



***KENNEL AND DOGGIE DAY CARE FACILITY***  
**SPECIAL USE PERMIT APPLICATION**

PREPARED FOR:

**Richard and Christine Wilson**

PREPARED BY:



**DECEMBER 16, 2019**

**PROJECT: 19-089.00**

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**Map Envelope**

    Full Size Maps

### Property Location/Site Area

A Dog's Life Kennel and Doggie Day Care facility is proposed on a portion of a 2.75+/- acre parcel (APN 530-492-01). The subject parcel is located at the northwest corner of Pyramid Highway and Ingenuity Avenue in the Spanish Springs Business Park area, as defined in the Spanish Springs Area Plan (SSAP). A Project Vicinity Map is provided on page 2 of this Project Narrative to illustrate the subject property location.

### Project Overview

The project submitted for special use permit review includes on 20,000+/- s.f. building on a 2.75+/- acre parcel. The building is proposed to contain a 15,000+/- SF of dog boarding and doggie day care use, 2,000+/- SF of retail/pet supply and grooming store and 3,000+/- SF construction sales and service use that will operate as a materials storage and takeoff location for a contractor. A graveled outdoor storage area employee parking area is also proposed on the eastern side of the currently proposed building. The use(s) for the second phase of the project have not yet been determined and there is a 27,550+/- SF pad area that will likely include additional parking and future building square footage that is allowed within the zoning designation of the parcel (I – Industrial) either by-right or with approval of a future special use permit.

### Special Use Permit Requests

This application requests a special use permit for the use of a Commercial Dog Kennel for the proposed A Dog's Life - Boarding and Doggie Day Care. The use identified within the code standards of the Washoe County Development Code is Commercial Kennels. This is an allowed use in an Industrial zoning designation with approval of a special use permit. The commercial kennel use is proposed to be 15,000+/- s.f. of a 20,000+/- s.f. building. Two additional uses are proposed within the 20,000+/- building. A grooming and pet supply store (2,000+/- s.f.) and a construction sales and service use (3,000 s.f.) with an outdoor storage and vehicle parking area.

A special use permit for Grading is also requested to account for the overall site grading and the requirement (through the SSAP) to establish a berm for buffering and screening along Pyramid Highway. Specially, Sections 110.438.35(a)(1) as more than 1 acre of land will be graded with the development of the Phase I project site and pad preparation for the future (Phase II) development area.

### Phasing Plan

The overall site will be developed in two phases. The currently proposed 20,000+/- SF building containing 15,000+/- SF of dog boarding and doggie day care use, 2,000+/- SF of retail/pet supply and grooming store and 3,000+/- SF construction sales and service use. A graveled outdoor storage area and employee parking area is also proposed on the eastern side of the currently proposed building. The use(s) for the second phase of the project have not yet been determined and there is a 27,550+/- SF pad area that will

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likely include additional parking and future building square footage that is allowed within the zoning designation of the parcel (I – Industrial) either by-right or with approval of a future special use permit.

Phasing Timing – it is expected that the Phase I area will be constructed within 1-2 years after approval of the currently proposed special use permit. Phase II of the project will be largely market driving, but it is estimated that buildout of the project (with uses still to be defined) should occur within 5+/- years. If the future uses in Phase 2 of the project necessitate special use permit review, a subsequent application will be submitted for review to Washoe County.

### Master Plan and Zoning

The subject property holds a master plan designation of Industrial and is zoned Industrial. The zoning designation is conformant with the master plan designation and the proposed use is conformant with the existing zoning designation.

Master Planned land uses and zoning designations that surround the subject property are as follows:

Direction from Subject Property	Master Plan Designation	Zoning Designation
West	Industrial	I
North	Industrial	I
South	Industrial	I
East	State Hwy ROW & Commercial	NC

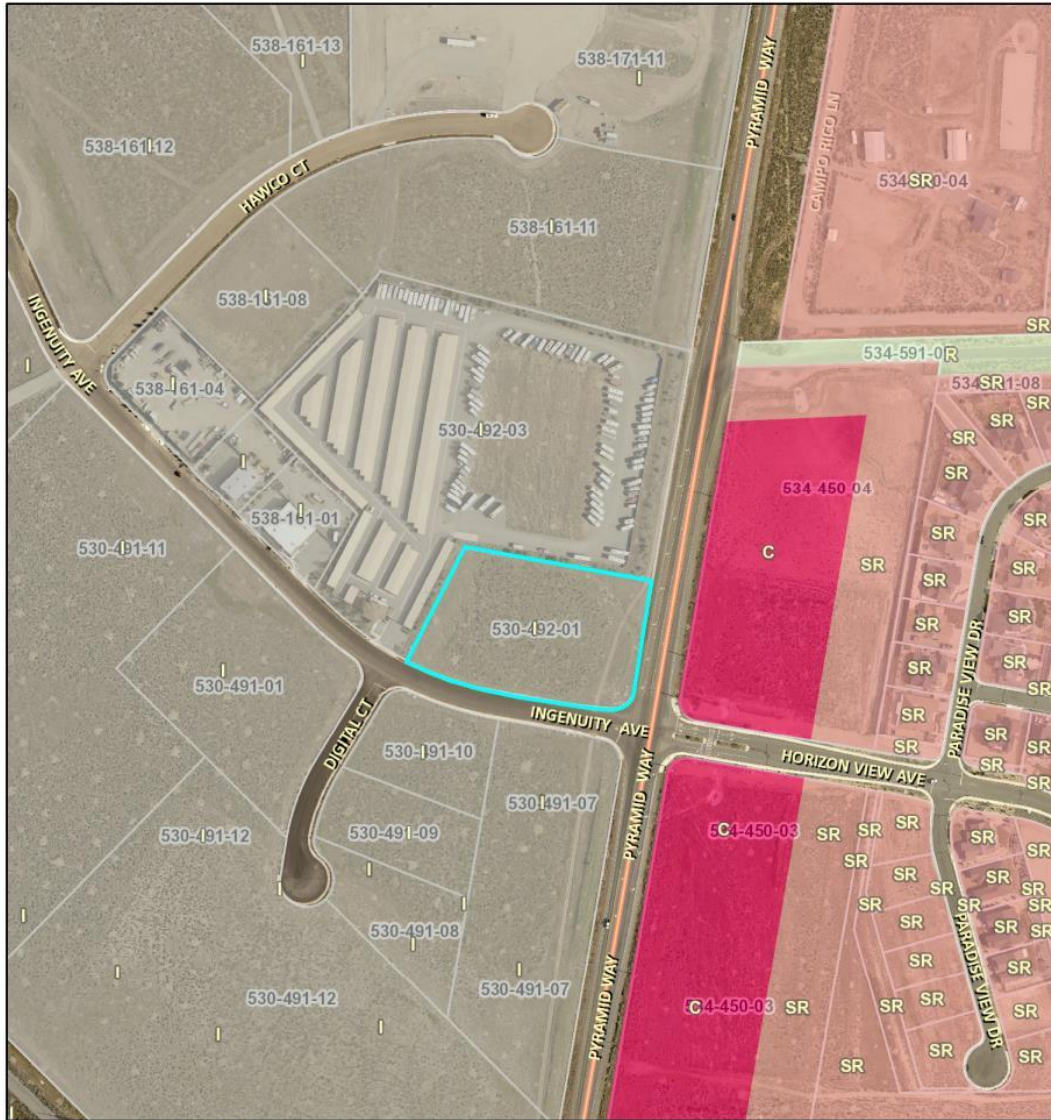
The surrounding master plan and zoning designations are all either high or medium in compatibility per the Washoe County Comprehensive Plan Compatibility Matrix. It should be noted that the only medium compatibility zoning is the NC zoning, which is located across a state highway (Pyramid Highway) and a 40-foot buffer has been provided with the proposed project plans. A copy of the Washoe County Master Plan Map and Zoning Map showing the subject property and surrounding uses are provided on the following two pages.

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### Master Plan Map

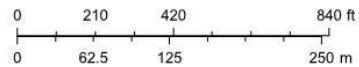
530-492-01



October 17, 2019

1:4,514

<b>Master Plan</b>	OS	SR	SUBJECT PROPERTY
C	PRE93	TL	
CITY	R	UR	
DL	RDS	WB	
I	RR	APN	



Washoe County  
 Washoe County GIS  
 Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus  
 DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

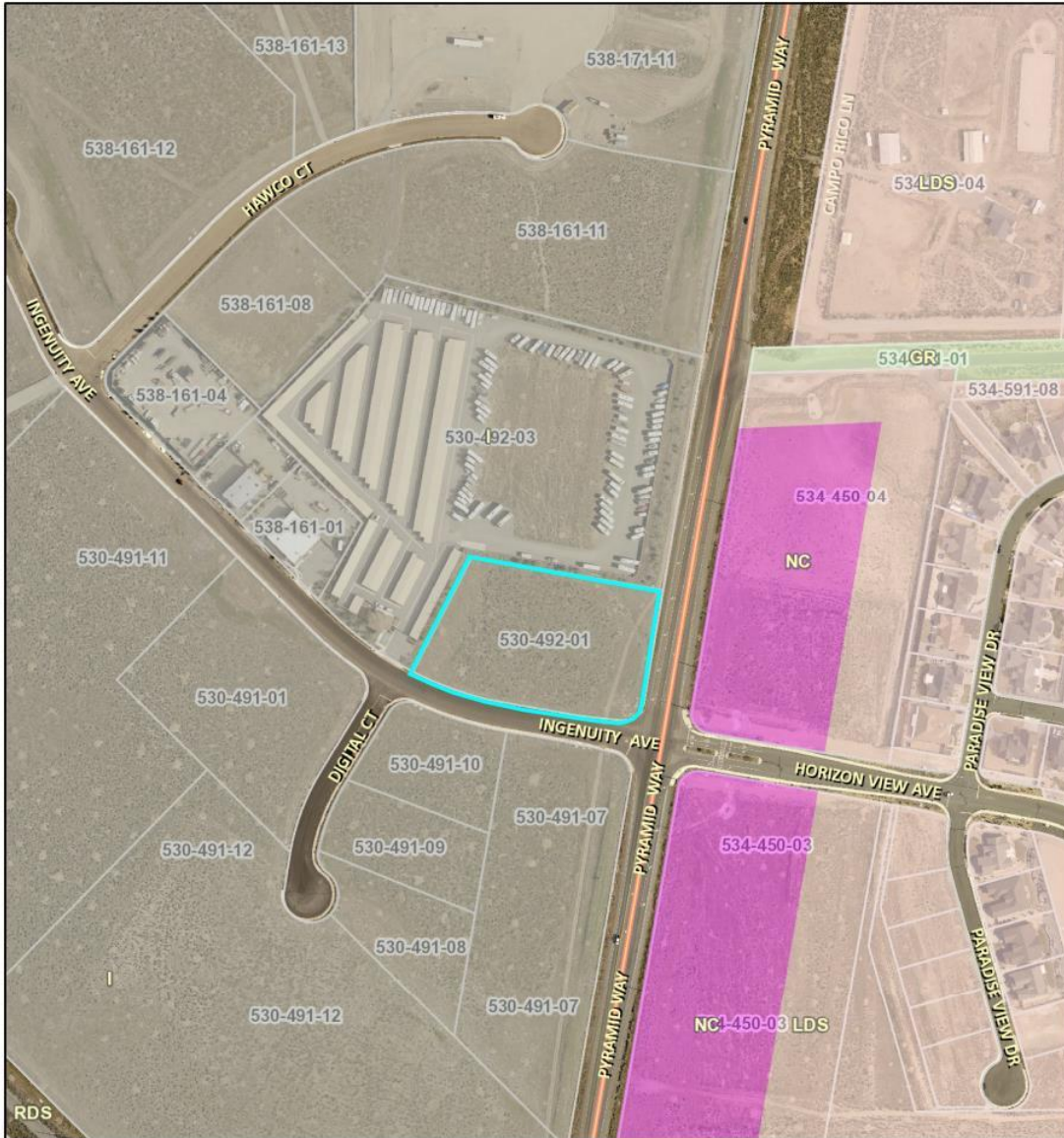
This information for illustrative purposes only. Not be used for boundary resolution or location and not intended to be used for measurement, calculation, or delineation.  
 Washoe County Technology Services - Regional Services Division, 1001 E. 9th St, Building C-200, Reno, NV 89512 www.washoecounty.us/gis (775) 328-2345

# A DOG'S LIFE SPECIAL USE PERMIT

## SPECIAL USE PERMIT REQUEST NARRATIVE

### Zoning Map

530-492-01

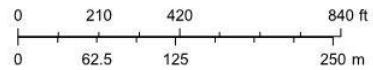


October 17, 2019

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- INDUSTRIAL
- NEIGHBORHOOD COMMERCIAL
- LOW DENSITY SUBURBAN
- GENERAL RURAL

SUBJECT PROPERTY

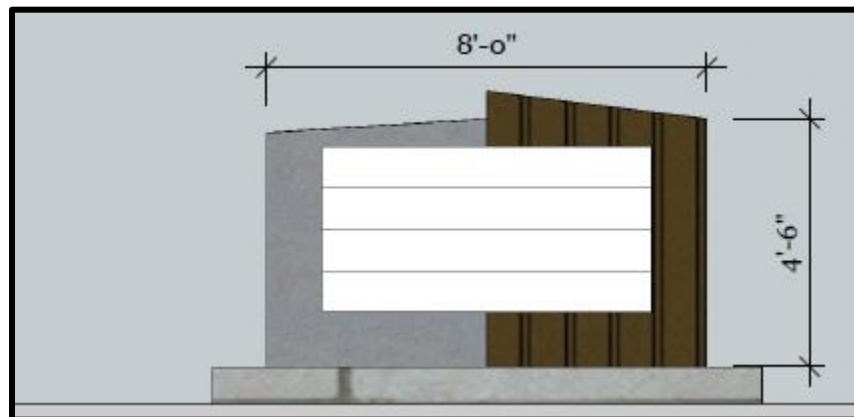


Washoe County  
Washoe County GIS  
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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Washoe County Technology Services - Regional Services Division, 1001 E. 9th St, Building C-200, Reno, NV 89512 www.washoecounty.us/gis (775) 328-2345

### Signage and Lighting

The project proposed signage for this site will conform with standards contained in Article 505 of the Washoe County Code. Signage will be provided via wall signage and the building and a singular monument sign with multiple tenant identification spaces provided. An elevation of the proposed monument sign is provided, below.



A photometric plan is provided in Tab B with this application package that shows the location and type of lighting proposed. The photometric plan shows that lighting will not spill off the project site and will be appropriately directed to provide lighting in parking and pedestrian areas of the site.

### Access

Article 216 deals specifically with access/ingress along the Pyramid Highway. Per Section 110.216.05 (Pyramid Lake Highway) development along the Pyramid Lake Highway shall comply with the following:

- (a) Access. Direct egress or ingress onto new individual parcels in addition to that existing on the May 26, 1993 is prohibited, unless no other alternative egress or ingress can be shown.

Conformant with this area plan requirement, access to and from the site is only provided from Ingenuity Avenue. A primary access has been provided near the western side of the site, further away from the higher speed turns off Pyramid Highway and a gated emergency access is provided toward the western side of the site approximately 120 feet from the western property line.

### Parking

Required parking for the site will be conformant with Article 410 and provide adequate standard and handicapped accessible spaces. Currently, the proposed use will require 38 total parking spaces with two (2) of the spaces being accessible parking. The project proposes 40 total parking spaces with 2 accessible spaces, thus meeting the Code requirement for parking.

The required parking was calculated using Article 410 of the Washoe County Code for the specific, proposed uses. Below is the calculation for each use and the cumulative amount of Code required parking for the project.

Square Footage	Use	Code Parking Ratio	Total Spaces Required
15,000/100 Kennels	Commercial Kennel with 100 Kennels and 4 employees on peak shift	0.25 per animal at design capacity and 1 per employee on peak shift	29
2,000	Groom and Pet Supplies (retail store)	2.5 per 1,000 s.f. plus 1 per employee on peak shift	6
3,000	Construction Sales and Service (No retail use included, only storage and takeoff point)	2 per 1,000 SF for retail and 1 per 1,000 SF for storage area	3
		<b>Total Code Required Parking</b>	<b>38</b>

### Traffic

A traffic update letter was prepared for this project by Solaegui Engineers. Per the calculations and estimates of overall traffic associated with the proposed uses, it has been determined that the peak hour trip rates do not break the Washoe County Code listed threshold necessitating a traffic report for the project.

### Grading

The entire 2.75-acre site, which is all below 15% in slope will be graded in preparation for site development (buildings, landscape and paving) to accommodate the future proposed uses. There will be just under 35,000 SF that is left undeveloped as part of the Phase II area of the project with future uses to be determined. This remaining undeveloped but graded area is under the 1-acre threshold necessitating review through a special use permit. The total excavation/cut proposed on the site will be 3,965+/- cubic yard (CY) and there is no anticipated import of soil as the fill amount is less than the amount of cut proposed. As such, the proposed site grading is less than the 5,000 CY threshold that would necessitate special use permit review. Given these grading areas and volumes proposed through the project civil engineering plans, no special use permit specific to grading is expected to be necessary with this project review.



### Existing Site Conditions



View to the north of the existing site frontage along Pyramid Highway, .

View to the west along the northern boundary of the subject property line.



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View to the north along the western boundary of the subject property line – mini-warehouse and boat and RV storage can be seen as the adjacent uses.

View to the east along the subject property frontage on Ingenuity Avenue.



### Special Use Permit Findings

Article 810 of the Washoe County Development Code identifies findings that must be made in order to approve a special use permit. Following is an identification of each finding and the applicant's response as to how or why this finding is met with this request.

(1) Consistency. The proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the applicable area plan;

SS.1.3 The following Regulatory Zones are permitted within the Spanish Springs Suburban Character Management Area:

- a. High Density Rural (HDR – One unit per 2.5 acres).
- b. Low Density Suburban (LDS – One unit per acre).
- c. Medium Density Suburban (MDS – Three units per acre).
- d. High Density Suburban (HDS limited to the areas designated HDS prior to August 17, 2004)
- e. Neighborhood Commercial/Office (NC).
- f. General Commercial (GC)
- g. **Industrial (I).**
- h. Public/Semi-Public Facilities (PSP).
- i. Parks and Recreation (PR).
- j. General Rural (GR).
- k. Open Space (OS).
- l. Medium Density Rural (MDR – One unit per 5 acres).

*The proposed use of a commercial kennel is consistent with the Washoe County Area Plan and Master Plan. The Spanish Springs Area Plan identifies that Commercial Kennels are allowed in the Industrial zoning designation with the approval of a special use permit. The proposed uses of Grooming and Pet Supplies and a Construction Sales and Service use are allowed, by-right under the Industrial designation. The industrial zoning designation is an allowed zoning designation under the Spanish Spring Suburban Character Management Area (the area in which the subject property is located, per the Spanish Springs Character Management Plan Map, Page E-3 of the Spanish Springs Area Plan). Policy SS.1.3 identifies that the Industrial (I) zoning designation is an allowed designation within this area.*

SS.3.4 The necessary right-of-way and intersection requirements identified in the Pyramid Highway Corridor Management Plan or the Regional Transportation Plan will be protected through dedication, setback or other method deemed adequate and appropriate by the Regional Transportation Commission and Washoe County.

*The required 150-foot setback from the Pyramid Highway frontage has been provided in the proposed development plan.*

SS.3.11 At the request of the Department of Public Works, non-residential projects shall submit traffic reports and mitigation plans to the Departments of Public Works and Community Development for review and approval prior to the issuance of building permits for the project.

*The Traffic Generation Letter provided by Solaegui Engineers with this application identifies that the project does not trip peak hour thresholds that would necessitate a traffic report for the proposed project.*

SS.4.1 With the exception of temporary infrastructure for construction projects, Washoe County will require the underground placement of utility distribution infrastructure within the Suburban Character Management Area. Utility transmission facilities will be subject to a special use permit. In considering whether to grant a special use permit or in consideration of any conditions including underground placement which may be placed upon an approval, the Planning Commission will utilize the best available information including, but not limited to, the most recent Regional Utility Corridor Report and any Environmental Impact Statement or other study undertaken regarding the proposal.

*New utilities will be provided as underground utilities, as applicable to the site.*

SS.4.3 The grading design standards referred to in Policy SS.4.2 will, at a minimum, ensure that disturbed areas shall be finished and fill slopes will not exceed a 3:1 slope, and that hillside grading will establish an undulating naturalistic appearance by creating varying curvilinear contours.

*All exposed slopes will be graded at 3:1 or less.*

SS.5.1 Development, including that granted by a special use permit, but excluding educational facilities, within the Spanish Springs planning area will comply with the appropriate development standards and design guidelines as detailed in Appendix A –Western Theme Design Guidelines and Appendix B – Business Park Design Guidelines.

*The project is located within the Business Park area of the Spanish Springs Character Management Areas. As such, the Appendix B – Business Park Design Guidelines were used in the development of the preliminary development plan.*

SS.12.1 Residential and commercial development must utilize one or a combination of the following reliable water resources that are replenished in quantities to meet the needs of the area without reliance upon groundwater mining or recharge from agricultural uses:

- a. Deeded Truckee River water rights or other approved imported surface water rights when used with an appropriate drought yield discount as determined by the water purveyor and approved by the State Engineer.
- b. Imported groundwater from a source that is replenished in sufficient quantity to meet the demands placed upon a source without groundwater mining.
- c. Certificated groundwater rights or permitted quasi-municipal groundwater rights (that existed as of May 22, 1990) matched by imported, deeded surface water from a source such as the Truckee River.
  - For residential developments, the quantity of imported water or deeded surface water shall be equal to 50 percent of the groundwater demand.

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- For developments other than residential (commercial, industrial, recreational, etc.), the quantity of the matching imported or decreed surface water rights shall be equal to 100 percent of the calculated demand.
- The Truckee River surface water dedicated must be capable of diversion to the Orr Ditch.

*Water rights sufficient to meet the project demands will be provided with final plans for the project.*

*In addition to the above identified Spanish Springs Area Plan policies that have been specifically met with the project, the following Washoe County Comprehensive Plan policies are also met.*

*LUT.5.1 – Utilities and roadway access is provided to the site and it is definitely ready for development.*

*LUT.20.7 – Landscaping will be provided per the requirements of the SSAP and will be provided as drought tolerant plantings.*

*LUT.20.8 – The roofline of the proposed building is conducive for solar panels with a large roof surface oriented to the south.*

*LUT.21.2 – The proposed use is a use that is not provided in the northern part of Spanish Springs where there are many dog owners. This proposed use can be frequented by many residents who reside in the northern part of Spanish Springs and areas further north and will help to reduce vehicle miles travelled for such services.*

*LUT.21.4 – The SSAP design guidelines in Appendix B were followed for the design of this site.*

*LUT.23.2 – The landscape plan incorporates a berm along Pyramid Highway, per the requirement of the SSAP.*

*LUT.25.1 – This review of applicable policies shows adherence to this policy.*

*LUT.29.4 – VMT can be reduced with this proposed use being so closely located off Pyramid Highway making for convenient drop-off and pick-up of dogs from day care or boarding.*

*LUT.29.10 – A 150' setback off the Pyramid Highway frontage is required as part of the SSAP. It is assumed and understood that some of this area may be necessary in the future for potential widening of Pyramid Highway.*

*PSF.1.17 – Water rights sufficient to meet the project demands will be provided with final plans for the project.*

- (b) Improvements. Adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;

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*All utilities are accessible and adjacent to the subject property. The primary serving roadways (Ingenuity Avenue and Pyramid Highway) are adjacent to the site and currently underutilized relative to their overall capacity due to the limited construction of industrial and (generally) lower residential density patterns in the area. Retention has been identified and provided on site to meet the new regulation relative to stormwater that goes to Boneyard Flat.*

- (c) Site Suitability. The site is physically suitable for the type of development and for the intensity of development;

*The site is located in an appropriate location for the use. The location of the proposed commercial kennel is directly adjacent to industrially zoned properties on the north, west and south sides and abuts Pyramid Highway on the east with NC zoned property on the east side of Pyramid Highway. The project site backs up to an existing mini-warehouse and boat and RV storage on the north and west and the nearest residential properties are over 675 feet to the east of the proposed kennel building and have the ambient noise of Pyramid Highway separating their residential area from the proposed commercial kennel. Given this distance, noise that already exists in the area and the fact that the proposed kennel will have all dogs indoors in the nighttime, no impact on the nearest residential uses is foreseen.*

- (d) Issuance Not Detrimental. Issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area; and

*All of the property surrounding the site is either Industrially zoned (north, west and south) or Neighborhood Commercially zoned (east) with Pyramid Highway separating the subject parcel from the NC zoned property. The project site backs up to an existing mini-warehouse and boat and RV storage on the north and west and the nearest residential properties are over 675 feet to the east of the proposed kennel building and have the ambient noise of Pyramid Highway separating their residential area from the proposed commercial kennel. Given the surrounding zoning, existing built/adjacent uses and the fact that the proposed kennel will have all dogs indoors in the nighttime no detrimental impacts to the character of the surrounding area nor injurious to the property or improvements of adjacent properties.*

- (e) Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location purpose or mission of the military installation

*There are no military installations located in proximity to the proposed site area. As such, this finding is not applicable.*

**ATTACHMENT A**

## Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

<b>Project Information</b>		<b>Staff Assigned Case No.:</b> _____	
Project Name: A Dog's Life Kennel/Day Care SUP			
Project Description: Construction of a 20,000 +/- sf building, associated landscape and parking on a portion of a 2.75+/- acre parcel. The proposed building will contain a 15,000+/- SF boarding and doggie day care use 2,000 SF Retail and 3,000 SF Contractors Office with an employee parking and outdoor area.			
Project Address: 0 INGENUITY AVE			
Project Area (acres or square feet): 2.75 +/- Acres			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): Project is located at the corner of Ingenuity Avenue and the Pyramid Highway and will be accessed off of Ingenuity Avenue			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
530-492-01	2.75+/- AC		
<b>Indicate any previous Washoe County approvals associated with this application:</b> Case No.(s). None			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Dixie D. May Trust		Name: CFA, Inc.	
Address: 4303 CUTTING HORSE CIRCLE		Address: 1175 Corporate Boulevard	
RENO NV	Zip: 89519	Reno, NV	Zip: 89502
Phone: 775-750-4304	Fax:	Phone: 775-856-7073	Fax:
Email: dixiemay@charter.net		Email: dsnelgrove@cfareno.com	
Cell:	Other:	Cell: 775-737-8910	Other:
Contact Person: Dixie D. May		Contact Person: R. David Snelgrove, AICP	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Richard and Christine Wilson		Name:	
Address: 7695 Avila Court		Address:	
Sparks, NV	Zip: 89436		Zip:
Phone: 702-327-7137	Fax:	Phone:	Fax:
Email: adogslifenv@gmail.cm		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Richard Wilson		Contact Person:	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	



# Property Owner Affidavit

**Applicant Name:** Richard and Christine Wilson

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA     )  
                                  )  
COUNTY OF WASHOE    )

I, DIXIE D. MAY  
(please print name)

being duly sworn, depose and say that I am the owner\* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

**(A separate Affidavit must be provided by each property owner named in the title report.)**

Assessor Parcel Number(s): 530-492-01

Printed Name Dixie D. May

Signed *Dixie D. May*

Address 4303 Cutting Horse Creele  
Reno, NV 89519

Subscribed and sworn to before me this 10 day of December, 2019.

(Notary Stamp)

*[Signature]*  
Notary Public in and for said county and state

My commission expires: 11/01/2022



\*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

# Special Use Permit Application Supplemental Information

(All required information may be separately attached)

1. What is the project being requested?

Construction of a 20,000 +/- sf building, associated landscape and parking on a portion of a 2.75+/- acre parcel. The proposed building will contain a 15,000+/- SF boarding and doggie day care use 2,000 SF Retail and 3,000 SF Contractors Office with an employee parking and outdoor area.

2. Provide a site plan with all existing and proposed structures (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.)

Site Plan included with application package

3. What is the intended phasing schedule for the construction and completion of the project?

The dog boarding facility and doggie day care and 5,000 SF of lease space will be phase one (1) on the project. No developments of Phase (2) II is currently known and appropriate applications and processes are foreseen for the remaining portion of the site.

4. What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?

Project is located adjacent to industrial with access to Pyramid Highway. The site has a gentle slope and is identified to be within a FEMA zone X, an area of minimal flood hazard. A high pressure gas line crosses the eastern most portion of the site but will not be affected by this project.

5. What are the anticipated beneficial aspects or affects your project will have on adjacent properties and the community?

Provides an under-served use in the area that will be convenient for area residents. The nearest properties are Industrial uses and nearest residential uses are over 500+/- feet across Pyramid Highway. All over night boarding will be indoors of the facility.

6. What are the anticipated negative impacts or affect your project will have on adjacent properties? How will you mitigate these impacts?

There is a potential for barking dogs with any kennel. The site location and fact that this is proposed to be an indoor facility that will have the dogs indoors at night will limit any potential impact. The kennel building is over 675 feet from the nearest residential properties to the east across Pyramid Highway. All directly adjacent land uses are Industrial, State Highway or Neighborhood Commercial.

7. Provide specific information on landscaping, parking, type of signs and lighting, and all other code requirements pertinent to the type of use being purposed. Show and indicate these requirements on submitted drawings with the application.

Cut - 3,965+/- CY, Fill 1,091+/- CY. Net 2,874+/- CY

8. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the special use permit request? (If so, please attach a copy.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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9. Utilities:

a. Sewer Service	Washoe County Utilities
b. Electrical Service	NV Energy
c. Telephone Service	ATT
d. LPG or Natural Gas Service	NV Energy
e. Solid Waste Disposal Service	Waste Management
f. Cable Television Service	Charter
g. Water Service	TMWA

For most uses, Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County. Please indicate the type and quantity of water rights you have available should dedication be required.

h. Permit #		acre-feet per year	
i. Certificate #		acre-feet per year	
j. Surface Claim #		acre-feet per year	
k. Other #		acre-feet per year	

Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources).

Addressed in question 8.
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10. Community Services (provided and nearest facility):

a. Fire Station	Truckee Meadows Fire Protection District Station 46
b. Health Care Facility	Renown Urgent Care – Los Altos
c. Elementary School	Alyce Taylor Elementary School
d. Middle School	Yvonne Shaw Middle School
e. High School	Spanish Springs High School
f. Parks	East Canyon Park
g. Library	Spanish springs Library
h. Citifare Bus Stop	Corner of Pyramid Highway & York Way, Route 2

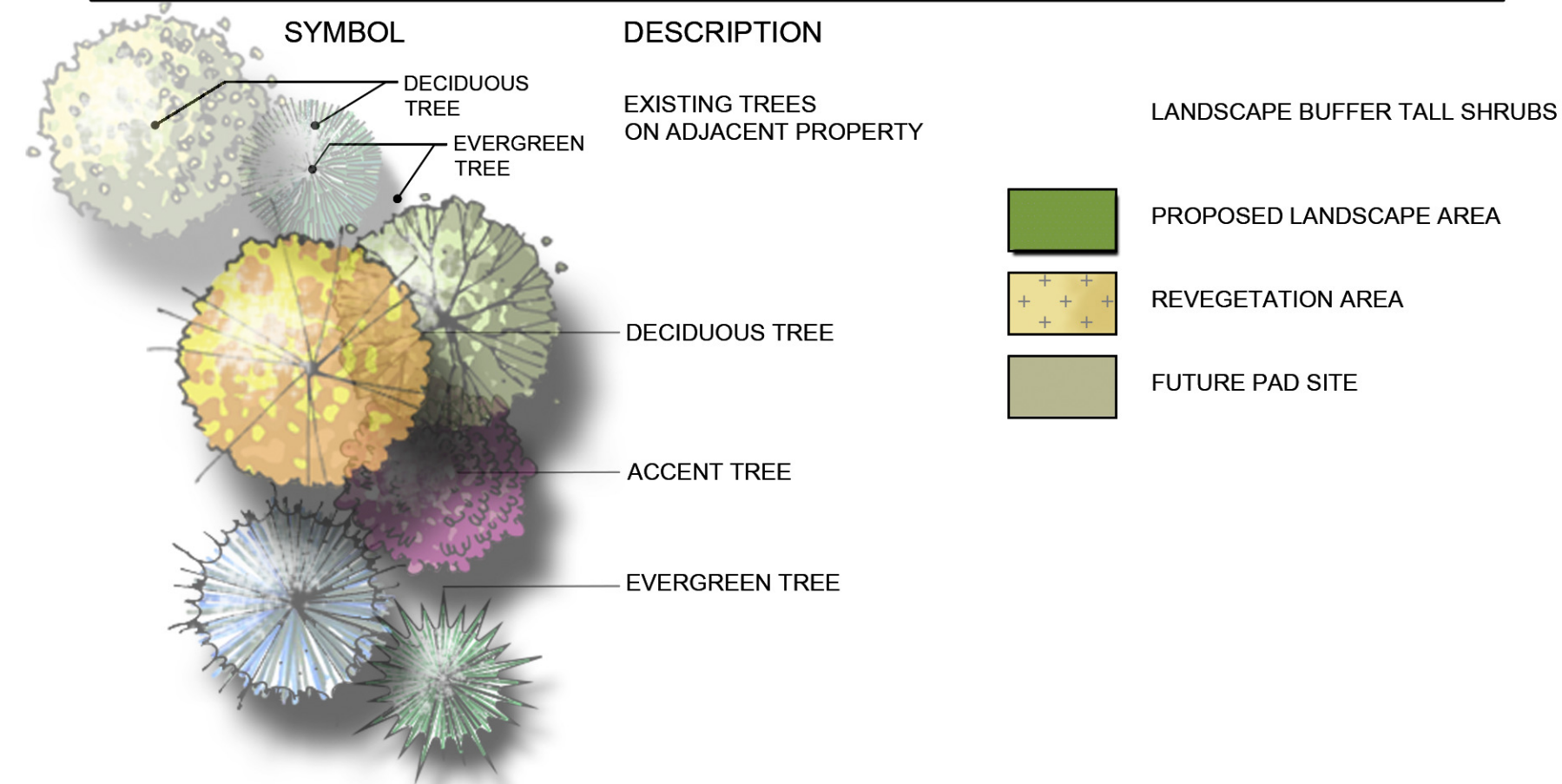
**ATTACHMENT B**



### GENERAL NOTES

1. ALL PLANTING AND IRRIGATION SHALL BE INSTALLED PER LOCAL GOVERNING CODES.
2. FINAL PLANT SELECTION AND LAYOUT WILL BE BASED ON SOUND HORTICULTURAL PRACTICES RELATING TO MICRO-CLIMATE, SOIL, AND WATER REGIMES. ALL TREES WILL BE STAKED SO AS TO REMAIN UPRIGHT AND PLUMB FOLLOWING INSTALLATION. PLANT SIZE AND QUALITY AT TIME OF PLANTING WILL BE PER CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
3. ALL PLANTER BEDS WILL RECEIVE 3-INCH DEPTH OF MULCH WITH WEED CONTROL.
4. ALL LANDSCAPING WILL BE AUTOMATICALLY IRRIGATED UNLESS NOTED OTHERWISE ON THE PLAN. TURF GRASS WILL BE IRRIGATED USING LOW ANGLE SPRAY, ROTARY, AND/OR IMPACT HEADS TO REDUCE WIND DRIFT. CONTAINER PLANTINGS WILL BE DRIP IRRIGATED. A REDUCED-PRESSURE-TYPE BACKFLOW PREVENTOR WILL BE PROVIDED ON THE IRRIGATION SYSTEM AS REQUIRED PER CODE.

### LANDSCAPE LEGEND



### LANDSCAPE DATA

SITE AREA: 2.75 ACRES (119,190 SQ FT)  
 ZONING: INDUSTRIAL; WASHOE COUNTY SPANISH SPRINGS AREA PLAN (SSAP)

DEVELOPMENT AREA: 85,146 SQ FT (1.9 ACRES)  
 FUTURE PAD & FUTURE PARKING AREA NOT-A-PART

LANDSCAPE REQUIREMENTS PER WASHOE COUNTY DEVELOPMENT CODE & SPANISH SPRINGS AREA PLAN:

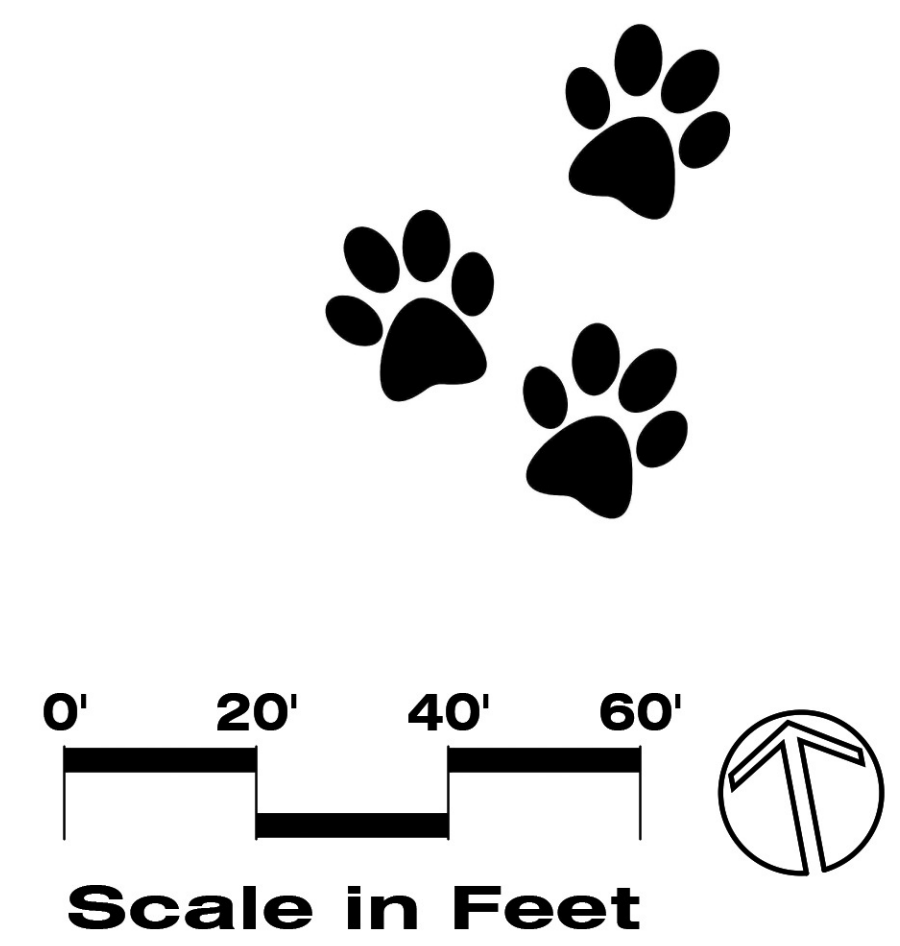
REQUIRED LANDSCAPE AREA: 8,515 SQ FT (10% OF DEVELOPMENT AREA)  
 PROVIDED LANDSCAPE AREA: 8,515 SQ FT MIN.

TREES REQUIRED: 20

- 1 STREET FRONTAGE TREES (1 TREE PER 50 LF)
- INGENUITY WAY FRONTING RETENTION BASIN (1 TREE)
- 15 PYRAMID HIGHWAY BUFFER TREES (1 TREE PER 20 LF)
- 4 PARKING AREA TREES (1 TREE PER 10 SPACES - 35 SPACES)

TREES PROVIDED: 20 MIN.

LANDSCAPE BUFFER AREAS MAY BE LANDSCAPED OR KEPT IN NATIVE VEGETATION. ALL BUFFER AREAS DISTURBED BY DEVELOPMENT CONSTRUCTION SHALL BE REVEGETATED.



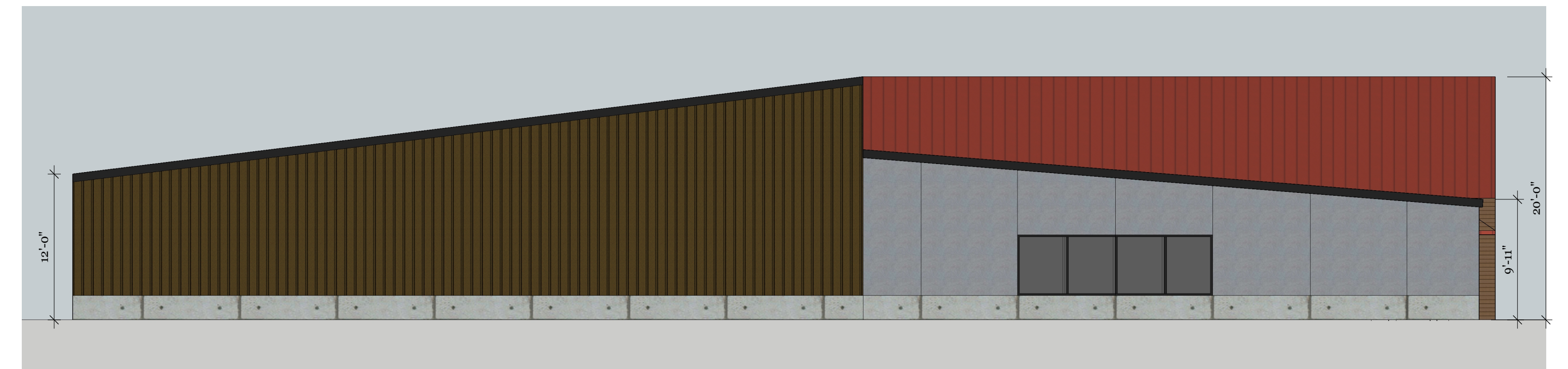
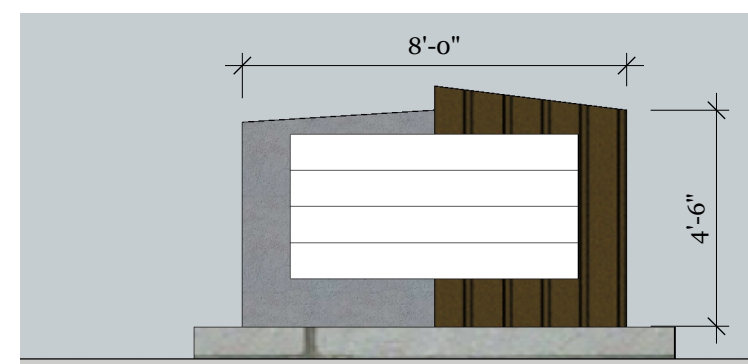


**SOUTH ELEVATION**

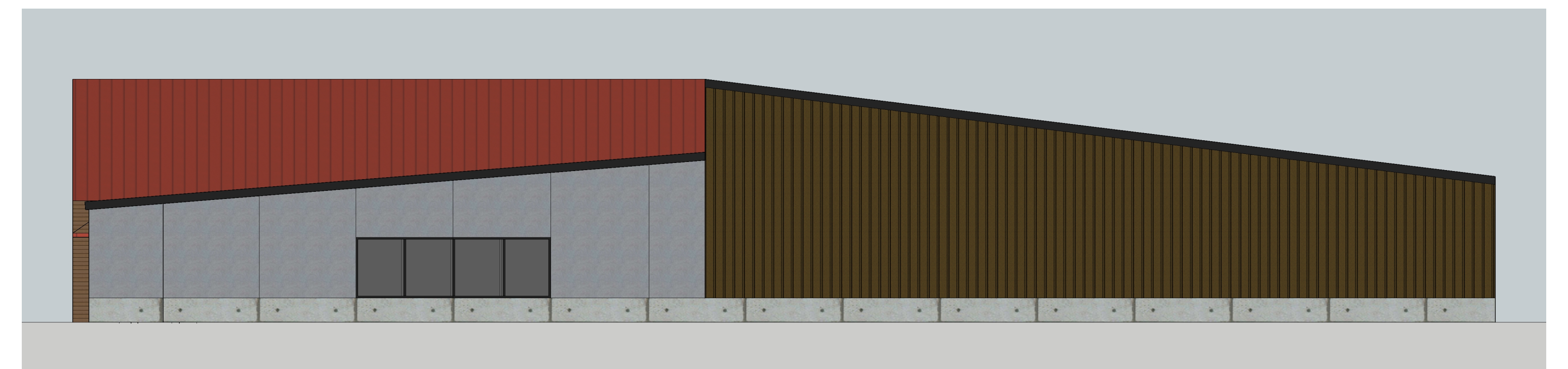


**SOUTHWEST PERSPECTIVE - not to scale**

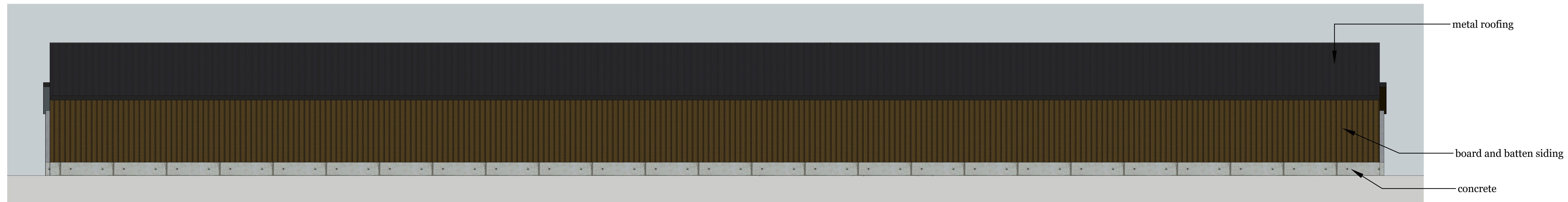
**potential signage pylon**



**WEST ELEVATION**



**EAST ELEVATION**



**NORTH ELEVATION**

**A DOG'S LIFE - KENNEL  
CONCEPT ELEVATIONS  
scale: 1/8" = 1'-0"**

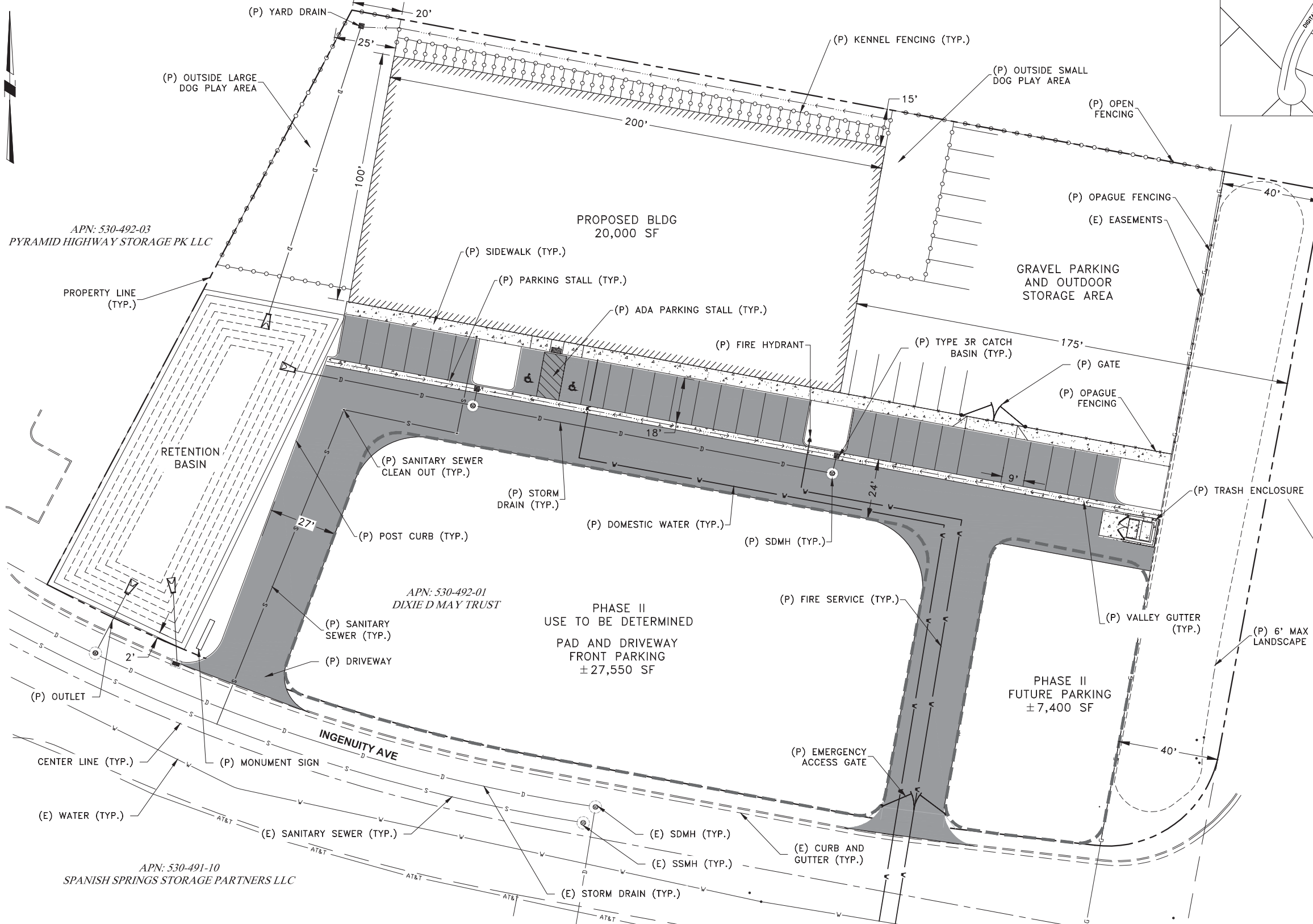
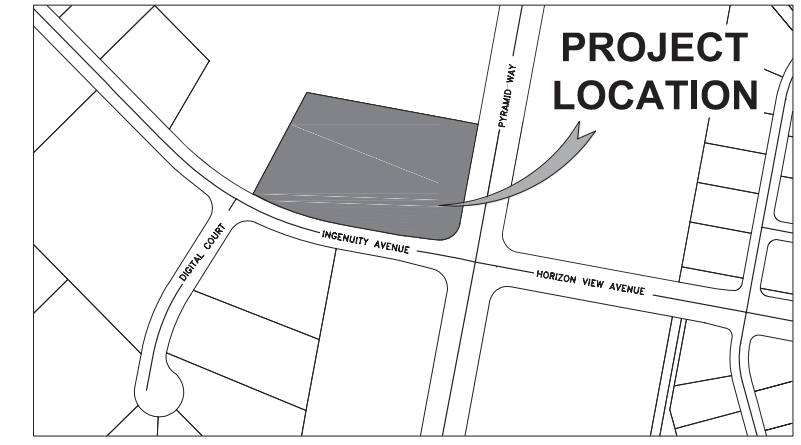
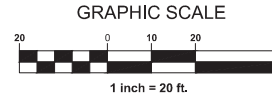


REVISIONS	
MM/DD/YY	REMARKS
1	...
2	...
3	...
4	...
5	...

# DOG'S LIFE

## SPECIAL USE PERMIT

### PRELIMINARY SITE & UTILITY PLAN



VICINITY MAP  
N.T.S.

LEGEND

	ASPHALT
	P.C.C.
	OPEN FENCING
	OPAGUE FENCING

## DOG'S LIFE

### PRELIMINARY SITE & UTILITY PLAN

### SPECIAL USE PERMIT

RENO NEVADA

**cfa** CFA, INC.  
 LAND SURVEYORS  
 CIVIL ENGINEERS  
 LAND USE PLANNERS  
 1150 CORPORATE BOULEVARD ■ RENO, NEVADA 89502  
 775-856-1150 MAIN ■ 775-856-1160 FAX ■ CFARENO.COM

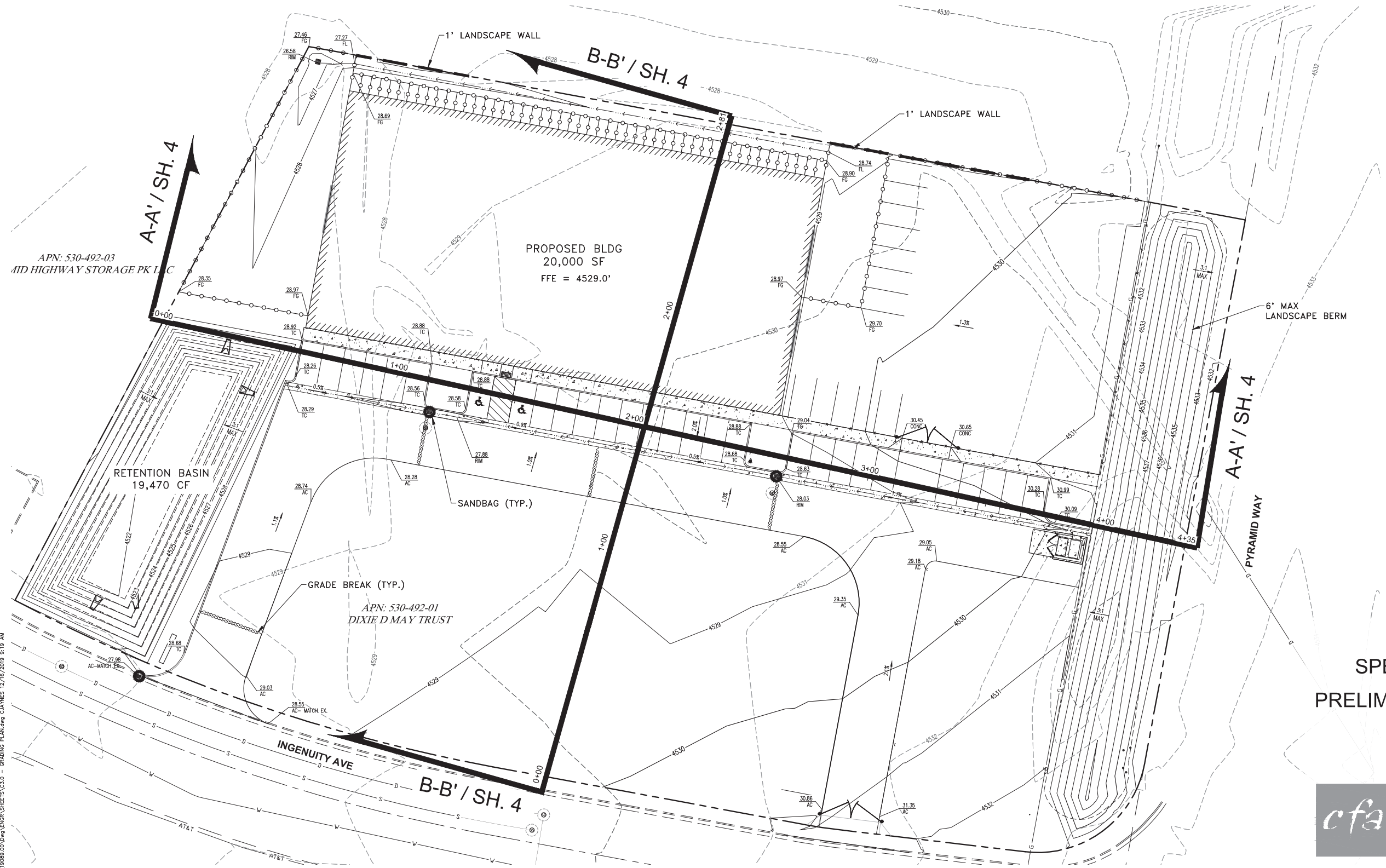
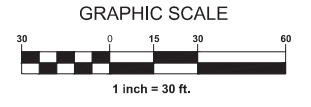
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# DOG'S LIFE

## SPECIAL USE PERMIT

### PRELIMINARY GRADING PLAN



**CUT: ± 3,965 CU YD**  
**FILL: ± 1,091 CU YD**  
**NET: ± 2,874 CU YD (CUT)**

NOTE:  
EXCESS MATERIAL WILL BE DISPOSED OF AT  
LOVELOCK LANDFILL UNLESS MORE APPROPRIATE  
SITE IS IDENTIFIED PRIOR TO CONSTRUCTION.

# DOG'S LIFE

## SPECIAL USE PERMIT

### PRELIMINARY GRADING PLAN

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JOB NO: 19089.00 DATE: 12-16-2019

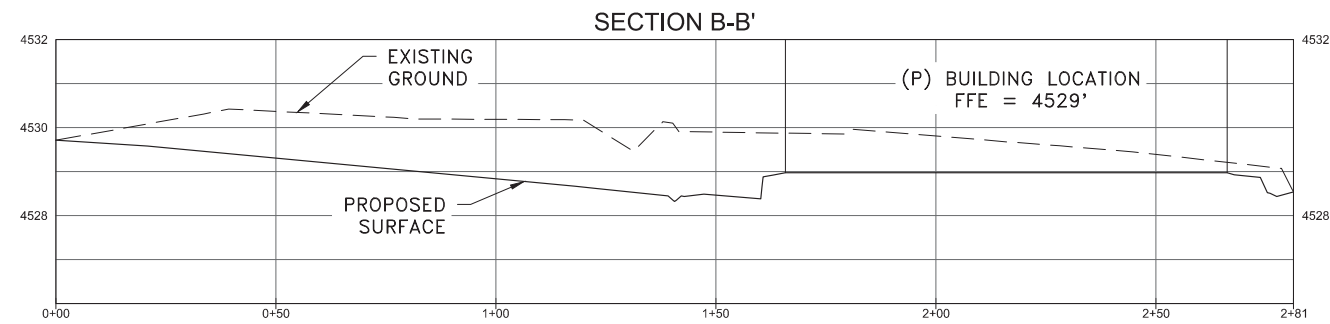
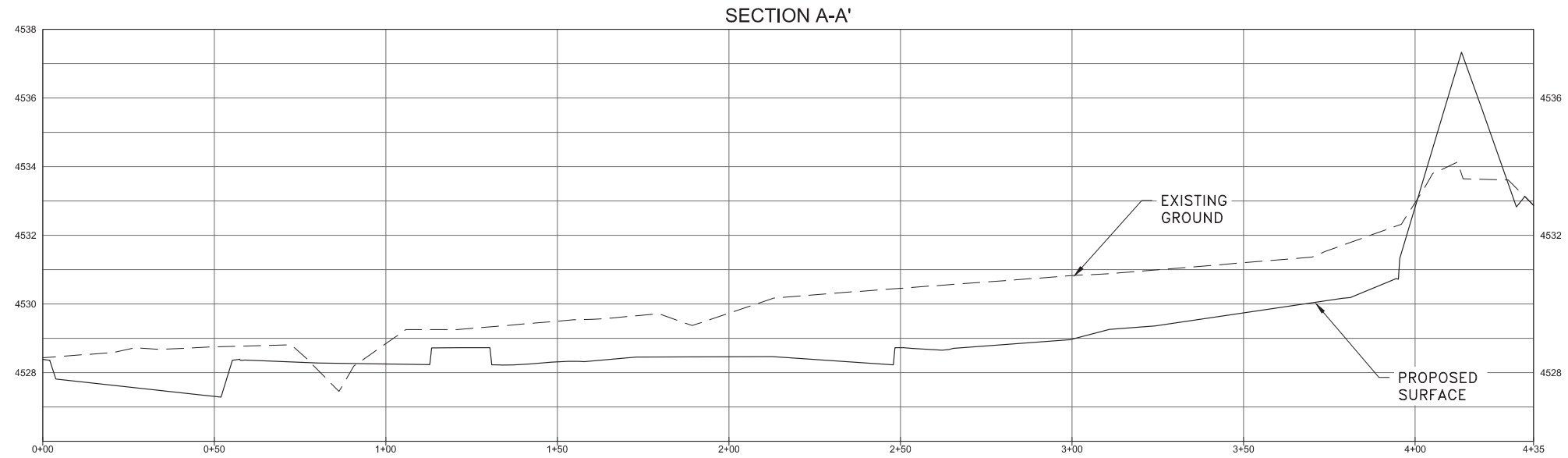
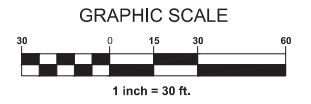
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# DOG'S LIFE

## SPECIAL USE PERMIT

### CROSS SECTIONS



## DOG'S LIFE

### SPECIAL USE PERMIT

### CROSS SECTIONS

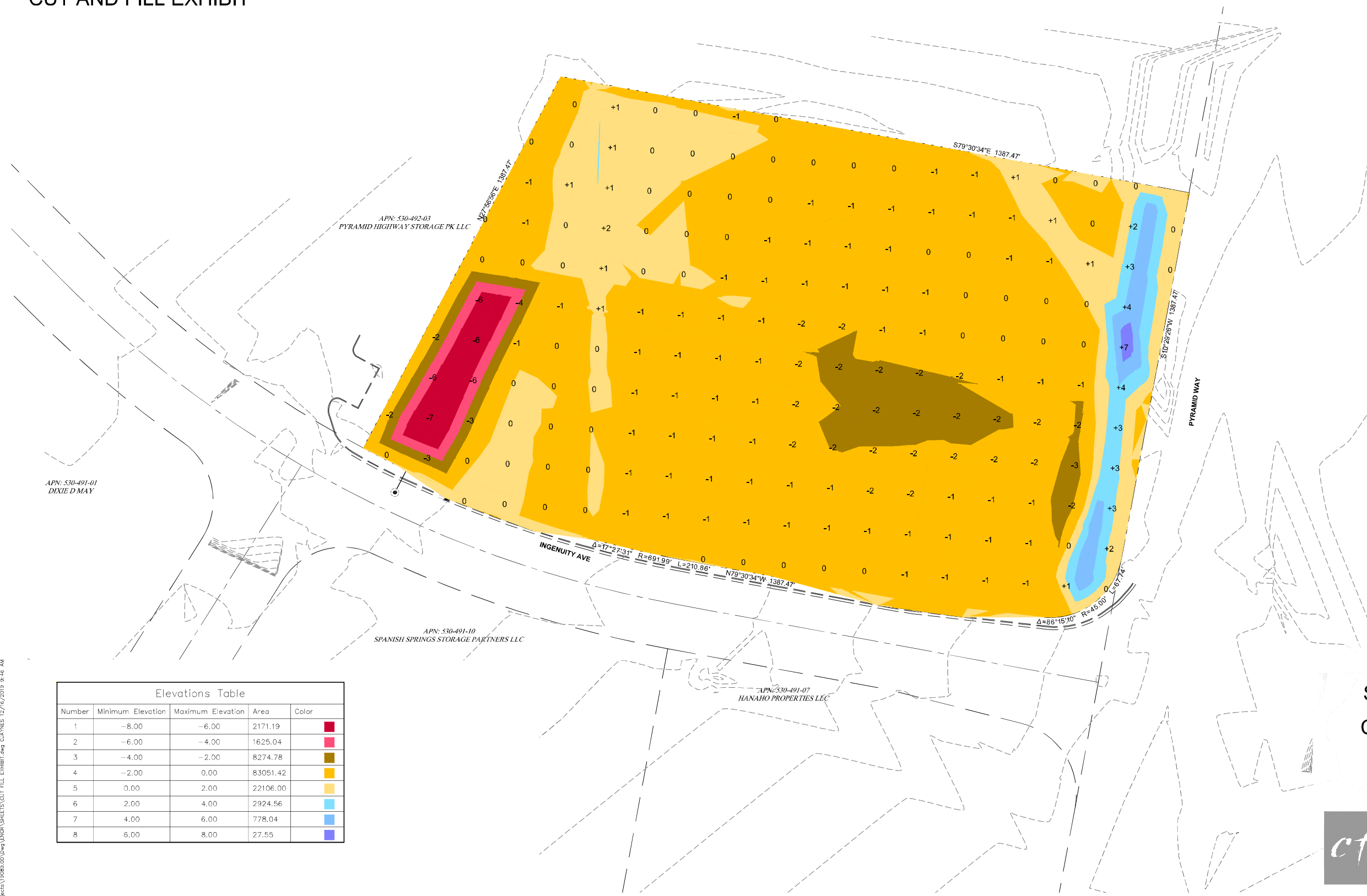
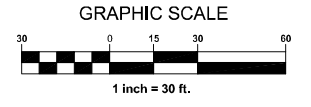
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JOB NO: 19089.00 DATE: 12-16-2019

SHEET 3 OF 3

# DOG'S LIFE SPECIAL USE PERMIT CUT AND FILL EXHIBIT



Elevations Table				
Number	Minimum Elevation	Maximum Elevation	Area	Color
1	-8.00	-6.00	2171.19	Red
2	-6.00	-4.00	1625.04	Dark Red
3	-4.00	-2.00	8274.78	Dark Brown
4	-2.00	0.00	83051.42	Orange
5	0.00	2.00	22106.00	Light Orange
6	2.00	4.00	2924.56	Light Blue
7	4.00	6.00	778.04	Blue
8	6.00	8.00	27.55	Dark Blue

## DOG'S LIFE SPECIAL USE PERMIT CUT AND FILL EXHIBIT

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JOB NO: 19089.00 DATE: 12-16-2019

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SPECIFICATIONS

ITEM	DESCRIPTION	ITEM	DESCRIPTION
16.1	STANDARDS AND CODES: ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE (NEC), AS WELL AS ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES. THIS DOES NOT RELIEVE THE CONTRACTOR FROM FURNISHING AND INSTALLING WORK SHOWN OR SPECIFIED WHICH MAY EXCEED THE REQUIREMENTS OF SUCH ORDINANCES, LAWS, REGULATIONS AND CODES.	16.13	EQUIPMENT STANDARDS: ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND OF THE HIGHEST QUALITY AVAILABLE ("SPECIFICATION GRADE"). SERVICE EQUIPMENT SHALL BE FACTORY-ASSEMBLED COMMERCIAL-GRADE, CONFIGURED PER SERVING UTILITY STANDARDS. WIRING DEVICES SHALL BE SPECIFICATION GRADE WITH NYLON PLATES, WHITE UNLESS OTHERWISE NOTED, RAISED STEEL BOX COVERS MAY BE USED IN UTILITY AREAS.
16.2	COMPLETE INSTALLATION: PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, ACCESSORIES, ETC., NECESSARY TO ACCOMPLISH A COMPLETE ELECTRICAL SYSTEM IN ACCORDANCE WITH THE PLANS TOGETHER WITH THE SPECIFICATIONS.	16.14	CIRCUITING: ALL WIRING SHALL BE IN CONDUIT, MINIMUM 3/4" C, CONCEALED EXCEPT WHERE NOTED. EMT WITH STEEL SET SCREW INSULATED-THROAT FITTINGS MAY BE USED IN DRY, PROTECTED INTERIOR LOCATIONS. PVC SCHEDULE 40 SHALL BE USED BELOW GRADE AT MINIMUM -24". WRAPPED RIGID ELBOWS AND RISERS SHALL BE USED FOR ALL THROUGH-GRADE TRANSITIONS AND STUB-UPS. RGS OR IMC CONDUIT WITH THREADED FITTINGS SHALL BE USED IN ALL LOCATIONS WHERE EXPOSED TO THE ELEMENTS OR SUBJECT TO PHYSICAL DAMAGE. METAL-CLAD CABLE (TYPE MC) WILL BE ACCEPTABLE FOR SINGLE CIRCUIT BRANCH CIRCUITING, FLEXIBLE WHIPS FROM JUNCTION BOXES TO LIGHTING FIXTURES, WITHIN CASEWORK AND ACCESSIBLE AREAS ONLY. TYPE MC CABLE MAY NOT BE USED FOR HOMERUNS. ENT IS NOT ALLOWED. CONNECT RECESSED AND SUSPENDED LIGHTING FIXTURES, MOTORIZED AND VIBRATING EQUIPMENT WITH STEEL FLEX. ALL CONDUIT SHALL HAVE PULL CORD IF OTHERWISE EMPTY.
16.3	PERMITS: OBTAIN AND PAY FOR ALL BUILDING AND WORKING PERMITS AND INSPECTION FEES REQUIRED FOR THIS PROJECT.	16.15	WIRING: WIRE SHALL BE COPPER UNLESS OTHERWISE INDICATED. MINIMUM WIRE SIZE SHALL BE #12 AWG. WHERE ALUMINUM IS ALLOWED BY WRITTEN AUTHORIZATION BY THE ENGINEER, WIRE SHALL BE TERMINATED IN AN INSULATED CU/AL RATED COMPRESSION TERMINAL FITTING (MAC-ADAPT OR EQUAL). INSULATION SHALL BE THW, THWN OR THHN.
16.4	DRAWINGS: DATA PRESENTED ON THESE DRAWINGS SHALL BE FIELD VERIFIED SINCE ALL DIMENSIONS, LOCATIONS, AND LEVELS ARE GOVERNED BY ACTUAL FIELD CONDITIONS. REVIEW ALL ARCHITECTURAL, STRUCTURAL, CIVIL, MECHANICAL AND SPECIALTY SYSTEMS DRAWINGS AND ADJUST ALL WORK TO MEET THE REQUIREMENTS ON CONDITIONS SHOWN THEREON. DO NOT SCALE ELECTRICAL PLANS FOR FIXTURE, DEVICE OR APPLIANCE LOCATIONS. USE CONFIGURED DIMENSIONS IF GIVEN OR CHECK ARCHITECTURAL OR MECHANICAL DRAWINGS.	16.16	UTILITY SERVICES: PROVIDE POWER AND COMMUNICATIONS SYSTEM SERVICES IN ACCORDANCE WITH THE REQUIREMENTS OF THE SERVING UTILITIES. PROVIDE EXCAVATION, RACEWAY, STRUCTURES, GROUNDING, ETC. AS REQUIRED. CONTACT SERVING UTILITIES AND OBTAIN THEIR PROJECT SPECIFIC REQUIREMENTS PRIOR TO BID. UTILITY WORK INDICATED HEREIN IS FOR BIDDING ASSISTANCE ONLY. THESE PLANS DO NOT PURPORT TO INDICATE ALL WORK REQUIRED. (UTILITY SERVICE CHARGES PAID BY OTHERS).
16.5	COPYRIGHT: THESE PLANS, SPECIFICATIONS AND ALL RELATED ADDENDA AND DOCUMENTS CONSTITUTE COPYRIGHT MATERIALS OF JP ENGINEERING. ALL RIGHTS CONFERRED BY THE COPYRIGHT AND SIMILAR LAWS ARE RESERVED TO JP ENGINEERING. THESE MATERIALS SHALL REMAIN THE SOLE PROPERTY OF JP ENGINEERING AND MAY NOT BE REPRODUCED, DISTRIBUTED TO OTHERS OR USED FOR ANY PURPOSE WHATSOEVER WITHOUT THE PRIOR WRITTEN CONSENT OF JP ENGINEERING.	16.17	TEMPORARY CONSTRUCTION POWER: PROVIDE TEMPORARY ELECTRICAL POWER AND LIGHTING FOR ALL TRADES THAT REQUIRE SERVICE DURING THE COURSE OF THIS PROJECT. PROVIDE TEMPORARY SERVICE AND DISTRIBUTION AS REQUIRED. COMPLY WITH THE NEC AND OSHA REQUIREMENTS. (ENERGY COSTS BY OTHERS).
16.6	LOCATIONS: INDICATED LOCATIONS OF ALL OUTLETS AND EQUIPMENT ARE SUBJECT TO CHANGE. SHIFT/RELOCATE/RECONFIGURE ANY OUTLET, EQUIPMENT OR CONNECTION POINT UP TO 10' AS DIRECTED BY ENGINEER, AT NO ADDED COST.	16.18	SUBMITTALS: BEFORE ORDERING ANY EQUIPMENT, CONTRACTOR SHALL SUBMIT SIX COPIES OF FACTORY SHOP DRAWINGS FOR ALL LIGHTING FIXTURES, SWITCHGEAR, PANELS, MOTOR CONTROLLERS, WIRING DEVICES, ETC. PROPOSED FOR THIS PROJECT.
16.7	RECORD DRAWINGS: CONTRACTOR SHALL PROVIDE, PRIOR TO FINAL ACCEPTANCE AND OBSERVATION, ONE SET OF REVISED RECORD ELECTRICAL CONSTRUCTION DOCUMENTS ON REPRODUCIBLE MEDIUM INDICATING THE FOLLOWING ADDITIONAL INFORMATION:  EXACT ROUTING OF ALL CONDUITS LARGER THAN 1" EXACT LOCATION OF ALL SERVICE GROUNDING/BONDING CONNECTIONS CONTRACTORS NAME, ADDRESS AND TELEPHONE NUMBER  RECORD NOTATIONS SHALL BE CLEARLY DRAWN AT A DRAFTING APPEARANCE EQUAL TO THE ORIGINAL DRAWINGS. CONTRACTOR SHALL ALSO PROVIDE ALL OPERATING AND MAINTENANCE MANUALS PRIOR TO FINAL PAYMENT.	16.19	SUBSTITUTIONS: PROPOSED SUBSTITUTIONS SHALL BE EQUAL OR SUPERIOR TO SPECIFIED ITEMS IN ALL RESPECTS. DETERMINATION OF EQUALITY RESTS SOLELY WITH ENGINEER. SUBSTITUTIONS MUST BE SUBMITTED A MINIMUM OF 10 WORKING DAYS PRIOR TO BID FOR CONSIDERATION. PROPOSED SUBSTITUTIONS PROVIDED LATER WILL NOT BE REVIEWED OR ALLOWED. BID SUBSTITUTED MATERIAL WILL ONLY BE ALLOWED IF ACCEPTED IN WRITING BY ENGINEER.
16.8	EXAMINATION OF SITE AND EXISTING CONDITIONS: BEFORE SUBMITTING A PROPOSAL, CONTRACTOR SHALL EXAMINE THE SITE AND FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS AND LIMITATIONS. NO EXTRAS WILL BE ALLOWED BECAUSE OF THE CONTRACTOR'S MISUNDERSTANDING OF THE AMOUNT OF WORK INVOLVED OR HIS LACK OF KNOWLEDGE OF ANY SITE CONDITIONS WHICH MAY AFFECT HIS WORK. ANY APPARENT VARIANCE OF THE DRAWINGS OR SPECIFICATIONS FROM THE EXISTING CONDITIONS AT THE SITE SHALL BE CALLED TO THE ATTENTION OF THE ENGINEER BEFORE SUBMITTING A PROPOSAL.	16.20	IDENTIFICATION: PROVIDE ENGRAVED NAMEPLATES FOR ALL SWITCHBOARDS, PANELS, TRANSFORMERS, DISCONNECTS, MOTOR STARTERS, CONTACTORS, TIME SWITCHES AND CABINETS. NAMEPLATES SHALL INCLUDE THE FOLLOWING INFORMATION AS APPLICABLE:  DESIGNATION (i.e. PANEL A) FUNCTION (i.e. AIR HANDLER AH-1) VOLTAGE, PHASE, WIRE (i.e. 480 VOLT, 3ø, 4W.) FEEDER SIZE (i.e. 4-#4/0 THWN CU IN 2" C.) SOURCE (i.e. SWITCHBOARD MSB)  NAMEPLATES SHALL BE WHITE LETTERS ON BLACK FOR NORMAL EQUIPMENT AND WHITE LETTERS ON RED FOR EMERGENCY EQUIPMENT.
16.9	TESTING: PRIOR TO PLACING IN SERVICE, ALL ELECTRICAL SYSTEMS SHALL BE TESTED FOR OPENS, GROUNDS, AND PHASE ROTATION. THE MAIN SERVICE GROUND AND ALL LOCAL TRANSFORMER MADE GROUNDS SHALL BE MEGGER-TESTED. PROVIDE GFI TESTING FOR SERVICE SWITCHBOARD.	16.21	GUARANTEE: THE COMPLETE ELECTRICAL SYSTEM, AND ALL PORTIONS THEREOF, SHALL BE GUARANTEED TO BE FREE FROM DEFECTS IN WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE. PROMPTLY REMEDY SUCH DEFECTS AND ANY SUBSEQUENT DAMAGE CAUSED BY THE DEFECTS OR REPAIR THEREOF AT NO EXPENSE TO THE OWNER. LAMPS ARE EXEMPT FROM THIS GUARANTEE, BUT SHALL BE NEW AT TIME OF FINAL ACCEPTANCE.
16.10	GROUNDING: GROUND ALL EQUIPMENT AND SYSTEM NEUTRAL IN ACCORDANCE WITH ARTICLE 250 OF THE NEC. EQUIPMENT GROUNDS HAVE NOT BEEN SHOWN ON DRAWINGS - WHERE GROUND WIRES HAVE BEEN SHOWN THEY INDICATE AN INSULATED GROUND.	16.22	SUSPENDED CEILING SYSTEMS: ALL LAY-IN FIXTURES SHALL BE INDEPENDENTLY SUPPORTED BY TWO #12 SLACK WIRES ATTACHED TO TWO OPPOSITE CORNERS OF THE FIXTURE PER UBC & NEC REQUIREMENTS. THESE WIRES SHALL BE SECURED TO THE STRUCTURAL FRAMING SUCH THAT FAILURE OF THE SUSPENDED CEILING SHALL NOT ALLOW THE FIXTURE TO DROP.
16.11	TAMPER-PROOF: ALL EQUIPMENT AND CIRCUITING ACCESSIBLE BY THE PUBLIC SHALL BE TAMPER-PROOF AND VANDAL RESISTANT. OPENABLE DEVICES AND EQUIPMENT SHALL BE PADLOCKABLE.	16.23	COORDINATION: THE CIVIL, ARCHITECTURAL, MECHANICAL, KITCHEN AND INTERIOR DRAWINGS CONTAIN DETAIL DESCRIPTIONS, CIRCUITING AND CONNECTION REQUIREMENTS WHICH ARE PART OF DIVISION 16 RESPONSIBILITIES. ELECTRICAL CONTRACTOR SHOULD NOT SUBMIT BIDS ON THIS PROJECT BEFORE REVIEWING ALL PROJECT DRAWINGS, SPECIFICATIONS AND ADDENDA.
16.12	CODE COMPLIANCE: A. WORKING CLEARANCE: • THE CONTRACTOR SHALL VERIFY THAT ALL ELECTRICAL EQUIPMENT MEETS THE CLEARANCE REQUIREMENTS OF NEC 110.26. DRAWINGS REPRESENT CLEARANCES ARE MET AS DESIGNED, ANY DEVIATION SHALL ALSO MEET THIS REQUIREMENT. • ELECTRICAL SWITCHBOARDS RATED 1200 AMPS OR GREATER, IN EXCESS OF 6 FEET IN LENGTH, SHALL REQUIRE TWO (2) EXITS FROM THE ELECTRICAL ROOM UNLESS NEC 110.26(C)(2)(c) OR 110.26(C)(2)(e) ARE MET. B. TRANSFORMERS: • TRANSFORMERS RATED GREATER THAN 112.5 KVA SHALL BE PLACED IN ELECTRICAL ROOMS WITH A 1-HOUR FIRE RATING PER NEC 450.21(B) WHERE THEY DO NOT MEET THE TRANSFORMER SECTION. TRANSFORMERS AS SPECIFIED IN THIS SECTION MEET NEC 450.21(B) EXCEPTION #2 AND ARE NOT REQUIRED TO BE PLACED IN A 1-HOUR RATED ROOM.		

MASTER SYMBOL LIST

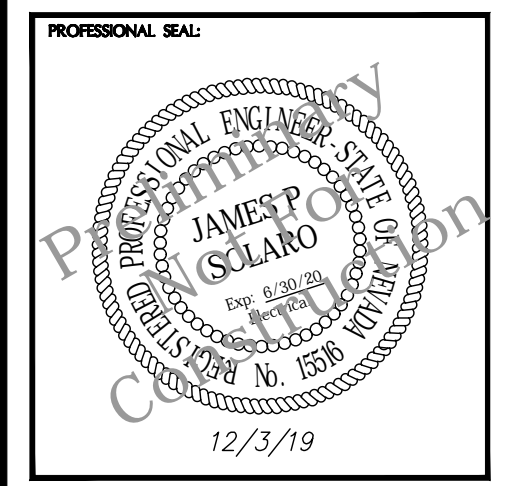
SIGNAL OUTLETS		RECEPTACLES		ABBREVIATIONS	
▽	TELEPHONE: 4S BOX WITH SINGLE GANG MUD RING UON, +18" AFF UON	⊕ ⊖	DUPLEX: 20A, 125V, NEMA 5-20, +18" AFF	℄	CENTERLINE
∇	TELEPHONE: 4S BOX WITH SINGLE GANG MUD RING UON, WALL MOUNT +54" AFF UON	⊕ ⊖ ⊕	DOUBLE DUPLEX: 20A, 125V, NEMA 5-20, +18" AFF	AFF	ABOVE FINISHED FLOOR
▽	DATA: 4S BOX WITH SINGLE GANG MUD RING UON, +18" AFF UON	⊕ ⊖ ⊕	HALF SWITCHED DUPLEX: 20A, 125V, NEMA 5-20, +18" AFF (TOP HALF SWITCHED)	AIC	AMPERES INTERRUPTING CAPACITY
▽	VOICE/DATA: 4S BOX WITH SINGLE GANG MUD RING UON, +18" AFF UON	⊕ ⊖ ⊕	DUPLEX GFCI: 20A, 125V, GFCI, NEMA 5-20 GFR, +18" AFF	AFC	ABOVE FINISH CEILING
◇	TELEVISION: 4S BOX WITH SINGLE GANG MUD RING UON, +18" AFF UON	⊕ ⊖ ⊕	DUPLEX I.G.: 20A, 125V, ISO. GND., NEMA 5-20 IG +18" AFF (WHITE WITH ORANGE TRIANGLE, UON)	BMS	BUILDING MANAGEMENT SYSTEM
⊕	CAMERA: 4S BOX WITH SINGLE GANG MUD RING UON, CEILING MOUNTED UON	⊕ ⊖ ⊕	DOUBLE DUPLEX I.G.: 20A, 125V, ISO. GND., NEMA 5-20 IG +18" AFF (WHITE WITH ORANGE TRIANGLE, UON)	C	CONDUIT
⊕	MICROPHONE: 4S BOX WITH SINGLE GANG MUD RING UON, +18" AFF UON	⊕ ⊖ ⊕	SPECIAL RECEPTACLE - AS INDICATED ON PLANS, +18" AFF	CB	CIRCUIT BREAKER
⊕	VOLUME CONTROL: 4S BOX WITH SINGLE GANG MUD RING UON, +48" TO TOP UON	NOTE: DIAMOND SYMBOLS INDICATES DEDICATED CIRCUIT.			
⊕	SPEAKER: 8" COAXIAL WITH BACK BOX AND GRILLE, CEILING MOUNTED UON	EQUIPMENT			
— ]	3/4" (UON) STUB INTO ACCESSIBLE CEILING SPACE	□	SWITCHBOARD	DPDT	DOUBLE POLE DOUBLE THROW
SWITCHES		■	PANELBOARD: SURFACE MOUNTED	DPST	DOUBLE POLE SINGLE THROW
S	SINGLE POLE: 20A, 120/277V, +48" TO TOP UON	■	PANELBOARD: FLUSH MOUNTED	(E)	EXISTING TO REMAIN
S <sub>2</sub>	TWO POLE: 20A, 120/277V, +48" TO TOP UON	□	TRANSFORMER	ELEV	ELEVATOR
S <sub>3</sub>	THREE WAY: 20A, 120/277V, +48" TO TOP UON	□	RELAY (120V COIL, STEP DN XFMR IF REQUIRED, UON)	EMT	ELECTRICAL METALLIC TUBING
S <sub>4</sub>	FOUR WAY: 20A, 120/277V, +48" TO TOP UON	□	CONTACTOR (120V COIL, STEP DN XFMR IF REQUIRED, UON)	EPO	EMERGENCY POWER OFF SYSTEM
S <sub>X</sub>	X INDICATES EMERGENCY CIRCUIT	☒	COMBINATION MAGNETIC STARTER/FUSED DISCONNECT	FBO	FURNISHED BY OTHERS
S <sub>P</sub>	P INDICATES PILOT LIGHT (LIGHTED WHEN ON)	☒	NON-FUSIBLE DISCONNECT SWITCH	FPEN	FUSE PER EQUIPMENT NAMEPLATE
S <sub>L</sub>	L INDICATES PILOT LOCATOR (LIGHTED WHEN OFF)	☒	FUSIBLE DISCONNECT SWITCH	FLUOR	FLUORESCENT
S <sub>K</sub>	K INDICATES KEY OPERATED SWITCH	□	PULLBOX: SIZE AS REQUIRED BY NEC	FU	FUSE: DUAL-ELEMENT, TIME DELAY
S <sub>M</sub>	MANUAL MOTOR STARTER: 20A, 120/277V, POLES AND HEATERS AS REQUIRED	□	JUNCTION BOX: SIZE AS REQUIRED BY NEC	GFI/GFCI	GROUND FAULT INTERRUPTER
S <sub>MC</sub>	MOMENTARY CONTACT: 20A, 120/277V, SPDT CENTER NORMALLY OFF UON, +48" TO TOP UON	□	SURFACE RACEWAY WITH OR WITHOUT DEVICES	GND	GROUND
D	DIMMER: 600 WATT UON, ELECTRONIC SLIDER, WITH ON/OFF TOGGLE, +48" TO TOP UON (PLANS SHALL INDICATE TYPE: FLUOR, INCAND OR LOW-VOLTAGE)	— — —	TELEPOWER POLE	HOA	HAND-OFF-AUTOMATIC
⬆	MOTION/OCCUPANCY SENSOR SWITCH WITH OFF-AUTO SELECTOR - WALL MOUNTED AT +48" TO TOP UON	⊕ ⊖	CIRCUITING		
⊕	ULTRASONIC MOTION/OCCUPANCY SENSOR SWITCH CEILING MOUNTED	— — —	CONDUIT IN WALL OR ABOVE CEILING	IG	ISOLATED GROUND
⊕	ARROWS INDICATE DIRECTION AND COVERAGE PROVIDE WITH POWER PACK PER MANUFACTURERS REQUIREMENTS	— — —	CONDUIT IN FLOOR OR BELOW GRADE	INCAND	INCANDESCENT
⊕	PHOTO ELECTRIC SWITCH: 1600VA UON	=====	METAL CLAD CABLE (MC)	K	kcmil (300K = 300 kcmil)
METHODS		— OH —	OVERHEAD SERVICE	LTC	LIGHTING
⊕ S <sub>X</sub>	SHADING INDICATES: FIXTURE, OUTLET, EQUIPMENT, ETC. ON EMERGENCY 'X' OR NIGHT LIGHT 'NL' CIRCUIT	— P —	PRIMARY	LV	LOW VOLTAGE
SS ⊕	DEVICE MOUNTED IN MULTIPLE UNDER COMMON COVER MAXIMUM HEIGHT ON WALL SHALL BE +48" TO TOP UON	— S —	SECONDARY	MCP	MOTOR CIRCUIT PROTECTOR
⊕ ∇ ∇	DEVICES MOUNTED IN OR ABOVE COUNTER/BACKSPLASH: MAXIMUM HEIGHT ON WALLS SHALL BE +48" TO TOP UON	— T —	TELEPHONE	MC	MULTI-CONDUCTOR CABLE
⊕ ∇ ∇	FLUSH FLOOR MOUNTED WIRING DEVICES	— TV —	TELEVISION	(N)	NEW
⊕ ∇ ∇	FLUSH FLOOR MOUNTED WIRING DEVICES IN SINGLE MULTI-COMPARTMENT BOX	— — —	LOW VOLTAGE AND/OR CONTROL CIRCUITING	NC	NORMALLY CLOSED
⊕ ⊕ ⊕	RECEPTACLE MOUNTED IN CEILING OR CASEWORK	— ** —	EMERGENCY CIRCUIT	NEUT	NEUTRAL
⊕ [ ⊕ ]	FINE DASHING INDICATES EXISTING EQUIPMENT AND DEVICES TO BE REMOVED	— ] —	STUB OUT: MARK AND CAP (SITE)	NL	NIGHT LIGHT
⊕ — ]		— ] —	CIRCUITING UP OR DOWN	NO	NORMALLY OPEN
		— ] —		NTS	NOT TO SCALE
				PNL	PANEL
				PVC	POLYVINYL CHLORIDE CONDUIT
				(R)	EXISTING TO BE RELOCATED
				RAC	RIGID ALUMINUM CONDUIT
				RSC	RIGID STEEL CONDUIT
				SLD	SINGLE LINE DIAGRAM
				SO	SEAL OFF
				SPDT	SINGLE POLE DOUBLE THROW
				SPEN	SIZE PER EQUIPMENT NAMEPLATE
				SPST	SINGLE POLE SINGLE THROW
				TEL	TELECOM
				TYP	TYPICAL
				UNSW	UNSWITCHED
				UON	UNLESS OTHERWISE NOTED
				WP	WEATHERPROOF (NEMA 3R)
				WT	WATERTIGHT
				(X)	EXISTING TO BE REMOVED
				XFMR	TRANSFORMER
				XP	EXPLOSION PROOF

NOTE:  
THIS IS A MASTER SYMBOL LIST, ALL SYMBOLS SHOWN MAY NOT BE USED WITHIN THIS SET OF PLANS



P.O. BOX 50522  
SPARKS, NEVADA 89435  
PH: 775-525-9240

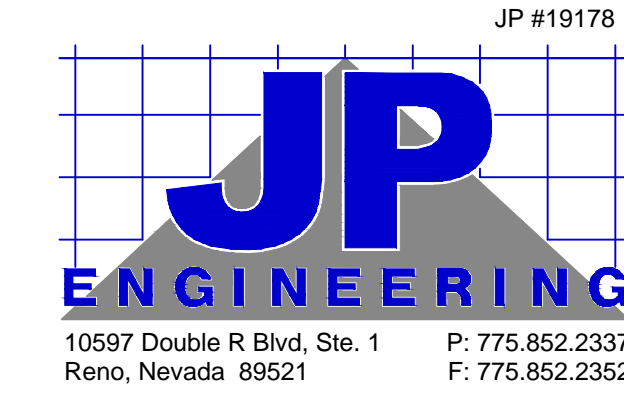
WWW.ORIGIN8ARCHITECTURE.COM



CLIENT/PROJECT:  
A COMMERCIAL PROJECT FOR:  
A Dog's Life - Kennel  
0 INGENUITY AVE  
WASHOE COUNTY, NEVADA 89441  
APN: 530-492-01

REVISION AND DESCRIPTION

SHEET DESCRIPTION  
SYMBOLS LIST AND SPECIFICATIONS



10597 Double R Blvd, Ste. 1  
Reno, Nevada 89521  
P: 775.852.2337  
F: 775.852.2352

DRAWING SCALE	08-A PROJECT NUMBER
NOTED	19-021
PROCESS PRINT DATE	13 DECEMBER 2019
SHEET NUMBER	E-1



### D-Series Size 1 LED Wall Luminaire

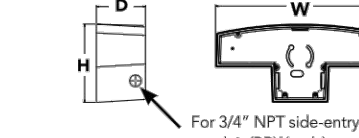
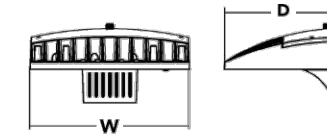
d-series

#### Specifications Luminaire

Width: 13-3/4" (34.9 cm)
Depth: 10" (25.4 cm)
Height: 6-3/8" (16.2 cm)

#### Back Box (BBW, ELCW)

Width: 13-3/4" (34.9 cm)
Weight: 5 lbs (2.3 kg)
Depth: 4" (10.2 cm)
Weight: 10 lbs (4.5 kg)



Introduction
The D-Series Wall Luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

#### Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DBLXD

Table with columns: Series, LEDs, Drive Current, Color Temperature, Distribution, Voltage, Mounting, Shipped included, Shipped installed

#### Other options

Table with columns: Shipped installed, Shipped separately, Other options

#### Accessories

- DSXW1U House-side shield line per height
DSXW1UW Wide-gate assembly
DSXW1UWV Vandal guard assembly



One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-7378 • www.lithonia.com

DSXW1-LED Rev. 8/15/19



### D-Series Size 1 LED Wall Luminaire

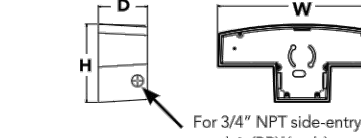
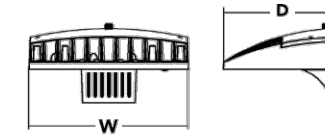
d-series

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DSXW1UWV Vandal guard assembly



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DSXW1-LED Rev. 8/15/19

### EXTERIOR LIGHTING FIXTURE SCHEDULE

LIGHTING FIXTURE CATALOG NUMBERS ARE SERIES TYPE ONLY. PROVIDE TRIMS, BALLASTS, MOUNTING EQUIPMENT, FITTINGS AND LAMPS AS REQUIRED BY THE SPECIFICATIONS AND PROJECT CONDITIONS FOR A COMPLETE INSTALLATION. THIS IS NOT A STANDALONE SCHEDULE AND FIXTURES MUST INCORPORATE ALL WORK INDICATED OR IMPLIED THROUGHOUT THE DRAWINGS AND SPECIFICATIONS.

Table with columns: TYPE, SYMBOL, SKETCH, DESCRIPTION AND MANUFACTURER

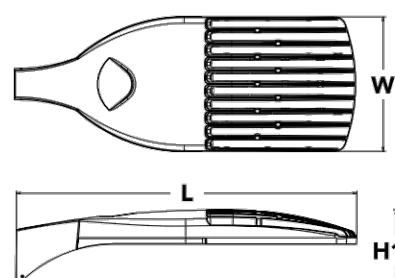


### D-Series Size 1 LED Area Luminaire

d-series

#### Specifications

EPA: 1.01 ft² (0.09 m²)
Length: 33" (838 mm)
Width: 13" (330 mm)
Height H1: 7-1/2" (190 mm)
Height H2: 3-1/2" (89 mm)
Weight (max): 27 lbs (12.3 kg)



Introduction
The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

A+ Capable options indicated by this color background.

#### Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAR2 PIRHN DDBXD

Table with columns: Series, LEDs, Color Temperature, Distribution, Voltage, Mounting, Shipped included

#### Control options

Table with columns: Shipped installed, Shipped separately, Other options, Finish



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DSX1-LED Rev. 11/25/19

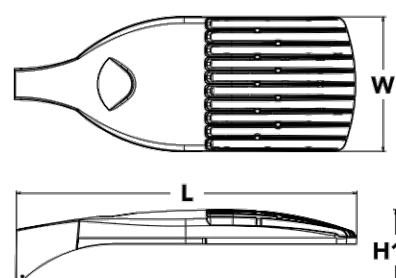


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d-series

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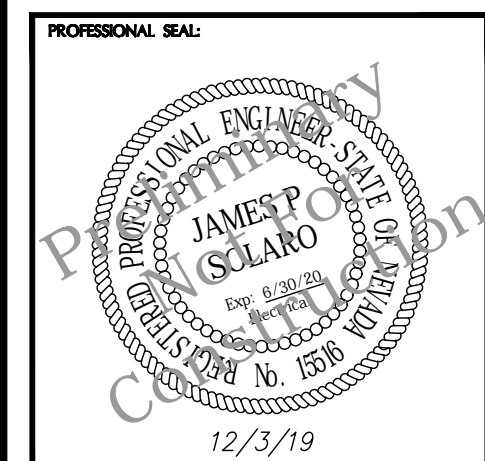
One Lithonia Way • Conyers, Georgia 30012 • Phone: 800-705-SERV (7378) • www.lithonia.com

DSX1-LED Rev. 11/25/19



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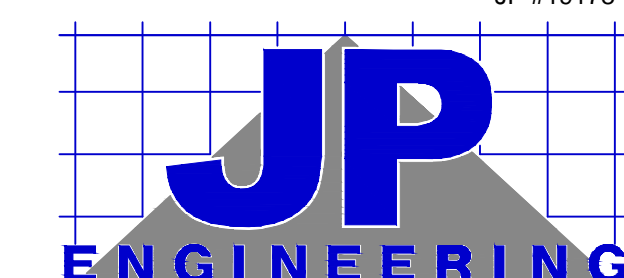
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A COMMERCIAL PROJECT FOR: A Dog's Life - Kennel 0 INGENUITY AVE WASHOE COUNTY, NEVADA 89441 APN: 550-492-01

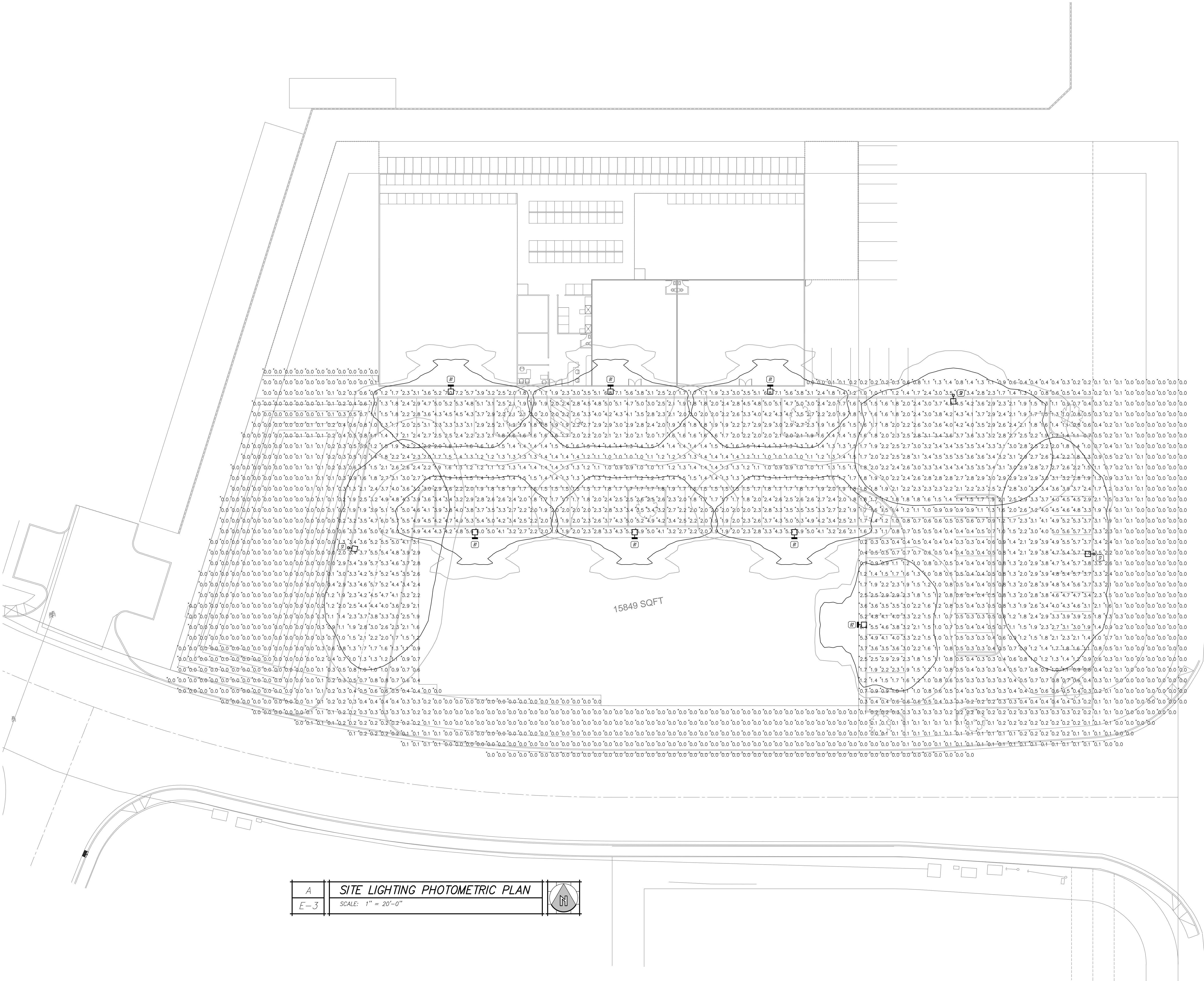
Table with columns: REVISION AND DESCRIPTION

Table with columns: SHEET DESCRIPTION, ELECTRICAL SCHEDULE AND DETAILS

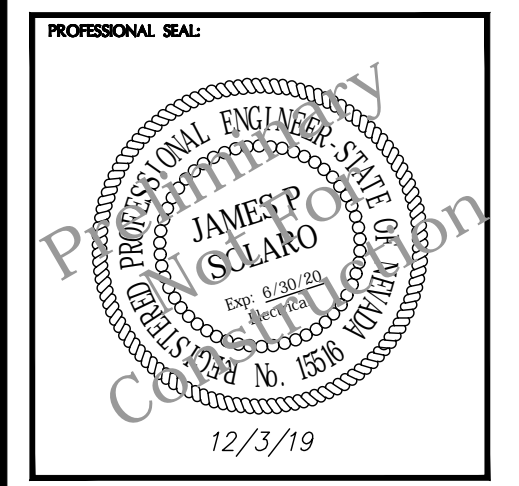


10597 Double R Blvd, Ste. 1 Reno, Nevada 89521 P: 775.852.2337 F: 775.852.2352

Table with columns: DRAWING SCALE, PROJECT NUMBER, PROGRESS PRINT DATE, SHEET NUMBER



**A** | **SITE LIGHTING PHOTOMETRIC PLAN** |   
**E-3** | SCALE: 1" = 20'-0"

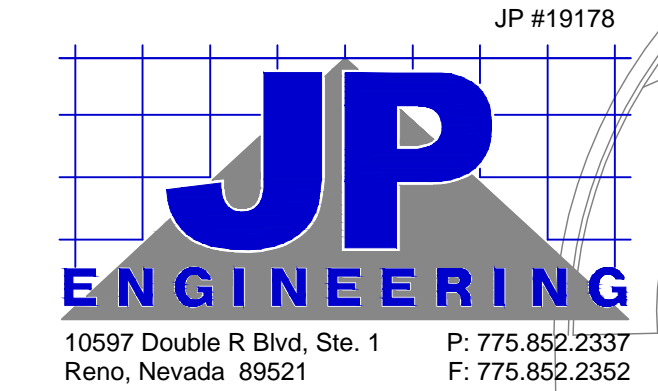


**CLIENT/PROJECT:**  
 A COMMERCIAL PROJECT FOR:  
**A Dog's Life - Kennel**  
 0 INGENUITY AVE  
 WASHOE COUNTY, NEVADA 89441  
 APN: 550-492-01

REVISION AND DESCRIPTION

**SHEET DESCRIPTION**  
 SITE LIGHTING  
 PHOTOMETRIC PLAN

<b>DRAWING SCALE:</b> NOTED	<b>08-A PROJECT NUMBER:</b> 19-021
<b>PROGRESS PRINT DATE:</b> 13 DECEMBER 2019	
<b>SHEET NUMBER:</b> <b>E-3</b>	



JP #19178

**ATTACHMENT C**

**SOLAEGUI**  
ENGINEERS

December 12, 2019

Mitchell Fink  
Washoe County Community Development  
1001 East Ninth Street  
Reno, Nevada 89520

**Re: Dog's Life – Trip Generation Letter**

Dear Mitch:

This letter contains the findings of our trip generation review of the proposed Dog's Life site located on Ingenuity Avenue west of the Pyramid Highway in Washoe County, Nevada. The attached project site plans show the site with the dog day care / kennel, a grooming shop and pet supply retail area, and a construction office. The purpose of this letter is to document the trip generation attributable to the three site uses.

Trip generation calculations are based on the Tenth Edition of *ITE Trip Generation* (2017). ITE does not have published trip generation data for a dog day care / kennel use. It was determined that the ITE Day Care was the most representative land use. The developer anticipates that 70% of the dogs will be in the day care program and 30% boarded in the kennel. The calculation sheets are attached for ITE land use #565 Day Care Center, #820 Shopping Center and #710 General Office Building. The values for the Day Care consider the dog day care animals like child care students but reflect a 30% reduction for boarded dogs. Table 1 shows the trip generation summary.

---

TABLE 1  
TRIP GENERATION

---

<u>LAND USE</u>	<u>ADT</u>	AM PEAK HOUR	PM PEAK HOUR
		<u>TOTAL</u>	<u>TOTAL</u>
Day Care 100 Dogs, 70% Day Care, 30% Kennel 100 Dogs	282	52	51
Grooming Shop / Retail 2,000 Square Feet	76	2	8
Construction Office 3,000 Square Feet	29	3	3
Totals	387	57	63

---

As indicated in Table 1, the site trip generation amounts to 387 average daily trips with 57 AM peak hour trips and 63 PM peak hour trips. These totals are below county trip thresholds triggering the need for a full traffic study.

We trust that this information will be helpful to you. Please contact us if you have questions or comments.

Very truly yours,  
SOLAEGUI ENGINEERS, LTD



Paul W. Solaequi, P.E.

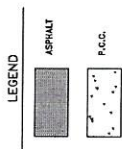
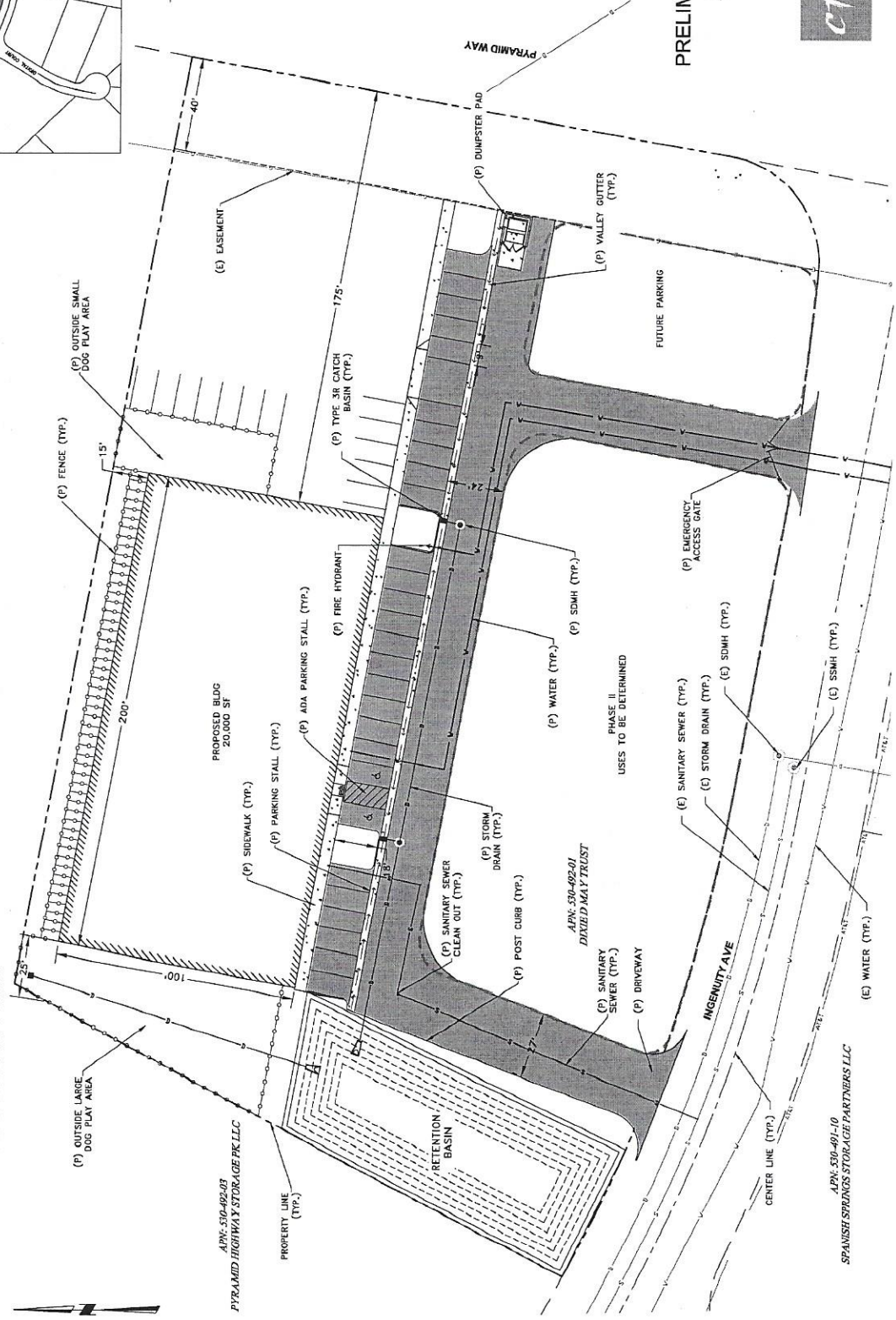
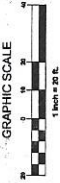
12-12-19  
EXP 6-30-20

Enclosures  
Letters/ Dogs Life Trip Generation Letter 2



# DOG'S LIFE SPECIAL USE PERMIT PRELIMINARY SITE & UTILITY PLAN

## VICINITY MAP



DOG'S LIFE  
 PRELIMINARY SITE & UTILITY PLAN  
 SPECIAL USE PERMIT

RENO NEVADA  
**CFA, INC.**  
 LAND SURVEYORS  
 CIVIL ENGINEERS  
 LAND USE PLANNERS  
 1150 CORPORATE BOULEVARD • RENO, NEVADA 89502  
 775-856-1160 MAIN • 775-856-1160 FAX • CFARENO.COM  
 JOB NO: 19085.00 DATE: 12-16-2019  
**SHEET 1 OF 4**

APN: 510-091-10  
 SPANISH SPRINGS STORAGE PARTNERS LLC

## Day Care Center (565)

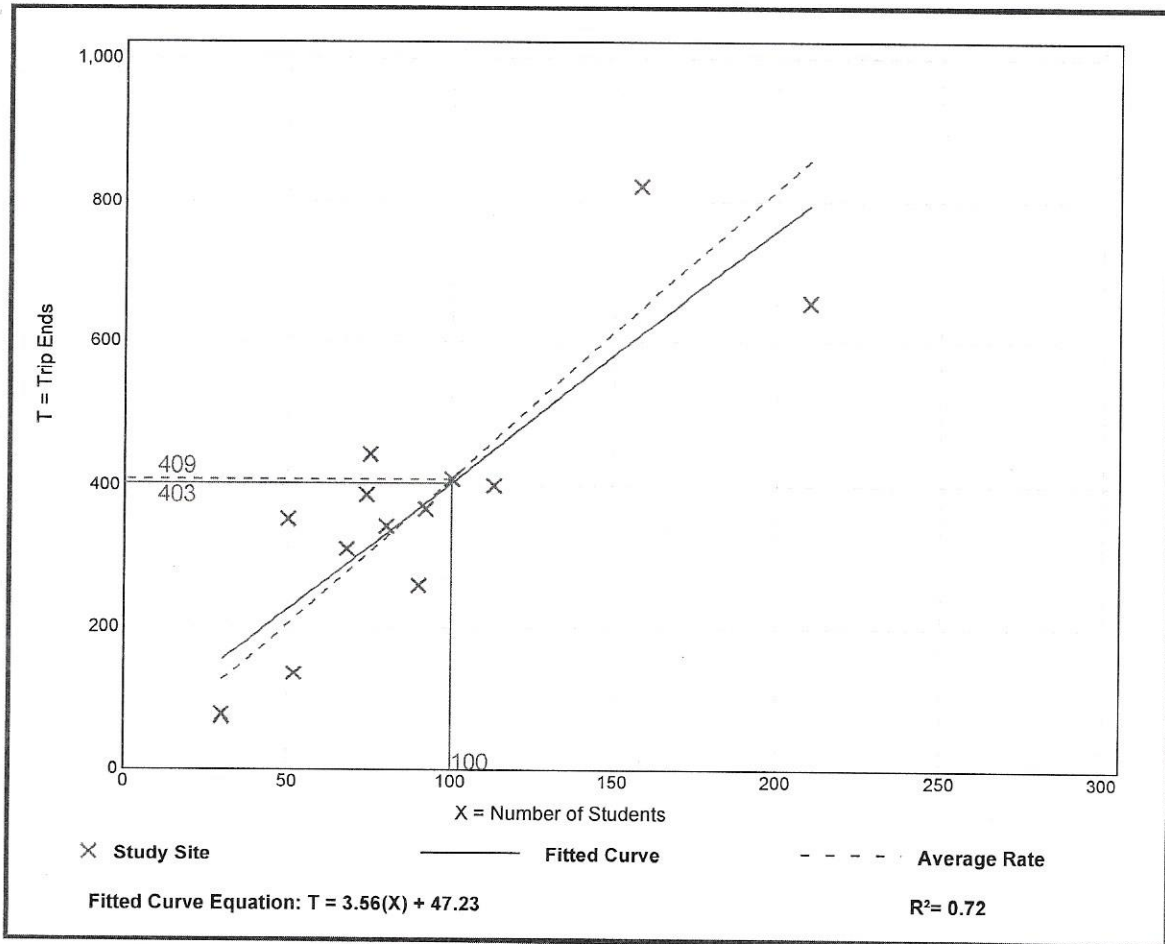
**Vehicle Trip Ends vs: Students**  
**On a: Weekday**

**Setting/Location: General Urban/Suburban**  
Number of Studies: 14  
Avg. Num. of Students: 89  
Directional Distribution: 50% entering, 50% exiting

### Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
4.09	2.50 - 7.06	1.21

### Data Plot and Equation



*Trip Generation Manual, 10th Edition • Institute of Transportation Engineers*

403(.7) = 282

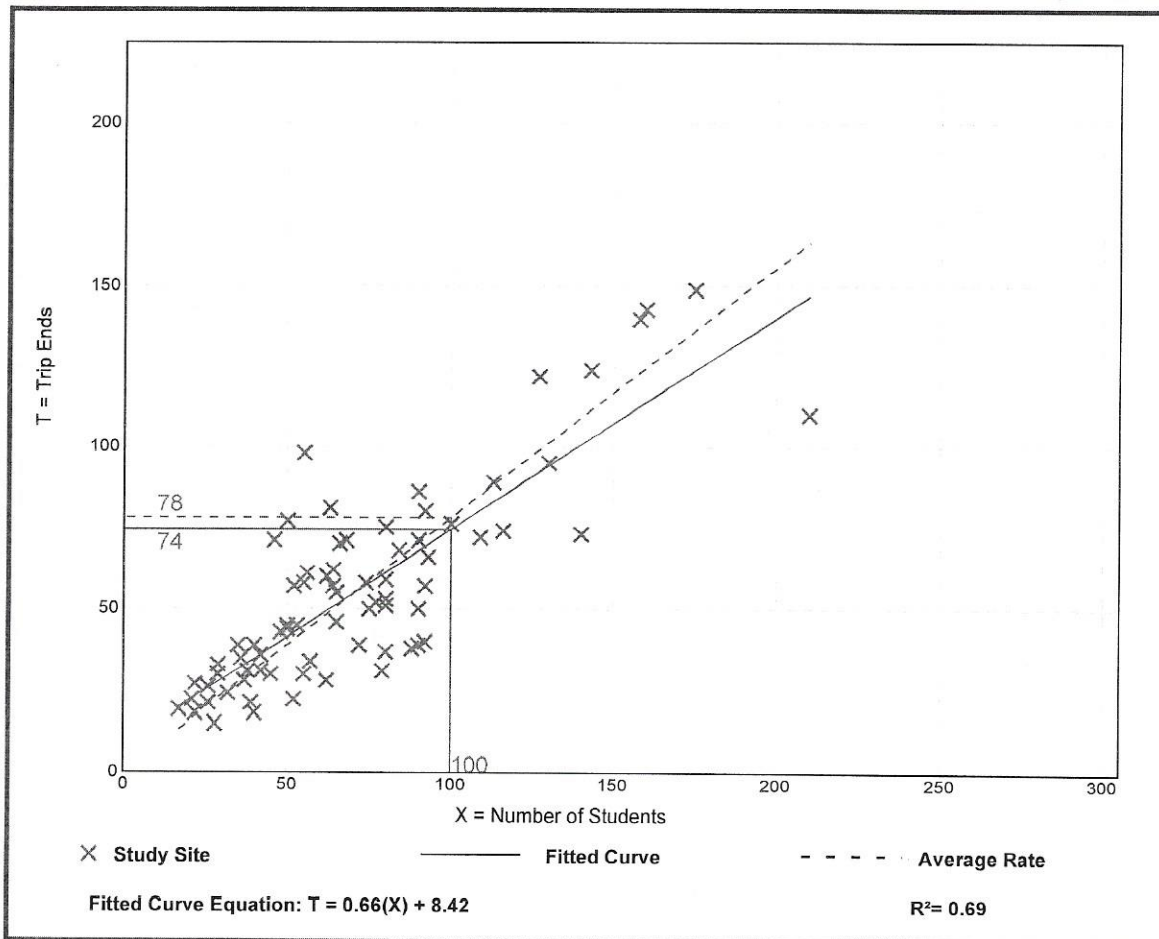
## Day Care Center (565)

**Vehicle Trip Ends vs: Students**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 7 and 9 a.m.**  
**Setting/Location: General Urban/Suburban**  
 Number of Studies: 75  
 Avg. Num. of Students: 71  
 Directional Distribution: 53% entering, 47% exiting

### Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.78	0.39 - 1.78	0.25

### Data Plot and Equation



*Trip Generation Manual, 10th Edition • Institute of Transportation Engineers*

71(0.7) = 52

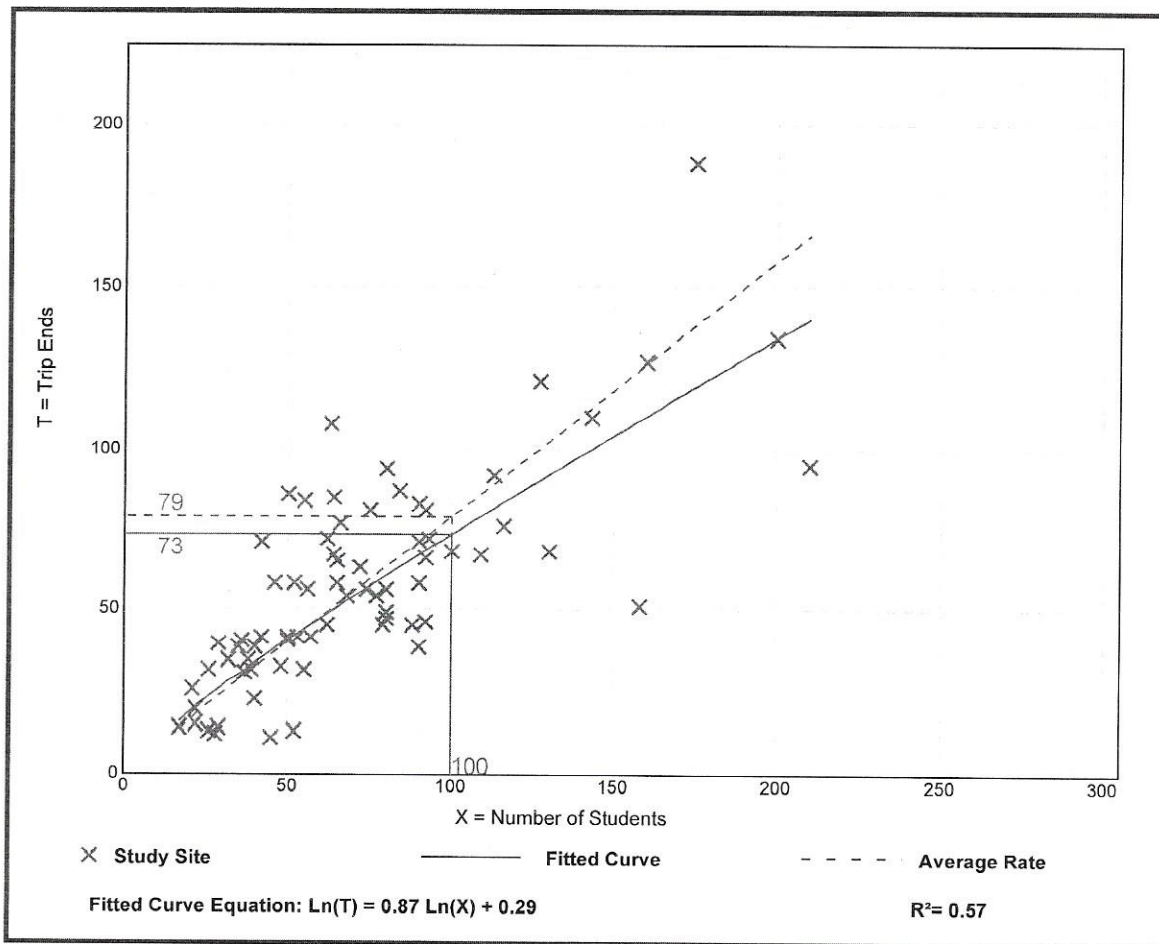
## Day Care Center (565)

**Vehicle Trip Ends vs: Students**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 4 and 6 p.m.**  
**Setting/Location: General Urban/Suburban**  
 Number of Studies: 75  
 Avg. Num. of Students: 72  
 Directional Distribution: 47% entering, 53% exiting

### Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.79	0.24 - 1.72	0.30

### Data Plot and Equation



*Trip Generation Manual, 10th Edition • Institute of Transportation Engineers*

72(.7) = 51

## Shopping Center (820)

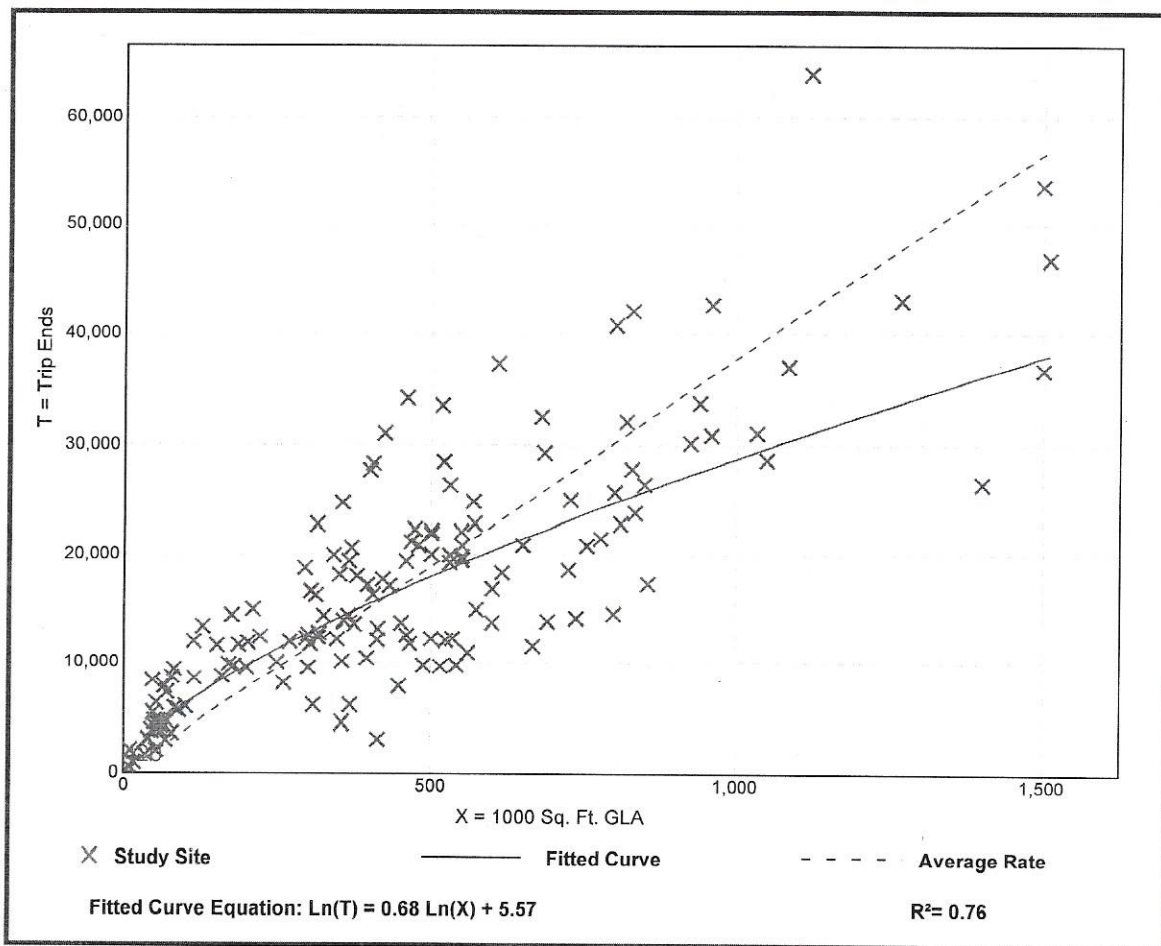
**Vehicle Trip Ends vs: 1000 Sq. Ft. GLA**  
**On a: Weekday**

**Setting/Location: General Urban/Suburban**  
 Number of Studies: 147  
 Avg. 1000 Sq. Ft. GLA: 453  
 Directional Distribution: 50% entering, 50% exiting

### Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
37.75	7.42 - 207.98	16.41

### Data Plot and Equation



*Trip Generation Manual, 10th Edition • Institute of Transportation Engineers*

2(37.75) = 76

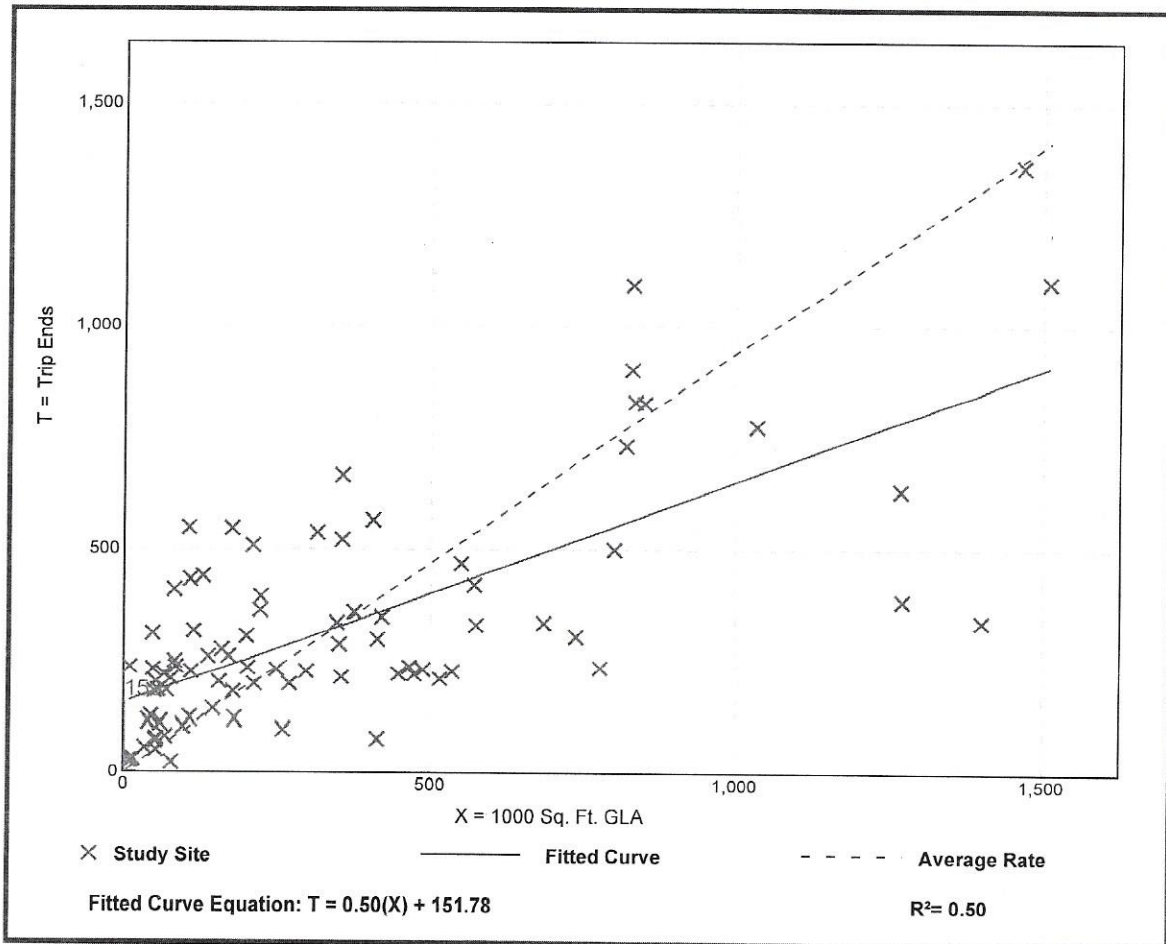
## Shopping Center (820)

**Vehicle Trip Ends vs: 1000 Sq. Ft. GLA**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 7 and 9 a.m.**  
**Setting/Location: General Urban/Suburban**  
 Number of Studies: 84  
 Avg. 1000 Sq. Ft. GLA: 351  
 Directional Distribution: 62% entering, 38% exiting

### Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
0.94	0.18 - 23.74	0.87

### Data Plot and Equation



*Trip Generation Manual, 10th Edition • Institute of Transportation Engineers*

2(0.94) = 2

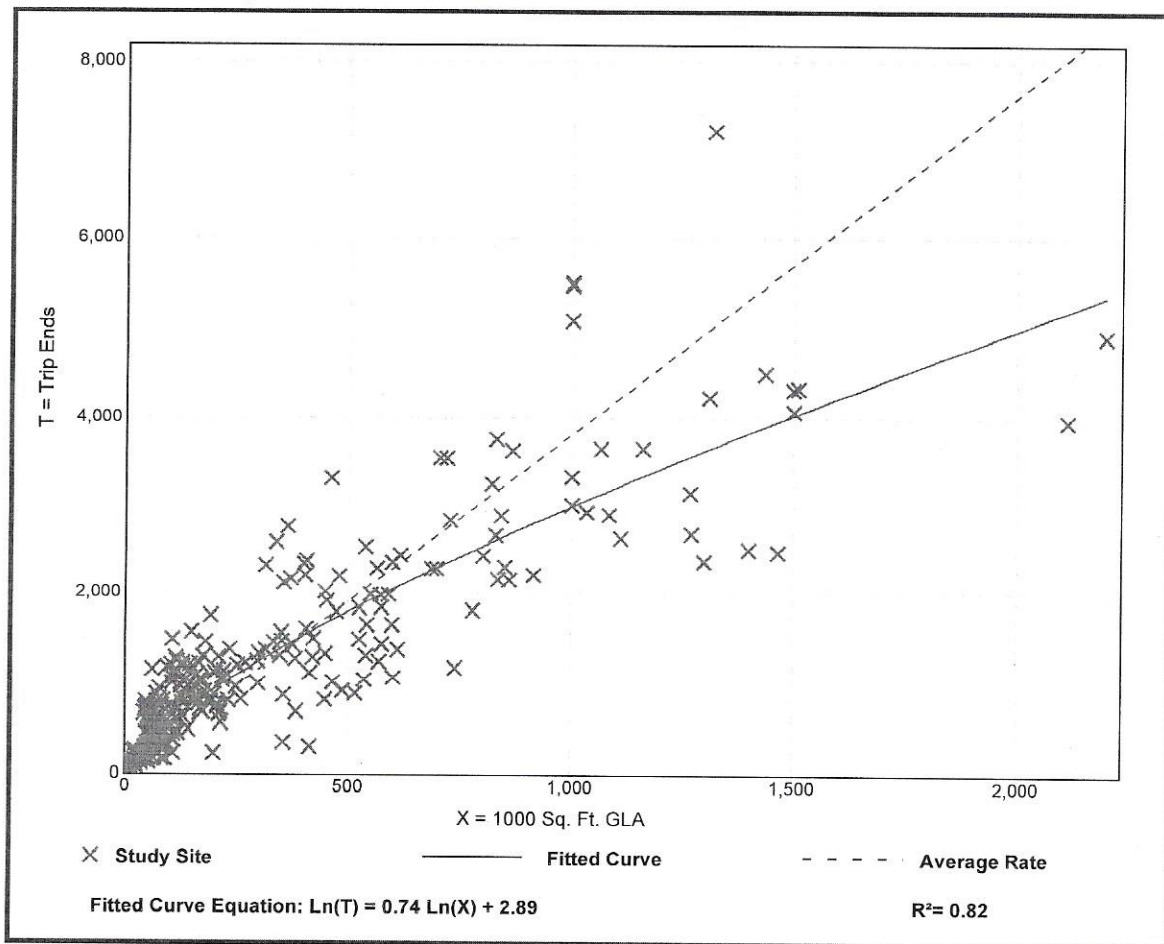
## Shopping Center (820)

**Vehicle Trip Ends vs: 1000 Sq. Ft. GLA**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 4 and 6 p.m.**  
**Setting/Location: General Urban/Suburban**  
 Number of Studies: 261  
 Avg. 1000 Sq. Ft. GLA: 327  
 Directional Distribution: 48% entering, 52% exiting

### Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
3.81	0.74 - 18.69	2.04

### Data Plot and Equation



*Trip Generation Manual, 10th Edition • Institute of Transportation Engineers*

2(3.81) = 8

## General Office Building (710)

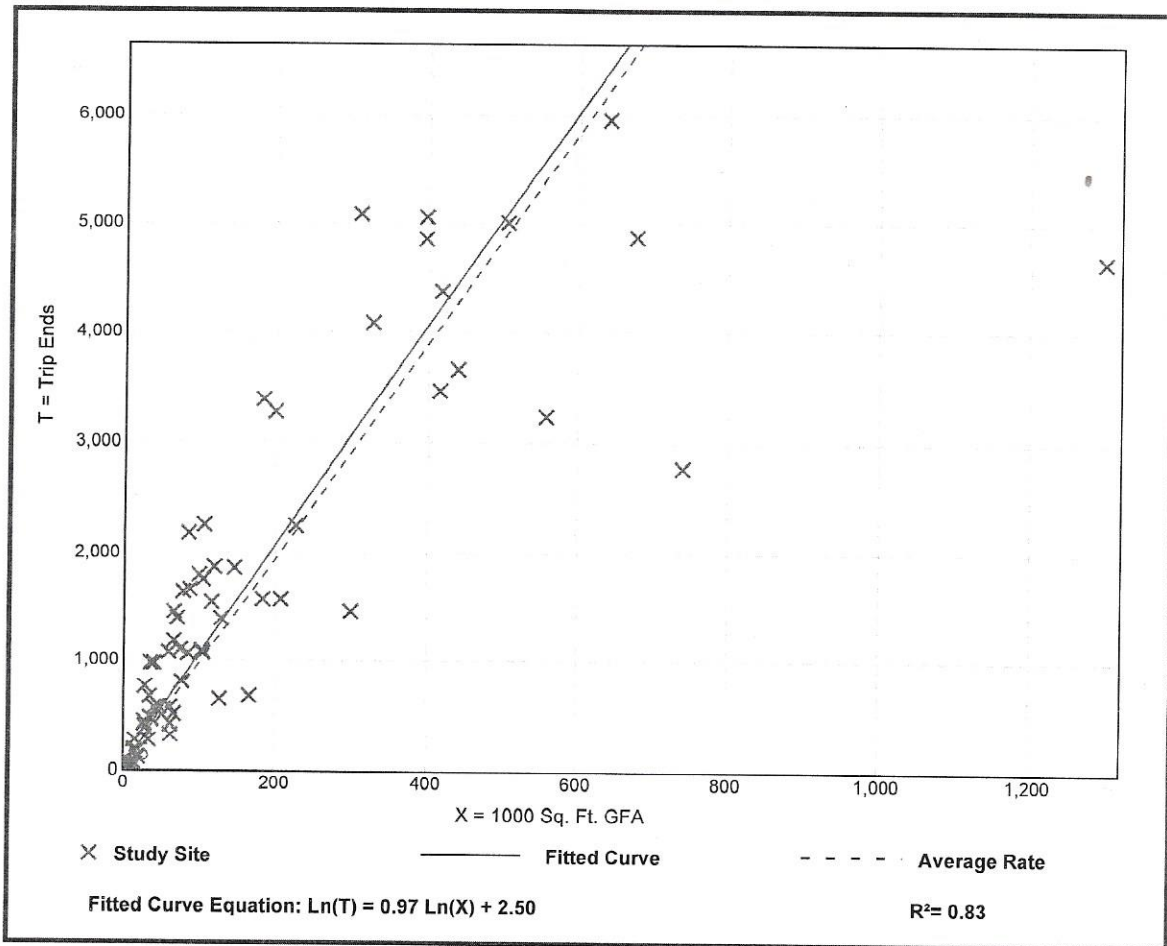
**Vehicle Trip Ends vs: 1000 Sq. Ft. GFA**  
**On a: Weekday**

**Setting/Location: General Urban/Suburban**  
Number of Studies: 66  
Avg. 1000 Sq. Ft. GFA: 171  
Directional Distribution: 50% entering, 50% exiting

### Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
9.74	2.71 - 27.56	5.15

### Data Plot and Equation



*Trip Generation Manual, 10th Edition • Institute of Transportation Engineers*

3(9.74) = 29



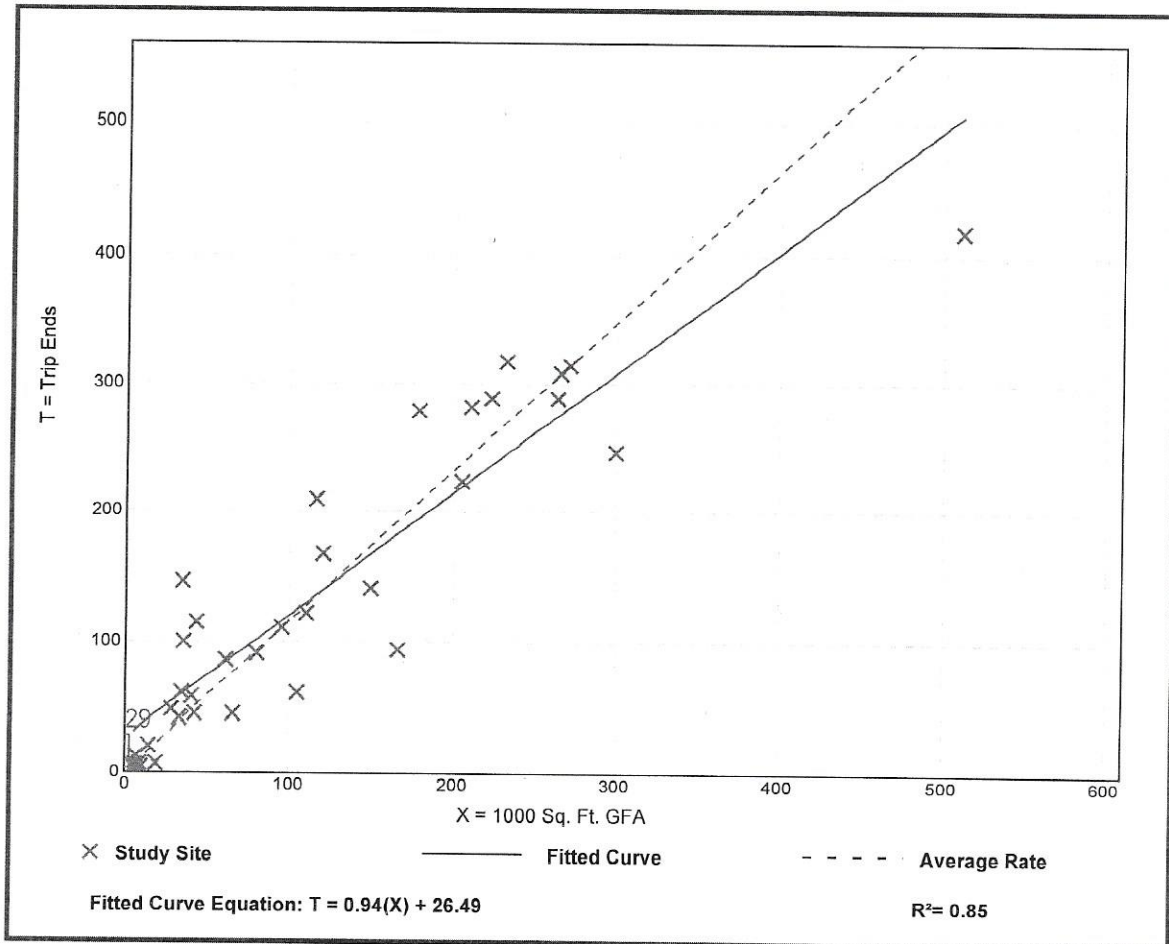
## General Office Building (710)

**Vehicle Trip Ends vs: 1000 Sq. Ft. GFA**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 7 and 9 a.m.**  
**Setting/Location: General Urban/Suburban**  
 Number of Studies: 35  
 Avg. 1000 Sq. Ft. GFA: 117  
 Directional Distribution: 86% entering, 14% exiting

### Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.16	0.37 - 4.23	0.47

### Data Plot and Equation



*Trip Generation Manual, 10th Edition • Institute of Transportation Engineers*

3(1.16) = 3

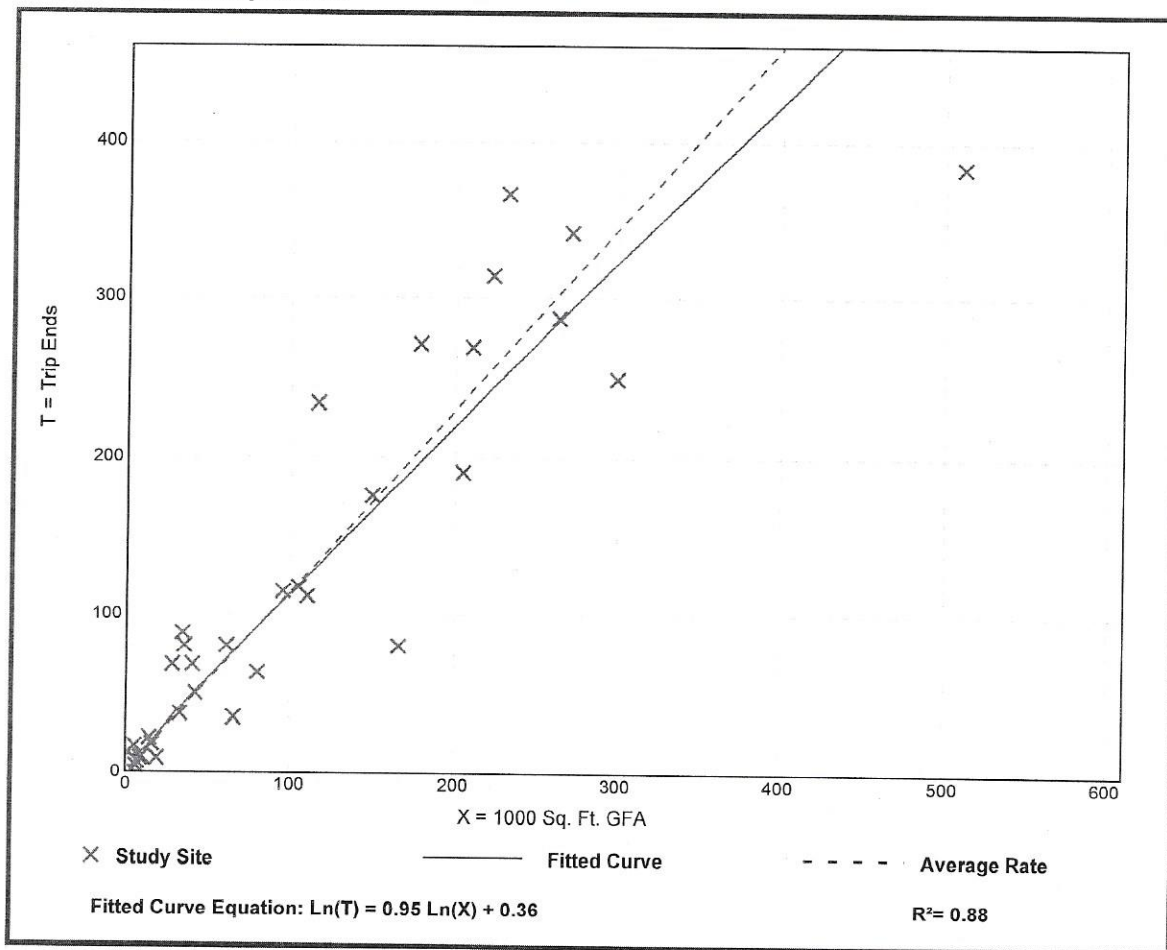
## General Office Building (710)

**Vehicle Trip Ends vs: 1000 Sq. Ft. GFA**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 4 and 6 p.m.**  
**Setting/Location: General Urban/Suburban**  
 Number of Studies: 32  
 Avg. 1000 Sq. Ft. GFA: 114  
 Directional Distribution: 16% entering, 84% exiting

### Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.15	0.47 - 3.23	0.42

### Data Plot and Equation



*Trip Generation Manual, 10th Edition • Institute of Transportation Engineers*

3(1.15) = 3



**LAND SURVEYORS  
CIVIL ENGINEERS  
LAND USE PLANNERS**

December 16, 2019

Washoe County  
Community Services Department- Planning and Building  
1001 E. Ninth Street  
Reno, NV 89512

**RE:     HYDROLOGY LETTER  
          DOG'S LIFE SPECIAL USE PERMIT**

To whom it may concern:

This letter presents the storm drainage plan for the proposed development in Reno, Nevada.

The site is bound by public right-of-way to the east (Pyramid Way), public right-of-way to the south (Ingenuity Ave) and commercial property owned by Pyramid Highway Storage to the west and north. The existing site consists of approximately 2.75 acres of undeveloped land. Existing drainage from the site currently sheet flows to the northwest corner of the property. The new development includes a 20,000 SF building, a parking lot, sidewalk, a trash enclosure, a detention basin, and room for future Phase II development.

According to FIRM Map #32031C2865G, revised date of March 16, 2009, the sites are located in Zone X, which denotes areas determined to be outside the 0.2% Annual Chance Flood Hazard. (Reference Attached FIRM Map).

The proposed site is located in the Boneyard Flat requiring a detention volume of the 100-year, 10 day storm. The required detention volume is equal to 17,280 ft<sup>3</sup>. The proposed basin has a capacity of 19,470 ft<sup>3</sup>. (Reference Attached Hydrology Calculations).

Peak flows entering the public storm drain system will not change, and established drainage conditions (velocities, depths, flow paths) will not be altered within the public right-of-way. Therefore, we believe the site can be developed as planned with respect to storm drainage without adverse impact to the adjacent or downstream properties.

We appreciate your consideration of this information. Thank you for your review of this submittal. For questions or concerns, please contact me at (775) 856-1150 or by email at [ddepoali@cfareno.com](mailto:ddepoali@cfareno.com).

Regards,  
CFA, Inc.



Deidre Depoali, P.E.  
Project Engineer

Attachment  
Firm Map #32031C2865G  
Hydrology Calculations

## PRELIMINARY HYDROLOGY – DOG’S LIFE SPECIAL USE PERMIT

### Hydrologic Detention Calculation

100-yr, 10 day precipitation intensity = 0.033 inches/hour

A = 2.75 acres

C-proposed= 0.72

C-existing = 0.50

$$Q_{pr} = C * i * A = (0.72) * (0.033 \text{ in/hr}) * (2.75 \text{ ac}) = 0.065 \text{ cfs}$$

$$Q_{ex} = C * i * A = (0.50) * (0.033 \text{ in/hr}) * (2.75 \text{ ac}) = 0.045 \text{ cfs}$$

$$\Delta Q = 0.065 \text{ cfs} - 0.045 \text{ cfs} = 0.020 \text{ cfs}$$

$$\text{Volume} = \Delta Q * t_c = 0.020 \text{ cfs} * 10 \text{ days} * (24 \text{ hours/day}) * (60 \text{ min/hour}) * (60 \text{ seconds/min}) = \underline{17,280 \text{ ft}^3}$$



**NOAA Atlas 14, Volume 1, Version 5**  
**Location name: Sparks, Nevada, USA\***  
**Latitude: 39.678°, Longitude: -119.7016°**  
**Elevation: 4529.77 ft\*\***



\* source: ESRI Maps  
 \*\* source: USGS

**POINT PRECIPITATION FREQUENCY ESTIMATES**

Sanja Perica, Sarah Dietz, Sarah Heim, Lillian Hiner, Kazungu Maitaria, Deborah Martin, Sandra Pavlovic, Ishani Roy, Carl Trypaluk, Dale Unruh, Fenglin Yan, Michael Yekta, Tan Zhao, Geoffrey Bonnin, Daniel Brewer, Li-Chuan Chen, Tye Parzybok, John Yarchoan

NOAA, National Weather Service, Silver Spring, Maryland

[PF\\_tabular](#) | [PF\\_graphical](#) | [Maps & aerials](#)

**PF tabular**

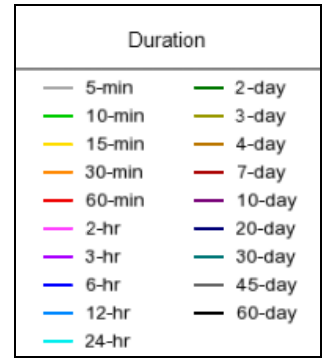
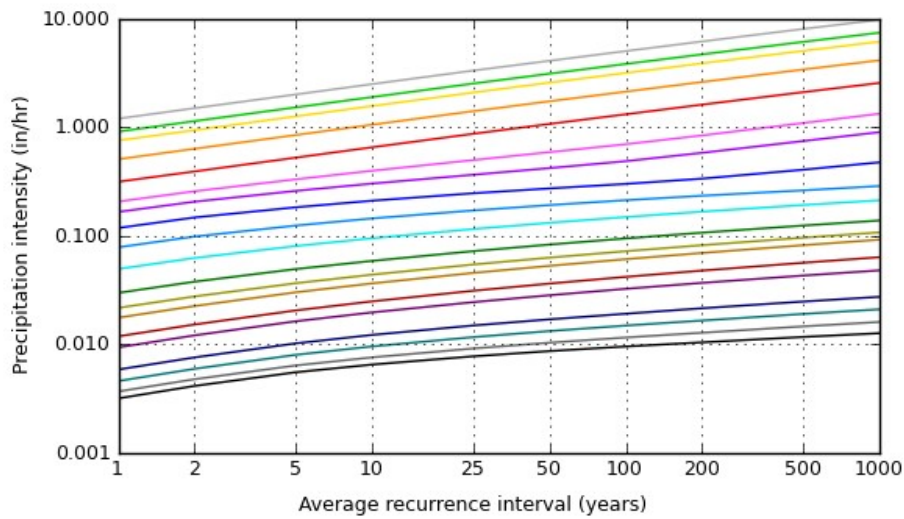
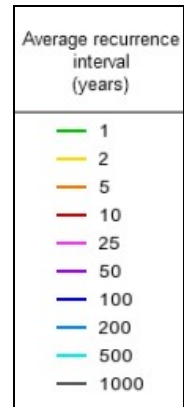
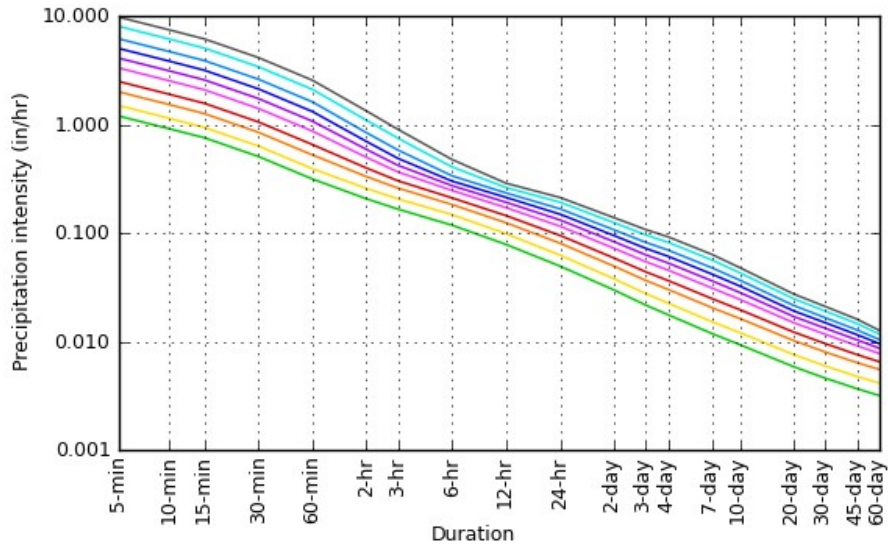
<b>PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches/hour)<sup>1</sup></b>										
<b>Duration</b>	<b>Average recurrence interval (years)</b>									
	<b>1</b>	<b>2</b>	<b>5</b>	<b>10</b>	<b>25</b>	<b>50</b>	<b>100</b>	<b>200</b>	<b>500</b>	<b>1000</b>
<b>5-min</b>	<b>1.20</b> (0.101-1.38)	<b>1.50</b> (1.25-1.75)	<b>2.00</b> (1.69-2.36)	<b>2.50</b> (2.10-2.98)	<b>3.32</b> (2.72-4.01)	<b>4.09</b> (3.28-5.02)	<b>5.03</b> (3.90-6.25)	<b>6.17</b> (4.61-7.85)	<b>8.04</b> (5.68-10.6)	<b>9.77</b> (6.61-13.2)
<b>10-min</b>	<b>0.912</b> (0.762-1.05)	<b>1.14</b> (0.948-1.33)	<b>1.52</b> (1.28-1.80)	<b>1.90</b> (1.60-2.26)	<b>2.53</b> (2.08-3.05)	<b>3.11</b> (2.49-3.82)	<b>3.83</b> (2.97-4.76)	<b>4.69</b> (3.50-5.98)	<b>6.11</b> (4.32-8.06)	<b>7.43</b> (5.03-10.0)
<b>15-min</b>	<b>0.756</b> (0.632-0.872)	<b>0.940</b> (0.784-1.10)	<b>1.26</b> (1.06-1.49)	<b>1.57</b> (1.32-1.87)	<b>2.09</b> (1.72-2.52)	<b>2.58</b> (2.06-3.16)	<b>3.16</b> (2.46-3.94)	<b>3.88</b> (2.90-4.94)	<b>5.05</b> (3.57-6.66)	<b>6.14</b> (4.16-8.29)
<b>30-min</b>	<b>0.508</b> (0.426-0.586)	<b>0.634</b> (0.528-0.738)	<b>0.848</b> (0.714-1.00)	<b>1.06</b> (0.888-1.26)	<b>1.41</b> (1.16-1.70)	<b>1.73</b> (1.39-2.13)	<b>2.13</b> (1.65-2.65)	<b>2.61</b> (1.95-3.33)	<b>3.40</b> (2.40-4.48)	<b>4.13</b> (2.80-5.58)
<b>60-min</b>	<b>0.315</b> (0.263-0.362)	<b>0.392</b> (0.327-0.457)	<b>0.525</b> (0.442-0.621)	<b>0.654</b> (0.550-0.778)	<b>0.870</b> (0.715-1.05)	<b>1.07</b> (0.858-1.32)	<b>1.32</b> (1.02-1.64)	<b>1.62</b> (1.21-2.06)	<b>2.11</b> (1.49-2.78)	<b>2.56</b> (1.73-3.46)
<b>2-hr</b>	<b>0.207</b> (0.182-0.240)	<b>0.258</b> (0.227-0.299)	<b>0.332</b> (0.290-0.386)	<b>0.398</b> (0.342-0.461)	<b>0.498</b> (0.418-0.582)	<b>0.590</b> (0.484-0.697)	<b>0.698</b> (0.558-0.836)	<b>0.841</b> (0.652-1.04)	<b>1.09</b> (0.812-1.40)	<b>1.33</b> (0.955-1.75)
<b>3-hr</b>	<b>0.166</b> (0.148-0.189)	<b>0.206</b> (0.185-0.237)	<b>0.259</b> (0.230-0.297)	<b>0.303</b> (0.267-0.348)	<b>0.365</b> (0.316-0.421)	<b>0.421</b> (0.358-0.489)	<b>0.487</b> (0.407-0.574)	<b>0.582</b> (0.475-0.696)	<b>0.747</b> (0.591-0.943)	<b>0.901</b> (0.696-1.17)
<b>6-hr</b>	<b>0.118</b> (0.106-0.134)	<b>0.148</b> (0.132-0.168)	<b>0.183</b> (0.163-0.208)	<b>0.211</b> (0.186-0.239)	<b>0.247</b> (0.215-0.282)	<b>0.273</b> (0.236-0.315)	<b>0.301</b> (0.256-0.350)	<b>0.337</b> (0.281-0.396)	<b>0.406</b> (0.333-0.485)	<b>0.476</b> (0.384-0.595)
<b>12-hr</b>	<b>0.079</b> (0.070-0.088)	<b>0.099</b> (0.088-0.111)	<b>0.124</b> (0.111-0.140)	<b>0.145</b> (0.128-0.163)	<b>0.171</b> (0.150-0.195)	<b>0.192</b> (0.166-0.220)	<b>0.213</b> (0.182-0.247)	<b>0.234</b> (0.196-0.274)	<b>0.262</b> (0.215-0.313)	<b>0.288</b> (0.231-0.349)
<b>24-hr</b>	<b>0.050</b> (0.044-0.056)	<b>0.063</b> (0.056-0.071)	<b>0.081</b> (0.072-0.091)	<b>0.095</b> (0.084-0.107)	<b>0.116</b> (0.102-0.130)	<b>0.132</b> (0.115-0.149)	<b>0.149</b> (0.129-0.170)	<b>0.167</b> (0.142-0.192)	<b>0.192</b> (0.161-0.223)	<b>0.213</b> (0.175-0.250)
<b>2-day</b>	<b>0.030</b> (0.026-0.034)	<b>0.038</b> (0.034-0.043)	<b>0.049</b> (0.044-0.056)	<b>0.059</b> (0.052-0.067)	<b>0.072</b> (0.063-0.083)	<b>0.083</b> (0.071-0.096)	<b>0.095</b> (0.080-0.110)	<b>0.107</b> (0.090-0.125)	<b>0.124</b> (0.102-0.148)	<b>0.139</b> (0.111-0.167)
<b>3-day</b>	<b>0.022</b> (0.019-0.025)	<b>0.028</b> (0.024-0.032)	<b>0.037</b> (0.032-0.042)	<b>0.044</b> (0.038-0.050)	<b>0.054</b> (0.047-0.062)	<b>0.063</b> (0.054-0.073)	<b>0.072</b> (0.061-0.084)	<b>0.082</b> (0.068-0.096)	<b>0.096</b> (0.078-0.115)	<b>0.108</b> (0.086-0.130)
<b>4-day</b>	<b>0.018</b> (0.016-0.020)	<b>0.023</b> (0.020-0.026)	<b>0.030</b> (0.027-0.034)	<b>0.037</b> (0.032-0.042)	<b>0.046</b> (0.039-0.052)	<b>0.053</b> (0.045-0.061)	<b>0.061</b> (0.051-0.071)	<b>0.070</b> (0.058-0.082)	<b>0.082</b> (0.066-0.098)	<b>0.092</b> (0.073-0.112)
<b>7-day</b>	<b>0.012</b> (0.010-0.014)	<b>0.015</b> (0.013-0.018)	<b>0.021</b> (0.018-0.024)	<b>0.025</b> (0.022-0.029)	<b>0.031</b> (0.027-0.036)	<b>0.036</b> (0.031-0.043)	<b>0.042</b> (0.035-0.050)	<b>0.048</b> (0.039-0.057)	<b>0.057</b> (0.045-0.069)	<b>0.064</b> (0.050-0.078)
<b>10-day</b>	<b>0.009</b> (0.008-0.011)	<b>0.012</b> (0.011-0.014)	<b>0.016</b> (0.014-0.019)	<b>0.020</b> (0.017-0.023)	<b>0.025</b> (0.021-0.029)	<b>0.028</b> (0.024-0.033)	<b>0.033</b> (0.027-0.038)	<b>0.037</b> (0.030-0.044)	<b>0.043</b> (0.035-0.052)	<b>0.048</b> (0.038-0.059)
<b>20-day</b>	<b>0.006</b> (0.005-0.007)	<b>0.008</b> (0.007-0.009)	<b>0.010</b> (0.009-0.012)	<b>0.012</b> (0.011-0.014)	<b>0.015</b> (0.013-0.017)	<b>0.017</b> (0.015-0.020)	<b>0.019</b> (0.016-0.022)	<b>0.022</b> (0.018-0.025)	<b>0.025</b> (0.020-0.030)	<b>0.027</b> (0.022-0.033)
<b>30-day</b>	<b>0.005</b> (0.004-0.005)	<b>0.006</b> (0.005-0.007)	<b>0.008</b> (0.007-0.009)	<b>0.010</b> (0.008-0.011)	<b>0.012</b> (0.010-0.013)	<b>0.013</b> (0.011-0.015)	<b>0.015</b> (0.013-0.017)	<b>0.017</b> (0.014-0.020)	<b>0.019</b> (0.016-0.023)	<b>0.021</b> (0.017-0.025)
<b>45-day</b>	<b>0.004</b> (0.003-0.004)	<b>0.005</b> (0.004-0.005)	<b>0.006</b> (0.006-0.007)	<b>0.008</b> (0.007-0.009)	<b>0.009</b> (0.008-0.010)	<b>0.010</b> (0.009-0.012)	<b>0.012</b> (0.010-0.013)	<b>0.013</b> (0.011-0.015)	<b>0.015</b> (0.012-0.017)	<b>0.016</b> (0.013-0.019)
<b>60-day</b>	<b>0.003</b> (0.003-0.004)	<b>0.004</b> (0.004-0.005)	<b>0.006</b> (0.005-0.006)	<b>0.007</b> (0.006-0.007)	<b>0.008</b> (0.007-0.009)	<b>0.009</b> (0.007-0.010)	<b>0.010</b> (0.008-0.011)	<b>0.010</b> (0.009-0.012)	<b>0.012</b> (0.010-0.014)	<b>0.013</b> (0.010-0.015)

<sup>1</sup> Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS). Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values. Please refer to NOAA Atlas 14 document for more information.

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## PF graphical

PDS-based intensity-duration-frequency (IDF) curves  
Latitude: 39.6780°, Longitude: -119.7016°



# Maps & aerals

## Small scale terrain



## Large scale terrain



## Large scale map





Large scale aerial



[Back to Top](#)

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[US Department of Commerce](#)  
[National Oceanic and Atmospheric Administration](#)  
[National Weather Service](#)  
[National Water Center](#)  
1325 East West Highway  
Silver Spring, MD 20910  
Questions?: [HDSC.Questions@noaa.gov](mailto:HDSC.Questions@noaa.gov)

[Disclaimer](#)

# National Flood Hazard Layer FIRMette



39°40'54.63"N



## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- |                                    |  |  |
|------------------------------------|--|--|
| <b>SPECIAL FLOOD HAZARD AREAS</b>  |  | Without Base Flood Elevation (BFE)<br><i>Zone A, V, A99</i>  |
|                                    |  | With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>   |
|                                    |  | Regulatory Floodway  |
| <b>OTHER AREAS OF FLOOD HAZARD</b> |  | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i> |
|                                    |  | Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>  |
|                                    |  | Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>  |
|                                    |  | Area with Flood Risk due to Levee <i>Zone D</i>  |
| <b>OTHER AREAS</b>                 |  | NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>   |
|                                    |  | Effective LOMRs  |
| <b>GENERAL STRUCTURES</b>          |  | Area of Undetermined Flood Hazard <i>Zone D</i>  |
|                                    |  | Channel, Culvert, or Storm Sewer   |
|                                    |  | Levee, Dike, or Floodwall  |
| <b>OTHER FEATURES</b>              |  | 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation  |
|                                    |  | 17.5 Coastal Transect  |
|                                    |  | Base Flood Elevation Line (BFE)  |
|                                    |  | Limit of Study   |
|                                    |  | Jurisdiction Boundary  |
|                                    |  | Coastal Transect Baseline  |
| <b>MAP PANELS</b>                  |  | Digital Data Available   |
|                                    |  | No Digital Data Available  |
|                                    |  | Unmapped   |
|                                    |  | The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.                                     |

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **12/11/2019 at 12:02:07 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

# Comstock Seed

**DATE OF QUOTE:** December 11, 2019  
**QUOTE EXPIRES:** January 10, 2020

**CUSTOMER:** LA STUDIO J  
 JOE HITZEL

**QUOTE BY:** ED

**PHONE:** 775-323-2223

**FAX:**

**TOTAL:** \$99.06

**MOBILE:**

**PRICING:** PLS

**PROJECT NAME:** PYRAMID HIGHWAY .25 ACE

**PROJECT #:**

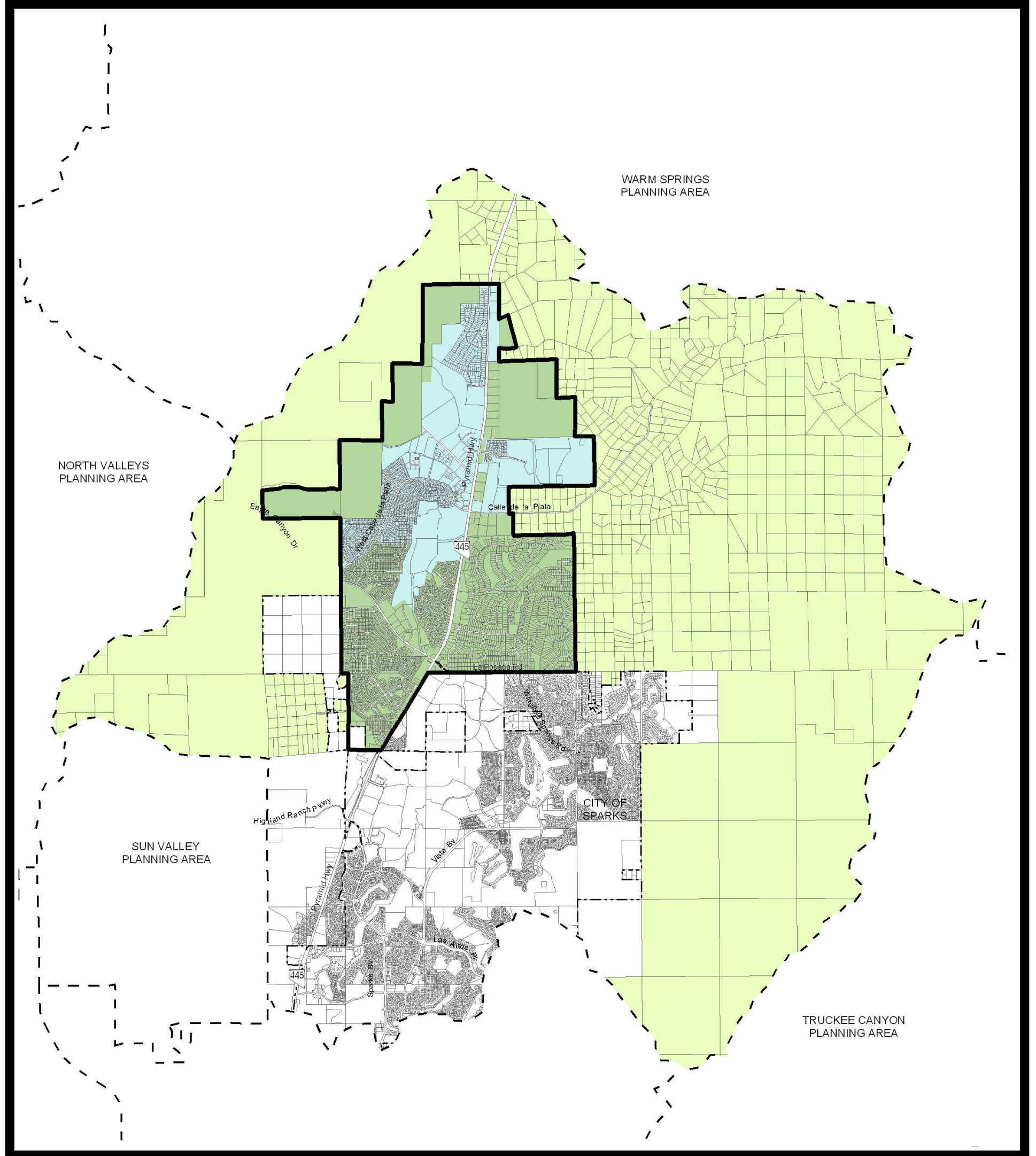
<b>AREA:</b> Area 1	Total Area: 0.25 Acres	<b>MIXED:</b> Yes
---------------------	------------------------	-------------------

<b>SPECIES</b>	<b>PLS LBS/ACRE</b>	<b>PLS LBS</b>	
SAGEBRUSH BASIN	1.00	0.25	FOB Gardnerville
RABBITBRUSH RUBBER	1.00	0.25	\$/LBS \$13.43
SPINY HOPSAGE	1.00	0.25	\$/ACRE \$396.25
MORMON TEA GREEN	0.50	0.13	Seed Rate
SALTBUSH FOURWING	3.00	0.75	LBS/ACRE 29.50
WHEATGRASS CRESTED HYCRE	7.00	1.75	
WHEATGRASS STREAMBANK SO	5.00	1.25	
WHEATGRASS SIBERIAN STABILI	3.00	0.75	
BLUEGRASS SANDBERG HIGH PL	1.00	0.25	
WILDRYE BASIN TRAILHEAD	3.00	0.75	
RYEGRASS ANNUAL GULF	4.00	1.00	
<b>AREA TOTALS</b>	<b>29.50</b>	<b>7.38</b>	
<b>GRAND TOTALS</b>		<b>7.38</b>	





Plus applicable sales tax and freight. Please keep our prices confidential. **THANK YOU FOR LETTING US BID**

Hi Joe; 228 seeds per foot is generous, still, a small amount of seed for 1/4 acre. Call anytime; Ed

917 Highway 88  
 Gardnerville, NV 89460  
 (775) 265-0090 FAX (775) 265-0040



## SPANISH SPRINGS CHARACTER MANAGEMENT PLAN

-  SUBURBAN CHARACTER MANAGEMENT AREA
-  RURAL CHARACTER MANAGEMENT AREA
-  DESIGN GUIDELINES APPENDIX A (Spanish Springs Area Plan)
-  DESIGN GUIDELINES APPENDIX B (Spanish Springs Area Plan)

NOTE: THE SCALE AND CONFIGURATION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A GUIDE FOR DESIGN OR SURVEY WORK. REPRODUCTION IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION FROM THE WASHOE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT.



g:\arcdata\planarea\iss\spanishsprings\CP08-008.mxd

0 1,500 3,000 6,000  
Scale in Feet



**Department of  
Community Development**

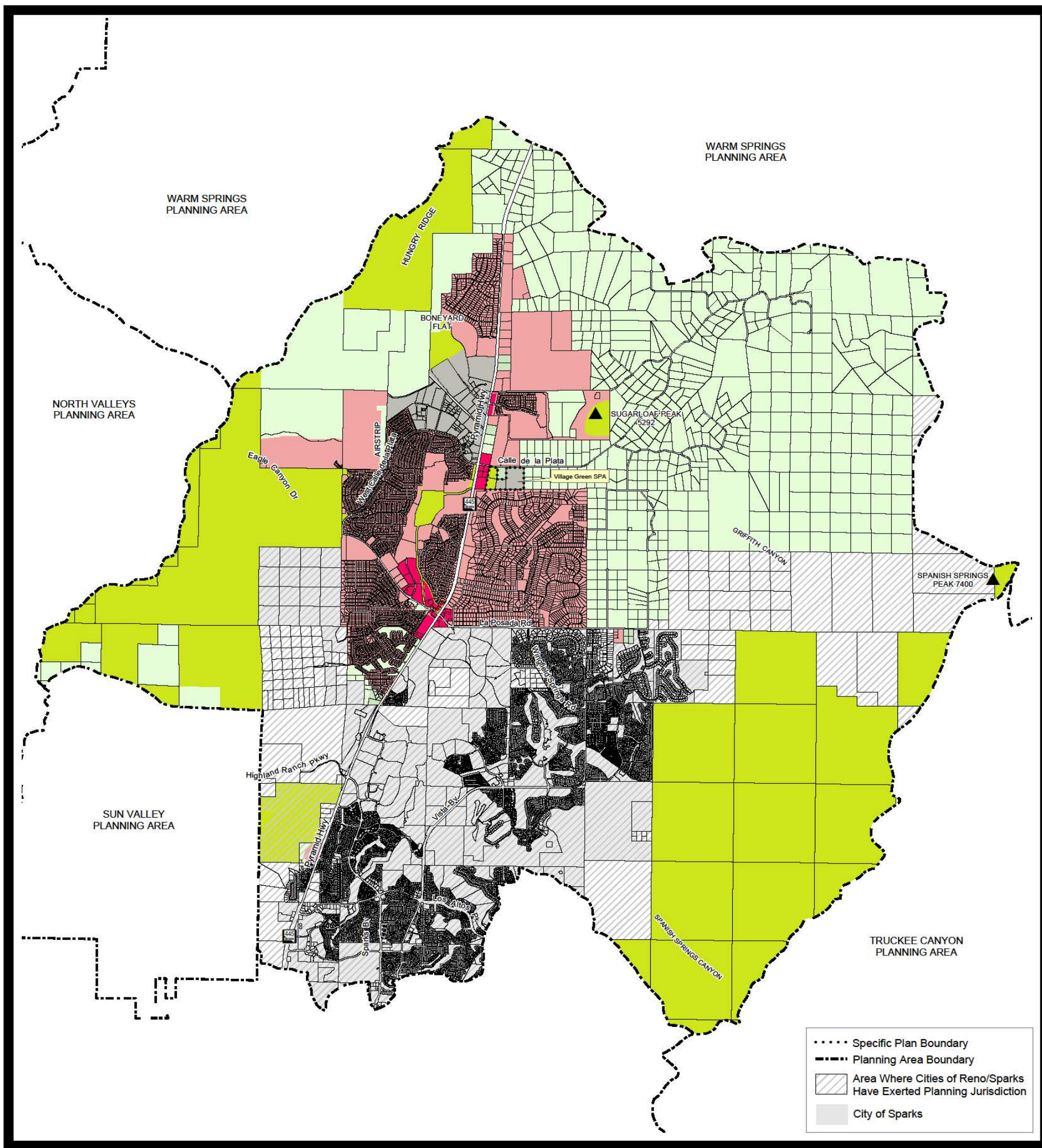
**WASHOE COUNTY  
NEVADA**

Post Office Box 11130  
Reno, Nevada 89520

(775) 328-3600

SOURCE: COMMUNITY SUPPORT SERVICES

WCPC DATE: December 1, 2009  
BCC DATE: January 12, 2010  
RPC DATE: April 14, 2010



### SPANISH SPRINGS MASTER PLAN MAP

- RURAL
- RURAL RESIDENTIAL
- SUBURBAN RESIDENTIAL
- URBAN RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- OPEN SPACE

SOURCE: Planning and Development Division

PC Date: December 1, 2015, March 1, 2016  
 BCC Date: January 26, 2016, April 4, 2016  
 RPC Conformance Date: July 13, 2016  
 Resolution Adoption Date: April 12, 2016

NOTE: THE SCALE AND CONFIGURATION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A GUIDE FOR DESIGN OR SURVEY WORK. REPRODUCTION IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION FROM THE WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT.

CERTIFICATION: THIS DOCUMENT HAS BEEN REVIEWED AND APPROVED AS AN ACCURATE REPRESENTATION OF THE ADOPTED MASTER PLAN MAPS OF WASHOE COUNTY, NEVADA, BY THE WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT.  
 DATE: 7/13/2016 DIRECTOR: [Signature]

**Community Services Department**

**WASHOE COUNTY NEVADA**

Post Office Box 11130  
 Reno, Nevada 89520 (775) 328-3600

Bill Detail

[Back to Account Detail](#)
[Change of Address](#)
[Print this Page](#)

Washoe County Parcel Information		
Parcel ID	Status	Last Update
53049201	Active	11/5/2019 2:08:31 AM
<b>Current Owner:</b> MAY TRUST, DIXIE D 4303 CUTTING HORSE CIR RENO, NV 89519		<b>SITUS:</b> 0 INGENUITY AVE WCTY NV
<b>Taxing District</b> 4000		<b>Geo CD:</b>
Legal Description		
SubdivisionName _UNSPECIFIED Lot 1 Township 21 Range 20		

Installments						
Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/19/2019	2019	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/7/2019	2019	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/6/2020	2019	\$520.94	\$0.00	\$0.00	\$520.94
INST 4	3/2/2020	2019	\$520.94	\$0.00	\$0.00	\$520.94
<b>Total Due:</b>			<b>\$1,041.88</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$1,041.88</b>

Tax Detail			
	Gross Tax	Credit	Net Tax
<a href="#">State of Nevada</a>	\$231.96	(\$122.63)	\$109.33
<a href="#">Truckee Meadows Fire Dist</a>	\$736.82	(\$389.54)	\$347.28
<a href="#">Washoe County</a>	\$1,898.93	(\$1,003.94)	\$894.99
<a href="#">Washoe County Sc</a>	\$1,553.46	(\$821.30)	\$732.16
<a href="#">SPANISH SPRINGS WATER BASIN</a>	\$0.14	\$0.00	\$0.14
<b>Total Tax</b>	<b>\$4,421.31</b>	<b>(\$2,337.41)</b>	<b>\$2,083.90</b>

Payment History				
Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2019	2019141799	B19.94026	\$420.94	9/16/2019
2019	2019141799	B19.14452	\$621.08	7/30/2019

**Pay By Check**

Please make checks payable to:  
**WASHOE COUNTY TREASURER**

**Mailing Address:**  
P.O. Box 30039  
Reno, NV 89520-3039

**Overnight Address:**  
1001 E. Ninth St., Ste D140  
Reno, NV 89512-2845

**Change of Address**

All requests for a mailing address change must be submitted in writing, including a signature (unless using the online form).

To submit your address change online [click here](#)

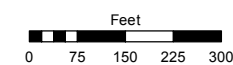
Address change requests may also be faxed to: (775) 328-3642

Address change requests may also be mailed to: Washoe County Assessor  
1001 E 9th Street  
Reno, NV 89512-2845

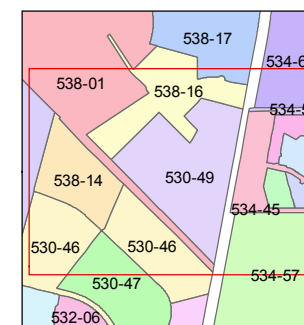
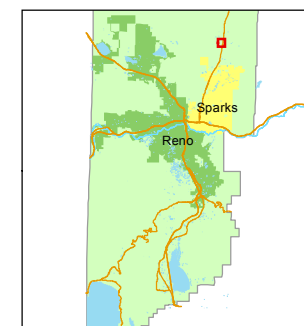
The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or [tax@washoecounty.us](mailto:tax@washoecounty.us)

STATE OF NEVADA  
**WASHOE COUNTY**  
**ASSESSOR'S OFFICE**

1001 East Ninth Street, Building D  
Reno, Nevada 89512  
(775) 328-2231



1 inch = 300 feet



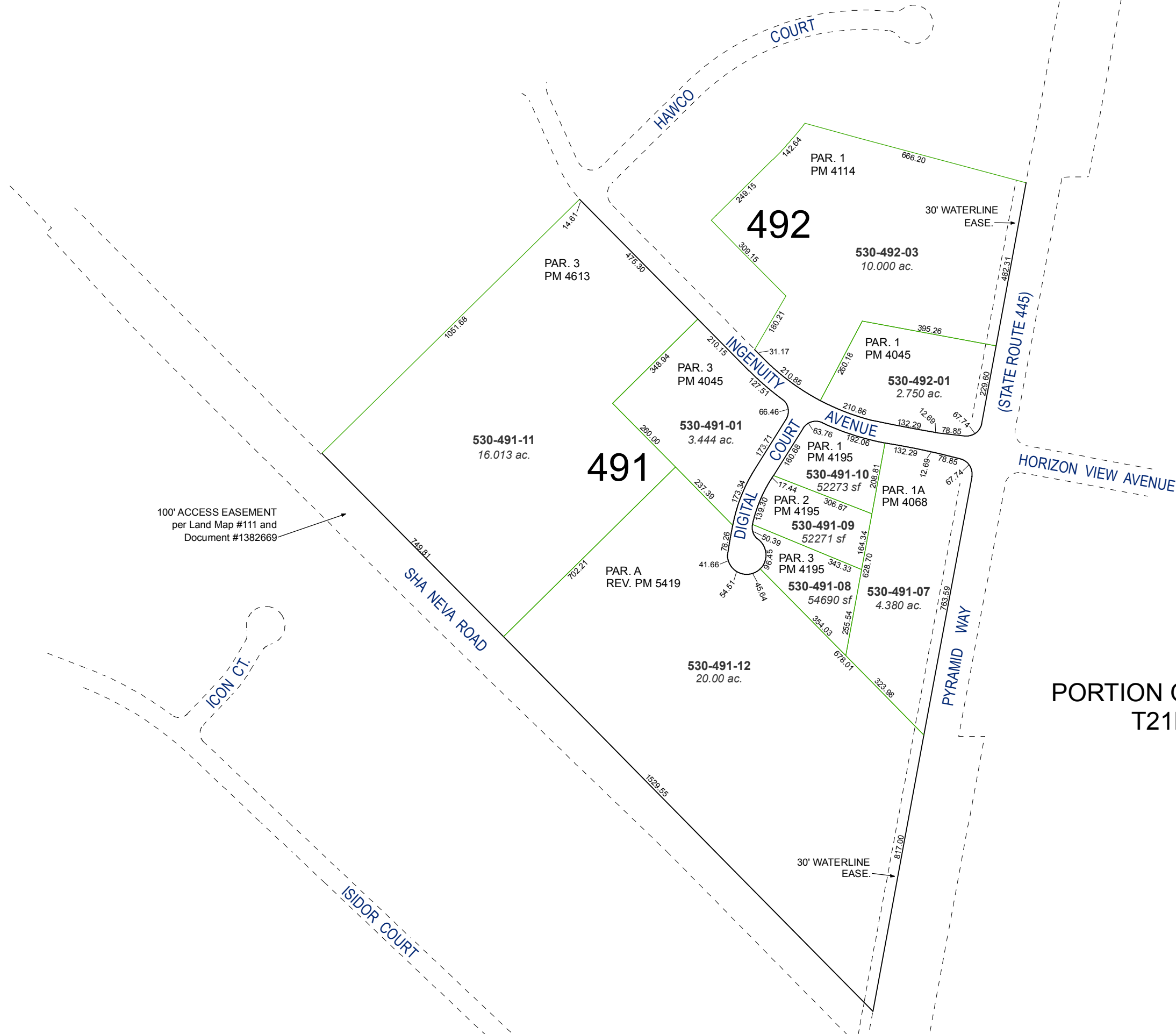
created by: JMO 08/13/2019

updated: \_\_\_\_\_

area previously shown on map(s):

530-28

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.



**PORTION OF SECTION 23  
T21N - R20E**

100' ACCESS EASEMENT  
per Land Map #111 and  
Document #1382669

30' WATERLINE  
EASE.

30' WATERLINE  
EASE.

Owner Information				Building Information				XFOB	SUBAREA
<b>APN</b>	530-492-01	Card 1 of 1		<b>Bld #1 Situs</b>	0 INGENUITY AVE	<b>Property Name</b>			
<b>Situs 1</b>	0 INGENUITY AVE	Bld # 1		<b>Quality</b>		<b>Building Type</b>			
<b>Owner 1</b>	MAY TRUST, DIXIE D	TRUST		<b>Stories</b>		<b>2nd Occupancy</b>			
<b>Owner 2 or Trustee</b>	MAY TRUSTEE, DIXIE D	TRUSTEE		<b>Year Built</b>	0	<b>WAY</b>	0		
<b>Mail Address</b>	4303 CUTTING HORSE CIR RENO NV 89519			<b>Bedrooms</b>	0	<b>Square Feet</b>			
				<b>Full Baths</b>	0	<b>Finished Bsmt</b>	0		
				<b>Half Baths</b>	0	<b>Unfin Bsmt</b>			
				<b>Fixtures</b>		<b>Basement Type</b>			
<b>Parcel Info &amp; Legal Description</b>				<b>Fireplaces</b>	0	<b>Gar Conv Sq Feet</b>	0		
<b>Keyline Desc</b>	PM 4045 LT 1			<b>Heat Type</b>		<b>Total Garage Area</b>	0		
<b>Subdivision</b>	_UNSPECIFIED			<b>2nd Heat Type</b>		<b>Garage Type</b>			
<b>Lot 1 Block</b>	<b>Section</b>	<b>Township 21 Range 20</b>		<b>Exterior Walls</b>		<b>Detached Garage</b>	0		
<b>Record of Survey Map : Parcel Map# 4045 : Sub Map#</b>				<b>2nd Ext Walls</b>		<b>Basement Gar Door</b>	0		
<b>Special Property Code</b>				<b>Roof Cover</b>		<b>Sub Floor</b>			
<b>2019 Tax District</b>	4000	<b>Prior APN</b>	530-280-33	<b>% Complete</b>	0	<b>Frame</b>			
<b>2018 Tax District</b>	4000	<b>Tax Cap Status</b>	NFM - Use does not qualify for Low Cap, High Cap Applied	<b>Obso/Bldg Adj</b>		<b>Units/Bldg</b>	0		
				<b>Construction Modifier</b>		<b>Units/Parcel</b>	0		

Land Information				LAND DETAILS			
<b>Land Use</b>	150	<b>DOR Code</b>	150	<b>Sewer</b>	Municipal	<b>Neighborhood</b>	HAAU HA Neighborhood Map
<b>Size</b>	119,790 SqFt	<b>Size</b>	2.75 Acres	<b>Street</b>	Paved	<b>Zoning Code</b>	I
				<b>Water</b>	Muni		

Sales and Transfer Records				RECORDER SEARCH				
Grantor	Grantee	Doc #	Doc Type	Doc Date	DOR Code	Value/Sale Price	Sale Code	Note
MAY, DIXIE D	MAY TRUST, DIXIE D	3418182	DEED	07-27-2006	150	0	3BGG	
MAY, DIXIE D	MAY, DIXIE D	2892362	CORR	07-24-2003	110	0	3BO	RR OF #2883077 TO CORRECT LEGAL
	MAY, DIXIE D	2883077	DEED	07-01-2003	110	979,993	2MQC	



SPANISH SPRINGS ASSOCIATES										F SEE RR #2892362 TO CORR LEGAL - THIS APN WAS NOT DESCRIBED-SHOULD BE. WATER BANKED WITH WASHOE CO ZONING NCI/LDS/OS/MDS SVL VERIFIED SEE 530-470-04 LINK OR 530-491-01 NOTE
SPANISH SPRINGS ASSOCIATES,	SPANISH SPRINGS ASSOCIATES	2881141	PM	06-30-2003	110		0	4BV		

**Valuation Information**

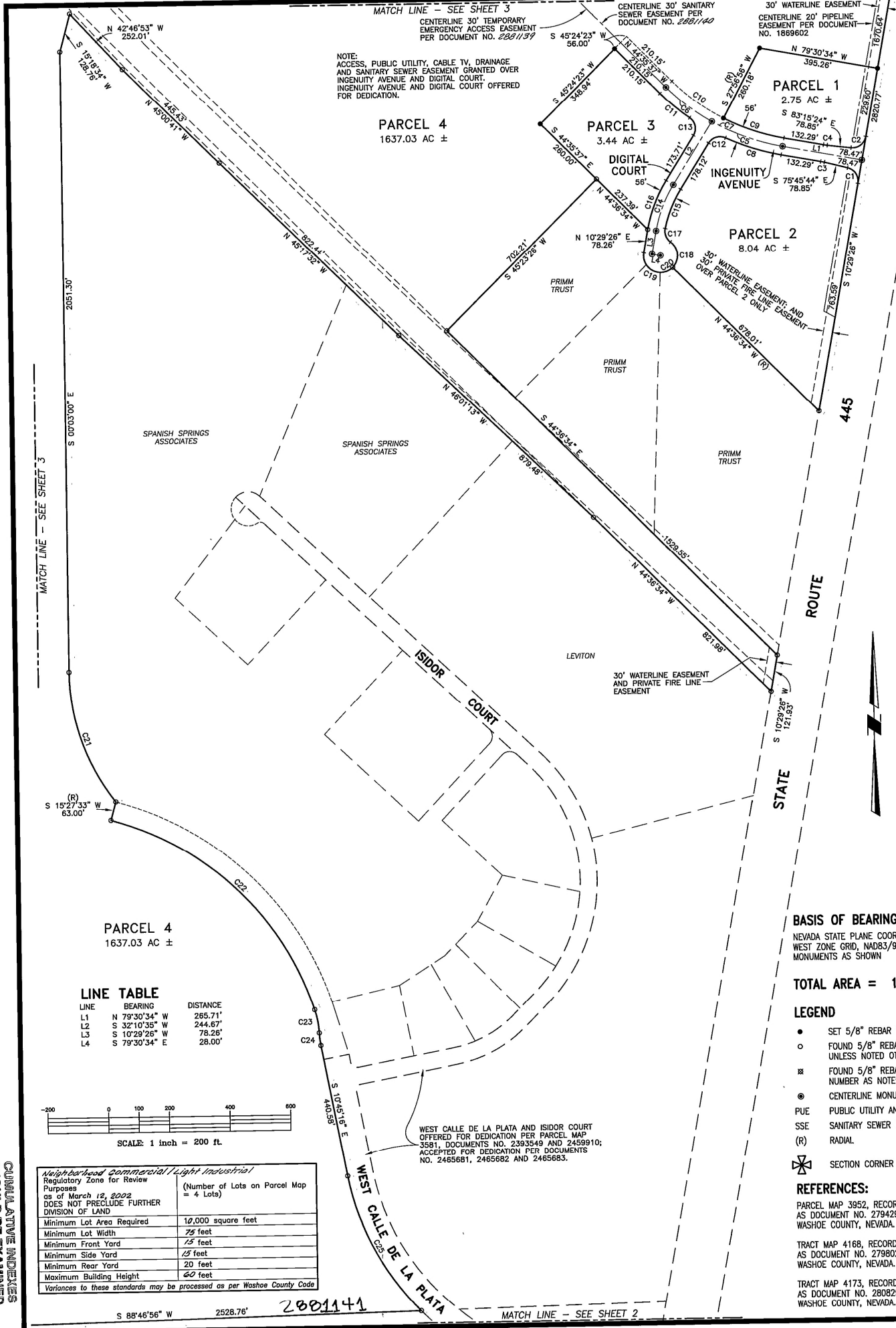
	Taxable Land	New Value	Taxable Imps	Tax Cap Value	Taxable Total	Land Assessed	Imps Assessed	OBSO	Total Assessed	Exemption Value
2019/20 FV	389,318	0	533	183,742	389,851	136,261	186	0	136,448	0

If the property sketch is not available on-line you can obtain a copy by calling (775) 328-2277 or send an email to [exemptions@washoecounty.us](mailto:exemptions@washoecounty.us) with 'Sketch Request' in the subject line. Please include the APN.



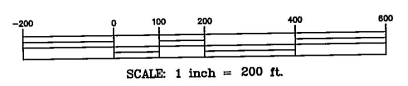
All parcel data on this page is for use by the Washoe County Assessor for assessment purposes only. Zoning information should be verified with the appropriate planning agency. Summary data may not be a complete representation of the parcel. All Parcels are reappraised each year. This is a true and accurate copy of the records of the Washoe County Assessor's Office as of 10-08-2019

st04



**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 79°30'34" W	285.71'
L2	S 32°10'35" W	244.67'
L3	S 10°29'26" W	78.26'
L4	S 79°30'34" E	28.00'



**Neighborhood Commercial/Light Industrial Regulatory Zone for Review**

Purposes as of March 18, 2002  
DOES NOT PRECLUDE FURTHER DIVISION OF LAND

	(Number of Lots on Parcel Map = 4 Lots)
Minimum Lot Area Required	10,000 square feet
Minimum Lot Width	75 feet
Minimum Front Yard	15 feet
Minimum Side Yard	15 feet
Minimum Rear Yard	20 feet
Maximum Building Height	60 feet

Variations to these standards may be processed as per Washoe County Code

WEST CALLE DE LA PLATA AND ISIDOR COURT OFFERED FOR DEDICATION PER PARCEL MAP 3581, DOCUMENTS NO. 2393549 AND 2459910; ACCEPTED FOR DEDICATION PER DOCUMENTS NO. 2465681, 2465682 AND 2465683.

**TITLE COMPANY CERTIFICATE**

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAN HAS BEEN EXAMINED AND THAT SPANISH SPRINGS ASSOCIATES, A NEVADA LIMITED PARTNERSHIP, OWNS OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT IT IS THE ONLY OWNER OF RECORD OF SAID LANDS; THAT ALL THE OWNERS OF RECORD OF THE LAND HAVE SIGNED THE FINAL MAP; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS TO BE DIVIDED AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE LANDS DELINEATED HEREON FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS, AND THAT A GUARANTEE DATED 6-20-03 FOR THE BENEFIT OF THE COUNTY OF WASHOE, STATE OF NEVADA, HAS BEEN ISSUED WITH REGARD TO ALL OF THE ABOVE.

WESTERN TITLE COMPANY, INC.  
BY: David Evans DATE 6-25-03  
DAVID EVANS, VICE PRESIDENT

**COMMUNITY DEVELOPMENT CERTIFICATE**

THIS FINAL MAP IS IN SUBSTANTIAL COMPLIANCE WITH THE TENTATIVE MAP, PM03-\_\_\_\_, AND ALL CONDITIONS OF APPROVAL HAVE BEEN MET. THEREFORE, THIS PARCEL MAP IS APPROVED ON THIS 24th DAY OF June, 2003. THE OFFER OF DEDICATION OF THE STREETS SHOWN HEREON IS HEREBY REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NRS CHAPTER 278.

Adrian P. Freund  
ADRIAN P. FREUND, AICP, DIRECTOR OF COMMUNITY DEVELOPMENT

- NOTES**
- PUBLIC UTILITY AND CABLE TV EASEMENTS ARE HEREBY GRANTED, 10 FEET IN WIDTH COINCIDENT WITH ALL STREET RIGHTS-OF-WAY, AND 5 FEET IN WIDTH COINCIDENT WITH THE SIDE AND REAR LINES OF PARCELS 1, 2, AND 3.
  - A PUBLIC UTILITY AND CABLE TV EASEMENT IS ALSO HEREBY GRANTED WITHIN PARCELS 1, 2 AND 3 FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY AND CABLE TV FACILITIES TO SAID PARCELS AND THE RIGHT TO EXIT SAID PARCELS WITH SAID FACILITIES FOR THE PURPOSE OF SERVING ADJACENT LOTS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THAT TIME, AND THE UTILITY AND CABLE TV COMPANIES.
  - PARCELS 1, 2 AND 3 ARE FOR NON-RESIDENTIAL USE ONLY.
  - THE NATURAL DRAINAGE WILL NOT BE IMPERED DURING THE DEVELOPMENT OR IMPROVEMENT OF THESE PARCELS.
  - THIS PARCEL MAP IS SITUATE WITHIN FLOOD ZONE AD AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 3003102840 E, DATED SEPTEMBER 30, 1994.
  - ANY STRUCTURES WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH THE WASHOE COUNTY DEVELOPMENT CODE ARTICLE 418.
  - A 5 FOOT PRIVATE DRAINAGE EASEMENT IS HEREBY GRANTED COINCIDENT WITH ALL SIDE AND REAR PARCEL LINES OF PARCELS 1, 2 AND 3.
  - SEWAGE DISPOSAL SHALL BE BY COMMUNITY SEWER ONLY.
  - A 10 FOOT PLOWED SNOW STORAGE AND TRAFFIC CONTROL SIGNAGE EASEMENT IS HEREBY GRANTED ALONG ALL STREET RIGHTS-OF-WAY.
  - THE OWNER SHALL RESERVE THE RIGHT FOR RESIDENTIAL DEVELOPMENT ON PARCEL 4.
  - WATER FOR FIRE PROTECTION SHALL BE PROVIDED AT BUILDING PERMIT FOR PARCELS 1, 2 AND 3 PRIOR TO ANY STORAGE OF COMBUSTIBLES ON SITE. FIRE FLOWS SHALL MEET TABLE III-A OF THE UNIFORM FIRE CODE.
  - PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR PARCELS 1, 2 AND 3, WATER AND SEWER IMPROVEMENT PLANS FOR EACH PARCEL AND THE SUBSEQUENT CONSTRUCTION SHALL BE IN ACCORDANCE WITH WASHOE COUNTY REQUIREMENTS.
  - FEES FOR IMPROVEMENT PLAN CHECKING AND CONSTRUCTION INSPECTION SHALL BE IN ACCORDANCE WITH WASHOE COUNTY ORDINANCE AND SHALL BE PAID PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR PARCELS 1, 2 AND 3.
  - PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR PARCELS 1, 2 AND 3, WATER SERVICE CONNECTION FEES IN ACCORDANCE WITH WASHOE COUNTY ORDINANCE AND SHALL BE PAID.
  - PRIOR TO THE ISSUANCE OF A SANITARY SEWER WILL SEND LETTER OR A BUILDING PERMIT FOR PARCELS 1, 2 AND 3, SANITARY SEWER CONNECTION FEES IN ACCORDANCE WITH WASHOE COUNTY ORDINANCE SHALL BE PAID. CONNECTION FEES FOR COMMERCIAL DEVELOPMENT WILL BE DETERMINED UPON WASTE FIXTURE UNIT COUNTS. THESE FIXTURE UNIT COUNTS SHALL BE PREPARED BY THE APPLICANT'S ARCHITECT OR ENGINEER IN ACCORDANCE WITH THE UNIFORM PLUMBING CODE AND SHALL BE SUBMITTED TO THE UTILITY SERVICES DIVISION FOR REVIEW AND APPROVAL.
  - THE TRAFFIC MITIGATION PLAN REQUIRED BY SECTION 4.4.1 OF THE SPANISH SPRINGS SPECIFIC PLAN SHALL BE REVIEWED AND APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT AND THE COUNTY ENGINEER PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR PARCELS 1, 2 AND 3.

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	CURVE	DELTA	RADIUS	LENGTH
C1	86°15'10"	45.00'	67.74'	C14	21°41'09"	430.00'	162.75'
C2	86°15'10"	45.00'	67.74'	C15	19°51'12"	402.00'	139.30'
C3	03°44'50"	194.00'	12.69'	C16	21°41'09"	458.00'	173.35'
C4	03°44'50"	194.00'	12.69'	C17	65°36'42"	44.00'	50.39'
C5	19°45'46"	720.00'	248.34'	C18	98°40'45"	56.00'	96.45'
C6	15°09'12"	720.00'	190.42'	C19	145°06'00"	56.00'	141.82'
C7	34°54'57"	720.00'	438.77'	C20	243°46'45"	56.00'	238.27'
C8	14°42'42"	748.00'	192.06'	C21	37°57'06"	700.00'	463.67'
C9	17°27'30"	692.00'	210.86'	C22	56°39'41"	968.50'	957.77'
C10	17°27'27"	692.00'	210.85'	C23	15°07'27"	300.00'	79.19'
C11	09°46'02"	748.00'	127.51'	C24	07°59'57"	300.00'	41.88'
C12	83°01'34"	44.00'	63.78'	C25	34°10'46"	863.50'	515.11'
C13	86°32'14"	44.00'	66.46'				

**BASIS OF BEARINGS**  
NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE GRID, NAD83/94, PER SURVEY MONUMENTS AS SHOWN

**TOTAL AREA = 1651.26 ACRES ±**

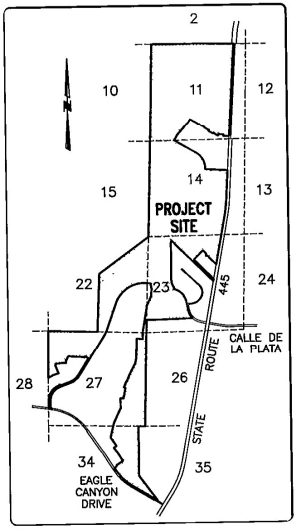
- LEGEND**
- SET 5/8" REBAR WITH CAP "PLS 4043"
  - FOUND 5/8" REBAR WITH CAP "PLS 4043" UNLESS NOTED OTHERWISE
  - FOUND 5/8" REBAR WITH CAP AND "PLS" NUMBER AS NOTED
  - CENTERLINE MONUMENT TO BE SET
  - PUE PUBLIC UTILITY AND CABLE TV EASEMENT
  - SSE SANITARY SEWER EASEMENT
  - (R) RADIAL
  - ✱ SECTION CORNER AS DESCRIBED

**REFERENCES:**

PARCEL MAP 3952, RECORDED JANUARY 22, 2003, AS DOCUMENT NO. 2794292, OFFICIAL RECORDS, WASHOE COUNTY, NEVADA.

TRACT MAP 4168, RECORDED JANUARY 30, 2003, AS DOCUMENT NO. 2798021, OFFICIAL RECORDS, WASHOE COUNTY, NEVADA.

TRACT MAP 4173, RECORDED FEBRUARY 20, 2003, AS DOCUMENT NO. 2808290, OFFICIAL RECORDS, WASHOE COUNTY, NEVADA.



**VICINITY MAP**  
NO SCALE

**OWNER'S CERTIFICATE**

THIS IS TO CERTIFY THAT THE UNDERSIGNED SPANISH SPRINGS ASSOCIATES, A NEVADA LIMITED PARTNERSHIP, IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT, THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278, THAT INGENUITY AVENUE AND DIGITAL COURT AS SHOWN HEREON ARE HEREBY OFFERED FOR DEDICATION TO BE USED AS PUBLIC THOROUGHFARES FOREVER, THAT ALL WATER AND SEWER FACILITIES ARE HEREBY DEDICATED TO WASHOE COUNTY, AND THAT THE EASEMENTS AS SHOWN FOR ACCESS, UTILITY AND DRAINAGE ARE HEREBY GRANTED.

SPANISH SPRINGS ASSOCIATES, A NEVADA LIMITED PARTNERSHIP  
BY: HAWCO DEVELOPMENT COMPANY, A NEVADA CORPORATION  
GENERAL PARTNER  
Jesse Haw  
JESSE HAW, PRESIDENT

STATE OF NEVADA S.S.  
COUNTY OF WASHOE  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON June 26th, 2003, BY JESSE HAW, AS PRESIDENT OF HAWCO DEVELOPMENT COMPANY, A NEVADA CORPORATION, GENERAL PARTNER OF SPANISH SPRINGS ASSOCIATES, A NEVADA LIMITED PARTNERSHIP.

Melissa M. Marr  
NOTARY PUBLIC  
MELISSA M. MARR  
Notary Public - State of Nevada  
Appointed & Licensed by Washoe County  
Exp. 06/30/06

**SURVEYOR'S CERTIFICATE**

I, GEORGE FONG, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, HEREBY CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF SPANISH SPRINGS ASSOCIATES.
- THE LANDS SURVEYED LIE WITHIN SECTIONS 11, 14, 22, 23, 27, 34 AND 35, T.21N., R.20E., M.D.M., AND THE SURVEY WAS COMPLETED ON MAY 14, 2003.
- THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
- THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

George Fong  
GEORGE FONG - PLS 4043  
LAND SURVEYOR STATE OF NEVADA  
Exp. 6-30-06  
6/25/03

**UTILITY COMPANIES CERTIFICATE**

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITY AND CABLE TV COMPANIES.

Carol Cassien 6/26/2003  
SIERRA PACIFIC POWER COMPANY DATE

Michelle Kinchel 6/25/2003  
NEVADA BELL TELEPHONE COMPANY d/b/a SBC NEVADA DATE

Alvin L. F. 6-25-03  
CHARTER COMMUNICATIONS DATE

Vahid Behmoram 6-25-03  
WASHOE COUNTY DEPARTMENT OF WATER RESOURCES DATE

**TAXATION CERTIFICATE**

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL THE PROPERTY TAXES ON THE LAND FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO NRS 361A.265.

WASHOE COUNTY TREASURER  
Darcy A. Anderson 6-26-03  
DEPUTY DATE

**WATER RIGHT DEDICATION CERTIFICATE**

THE WATER AND SEWER RESOURCE REQUIREMENTS SET FORTH IN ARTICLE 422 OF THE WASHOE COUNTY DEVELOPMENT CODE, RELATED TO THE DEDICATION OF WATER RESOURCES, HAVE BEEN SATISFIED.

Vahid Behmoram 6-25-03  
WASHOE COUNTY UTILITY DIVISION DATE

<p><b>7th PARCEL MAP FOR SPANISH SPRINGS ASSOCIATES</b></p> <p>SITUATE WITHIN SECTIONS 11, 14, 22, 23, 27, 34 AND 35, T.21N., R.20E., M.D.M.; A DIVISION OF A PORTION OF PARCEL 4 OF PARCEL MAP 3952</p>		<p>COUNTY RECORDER'S CERTIFICATE</p> <p>FILE NO: <u>2891141</u></p> <p>FILED FOR RECORD AT THE REQUEST OF <u>Hawco Dev. Co.</u> ON THIS <u>30</u> DAY OF <u>June</u>, 2003 AT <u>3:33</u> MINUTES PAST <u>1</u> O'CLOCK P.M. OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.</p>
<p>WASHOE COUNTY</p> <p><b>C &amp; M ENGINEERING AND DESIGN, LTD</b></p> <p>9498 DOUBLER BLVD., SUITE B RENO, NV 89521 PHONE: (775) 856-3312 FAX: (775) 856-3318</p>	<p>NEVADA</p> <p>JOB NO. <u>03-02.01</u> DATE: <u>5/14/03</u></p> <p>COUNTY RECORDER BY: <u>C. Bartley</u> DEPUTY FFF: <u>41.00</u></p>	<p>BY: <u>Kathryn Burke</u> COUNTY RECORDER</p> <p>SHEET <u>1</u> OF <u>3</u></p>

CUMULATIVE INDEXES SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP

CUMULATIVE INDEXES SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP

Parcel Map 4045