

425 PAHUTE

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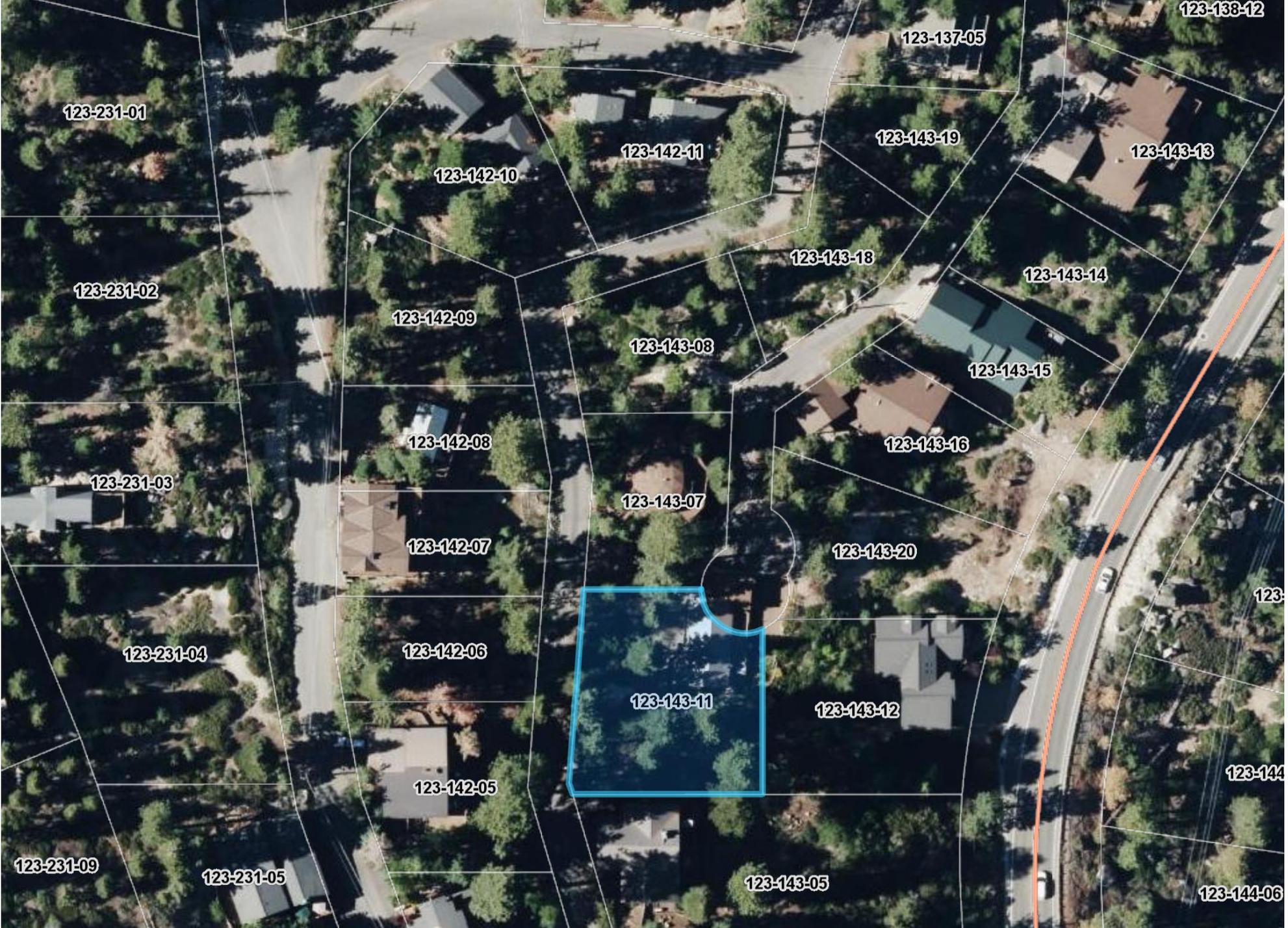
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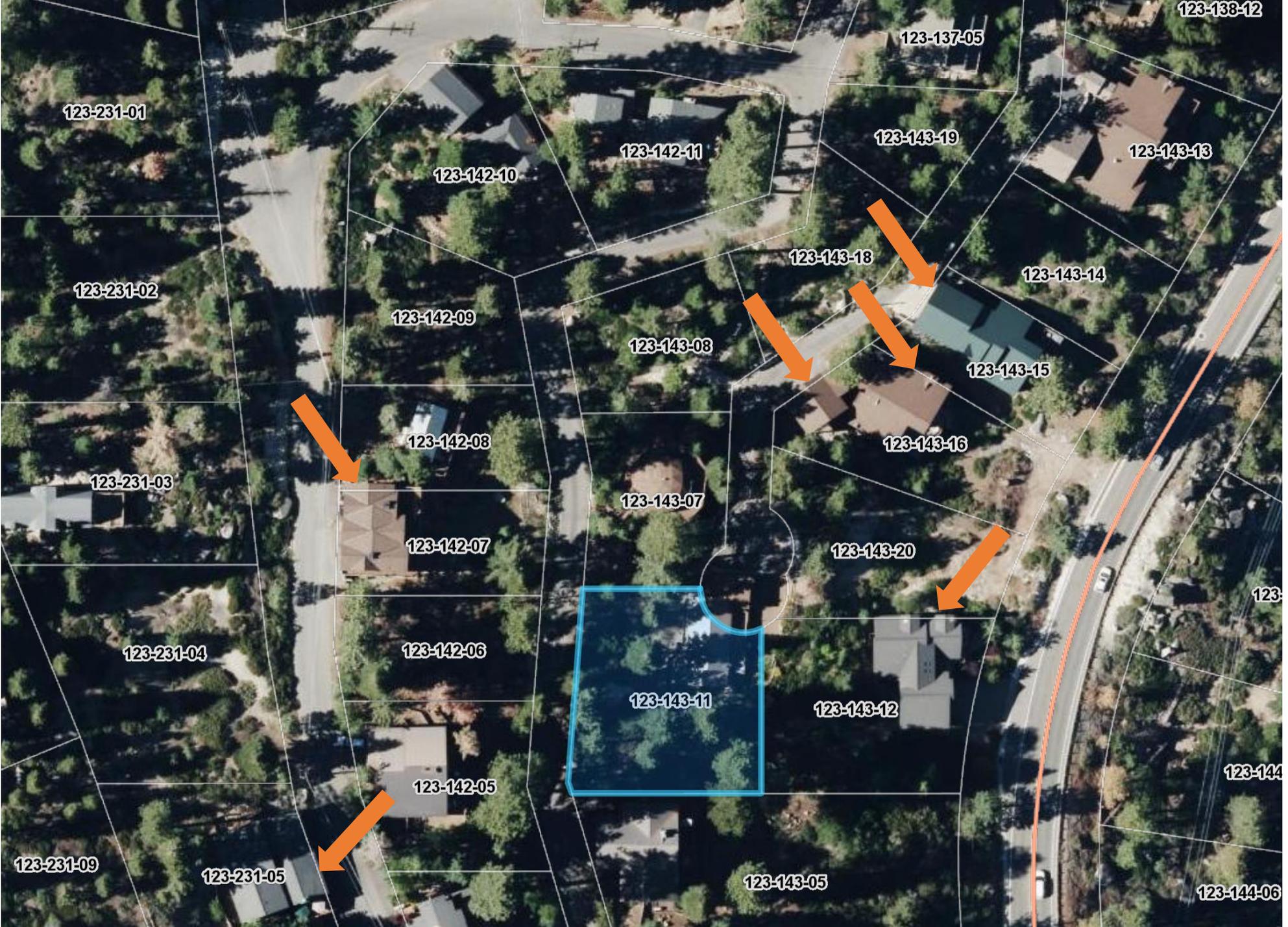
EXISTING CONDITIONS



- **CRYSTAL BAY HISTORY**
- **HOME'S HISTORY**
 - **PERMITS & WHAT WE KNOW**
- **EXISTING ROAD CONDITIONS**
- **SIMILAR HOMES THROUGHOUT CRYSTAL BAY NEIGHBORHOOD**
 - **EXAMPLES AND OUTCOMES**

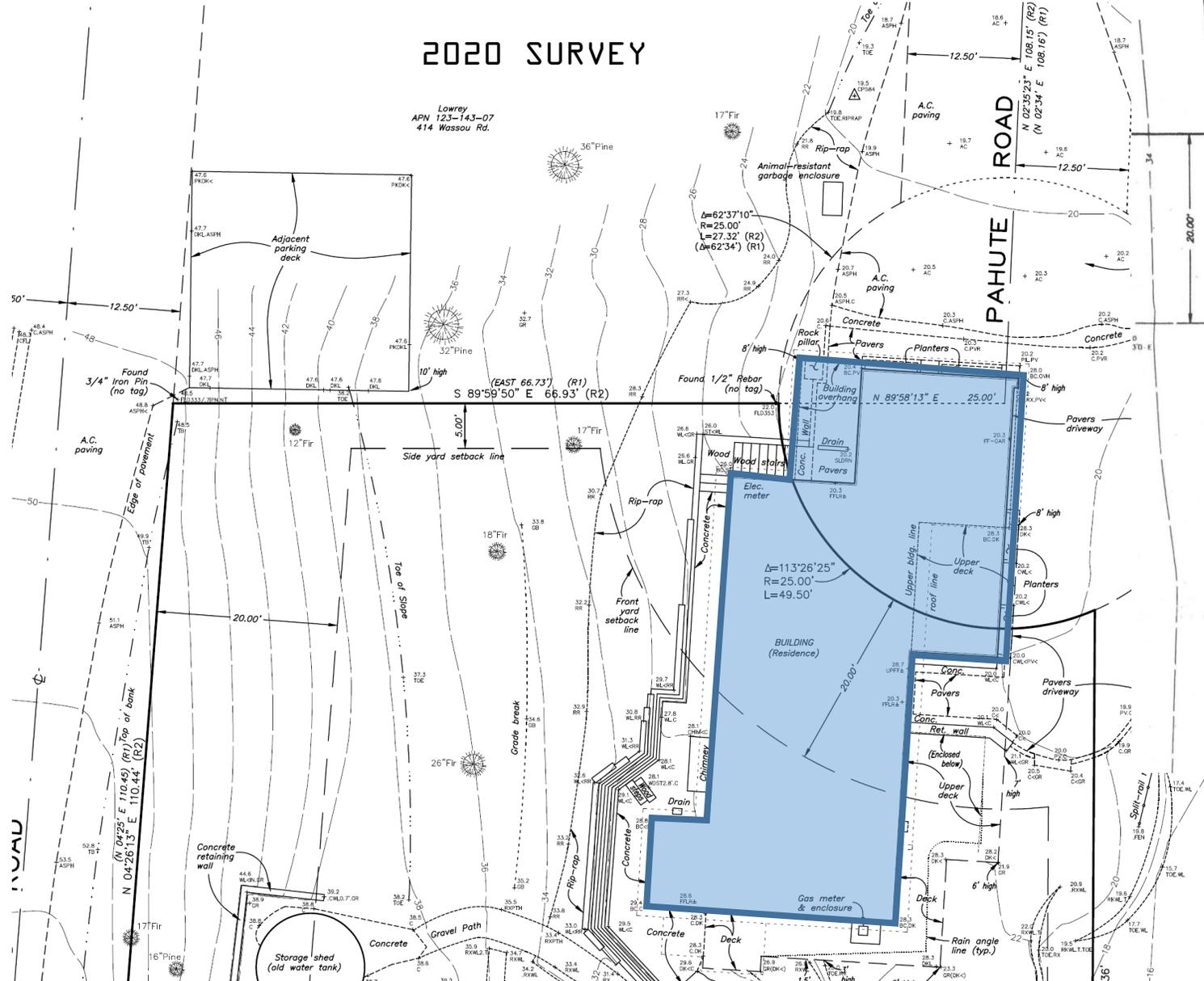




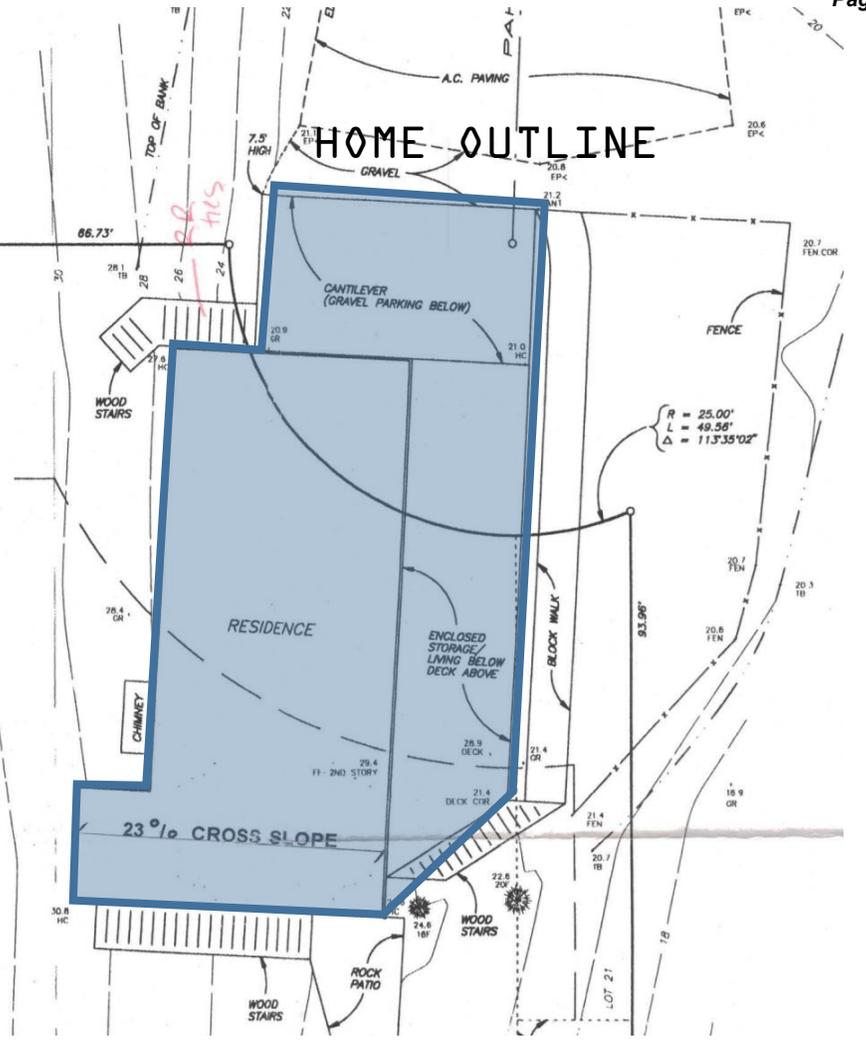


EXISTING SITE CONDITIONS

2020 SURVEY



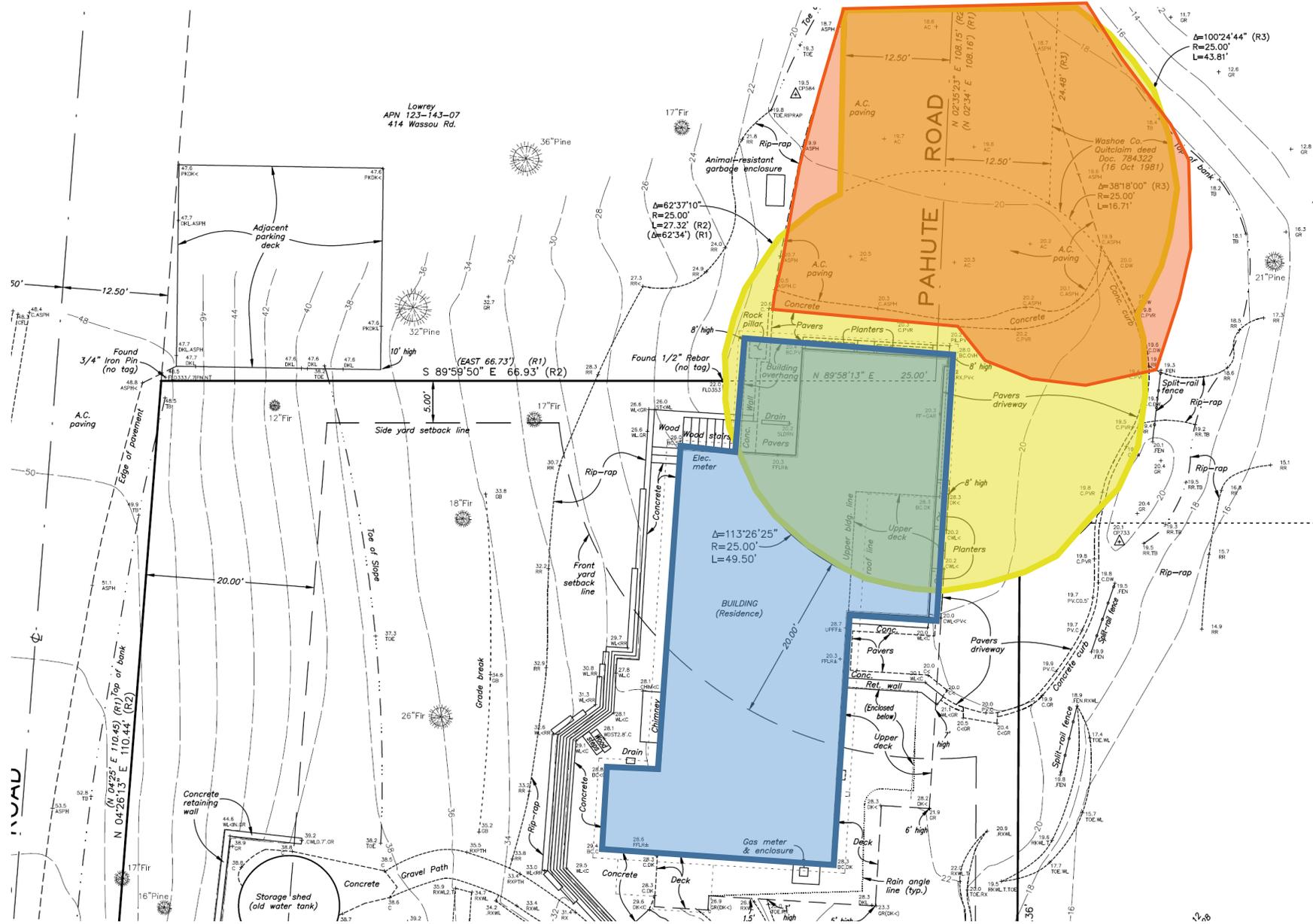
HOME OUTLINE



1993 SURVEY



EXISTING SITE CONDITIONS



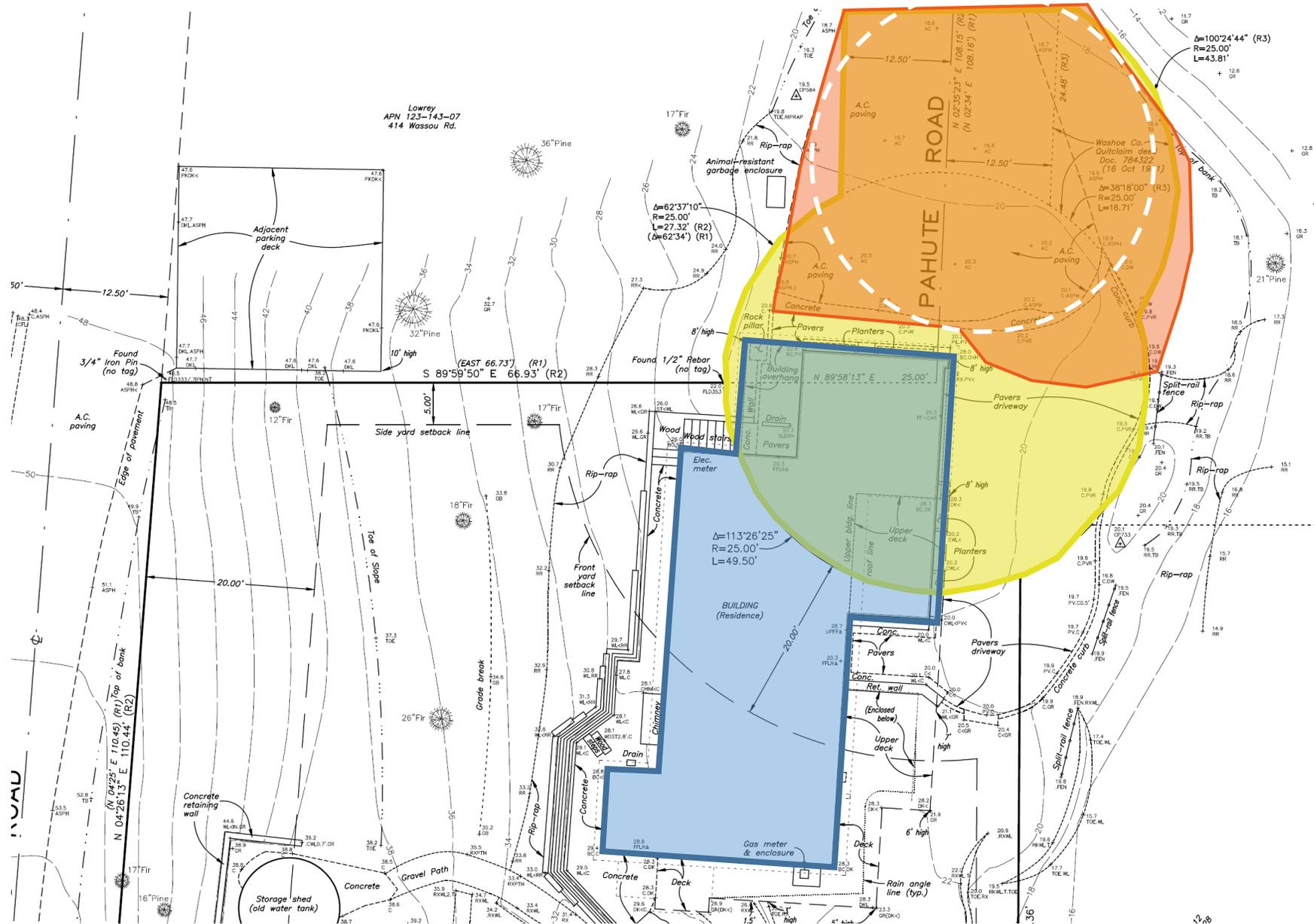
HOME OUTLINE

WASHOE COUNTY
RIGHT-OF-WAY

DRIVEABLE AREA



EXISTING SITE CONDITIONS



HOME OUTLINE

WASHOE COUNTY
RIGHT-OF-WAY

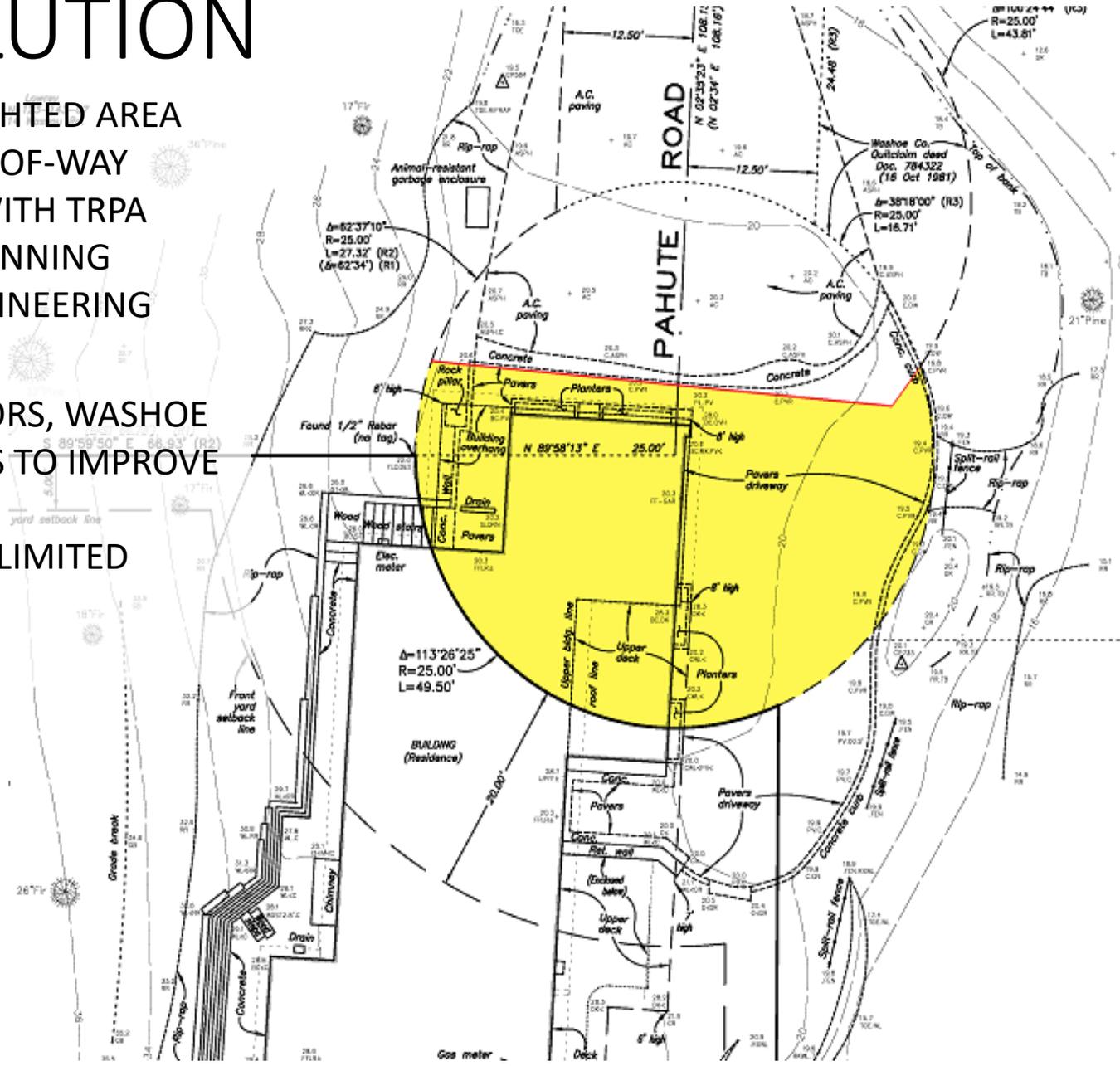
DRIVEABLE AREA

TURNAROUND
RADIUS



PROPOSED SOLUTION

- ABANDONMENT OF HIGHLIGHTED AREA OF WASHOE COUNTY RIGHT-OF-WAY
 - BASED ON MEETINGS WITH TRPA & WASHOE COUNTY PLANNING DEPARTMENT AND ENGINEERING DEPARTMENT
- COORDINATE WITH NEIGHBORS, WASHOE COUNTY, AND FIRE AGENCIES TO IMPROVE PAVED TURNAROUND
 - DISCUSS FEASIBILITY IN LIMITED SPACE



State of Nevada
APN 123-143-20
Pahute Rd.

REFERE

(R1)	CRY
(R2)	REC No.
(R3)	QUI' (BEI
(R4)	GRA TO



TURNAROUND IMPROVEMENT



- WASHOE CO. QUITCLAIM DEED 1981
- AREA IS ALREADY HEAVILY GRADED
- HOMEOWNER IS HAPPY TO PARTICIPATE IN THE ENHANCEMENT OF THE PAVED TURNAROUND AREA WITHIN THIS SPACE



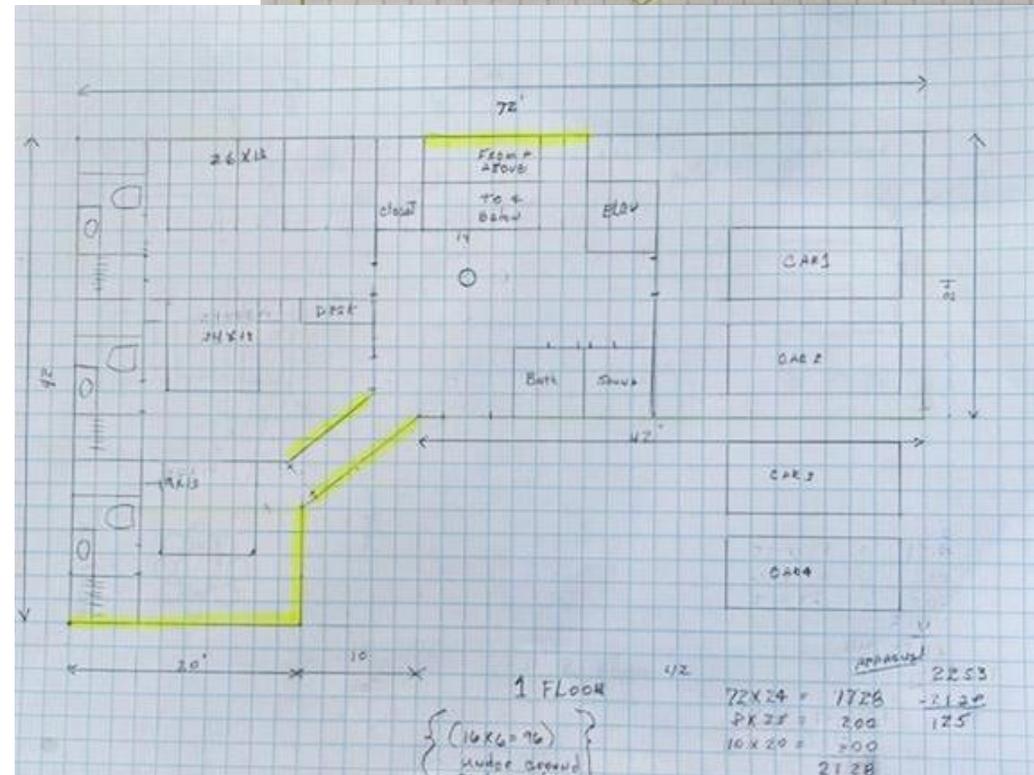
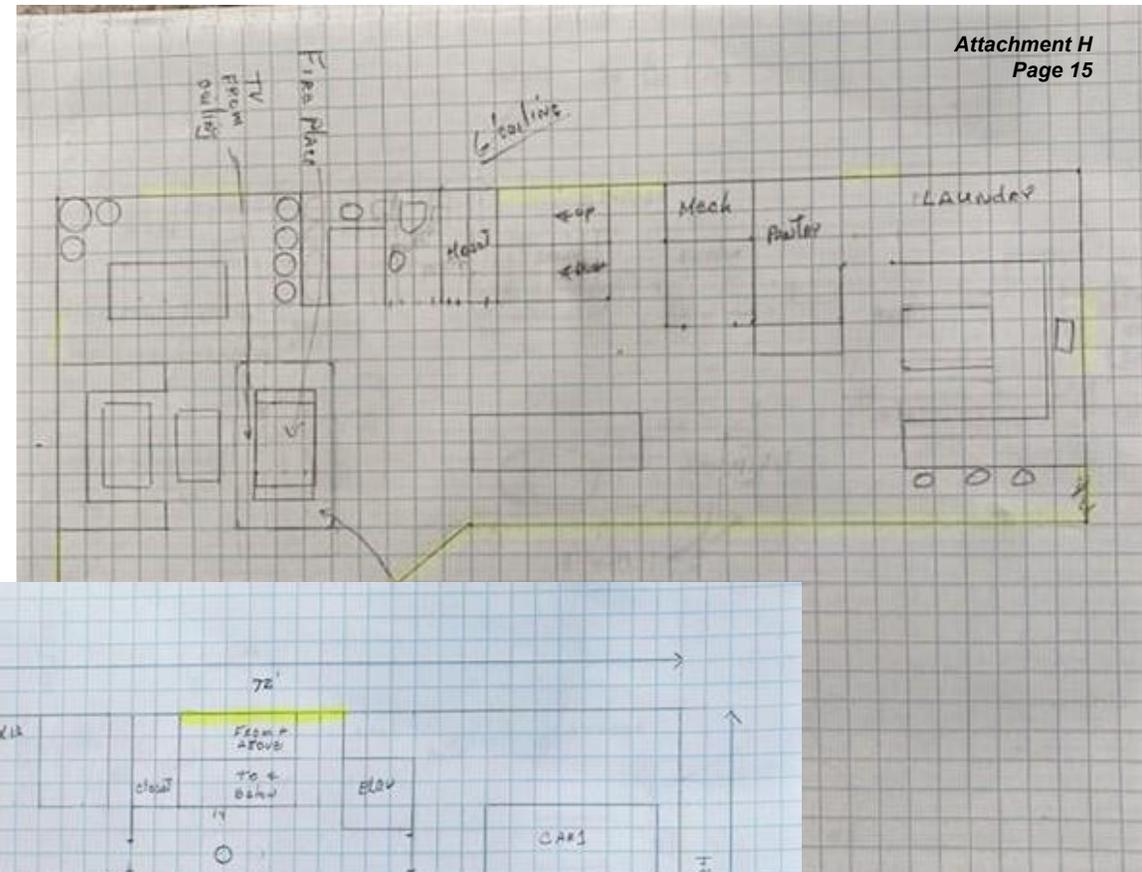
COMPLIANCE

- WE WILL COMPLY WITH ALL CONDITIONS SET FORTH BY TRPA REGARDING THE ABANDONMENT AND COVERAGE VERIFICATION
- WE HAVE SUBMITTED WASHOE COUNTY ABANDONMENT APPLICATION AND ARE WILLING TO COMPLY WITH ANY CONDITIONS SET FORTH BY AGENCIES
- WE ARE WILLING TO WORK TOGETHER WITH THE FIRE DEPARTMENT TO PROVIDE A SATISFACTORY REVISED TURNAROUND PLAN AT THE END OF PAHUTE ROAD
- WE HOPE TO HAVE A VALUABLE AND CONSTRUCTIVE DISCUSSION TO GAIN NEIGHBORHOOD APPROVAL AND CLEAR ANY MISUNDERSTANDING



PROPOSED CONSTRUCTION

- DETAILS OF DESIGN DEPEND ON OUTCOME OF ABANDONMENT
- PROPOSE TO BUILD A NEW SINGLE FAMILY RESIDENCE OF SIMILAR FOOTPRINT AND AREA
- DESIRE LARGER, MORE FUNCTIONAL AND EFFICIENT HOME TO ENJOY TAHOE
- MORE CONTEMPORARY DESIGN, AKIN TO NEIGHBORING HOMES
 - CREATE CONTINUITY IN NEIGHBORHOOD AND INCREASE NEIGHBORHOOD VALUE



SUMMARY

- CONDITIONS OF SITE
- PROPOSED SOLUTION AND REASONING
- PROPOSED CONSTRUCTION AND COMMUNITY BENEFIT





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THANK YOU

QUESTIONS & COMMUNITY DISCUSSION