

**DECISION LETTER
ARCHITECTURAL STANDARDS COMMITTEE**

**DATE: December 2, 2020
PERMIT: 20-0630-P**

Dustin Walsh

Re: Unit: 04 Lot: 544 - 14543 Christie Ln

Dear Property Owner(s);

On Wednesday, November 18, 2020 the Tahoe DonnerSM Architectural Standards Committee (ASC) reviewed the submitted project for the above-mentioned property.

Following are the advisories and comments Architectural Standards Committee:

Decision: Submittal: House/Garage 2501SF

The owner builder was present. The staff provided historical project information.

- The committee reviewed the site plan discussed the coverage percentage at 24.2%.
- The committee reviewed the proposed tree removal, the utility lines and noted the power will be revised from underground to overhead. The contractor explained he will switch to overhead power in the same position as he would have to place an additional power pole for underground. The committee requires a revision for this to be noted on the site plan.
- The committee reviewed the driveway proposed at 23' in width. The committee agreed the proposed width is below the Town of Truckee maximum of 24' and agreed a 23' driveway is approvable.
- There was one neighbor comment received from Lot 543 and were also present for the meeting. The neighbor made comments to move the driveway over to preserve the 20" P. The committee explained moving the driveway and house would then potentially require a 24" P to the rear of the house to be removed. The neighbor explained to curve and narrow the driveway instead. The owner explained he would rather keep the driveway straight. The neighbor also commented on the utility lines proposed to run through a grove of trees and suggested to route the utilities around the grove of trees. The owner explained that during construction he will assess at the site and do their best; however, the sewer is required to be straight along with a straight water line is preferable. The Committee explained that the owner is allowed to remove trees to facilitate the preferred site plan on his property.

- The committee agreed the driveway as proposed is approved as a straight driveway is more beneficial in snow country. The committee explained the owner will do his best to route the utilities with keeping the trees in mind.
- The committee require the fireplace vents to be added to the elevations as a revision item along with adding the gas meter.
- The committee reviewed the exterior specifications, including the roofing, siding and window materials and finish colors, were approvable as proposed.
- The committee explained they require the metal to have a uniform appearance and be treated with a patina.
- A site inspection has been conducted.
- The deposit has been paid.
- The committee discussed the new Town of Truckee noise ordinance starting January 1, 2021 restricting construction hours beyond that of the Tahoe Donner construction hours.
- The committee explained if there is more than 2 ft of snow on the ground, special permission must be requested for use of heavy equipment.
- The committee explained that once the Certificate of Occupancy has been obtained through the Town of Truckee, a request for a final inspection must be submitted within 60 days.
- The committee stated the owners may appeal any decision to the Board of Directors.
- Action 3:0 (Whitten, Phelps, Hipkins). The project was conditionally approved based on revisions to the site plan and elevation plans.

Please make an appointment to submit the required items no later than 120 days from the date of this letter.

PLEASE NOTE: No excavation, tree removal or construction of any type may proceed prior to the issuance of an Architectural Standards permit. Any violations of this rule will result in the assessment of a fine as well as legal proceedings to compel compliance with the Covenants and Restrictions and Rules.

PLEASE NOTE: When plans are invalidated, the site must be inspected to ensure there has been no alteration of the lot. If the lot has been altered in any way, the site must be returned to its natural condition prior to the refund of any deposit money and unused inspection fees. *The administration fee which accompanied the permit application is non-refundable.*

PLEASE NOTE:

- Any attachments to trees are not allowed.
- Owners are reminded that ARGCEs placed beyond 28' from the pavement edge of the roadway may incur a weekly surcharge to be determined by the disposal company.

- Any exposed metal and plastic shall be painted to harmonize with the structure's principal color.
- Any exposed concrete more than 6" above grade must be painted or stained to blend with the principal exterior color.
- The driveway maximum is 20' in width at the front property line.
- All boundary markers and property line strings must be in place and plainly visible at time of final inspection.
- All construction site driveways must be treated so as to minimize mud and/or dirt being tracked onto the roadway. 3" of gravel would be considered an acceptable treatment.

PLEASE NOTE: During winter months, clearing of snow from a building site with heavy equipment will not be allowed except under special circumstances with the discretion of the ASC. The parcel must be reasonably clear of snow (less than 2') to avoid any damage to native vegetation, and any such damage, other than where approved, may result in a fine. Caution is urged at all times.

CONSTRUCTION HOURS:

The Town of Truckee has a new noise ordinance starting January 1, 2021 restricting construction hours beyond that of the Tahoe Donner construction hours.

Construction. Noise sources associated with construction, repair, remodeling, or grading of any real property; provided a permit has been obtained from the Town as required; and provided said activities do not take place between the hours of 7:00 p.m. and 7:00 a.m. on weekdays, between the hours of 5:00 p.m. and 8:00 a.m. on Saturdays, or at any time on Sunday or a federal holiday.

Please see the Town of Truckee website for more information:

<https://www.townoftruckee.com/home/showdocument?id=20356>

Tahoe Donner Construction Hours effective to 12/31/2020: 7am to 7pm Monday through Friday and 8am to 7pm Saturdays, Sundays, and Holidays. For this provision, recognized holidays are January 1st, Presidents Day, Memorial Day, 4th of July, Labor Day, Thanksgiving Day, and Christmas Day.

If you choose to appeal the ASC decision, you do retain the option to schedule a hearing with the Appeal Board (Board of Directors) to further discuss this matter. At your hearing, the Appeal Board will review your appeal. **You may obtain an Appeal package from the Architectural Standards Office (ASO). The request for the Appeal package must include a written statement and be requested and returned to the ASO within 15 days following receipt of this letter.**

If you elect to schedule an appeal or if you have any questions, please contact the Architectural Standards Office at (530) 587-9407 or aso@tahoedonner.com.

Sincerely,



Sheryl Walker
ASO Office Manager
Architectural Standards Office

cc: Mark Jones (Lot 543) Meeting Minutes only – requested an appeal