

**DECISION LETTER- UPDATED  
ARCHITECTURAL STANDARDS COMMITTEE**

**DATE: November 27, 2023  
FILING: 514908**

Stacy and Keith Jackson  
[REDACTED]  
[REDACTED]

Re: 14730 Northwoods Boulevard

Dear Property Owner(s);

On November 15, 2023, the Tahoe Donner<sup>SM</sup> Architectural Standards Committee (ASC) reviewed the submitted project for the above-referenced property.

Following are the advisories and comments of the Architectural Standards Committee:

- **Decision:** Action 3:0 (Whitten, Sonder, Clarin) The committee agreed to approve the project conditional upon payment of the deposit and to approve the exception for eaves in the side setback but to deny the variance for those eaves in the recreational easement, requiring updated plans for one member review before permit issuance with a recommendation that the variance be approved by the Board of Directors in the event an appeal is filed by the applicant, due to the hardship of having to build a substandard garage if the variance were denied

**Please email to submit the required items no later than 120 days from the date of this letter.**

**PLEASE NOTE:** You are required to pay your deposit prior to picking up your permit. *Your deadline for paying the deposit is within 120 days of plan approval or the application will be invalidated without further notice.* **Your deadline to pay the \$3,000 deposit is March 14, 2024.**

**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.
- 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.
- All boundary markers and property line strings must be in place and plainly visible at time of final inspection.

**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:**

Tahoe Donner Construction Hours were 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 Community Standards Office (CSO). The request for the Appeal package must include a written statement and be requested and returned to the CSO within 15 days following receipt of this letter.**

If you elect to schedule an appeal or if you have any questions, please contact the Community Standards Office at (530) 587-9407 or [cso@tahoedonner.com](mailto:cso@tahoedonner.com).

Sincerely,



Lisa Purchard  
Community Standards Supervisor Community  
Standards Office cc:  
Doug Mastri – via email