



WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
Planning and Building

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PO BOX 11130
RENO, NEVADA 89520-0027
PHONE (775) 328-3600
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Board of Adjustment Action Order

Variance Case Number WPVAR17-0007

Decision: Denial without Prejudice

Decision Date: April 5, 2018

Mailing/Filing Date: April 9, 2018

Applicant: Evo Real Estate Inc.

Assigned Planner: Trevor Lloyd, Planning Manager
Washoe County Community Services Department
Planning and Building Division

Phone: 775.328.3617

E-Mail: tlloyd@washoecounty.us

Variance Case Number WPVAR17-0007 (Izakaya) - For possible action, hearing, and discussion to approve a variance to 1) reduce the front yard setback along State Line Road from 20 feet to 0 feet; 2) to reduce the front yard setback along State Route 28 from 20 feet to 8 feet and 3) to reduce the side yard setback from 10 feet to 3 feet to allow for a commercial building on a $\pm 2,000$ square foot property.

- Property Owner: Evo Real Estate, Inc.
- Location: 2 N. Lake Avenue, Crystal Bay
- APN: 123-043-01
- Parcel Size: ± 0.04 Acres ($\pm 2,000$ square feet)
- Master Plan: Commercial
- Regulatory Zone: Tourist Commercial (TC)
- Area Plan: Tahoe
- Citizen Advisory Board: Incline Village/Crystal Bay
- Development Code: Authorized in Article 804
- Commission District: 1 – Commissioner Berkgigler
- Section/Township/Range: Sec 30, T16N, R18E, MDM, Washoe Co, NV

Notice is hereby given that the Washoe County Board of Adjustment denied the above referenced case number based on the inability to make the findings required by Washoe County Code Section 110.804.25:

3. Detriment. The relief may create a substantial detriment to the public good, substantially impair affected natural resources or impair the intent and purpose of the Development Code or applicable policies under which the variance is granted. The Board specifically identified unresolved concerns relating to pedestrian safety, traffic, parking and snow removal;

Anyone wishing to appeal this decision to the Washoe County Board of County Commissioners may do so within 10 calendar days from the Mailing/Filing Date shown on this Action Order. To be informed of the appeal



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procedure, call the Planning staff at **775.328.6100**. Appeals must be filed in accordance with Section 110.912.20 of the Washoe County Development Code.

Washoe County Community Services Department
Planning and Building Division



Trevor Lloyd
Secretary to the Board of Adjustment

TL/TL/df

Owner: Evo Real Estate Inc.
Attn: Michael Lerch
703 Champagne Rd
Incline Village, NV 89451

Applicant: Evo Real Estate Inc.
Attn: Brent Norton
bn@evofund.com

Representative: PRDEI
Attn: Andrew Ryan
Andrew@prdei.com

Representative: Studio Terpeluk
Attn: Michelle
michelle@studioterpeluk.com

Action Order xc: Nathan Edwards, District Attorney's Office; Keirsten Beck, Assessor's Office; Cori Burke, Assessor's Office; Leo Vesely, Engineering and Capital Projects; Tahoe Regional Planning Agency, Post Office Box 5310, Stateline, NV 89449-5310; North Lake Tahoe Fire Protection District; 866 Oriole Way, Incline Village, NV 89451-9439; Incline Village/Crystal Bay Citizen Advisory Board; Incline Village General Improvement District, 893 Southwood Boulevard, Incline Village, NV 89451; Nevada Division of Forestry, 885 Eastlake Boulevard, Carson City, NV 89701; Nevada State Lands, Rex Harold, 901 South Stewart Street, Suite 5003, Carson City, NV 89701-5246; Nevada Department of Transportation