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STAFF REPORT

Date: February 24, 2022

To: TRPA Hearings Officer

From: TRPA Staff

Subject Jedlowski Land Capability Challenge; 553 Lantern Court, Washoe County, NV;  
APN 125-492-30; TRPA File Number LCAP2021-0306

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Staff Recommendation:

Staff recommends the TRPA Hearings Officer approve the land capability challenge on the subject parcel. The challenge changes Class 3- 10,019 sq. ft. (100 percent of parcel) to Class 4- 7,763 sq. ft. (77 percent of parcel) and Class 6- 2,256 sq. ft. (23 percent of parcel).

Required Motion:

In order to approve the proposed land capability challenge, the Hearings Officer must make the following motion, based on the staff report:

- 1) A motion to approve the proposed land capability challenge.

Staff recommends that the Hearings Officer take the following actions, based on this staff report.

Background:

The subject parcel is shown as Class 3 on TRPA Land Capability Overlay Maps (aka Bailey Land Capability maps). The Soil Conservation Service *Soil Survey of Tahoe Basin Area, California-Nevada* (Rogers, 1974) places the subject parcel in the UmE, Umpa very stony sandy loam, 15 to 30 percent slope mapunit. A land capability verification completed in 2005 verified the entire parcel as 1a-Umpa very stony sandy loam, 15 to 30 percent slope mapunit. The updated *Soil Survey of Tahoe Basin Area, California and Nevada* (NRCS, 2007) maps this parcel as mapunit 7151- Jorge very cobbly fine sandy loam, 5 to 15 percent slopes and 7152- Jorge very cobbly fine sandy loam, 15 to 30 percent slopes. This parcel has a geomorphic mapping of D2 for Streamcut volcanic flowlands, Headlands (Moderate hazard lands). The Umpa soils formed in colluvium and residuum over andesitic bedrock. Umpa soils have a very stony sandy loam A-horizon, with gravelly sandy loam subsurface textures in the upper 40 inches. Hard, fractured andesite is typically encountered between 20 and 40 inches below ground surface. The Jorge soils formed in colluvium and residuum over andesitic bedrock. Jorge soils have a stony sandy loam A-horizon, with gravelly sandy loam or very gravelly sandy loam subsurface textures in the upper 50 inches. An argillic horizon is present at 33 inches to a depth of 50 inches, where a C horizon is present. Depth to weathered andesitic bedrock is below 60 inches.

This land capability challenge was filed by Gary R. Taylor on behalf of the landowners Richard and Sabrina Jedlowski on September 28, 2021. Davis 2 Consulting Earth Scientists developed a land capability report for this challenge. TRPA consultant, Marchel Munnecke, visited the site on October 21, 2021 with Mr. Taylor. Two soil pits were excavated by backhoe and described by Mr. Davis, and later reviewed by Ms. Munnecke.

Findings:

Two soil pits were excavated by backhoe to 60 and 52 inches. Site 1 was located approximately 40 feet south of the residence and Stop 2 was located approximately 10 feet west of the back deck. These soils formed in colluvium and residuum from volcanic parent material. The soil at Stop 1 is characterized by a gravelly sandy loam surface texture, with gravelly sandy clay loam, and very gravelly sandy clay loam subsurface textures. Hard or weathered bedrock was not encountered in the pit. This soil is skeletal with argillic horizons beginning at 14 inches. This soil is classified as a Loamy-skeletal, mixed, frigid, Ultic Haploxeralfs. This soil is very deep, well drained, and is a member of Soil Hydrologic Group B. The soil at Stop 2 is characterized by a sandy loam surface texture, with sandy loam, and sandy clay loam subsurface textures. Hard or weathered bedrock was not encountered in the pit. This soil is non-skeletal with argillic horizons beginning at 26 inches. This soil is classified as a Fine-loamy, mixed, frigid, Ultic Haploxeralfs. This soil is very deep, well drained, and is a member of Soil Hydrologic Group B. The vegetation is an open Jeffrey pine forest with scattered patches of prostrate ceanothus, greenleaf manzanita, Sierra current, and a couple Scouler’s willow in the understory.

In the Soil Conservation Service *Soil Survey of Tahoe Basin Area, California-Nevada* (Rogers, 1974), the Umpa soils are moderately deep (20-40 inches over hard bedrock). The soils at this site are deeper than 40 inches to weathered bedrock (volcanic mudflow material). The soil at Stop 1 is within the range and characteristic of the Jorge soil and the soil at Stop 2 is within the range and characteristics of the Tahoma soil. The main difference between the Jorge and Tahoma soils is the amount of rock fragments. The Jorge soils have greater than 35 percent rock fragments in the particle control section and the Tahoma soils have less than 35 percent rock fragments. Based on soils and slopes, this parcel is mapped as JwD- Jorge-Tahoma very stony sandy loams, 2 to 15 percent slopes and JwE- Jorge-Tahoma very stony sandy loams, 15 to 30 percent slopes.

The table below summarizes the changes in land capability as concluded by this land capability challenge.

<b>Land Capability District</b>	<b>Area (sq. ft.) 2005 LCV</b>	<b>Area (sq. ft.) 2022 LCC</b>
Class 1a (UmE, 15 to 30% slopes)	10,019	0
Class 4 (JwE, 16 to 30 % slopes)	0	7,763
Class 6 (JwD, 0 to 16 % slopes)	0	2,256
<b>Total Parcel Area</b>	10,019	10,019

**Contact Information:**

This staff report was jointly prepared by Senior Planner, Julie Roll. If you have questions on this Hearings Officer item, please contact Julie Roll, 775-589-5247, or email at [jroll@trpa.gov](mailto:jroll@trpa.gov).

**BAILEY LAND CAPABILITY CHALLENGE FINDINGS**

<b>Site Information</b>	
<b>Assessor's Parcel Numbers: (APN)</b>	125-492-30
<b>TRPA File No. / Submittal Date:</b>	LCAP2021-0306/ 9/28/2021
<b>Owner or Applicant:</b>	Gary Taylor
<b>Address:</b>	18124 Wedge Parkway, PMB #420, Reno, NV 89511

<b>Environmental Setting</b>	
<b>Bailey Soil Mapping Unit<sup>1</sup> / Hydrologic Soil Group (HSG) / Land Class / Geomorphic Hazard Unit</b>	UmE (Umpa very stony sandy loam, 15 to 30 percent slopes/ HSG C/ D2- Streamcut volcanic flow lands, Headlands (Moderate hazard lands)
<b>Soil Parent Material</b>	Colluvium over residuum from volcanic rock
<b>Slopes and Aspect</b>	12 to 25 percent; sloping south.
<b>Elevation and Datum</b>	6,770 to 6,810 feet, Welsh Hagan Associates, 1/22/21
<b>Rock Outcrops and Surface Configuration</b>	Slightly concave slope. No rock out crops exposed.
<b>SEZ and Hydrology Source</b>	NA
<b>Vegetation</b>	The vegetation is Jeffrey pine forest with scattered patches of prostrate ceanothus, greenleaf manzanita, Sierra current, and a couple Scouler's willow in the understory.
<b>Ground Cover Condition</b>	Fair (vegetation 50 %, duff/mulch 60% cover)
<b>Site Features</b>	Residence, pavers, entry stairs, wood walkways, wood deck, concrete deck, A/C parking off road.

<b>Field Investigation and Procedures</b>	
<b>Consultant and Address</b>	Davis 2 Consulting Earth Scientist PO Box 734 Georgetown, CA 95634
<b>TRPA Staff Field Dates</b>	October 21, 2021
<b>SEZ Mapping / NRCS Hydric Soil</b>	None present
<b>Number of Soil Pits or Auger Holes and Description Depth</b>	2 pits excavated by backhoe to 60 and 52 inches.

<sup>1</sup> TRPA currently relies upon the Soil Survey of Tahoe Basin, California-Nevada (Rogers and Soil Conservation Service, 1974), which the Bailey Land Capability system is predicated upon.

<b>Additional or Repetitive TRPA Sample Locations</b>	NA
<b>Representative Soil Profile Descriptions</b>	Land Capability Report, 553 Lantern Court, Incline Village, Nevada (APN 125-492-30)
<b>Areas Not Examined</b>	Residence, pavers, entry stairs, wood walkways, wood deck, concrete deck, A/C parking off road.

<b>TRPA Findings</b>	
<b>2006 Soil Survey Map Unit</b>	7151- Jorge very cobbly fine sandy loam, 5 to 15 percent slopes and 7152- Jorge very cobbly fine sandy loam, 15 to 30 percent slopes (Class 6 and Class 4 respectively).
<b>Consultant Soil Mapping Determination and Rationale</b>	<p>Class 6, JwD- Jorge-Tahoma very stony sandy loams, 2 to 15 percent slopes and Class 4, JwE- Jorge-Tahoma very stony sandy loams, 15 to 30 percent slopes.</p> <p>In the Soil Conservation Service <i>Soil Survey of Tahoe Basin Area, California-Nevada</i> (Rogers, 1974), the Umpa soils are moderately deep (20-40 inches over hard bedrock). The soils at this site are deeper than 40 inches to weathered bedrock (volcanic mudflow material). The soil at Stop 1 is within the range and characteristic of the Jorge soil and the soil at Stop 2 is within the range and characteristics of the Tahoma soil. The main difference between the Jorge and Tahoma soils is the amount of rock fragments. The Jorge soils have greater than 35 percent rock fragments in the particle control section and the Tahoma soils have less than 35 percent rock fragments. Based on soils and slopes, this parcel is mapped as JwD- Jorge-Tahoma very stony sandy loams, 2 to 15 percent slopes and JwE- Jorge-Tahoma very stony sandy loams, 15 to 30 percent slopes.</p>
<b>Slope Determination</b>	12 to 25 percent slopes.
<b>TRPA Conclusion(s)</b>	TRPA concurs with consultant's determination and rationale above.
<b>Applicable Area</b>	See site plan for soil delineations.

Attachments:

- A. Site Plan
- B. Land Capability Report
- C. Site photographs

Attachment A

Site Plan

FAMILY HOME SOLUTIONS  
547 LANTERN COURT  
APN: 125-492-02

ANDREWS TRUST  
549 LANTERN COURT  
APN: 125-492-03

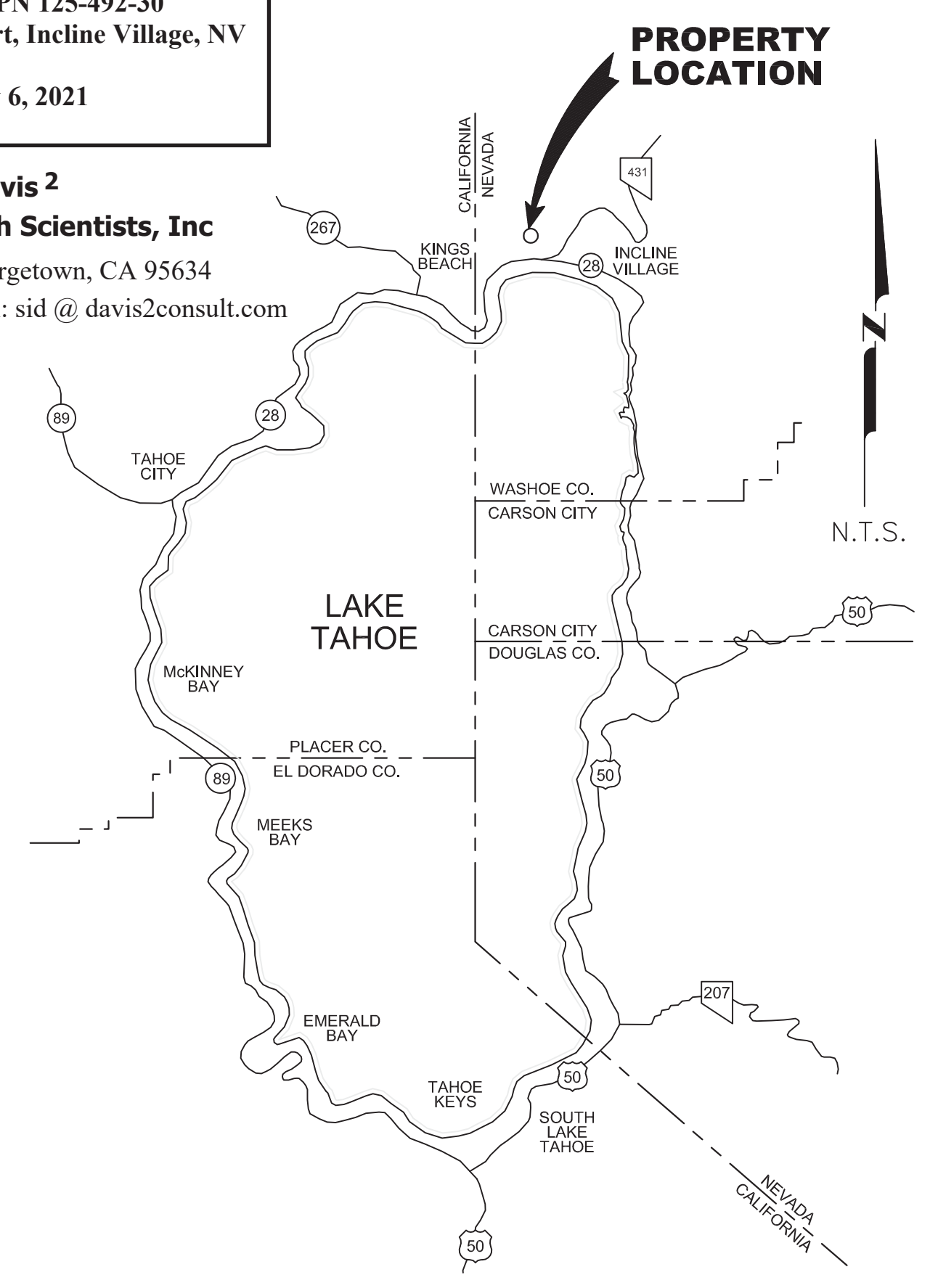
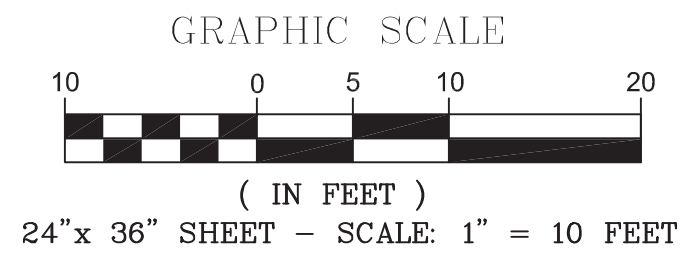
LAURENCE, ARIYASU TRUST  
551 LANTERN COURT  
APN: 125-492-29

LANTERN COURT

UNITED STATES OF AMERICA  
555 LANTERN COURT  
APN: 125-492-06

Land Capability Assessment  
for  
Washoe APN 125-492-30  
553 Lantern Court, Incline Village, NV  
July 6, 2021

Davis 2  
Consulting Earth Scientists, Inc  
P.O. Box 734, Georgetown, CA 95634  
Tel. (530) 559-1405; email: sid@davis2consult.com



LAKE TAHOE AREA MAP  
NOT TO SCALE

LEGEND:

- EXISTING BUILDING
- EXISTING DECKS & STAIRS
- EXISTING ASPHALT & CONCRETE
- EXISTING CONCRETE PAVERS

SURVEY NOTES:

1. BASIS OF BEARINGS ARE ASSUMED, TAKEN FROM THE SUBDIVISION MAP FOR INCLINE VILLAGE UNIT No. 4, TRACT MAP #1136C, BEING A PORTION OF THE NW 1/4 OF THE NE 1/4, SECTION 17, T.16 N., R.18 E., M.D.M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
2. VERTICAL DATUM IS ASSUMED, TAKEN FROM USGS INFORMATION (NAVD 88).
3. TOPOGRAPHY IS SHOWN AT A 1 FOOT CONTOUR INTERVAL.

ZONING AND SETBACK NOTES:

1. PROPERTY IS ZONED MDS (MEDIUM, DENSITY SUBURBAN), MINIMUM LOT AREA OF 12,000 SF WITH SETBACKS OF 20 FT FRONT & REAR, 8 FT SIDES.
2. INTERIOR LOTS, SECTION 110.406.30(B), FRONT YARD SETBACK REQUIREMENT SHALL BE 15 FEET WHERE THE SLOPE OF THE FRONT HALF OF THE LOT IS GREATER THAN 2 FOOT RISE/FALL ABOVE OR BELOW THE ESTABLISHED STREET GRADE FOR EVERY 10 FEET OF HORIZONTAL DISTANCE.

LAND COVERAGE NOTE:  
LAND COVERAGE VERIFIED BY TRPA ON 11/16/2005, LCC 3 (UmE): 2,765 SF  
TRPA FILE No. SA2005-0147

COVERAGE CALCULATIONS:

LOT AREA = 0.230 ACRES (10,019 SF)	
EXISTING BUILDING	880 SF
ASPHALT & CONCR	840 SF
CONCRETE PAVERS	60 SF
DECKS & STAIRS (w/ 3:1 REDUCTION)	390 SF
TOTAL:	2,360 SF

LAND CAPABILITY CHALLENGE  
FILE LCAP2021-0306

ADJACENT PROPERTY LINE FROM RECORD INFORMATION DOES NOT REPRESENT A BOUNDARY SURVEY

ADJACENT PROPERTY LINE FROM RECORD INFORMATION DOES NOT REPRESENT A BOUNDARY SURVEY

RAISED WOOD DECK  
3:1 HEIGHT REDUCTION

PROPERTY LINE FROM RECORD INFORMATION DOES NOT REPRESENT A BOUNDARY SURVEY

PROPERTY LINE FROM RECORD INFORMATION DOES NOT REPRESENT A BOUNDARY SURVEY

ADJACENT PROPERTY LINE FROM RECORD INFORMATION DOES NOT REPRESENT A BOUNDARY SURVEY

FOUND REBAR & CAP

JwE (4)  
7,763 SF  
RESIDENCE  
FF: 6799.5±

JwD (6)  
2,256 SF

553 LANTERN COURT  
APN: 125-492-30  
LOT AREA: 0.230 ACRES  
(AREA: 10,019 SF)

Site 1

Site 2

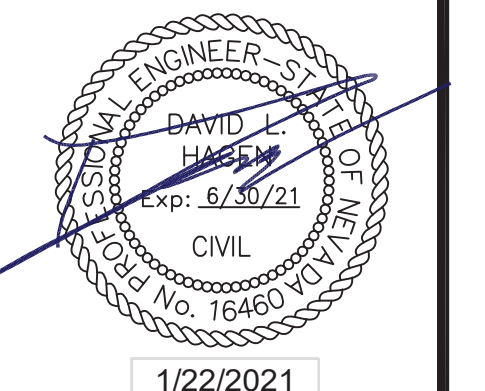
553 LANTERN COURT  
APN: 125-492-30  
WASHOE COUNTY  
NEVADA  
JEDLOWSKI, SABRINA A. & RICHARD W. JR.  
553 LANTERN CT  
INCLINE VILLAGE, NV 89451

WELSH HAGEN  
ASSOCIATES  
ENGINEERING-PLANNING-SURVEYING  
250 S. ROCK BLVD  
Reno, Nevada 89511  
(775) 853-7776  
www.welshhagen.com

Revisions:

TRPA  
SUBMITTAL

STAMP:



Sheet Title:

AS-BUILT  
TOPOGRAPHIC  
SURVEY

Project: 553 LANTERN  
Drawn By: BAMF  
Checked By: DLH  
Sheet Size: 24" x 36"  
Scale: AS NOTED  
Date: JAN 2021

Sheet Number:

1 OF 1  
AGENDA ITEM NO. V.B

Attachment B  
Land Capability Report

## DAVIS<sup>2</sup>

### CONSULTING EARTH SCIENTISTS

P.O. Box 734 · Georgetown, CA 95634 · Tel. (530) 559-1405; [davis2consulting@sbcglobal.net](mailto:davis2consulting@sbcglobal.net)

### **Land Capability Report 553 Lantern Court, Incline Village, Nevada (APN 125-492-30)**

July 17, 2021

#### INTRODUCTION

A soil investigation was conducted on the parcel on June 28, 2021. The objective of the study was to identify soils and other features and relate them to Land Capability, which is administered by the Tahoe Regional Planning Agency (TRPA) for the purpose of impervious coverage regulation, by Chapter 30 of the Code of Ordinances.

The parcel supports an existing single-family residential dwelling on 0.23 acres of land, located at 553 Lantern Court, Incline Village, Nevada. This work is advanced at the request of Mr. Richard and Mrs. Sabrina Jedlowski.

Soil information contained in this report is for the strict use of land capability and it should not be used for building foundation design, slope stability, hazard waste assessment or seismic analyses.

#### ENVIRONMENTAL SETTING

The site is located at 553 Lantern Court, Incline Village, Nevada. Vegetation consists of Jeffrey pine and Ribes, species. Slopes range between 12 and 25 percent on a southern aspect. There are no stream environment zones (SEZ) influencing this parcel.

Soils are shown on TRPA map sheet G3 as UmE (Umpa very stony sandy loam, 15 to 30 percent slopes). Geology (Mathews, 1968) is characterized as Tv<sup>a</sup> (Andesite). Bailey's (1974) geomorphic analysis shows the parcel within D<sub>1</sub> (Toe slope lands).

#### METHODOLOGY

The parcel was surveyed as well as areas nearby. A site considered representative of the landform was chosen and an excavation was placed to open and examine the soil profile in detail. Standards of the National Cooperative Soil Survey were used to describe and interpret soil physical properties. Information gathered at the site was compared to the *Soil Survey of the Lake Tahoe Basin, California-Nevada* (Rogers et al, 1974) and to the *Land-Capability Classification of the Lake Tahoe Basin, California-Nevada* (Bailey, 1974) for proper placement in the appropriate land capability class. A detailed topographic base map supplied by Welsh-Hagan Associates was available in the field for ground control and slope analysis. Information pertaining to land capability districts is shown on the base map (attached)



### FINDINGS

Soils are found to be deep and well drained, members of Soil Hydrologic Group B. Two different soils are seen, each mapped as a soil mapping unit complex of Jorge and Tahoma series soils.

Jorge series soils can be characterized having topsoil approximately 14 thick consisting of dark brown gravelly sandy loam dark brown very stony sandy clay loam subsoil to 60 inches depth. The andesite parent material have weathered to saprolite at depth, roots explore all depths in the profile (Stop 1).

Tahoma soil is described at Stop 2. This profile is beneath pavers adjacent to the residence. It has a thick dark brown gravelly sandy loam topsoil approximately 14 inches thick over a dark brown gravelly sandy clay loam subsoil to 52 inches depth.

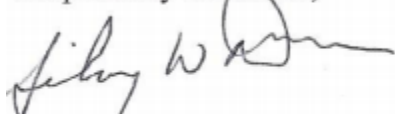
These soils differ from the Umpa series as currently shown on the TRPA overlays, which is moderately deep (20 to 40 inches) over hard andesite. Soils found more appropriately place in JwD (Jorge-Tahoma very gravelly sandy loam, 2 to 15 percent slope.) and JwE (Jorge-Tahoma gravelly sandy loam, 15 to 30 percent slopes).

### CONCLUSIONS AND RECOMMENDATIONS

Soils found are Jorge and Tahoma series and place in Land Capability Classes 6 (JwD) and 4 (JeE), depending on slope. JwD is assigned 30 percent impervious coverage and JwE receives 20 percent impervious coverage.

Please refer to the following soil profile descriptions that support the findings and the attached map showing the spatial distribution of the appropriate land capability classes on the parcel.

Respectfully submitted,



Sidney W. Davis,  
CPSS /SC No. 1031

#### Representative Soil Profile Descriptions

##### **Stop No. 1**

- A 0 – 4 inches, brown (10YR 4/3) gravelly sandy loam near sandy clay loam, dark brown (10YR 3/3) moist; moderate fine granular grading to moderate medium platy structure; slightly hard, very friable, slightly sticky and slightly plastic; many very fine and fine and few medium roots; many very fine and fine interstitial pores; slightly acid; fifteen percent gravel; clear smooth boundary

- AB 4 - 14 inches, pale brown (10YR 6/3) gravelly sandy clay loam, dark brown (7.5YR 3/3) moist; moderate medium subangular blocky structure; hard, friable, sticky and plastic; many very fine and fine common medium roots; common very fine and fine interstitial and common medium tubular pores; medium acid; twenty percent gravel; gradual smooth boundary.
- Bt 14 – 24 inches, pale brown (10YR 6/3) very gravelly sandy clay loam, dark brown (7.5YR 3/3) moist; strong medium subangular blocky structure; hard, firm, sticky and plastic; many fine medium coarse roots; common very fine and fine interstitial and common medium tubular pores; common moderately thick clay films on face of peds and line pores; medium acid; thirty percent gravel and ten percent stones; gradual wavy boundary.
- Bt2 24 – 34 inches, pale brown (10YR 6/3) very gravelly sandy clay loam, dark brown (7.5YR 3/4) moist; strong medium subangular blocky structure; hard, firm, sticky and plastic; many fine medium coarse roots; common very fine and fine interstitial and common medium tubular pores; common moderately thick clay films on face of peds and line pores; slightly acid; thirty-five percent gravel and ten percent stones; gradual irregular boundary.
- BCt 34 – 60 inches, dark yellowish brown (10YR 4/4) variegated with dark yellowish brown (10 YR 4/6) moist; very stony; massive parting to moderate medium subangular blocky structure; hard, friable, sticky and plastic; common fine medium and few coarse roots; common medium thick clay films line tubular or interstitial pores, slightly acid; thirty percent gravel and forty percent stones.

Notes: Variegation 16 – 24 due to differential weathering of gravels. Variegation in the BC, weathered andesite, sapolite textures to gravelly sandy clay loam.

Soil Series: Jorge

Soil Classification: Loamy-skeletal, mixed, frigid, Ultic Haploxeralfs

Soil Drainage Class: Well drained

Hydrologic Soil Group: B



Figure 1- Stop 1 (Jorge series).

## Stop No. 2

- A1 0 – 6 inches, brown (7.5YR 4/2) sandy loam, very dark grayish brown (10YR 3/2) moist; moderate fine granular structure; soft, loose, nonsticky and nonplastic; common fine medium roots; many very fine interstitial pores; ten percent gravel; clear smooth boundary.
- Bw1 6 – 14 inches, brown (7.5YR 5/3) sandy loam, dark brown (10YR 3/3) moist; weak fine subangular blocky structure; slightly hard, very friable, nonsticky and nonplastic; many very fine and fine medium and few coarse roots; many fine interstitial pores; twenty percent gravel; gradual wavy boundary.
- Bw2 14 – 26 inches, brown (10YR 5/3) sandy loam near loam, dark yellowish brown (10YR 3/4) moist; moderate medium subangular blocky structure; slightly hard, friable, nonsticky and nonplastic; many fine medium coarse roots; many fine medium tubular and common coarse tubular pores; twenty percent gravel and ten percent stones; gradual wavy boundary.
- Bt1 26 – 40 inches, brown (7.5YR 5/4) sandy clay loam near sandy loam, dark brown (7.5YR 3/4) moist; moderate medium subangular blocky structure; slightly hard, friable, sticky and plastic; many fine medium and few coarse roots; common fine

medium tubular pores; few clay films on face of peds and line pores; twenty percent gravel; gradual wavy boundary.

Bt2 40 – 52 inches, dark yellowish brown (10YR 3/4) sandy clay loam, dark yellowish brown (10YR 3/4) moist; moderate medium subangular blocky structure; slightly hard, friable, sticky and plastic, few very fine and common fine medium roots; common very fine and fine interstitial pores; few clay films on face of peds and line pores; fifteen percent gravel.

Notes: Non-skeletal pit. Covered by paving stones.

Soil Series: Tahoma

Soil Classification: Fine-loamy, mixed, frigid, Ultic Haploxeralfs

Soil Drainage Class: Well drained

Hydrologic Soil Group: B



Figure 2- Stop 2 (Tahoma series).



Figure 3- Parcel landscape.

FAMILY HOME SOLUTIONS  
547 LANTERN COURT  
APN: 125-492-02

ANDREWS TRUST  
549 LANTERN COURT  
APN: 125-492-03

LAURENCE, ARIYASU TRUST  
551 LANTERN COURT  
APN: 125-492-29

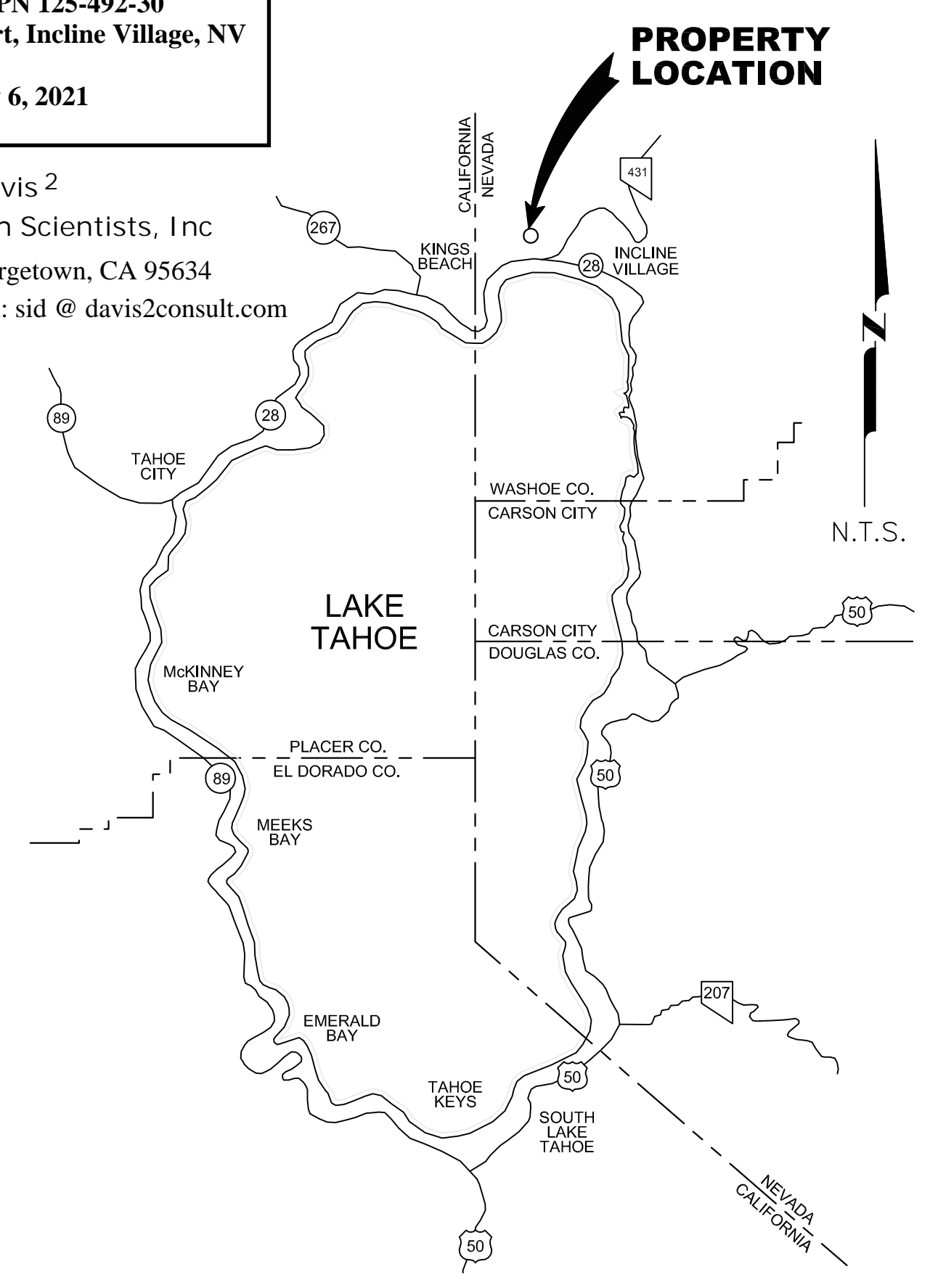
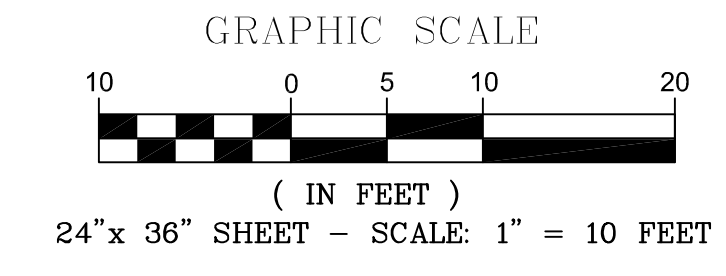
LANTERN COURT

UNITED STATES OF AMERICA  
555 LANTERN COURT  
APN: 125-492-06

553 LANTERN COURT  
APN: 125-492-30  
LOT AREA: 0.230 ACRES  
(AREA: 10,019 SF)

Land Capability Assessment  
for  
Washoe APN 125-492-30  
553 Lantern Court, Incline Village, NV  
July 6, 2021

Davis 2  
Consulting Earth Scientists, Inc  
P.O. Box 734, Georgetown, CA 95634  
Tel. (530) 559-1405; email: sid@davis2consult.com



LAKE TAHOE AREA MAP  
NOT TO SCALE

LEGEND:

- EXISTING BUILDING
- EXISTING DECKS & STAIRS
- EXISTING ASPHALT & CONCRETE
- EXISTING CONCRETE PAVERS

SURVEY NOTES:

1. BASIS OF BEARINGS ARE ASSUMED, TAKEN FROM THE SUBDIVISION MAP FOR INCLINE VILLAGE UNIT No. 4, TRACT MAP #1136C, BEING A PORTION OF THE NW 1/4 OF THE NE 1/4, SECTION 17, T.16 N., R.18 E., M.D.M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
2. VERTICAL DATUM IS ASSUMED, TAKEN FROM USGS INFORMATION (NAVD 88).
3. TOPOGRAPHY IS SHOWN AT A 1 FOOT CONTOUR INTERVAL.

ZONING AND SETBACK NOTES:

1. PROPERTY IS ZONED MDS (MEDIUM, DENSITY SUBURBAN), MINIMUM LOT AREA OF 12,000 SF WITH SETBACKS OF 20 FT FRONT & REAR, 8 FT SIDES.
2. INTERIOR LOTS, SECTION 110.406.30(B), FRONT YARD SETBACK REQUIREMENT SHALL BE 15 FEET WHERE THE SLOPE OF THE FRONT HALF OF THE LOT IS GREATER THAN 2 FOOT RISE/FALL ABOVE OR BELOW THE ESTABLISHED STREET GRADE FOR EVERY 10 FEET OF HORIZONTAL DISTANCE.

LAND COVERAGE NOTE:

LAND COVERAGE VERIFIED BY TRPA ON 11/16/2005, LCC 3 (UmE): 2,765 SF  
TRPA FILE No. SA2005-0147

COVERAGE CALCULATIONS:

LOT AREA = 0.230 ACRES (10,019 SF)

EXISTING COVERAGE CALCULATIONS	AREA:
BUILDING	980 SF
ASPHALT & CONCRETE	940 SF
CONCRETE PAVERS	60 SF
DECKS & STAIRS (w/ 3:1 REDUCTION)	380 SF
TOTAL:	2,360 SF

ADJACENT PROPERTY LINE FROM RECORD INFORMATION DOES NOT REPRESENT A BOUNDARY SURVEY

ADJACENT PROPERTY LINE FROM RECORD INFORMATION DOES NOT REPRESENT A BOUNDARY SURVEY

RAISED WOOD DECK 3:1 HEIGHT REDUCTION

PROPERTY LINE FROM RECORD INFORMATION DOES NOT REPRESENT A BOUNDARY SURVEY

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ADJACENT PROPERTY LINE FROM RECORD INFORMATION DOES NOT REPRESENT A BOUNDARY SURVEY

FOUND REBAR & CAP

553 LANTERN COURT  
APN: 125-492-30  
WASHOE COUNTY  
NEVADA  
JEDLOWSKI, SABRINA A. & RICHARD W. JR.  
553 LANTERN CT  
INCLINE VILLAGE, NV 89451

WELSH HAGEN ASSOCIATES  
ENGINEERING-PLANNING-SURVEYING  
250 S. ROCK BLVD  
Reno, Nevada 89511  
(775) 853-7776  
www.welshhagen.com

Revisions:

TRPA  
SUBMITTAL

STAMP:



Sheet Title:

AS-BUILT  
TOPOGRAPHIC  
SURVEY

Project: 553 LANTERN

Drawn By: BAMB

Checked By: DLH

Sheet Size: 24" x 36"

Scale: AS NOTED

Date: JAN 2021

Sheet Number:

1 OF 1  
AGENDA ITEM NO. V.B

Attachment C  
Site Photographs

**PHOTOGRAPHS (Addendum to APN 125-492-30, March 3, 2022 Staff Summary)**



Photo 1 – a. Stop 1 pit. Photo 1- b. View from south of residence looking east toward Stop 1.



Photo 2 – a. Stop 2 pit. Photo 2 – b View toward Stop 2 from south to north.



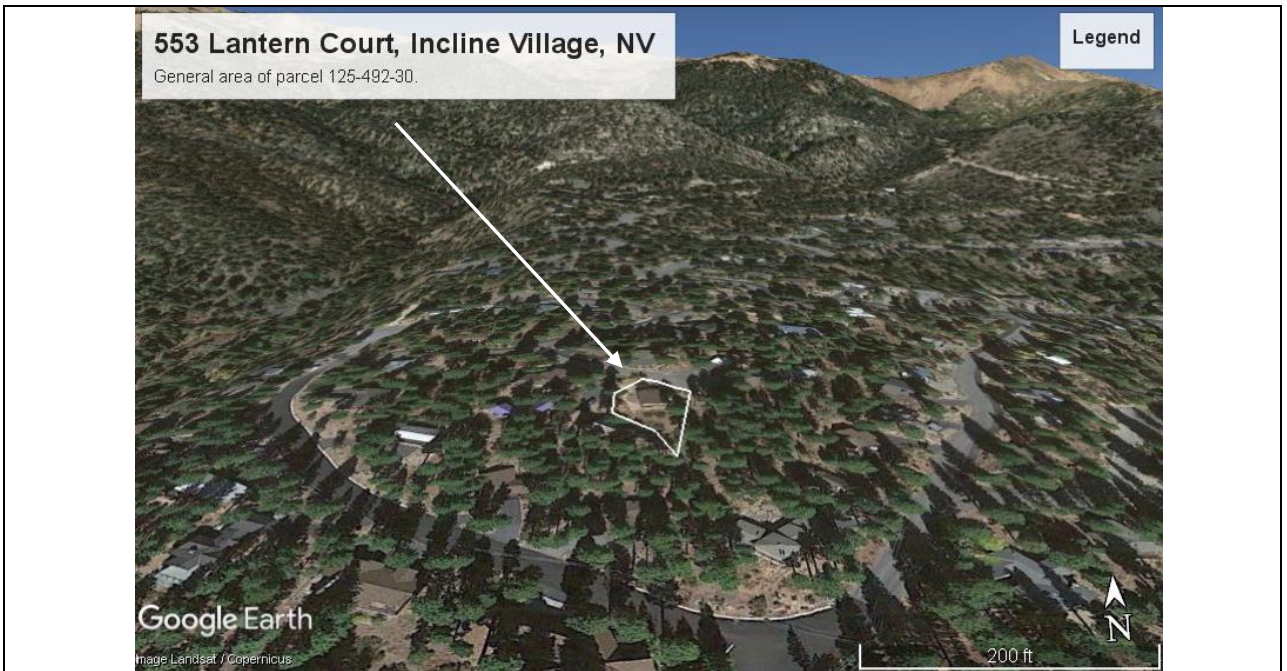
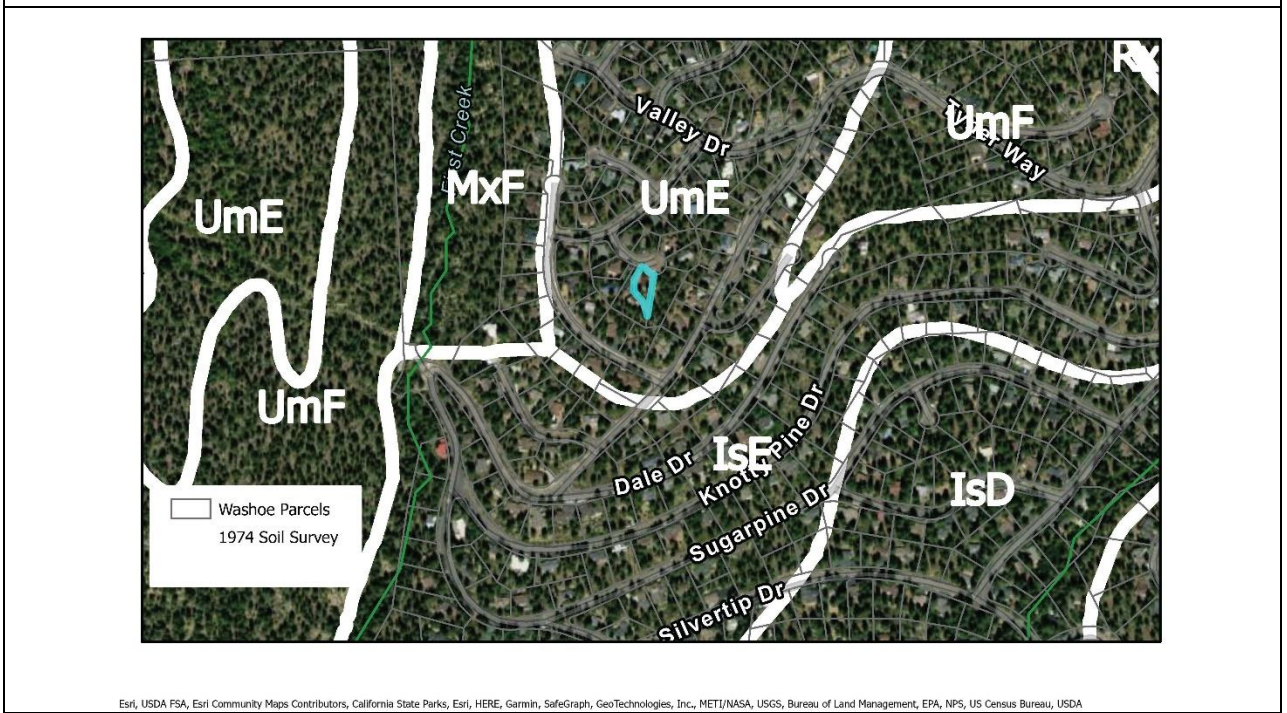


Image 3 – Google Earth image of area.



Esri, USDA FSA, Esri Community Maps Contributors, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc., METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA

Image 4– 1974 Soil Mapping with parcel 125-492-30 shown in blue.