



Mail
PO Box 5310
Stateline, NV 89449-5310

Location
128 Market Street
Stateline, NV 89449

Contact
Phone: 775-588-4547
Fax: 775-588-4527
www.trpa.gov

July 6, 2021

Natalia Wiczorek/Ben Fagan Designs
589 Tahoe Keys Boulevard, E8
South Lake Tahoe, CA 96150

SENT VIA EMAIL: benfagandesigns@gmail.com

**WESTERMEYER ADDITION AND REMODEL, 1015 SKYLAND DRIVE, DOUGLAS COUNTY, NEVADA,
ASSESSOR'S PARCEL NUMBER (APN) 1318-03-210-030, TRPA FILE NUMBER ERSP2021-0347**

Dear Natalia Wiczorek:

Enclosed please find the Tahoe Regional Planning Agency (TRPA) permit and attachments for the project referenced above. If you accept and agree to comply with the Permit conditions as stated, please make a copy of the permit, sign the "Permittee's Acceptance" block on the first page the Permit, and return the signed copy to TRPA within twenty-one (21) calendar days of issuance. Should the permittee fail to return the signed permit within twenty-one (21) calendar days of issuance, the permit will be subject to nullification. Please note that signing the permit does not of itself constitute acknowledgement of the permit, but rather acceptance of the conditions of the permit.

TRPA will acknowledge the original permit only after all standard and special conditions of approval have been satisfied. 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

Pursuant to Rule 11.2 of the TRPA Rules of Procedure, this approval may be appealed within twenty-one (21) days of the date of this correspondence.

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

Sincerely,

A handwritten signature in black ink that reads "Theresa Avance".

Theresa Avance, AICP
Senior Planner
Planning Department

c: Alan and Jennifer Westermeyer
P.O. Box 459
Lemon Grove, CA 91946
jenalinc@cox.net

imagine. plan. achieve.



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PERMIT

PROJECT DESCRIPTION: Single Family Residence Addition

APN 1318-03-210-030

PERMITTEE(S): Westermeyer Family Trust

FILE # ERSP2021-0347

COUNTY/LOCATION: Douglas County/1015 Skyland Drive

Having made the findings required by Agency ordinances and rules, the TRPA approved the project on July 6, 2021 subject to the standard conditions of approval attached hereto (Attachment R), and the special conditions found in this permit.

This permit shall expire on July 6, 2024 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 TREE REMOVAL, CONSTRUCTION OR GRADING SHALL COMMENCE UNTIL:

- (1) 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;
- (2) ALL PRE-CONSTRUCTION CONDITIONS OF APPROVAL ARE SATISFIED AS EVIDENCED BY TRPA'S ACKNOWLEDGEMENT OF THIS PERMIT;
- (3) THE PERMITTEE OBTAINS A COUNTY/CITY BUILDING PERMIT. TRPA'S ACKNOWLEDGEMENT IS NECESSARY TO OBTAIN A COUNTY/CITY BUILDING PERMIT. THE COUNTY/CITY PERMIT AND THE TRPA PERMIT ARE INDEPENDENT OF EACH OTHER AND MAY HAVE DIFFERENT EXPIRATION DATES AND RULES REGARDING EXTENSIONS; AND
- (4) A TRPA PRE-GRADING INSPECTION HAS BEEN CONDUCTED WITH THE PROPERTY OWNER AND/OR THE CONTRACTOR.

July 6, 2021

TRPA Executive Director/Designee

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 _____

PERMIT CONTINUED ON NEXT PAGE

APN 1318-03-210-030
FILE NO. ERSP2021-0347

Additional Application Fee (1): Amount \$405.72 Paid _____ Receipt No. _____
Excess Coverage Mitigation Fee (2): Amount \$ _____ Paid _____ Receipt No. _____
Security Posted (3): Amount \$3,300 Type ____ Paid _____ Receipt No. _____
Security Administrative Fee (4): Amount \$ _____ Paid _____ Receipt No. _____

Notes:

- (1) See Special Condition 3.E, below.
- (2) Amount to be determined. See Special Condition 3.F, below.
- (3) See Special Condition 3.G, below.
- (4) Consult the TRPA filing fee schedule for the current security administration fee.

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

TRPA ACKNOWLEDGEMENT: The permittee has complied with all pre-construction conditions of approval as of this date:

TRPA Executive Director/Designee

Date

SPECIAL CONDITIONS

1. This permit specifically authorizes the remodel and addition to an existing single family residence at 1015 Skyland Drive in the Skyland neighborhood of Douglas County, Nevada. The project proposes the removal of the front portion of the existing home to add living space on three levels, which include a one-car garage with lower level entry and living areas. The main level would include a new kitchen, a main entry, and exterior deck at the front. The third level would include a master bedroom and bathroom.

The parcel is within the Class 4 land capability district and has a base allowable coverage of 2,460 square feet per TRPA File Number LCAP2020-0416. The existing verified coverage on the parcel is 5,003 square feet and the proposed coverage is 4,997 square feet with the remaining 6 square feet to be banked for future use. The parcel has 2,543 square feet of excess coverage and no coverage exemptions are proposed. This permit is based on the latest plan set provided to TRPA on June 29, 2021 (dated June 24, 2021).

Upon completion of the project and passing a TRPA final inspection, the parcel's BMP Certificate will be reissued.

2. The Standard Conditions of Approval listed in Attachment R shall apply to this permit.

3. Prior to permit acknowledgement, the following conditions of approval must be satisfied.
- A. The site plan shall be revised to include:
- (1) Slotted drain or valley gutter, and appropriate sized drywell to infiltrate driveway runoff (consistent with Standard Conditions A.1.d of Attachment R).
 - (2) Parking barriers, such as boulders or wood bollards, to restrict parking to approved-parking surfaces only.
- B. The floor plans shall be revised to include the type of TRPA approved woodstove, fireplace insert, or zero clearance fireplace to be installed.
- C. The final elevation drawings shall have notes indicating conformance to the following design standards for color, roofs, and fences:
- (1) Color: The color of this structure, including any fences on the property, shall be compatible with the surroundings. Subdued colors in the earthtone and woodtone ranges shall be used for the primary color of the structure. Hues shall be within the range of natural colors that blend, rather than contrast, with the existing vegetation and earth hues. Earthtone colors are considered to be shades of reddish brown, brown, tan, ochre, and umber.
 - (2) Roofs: Roofs shall be composed of non-glare earthtone or woodtone materials that minimize reflectivity.
 - (3) Fences: Wooden fences shall be used whenever possible. If cyclone fence must be used, it shall be coated with brown or black vinyl, including fence poles.
- D. The permittee shall provide evidence that all basic service requirements for minimum fire flow will be met or exceeded in accordance with Section 32.4.A., Table 32.4.2-1 of the TRPA Code.
- E. The permittee shall submit an additional \$405.72 application fee. At application submittal, the permittee paid the application fee based on the incorrect fee rate of \$1.43 per square foot, while the correct rate is \$1.51 per square foot. This additional application fee also includes \$15.00 to bring the IT Surcharge and Stormwater Fee to their current rates. The applicant paid \$114.00 for the IT Surcharge at submittal, but the correct rate is \$121.00 (a difference of \$7.00). The applicant paid \$125.00 for the Stormwater Fee at submittal, but the correct rate is \$133.00 (a difference of \$8.00).
- F. The affected property has 2,543 square feet of excess land coverage. The permittee shall mitigate a portion or all of the excess land coverage on this property by removing coverage within Hydrologic Transfer Area 3 (Cave Rock) or by submitting an excess coverage mitigation fee.

To calculate the amount of excess coverage to be removed, use the following formula:

Estimated project construction cost multiplied by the fee percentage of 1.0% (as identified in Table 30.6.1-2 of Subsection 30.6.1.C.3. of the TRPA Code of Ordinances) divided by the mitigation factor of 8. If you choose this option, please revise your final site plans and land coverage calculations to account for the permanent coverage removal.

An excess land coverage mitigation fee may be paid in lieu of permanently retiring land coverage. The excess coverage mitigation fee shall be calculated as follows:

Coverage reduction square footage (as determined by formula above) multiplied by the coverage mitigation cost fee of \$25.00 for projects within Hydrologic Transfer Area 3 (Cave Rock). Please provide a construction cost estimate by your licensed contractor, architect or engineer. In no case shall the mitigation fee be less than \$200.00.

- G. The security required under Standard Condition A.3 of Attachment R shall be \$3,300.00. Please see Attachment J, Security Procedures, for appropriate methods of posting the security and for calculation of the required security administration fee.
- H. The permittee shall submit three sets of final construction drawings and site plans to TRPA.
- 4. The permittee shall submit a projected construction completion schedule to TRPA prior to commencement of construction. Said schedule shall include completion dates for each item of construction, as well as BMP installation for the entire project area, as outlined in Section 33.5 of the TRPA Code of Ordinances.
- 5. Temporary and permanent BMPs may be field-fit as appropriate by the TRPA inspector.
- 6. To the maximum extent allowable by law, the Permittee agrees to indemnify, defend, and hold harmless TRPA, its Governing Board (including individual members), its Planning Commission (including individual members), its agents, and its employees (collectively, TRPA) from and against any and all suits, losses, damages, injuries, liabilities, and claims by any person (a) for any injury (including death) or damage to person or property or (b) to set aside, attack, void, modify, amend, or annul any actions of TRPA. The foregoing indemnity obligation applies, without limitation, to any and all suits, losses, damages, injuries, liabilities, and claims by any person from any cause whatsoever arising out of or in connection with either directly or indirectly, and in whole or in part (1) the processing, conditioning, issuance, administrative appeal, or implementation of this permit; (2) any failure to comply with all applicable laws and regulations; or (3) the design, installation, or operation of any improvements, regardless of whether the actions or omissions are alleged to be caused by TRPA or Permittee.

Included within the Permittee's indemnity obligation set forth herein, the Permittee agrees to pay all fees of TRPA's attorneys and all other costs and expenses of defenses as they are incurred, including reimbursement of TRPA as necessary for any and all costs and/or fees incurred by TRPA for actions arising directly or indirectly from issuance or implementation of this permit. TRPA will have the sole and exclusive control (including the right to be represented by attorneys of TRPA's

choosing) over the defense of any claims against TRPA and over their settlement, compromise or other disposition. Permittee shall also pay all costs, including attorneys' fees, incurred by TRPA to enforce this indemnification agreement. If any judgment is rendered against TRPA in any action subject to this indemnification, the Permittee shall, at its expense, satisfy and discharge the same.

7. The permittee shall prepare and provide photographs to the TRPA Compliance Inspector that have been taken during construction that demonstrate any subsurface BMPs or trenching and backfilling proposed on the project have been constructed correctly (depth, fill material, etc.).
8. All Best Management Practices shall be maintained in perpetuity to ensure effectiveness which may require BMPs to be periodically reinstalled or replaced.
9. Excavation equipment shall be limited to approved construction areas to minimize site disturbance. No grading or excavation shall be permitted outside of the approved areas of disturbance.
10. All waste resulting from the saw-cutting of pavement shall be removed using a vacuum (or other TRPA approved method) during the cutting process or immediately thereafter. Discharge of waste material to surface drainage features is prohibited and constitutes a violation of this permit.
11. All exterior lighting shall be consistent with TRPA Code of Ordinances, Section 36.8, Exterior Lighting Standards. Lighting shall be shielded so as to not be visible from Lake Tahoe.

END OF PERMIT