevada. Our home at 1447 Tirol is eventually our retirement home where we hope to spend a significant time after retirement which is still a few years away.

While we understand and appreciate your concerns, here are a few things that we have already implemented or plan to do in the coming few weeks which should help allay some of your concerns:

1. **Local Property Management** - Mary Meeker (775 470 0129, marymeekerrealtor@gmail.com) will be our property manager and she is a resident and has been active property manager in Incline and Northern Nevada for the last 30 years. She is amazing and is very approachable, and I would encourage you to reach out to her directly in case of any concerns at all. Mary will also reach out to you to introduce herself over the next few weeks.
2. **Fire Protection** - We have already installed a fully monitored alarm system from ADT which allows the fire department to receive a signal directly in case any of the smoke alarms go off. The plans of this system were provided to the NLTFPD and ADT installed it after we received their approval. This alarm will also notify us and Mary should one of the smoke alarms go off. This system uses both WIFI and Cellular technologies and is fully battery backed to notify us of any fire/smoke even in the event of power failure.
3. **Cameras**: We have installed outdoor cameras on all decks, passageway and garage so we can see the cars and the manner they are parked in our driveway, and also review unsafe/illegal behavior in/around our home. These cameras are on continuous video record which means that we will be able to review not just the event, but all the activities before and after we receive notification.
4. **Noise Sensors**: We plan to install Minut noise sensors both inside and outside our homes (including the garage) so we have a verifiable record of all events where the noise level has exceeded the threshold that we feel is too loud. We will be happy to share the logs with authorities should there be concerns.
5. **WIFI lights**: Based on feedback from one of our neighbors that our passageway lights are bothersome at night if left on, we are replacing the switches on those lights to WIFI switches, which allows us to configure the lights to auto turn off should they be left on by accident.

6. **No pets, No smoking Policy:** Our home will be a no pets and non-smoking home for guests. While we may allow a family member to bring a pet (usually a small dog), we will not be allowing any short term rental guest to bring a pet or smoke on property.
7. **Trash, Sewage and Water:** While we do acknowledge that during times when we will have guests in our property, there will be increased usage of the services which are common, we will be instructing our cleaners to dispose of any excessive trash to a local refuse facility. If the association would have allowed or will allow, we are happy to install a bear box. Please do note that short term rentals remain vacant for most of the year and are usually rented on weekends or holidays. It's our hope that the shared facilities would even out between occupied and empty periods and not pose any added burden to the HOA members.
8. **Parking:** We did receive a picture from one of the residents which was also forwarded to the HOA also showing three cars outside our home. These vehicles were a few contractors who were visiting our home to undertake some of the above work. While we do acknowledge that this is not desirable, and we will take extra care in the future, sometimes, this is unavoidable. Most of these contractors drive large trucks where they keep their equipment. As far as renters who will be staying in our home, we will be requiring them to specify their vehicle makes/models and monitoring those from cameras installed in the driveway so they don't stick beyond the road boundary. In case you do spot non-compliance, please do let us know. The last thing we want is to create obstruction for a snow plow or an emergency vehicle.
9. **Permits:** Some of you have expressed concerns if there are things inside our home without permits such as a 2nd kitchen. I can assure you that we have looked into this carefully. We have a signed declaration from the previous owners that everything in the home is permitted, in addition to professional inspections and appraisals. All appliances in the 2nd kitchen are powered down anyway, and should it be required, we will remove and recycle all the appliances that are installed. These are all very old and look like they have not been used for many years.

In summary, we would like to continue to get your active feedback. Your feedback will help us in ensuring that we are getting tenants who are respectful to our home and our community, while sharing in the beauty of Lake Tahoe which is one of our most precious natural resources.

Thank you!

Geetika & Sanjay

cc: Katy Stark, Mary Meeker

From: [Jeffrey Smith](#)
To: [Stark, Katherine](#)
Cc: [John James](#)
Subject: RE: Agency Review Request - WSTRAR22-0013 (Gupta)
Date: Tuesday, December 13, 2022 4:59:30 PM
Attachments: [image012.png](#)
[image013.png](#)
[image014.png](#)
[image015.png](#)
[Capture3.PNG](#)

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

Thank you. Conditions have been assigned. One note: I mistakenly assigned the wrong fees and I was trying to delete but I was unable.

Attached is a screen shot with the highlighted invoice that I mistakenly assigned.

My apologies.



Jeffrey Smith
Fire Inspector
Office: [775.831.0351](tel:775.831.0351) x8107 | Cell: [775.413.4650](tel:775.413.4650)
Email: jsmith@nltpd.net
[866 Oriole Way | Incline Village | NV 89451](#)



From: Stark, Katherine <KRStark@washoecounty.gov>
Sent: Tuesday, December 13, 2022 3:38 PM
To: John James <jjames@nltpd.net>; Jeffrey Smith <jsmith@nltpd.net>
Cc: Stark, Katherine <KRStark@washoecounty.gov>
Subject: Agency Review Request - WSTRAR22-0013 (Gupta)

Hello,

I'm processing a Tier 2 STR application, which is a request for more than 10 occupants. The owner is requesting a maximum occupancy of 14 guests for their property. I have provided a link to their application below. The property address is 1447 Tirol Dr., Incline Village, NV 89451. The Accela case number for the Tier 1 STR application is WSTR000354-APP-2022, and a Tier 2 permit has not yet been issued, nor have inspections been completed. The applicant submitted both their Tier 1 application and their Tier 2 application at the same time. Does NLTFPD have any additional requirements or conditions for this property if an STR is approved for 14 occupants? **Please reply to me by January 3, 2023**, if you have any comments or conditions for this application.

Here's a link to the application:

https://www.washoecounty.gov/csd/planning_and_development/applications/files-planning-development/comm_dist_one/2022/Files/WSTRAR22-0013_app.pdf

Here's the case description:

CASE DESCRIPTION

For possible action by the Washoe County Director of Planning and Building to approve a short-term rental administrative review permit for a maximum occupancy of 14 persons.

Applicant/Owner: Sanjay & Geetika Gupta
Location: 1447 Tirol Dr., Incline Village, NV 89451
APN: 126-560-33
Parcel Size: 0.001 acres
Master Plan: Tyrolian Village
Regulatory Zone: Tyrolian Village (TV)
Area Plan: Tahoe
Development Code: Authorized in Article 319 Short-Term Rentals & Article 809, Administrative Review Permits
Commission District: 1 – Commissioner Hill

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



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WSTRAR22-0013 

STATUS

> Accepted
12/13/2022 by Katy Stark

LOCATION

> 1447 TIROL DR
INCLINE VILLAGE, NV 89451

Condition Detail

Condition History

Applied Date

12/13/2022



Applied by Dept *

Current Department

NLTFPD

Include in Condition Notice *

- Condition Name
- Short Comments

Priority

--Select--

Action by Dept

Current Department

NLTFPD

Short Comments  **Standard Comment**

A monitored NFPA 72 fire alarm system is required.
[check spelling](#)

Resolution Action

[check spelling](#)

Long Comments  **Standard Comment**

Per WC STR ordinance, a monitored NFPA 72 fire alarm system is required for this permit. If system is not currently installed, plans/permit for the alarm system will be required by the Fire District.
[check spelling](#)

Display Notice

- Accela Automation
- ACA
- ACA Fee Estimate Page

From: [Oriol, Steven R.](#)
To: [Stark, Katherine](#)
Subject: RE: Agency Review Request - WSTRAR22-0013 (Gupta)
Date: Wednesday, December 14, 2022 1:05:18 PM
Attachments: [RE Parking for 1447 TIROL DR.msg](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

No Code Enforcement actions against this property. Please see attachment for other correspondence on this parcel.

On-site verification of parking can be conducted next week.



Steve Oriol
Code Enforcement Officer II - Short Term Rentals (STRs)
Code Enforcement | Community Services Department
soriol@washoecounty.gov | Direct Line: 775.328.3632

My working hours: Monday-Friday 0800-1630 HRS

Visit the Washoe County STR website [here!](#)
Code Enforcement: 775.328.6106 | Code-Enforcement@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?
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The best way to reach me is my email.

From: Stark, Katherine <KRStark@washoecounty.gov>
Sent: Tuesday, December 13, 2022 3:47 PM
To: Oriol, Steven R. <SOriol@washoecounty.gov>
Cc: Stark, Katherine <KRStark@washoecounty.gov>
Subject: Agency Review Request - WSTRAR22-0013 (Gupta)

Hello,

I'm processing a Tier 2 STR application. The owner is requesting a maximum occupancy of 14 guests for their property. I have provided a link to their application below. The property address is 1447 Tirol Dr., Incline Village, NV 89451. The Accela case number for the Tier 1 STR application is WSTR000354-APP-2022, and a Tier 2 permit has not yet been issued, nor have inspections been completed. The applicant submitted both their Tier 1 application and their Tier 2 application at the same time. Do you have any Code Enforcement history with this STR property and/or any other feedback you'd like to share? **Please reply to me by January 3, 2023**, if you have any comments or information related to this application.

Here's a link to the application:

https://www.washoecounty.gov/csd/planning_and_development/applications/files-planning-development/comm_dist_one/2022/Files/WSTRAR22-0013_app.pdf

Here's the case description:

CASE DESCRIPTION

For possible action by the Washoe County Director of Planning and Building to approve a short-term rental administrative review permit for a maximum occupancy of 14 persons.

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Regulatory Zone: Tyrolian Village (TV)
Area Plan: Tahoe
Development Code: Authorized in Article 319 Short-Term Rentals & Article 809, Administrative Review Permits
Commission District: 1 – Commissioner Hill

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

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

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From: [Vojko Lapanja](#)
To: [Stark, Katherine](#); [Stephanie Lundstrom](#); [Oriol, Steven R.](#)
Cc: mayratvabod@gmail.com; office@swisstimellc.com
Subject: RE: Parking for 1447 TIROL DR
Date: Tuesday, December 13, 2022 2:11:37 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

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

Thank you all. We received a call and an email last week from the new owner letting us know that the STR application was submitted to WC but no other request with it. Like Stephanie said, they do have a detached 2-car garage and a driveway but we need to verify the driveway size.

Vojko Lapanja
HOA/CIC Manager
Swiss Time Property Management
775-831-5345

From: Stark, Katherine <KRStark@washoecounty.gov>
Sent: Tuesday, December 13, 2022 12:50 PM
To: Stephanie Lundstrom <stephanietvabod@gmail.com>; Oriol, Steven R. <SOriol@washoecounty.gov>
Cc: mayratvabod@gmail.com; Vojko Lapanja <vojko@swisstimellc.com>
Subject: RE: Parking for 1447 TIROL DR

Thank you, Stephanie and Steve! And yes, Steve is spot-on about the B&B. That is quite different than an STR.

Stephanie, thanks for such a quick response. I just got off the phone with the applicant, too. And he does want to move forward with the Tier 2 application right away. So we'll see how it all goes.

Also, with our current occupancy calculations, it's 2 occupants allowed per bedroom. And then any remaining habitable square footage (minus the bedroom square footage) is divided by 200. For example, if there are 5 bedrooms (legally built/permitted), then that's automatically 10 occupants allowed. If there's another 800 square feet of habitable space, then you have 4 more occupants allowed.



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

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1001 East Ninth Street, Reno, NV 89512



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

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From: Stephanie Lundstrom <stephanietvabod@gmail.com>
Sent: Tuesday, December 13, 2022 12:19 PM
To: Oriol, Steven R. <SOriol@washoecounty.gov>
Cc: Stark, Katherine <KRStark@washoecounty.gov>; mayratvabod@gmail.com;
vojko@swisstimellc.com
Subject: Re: Parking for 1447 TIROL DR

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

Thanks Steve.

Yes, the B&B is an interesting twist. Right now we just have rumors, no facts.

Our HOA CC&Rs don't allow businesses. So this could get interesting.

On Tue, Dec 13, 2022 at 12:06 PM Oriol, Steven R. <SOriol@washoecounty.gov> wrote:

Hi Stephanie,

I just wanted to chime in on the "bed and breakfast" model. That is a specific use type and would not have anything to do with the STR ordinance.

Seeing as that is a residential area, I don't know if zoning would allow for a B&B or not. If zoning does allow for that, it would still be an entirely different process for the owners to go through than what we know as the STR process.

FYI, Katy and I will be up Incline to do some site inspections on Wednesday the 21st, and we will make it a point to swing by 1447 Tirol and have a look for ourselves.

Steve Oriol
Code Enforcement Officer II - Short Term Rentals (STRs)
Code Enforcement | Community Services Department
soriol@washoecounty.gov | Direct Line: 775.328.3632

My typical working hours: Monday-Friday 0800-1600 HRS

Visit the Washoe County STR website [here!](#)
STR Permit Renewals – click [here!](#)
Code Enforcement: 775.328.6106 | [Code-](#)



Enforcement@washoecounty.gov

To make a payment: [Online Instructions](#)

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

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The best way to reach me is by email.

From: Stephanie Lundstrom <stephanietvabod@gmail.com>
Sent: Tuesday, December 13, 2022 11:46 AM
To: Stark, Katherine <KRStark@washoecounty.gov>
Cc: mayratvabod@gmail.com; vojko@swisstimellc.com; Oriol, Steven R. <SOriol@washoecounty.gov>
Subject: Re: Parking for 1447 TIROL DR

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

Hi Kathy,

We'd be happy to assist with this request. This unit does have a 2-car garage and a shorter driveway in front of it. We have a volunteer that is going to confirm that 2 cars will fit in the driveway either this afternoon or tomorrow. We've done this "test parking" before with Steve and it's been very helpful, as none of our driveways in Tyrolian Village are the same.

Not sure if you guys still do site inspections, but I've been through this unit and the bedrooms are tiny. Will be interesting to see if the square footage correlates to a Tier 2.

This unit recently popped up on my radar, as a few neighbors have mentioned the new owners intend to run this as a bed & breakfast. Not sure if that matters with the STR ordinance? I could see with having a host living onsite, that would reduce the number of available parking spots for STR guests.

I'll get back to you promptly regarding the parking.

Kind regards,

Stephanie

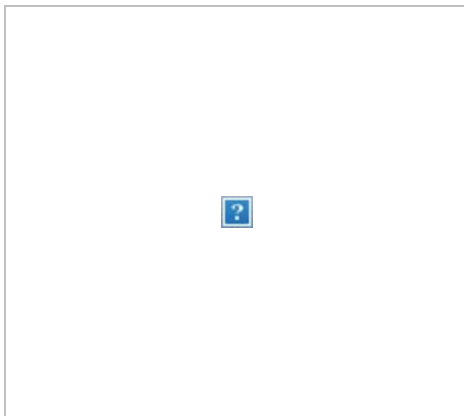
On Tue, Dec 13, 2022 at 11:18 AM Stark, Katherine <KRStark@washoecounty.gov> wrote:

Good morning!

My name is Katy Stark, and I'm one of the planners with Washoe County. Steve Oriol shared your contact information with me. My main job duty is working with the STR program, so it's likely you'll hear from me every once in a while.

I recently received both a Tier 1 STR application (up to 10 occupants) and a Tier 2 application (11 to 20 occupants) at the same time from the owners of 1447 TIROL DR, INCLINE VILLAGE, NV 89451. The owners should be contacting you for the standard parking verification letter that you email to Steve. But I wanted to be a bit proactive if any of you have time to assist. The owners are claiming 4 parking spaces (2 in the garage & 2 in front of the garage) for their unit. Is that accurate? If they don't have all those parking spaces available, then I'd like to save them the time and money for a Tier 2 application.

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

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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?

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From: [Holly, Dan](#)
To: [Stark, Katherine](#)
Subject: RE: Agency Review Request - WSTRAR22-0013 (Gupta)
Date: Thursday, March 2, 2023 11:37:28 AM
Attachments: [image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image012.png](#)
[image013.png](#)
[image014.png](#)
[image015.png](#)

Hi Katy: We approved it for use of 15 occupants. There are no additional issues if they want to use it for the maximum number of guests. I hope this helps. Thank You



Dan Holly, Plans Examiner Supervisor
Building and Planning Division | Community Services Department
DHolly@washoecounty.us | Office: 775.328.2027
Visit us first online: www.washoecounty.us/csd
For Building call (775) 328-2020
Email: Building@washoecounty.us



Connect with us: cMail | [Twitter](https://twitter.com) | [Facebook](https://facebook.com) | www.washoecounty.us

From: Stark, Katherine <KRStark@washoecounty.gov>
Sent: Thursday, March 2, 2023 10:26 AM
To: Holly, Dan <DHolly@washoecounty.gov>; Soffiotto, Bert <BSoffiotto@washoecounty.gov>; Landis, Rosa <RLandis@washoecounty.gov>
Cc: Stark, Katherine <KRStark@washoecounty.gov>
Subject: RE: Agency Review Request - WSTRAR22-0013 (Gupta)

Hi Dan,

This case has been extended a few times, but the building and fire inspections are finally complete. Could you please respond to my original agency review request below? We should be fine. It looks like building actually approved an occupancy greater than what the applicant is requesting.

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
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1001 East Ninth Street, Reno, NV 89512



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

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From: Holly, Dan <DHolly@washoecounty.gov>
Sent: Tuesday, December 13, 2022 4:25 PM
To: Stark, Katherine <KRStark@washoecounty.gov>; Soffiotto, Bert <BSoffiotto@washoecounty.gov>; Landis, Rosa <RLandis@washoecounty.gov>
Subject: RE: Agency Review Request - WSTRAR22-0013 (Gupta)

Hi Katy: So at this point Building has not done an inspection and there is no square footage provided so I don't know if the home will support the requested occupancy.



Dan Holly, Plans Examiner Supervisor
Building and Planning Division | Community Services Department
DHolly@washoecounty.us | Office: 775.328.2027
Visit us first online: www.washoecounty.us/csd
For Building call (775) 328-2020
Email: Building@washoecounty.us



Connect with us: [cMail](mailto:) | [Twitter](https://twitter.com/) | [Facebook](https://facebook.com/) | www.washoecounty.us

From: Stark, Katherine <KRStark@washoecounty.gov>
Sent: Tuesday, December 13, 2022 3:41 PM
To: Holly, Dan <DHolly@washoecounty.gov>; Soffiotto, Bert <BSoffiotto@washoecounty.gov>; Landis, Rosa <RLandis@washoecounty.gov>
Cc: Stark, Katherine <KRStark@washoecounty.gov>
Subject: Agency Review Request - WSTRAR22-0013 (Gupta)

Hello,

I'm processing a Tier 2 STR application, which is a request for more than 10 occupants. The owner is requesting a maximum occupancy of 14 guests for their property. I have provided a link to their application below. The property address is 1447 Tirol Dr., Incline Village, NV 89451. The Accela case number for the Tier 1 STR application is WSTR000354-APP-2022, and a Tier 2 permit has not yet been issued, nor have inspections been completed. The applicant submitted both their Tier 1 application and their Tier 2 application at the same time. Does Building have any additional requirements or conditions for this property if an STR is approved for 14 occupants? **Please reply to me by January 3, 2023**, if you have any comments or conditions for this application. (FYI, I am in communication with the applicant regarding this simultaneous processing of the Tier 1 and Tier 2 applications. We will get inspections scheduled as soon as possible. Also, I have requested an updated floor plan with some additional details/measurements, although the floor plan in the application is fairly clean.)

Here's a link to the application:

https://www.washoecounty.gov/csd/planning_and_development/applications/files-planning-development/comm_dist_one/2022/Files/WSTRAR22-0013_app.pdf

Here's the case description:

CASE DESCRIPTION

For possible action by the Washoe County Director of Planning and Building to approve a short-term rental administrative review permit for a maximum occupancy of 14 persons.

Applicant/Owner:	Sanjay & Geetika Gupta
Location:	1447 Tirol Dr., Incline Village, NV 89451
APN:	126-560-33
Parcel Size:	0.001 acres
Master Plan:	Tyrolian Village
Regulatory Zone:	Tyrolian Village (TV)
Area Plan:	Tahoe
Development Code:	Authorized in Article 319 Short-Term Rentals & Article 809, Administrative Review Permits
Commission District:	1 – Commissioner Hill

Thank you!



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

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Tyrolian Village Association, Inc.
PO Box 5913 • Incline Village, NV 89450
Phone: (775) 831-5345 • Email: office@swisstimellc.com

January 2, 2023

Steve Oriol
Washoe County Code Enforcement Officer I – Short Term Rentals
soriol@washoecounty.gov

Dear Mr. Oriol,

Please be advised, this letter is only considered valid if received from the Tyrolian Village Association Community Manager, Vojko Lapanja, and from the following email address: office@swisstimellc.com.

The owners of 1447 Tirol, Incline Village, NV have requested that we send you a letter verifying the number of parking spaces for their short-term rental. This property has a 2-car garage and a driveway that can fit an additional vehicle, if parked sideways and not sticking onto the traveled way (see attached picture), making their total number of allotted parking spaces 3.

For your reference, below are our Association's Rules & Regulations regarding short-term rentals:

Short Term Rentals (STRs): Owners are required to contact Washoe County to obtain a permit. Any Owner who decides to apply for a permit must first send their draft permit application to the HOA, through its Management Company, for review. Upon Washoe County approval, Owners must provide the HOA, through its Management Company, with a copy of their Short-Term Rentals Permit and update it annually with the HOA. An STR permit does not relieve an Owner or their tenants of complying with any applicable CC&Rs or HOA rules. Owners must provide any tenants with a copy of the Association's R&Rs. Owners must include in their rental listings: quiet hours, dog leash and waste rules (if allowing dogs), garage dimensions (to avoid oversized vehicles) and any other parking limitations specific to their unit. Per Washoe County law, STR guests must park in the Owner's allotted space and are prohibited from using overflow and off-street/shoulder parking. An emergency number must be provided to the Management Company.

I am available, if you have any questions.

On behalf of the HOA Board of Directors,

Vojko Lapanja

Association Manager

STEVEN T. SEDERQUIS A.I.A. ARCHITECT

539 Riverside Drive, Suite 1
Reno, NV 89503
702-786-5600 Reno
702-831-3600 Incline Village

RECEIVED

LETTER OF TRANSMITTAL

Date <u>7-27-95</u>	Job No. <u>9230</u>
Attention:	
Re: <u>Channell Residence</u>	
<u>Garage Addition</u>	
<u>Tyrolian Village</u>	

TO: TRPA JUL 28 1995
Po Box 1038 TAHOE REGIONAL
Zephyr Cove NV PLANNING AGENCY

We are sending you the following items via Reg. Mail Overnight Hand-delivered Picked up:

Prints Original Vellums Copy of Letter Contract
 Bond Plots Samples As noted Check

COPIES	DESCRIPTION
1ea	TRPA Application
1ea	Site, Floor, Elevations
1ea	\$430 Fee

THESE ARE TRANSMITTED as checked below:
 For Approval For Review & Comment For Bids due _____
 For Your Use As noted below Return by _____
 As Requested

REMARKS

COPY TO FILE SIGNED: Karen

RESIDENTIAL ADDITIONS, MODIFICATIONS AND PLAN REVISIONS

RECEIVED

check one

Addition or Modification

Plan Revision

Rebuild

Other

AUG 7
~~JUL 28~~ 1995
Sk
TAHOE REGIONAL
PLANNING AGENCY

OWNER(S) OF RECORD:

Name(s): William Channell & Tyrolian Village Assoc. Home Phone: 909-677-5934

Mailing Address: Channell - 38075 Silver Fox Court, Murrieta CA 92562

Mailing Address: Tyrolian Village Assoc. - P.O. Box 7101, Incline Village, NV 89542

PERSON AUTHORIZED TO REPRESENT THE PROJECT AND TO WHOM ALL CORRESPONDENCE IS TO BE SENT:

Name: Steven T. Sederquist Phone: 702-786-5600

Mailing Address: 539 Riverside Drive

City: Reno State: NV Zip: 89503

LOCATION OF PROJECT:

County: Washoe Assessor's Parcel No. (APN): 126-560-33

Street Address: 1447 Tirol Drive Subdivision: Tyrolian Village

DESCRIBE WHAT YOU ARE PROPOSING TO BUILD:

Garage Addition

PROPERTY RESTRICTIONS (list any deed restrictions, easements or other restrictions on property):

None

PRIOR APPROVALS (list any prior local or CTRPA/TRPA approvals/permits received for the subject property):

Permit: _____ Date: _____

Permit: _____ Date: _____

AUTHORIZATION FOR REPRESENTATION:

The following person(s) is owner of the subject property (APN 126-560-33) or of a sufficient interest therein to make application to TRPA:

(Print Owner(s) name(s))

William Channell & Tyrolian Village Assoc

I/WE authorize

Steven T. Sederquist

to act as my/our representative in connection with this application to TRPA for the subject property and agree to be bound by said representative. I understand that additional information may be required by TRPA, beyond that submitted by my representative, to review this project. Any cancellation of this authorization shall not be effective until receipt of written notification of same by the TRPA. I also understand that should any information or representation submitted in connection with this application be incorrect or untrue, TRPA may rescind any approval or take other appropriate action. I further accept that if this project is approved I, as the permittee, will be held responsible for any and all permit conditions.

Owner(s) Signature(s):

Date:

See attached Authorization Form

APPLICATIONS LACKING ANY OF THE FOLLOWING ITEMS WILL NOT BE ACCEPTED:

TRPA APPLICANT

1. **Completed Application Form with signed authorization**

2. **Proof of Land Capability Verification**

3. **Application Fee**

\$430.00 Residential Addition/Modification

\$380.00 Major Plan Revision

\$115.00 Minor Plan Revision

4. **Site Plan:** Minimum size 18" x 24" on blackline or blueline print paper showing the following:

a. All property lines

b. Map scale and north arrow

c. Assessor's Parcel Number (APN) and property address

d. Property Owner's name

e. Parcel size in square feet

f. Topographic contour lines at 2 foot intervals

g. Land Capability District boundaries (if applicable)

h. Stream Environment Zone (SEZ) boundaries and setback boundaries (if applicable)

i. High and low water lines of water boundaries (if applicable)

j. Backshore boundary (if applicable)

k. Trees greater than 6" in diameter. Indicate those to be removed

l. Rock outcroppings (if applicable)

m. Location and dimensions of existing and proposed structures

- n. Driveway and driveway slope
- o. Edge of pavement at street
- p. Identification of added or removed land coverage
- q. Overhang coverage reduction(s)
- r. Finish topographic contour lines at 2 foot intervals
- s. Location of easements
- t. Best Management Practices--BMPs (temporary & permanent)
- u. Allowable land coverage by Land Capability Districts (or IPES determination of applicable)
- v. Existing Land Coverage calculations by Land Capability District (with breakdown for type of coverage i.e. buildings, paving decks, walks, etc.)
- w. Proposed land Coverage calculations by Land Capability District (with breakdown for type of coverage i.e. buildings, pavings, decks, walks, etc.)

5. Preliminary building Elevations (Existing and Proposed) showing:

- a. Finish floor elevations with respect to contour elevations on the site plan
- b. Elevation of the highest ridge with respect to contour elevations on the site plan
- c. Lowest elevation of foundation wall at natural grade
- d. Roof pitch of each roof plane
- e. Allowed and proposed height calculations
- f. Drawing scale and view aspect

6. Preliminary Floor plans showing:

- a. Scaled dimensions
- b. TRPA approved wood stove or fireplace (if applicable)
- c. All exterior entrances and exits

NOTE: TRPA MAY REQUIRE ADDITIONAL INFORMATION TO REVIEW THIS APPLICATION

I hereby declare under penalty of perjury that this application and all information submitted as part of this application, are true, complete, and accurate to the best of my knowledge. I have been authorized in writing by the owner(s) of the subject property to represent this application, and understand that should any information or representation submitted in connection with this application be incorrect or untrue, TRPA may rescind any approval, or take other appropriate action. I further understand that additional information may be required by TRPA to review this project.

Signed [Signature] At WASHOE Dated 7.26.95
PERSON PREPARING APPLICATION COUNTY

FOR OFFICE USE ONLY

Date Received: ~~7/28/95~~ 8/9/95 By: [Signature]
Complete Application: may need LCV By: _____
Filing Fee: \$430 Receipt #: ~~8317~~ 8383

To Whom It May Concern:

I authorize my Architect, Steven T. Sederquist, to sign on my behalf for application for permits through:

- 1. TRPA;
- 2. IVGID;
- 3. Incline Village Architectural Committee;
- 4. North Lake Tahoe Fire Protection District; and,
- 5. Washoe County Building Dept.

William H. Channell
 William or Jacqueline Channell

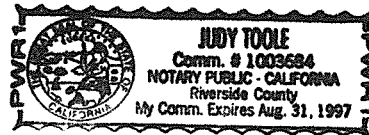
9/20/94
 Date

State of California)
 County of Riverside) ss.

On Sept. 20, 1994 before me, the undersigned, a Notary Public in and for said State, personally appeared Willima H. Channell*****

personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.

WITNESS my hand and official seal.



Signature *Judy Toole*
 Judy Toole, Notary Public

To Whom It May Concern:

I authorize my Architect, Steven T. Sederquist, to sign on my behalf for application for permits through,

1. TRPA;
2. IVGID;
3. Incline Village Architectural Committee;
4. North Lake Tahoe Fire Protection District; and,
5. Washoe County Building Dept.

Tyrollian Village Association, Inc.

Mary H. Ferguson
Name

July 3, 1995
Date

Manager
Title

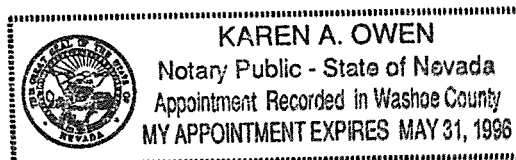
State of Nevada)
County of Washoe) ss.

On 7-3-95 before me, the undersigned, a Notary Public in and for said State, personally appeared

Mary H. Ferguson
personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to me within instrument and acknowledged that he executed the same.

WITNESS my hand and official seal.

Signature Karen A. Owen



Karen/Steve Selarguist
539 Riverside Dr., Ste 1
Hono, NV 89502

TAHOE REGIONAL PLANNING AGENCY
P.O. Box 1038, 195 U.S. Highway 50
Zephyr Cove, Nevada 89448-1038
(702) 588-4547
FAX No. (702) 588-4527

SUBJECT Check # 14363 \$430 for APN 126-560-33

Karen, I am returning this check for signature.
I am holding the application until I receive
it back from you.

SIGNED Susan Frutson

DATE 8/2/95

Sorry - Thanks for holding the app. RECEIVED

AUG 07 1995

SIGNED Karen

TAHOE REGIONAL
PLANNING AGENCY
DATE 8-4-95

SEND PARTS 1 AND 3 - PART 3 WILL BE RETURNED WITH REPLY

REDIFORM™ 4W463

carbonless Redi-letter

TAHOE REGIONAL PLANNING AGENCY

308 Dorla Court
Elks Point, Nevada

P.O. Box 1038
Zephyr Cove, Nevada 89448-1038

(702) 588-4547
Fax (702) 588-4527

PERMIT

PROJECT DESCRIPTION: Single Family Dwelling Addition APN 126-560-33

PERMITTEE(S): William Channell & Tyrolian Village Association FILE #950544

COUNTY/LOCATION: Washoe/1447 Tirol Drive

Having made the findings required by Agency ordinances and rules, TRPA approved the project on December 4, 1995, subject to the standard conditions of approval attached hereto (Attachment R) and the special conditions found in this permit.

This permit shall expire on December 4, 1998, without further notice unless the construction has commenced prior to this date and diligently pursued thereafter. Commencement of construction consists of pouring concrete for a foundation and does not include grading, installation of utilities or landscaping. Diligent pursuit is defined as completion of the project within the approved construction schedule. The expiration date shall not be extended unless the project is determined by TRPA to be the subject of legal action which delayed or rendered impossible the diligent pursuit of the permit.

NO CONSTRUCTION OR GRADING SHALL COMMENCE UNTIL THE PERMITTEE OBTAINS A COUNTY BUILDING PERMIT. THE COUNTY PERMIT AND THE TRPA PERMIT ARE INDEPENDENT OF EACH OTHER AND MAY HAVE DIFFERENT EXPIRATION DATES AND RULES REGARDING EXTENSIONS. NO CONSTRUCTION OR GRADING SHALL COMMENCE UNTIL ALL PRE-CONSTRUCTION CONDITIONS OF APPROVAL ARE SATISFIED AS EVIDENCED BY TRPA'S ACKNOWLEDGMENT OF THIS PERMIT. IN ADDITION, NO CONSTRUCTION OR GRADING SHALL COMMENCE UNTIL TRPA RECEIVES A COPY OF THIS PERMIT UPON WHICH THE PERMITTEE(S) HAS ACKNOWLEDGED RECEIPT OF THE PERMIT AND ACCEPTANCE OF THE CONTENTS OF THE PERMIT AND A TRPA PREGRADING INSPECTION HAS BEEN CONDUCTED. TRPA'S ACKNOWLEDGMENT IS NECESSARY TO OBTAIN A COUNTY BUILDING PERMIT.

Ann Barrows
TRPA Executive Director/Designee

12/4/95
Date

PERMITTEE'S ACCEPTANCE: I have read the permit and the conditions of approval and understand and accept them. I also understand that I am responsible for compliance with all the conditions of the permit and am responsible for my agents' and employees' compliance with the permit conditions. I also understand that if the property is sold, I remain liable for the permit conditions until or unless the new owner acknowledges the transfer of the permit and notifies TRPA in writing of such acceptance. I also understand that certain mitigation fees associated with this permit are non-refundable once paid to TRPA. I understand that it is my sole responsibility to obtain any and all required approvals from any other state, local or federal agencies that may have jurisdiction over this project whether or not they are listed in this permit.

Signature of Permittee(s) [Signature]

Date 12-24-95

JA/jm PERMIT CONTINUED ON NEXT PAGE

APN 126-560-33
File No. 950544

Excess Coverage Mitigation Fee: Amount \$ ⁶⁰⁰* Paid 12-27-95 Receipt No. 9864

Security Posted: Amount \$750 Posted 12-27-95 Receipt No. 9864 Type check

Security Administrative Fee: Amount \$ ^{110.00}** Paid 12-27-95 Receipt No. 9864

* To be determined.
** \$110 if cash security posted.

Required plans determined to be in conformance with approval: Date 12-27-95

TRPA ACKNOWLEDGMENT: The permittee has complied with all pre-construction conditions of approval as of this date and is eligible for a county building permit:

Lyn Barnett
TRPA Executive Director/Designee

Dec. 27, 1995
Date

SPECIAL CONDITIONS

1. The approval of this project is based on the removal and relocation of 320 square feet in the Tyrolian Village Subdivision, as shown on the site plan provided with the project application.
2. Prior to permit acknowledgement, the following special conditions of approval must be satisfied.
 - A. The site plan shall be revised to include a Best Management Practices (BMP) Plan which brings the single family residence into compliance with TRPA BMP standards. This plan is subject to TRPA review and approval.
 - B. The security required under Standard Condition A.3 of Attachment R shall be \$750. Please see Attachment J, Security Procedures.
 - C. The permittee shall mitigate excess land coverage on this property by submitting an excess coverage mitigation fee, or by removing coverage within Hydrologic Transfer Area Number 1 (see attached map).

The excess coverage mitigation fee shall be calculated as follows:

- (1) Estimated Project Construction Cost x 0.05.

Please provide a construction cost estimate by your contractor, architect or engineer. In no case shall the mitigation fee be less than \$100.00.

Excess land coverage may be removed in lieu of an excess coverage mitigation fee. To calculate the amount of excess coverage to be removed use the following formula:

- (2) Excess coverage mitigation fee (per formula (1), above) divided by \$5.00 per square foot.

If you choose this option, please revise your final site plan and land coverage calculations to account for the coverage removal.

- D. The permittee shall submit 3 sets of final construction drawings and site plans to TRPA.

2. Excavation equipment shall be limited to the foundation foot print to minimize site disturbance.

TAHOE REGIONAL PLANNING AGENCY

308 Dorla Court
Elks Point, Nevada

P.O. Box 1038
Zephyr Cove, Nevada 89448-1038

(702) 588-4547
Fax (702) 588-4527

December 4, 1995

Mr. Steven T. Sederquist
539 Riverside Drive
Reno, NV 89503

CHANNELL SINGLE FAMILY DWELLING ADDITION, WASHOE COUNTY, APN 126-560-33

Dear Mr. Sederquist:

Enclosed please find a Tahoe Regional Planning Agency (TRPA) permit and attachments for the project referenced above. **TRPA will acknowledge the permit only after all the standard and special conditions of approval have been satisfied.** Failure to satisfy these conditions of approval will cause unnecessary time delays. TRPA acknowledgement is required prior to application to other reviewing agencies and commencement of construction.

Please schedule an appointment with me to finalize your project. **Due to time demands, TRPA cannot accept drop-in or unannounced arrivals to finalize plans.** I am usually available for telephone calls on Mondays, Wednesdays and Fridays.

Please note that combined security and mitigation fee payments cannot be accepted. All payments must be submitted separately. Acceptable ways to post a security are listed in the enclosed handout entitled "Attachment J".

Thank you very much for your attention and assistance in this matter. Please feel free to call me if you have any questions regarding this letter or your permit in general.

Sincerely,



Jim Allison
Associate Planner
Project Review Division

JA/jm

Enclosures

cc: Tyrolian Village Association

TAHOE REGIONAL PLANNING AGENCY

308 Dorla Court
Elks Point, Nevada

P.O. Box 1038
Zephyr Cove, Nevada 89448-1038

(702) 588-4547
Fax (702) 588-4527

PERMIT

PROJECT DESCRIPTION: Single Family Dwelling Addition APN 126-560-33

PERMITTEE(S): William Channell & Tyrolian Village Association FILE #950544

COUNTY/LOCATION: Washoe/1447 Tirol Drive

Having made the findings required by Agency ordinances and rules, TRPA approved the project on December 4, 1995, subject to the standard conditions of approval attached hereto (Attachment R) and the special conditions found in this permit.

This permit shall expire on December 4, 1998, without further notice unless the construction has commenced prior to this date and diligently pursued thereafter. Commencement of construction consists of pouring concrete for a foundation and does not include grading, installation of utilities or landscaping. Diligent pursuit is defined as completion of the project within the approved construction schedule. The expiration date shall not be extended unless the project is determined by TRPA to be the subject of legal action which delayed or rendered impossible the diligent pursuit of the permit.

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Wm Barrows
TRPA Executive Director/Designee

12/4/95
Date

PERMITTEE'S ACCEPTANCE: I have read the permit and the conditions of approval and understand and accept them. I also understand that I am responsible for compliance with all the conditions of the permit and am responsible for my agents' and employees' compliance with the permit conditions. I also understand that if the property is sold, I remain liable for the permit conditions until or unless the new owner acknowledges the transfer of the permit and notifies TRPA in writing of such acceptance. I also understand that certain mitigation fees associated with this permit are non-refundable once paid to TRPA. I understand that it is my sole responsibility to obtain any and all required approvals from any other state, local or federal agencies that may have jurisdiction over this project whether or not they are listed in this permit.

Signature of Permittee(s) _____ Date _____

JA/jm

PERMIT CONTINUED ON NEXT PAGE

APN 126-560-33
File No. 950544

Excess Coverage Mitigation Fee: Amount \$ * Paid _____ Receipt No. _____

Security Posted: Amount \$750 Posted _____ Receipt No. _____ Type _____

Security Administrative Fee: Amount \$ ** Paid _____ Receipt No. _____

* To be determined.
** \$110 if cash security posted.

Required plans determined to be in conformance with approval: Date _____

TRPA ACKNOWLEDGMENT: The permittee has complied with all pre-construction conditions of approval as of this date and is eligible for a county building permit:

TRPA Executive Director/Designee Date

* * * * *

SPECIAL CONDITIONS

1. The approval of this project is based on the removal and relocation of 320 square feet in the Tyrolian Village Subdivision, as shown on the site plan provided with the project application.
2. Prior to permit acknowledgement, the following special conditions of approval must be satisfied.
 - A. The site plan shall be revised to include a Best Management Practices (BMP) Plan which brings the single family residence into compliance with TRPA BMP standards. This plan is subject to TRPA review and approval.
 - B. The security required under Standard Condition A.3 of Attachment R shall be \$750. Please see Attachment J, Security Procedures.
 - C. The permittee shall mitigate excess land coverage on this property by submitting an excess coverage mitigation fee, or by removing coverage within Hydrologic Transfer Area Number 1 (see attached map).

The excess coverage mitigation fee shall be calculated as follows:

- (1) Estimated Project Construction Cost x 0.05.

Please provide a construction cost estimate by your contractor, architect or engineer. In no case shall the mitigation fee be less than \$100.00.

Excess land coverage may be removed in lieu of an excess coverage mitigation fee. To calculate the amount of excess coverage to be removed use the following formula:

- (2) Excess coverage mitigation fee (per formula (1), above) divided by \$5.00 per square foot.

If you choose this option, please revise your final site plan and land coverage calculations to account for the coverage removal.

- D. The permittee shall submit 3 sets of final construction drawings and site plans to TRPA.
2. Excavation equipment shall be limited to the foundation foot print to minimize site disturbance.

NOTICE IS HEREBY GIVEN THAT:

1. A work of improvement was completed on December 11, 1996
on property in the City of Incline Village County of Washoe

(a) Described as

See Attached "Exhibit A"

(b) The street address of which is 1447 Tirol Drive

2. The name of the contractor, if any, for such work of improvement was
Costalupes Construction

3. The name, address and nature of title of every person owning any interest in the above described property as sole owner, tenant in common or joint tenant is:

FULL NAME	FULL ADDRESS	NATURE OF TITLE
William H. Channell	38181 Creek View Cir.	Trustees
Jacqueline M. Chanell	Murrieta, CA 92362	

STATE OF NEVADA,)
COUNTY OF Washoe) SS.

James Costalupes

BY: James Costalupes
James Costalupes

being duly sworn, deposes and says: That affiant is authorized to make and does make this verification on behalf of the owner(s) named in the foregoing notice; that affiant has read the foregoing notice and knows the contents thereof and that the same is true of affiant's own knowledge.

BY: James Costalupes
James Costalupes
Subscribed and Sworn to before me on

December 11, 1996

Signature Cathy Rhaesa
Notary Public

Order No. _____

When recorded mail to: _____



BK 4742PG0370
Mail

EXHIBIT "A"

PARCEL ONE:

LOT C-171, of TYROLIAN VILLAGE UNIT NO. 4, A TOWNHOUSE, according to the Map thereof, filed in the Office of the County Recorder of Washoe County, State of Nevada, on March 31, 1970, under Series No. 170196, Official Records.

PARCEL TWO:

AN EASEMENT across the Streets and Parcels A through J of TYROLIAN VILLAGE UNIT NO. 1, A TOWNHOUSE, as shown on the Map thereof, filed in the Office of the County Recorder of Washoe County, State of Nevada, on December 4, 1967; and across Parcel M and Streets, as shown on the Map of TYROLIAN VILLAGE UNIT NO. 2, A TOWNHOUSE, filed in the Office of the County Recorder of Washoe County, State of Nevada, on December 12, 1968, under Series No. 131935, Official Records; and across the Streets and Parcels N, O, P and R, as shown on the Map of TYROLIAN VILLAGE UNIT NO. 3, A TOWNHOUSE, filed in the Office of the County Recorder of Washoe County, State of Nevada, on August 19, 1969, under Series No. 151515, Official Records; and across the streets and Parcels U, V and W of TYROLIAN VILLAGE UNIT NO. 4, A TOWNHOUSE, as shown on the Map thereof filed in the Office of the County Recorder of Washoe County, State of Nevada, on March 31, 1970, under Series No. 170196, Official Records; and across the Streets and Parcels S and T of TYROLIAN VILLAGE UNIT NO. 5, as shown on the Map thereof, filed in the Office of the County Recorder of Washoe County, State of Nevada, on January 6, 1970, under Series No. 163711, Official Records.

ASSESSOR'S PARCEL NO. 126-560-33.

EXHIBIT "A"

2055630

OFFICIAL RECORDS
WASHOE CO., NEVADA
RECORD REQUESTED BY
James Costalunga S
96 DEC 12 AM 9:58

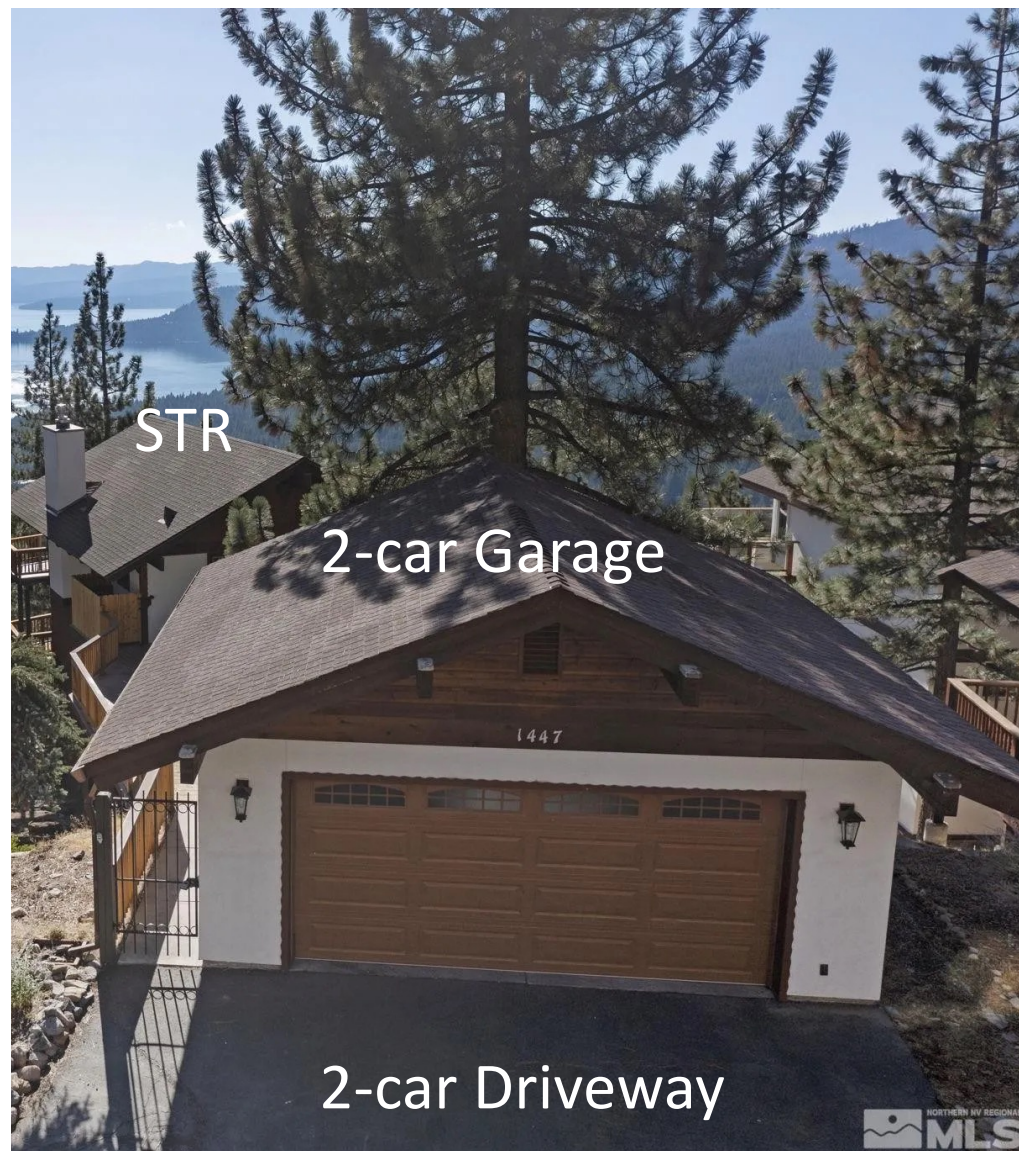
JOE MELCHER
COUNTY RECORDER
FEE 800 DEP LM

EXHIBIT F

BK4742PG0371

Site Plan





Washoe County Property Map

WASHOE Regional Mapping System

Home Basemaps Locations Scene

Search...

1447 TIROL DR

APN: 126-560-33

Documents Tax Information

Permit/Accela Information Found (4)

Owner: GUPTA FAMILY TRUST

Corporate Area: WASHOE

Zip Code: 89451 Zip City: INCLINE VILLAGE

Tax District: 5200

Land use: 210

Land Zoning: TA_TV

Utility: Water: Municipal, Sewer: Municipal

Square Ft.: 2574

Acreage: 0.001

Total Assessment: 187018

Bedrooms: 5

Baths: 3.5

Year Built: 1974

Subdivision: TYROLIAN VILLAGE 4

Neighborhood: PAAA

[Check Parcel to Fire Station Distance \(5 miles\)](#)

[Related Parcel Information](#)

[District and Zone Information](#)

[Education District Information](#)

[FEMA Information](#)

[Fire Related Information](#)

0 20 ft

WASHOE COUNTY NEVADA

Snow Storage



Snow Storage

Snow Storage



Short Term Rental Administrative Review Written Decision

WSTRAR Case Number WSTRAR22-0013

Subject: To establish a Tier 2 short-term rental with an occupancy of 12 persons at 1447 Tirol Dr., Incline Village, NV 89451

Decision: **Approve with Conditions**

Decision Date: March 7, 2023

Staff Planner: Katy Stark, Planner
Phone Number: 775.328.3618
E-mail: krstark@washoecounty.gov

Project Description

Short Term Rental Administrative Review Case Number WSTRAR22-0013 – For possible action by the Washoe County Director of Planning and Building to approve a short-term rental administrative review permit for a maximum occupancy of 12 persons.

- Applicant/Property Owner: Sanjay & Geetika Gupta
- Location: 1447 Tirol Dr., Incline Village, NV 89451
- APN: 126-560-33
- Parcel Size: 0.001 acres
- Master Plan Category: Tyrolian Village
- Regulatory Zone: Tyrolian Village (TV)
- Area Plan: Tahoe
- Development Code: Authorized in Article 319 Short-Term Rentals & Article 809, Administrative Review Permits
- Commission District: 1 – Commissioner Hill

Notice is hereby given that the Director of the Washoe County Planning and Building Division has granted partial approval with conditions of the above referenced case number/project based on compliance with Washoe County Code Chapter 110, Articles 319 (Short-Term Rentals) and 809 (Administrative Review Permits). This written decision will be effective 10 calendar days after the mailing date, as shown on the United States Postal Services' postmark on the outside of the envelope, unless the action is appealed to the Washoe County Board of County Commissioners. If appealed, 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 of the mailing date.

This Tier 2 STR approval, limited to a maximum occupancy of 12 persons, is granted subject to all Washoe County development code standards and the associated conditions of approval. A short-term rental (STR) permit shall not be issued until the appeal period for this written decision has expired. Additionally, compliance shall be required with all federal, state and local statutes, ordinances and regulations applicable to the approved request.

EXHIBIT H

To: Sanjay & Geetika Gupta
Subject: WSTRAR22-0013 in association with WSTR23-0028
Page: Page 2 of 2

Washoe County Community Services Department
Planning and Building Division

Kelly Mullins, Director of Planning and Building

Applicant/Property Owner: Sanjay & Geetika Gupta, 1447 Tirol Dr., Incline Village, NV 89451,
sgupta2877@gmail.com & geetika1973@gmail.com

Representative: Mary Meeker, 2995 Cahal Ct., Reno, NV 89523,
marymeekerrealtor@gmail.com

Written Decision xc: Jen Gustafson, District Attorney's Office; Keirsten Beck, Assessor's
Office; Rigo Lopez, Assessor's Office; Dan Holly, Building; Chad
Giesinger & Steve Oriol, Code Enforcement; John James
(jjames@nltpd.net) & Jeffrey Smith (jsmith@nltpd.net), North
Lake Tahoe Fire Protection District (NLTFPD)

EXHIBIT H