



AMENDED WASHOE COUNTY BOARD OF ADJUSTMENT NOTICE OF MEETING AND AGENDA

Board of Adjustment Members

Robert F. Wideman, Chair
Mary S. Harcinske, Vice Chair
Philip J. Horan
Richard "R.J." Cieri
Kim Toulouse
William Whitney, Secretary

Thursday October 4, 2012
1:30 p.m.

Washoe County Commission Chambers
1001 East Ninth Street
Reno, NV

PUBLIC HEARING ITEMS

(complete case descriptions are provided beginning on page three of this agenda)

- **Amendment of Conditions Case No. AC12-002 - Amendment of Special Use Permit Case No. SB10-009 – Palomino Valley General Improvement District** (Continued from the August 2, 2012 meeting)
- **Amendment of Conditions Case No. AC12-003 for Special Use Permit Case Nos. SB09-002 and SB10-003 – Tahoe Estates, LLC**
- **Amendment of Conditions Case No. AC12-004 for Special Use Permit Case No. SB12-004 – NV Energy**
- **Variance Case No. VA12-004 – Laurel Dempsey**
- **Amendment of Conditions Case No. AC12-005, to amend Special Use Permit Case No. SB12-012 – Sun Valley General Improvement District / Reno Indoor Paintball**
- **Special Use Permit Case No. SB12-011 - NV Energy**
- **Extension of Time Request for Special Use Permit Case No. SB10-012 and Variance Case No. VA11-001 - Washoe County Regional Parks Department**

Items for Possible Action: All numbered or lettered items on this agenda are hereby designated for possible action as if the words "for possible action" were written next to each item (NRS 241.020), except for items marked with an asterisk (*). Those items marked with an asterisk (*) may be discussed but action will not be taken on them.

Possible Changes to Agenda Order and Timing: Discussion may be delayed on any item on this agenda, and items on this agenda may be taken out of order, combined with other items and discussed or voted on as a block, removed from the agenda, moved to the agenda of another later meeting or moved to or from the consent section. Items designated for a specified time will not be heard before that time, but may be delayed beyond the specified time.



CHANGING FACE
OF AMERICA

Public Comment; Disrupting of Meeting: During the “Public Comment” periods listed below, anyone may speak pertaining to any matter either on or off the agenda. Public comment during these periods is limited to three minutes. Additionally, during action items (those *not* marked with an asterisk), public comment will be heard on that particular item before action is taken. See “Public Participation,” below, for time limits. In either event, each speaker must fill out a “Request to Speak” form and give it to the recording secretary. Unused time may not be reserved or transferred. Comments are to be directed to the board as a whole and not to one individual. The presiding officer may (with or without advance warning) order the removal of a person whose conduct willfully disrupts the meeting to the extent that its orderly conduct is made impractical.

Public Participation: The Board of Adjustment adopted Rules, Policies and Procedures are available on the website provided above or by contacting the Community Development Department.

At least one copy of items displayed and at least ten copies of any written or graphic material for the Board’s consideration should be provided to the Recording Secretary. Materials longer than one page in length submitted within six days of the Board of Adjustment meeting may not be considered by the Board in their deliberations. Subject to applicable law and the board’s rules, policies, and procedures, public comment or testimony may be submitted to the board in written form for its consideration. However, the board is not required to read written statements aloud during the meeting.

Time allocations for public hearing items are as follows: 15 minutes for staff’s presentation; 15 minutes for an applicant’s presentation; 5 minutes for a group representative’s comments; 3 minutes for individual comment. At the discretion of the Chair, additional time may be provided to any party if the request is made at least 24 hours in advance of the meeting start time. The Chair may reduce the per person time allotment for comment on a particular item; this determination will be made prior to hearing comment on the item.

Posting of Agenda; Website Location: Pursuant to NRS 241.020, this notice has been posted at the Washoe County Administration Complex, 1001 E. Ninth Street, Reno, Nevada, and at the following locations: Washoe County Clerk’s Office-Courthouse (Court and Virginia Streets), Washoe County Library (301 South Center Street), and Sparks Justice Court (630 Greenbrae Drive). Agendas and staff reports are posted to the Washoe County website at www.washoecounty.us/comdev four days prior to the meeting.

Special Accommodations: Facilities in which this meeting is being held are accessible to the disabled. Persons with disabilities who require special accommodations or assistance (e.g. sign language, interpreters, or assisted listening devices) at the meeting should notify Washoe County Community Development, at 775.328.3600, two working days prior to the meeting.

Appeal Procedure: Most decisions rendered by the Board of Adjustment are appealable to the Board of County Commissioners. If you disagree with the decision of the Board of Adjustment and you want to appeal its action, call the Planning staff immediately, at 328-6100. You will be informed of the appeal procedure, application fee, and the time in which you must act. Appeal periods vary from seven (7) to fifteen (15) days, depending on the type of application.

1:30 p.m.

AGENDA

1. ***Determination of Quorum**
2. ***Pledge of Allegiance**

3. ***Ethics Law Announcement**

4. ***Appeal Procedure**

5. ***Public Comment**

The public is invited to speak on any item on or off the agenda during this period. However, action may not be taken until this item is placed on an agenda as an action item.

6. **Approval of Agenda**

7. **Approval of Minutes**

August 2, 2012

8. **Planning Items and Public Hearings** – On the following items, the Board of Adjustment may take action to approve (with or without conditions), modify and approve (with or without conditions), or deny the request. The Board of Adjustment may also take action to continue an item to a future agenda.

A. PUBLIC HEARING: Amendment of Conditions Case No. AC12-002: Amendment of Special Use Permit Case No. SB10-009 Palomino Valley General Improvement District – Continued from August 2, 2012 Board of Adjustment Meeting - To remove the condition of approval requiring slats in the fencing surrounding the proposed facility.

- Location: 4270 Ironwood Road at the southeast corner of State Route 445 and Ironwood Road.
- Assessor's Parcel No.(s): 076-251-07
- Parcel Size: ± 6.70 Acres
- Area Plan: Warm Springs
- Citizen Advisory Board: Warm Springs CAB
- Commission District: 5 – Commissioner Weber
- Development Code: Article 810, Special Use Permits
- Section/Township/Range: Within Section 7, T22N, R21E, MDM, Washoe County, NV
- Staff: Roger D. Pelham, MPA, Senior Planner
- Phone: 775.328.3622
- Email: rpelham@washoecounty.us

B. PUBLIC HEARING: Amendment of Conditions Case No. AC12-003, to amend Special Use Permit Case Nos. SB09-002 and SB10-003 – Tahoe Estates, LLC – To remove a condition of approval requiring removal of a temporary structure from SB10-003 and replace that condition on SB09-002. Both special use permits approved detached accessory dwellings on adjacent parcels within the same overall development.

- Location: South side of Lakeshore Boulevard, approximately 600 feet west of its intersection with Selby Drive and is addressed as 1029 Lakeshore Boulevard, Incline Village
- Assessor's Parcel No.(s): 130-230-36 and 130-230-05
- Zoning: High Density Rural (HDR) and High Density Suburban (HDS)
- Parcel Size: ± 2.02 acres and ± 3.18 acres
- Area Plan: Tahoe

- Citizen Advisory Board: Incline Village / Crystal Bay
- Commission District: 1 – Commissioner Breternitz
- Development Code: Article 810, Special Use Permits
- Section/Township/Range: Within Section 23, T16N, R18E, MDM, Washoe County, NV
- Staff: Roger D. Pelham, MPA, Senior Planner
- Phone: 775.328.3622
- Email: rpelham@washoecounty.us

C. PUBLIC HEARING: Amendment of Conditions Case No. AC12-004, to amend Special Use Permit Case No. SB12-004 – NV Energy – To allow the addition of a microwave dish, two feet in diameter, to the previously approved monopole, for communication of data.

- Location: At the existing water tank approximately 600 feet west (uphill) from the intersection of Timberline Drive and Timberline View Court
- Assessor's Parcel No.(s): 049-070-41
- Parcel Size: ± 1.78 acres
- Zoning: General Rural (GR)
- Area Plan: Forest
- Citizen Advisory Board: Southwest Truckee Meadows
- Commission District: 1 – Commissioner Breternitz
- Development Code: Authorized in Article 324, Communication Facilities and Article 810, Special Use Permits
- Section/Township/Range: Section 34, T18N, R19E, MDM Washoe County, NV
- Staff: Roger D. Pelham, MPA, Senior Planner
- Phone: 775.328.3622
- Email: rpelham@washoecounty.us

D. PUBLIC HEARING: Variance Case No. VA12-004 - Laurel Dempsey –To vary the required front yard setback from 30 feet to 18.6 feet, to vary the rear yard setback from 30 feet to 19.1 feet and to vary the front yard fence height from 4.5 to 6 feet in height along the southerly most parcel line to accommodate an existing fence and existing dwelling.

- Location: 4835 Canyon Drive, approximately 250 feet northwest of the intersection of Canyon Drive and Westgate Road
- Assessor's Parcel No.(s): 009-101-14
- Parcel Size: ± 22,460 square feet
- Area Plan: Southwest Truckee Meadows
- Citizen Advisory Board: West Truckee Meadows
- Commission District: 1 – Commissioner Breternitz
- Development Code: Article 804, Variances
- Section/Township/Range: Within Section 17, T19N, R19E, MDM, Washoe County, NV
- Staff: Roger D. Pelham, MPA, Senior Planner
- Phone: 775.328.3622
- Email: rpelham@washoecounty.us

E. PUBLIC HEARING: Amendment of Conditions Case No. AC12-005, to amend Special Use Permit Case No. SB12-012 – Sun Valley General Improvement District / Reno Indoor Paintball – To remove conditions of approval numbered 3a, 3b and 3c, as originally recommended by Washoe County Risk Management, that are not applicable to a project on property not owned by Washoe County.

- Location: 115 West 6th Avenue, Sun Valley, at the Sun Valley Community Park
- Assessor's Parcel No.(s): 085-211-03
- Parcel Size: ± 20 Acres
- Area Plan: Sun Valley
- Citizen Advisory Board: Sun Valley
- Commission District: 3 – Commissioner Jung
- Development Code: Article 810, Special Use Permits
- Section/Township/Range: Within Section 18, T20N, R20E, MDM, Washoe County, NV
- Staff: Roger D. Pelham, MPA, Senior Planner
- Phone: 775.328.3622
- Email: rpelham@washoecounty.us

F. PUBLIC HEARING: Special Use Permit No. SB12-011 - NV Energy – a request to install a 54.5-foot tall monopole antenna at 2540 Antelope Valley Road for the “NV Energize” meter program

- Location: 2540 Antelope Valley Road
- Assessor's Parcel No.(s): 079-481-69
- Parcel Size: 54 Acres
- Area Plan: North Valleys
- Citizen Advisory Board: North Valleys
- Commission District: 5- Commissioner Weber
- Development Code: As authorized in Article 810 and required by Article 324
- Section/Township/Range: Within Section 14, T22N, R19E, MDM, Washoe County, NV
- Staff: Eva Krause, AICP, Planner
- Phone: 775.328.3796
- Email: ekrause@washoecounty.us

G. PUBLIC HEARING: Extension of Time Request for Special Use Permit Case No. SB10-012 and Variance Case No. VA11-001 - Washoe County Regional Parks Department – To extend for 5 years, until August 3, 2016, the approval of the Special Use Permit to allow for excavation exceeding 1,000 cubic yards, disturbance of a Significant Hydrologic Resource (SHR); and Variance to construct retaining walls in excess of 6 feet in order to accommodate the development of the Ballardini Ranch Trailhead.

- Location: Western end of Lone Tree Lane, ±0.6 miles west of Lakeside Drive
- Assessor's Parcel No.(s): 222-080-07 and 222-080-08
- Parcel Size: ±121.2 and ±90.6 acres respectively
- Current Regulatory Zone(s): General Rural (GR), Low Density Rural (LDR), and Medium Density Suburban (MDR)

- Area Plan: Southwest Truckee Meadows
- Citizen Advisory Board: Southwest Truckee Meadows
- Commission Districts: 1 – Commissioner Breternitz and
2 – Commissioner Humke
- Development Code: Authorized in Article 810 Special Use Permits,
Section 110.810.65, and Article 804
Variances, Section 110.804.55
- Section/Township/Range: Within Sections 2, 3, 11, T18N, R18E, MDM
Washoe County, NV
- Staff: Sandra Monsalvè, AICP, Senior Planner
- Phone: 775.328.3608
- Email: smonsalve@washoecounty.us

9. Chair and Board Items

(Unless otherwise listed with a topic description, this portion of the agenda is limited to announcements, staff discussion of items or suggested items to be scheduled proposed for action at future meetings, and reports on planning issues and/or activities of organizations in which individual members may be involved.)

- A. Resolution of Appreciation for Mary Harcinske
- B. Election of Officers: Board of Adjustment Vice Chair
- C. Introduction of updated Rules, Policies and Procedures
- D. *Report on Previous Board of Adjustment Items
- E. Future Agenda Items and Staff Reports

10. Director's Items

- A. National Community Planning Month, October 2012
- B. *Legal Information and Updates

11. *Public Comment

The public is invited to speak on any item on or off the agenda during this period. However, action may not be taken until this item is placed on an agenda as an action item.

12. Adjournment



BOARD OF ADJUSTMENT MEETING MINUTES

Board of Adjustment Members

Robert F. Wideman, Chair

Mary S. Harcinske, Vice Chair

Philip J. Horan

Richard "R.J." Cieri

Kim Toulouse

William Whitney, Secretary

Thursday August 2, 2012

1:30 p.m.

Washoe County Commission Chambers
1001 East Ninth Street
Reno, NV

WASHOE COUNTY BOARD OF ADJUSTMENT

Minutes

August 2, 2012

The regular meeting of the Washoe County Board of Adjustment was scheduled for Thursday, August 2, 2012 at 1:30 p.m., in the Washoe County District Commission Chambers, 1001 East Ninth Street, Reno, Nevada.

1. Determination of Quorum

Chair Wideman called the meeting to order at 1:30 p.m. The following members and staff were present:

Members present: Robert Wideman, Chair
Mary S. Harcinske
Philip Horan
Richard "R.J." Cieri
Kim Toulouse

Members absent: None

Staff present: Bill Whitney, Acting Director, Community Development
Eva Krause, AICP, Planner, Community Development
Grace Sannazzaro, Planner, Community Development
Greg Salter, Deputy District Attorney, District Attorney's Office
Dawn Spinola, Recording Secretary, Community Development

2. Pledge of Allegiance

Member Toulouse led the pledge to the flag.

3. Ethics Law Announcement

Deputy District Attorney (DDA) Salter recited the Ethics Law standards.

4. Appeal Procedure

Mr. Whitney recited the appeal procedure for items heard before the Board of Adjustment.

5. Public Comment

Cathy Brandhorst discussed criminal activity.

6. Approval of Agenda

In accordance with the Open Meeting Law, Member Toulouse moved to approve the agenda of August 2, 2012. Member Horan noted that, in the past, the nomination for the new Chair and Vice Chair had taken place at the beginning of the meeting. DDA Salter explained the rules did not specify in which part of the meeting the elections must be held.

The motion, seconded by Member Horan, passed unanimously.

7. Approval of Minutes

Member Cieri moved to approve the minutes of June 7, 2012. The motion was seconded by Member Harcinske and passed unanimously.

8. Consent Items

None

9. Project Review Items

Agenda Item 9A

PUBLIC HEARING: Special Use Permit Case No. SB12-009 - NV Energy – To construct a 54.5-foot tall monopole wireless communication facility to support NV Energy's Smart Grid program known as "NV Energize".

- Location: 240 Bobcat Hill Road
- Assessor's Parcel No: 079-551-13
- Parcel Size: ±10.14 acres
- Regulatory Zone: Low Density Rural (LDR)
- Area Plan: North Valleys
- Citizen Advisory Board: North Valleys
- Development Code: Authorized in Article 324 Communication Facilities & Article 810 Special Use Permits
- Commission District: 5 - Commissioner Weber
- Section/Township/Range: Within Section 12 T22N R19E MDM Washoe County, NV

Chair Wideman opened the public hearing.

Ms. Sannazzaro reviewed the staff report dated July 16, 2012. She brought the Board's attention to correspondence submitted by Steven Sough. The first suggested the pole should be marked with anti-collision markings for aircraft landing at the Reno-Stead Airport. His follow-up email withdrew the suggestion.

Ms. Sannazzaro went on to note the Reno-Tahoe Airport Authority (Airport) had added the following conditions and the Applicant had already submitted the requested form:

- Submit to Federal Aviation Administration (FAA)
 - Form 7460-1 “*Notice of Proposed Construction Alteration*”
- Incorporate FAA Requests
 - Applicant should include FAA requests in project plans

Applicant’s Representative Mark Sullivan requested Condition 1c requiring an anti-climb device or fencing, be removed. The slimline design of the pole acts to deter any attempt at climbing and the project is located on private property behind electrified property line fencing.

Member Horan asked Mr. Sullivan if he was aware of anybody attempting to climb one of the poles. Mr. Sullivan replied he was not.

Steven Stough opined the FAA should have no objections to the monopole as proposed. He offered his assistance as a citizen pilot and indicated his support of the project.

Chair Wideman closed the public hearing and asked if any Board members wished to provide disclosures. Member Toulouse stated his brother was employed by NV Energy but they had not discussed the project and that fact would not affect his decision making process. DDA Salter asked if Member Toulouse’s brother would gain or lose money as the result of a particular decision and Member Toulouse stated he did not believe so.

Chair Wideman asked Ms. Sannazzaro how she felt about removing the fencing condition. She said she was fine with it. She had spoken to the Engineering Division, who agreed with Mr. Sullivan’s statements regarding the pole design acting as an anti-climb device. The condition of approval is a requirement of the Washoe County Development Code (Code).

Chair Wideman asked if Code was flexible enough to allow for deletion of the condition and Ms. Sannazzaro replied she believed it was at their discretion. DDA Salter stated the Code required fencing or an anti-climb device, to protect the facility from unauthorized climbing. If the Board believes the construction constitutes a device that prohibits this activity, they could remove the requirement. Member Harcinske opined it did not make a difference to leave the condition or remove it, based on the verbiage.

Ms. Sannazzaro explained the pole was constructed on the ground and then erected. Any maintenance is performed with the use of a bucket truck. Chair Wideman clarified there was no actual anti-climb device; it was inherent in the design.

Member Horan asked Counsel for verification, as it appeared as though Code required a device or a fence. DDA Salter acknowledged that was correct and reiterated his suggestion offered the Board the opportunity to decide if the design constituted a device.

Chair Wideman asked how much latitude they had if the wording of the Code has not kept up with technological advances in design. Mr. Whitney acknowledged that was valid; the Code is constantly being updated as it becomes outdated when new technology comes along. He opined this was one of those instances and that the design of the pole meets that section of Code. Chair Wideman concurred, opining the design meets the intent, if not the exact wording.

Member Cieri suggested they remove Condition 1c and Chair Wideman reiterated there were additional conditions imposed by the Airport. Member Toulouse pointed out those conditions were imposed by the FAA, not the Airport.

Member Harcinske moved to approve conditionally, as amended, Special Use Permit Case No. SB12-009 - NV Energy. The motion was seconded by Member Horan. Member Toulouse suggested the motion be restated to clarify the FAA was imposing the additional conditions, not the Airport. Chair Wideman opined that is what the proposal said.

The motion passed unanimously.

The motion was based on the following findings:

Section 110.810.30 - Article 810 Special Use Permits

1. Consistency. That the wireless communications facility is consistent with the action programs, policies, standards, and maps of the Washoe County Master Plan and the North Valleys Area Plan;
2. Improvements. That 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;
3. Site Suitability. That the site is physically suitable for a monopole antenna wireless communications facility and for the intensity of such development;
4. Issuance Not Detrimental. That approval of a special use permit for a wireless communications facility consisting of a monopole antenna 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;
5. Effect on a Military Installation. That granting approval of the special use permit for a monopole antenna wireless communications facility will not have a detrimental effect on the location, purpose, or mission of the military installation; and

Section 110.324.75 - Article 324 Communication Facilities

6. Article 324 Standards. That the proposed wireless communications facility consisting of a monopole antenna meets the standards of Article 324 Communication Facilities;
7. Public Input. That any public input received was considered during the public hearing review process; and
8. Impacts. That the proposed wireless communications facility consisting of a monopole antenna will not unduly impact any adjacent neighborhoods or vistas and ridgelines within Washoe County.

Agenda Item 9B

PUBLIC HEARING: Administrative Permit Case Number AP12-007 – Heaven’s Lil Angels Day Care Center – To re-establish a child daycare facility in the previous location of Vranken Kid City Academy.

- Location: 5055 Sun Valley Boulevard
- Assessor’s Parcel No.(s): 035-120-26
- Parcel Size: 4.45 Acres

- Area Plan: Sun Valley
- Citizen Advisory Board: Sun Valley
- Commission District: 3 – Commissioner Jung
- Development Code: Article 304, Allowed Uses
Article 808, Administrative Permits
- Section/Township/Range: Within Section 30, T20N, R20E, MDM, Washoe County, NV

Chair Wideman opened the public hearing.

Ms. Krause reviewed the staff report dated July 20, 2012. Hours of operation would be from 5:00 a.m. to 8:00 p.m., there was a fenced play area, the location was suitable for the type of use as a daycare, and the number of children allowed was to be determined by the Social Services Department.

Member Cieri asked if the play area was open to the public and Ms. Krause replied it was totally enclosed and was not.

Member Horan asked if there had been any public comment relative to the previous daycare center located there and asked if the other tenants had been notified. Ms. Krause replied she had not looked for any comments as this was considered a new project. She could not verify that the tenants had been notified, but the center was mostly vacant.

Chair Wideman asked if the conditions were noticeably different than the ones imposed on the prior daycare. Ms. Krause stated the only difference was the number of children allowed.

Applicant Cindy Sandau explained the outdoor area would be locked and they intended to move the fence to enlarge the area. They also planned to add an additional play area in the future.

Chair Wideman closed the public hearing and asked if any Board members wished to provide disclosures. None did.

Member Toulouse moved to approve Administrative Permit Case Number AP12-007 – Heaven’s Lil Angels Day Care Center. The motion was seconded by Member Harcinske and passed unanimously.

The motion was based on the following findings:

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Sun Valley Area Plan;
2. Improvements. That 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;
3. Site Suitability. That the site is physically suitable for a commercial childcare facility, and for the intensity of such a development;
4. Issuance Not Detrimental. That 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

5. 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.

Agenda Item 9C

PUBLIC HEARING: Amendment of Conditions Case No. AC12-002: Amendment of Special Use Permit Case No. SB10-009 – Palomino Valley General Improvement District (PVGID) - To amend two conditions of approval related to the construction and operation of a water truck fill station. The first amendment is to extend the time required for obtaining permits from two years to four years and the second is to remove the requirement for slats in the fencing surrounding the facility.

- Location: 4270 Ironwood Road at the southeast corner of State Route 445 and Ironwood Road.
- Assessor's Parcel No.(s): 076-251-07
- Parcel Size: ± 6.70 Acres
- Area Plan: Warm Springs
- Citizen Advisory Board: Warm Springs CAB
- Commission District: 5 – Commissioner Weber
- Development Code: Article 810, Special Use Permits
- Section/Township/Range: Within Section 7, T22N, R21E, MDM, Washoe County, NV

Chair Wideman opened the public hearing.

Ms. Krause reviewed the staff report dated July 19, 2012. She explained the original permit had been approved in August of 2010 with several conditions of approval. It was not uncommon for an applicant to request an extension of time for construction, so staff was recommending approval of that portion of the request. She reiterated the Board had made the original decision that the visual screening is required, staff agreed, and recommended denial of the request to remove the slatting requirement.

Applicant's Representative Larry Johnson discussed budget constraints experienced by PVGID and negotiations with Truckee Meadows Fire District (Fire) to obtain their assistance in constructing the facility. He outlined some of the construction that had already occurred and what was necessary to make the facility operational.

Mr. Johnson explained that fencing companies had opined it would be more cost-effective to replace the entire fence than to put slats in the existing one. They had provided a quote of almost \$11,000 for that project, which Mr. Johnson equated to approximately 100 hours in a motor grader or 20 miles of roadway in the valley not being tended.

Mr. Johnson pointed out the location of the facility was near Pyramid Highway next to a turnout which was used by passing motorists. It was more convenient and more highly used than the turnout next to the Nevada Department of Transportation (NDOT) facility to the north. The NDOT facility was similar in use and had a slatted fence, and is the target of continual graffiti. He stated the PVGID facility was tucked back into an excavation and blended into the hillside.

Mr. Johnson went on to point out the facility was not in view of any homes, so was a convenient target for vandalism. They would like to retain the visibility to increase safety.

Chair Wideman brought up the fact a number of neighbors had expressed concerns and the discussion had gone on over more than one meeting. He asked why the issue of the slats had not been raised at that time. Mr. Johnson explained that was a different facility than the one being discussed. The slats in the fence surrounding that facility had been installed as required. Chair Wideman withdrew the question.

Member Cieri noted he drives by the site every day and it is being used as a storage yard, creating a visual blight for many who also drove by. He acknowledged the road maintenance was important but supported keeping the slat requirement in place.

Cathy Glatthar explained the equipment located in the yard was stored there temporarily during road construction and the permanent equipment would be minimal. The block wall would blend in with surroundings. She pointed out there were other examples of water truck fill stations that had no fencing or slats. She agreed slats would cause an attractive nuisance. The slats had not been brought up before the Board during the hearing because the prior president of PVGID had submitted a Director's Modification to waive parking and landscaping requirements and mistakenly assumed the fencing was part of that.

Member Cieri asked about specifics of construction and Mr. Johnson clarified the plans for him.

Chair Wideman closed the public hearing and asked if any Board members wished to provide disclosures. Member Toulouse disclosed he had a friendship and business association with Mr. Johnson but there was no pecuniary interest and he did not believe it would have a bearing on his decision.

Member Toulouse acknowledged that most water truck fill yards were not fenced and agreed with the applicant regarding the potential graffiti issue. He expressed concern about the cost and stated he did not have an issue with removing the condition. Member Horan concurred and stated he also would not object to removal of the condition.

Member Cieri reiterated the facility was located along one of the main roads in the valley and that the existence of the fence could cause the facility to be used as a permanent storage yard. He stated he would prefer the slatted fence.

Member Toulouse asked Mr. Johnson if the retention of the requirement for fence slatting would cause the facility not to be built. Mr. Johnson stated it would not. He reiterated Fire would be assisting with construction costs as the facility would also benefit them.

Member Harcinske expressed concern that waiving the requirement could be constituted as a special privilege. She reiterated there had been no changes since the case was decided and the subject had not been brought up as a problem.

Mr. Johnson explained again the prior discussion referred to was in regards to a different facility. He pointed out PVGID had never come before the Board regarding this issue on this site.

Chair Wideman pointed out the current case being discussed was to amend conditions of a case heard by the Board in 2010, so it had in fact been before them. Mr. Johnson stated PVGID had been surprised to find the condition regarding the fence slats had not been removed, based on their assumption that had been handled by the Director's Modification.

Chair Wideman asked if SB10-009 had covered one or two facilities and Ms. Krause replied it was just for the water truck fill station. She explained a Director's Modification cannot be used to modify a condition the Board has already approved, just the codes.

Chair Wideman asked if the Board had made a decision regarding this fence in this location. Ms. Krause opined the applicant did not discuss it at the meeting due to their expectation that it would be removed. Chair Wideman asked questions about the testimony related to the original decision and Ms. Krause opined Mr. Johnson believed the Board had the two facilities confused. She disagreed. She reiterated the Board had approved the case with the conditions as written and the applicant had not spoken up at the meeting because they had thought the condition regarding the fence slats was going to be removed through the Director's Modification.

Chair Wideman asked if Ms. Krause had reviewed the minutes to see if that was what had occurred, and she stated she had not. She suggested offering the applicant a continuance so the circumstances could be reviewed more thoroughly. Member Toulouse expressed his support of the continuance for the purpose of gathering all of the facts regarding the decision to keep the screening requirement in place. Ms. Krause stated Community Development had no objection to the continuance but it was up to the applicant to request it.

Chair Wideman asked if the minutes contained in the staff report contained the full testimony and Ms. Krause stated she did not know. Member Harcinske pointed out the minutes included explained the Board had been retroactively approving a permit for a constructed project. Ms. Krause reiterated her recommendation to continue.

Mr. Johnson requested the item be continued to the next meeting. DDA Salter asked if the project would be in danger of expiration if the extension were not granted before the two-year deadline. Chair Wideman asked if it was acceptable to act on the extension and continue the portion of the item regarding screening. DDA Salter stated it was.

Discussion ensued regarding the length of the extension. Member Cieri moved to approve conditionally condition 1b of Amendment of Conditions Case No. AC12-002: Amendment of Special Use Permit Case No. SB10-009 – Palomino Valley General Improvement District, to allow the applicant until August, 2014 to complete the project. DDA Salter recommended he change the motion to reference four years from date of original approval. Chair Wideman requested that, in the interest of clarity, if Member Cieri would withdraw the motion, he would formulate the language for it. Member Cieri withdrew his motion.

Chair Wideman moved to approve, conditionally, condition 1b of Amendment of Conditions Case No. AC12-002: Amendment of Special Use Permit Case No. SB10-009 – Palomino Valley General Improvement District, to allow two additional years for completion. The motion was seconded by Member Cieri and passed unanimously.

The motion was based on the following findings:

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Comprehensive Plan and the Warm Springs Area Plan;
2. Improvements. That 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;

3. Site Suitability. That the site is physically suitable for a water truck fill station, and for the intensity of such a development;
4. Issuance Not Detrimental. That 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
5. 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.

Chair Wideman moved to continue Amendment of Conditions Case No. AC12-002: Amendment of Special Use Permit Case No. SB10-009 – Palomino Valley General Improvement District, for the request to amend condition 1h, to the October meeting. The motion was seconded by Member Toulouse and passed unanimously.

Agenda Item 9D

PUBLIC HEARING: Special Use Permit Case No. SB12-008 – William Kunz Grading - To allow grading of approximately 4,870 cubic yards of earth and allow a surface disturbance of approximately 57,000 square feet for the purpose of re-contouring both the front and rear yard areas of the dwelling in preparation for future landscaping.

- Location: 6947 Windy Hill Road, approximately 1200 feet north of its intersection with Lakeside Boulevard.
- Assessor's Parcel No.(s): 041-101-16
- Parcel Size: ± 3.28 Acres
- Area Plan: Southwest Truckee Meadows
- Citizen Advisory Board: Southwest Truckee Meadows CAB
- Commission District: 1 – Commissioner Breternitz
- Development Code: Article 438, Grading
Article 810, Special Use Permits
- Section/Township/Range: Within Section 35, T19N, R19E, MDM, Washoe County, NV

Chair Wideman opened the public hearing.

Ms. Krause reviewed the staff report dated July 19, 2012. She explained the grading would be engineered and reviewed by Public Works and the entire area was proposed to be landscaped.

Member Horan asked if a permit would be needed for the driveway and Ms. Krause explained it would not, permits are not required for that purpose.

Applicant's Representative Audra Miller stated all conditions were acceptable to the applicant and explained the purpose of the project was to create more defensible space in case of a fire emergency.

Chair Wideman closed the public hearing and asked if any Board members wished to provide disclosures. None did.

Member Horan moved to approve conditionally Special Use Permit Case No. SB12-008 – William Kunz Grading. The motion was seconded by Member Harcinske and passed unanimously.

The motion was based on the following findings:

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Southwest Truckee Meadows Area Plan;
2. Improvements. That 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;
3. Site Suitability. That the site is physically suitable for grading for future landscaping, and for the intensity of such a development;
4. Issuance Not Detrimental. That 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
5. 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.

Agenda Item 9E

PUBLIC HEARING: Special Use Permit Case Number SB12-012 OR Administrative Permit Case Number AP12-006 and Variance Case No. VA12-003 - SVGID (Sun Valley General Improvement District) Paintball Park - To allow the construction and operation of a commercial paintball course (Outdoor Sports and Recreation Use Type) including two courses for play and to vary the maximum fence height for specialty fencing from 10 feet in height to 20 feet in height to allow the erection of protective netting around a proposed paintball course as authorized in as authorized in Article 810 (Special Use Permits) OR Article 302 (Administrative Permits) and Article 804 (Variances) of the Washoe County Development Code.

- Location: 115 West 6th Avenue, Sun Valley, at the Sun Valley Community Park
- Assessor's Parcel No.(s): 085-211-03
- Parcel Size: ± 20 Acres
- Area Plan: Sun Valley
- Citizen Advisory Board: Sun Valley
- Commission District: 3 – Kitty Jung
- Development Code: Article 304, Allowed Uses
Article 808, Administrative Permits
- Section/Township/Range: Within Section 18, T20N, R20E, MDM, Washoe County, NV

Chair Wideman opened the public hearing.

DDA Salter explained that although the case had originally been accepted as an Administrative Permit and Variance, the requests were better met through a Special Use Permit (SUP). Staff was not convinced they could meet all of the findings for a Variance with regards to the 20-foot fence. It was determined the fence was a requirement for public safety, and height standards may be altered through an SUP.

Ms. Sannazzaro reviewed the staff report dated July 19, 2012. She explained two courts were proposed, one would have bleachers and an announcer's tower. She displayed a map showing the different activities and facilities already available at the park, which include baseball, volleyball, a bike park and a pool. The project is proposed to be constructed in phases.

Ms. Sannazzaro stated the hours of operation would be 9 a.m. to 9 p.m. Sunday through Thursday and 9 a.m. to 10:00 p.m. Friday and Saturday. Lighting will be on the net poles and the project has been conditioned to have no amplified noise. Also required was additional landscaping along West 7th St. and Sun Valley Boulevard, a Hold Harmless Agreement and general liability insurance. The facility shall be under the direct supervision of a Range Master at all times while in operation.

Ms. Sannazzaro went on to explain the conditions also limited the types of objects that could be used as obstacles in efforts to make sure a visual blight was not created. Concerns expressed by neighbors of the park included noise, cleanup of properties targeted by users of the facility, length of the lease, potential SVGID assessment for more recreational funds and reduction of property values.

Ms. Sannazzaro stated staff had added a condition requiring an analysis be conducted to be sure there is adequate parking for the additional use.

Member Cieri asked if the hours of operation were year round and if the lighting was to be down shielded. Ms. Sannazzaro stated the hours were the same all year and the applicant would be required to provide an analysis showing there was no spillover lighting.

Member Harcinske asked if there was a separate agreement with the county that allowed the applicant to operate as a concessionaire. Ms. Sannazzaro stated the property was owned by SVGID and the applicant intended to present some questions and requests to the Board at the hearing.

Member Horan verified with Ms. Sannazzaro that, since SVGID owned the land, the applicant would be leasing the land as a concessionaire. Ms. Sannazzaro clarified that was correct. Member Horan asked about the terms of the lease and Ms. Sannazzaro explained that was in negotiation.

Applicant Lawrence Kagawa explained days of operation were generally limited to days with fair weather and apologized for the confusion regarding the term "concessionaire" versus "lessee," he was not sure what the exact legal terminology would be.

Mr. Kagawa went on to state that the top priority of the existing facility, Reno Indoor Paintball, was client safety. Their intent was to run a clean, professional operation. He addressed Condition 1e, which required security fencing when the facility was not in operation, explaining a phased approach was being utilized so that the project would not become cost prohibitive. All of the property that belonged to the company would be locked up, secured on site. He requested the Board allow a phased installation of the security fencing. Member Horan asked if Mr. Kagawa wanted to change the condition and he said no. Chair Wideman pointed out that if the Board adopted that, it would require that he submit a plan to staff and the details would be worked out between him and Community Development.

Mr. Kagawa requested Condition 1k be modified to remove the requirement for additional landscaping along Sun Valley Boulevard, as some landscaping already existed. He asked Condition 1m be modified to allow black netting and 1o be modified to allow a material

other than artificial turf. Chair Wideman asked if he would be satisfied if the condition were removed and he replied he would.

Mr. Kagawa requested Condition 1r be modified to allow themed obstacles in good condition for limited durations of time. He requested the public address system not be prohibited as it was by Condition 1s8 that it be allowed to be used to regulate game play, along with horns and buzzers. His last request was that Condition 1s9 be modified to allow SVGID to be the authority regarding whether or not the applicant was allowed to provide concessions.

Mr. Kagawa asked if it was necessary for Washoe County to be named on every legal document associated with the project as SVGID was the property owner. Mike Baresi, SVGID, noted that Risk Management was placing conditions that would typically be imposed by SVGID, as they were the owner-operator of the property and expressed the same concern as Mr. Kagawa had concerning the subject.

Mr. Whitney requested the applicant repeat his request regarding Condition 1k. Mr. Kagawa explained there were already trees along Sun Valley Boulevard and asked the condition only require them to install trees along West 7th Avenue.

DDA Salter stated he needed to speak to Risk Management staff about their request for Washoe County to be named on the insurance certificate and Hold Harmless Agreement, indicating he did not understand why those requirements were included. Mr. Baresi explained SVGID has their own elected Board of Trustees who have the authority to make decisions regarding operation, maintenance and the power that they hold as a GID. Mr. Kagawa explained the addition of Washoe County to the documentation could be done; they just wanted to understand the process. Chair Wideman asked if it caused them an impediment to the operation and Mr. Kagawa stated it did not.

Member Cieri asked about the request to change Item 8 regarding the public announcement (PA) systems. Mr. Kagawa explained the system was necessary for them to be able to bring in national events. Member Cieri asked when they would be using the system and Mr. Kagawa explained that their current system had been used every other week between April and August, from 9:00 a.m. to 11:00 a.m. and 1:00 p.m. to approximately 3:00 p.m. They wished to retain the ability to utilize the system through 10:00 p.m. for the rare occasion when they were sponsoring a late game. He emphasized the speakers would be within the netting and would only be able to be heard by the players. If the neighbors complained, they would make further efforts to diminish the noise.

Chair Wideman asked Mr. Baresi if any other facilities in the park had sales of food or beverages. Mr. Baresi explained there was one authorized mobile vendor. If the applicant wanted to act as a concessionaire, they would need to apply for a contract with the GID.

Member Harcinske opined Community Development should be involved in the discussion regarding alternative playing field surfaces. Mr. Kagawa opined that would not be a problem and briefly discussed the special challenges they faced based on the fact the park was also designed to function as a retention basin should there be a flood.

Member Toulouse addressed the request to phase in the security fencing. He restated the items belonging to the facility would be stored, and asked what would preclude others from bringing in their own items and using the field when it was not in operation. Mr. Kagawa replied the only restrictions would be the ordinances already in place such as quiet hours and hours of operation. Member Toulouse asked if the fields would be locked when not in use. Mr. Kagawa indicated they would be after the security fencing was placed.

DDA Salter opined the reason Risk Management had conditioned the project the way they had was because Washoe County owns the land. He recommended the conditions remain as written.

Chair Wideman asked Ms. Sannazzaro what staff's position was regarding the applicant's requests. She opined it was reasonable to phase in the fencing, and proposed altering Condition 1e to require a written plan prior to the issuance of a business license.

Ms. Sannazzaro noted code required landscaping in the form of a tree every 20 feet, so if the landscaping along Sun Valley Boulevard met that requirement, Condition 1k could be modified to require the applicant to plant trees along West 7th Avenue only. Regarding the request to allow black netting around the courts, the applicant had stated the cost of clear netting would be three times the cost of black and she felt the county should support local businesses. Therefore, she was in favor of altering Condition 1m to allow the black netting.

Ms. Sannazzaro then addressed the artificial turf, suggesting Condition 1o should be removed. Regarding the requested themed obstacles, she recommended Condition 1r be modified to allow them on site for a maximum of 90 days. She stated she was not clear on what was being requested regarding the PA system and asked the applicant clarifying questions. She then suggested Condition 8 could be modified to state there would only be announcers, buzzers and horns during competitive play.

Ms. Sannazzaro stated she did not know why sales of food and drink were prohibited and clarified the applicant preferred SVGID hold the concession authority. She opined there would be complaints if the concessions created any additional problems. Member Harcinske suggested a modification designating SVGID as the authority and Chair Wideman asked if the condition could be removed. DDA Salter asked if there was a zoning or land use issue involved and Ms. Sannazzaro replied there was not. Chair Wideman pointed out that activity was already being conducted in the park.

Mr. Whitney noted SVGID would need to apply to the County if they wished to pursue any activity outside of what was currently allowed and opined the condition could be removed.

Chair Wideman requested clarification regarding Ms. Sannazzaro's position regarding Condition 1r, specialized obstacles. The applicant reiterated his intent to create attractive obstacles, not litter the playing field with junk. Chair Wideman stated he understood the intent, but was not clear about how to write language to describe it. Mr. Baresi stated SVGID monitored the property closely on a daily basis and they would be sure whatever was brought in would be in keeping with the goal of avoiding visual blight. Chair Wideman opined the condition might be deleted and the authority to police the sight be given to SVGID.

Mr. Whitney suggested language be added to the condition allowing themed objects to be temporarily placed and then removed. Member Horan suggested the addition include a phrase delegating authority to SVGID. Chair Wideman offered the option of altering the condition to require a neat and clean appearance when not in use. Ms. Sannazzaro opined it would be best to allow items on the property upon the approval of SVGID. Member Harcinske asked if Washoe County Code Enforcement would be handling complaints. Ms. Sannazzaro and Mr. Whitney clarified inoperable vehicles must be screened from view, unless authorized by an SUP.

Member Cieri asked why the County was imposing so many conditions when SVGID was the leaseholder of the property. Mr. Whitney explained Washoe County Code required the SUP for this use in this zoning category. Mr. Kagawa opined the requirements were necessitated because other projects were started without a permit and were required to request

approval retroactively, then went out of business because of failure to comply. They were not objecting to the conditions, they preferred to obtain permission in advance.

Chair Wideman opined it was better to omit Condition 1r, regarding the temporary use of themed obstructions, as SVGID and the Code Enforcement officers could deal with any problems. Ms. Sannazzaro agreed, adding that, if there were numerous complaints, the case could be brought back before the Board.

Chair Wideman and Ms. Sannazzaro discussed the clarifications for each Condition:

1e – The applicant shall submit a phased plan.

1k – Trees to be planted only along West 7th Ave.

1m – Add black as optional color for netting.

1o – Remove.

1r – Remove.

1s3 – No change.

1s8 – Allow amplified PA during competitive events.

1s9 – Remove.

The applicant agreed with the changes as discussed.

Sherry Palacio expressed concern the county and SVGID could be sued if there were injuries or deaths, costing taxpayer dollars. She opined it was a needless risk to people, and was a nuisance and an eyesore.

Norma Forbush explained she lived across the street from the park and they were subjected to noise and trash resulting from the use. She opined her property value would be affected and the view of black netting would be unpleasant.

George Forbush stated the access to their home was a private road that was continually accessed by people who use the park. He expressed concern about who would monitor and maintain the new facility and that there were not adequate restroom facilities or parking.

Lorne Cusick expressed concern about noise.

Chair Wideman closed the public hearing and asked if any Board members wished to provide disclosures. None did.

Member Horan requested comments on parking requirements and availability. Chair Wideman opined that was the reason for the requirement for the parking study. Ms. Sannazzaro stated that was correct. Member Horan asked if the study would consider code requirements in the analysis. Ms. Sannazzaro explained it would determine the number of spaces required and available for each type of activity in the park.

Member Harcinske asked if the restroom facilities question had been addressed. Member Horan asked if Code had built in requirements for restroom facilities and parking. Mr. Whitney stated DDA Salter was reviewing Code to find that out. As the uses had been added

on one by one over time, the park had not previously been studied in total. The conditions for the current facility addressed that. Member Horan opined the study may not provide enough information to give the county authority to require additional parking or restrooms.

Member Cieri asked to be shown where the parking areas were. Ms. Sannazzaro displayed a map and Mr. Whitney and Mr. Baresi demonstrated where the parking and restrooms were located. Chair Wideman asked where they would put additional parking if it was determined to be necessary. Mr. Baresi indicated there were other areas that could be used, but acknowledged the project may not go forward due to that. That answer was satisfactory to Chair Wideman. He pointed out that if the Traffic Engineer determined more parking was required, the County would insist it be added. He added that the Health Department would make the call regarding the adequacy of the sanitation facilities.

Member Cieri asked if there had been a shooting sound level test, and Mr. Kagawa explained the decibel levels and stated it was less noisy than a lawnmower. He told the Board of a special test that had been conducted near a golf course and stated the golf players were undisturbed by the shots. He noted the players make more noise than the guns.

Member Cieri noted the Board had been putting limits on PA systems for years because they do affect the surrounding property owners. He was not comfortable about allowing it to operate until 10:30 p.m. Ms. Sannazzaro reiterated the PA would only be allowed during competitive events, which last approximately 90 minutes. The applicant had stated most were held in the morning and in the early afternoon; the evening competitions were a rarity.

Member Harcinske opined the neighbors were not as pleased with the park as a neighbor as they could be. She was not comfortable making the current applicant pay for all of the prior problems by turning their application down.

Member Horan agreed, noting that although it may seem a detriment to the neighbors, the Board could not stop the park from providing services to the public.

Member Cieri pointed out to the property owners they did have recourse, they could complain if there was a problem. But it is a park. He disagreed with the hours allowed for use of the PA and reiterated his concern about the noise from the guns.

Member Toulouse agreed, stating he would feel more comfortable if the applicant would reduce the hours to 9:00 p.m.

Chair Wideman noted the park had been in existence for some time. He felt the land use was appropriate and opined the paintball would not cause any more noise than any other type of recreational activity currently located on the grounds. He noted the facility was not designed to attract thousands of people, and stated he felt it was adequately conditioned.

DDA Salter suggested the motion be made in two separate pieces, the first clarifying the changes to the conditions, the second being the approval.

Member Harcinske moved to approve conditionally as amended Special Use Permit Case Number SB12-012 - SVGID Paintball Park. The motion was seconded by Member Toulouse.

DDA Salter pointed out the motion had included the word variance and that should be changed to deviation so as to designate a deviation of standards, which is achieved through the SUP.

Member Harcinske revised her terminology as recommended and Member Toulouse seconded the revision. The motion passed unanimously.

The motion was based on the following findings:

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Sun Valley Area Plan;
2. Improvements. That 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;
3. Site Suitability. That the site is physically suitable for a commercial paintball course (Outdoor Sports and Recreation Use Type), and for the intensity of such a development;
4. Issuance Not Detrimental. That 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
5. 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.

10. Chair and Board Items

A. Election of Officers: Board of Adjustment Chair and Vice Chair

Member Horan recommended reappointment of Chair Wideman, and Member Toulouse seconded. Member Cieri agreed that Chair Wideman had served well but suggested Member Harcinske should have an opportunity to act as Chair. Chair Wideman indicated he would concede if that were the will of the Board and asked Member Cieri if he was nominating Member Harcinske, and he stated he was. Member Harcinske indicated she would prefer Chair Wideman retain his seat.

The motion to retain Robert Wideman as Chair passed 4-0, Chair Wideman abstaining.

Member Horan nominated Member Harcinske as continuing Vice Chair, and Member Toulouse seconded. Member Cieri suggested Member Toulouse should have an opportunity to act as Vice Chair and nominated him for the position. Member Toulouse felt, that for succession purposes, it would be best if Member Harcinske continued in the role, so he declined the nomination.

The motion to retain Mary Harcinske as Vice Chair passed 4-0, Member Harcinske abstaining.

B. Appointment of Member Representative and Alternate to the Design Review Committee

Member Toulouse proposed they retain the current members, being Chair Wideman as primary and Member Toulouse as Alternate.

Member Horan seconded the motion which passed unanimously.

11. Director's Items

- B. Presentation, discussion and possible direction to staff regarding the preferred format for project and case descriptions on agendas for Board of Adjustment meetings.
Staff: Grace Sannazzaro, Planner, 775.328.3771, gsannazzaro@washoecounty.us

The Board unanimously declared they preferred the bulleted format and would like to see a bullet added clarifying who the applicant is.

12. Public Comment

As there was no one wishing to speak, Chair Wideman closed the Public Comment period.

13. Adjournment

There being no further business to come before the Board of Adjustment, the meeting adjourned at 4:30 p.m.

Respectfully submitted,

Dawn Spinola, Recording Secretary

Approved by Board in session on _____, 2012

William Whitney
Secretary to the Board of Adjustment

Palomino Valley General Improvement District

To: Washoe County Board of Adjustment

From: Palomino Valley General Improvement District
Larry J. Johnson, President
palvalgid@gmail.com

Date: September 18, 2012

Re: Amendment of Conditions for Special Use Permit No. SB10-009
Elimination of Fence Slats Item Continued From August 2, 2012

On August 2, 2012 the Board of Adjustment conducted a public hearing on the Palomino Valley General Improvement District's (PVGID) request for an Amendment of Conditions (AC) to Special Use Permit, #SB10-009, for the Ironwood Road Water Truck Fill Station (WTFS).

Unfortunately, the Ironwood WTFS site was confused with the PVGID's Wayside Operations Yard which also had a number of public hearings, including one for an Amendment of Conditions, before the Board. There was some contention over the Wayside Operations Yard because of its proximity to residences. Conversely, there are no residences adjacent to the Ironwood WTFS site. This parcel borders Pyramid Highway to the west, is adjacent to the 148-acre BLM Horse and Burro Adoption Center to the north, and is surrounded on the east and south by 143.5 acres of land owned by the Washoe County Parks Department (see Exhibit A for an aerial map of the site). Precisely because of its location, no negative comments were made or received throughout the Comprehensive Plan Amendment (CPA)/re-zoning, SUP, and the AC processes for the Ironwood site (see Exhibit B for citations).

Another concern voiced by the Board was the legality, or possible lack thereof, of the site improvements already in place when the SUP was applied for; the well had been drilled and a 6-foot tall chain link fence was installed. On both accounts the PVGID's contractors had obtained the necessary permits (see Exhibits C and D). Exhibit C shows that Aqua Well Drilling had obtained a well construction permit from the Health Department and filed a Well Driller's Report with the State once drilling was complete. Exhibit D proves the PVGID was in full compliance in regards to the installation of the fence; Artistic Fence pulled a permit and the Building Department issued a certificate of completion on August 12, 2008. Both the well and the fence conformed with the General Rural Residential zoning regulations which applied at the time those improvements were made.

However, in order to continue with development of the site as a "Water Truck Fill Station (WTFS)," the PVGID was informed that the parcel had to be re-zoned and a special use permit (SUP) would be necessary. Once the parcel was re-zoned (from GRR to PSP), the SUP process began.

During their SUP pre-application discussion with Roger Pelham, then President of the PVGID Board, Harold Shotwell, and George Lindesmith of Tri State Surveying, learned of the extensive list of improvements that County code required for commercial sites. Mr. Pelham advised them that they could apply for a Director's Modification (DM) of Parking and/or Landscaping Standards. The following excerpt from Mr. Pelham's Staff Report for the August 5, 2010 Board of Adjustment meeting reveals that the PVGID applied for a DM *at the same time* they applied for the SUP. Furthermore, this excerpt states the DM request was for the elimination of *ALL* required commercial improvements - paved drive areas, ornamental landscaping, fence slats, etc. Mr. Pelham opined that such modifications of standards were "likely to be appropriate" and he cited several reasons in support of his opinion.

Washoe County Board of Adjustment Staff Report

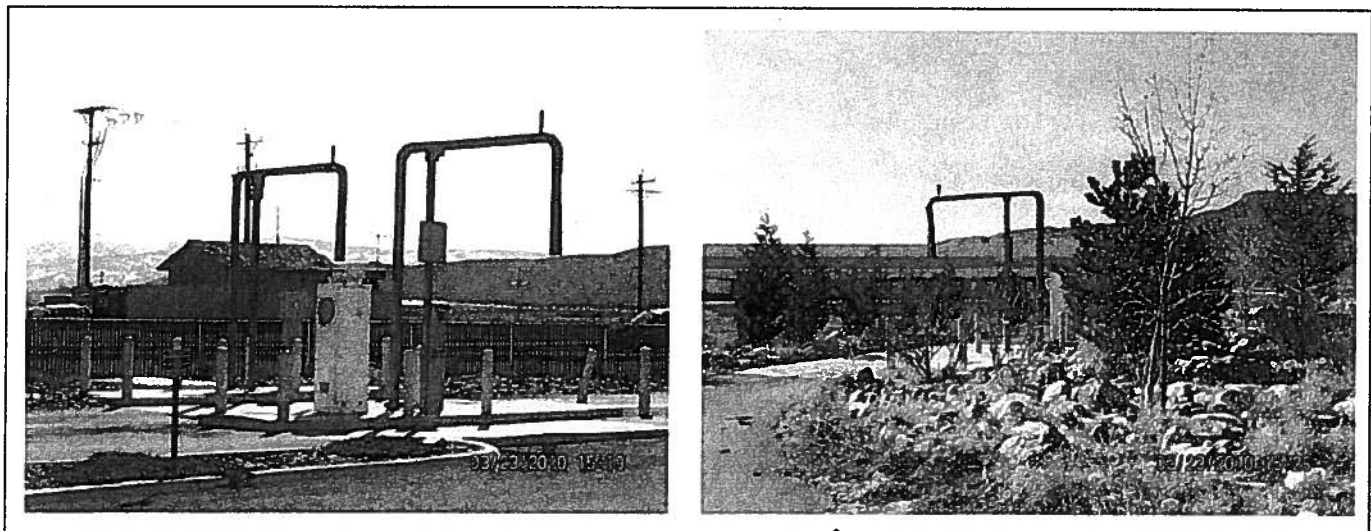
Staff Report Date: July 20, 2010

The application indicates that the applicant seeks a Directors Modification of Standards to eliminate all required commercial improvements. The application for that modification was submitted in conjunction with the special use permit. The Director will not make a final decision on the modification request until after the Board of Adjustment has acted upon the special use permit request. It is the opinion of staff that modification of standards is likely to be appropriate in this situation for several reasons. There are no immediate residential neighbors. The site blends somewhat with the surrounding area. The improvements proposed are relatively unobtrusive, visually, and should be designed to blend with the adjacent undisturbed areas. A condition of approval has been included to require that all improvements be of colors that will blend in with the adjacent undisturbed areas.

To reiterate, the submitted DM requested the elimination of all of the commercial parking and landscaping conditions. Because site "screening" (through the use of fence slats) is found in the Landscaping code (Article 412), former President Shotwell thought this requirement would be waived by the Director, and that is why he did not challenge the fence slat condition of approval during the SUP hearing on August 5, 2010.

Subsequently, the PVGID learned that the fence slats condition was not and could not be eliminated by the Director. For that reason, the PVGID submitted this Amendment of Conditions request and is asking that the Board of Adjustment waive Washoe County Community Development's condition of approval number 1. h., which requires that the existing fencing, "... shall include slats that provide a minimum of 75% visual screening."

As stated in the PVGID's AC application letter, there are numerous cases of water truck fill stations throughout Washoe County that have no fencing or visual screening. WTFSS that are not adjacent to residential uses *do not* require screening (Article 412, Section 110.412.40 (d)). The following photos are from Mr. Pelham's July 20, 2010 Staff Report.



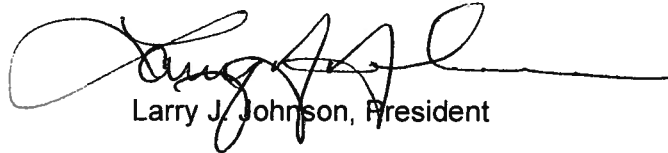
As stated in the site plans submitted with the SUP application, the generator will be enclosed by a slump block wall that will comply with condition of approval 1. g., which requires that the color of the enclosure shall "blend in with the surrounding undisturbed area to the greatest practical extent."

Finally, to alleviate concerns that the site will be used to store equipment, the PVGID agrees to the addition of an "operational condition" as follows:

1. h. 4. The applicant shall not use the site as an equipment storage yard.

We hope we have adequately addressed the concerns expressed by the Board during the August 12, 2012 hearing, and that the Board will accept our request to eliminate the fence slats requirement.

Sincerely,



Larry J. Johnson, President

LJJ/cag

cc: Bonnie Weber
Bill Whitney
Roger Pelham
Louie Test
PVGID Board of Trustees

EXHIBIT A

BLM
Wild Horse
Adoption
Center
148 acres

Closest
Residence
(3,000+ ft)

PVGID
Ironwood
WTFS

Washoe
County
Parks
Dept
143.5 acres

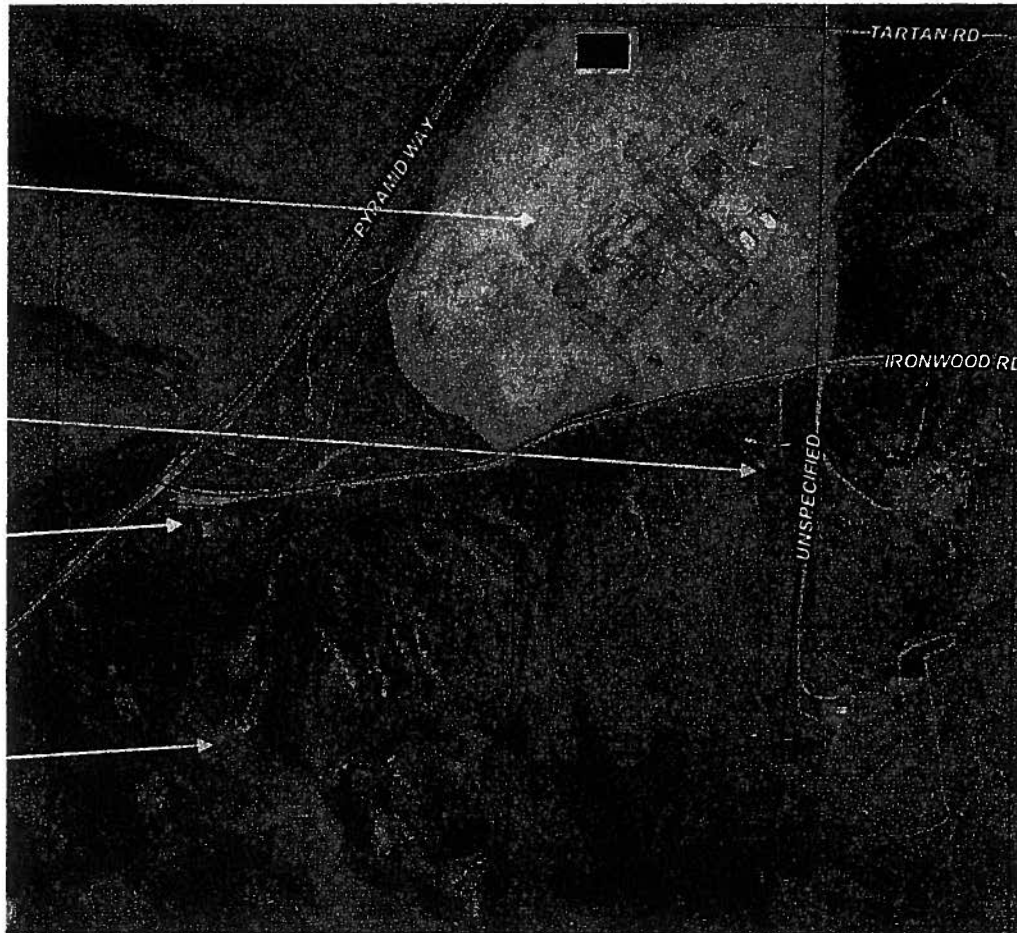


EXHIBIT B

Comments received for the Ironwood WTFS CPA, SUP, and AC Applications

CPA/RE-ZONING

Excerpt from Planning Commission Minutes for April 7, 2009

Agenda Item 2: Public Hearing - Comprehensive Plan Amendment Case No. CP09-001

The parcel does not meet the minimum lot size for the current designation of GRR; the current designation would allow for two dwelling units. A well has been drilled with the anticipation of a water truck fill station being constructed. This Utility Service use is not one allowed in General Rural Residential but would be allowed with a special use permit on a PSP-designated parcel. No negative impacts were identified; the change will bring the lot size and anticipated use into conformance with Development Code. The Air Quality Management Division had expressed support for the change and the anticipated use's positive impact on air quality; the Department of Public Works indicated there would be no impact to services. The parcel is within the Area of Interest for the City of Sparks and the proposed amendment was circulated to them in January 2009 with no response received. The item received a vote recommending approval from the Warm Springs Citizen Advisory Board.

SUP

The "Public Notice" map in the Staff Report for the August 5, 2010 Board of Adjustment Meeting indicated that owners of 39 parcels within 4500 feet of the subject site were sent a notice of the public hearing for this special use permit. Both the Warm Springs CAB and the Board of Adjustment meeting minutes (see below) reflect that no one spoke in opposition of this project. Also, Mr. Pelham did not mention receiving any comments from the public in his Staff Report.

In fact, the only comment received was a *positive* one from the Air Quality Management Division of the Health Department. AQMD supported the future use of the site for its "positive impact on air quality."

Board of Adjustment Meeting August 5, 2010

Agenda Item 1: Public Hearing - Special Use Permit Case No. SB10-009
Staff Report Dated July 20, 2010

Exhibit B: Warm Springs CAB Minutes Dated July 8, 2010

"There was no opposition heard from the audience or community."

Board of Adjustment Meeting Minutes (August 5, 2010 - Page 3)

"No members of the public wished to speak."

AC:

Board of Adjustment Meeting August 2, 2012 - Staff Report

Warm Springs Citizen Advisory Board (WS CAB)

The amendment of conditions request was provided to each of the members of the CAB. There was no meeting held during the review time for this application. No response was provided to staff from any of the CAB members.

EXHIBIT C

03-19 MAR. 18. 2008 3:49 PM DRILLING 1775857397
AQUA DRILLING & WELL SERVICE, INC.
 675 EDISON WAY
 RENO, NV 89502
 TEL: (775)857-3337
 FAX: (775)857-3397

NO. 709 P. 3

Invoice

DATE	INVOICE #
3/11/2008	4467

BILL TO
Palomino Valley General Improve District 5105 Wayside Reno, NV 89510

WELL LOCATION
Ironwood Well Palomino Valley

RE:	TERMS	REP	FAX	PHONE NO.
New Well	10 days from receipt of In...	THE		

QUANTITY	DESCRIPTION	RATE	AMOUNT
	RE: New Well Drilling @ Ironwood, Palomino Valley		
	Aqua Drilling Set Up to Drill a 8" Well as Follows:		
	Washoe County Health Department Permit	262.00	262.00
	Mud Processor Charge	1,500.00	1,500.00
500	Mud Drilling 0-500'	38.00	19,000.00
100	Mud Drilling 500-600'	40.00	4,000.00
29.75	Mud Drilling 600-700' (29.75 Hours Rig Time @ \$325.00 Per Hour)	325.00	9,668.75
160	Furnished & Installed 8 5/8" Double Perf Casing	30.59	4,894.40
542	Furnished & Installed 8" Blank casing	20.15	10,921.30
	Gravel Pak (Included)	0.00	0.00
	Sanitary Seal	1,375.00	1,375.00
	02/13/2008 -Rig Time, Stand By for E-Log 7:45AM - 11:30 AM	1,218.75	1,218.75
	E-Log Charges	2,675.00	2,675.00

PVGID paid for well construction permit →

Total			
--------------	--	--	--

EXHIBIT C
Page 2 of 2

REPORT NO. **A8.13**

STATE OF NEVADA
DIVISION OF WATER RESOURCES
WELL DRILLER'S REPORT

LOG NO. _____
PERMIT NO. _____
BASIN _____

NOTICE OF INTENT NO. **61167**

1. OWNER **Palomino Valley General Improvement District** ADDRESS OF WELL **Ironwood Rd**
MAILING ADDRESS **5105 Wayside Rd, Palomino Valley NV 89510** **Palomino Valley, NV**
2. WELL LOCATION **NE 1/4 SW 1/4 SEC. 7 T 22 R 21 E Washoe** COUNTY
PERMIT NO. **76043** PARCEL NO. **76-251-07** SUBDIVISION NAME _____

3. TYPE OF WORK			4. PROPOSED USE			5. WELL TYPE		
<input checked="" type="checkbox"/> New Well	<input type="checkbox"/> Replace	<input type="checkbox"/> Recondition	<input type="checkbox"/> Domestic	<input type="checkbox"/> Irrigation	<input type="checkbox"/> Test	<input type="checkbox"/> Cable	<input checked="" type="checkbox"/> Rotary	<input type="checkbox"/> RVC
<input type="checkbox"/> Deepen	<input type="checkbox"/> Plug	<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Municipal/Industrial	<input type="checkbox"/> Monitor	<input type="checkbox"/> Stock	<input type="checkbox"/> Air	<input checked="" type="checkbox"/> Mud	

6. LITHOLOGIC LOG				
MATERIAL	STRATA	FROM	TO	THICKNESS
Fill		0	1	1
D.G. Gravel		1	40	39
White Clay		40	100	60
Grey Rock		100	160	60
Broken Grey & White Rock		160	217	57
Grey & White Rock		217	262	45
Broken Grey & White Rock	X	262	270	8
Grey & White Rock		270	280	10
Broken Grey & White Rock	X	280	380	100
Grey & White Rock		380	460	80
Broken Grey & White Rock	X	460	480	20
Grey & White Rock		480	625	145
Broken Grey & White Rock	X	625	631	6
Grey & White Rock		631	665	34
Broken Grey & White Rock	X	665	674	9
Grey & White Rock		674	680	6
Broken Grey & White Rock	X	680	700	20

Notes: WGS-84 GPS: Latitude: N39 47.348 Longitude: W119 40.479.
Perforations 260' to 300', 340' to 380', 480' to 480', 620' to 640',
660' to 700'. 3/32 x 3 Double Perforations

Date Started **01/25/2008** Date Completed **02/25/2008**

7. WELL TEST DATA			
TEST METHOD	Bailer	Pump	Air Develop
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

GPM	DRAWDOWN	TIME (HRS)
200+		2

8. WELL CONSTRUCTION			
Depth Drilled	700'	Depth Cased	700'
HOLE DIAMETER (BIT SIZE)			
13	Inches 0	Feet 50	Feet
10 5/8	Inches 50	Feet 700	Feet
	Inches	Feet	Feet

CASING SCHEDULE				
Size OD	Weight/Ft	Wall Thickness	From	To
8 5/8"	16.94	.188	2'	700'

PERFORATIONS:
Type Perforation **Factory** Size Perforation **Double**
From **See** Feet to **Notes** Feet
From _____ Feet to _____ Feet
From _____ Feet to _____ Feet

SURFACE SEAL: Yes No SEAL TYPE:
 Neat Cement
Seal Depth **50'** Cement Grout

PLACEMENT METHOD: Pumped Concrete Grout
 Poured Bentonite

GRAVEL PACKED: Yes No
From **50** Feet to **700** Feet

9. WATER LEVEL
Static Water Level **79** Feet Below Land Surface
Artesian Flow _____ GPM _____ PSI
Water Temperature **Cold** F Quality **No Test**

10. DRILLER'S CERTIFICATION
This well was drilled under my supervision and the report is true to the best of my knowledge
Name **Agua Drilling & Well Service, Inc**
Address **675 Edison Way**
Reno, NV 89502
DRILLER'S LIC. NO. _____
NV. CONTRACTOR'S LIC. NO. **15291** ON SITE **2187**
Signed: *Ryan Mitchell*
By driller performing actual drilling on site for contractor
Dated **Feb 25 2008**

EXHIBIT D

Aug 12 08 09:02a

Jim

775-475-9219

p. 1

Artistic Fence

480 Morrill Ave.
 Reno, NV 89512
 775-786-6002 Fax 775-786-7992

Invoice

Date	Invoice #
8/7/2008	49796

Bill To
Palomino Valley G.E.D. 5105 Wayside Road Reno, NV 89510

Ship To
Pyramid Road & Ironwood Road Sparks, NV.

PVGID
 paid for
 fence
 permit →

P.O. No.	Terms	Rep	Ship	Via	F.O.B.	Project
Contract	Net 30	Watso	8/4/2008	Our Truck	Jobsite	
Quantity	Item Code	Description			Price Each	Amount
	1 Fence Installation	Install fence per contract			12,480.00	12,480.00
	1 Building Permit	County of Washoe			369.17	369.17
POSTED						
All applicable taxes are included.					Total	\$12,849.17

EXHIBIT D

Page 2 of 2

Detail for Permit 08-1560

Permit Information

Permit Number: 08-1560 **Parcel Number:** 076-251-07
Type Description of Permit: COMMERCIAL BLDG
Sub-Type Description of Permit: Reno - Commercial Addition
Address: 4270 IRONWOOD RD, WCTY

Permit Description: 530 LF OF CHAIN LINK FENCE 6 FT FOR PALOMINO VALLEY GID

Permit Status: FINAL

Date Applied: 06/11/2008 **Date Issued:** 07/02/2008 **Date Finalized, Certificate of Occupancy, or Complete:** 08/12/2008

Permit Fees

Total Fees \$369.17 **Total Paid** \$369.17 **Balance Outstanding** \$0.00

Permit Parties

Name	Relationship
PALOMINO VALLEY GEN IMP DIST OWNER	
ARTISTIC FENCE CO INC	CONTRACTOR
LANCE ARTISTIC FENCE CO INC	CONTACT

Permit Inspections

Date	Inspection ID	Description	Action Entered	Status	Comments
08/12/2008	260	GRADING & FINAL	AP	Approved	



Board of Adjustment Staff Report

Meeting Date: August 4, 2012

Subject: Amendment of Conditions Case No: AC12-002
for Special Use Permit Case No: SB10-009
Applicant(s): Palomino Valley General Improvement District
Agenda Item No. 8A

Proposal Summary: To amend two conditions of approval related to the construction and operation of a water truck fill station. The first amendment is to extend the time required for obtaining permits from two years to four years and the second is to remove the requirement for slats in the fencing surrounding the facility.

Recommendation: Partial Approval

Prepared by: Roger D. Pelham, MPA, Senior Planner
Washoe County Department of Community Development
Phone: 775.328.3622
E-Mail: rpelham@washoecounty.us

Proposal Description:

Amendment of Conditions Case No. AC12-002: Amendment of Special Use Permit Case No. SB10-009 – Palomino Valley General Improvement District - To amend two conditions of approval related to the construction and operation of a water truck fill station. The first amendment is to extend the time required for obtaining permits from two years to four years and the second is to remove the requirement for slats in the fencing surrounding the facility.

- Location: 4270 Ironwood Road at the southeast corner of State Route 445 and Ironwood Road.
- Assessor's Parcel No.(s): 076-251-07
- Parcel Size: ± 6.70 Acres
- Area Plan: Warm Springs
- Citizen Advisory Board: Warm Springs CAB
- Commission District: 5 – Commissioner Bonnie Weber
- Development Code: Article 810, Special Use Permits
- Section/Township/Range: Within Section 7, T22N, R21E, MDM, Washoe County, NV

Staff Report Contents

Amendment of Conditions Definition Page 3
Vicinity Map Page 4
Site Plan Page 5
Background and Amendment Request Page 6
Citizen Advisory Board (CAB) Page 7
Reviewing Agencies Page 7
Recommendation Page 8
Motion Page 8
Appeal Process Page 9

Exhibits Contents

Revised Conditions of Approval Exhibit A
Truckee Meadows Fire Letter Dated 6/21/2012..... Exhibit B
Amendment of Conditions Application..... Exhibit C
Public Notice Exhibit D

Amendment of Conditions

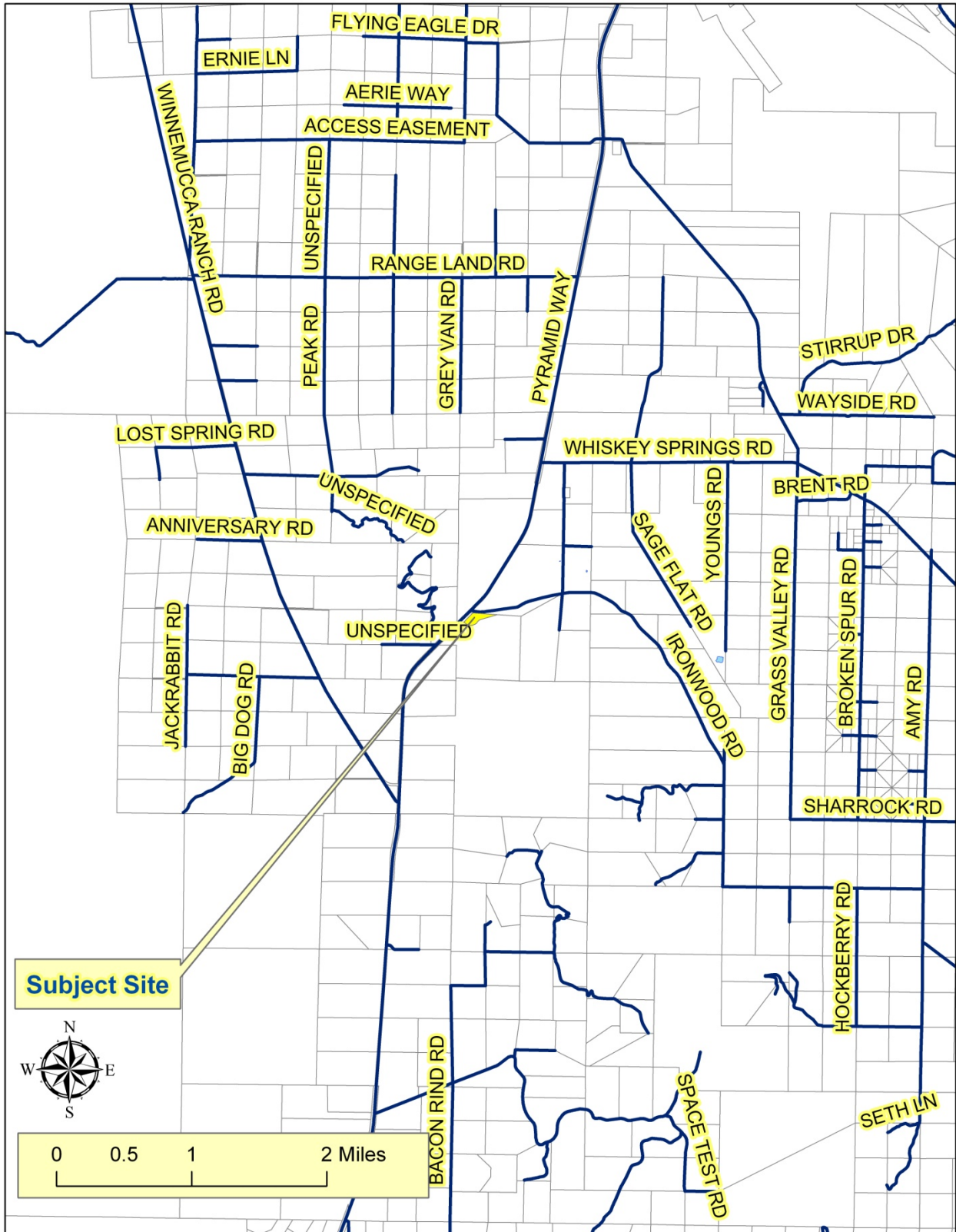
An Amendment of Conditions application is necessary in order to change a condition(s) of an approved discretionary permit, such as a special use permit, a variance, an abandonment of an easement or a tentative subdivision map. Some examples of why an Amendment of Conditions application is submitted are listed below:

- Change in operating hours
- Physical expansion
- Extend the expiration date of the discretionary permit
- Extend the time to complete phases of the approved project

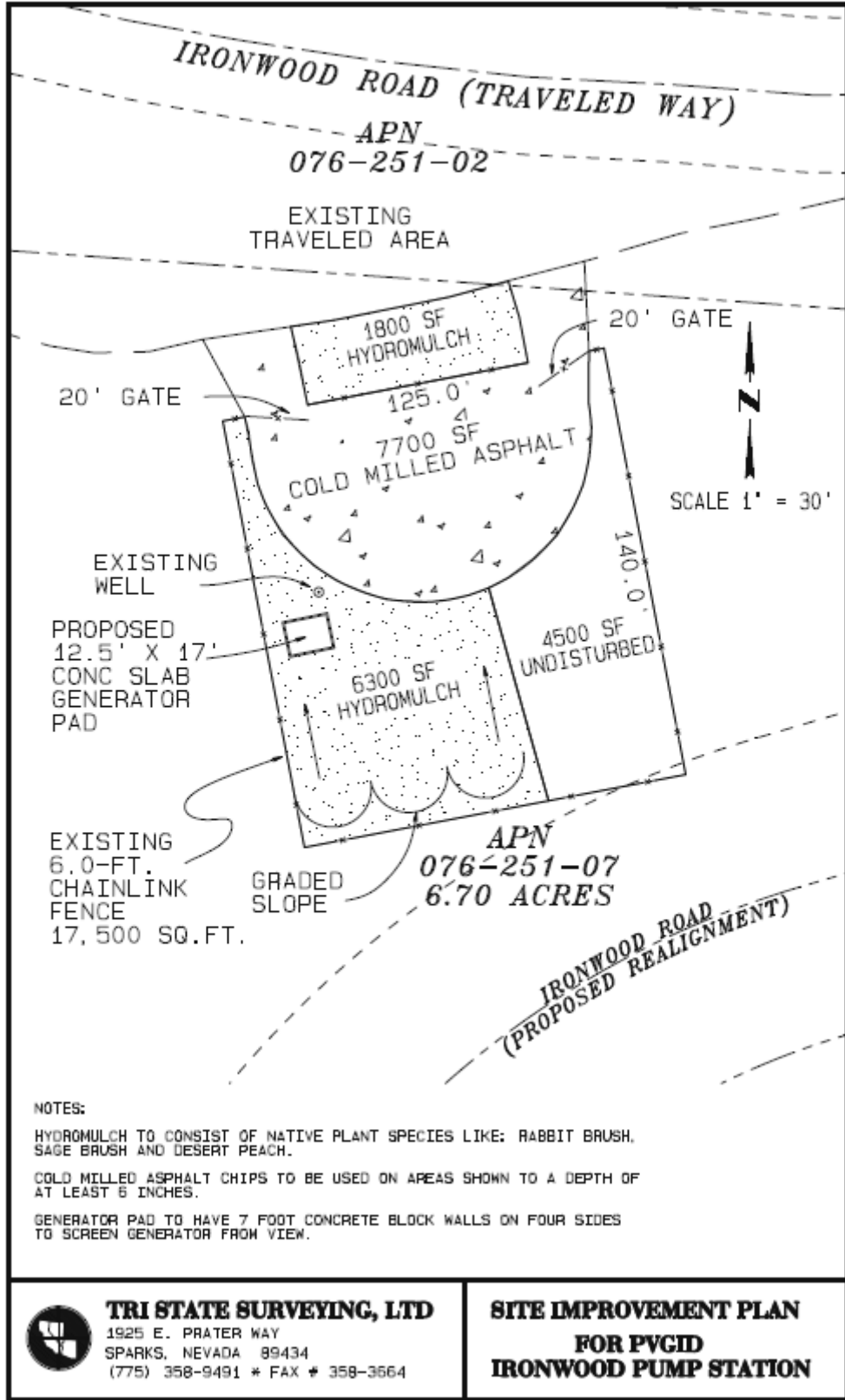
The Amendment of Conditions request is required to be heard by the same board that approved the original application and only the specific amendment may be discussed and considered for approval. The Amendment of Conditions application is processed in the same manner as the original discretionary permit application, including a public hearing, noticing, possible involvement of a citizen advisory board, agency review and analysis, and satisfying the required findings. If the Board of Adjustment grants an approval of the Amendment of Conditions request, an amended Action Order is created along with amended conditions of approval.

The Conditions of Approval for Amendment of Conditions Case No. AC12-002 is attached to this staff report and will be included with the amended Action Order.

Vicinity Map



Site Plan (From Original SUP Application)



Background and Evaluation of Amendment Request

The approved Special Use permit allowed the construction and operation of a water truck fill station for the purpose of road maintenance in the Palomino Valley GID area. That permit was approved with several conditions, including conditions numbered 1b and 1h, which read as follows:

- 1b. *The applicant shall submit complete construction plans and building permits shall be issued within two years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits. Compliance with this condition shall be determined by the Department of Community Development.*

- 1h. *Fencing surrounding the facility shall include slats that provide a minimum of 75% visual screening. Slats shall be muted earth-tone colors such as brown, tan and sage, designed to blend in with the surrounding undisturbed area to the greatest practical extent. All fencing materials shall be non-reflective.*

The applicant is requesting that condition 1b be amended to allow four years for submission of construction plans. Staff is recommending approval of this portion of the request due to economic conditions resulting in funds not being available to construct the necessary improvements at this time. Further, it is standard policy within Community Development to recommend approval of the first request for a time extension for nearly any project.

The applicant is further requesting that condition 1h be deleted. Staff is recommending denial of this portion of the request as it is the policy within Community Development to support the previous decision made by an elected or appointed body. The Board of Adjustment has already considered this application and placed upon it the condition requiring screening to help to mitigate the visual impact of the proposed project, thus staff supports that decision by recommending denial of this portion of the request. The relevant portion of the minutes from that public hearing on August 5, 2010 follow:

AGENDA ITEM 1

PUBLIC HEARING: Special Use Permit Case No: SB10-009, Palomino Valley General Improvement District (PVGID) Water Truck Fill Station – to allow the development of one water truck fill station (Utility Services Use Type) in support of on-going roadway maintenance, as authorized in Section 110.302 of the Washoe County Development Code. The project is proposed to be located at the southeast corner of State Route 445 and Ironwood Road. The subject parcel is designated Public and Semi-Public Facilities (PSP) in the Warm Springs Area Plan, and is situated in a portion of Section 7 T22N R22E MDM, Washoe County, Nevada. The project is located in the Warm Springs Citizen Advisory Board boundary and Washoe County Commission District No. 4. (APN: 076-251-07)

Chair Horan opened the public hearing.

Mr. Lloyd reviewed the staff report dated July 20, 2010 on Mr. Pelham's behalf.

Member Cieri noted work had already been performed and asked why a permit was now required. Mr. Lloyd replied a pump house and piping were proposed to be installed and that qualified it as a Utility project, which requires a special use permit.

No members of the public wished to speak.

Chair Horan closed the public hearing.

Member Cieri moved to approve conditionally Special Use Permit Case No. SB10-009. The motion was seconded by Member Wideman and passed unanimously.

The motion was based on the following findings:

- 1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Comprehensive Plan and the Warm Springs Area Plan;*
- 2. Improvements. That 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;*
- 3. Site Suitability. That the site is physically suitable for a water truck fill station, and for the intensity of such a development;*
- 4. Issuance Not Detrimental. That 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*
- 5. 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.*

Warm Springs Citizen Advisory Board (WS CAB)

The amendment of conditions request was provided to each of the members of the CAB. There was no meeting held during the review time for this application. No response was provided to staff from any of the CAB members.

Reviewing Agencies

The following agencies received a copy of the Amendment of Conditions Application for review and evaluation

- Washoe County Community Development
- Nevada Department of Transportation
- Washoe County District Health, Air Quality
- Washoe County District Health, Environmental Health

- Washoe County Public Works
- Washoe County Roads Division
- Truckee Meadows Fire Protection District
- Palomino Valley Volunteer Fire Department

Just one of the above listed agencies/departments provided comments and/or recommended conditions in response to their evaluation of the Amendment of Conditions application.

- Truckee Meadows Fire Protection District provided one comment in support of the time extension request, as the facility will provide a source of water for fire fighting.
Contact: Charles Moore, 326-6000 cmoore@washoecounty.us

Recommendation

Those agencies which reviewed the application recommended approval of the extension of time portion of the Amendment of Conditions request. Therefore, after a thorough review and analysis, the extension of time portion of Amendment of Conditions Case No. AC12-002 is being recommended for approval of the extension of time portion of the Amendment of Conditions request with all other previous conditions remaining as originally approved. Staff offers the following motion for the Board's consideration.

Motion

I move that after giving reasoned consideration to the information contained within the staff report and the information received during the public hearing, the Washoe County Board of Adjustment approve Amendment of Conditions Case No. AC12-002 for condition 1b to allow two additional years for completion, and to deny the request to amend condition 1h, of the project for Palomino Valley General Improvement District, having made all five findings in accordance with Washoe County Development Code Section 110.810.30:

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Comprehensive Plan and the Warm Springs Area Plan;
2. Improvements. That 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;
3. Site Suitability. That the site is physically suitable for a water truck fill station, and for the intensity of such a development;
4. Issuance Not Detrimental. That 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
5. 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.

Appeal Process

Board of Adjustment action will be effective 10 days after the public hearing date, unless the action is appealed to the County Commission, in which case the outcome of the appeal shall be determined by the Washoe County Commission.

xc:

Applicant: Palomino Valley General Improvement District attn: Larry Johnson, 5105 Wayside Road, Reno, NV 89510

Property Owner: Palomino Valley General Improvement District attn: Larry Johnson, 5105 Wayside Road, Reno, NV 89510

Action Order xc: Greg Salter, Esq., District Attorney's Office; Carol Buonanoma, Assessor's Office (CAAS); Theresa Wilkins, Assessor's Office; Susan Hood, Department of Water Resources; Kimble Corbridge/Leo Vesely, Engineering Division; Kurt Latipow, Fire Services Coordinator, David Mills, Truckee Meadows Division, Reno Fire Department; Dan Birkel Reno Fire; Mike Greene, Sierra Fire Protection District; Regional Transportation Commission, Attn: Patrice Echola; Warm Springs Citizen Advisory Board, Chair.

EXHIBIT A



Conditions of Approval

Amendment of Conditions Case Number AC12-002

Special Use Permit Case No. SB10-009

The project approved under Amendment of Conditions Case Number AC12-002 and Special Use Permit Case No: SB10-009 shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment on ~~August 5, 2010~~ August 2, 2012. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. These Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act.

Unless otherwise specified, all conditions related to the approval of this Special Use Permit shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Department of Community Development.

Compliance with the conditions of approval related to this Special Use Permit is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the Special Use Permit may result in the initiation of revocation procedures.

Washoe County reserves the right to review and revise the conditions of approval related to this Special Use Permit should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, "may" is permissive and "shall" or "must" is mandatory.

Conditions of Approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some "Conditions of Approval" are referred to as "Operational Conditions". These conditions must be continually complied with for the life of the project or business.

The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.

Post Office Box 11130, Reno, NV 89520-0027 – 1001 E. Ninth St., Reno, NV 89512

Telephone: 775.328.3600 – Fax: 775.328.6133

www.washoecounty.us/comdev/

"Your Community Development Department"

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District. Any conditions set by the District Health Department must be appealed to the District Board of Health.**
- **The RENO-TAHOE AIRPORT AUTHORITY is directed and governed by its own Board. Therefore, any conditions set by the Reno-Tahoe Airport Authority must be appealed to their Board of Trustees.**
- **The REGIONAL TRANSPORTATION COMMISSION (RTC) is directed and governed by its own board. Therefore, any conditions set by the Regional Transportation Commission must be appealed to that Board.**

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Community Development

1. The following conditions are requirements of the Department of Community Development, which shall be responsible for determining compliance with these conditions.

Contact Name – Roger Pelham, 775.328.3622

- a. The applicant shall demonstrate substantial conformance to the plans and specifications approved as part of this special use permit. The Department of Community Development shall determine compliance with this condition.
- b. The applicant shall submit complete construction plans and building permits shall be issued ~~within two years from the date of approval by Washoe County~~ by August 2, 2014. The applicant shall complete construction within the time specified by the building permits. Compliance with this condition shall be determined by the Department of Community Development. [Amended by Board of Adjustment on August 2, 2012]
- c. The applicant shall attach a copy of the action order approving this project to all administrative permit applications (including building permits) applied for as part of this special use permit.
- d. Prior to the issuance of any administrative permit issued by Washoe County, the applicant shall remove all off-premise signs (billboards) from the project site (APN: 076-251-07) and place a restrictive covenant on the property that prohibits the further erection of off-premise signs, with Washoe County made a part to the covenant. The District Attorney's Office and the Department of Community Development shall determine compliance with this condition.
- e. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any prehistoric or historic remains/artifacts be discovered during site development, work shall temporarily be halted at the specific site and the State Historic Preservation Office of the Department of Museums, Library and Arts shall be notified to record and photograph the site. The period of temporary delay shall be limited to a maximum of two (2) working days from the date of notification.

- f. Prior to any ground disturbing activity, the applicant shall submit a revegetation/architectural design plan to the Department of Community Development for review and approval. Said plan shall address, but not be limited to: type and color of building materials, general architectural design, exterior lighting, fencing, trash enclosures, revegetation plan and materials, temporary revegetation irrigation system, and financial assurances that revegetation will be planted and maintained.
- g. Exterior colors of all building materials shall be muted earth-tone colors such as brown, tan and sage, designed to blend in with the surrounding undisturbed area to the greatest practical extent.
- h. Fencing surrounding the facility shall include slats that provide a minimum of 75% visual screening. Slats shall be muted earth-tone colors such as brown, tan and sage, designed to blend in with the surrounding undisturbed area to the greatest practical extent. All fencing materials shall be non-reflective.
- i. A certification letter or series of letters by a registered landscape architect or other persons permitted to prepare landscaping and irrigation plans pursuant to N.R.S. 623A shall be submitted to and approved by the Department of Community Development. The letter(s) shall certify that all applicable landscaping provisions of Articles [408, 410 and 412] of the Development Code have been met. Any landscaping plans and the letter shall be wet-stamped. The letter shall indicate any provisions of the code that the Director of Community Development has waived.
- j. All landscaping and revegetation shall be maintained in accordance with the provisions found in Section 110.412.75, Maintenance. A three-year maintenance plan shall be submitted by a licensed landscape architect registered in the State of Nevada to the Department of Community Development, prior to a Certificate of Occupancy. The plan shall be wet-stamped.
- h. The following **Operational Conditions** shall be required for the life of the water truck fill station:
 - 1. This special use permit shall remain in effect until or unless it is revoked or is inactive for one year.
 - 2. Failure to comply with the conditions of approval shall render this approval null and void. Compliance with this condition shall be determined by the Department of Community Development.
 - 3. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the special use permit to meet with

the Department of Community Development to review conditions of approval prior to the final sale of the site and/or the special use permit. Any subsequent purchaser/operator of the site and/or the special use permit shall notify the Department of Community Development of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.

Washoe County Department of Public Works

2. The following conditions are requirements of the Engineering Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Leo Veseley, 775.328.8032

- a. The applicant/developer shall obtain from the Department of Building and Safety a building/grading permit for construction of this project.
- b. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), and slope stabilization. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
- c. The applicant shall provide the engineering division copies any necessary easements for access.

*** End of Conditions ***

EXHIBIT B

Fire Chief Charles A. Moore



Division Chief Tim Leighton
Fire Marshal Amy Ray

TRUCKEE MEADOWS FIRE PROTECTION DISTRICT

1001 E. Ninth St. PO Box 11130 • Reno, Nevada 89520 • Office (775) 326-6000 • Fax (775) 328-6185

June 21, 2012

Washoe County Board of Adjustment
1001 East 9th Street
Reno, NV 89520

RE: PVGID Amendment of Conditions for Special Use Permit No. SB10-0009

Dear Members of the Board,

Please accept this letter as my support for the "two year extension of time" requested by the Palomino Valley General Improvement District (PVGID) to complete construction of the Ironwood Road Water Truck Fill Station.

In May, the Truckee Meadows Fire Protection District (TMFPD) Board of Fire Commissioners approved the District's budget which allocated \$30,000 to the PVGID for the completion of the construction of the Ironwood Road Water Truck Fill Station. An Interlocal Agreement is currently being drafted between TMFPD and the PVGID which would provide TMFPD the pathway to pay the PVGID \$30,000 to complete the Ironwood Road Water Truck Fill Station. In return, TMFPD would be able to access all PVGID's water resources for fire suppression activities in Palomino Valley.

The completion of this Water Truck Fill is very important to TMFPD and it will serve as a reliable source of water for fire suppression in the Palomino Valley.

I would sincerely appreciate your consideration of approving a two year extension to complete the construction of the Ironwood Road Water Truck Fill Station.

Please contact me with questions or concerns you may have.

Best Regards,

A handwritten signature in black ink, appearing to read "C. Moore", is written over a horizontal line.

Charles A. Moore
Transitional Fire Chief

EXHIBIT C

Staff Assigned Case No.: **AC12-002**

Washoe County Development Application

Project Information			
Project Name (commercial/industrial projects only): Palomino Valley General Improvement District Ironwood Road Water Truck Fill Station			
Project Description: Amendment of Conditions for Special Use Permit Case No. SB10-009: PVGID's Ironwood Road Water Truck Fill Station			
Project Address: 4270 Ironwood Road, Reno, NV 89510			
Project Area (acres or square feet): 6.70 Acres			
Location Information			
Project Location (with point of reference to major cross streets AND area locator): 4270 Ironwood Road, at the southeast corner of the intersection of Pyramid Highway and Ironwood Road			
Assessor's Parcel No(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
076-251-07	6.70 acres		
Section(s)/Township/Range: Section 7, Township 22 North, Range 21 East, M.D.M.			
Indicate any previous Washoe County approvals associated with this application: Case Nos. CP09-001, SB10-009, and Director's Modification Dated September 8, 2011			
Applicant Information			
Property Owner:		Professional Consultant:	
Name: Palomino Valley Gen'l Improvement District		Name: N/A	
Address: 5105 Wayside Road		Address:	
Reno, NV	Zip: 89510		Zip:
Phone: 775-848-6788	Fax:	Phone:	Fax:
Email: palvalgid@gmail.com		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Larry Johnson, President		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Same as Owner		Name: N/A	
Address:		Address:	
	Zip:		Zip:
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:			
CAB(s):		Land Use Designation(s):	

EXHIBIT C

Palomino Valley General Improvement District

To: Washoe County Board of Adjustment
From: Palomino Valley General Improvement District
Larry J. Johnson, President
palvalgid@gmail.com
Date: June 15, 2012
Re: Amendment of Conditions for Special Use Permit No. SB10-009

On August 5, 2010 the Board of Adjustment approved the Palomino Valley General Improvement District's (PVGID) Special Use Permit, #SB10-009, for the Ironwood Road Water Truck Fill Station (WTFS) with conditions (see Exhibit A - Action Order). The PVGID is requesting amendments to two of the conditions of approval as follows:

1. Washoe County Community Development's condition of approval number 1. b. states, in part, "The applicant shall submit complete construction plans and building permits shall be issued within two years from the date of approval by Washoe County." We are requesting a two-year extension of this requirement.

The PVGID has spent thousands of dollars complying with the SUP conditions of approval for their Wayside Road Operations Facility. The PVGID's sole mission is to maintain the roads within the District, and tax revenues have been greatly reduced over the past several years with no meaningful increase expected for years to come. Funds just are not available at this time to complete the Ironwood Road WTFS project. Hence our request for an extension.

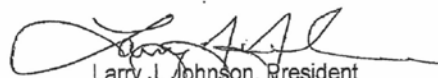
2. Washoe County Community Development's condition of approval number 1. h. requires that the existing fencing, "... shall include slats that provide a minimum of 75% visual screening." The PVGID is requesting that this condition be waived.

One reason for this request is that there are numerous cases of water truck fill stations throughout Washoe County that have no visual screening or fencing (see Exhibit B for photos at the bottom of page 7 of Roger Pelham's July 20, 2010 Ironwood SUP Staff Report). Currently, the site is fenced with chain link and blends in rather well with its surroundings (see Exhibit B for photos at the top of page 7 of the Staff Report previously mentioned).

Also, another reason for our request to eliminate the slats is tagging/graffiti. A nearby Nevada Department of Transportation (NDOT) yard slatted fence has been tagged repeatedly and the graffiti has had to be painted over each time (see Exhibit C).

Thank you for your consideration of these amendments.

Sincerely,



Larry J. Johnson, President

LJJ/cag

EXHIBIT C

Board of Adjustment

Amendment of Conditions

June 15, 2012

EXHIBIT A



Board of Adjustment Action Order

Special Use Permit Case No. SB10-009

Decision: Approval with Conditions
Decision Date: August 5, 2010
Applicant/Property Owner: Palomino Valley General Improvement District (PVGID)
Assigned Planner: Roger Pelham, Senior Planner
Washoe County Department of Community Development
Phone: 775.328.3622
E-Mail: rpelham@washoecounty.us

Project Description: Special Use Permit Case No: SB10-009, Palomino Valley General Improvement District (PVGID) Water Truck Fill Station – To allow the development of one water truck fill station (Utility Services Use Type) in support of ongoing roadway maintenance, as authorized in Section 110.302 of the Washoe County Development Code. The project is proposed to be located at the southeast corner of State Route 445 and Ironwood Road. The subject parcel is designated Public and Semi-Public Facilities (PSP) in the Warm Springs Area Plan, and is situated in a portion of Section 7 T22N R22E MDM, Washoe County, Nevada. The project is located in the Warm Springs Citizen Advisory Board boundary and Washoe County Commission District No. 4. (APN: 076-251-07)

Notice is hereby given that the Washoe County Board of Adjustment granted approval with conditions of the above referenced case number based on the findings in accordance with Washoe County Development Code Article 810. If no appeals have been filed within 10 days after the date of decision, the approval by the Washoe County Board of Adjustment is final. If filed, an appeal stays any further action on the permit until final resolution of the appeal. If the end of the appeal period falls on a non-business day, the appeal period shall be extended to include the next business day. An appeal shall be filed in accordance with the provisions found in Article 810 of the Washoe County Development Code.

This Action Order of approval is granted subject to the attached conditions and Washoe County development standards. Please contact the planner assigned to your project at the above-referenced phone number within 7 days of receipt of this Order to review the steps necessary to satisfy the Conditions of Approval. A business license, certificate of occupancy or final approval shall not be issued until all of the Conditions of Approval (attached) are satisfied. Additionally, compliance shall be required with all federal, state and local statutes, ordinances and regulations applicable to the approved project.

This Action Order does not authorize grading or building without issuance of the necessary permits from the Washoe County Building and Safety Department.

Post Office Box 11130, Reno, NV 89520-0147 – 1001 E. Ninth St., Reno, NV 89512
Telephone: 775.328.3500 – Fax: 775.328.6133
www.washoecounty.us/commdev/

"Your Community Development Department"

EXHIBIT C

Board of Adjustment

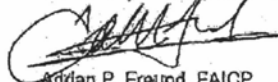
Amendment of Conditions

June 15, 2012

EXHIBIT A

To: Palomino Valley General Improvement District (PVGID)
Subject: Special Use Permit Case No SB10-009
Date: August 5, 2010
Page: 2

Washoe County
Community Development



Adrian P. Freund, FAICP
Director

APF/RP/ds (SB10-009 PVGID Action Order)

Attachments:

- Conditions of Approval

xc: Applicant/Property Owner: PVGID, attn: Harold Shotwell, PO Box 615, Sparks, NV 89432-0615

Consultant: Tri-State Surveying, attn: George Lindesmith, 1925 E. Prater Way, Sparks, NV 89434

Others to be Contacted: Hoffman Test Quinan, attn: Louis Test, 429 W. Plumb Lane, Reno, NV 89509

Action Order xc: Nathan Edwards, Esq., District Attorney's Office; Carol Buonanoma, Assessor's Office (CAAS); Theresa Wilkins, Assessor's Office; Susan Hood, Department of Water Resources; Kimble Corbridge/Leo Vesely, Engineering Division; Kurt Latipow, Fire Services Coordinator, David Mills, Truckee Meadows Division, Reno Fire Department; Dan Blirke Reno Fire; Mike Greene, Sierra Fire Protection District; Regional Transportation Commission, Attn: Patrice Echola; Warm Springs Citizen Advisory Board, Chair

EXHIBIT C

Board of Adjustment

Amendment of Conditions

June 15, 2012

EXHIBIT A

EXHIBIT A



Conditions of Approval

Special Use Permit Case No. SB10-009

The project approved under Special Use Permit Case No. SB10-009 shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment on August 5, 2010. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. These Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act.

Unless otherwise specified, all conditions related to the approval of this Special Use Permit shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Department of Community Development.

Compliance with the conditions of approval related to this Special Use Permit is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the Special Use Permit may result in the initiation of revocation procedures.

Washoe County reserves the right to review and revise the conditions of approval related to this Special Use Permit should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, "may" is permissive and "shall" or "must" is mandatory.

Conditions of Approval are usually compiled with at different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some "Conditions of Approval" are referred to as "Operational Conditions". These conditions must be continually complied with for the life of the project or business.

The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.

- The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District.

Post Office Box 11130, Reno, NV 89520-0027 - 1001 E. Ninth St., Reno, NV 89612

Telephone: 775.328.3600 - Fax: 775.328.6133

www.washoecounty.us/commdev/

"Your Community Development Department"

EXHIBIT C

EXHIBIT A

Washoe County Conditions of Approval

Date: July 20, 2010

Any conditions set by the District Health Department must be appealed to the District Board of Health.

- The RENO-TAHOE AIRPORT AUTHORITY is directed and governed by its own Board. Therefore, any conditions set by the Reno-Tahoe Airport Authority must be appealed to their Board of Trustees.
- The REGIONAL TRANSPORTATION COMMISSION (RTC) is directed and governed by its own board. Therefore, any conditions set by the Regional Transportation Commission must be appealed to that Board.

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Community Development

1. The following conditions are requirements of the Department of Community Development, which shall be responsible for determining compliance with these conditions.

Contact Name – Roger Pelham, 775.328.3622

- a. The applicant shall demonstrate substantial conformance to the plans and specifications approved as part of this special use permit. The Department of Community Development shall determine compliance with this condition.
- b. The applicant shall submit complete construction plans and building permits shall be issued within two years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits. Compliance with this condition shall be determined by the Department of Community Development.
- c. The applicant shall attach a copy of the action order approving this project to all administrative permit applications (including building permits) applied for as part of this special use permit.
- d. Prior to the issuance of any administrative permit issued by Washoe County, the applicant shall remove all off-premise signs (billboards) from the project site (APN: 076-251-07) and place a restrictive covenant on the property that prohibits the further erection of off-premise signs, with Washoe County made a part to the covenant. The District Attorney's Office and the Department of Community Development shall determine compliance with this condition.
- e. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any prehistoric or historic remains/artifacts be discovered during site development, work shall temporarily be halted at the specific site and the State Historic Preservation Office of the Department of Museums, Library and Arts shall be notified to record

EXHIBIT C

EXHIBIT A

Washoe County Conditions of Approval

Date: July 20, 2010

and photograph the site. The period of temporary delay shall be limited to a maximum of two (2) working days from the date of notification.

- f. Prior to any ground disturbing activity, the applicant shall submit a revegetation/architectural design plan to the Department of Community Development for review and approval. Said plan shall address, but not be limited to: type and color of building materials, general architectural design, exterior lighting, fencing, trash enclosures, revegetation plan and materials, temporary revegetation irrigation system, and financial assurances that revegetation will be planted and maintained.
- g. Exterior colors of all building materials shall be muted earth-tone colors such as brown, tan and sage, designed to blend in with the surrounding undisturbed area to the greatest practical extent.
- h. Fencing surrounding the facility shall include slats that provide a minimum of 75% visual screening. Slats shall be muted earth-tone colors such as brown, tan and sage, designed to blend in with the surrounding undisturbed area to the greatest practical extent. All fencing materials shall be non-reflective.
- i. A certification letter or series of letters by a registered landscape architect or other persons permitted to prepare landscaping and irrigation plans pursuant to N.R.S. 623A shall be submitted to and approved by the Department of Community Development. The letter(s) shall certify that all applicable landscaping provisions of Articles [408, 410 and 412] of the Development Code have been met. Any landscaping plans and the letter shall be wet-stamped. The letter shall indicate any provisions of the code that the Director of Community Development has waived.
- j. All landscaping and revegetation shall be maintained in accordance with the provisions found in Section 110.412.75, Maintenance. A three-year maintenance plan shall be submitted by a licensed landscape architect registered in the State of Nevada to the Department of Community Development, prior to a Certificate of Occupancy. The plan shall be wet-stamped.
- h. The following Operational Conditions shall be required for the life of the water truck fill station:
 - 1. This special use permit shall remain in effect until or unless it is revoked or is inactive for one year.
 - 2. Failure to comply with the conditions of approval shall render this approval null and void. Compliance with this condition shall be determined by the Department of Community Development.
 - 3. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the special use permit to meet with the Department of Community Development to review conditions of approval prior to the final sale of the site and/or the special use permit. Any subsequent purchaser/operator of the site and/or the special use permit shall notify the Department of Community Development of the

Special Use Permit Case No: SB10-009
Page 3 of 4

EXHIBIT C

Board of Adjustment

Amendment of Conditions

June 15, 2012

EXHIBIT A

Washoe County Conditions of Approval

Date: July 20, 2010

name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.

Washoe County Department of Public Works

2. The following conditions are requirements of the Engineering Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Leo Veseley, 775.328.8032

- a. The applicant/developer shall obtain from the Department of Building and Safety a building/grading permit for construction of this project.
- b. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), and slope stabilization. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
- c. The applicant shall provide the engineering division copies any necessary easements for access.

*** End of Conditions ***

Special Use Permit Case No: SB10-009
Page 4 of 4

EXHIBIT C

Board of Adjustment

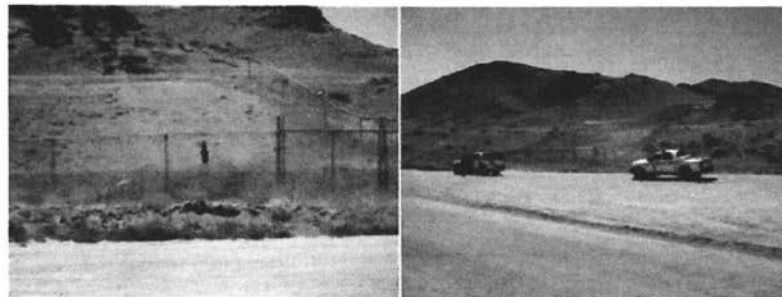
Amendment of Conditions

June 15, 2012

EXHIBIT B

Washoe County Board of Adjustment Staff Report

Staff Report Date: July 20, 2010



Site Photos

Project Evaluation

The applicant is requesting approval to construct a water truck filling station in support of ongoing roadway maintenance within the Palomino Valley General Improvement District. The applicant is proposing to develop an area of approximately 1/2 acre within the 6.7 acre subject parcel. Improvements within the developed area will include the well, pump house and piping.

The proposed site is centrally located within the District and is likely to create few negative impacts upon the surrounding area. Potential positive impacts include better roadway maintenance and less dust in the air due to increased watering of unpaved roadways. There are no residences adjacent to the proposed location. The Bureau of Land Management maintains a facility directly across Ironwood Road for keeping wild horses that have been removed from public lands.

Water truck fill stations are a civic use type which is required to maintain the same development standards as any commercial use. Typically these civic and commercial uses require pavement of the driveways and approaches to the uses, installation of landscaping, lighting and all other improvements typical of commercial development in Washoe County. Below are photos of water truck fill stations approved by Washoe County within the last several years.

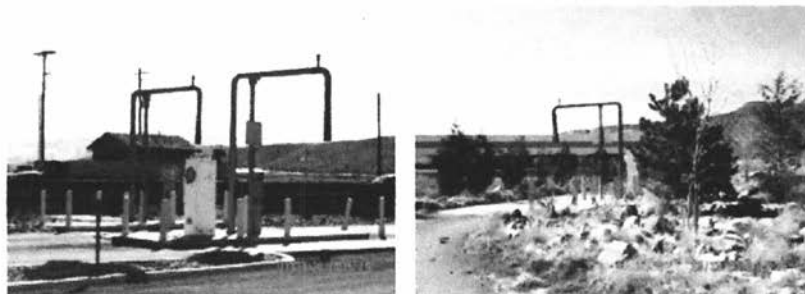


EXHIBIT C

Board of Adjustment

Amendment of Conditions

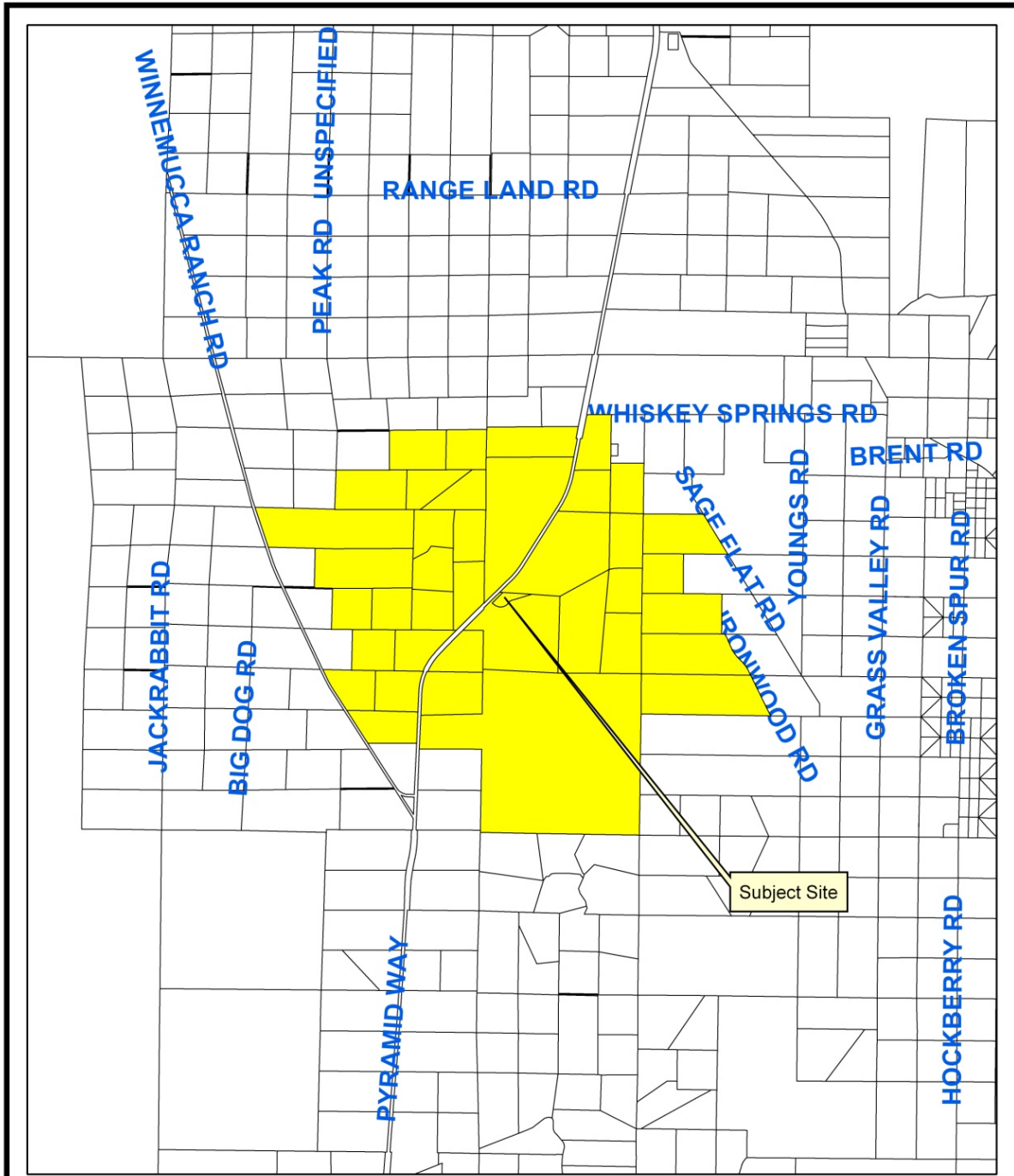
June 15, 2012

EXHIBIT C

NEVADA DEPARTMENT OF TRANSPORTATION (NDOT)
YARD AT PYRAMID HIGHWAY AND WHISKEY SPRINGS ROAD



EXHIBIT D



Mailing Label Map
Amendment of Conditions AC12-002
PVGID Water Truck Fill Station
39 Parcels selected at 4500 feet.

Source: Community Planning Services



Date: June 2012

Department of
Community
Development

WASHOE COUNTY
NEVADA

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



Board of Adjustment Staff Report

Meeting Date: October 4, 2012

Subject: Amendment of Conditions Case No: AC12-003
for Special Use Permit Cases SB10-003 and SB09-002

Applicant(s): Olson-Olson Architects

Agenda Item No. 8B

Summary: To remove a condition of approval requiring removal of a temporary structure from SB10-003 and replace that condition on SB09-002.

Recommendation: Approval with Conditions

Prepared by: Roger D. Pelham, MPA, Senior Planner
Washoe County Community Services Department - Division of Planning and Development
Phone: 775.328.3622
E-Mail: rpelham@washoecounty.us

Description:

B. PUBLIC HEARING: Amendment of Conditions Case No. AC12-003, to amend Special Use Permit Case Nos. SB09-002 and SB10-003 – Tahoe Estates, LLC –
To remove a condition of approval requiring removal of a temporary structure from SB10-003 and replace that condition on SB09-002. Both special use permits approved detached accessory dwellings on adjacent parcels within the same overall development.

- Location: South side of Lakeshore Boulevard, approximately 600 feet west of its intersection with Selby Drive and is addressed as 1029 Lakeshore Boulevard, Incline Village
- Assessor's Parcel No.(s): 130-230-36 and 130-230-05
- Zoning: High Density Rural (HDR) and High Density Suburban (HDS)
- Parcel Size: ± 2.02 acres and ± 3.18 acres
- Area Plan: Tahoe
- Citizen Advisory Board: Incline Village / Crystal Bay
- Commission District: 1 – Commissioner Breternitz
- Development Code: Article 810, Special Use Permits
- Section/Township/Range: Within Section 23, T16N, R18E, MDM, Washoe County, NV

Staff Report Contents

Amendment of Conditions Definition Page 3
Vicinity Map Page 4
Background and Amendment Request Page 4
Citizen Advisory Board (CAB) Page 5
Reviewing Agencies Page 5
Recommendation Page 6
Motion Page 6
Appeal Process Page 6

Exhibits Contents

Revised Conditions of Approval Exhibit A
Public Notice Map Exhibit B
Amendment of Conditions Application..... Exhibit C

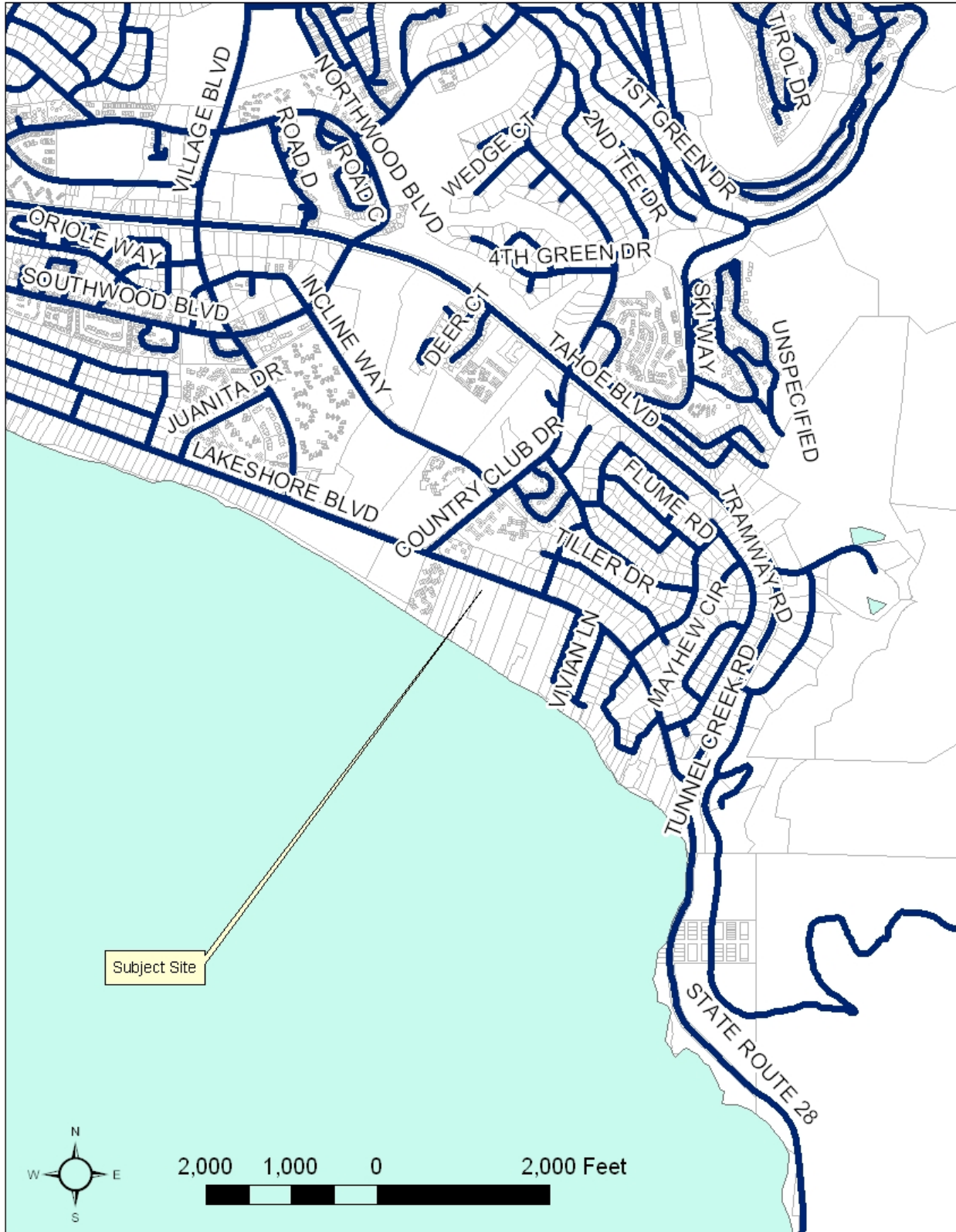
Amendment of Conditions

An Amendment of Conditions application is necessary in order to change a condition(s) of an approved discretionary permit, such as a special use permit, a variance, an abandonment of an easement or a tentative subdivision map. Some examples of why an Amendment of Conditions application is submitted are listed below:

- Change in operating hours
- Physical expansion
- Extend the expiration date of the discretionary permit
- Extend the time to complete phases of the approved project

The Amendment of Conditions request is required to be heard by the same board that approved the original application and only the specific amendment may be discussed and considered for approval. The Amendment of Conditions application is processed in the same manner as the original discretionary permit application, including a public hearing, noticing, possible involvement of a citizen advisory board, agency review and analysis, and satisfying the required findings. If the Board of Adjustment grants an approval of the Amendment of Conditions request, an amended Action Order is created along with amended conditions of approval.

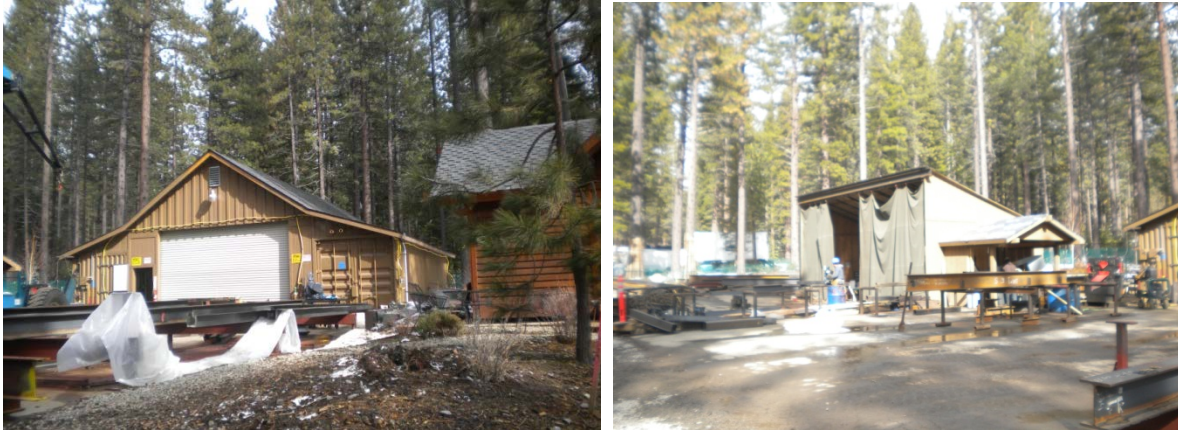
The Conditions of Approval for Amendment of Conditions Case No. AC12-003 is attached to this staff report and will be included with the amended Action Order.



Vicinity Map

Background and Evaluation of Amendment Request

In March of 2010 the applicant submitted a request to construct a detached accessory dwelling. During the course of review of that application it was discovered that the applicant had constructed detached accessory structures that were characterized by the applicants representative as temporary structures. These structures were being utilized to facilitate construction. Photos (from 2010) of the unpermitted structures are below:



Building permits were required for these structures. Conditions of approval were included to ensure that permits were obtained for all temporary construction structures and that the structures be removed prior to certificate of occupancies are issued for the main dwelling or the detached accessory dwelling proposed for this parcel. The applicant is seeking to obtain the certificate of occupancy for the detached accessory dwelling at this time. One temporary structure has been removed and one remains in use by the applicant.

The applicant also received approval of a special use permit in 2009 for a detached accessory dwelling on the adjacent parcel, which is being developed as part of the same over-all project. The applicant requests that the condition requiring removal of the all temporary structures be removed from the 2010 special use permit and placed on the 2009 special use permit as that accessory dwelling has not yet been completed.

Because this change is essentially administrative in nature, and the retention of the condition of approval on the 2009 permit will ensure that the temporary structures are removed, staff is comfortable recommending approval of the request.

Special Use Permit SB10-003, Condition 1D:

Prior to any certificate of occupancy on the subject parcel the applicant shall remove all temporary structures from the project location. The applicant shall provide financial assurances acceptable to the Director of Community Development for removal of all temporary structures.

Reviewing Agencies

The following agencies received a copy of the Amendment of Conditions Application for review and evaluation.

- Washoe County Community Development
- Washoe County Engineering
- Washoe County Building and Safety
- Washoe County Air Quality Management
- Washoe County Environmental Health
- Incline Village GID
- North Lake Tahoe Fire Protection District

None of the above listed agencies/departments provided substantive comments or recommended conditions in response to their evaluation of the Amendment of Conditions application.

Recommendation

None of the agencies which reviewed the application recommended denial of the Amendment of Conditions request. Therefore, after a thorough review and analysis, Amendment of Conditions Case No. AC12-003 is being recommended for approval with conditions. Staff offers the following motion for the Board's consideration.

Motion

I move that after giving reasoned consideration to the information contained within the staff report and the information received during the public hearing, the Washoe County Board of Adjustment approve Amendment of Conditions Case No. AC12-003 for Tahoe Estates, LLC, having made all five findings in accordance with Washoe County Development Code Section [110.810.30:

1. Consistency. That the proposed amendment is consistent with the action programs, policies, standards and maps of the Master Plan and the Southwest Truckee Meadows Area Plan;
2. Improvements. That 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;
3. Site Suitability. The site is physically suitable for the type of development and for the intensity of development;
4. Issuance Not Detrimental. That 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
5. 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.

Appeal Process

Board of Adjustment action will be effective ten (10) days after the public hearing date, unless the action is appealed to the County Commission, in which case the outcome of the appeal shall be determined by the Washoe County Commission.

xc: Applicant: Olson Olson Architects, attn: Lori Shannon, PO Box 7949, Tahoe City, CA 96145

Property Owner: Tahoe Estates, LLC. 101 Ygnacio Valley Road, Walnut Creek, CA, 94596

Action Order xc: Greg Salter, Esq., District Attorney's Office; Carol Buonanoma, Assessor's Office (CAAS); Theresa Wilkins, Assessor's Office; Susan Hood/John Cella, Department of Water Resources; Kimble Corbridge/Leo Vesely, Engineering Division; Amy Ray, Truckee Meadows Fire Protection District; Regional Transportation Commission, Attn: Patrice Echola; Truckee Meadows Regional Planning Agency, One East First Street, Suite 900, Reno, NV 89501-1625; West Truckee Meadows Citizen Advisory Board, Chair.



Community Development

"Dedicated to Excellence in Public Service"

Adrian P. Freund, FAICP, Community Development Director
Nathan Edwards, Legal Counsel



Washoe County Board of Adjustment
Richard "R.J." Cieri, Chair
Mary S. Harcinske

Philip J. Horan
Andrea Manor
Robert F. Wideman

AMENDED ACTION ORDER

October 4, 2012

Tahoe Estates, LLC
101 Ygnacio Valley Road
Walnut Creek, CA 94596

Dear Applicant:

The Washoe County Board of Adjustment, at its regular meeting of October 4, 2012, approved the following request with eight (8) original conditions and one additional condition.

SPECIAL USE PERMIT CASE NO. SB09-002 (TAHOE ESTATES, LLC) – To construct a new 1,200-square-foot detached accessory dwelling unit. The accessory dwelling unit will accompany the tear down and rebuild of a new single family residence. The project is located at 1019 Lakeshore Boulevard, between Tahoe Boulevard (SR 28) and Country Club Drive in Incline Village. The ±2.02-acre parcel is designated High Density Suburban (HDS) in the Tahoe Area Plan, and is situated in a portion of Section 22, T16N, R18E, MDM, Washoe County, Nevada. The property is located in the Incline Village/Crystal Bay Citizen Advisory Board boundary and Washoe County Commission District No. 1. (APN 130-230-05)

The approval was based on the following findings:

1. Consistency. The proposed use is consistent with the action programs, policies, standards and maps of the Comprehensive Plan and the applicable area plan;
2. 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;
3. Site Suitability. That the site is physically suitable for the detached accessory dwelling unit and the low intensity use;
4. 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; detrimental to the character of the surrounding area; or unduly detrimental to surrounding properties, land uses and the environment in general;

Letter to: Tahoe Estates, LLC
Subject: Special Use Permit Case No. SB09-002
Date: April 3, 2009
Page: 2

5. 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; and
6. Reasoned Consideration. The Board of Adjustment gave reasoned consideration to the information contained within the staff report and information received during the meeting.

If no appeals have been filed in the time period stipulated in the Washoe County Development Code, the decision by the Board of Adjustment is final.

Yours truly,

Adrian P. Freund, FAICP
Director, Washoe County Community Development
APF/DM/cm(SB09-002F1)

Attachments: Conditions

xc: Olson-Olson Architects, P.O. Box 7949, Tahoe City, CA 96145

Nathan Edwards, Esq., District Attorney's Office; Marge Clausen, Assessor's Office (CAAS); Theresa Wilkins, Assessor's Office; Incline Village General Improvement District, Washoe County Engineering, Incline Village/Crystal Bay Citizen Advisory Board

Letter to: Tahoe Estates, LLC
Subject: Special Use Permit Case No. SB09-002
Date: April 3, 2009
Page: 3

**CONDITIONS OF APPROVAL FOR
SPECIAL USE PERMIT CASE NO. SB09-002
TAHOE ESTATES, LLC
(APPROVED BY THE WASHOE COUNTY BOARD OF ADJUSTMENT ON APRIL 2, 2009)**

*****IMPORTANT—PLEASE READ*****

UNLESS OTHERWISE SPECIFIED, ALL CONDITIONS MUST BE MET OR FINANCIAL ASSURANCES MUST BE PROVIDED TO SATISFY THE CONDITIONS PRIOR TO SUBMITTAL FOR A BUILDING PERMIT. THE AGENCY RESPONSIBLE FOR DETERMINING COMPLIANCE WITH A SPECIFIC CONDITION SHALL DETERMINE WHETHER THE CONDITION MUST BE FULLY COMPLETED OR WHETHER THE APPLICANT SHALL BE OFFERED THE OPTION OF PROVIDING FINANCIAL ASSURANCES. ALL AGREEMENTS, EASEMENTS, OR OTHER DOCUMENTATION REQUIRED BY THESE CONDITIONS SHALL HAVE A COPY FILED WITH THE COUNTY ENGINEER AND THE DEPARTMENT OF COMMUNITY DEVELOPMENT.

COMPLIANCE WITH THE CONDITIONS OF THIS SPECIAL USE PERMIT IS THE RESPONSIBILITY OF THE APPLICANT, HIS SUCCESSOR IN INTEREST, AND ALL OWNERS, ASSIGNEES, AND OCCUPANTS OF THE PROPERTY AND THEIR SUCCESSORS IN INTEREST. FAILURE TO COMPLY WITH ANY CONDITIONS IMPOSED IN THE ISSUANCE OF THE SPECIAL USE PERMIT MAY RESULT IN THE INSTITUTION OF REVOCATION PROCEDURES.

ANY OPERATIONS CONDITIONS ARE SUBJECT TO REVIEW BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT PRIOR TO THE RENEWAL OF A BUSINESS LICENSE EACH YEAR. FAILURE TO ADHERE TO THE CONDITIONS MAY RESULT IN WITHHOLDING RENEWAL OF THE BUSINESS LICENSE UNTIL CONDITIONS ARE COMPLIED WITH TO THE SATISFACTION OF THE DEPARTMENT OF COMMUNITY DEVELOPMENT.

WASHOE COUNTY RESERVES THE RIGHT TO REVIEW AND REVISE THE CONDITIONS OF THIS APPROVAL SHOULD THEY DETERMINE THAT A SUBSEQUENT LICENSE OR PERMIT ISSUED BY WASHOE COUNTY VIOLATES THE INTENT OF THIS APPROVAL.

FOR THE PURPOSES OF CONDITIONS IMPOSED BY WASHOE COUNTY, “MAY” IS PERMISSIVE AND “SHALL” OR “MUST” IS MANDATORY.

Letter to: Tahoe Estates, LLC
Subject: Special Use Permit Case No. SB09-002
Date: April 3, 2009
Page: 4

GENERAL CONDITIONS

1. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit. The Community Development Department shall determine compliance with this condition.
2. The applicant shall submit complete construction plans and building permits shall be issued within two years from the date of approval by Washoe County and the Tahoe Regional Planning Agency. The applicant shall complete construction within the time specified by the building permits. The Community Development Department shall determine compliance with this condition.
3. A copy of the Final Order stating conditional approval of this special use permit shall be attached to all applications for administrative permits issued by Washoe County. The Community Development Department shall determine compliance with this condition.
4. Prior to the issuance of any administrative permit issued by Washoe County, the applicant shall place a restrictive covenant on the property that prohibits the erection of off-premise signs, with Washoe County made a part to the covenant. The District Attorney's Office and the Department of Community Development shall determine compliance with this condition.
5. The applicant and any successors shall direct any potential purchaser/operator of the special use permit to meet with the Department of Community Development to review conditions of approval prior to the final sale of the special use permit. The subsequent purchaser/operator of the special use permit shall notify the Department of Community Development of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.
6. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any prehistoric or historic remains/artifacts be discovered during site development, work shall temporarily be halted at the specific site and the State Historic Preservation Office of the Department of Museums, Library and Arts, shall be notified to record and photograph the site. The period of temporary delay shall be limited to a maximum of two (2) working days from the date of notification.

The Community Development Department shall determine compliance with this condition.

Letter to: Tahoe Estates, LLC
Subject: Special Use Permit Case No. SB09-002
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DRAINAGE AND GRADING

7. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMPs) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site by BMPs. The Engineering Department shall determine compliance with this condition.
8. The Regional Road Impact Fee is not applicable in this area and will not be due.
9. Prior to any certificate of occupancy on the subject parcel the applicant shall remove all temporary structures from the project location. The applicant shall provide financial assurances acceptable to the Director of Community Development for removal of all temporary structures. [Added by Board of Adjustment on October 4, 2012]

***** END OF CONDITIONS *****

Letter to: Tahoe Estates, LLC
Subject: Special Use Permit Case No. SB09-002
Date: April 3, 2009
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AMENDED ACTION ORDER

October 4, 2012

Olson-Olson Architects
PO Box 7949
Tahoe City, CA 96145

Tahoe Estates, LLC
101 Ygnacio Valley Road, #320
Walnut Creek, CA 94596

Dear Applicant and Property Owner:

The Washoe County Board of Adjustment, at its regular meeting of April 1, 2010, approved the following request with three (3) conditions.

SPECIAL USE PERMIT CASE NO. SB10-003 (TAHOE ESTATES, LLC) – To develop a Detached Accessory Dwelling of 1200 square feet on the same parcel with an existing main residence of 3845 square feet as authorized in Table 110.302.05.1 of the Washoe County Development Code. The project is located on the south side of Lakeshore Boulevard, approximately 600 feet west of its intersection with Selby Drive and is addressed as 1029 Lakeshore Boulevard, Incline Village. The ±3.18-acre parcel is designated High Density Rural (HDR) in the Tahoe Area Plan, and is situated in a portion of Section 23, T16N, R18E, MDM, Washoe County, Nevada. The property is located in the Incline Village/Crystal Bay Citizen Advisory Board boundary and Washoe County Commission District No. 1. (APN 130-230-36)

The approval was based on the following findings:

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Comprehensive Plan and the Tahoe Area Plan;
2. Improvements. That 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;
3. Site Suitability. That the site is physically suitable for construction of a detached accessory dwelling, and for the intensity of such a development;
4. Issuance Not Detrimental. That 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;

Letter to: Tahoe Estates, LLC
Subject: Special Use Permit Case No. SB09-002
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5. 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; and

If no appeals have been filed in the time period stipulated in the Washoe County Development Code, the decision by the Board of Adjustment is final.

Yours truly,



Adrian P. Freund, FAICP
Director, Washoe County Community Development
Secretary to the Board of Adjustment

APF/RP/ds(SB10-003A1)

Attachments: Conditions

xc: Nathan Edwards, Esq., District Attorney's Office; Carol Buonanoma, Assessor's Office (CAAS); Theresa Wilkins, Assessor's Office; Susan Hood, Department of Water Resources; Kimble Corbridge/Leo Vesely, Engineering Division; Kurt Latipow, Fire Services Coordinator; Nevada Division of Environmental Protection, 901 South Stewart Street, Suite 4001, Carson City, NV 89701-5249; Regional Transportation Commission, Attn: Patrice Echola; Truckee Meadows Regional Planning Agency, One East First Street, Suite 900, Reno, NV 89501-1625.

Tahoe Agencies: Tahoe Regional Planning Agency, Post Office Box 5310, Stateline, NV 89449-5310; North Lake Tahoe Fire Protection District; 866 Oriole Way, Incline Village, NV 89451-9439; Incline Village/Crystal Bay Citizen Advisory Board; Incline Village General Improvement District, 893 Southwood Boulevard, Incline Village, NV 89451; Nevada Division of Forestry, 885 Eastlake Boulevard, Carson City, NV 89701; Nevada State Lands, Rex Harold, 901 South Stewart Street, Suite 5003, Carson City, NV 89701-5246; USFS, Brian Garrett, Urban Lands Manager, 35 College Drive, South Lake Tahoe, CA 96150

Letter to: Tahoe Estates, LLC
Subject: Special Use Permit Case No. SB09-002
Date: April 3, 2009
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Conditions of Approval

Special Use Permit Case No. SB10-003

The project approved under Special Use Permit Case No: SB10-003 shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment on April 1, 2010. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. These Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act.

Unless otherwise specified, all conditions related to the approval of this Special Use Permit shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Department of Community Development.

Compliance with the conditions of approval related to this Special Use Permit is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the Special Use Permit may result in the institution of revocation procedures.

Washoe County reserves the right to review and revise the conditions of approval related to this Special Use Permit should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, “may” is permissive and “shall” or “must” is mandatory.

Conditions of Approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some “Conditions of Approval” are referred to as “Operational Conditions”. These conditions must be continually complied with for the life of the project or business.

Letter to: Tahoe Estates, LLC
Subject: Special Use Permit Case No. SB09-002
Date: April 3, 2009
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The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District. Any conditions set by the District Health Department must be appealed to the District Board of Health.**
- **The RENO-TAHOE AIRPORT AUTHORITY is directed and governed by its own Board. Therefore, any conditions set by the Reno-Tahoe Airport Authority must be appealed to their Board of Trustees.**
- **The REGIONAL TRANSPORTATION COMMISSION (RTC) is directed and governed by its own board. Therefore, any conditions set by the Regional Transportation Commission must be appealed to that Board.**

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Community Development

1. The following conditions are requirements of the Department of Community Development, which shall be responsible for determining compliance with these conditions.

Contact Name – Roger Pelham, 775.328.3622

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit. The Department of Community Development shall determine compliance with this condition.
- b. The applicant shall submit complete construction plans and apply for a building permit within two years from the date of approval by Washoe County or the Tahoe Regional Planning Agency (whichever is last). The applicant shall complete construction within the time specified by the building permits. Compliance with this condition shall be determined by the Department of Community Development.
- c. Prior to the issuance of any administrative permit or building permit issued by Washoe County, the applicant shall present evidence, acceptable to the Director of Community Development, that all detached accessory structures on the subject site have been legally permitted and constructed.
- d. ~~Prior to any certificate of occupancy on the subject parcel the applicant shall remove all temporary structures from the project location. The applicant shall provide financial assurances acceptable to the Director of Community Development for removal of all temporary structures.~~[Deleted by Board of Adjustment on October 4, 2012]

Letter to: Tahoe Estates, LLC
Subject: Special Use Permit Case No. SB09-002
Date: April 3, 2009
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- e. Both the detached accessory dwelling and the main dwelling shall match, to the greatest extent practicable, in architectural design, color, and choice of building and roofing materials. Compliance with this condition shall be determined by the Department of Community Development.
- f. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any prehistoric or historic remains/artifacts be discovered during site development, work shall temporarily be halted at the specific site and the State Historic Preservation Office of the Department of Museums, Library and Arts shall be notified to record and photograph the site. The period of temporary delay shall be limited to a maximum of two (2) working days from the date of notification.

- 2. The following **Operational Conditions** shall be required for the life of the project:
 - a. This special use permit shall remain in effect until or unless it is revoked or is inactive for one year.
 - b. Failure to comply with the conditions of approval shall render this approval null and void. Compliance with this condition shall be determined by the Department of Community Development.
 - c. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the special use permit to meet with the Department of Community Development to review conditions of approval prior to the final sale of the site and/or the special use permit. Any subsequent purchaser/operator of the site and/or the special use permit shall notify the Department of Community Development of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.

Washoe County Department of Public Works

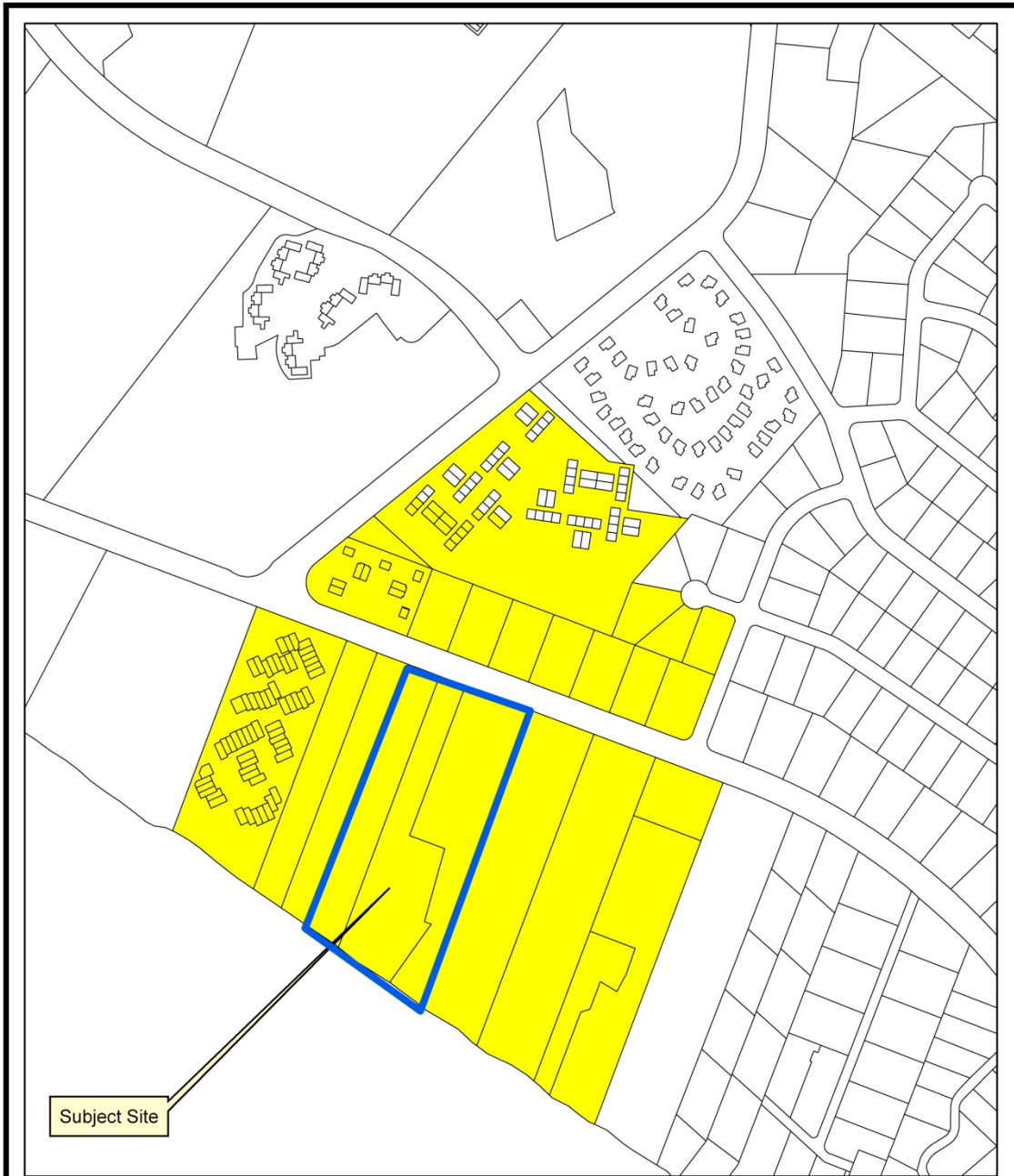
- 3. The following conditions are requirements of the Engineering Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Leo Vesely, 775.328.2040

- a. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.

*** End of Conditions ***

EXHIBIT B



Mailing Label Map
Amendment of Conditions Case Number AC12-003
(Amending SB10-003 and SB09-002)

120 Parcels selected at 500 feet.

Source: Community Planning Services



Date: August 2012

Department of
Community
Development
WASHOE COUNTY
NEVADA

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

Washoe County Development Application

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

Project Information		Staff Assigned Case No.: AC12-003	
Project Name (commercial/industrial projects only):			
Project Description: Special Use Permit SB10-003 was for construction of a Detached Accessory Dwelling unit. This Amendment is to modify Community Development Condition 1.d. of SB10-003 by transferring it to SB09-002, requiring removal of temporary structures prior to that CofO .			
Project Address: 1019 + 1029 Lakeshore Boulevard, Incline Village, Nevada			
Project Area (acres or square feet): 8 acres			
Project Location (with point of reference to major cross streets AND area locator): 1029 Lakeshore Boulevard between Tahoe Boulevard (SR 28) and Country Club Drive			
Assessor's Parcel No(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
130-230-05	2.02 ac.		
130-230-36	3.18 ac.		
Section(s)/Township/Range: SEC 23 / TWP 16 / RGE 18			
Indicate any previous Washoe County approvals associated with this application: Case Nos. SB09-002, SB10-003			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Tahoe Estates , LLC		Name:	
Address: 101 Ygnacio Valley Road, #320		Address:	
Walnut Creek, California	Zip: 94596		Zip:
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Glenn McPherson		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Olson-Olson Architects		Name:	
Address: Post Office Box 7949		Address:	
Tahoe City, California	Zip: 96145		Zip:
Phone: 530.550.0709	Fax: 530.550.0704	Phone:	Fax:
Email: lori@ooadesign.com		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Lori Shannon		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	



post office box 7949
tahoe city, california 96145
telephone 530.550.0709
fax 530.550.0704
web www.OOAdesign.com
e-mail office@OOAdesign.com

olson - olson architects, LLP

DATE: August 15, 2012

TO: Washoe County Community Development Department
1001 East Ninth Street
Reno, Nevada 89520

RE: Amendment of Conditions – SB09-002 + SB10-003

JOB NO.: 1019 + 1029 Lakeshore Boulevard; APNs 130-230-05 +130-230-36

To Whom It May Concern:

This letter accompanies an application for Amendment of Conditions on two current Special Use Permits for Detached Accessory Dwellings, SB09-002 and SB10-003. The applicant is requesting removal of a condition from SB10-003 and replacement of that condition on SB09-002.

SB09-002 and SB10-003 are associated with 1019 and 1029 Lakeshore Boulevard respectively. These properties are part of a larger project area that also encompasses 1021 Lakeshore Boulevard. The entire project area includes eight residential structures which have been under construction since 2009. Also located within the eight acre project area are two temporary structures used to facilitate the construction which takes place on site.

SB10-003 was originally approved in April 2010 with a condition (1.d.) requiring removal of all temporary structures prior to issuance of the Certificate of Occupancy on the subject structure. Construction of this Detached Accessory Dwelling (Building Permit No. 10-0496) is complete and the applicant is prepared for issuance of the Certificate of Occupancy at this time. Although one of the temporary structures was no longer required on site and has been removed, the second structure is still utilized to support daily construction activity. Maintaining this structure on site during completion of construction increases the efficiency of the crew and reduces unnecessary trucking from off-site fabrication locations.

The applicant plans to remove the last temporary construction structure within the next twelve (12) months in order to commence the final construction and landscape components of the project. This requested Amendment of Conditions will allow construction to stay on schedule with issuance of Certificates of Occupancy for buildings within the project area as they are completed.

Please contact me with any questions related to this application.

Best Regards,

Lori A. Shannon



Community Development

"Dedicated to Excellence in Public Service"

Adrian P. Freund, FAICP, Community Development Director
Nathan Edwards, Legal Counsel



Washoe County Board of Adjustment
Richard "R.J." Cieri, Chair
Mary S. Harcinske

Philip J. Horan
Andrea Manor
Robert F. Wideman

ACTION ORDER

April 3, 2009

Tahoe Estates, LLC
101 Ygnacio Valley Road
Walnut Creek, CA 94596

Dear Applicant:

The Washoe County Board of Adjustment, at its regular meeting of April 2, 2009, approved the following request with eight (8) conditions.

SPECIAL USE PERMIT CASE NO. SB09-002 (TAHOE ESTATES, LLC) – To construct a new 1,200-square-foot detached accessory dwelling unit. The accessory dwelling unit will accompany the tear down and rebuild of a new single family residence. The project is located at 1019 Lakeshore Boulevard, between Tahoe Boulevard (SR 28) and Country Club Drive in Incline Village. The ±2.02-acre parcel is designated High Density Suburban (HDS) in the Tahoe Area Plan, and is situated in a portion of Section 22, T16N, R18E, MDM, Washoe County, Nevada. The property is located in the Incline Village/Crystal Bay Citizen Advisory Board boundary and Washoe County Commission District No. 1. (APN 130-230-05)

The approval was based on the following findings:

1. Consistency. The proposed use is consistent with the action programs, policies, standards and maps of the Comprehensive Plan and the applicable area plan;
2. 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;
3. Site Suitability. That the site is physically suitable for the detached accessory dwelling unit and the low intensity use;
4. 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; detrimental to the character of the surrounding area; or unduly detrimental to surrounding properties, land uses and the environment in general;

Letter to: Tahoe Estates, LLC
Subject: Special Use Permit Case No. SB09-002
Date: April 3, 2009
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5. 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; and
6. Reasoned Consideration. The Board of Adjustment gave reasoned consideration to the information contained within the staff report and information received during the meeting.

If no appeals have been filed in the time period stipulated in the Washoe County Development Code, the decision by the Board of Adjustment is final.

Yours truly,

Adrian P. Freund, FAICP
Director, Washoe County Community Development
APF/DM/cm(SB09-002F1)

Attachments: Conditions

xc: Olson-Olson Architects, P.O. Box 7949, Tahoe City, CA 96145

Nathan Edwards, Esq., District Attorney's Office; Marge Clausen, Assessor's Office (CAAS); Theresa Wilkins, Assessor's Office; Incline Village General Improvement District, Washoe County Engineering, Incline Village/Crystal Bay Citizen Advisory Board

Letter to: Tahoe Estates, LLC
Subject: Special Use Permit Case No. SB09-002
Date: April 3, 2009
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**CONDITIONS OF APPROVAL FOR
SPECIAL USE PERMIT CASE NO. SB09-002
TAHOE ESTATES, LLC
(APPROVED BY THE WASHOE COUNTY BOARD OF ADJUSTMENT ON APRIL 2, 2009)**

*****IMPORTANT—PLEASE READ*****

UNLESS OTHERWISE SPECIFIED, ALL CONDITIONS MUST BE MET OR FINANCIAL ASSURANCES MUST BE PROVIDED TO SATISFY THE CONDITIONS PRIOR TO SUBMITTAL FOR A BUILDING PERMIT. THE AGENCY RESPONSIBLE FOR DETERMINING COMPLIANCE WITH A SPECIFIC CONDITION SHALL DETERMINE WHETHER THE CONDITION MUST BE FULLY COMPLETED OR WHETHER THE APPLICANT SHALL BE OFFERED THE OPTION OF PROVIDING FINANCIAL ASSURANCES. ALL AGREEMENTS, EASEMENTS, OR OTHER DOCUMENTATION REQUIRED BY THESE CONDITIONS SHALL HAVE A COPY FILED WITH THE COUNTY ENGINEER AND THE DEPARTMENT OF COMMUNITY DEVELOPMENT.

COMPLIANCE WITH THE CONDITIONS OF THIS SPECIAL USE PERMIT IS THE RESPONSIBILITY OF THE APPLICANT, HIS SUCCESSOR IN INTEREST, AND ALL OWNERS, ASSIGNEES, AND OCCUPANTS OF THE PROPERTY AND THEIR SUCCESSORS IN INTEREST. FAILURE TO COMPLY WITH ANY CONDITIONS IMPOSED IN THE ISSUANCE OF THE SPECIAL USE PERMIT MAY RESULT IN THE INSTITUTION OF REVOCATION PROCEDURES.

ANY OPERATIONS CONDITIONS ARE SUBJECT TO REVIEW BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT PRIOR TO THE RENEWAL OF A BUSINESS LICENSE EACH YEAR. FAILURE TO ADHERE TO THE CONDITIONS MAY RESULT IN WITHHOLDING RENEWAL OF THE BUSINESS LICENSE UNTIL CONDITIONS ARE COMPLIED WITH TO THE SATISFACTION OF THE DEPARTMENT OF COMMUNITY DEVELOPMENT.

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Letter to: Tahoe Estates, LLC
Subject: Special Use Permit Case No. SB09-002
Date: April 3, 2009
Page: 4

GENERAL CONDITIONS

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2. The applicant shall submit complete construction plans and building permits shall be issued within two years from the date of approval by Washoe County and the Tahoe Regional Planning Agency. The applicant shall complete construction within the time specified by the building permits. The Community Development Department shall determine compliance with this condition.
3. A copy of the Final Order stating conditional approval of this special use permit shall be attached to all applications for administrative permits issued by Washoe County. The Community Development Department shall determine compliance with this condition.
4. Prior to the issuance of any administrative permit issued by Washoe County, the applicant shall place a restrictive covenant on the property that prohibits the erection of off-premise signs, with Washoe County made a part to the covenant. The District Attorney's Office and the Department of Community Development shall determine compliance with this condition.
5. The applicant and any successors shall direct any potential purchaser/operator of the special use permit to meet with the Department of Community Development to review conditions of approval prior to the final sale of the special use permit. The subsequent purchaser/operator of the special use permit shall notify the Department of Community Development of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.
6. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any prehistoric or historic remains/artifacts be discovered during site development, work shall temporarily be halted at the specific site and the State Historic Preservation Office of the Department of Museums, Library and Arts, shall be notified to record and photograph the site. The period of temporary delay shall be limited to a maximum of two (2) working days from the date of notification.

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Letter to: Tahoe Estates, LLC
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DRAINAGE AND GRADING

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8. The Regional Road Impact Fee is not applicable in this area and will not be due.

***** END OF CONDITIONS *****



Community Development

"Dedicated to Excellence in Public Service"

Adrian P. Freund, FAICP, Community Development Director
Nathan Edwards, Legal Counsel



Washoe County Board of Adjustment
Richard "R.J." Cieri, Chair
Mary S. Harcinske

Philip J. Horan
Robert F. Wideman
Kim Toulouse

ACTION ORDER

April 2, 2010

Olson-Olson Architects
PO Box 7949
Tahoe City, CA 96145

Tahoe Estates, LLC
101 Ygnacio Valley Road, #320
Walnut Creek, CA 94596

Dear Applicant and Property Owner:

The Washoe County Board of Adjustment, at its regular meeting of April 1, 2010, approved the following request with three (3) conditions.

SPECIAL USE PERMIT CASE NO. SB10-003 (TAHOE ESTATES, LLC) – To develop a Detached Accessory Dwelling of 1200 square feet on the same parcel with an existing main residence of 3845 square feet as authorized in Table 110.302.05.1 of the Washoe County Development Code. The project is located on the south side of Lakeshore Boulevard, approximately 600 feet west of its intersection with Selby Drive and is addressed as 1029 Lakeshore Boulevard, Incline Village. The ±3.18-acre parcel is designated High Density Rural (HDR) in the Tahoe Area Plan, and is situated in a portion of Section 23, T16N, R18E, MDM, Washoe County, Nevada. The property is located in the Incline Village/Crystal Bay Citizen Advisory Board boundary and Washoe County Commission District No. 1. (APN 130-230-36)

The approval was based on the following findings:

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Comprehensive Plan and the Tahoe Area Plan;
2. Improvements. That 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;
3. Site Suitability. That the site is physically suitable for construction of a detached accessory dwelling, and for the intensity of such a development;

Letter to: Olson-Olson Architects
Subject: Special Use Permit Case No. SB10-003
Date: April 2, 2010
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4. Issuance Not Detrimental. That 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;
5. 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; and

If no appeals have been filed in the time period stipulated in the Washoe County Development Code, the decision by the Board of Adjustment is final.

Yours truly,



Adrian P. Freund, FAICP
Director, Washoe County Community Development
Secretary to the Board of Adjustment

APF/RP/ds(SB10-003A1)

Attachments: Conditions

xc: Nathan Edwards, Esq., District Attorney's Office; Carol Buonanoma, Assessor's Office (CAAS); Theresa Wilkins, Assessor's Office; Susan Hood, Department of Water Resources; Kimble Corbridge/Leo Vesely, Engineering Division; Kurt Latipow, Fire Services Coordinator; Nevada Division of Environmental Protection, 901 South Stewart Street, Suite 4001, Carson City, NV 89701-5249; Regional Transportation Commission, Attn: Patrice Echola; Truckee Meadows Regional Planning Agency, One East First Street, Suite 900, Reno, NV 89501-1625.

Tahoe Agencies: Tahoe Regional Planning Agency, Post Office Box 5310, Stateline, NV 89449-5310; North Lake Tahoe Fire Protection District; 866 Oriole Way, Incline Village, NV 89451-9439; Incline Village/Crystal Bay Citizen Advisory Board; Incline Village General Improvement District, 893 Southwood Boulevard, Incline Village, NV 89451; Nevada Division of Forestry, 885 Eastlake Boulevard, Carson City, NV 89701; Nevada State Lands, Rex Harold, 901 South Stewart Street, Suite 5003, Carson City, NV 89701-5246; USFS, Brian Garrett, Urban Lands Manager, 35 College Drive, South Lake Tahoe, CA 96150

Letter to: Olson-Olson Architects
Subject: Special Use Permit Case No. SB10-003
Date: April 2, 2010
Page: 3

Conditions of Approval

Special Use Permit Case No. SB10-003

The project approved under Special Use Permit Case No: SB10-003 shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment on April 1, 2010. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. These Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act.

Unless otherwise specified, all conditions related to the approval of this Special Use Permit shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Department of Community Development.

Compliance with the conditions of approval related to this Special Use Permit is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the Special Use Permit may result in the institution of revocation procedures.

Washoe County reserves the right to review and revise the conditions of approval related to this Special Use Permit should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, “may” is permissive and “shall” or “must” is mandatory.

Conditions of Approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some “Conditions of Approval” are referred to as “Operational Conditions”. These conditions must be continually complied with for the life of the project or business.

Letter to: Olson-Olson Architects
Subject: Special Use Permit Case No. SB10-003
Date: April 2, 2010
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The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District. Any conditions set by the District Health Department must be appealed to the District Board of Health.**
- **The RENO-TAHOE AIRPORT AUTHORITY is directed and governed by its own Board. Therefore, any conditions set by the Reno-Tahoe Airport Authority must be appealed to their Board of Trustees.**
- **The REGIONAL TRANSPORTATION COMMISSION (RTC) is directed and governed by its own board. Therefore, any conditions set by the Regional Transportation Commission must be appealed to that Board.**

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Community Development

1. The following conditions are requirements of the Department of Community Development, which shall be responsible for determining compliance with these conditions.

Contact Name – Roger Pelham, 775.328.3622

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit. The Department of Community Development shall determine compliance with this condition.
- b. The applicant shall submit complete construction plans and apply for a building permit within two years from the date of approval by Washoe County or the Tahoe Regional Planning Agency (whichever is last). The applicant shall complete construction within the time specified by the building permits. Compliance with this condition shall be determined by the Department of Community Development.
- c. Prior to the issuance of any administrative permit or building permit issued by Washoe County, the applicant shall present evidence, acceptable to the Director of Community Development, that all detached accessory structures on the subject site have been legally permitted and constructed.
- d. Prior to any certificate of occupancy on the subject parcel the applicant shall remove all temporary structures from the project location. The applicant shall provide financial assurances acceptable to the Director of Community Development for removal of all temporary structures.

Letter to: Olson-Olson Architects
Subject: Special Use Permit Case No. SB10-003
Date: April 2, 2010
Page: 5

- e. Both the detached accessory dwelling and the main dwelling shall match, to the greatest extent practicable, in architectural design, color, and choice of building and roofing materials. Compliance with this condition shall be determined by the Department of Community Development.
- f. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any prehistoric or historic remains/artifacts be discovered during site development, work shall temporarily be halted at the specific site and the State Historic Preservation Office of the Department of Museums, Library and Arts shall be notified to record and photograph the site. The period of temporary delay shall be limited to a maximum of two (2) working days from the date of notification.

- 2. The following **Operational Conditions** shall be required for the life of the project:
 - a. This special use permit shall remain in effect until or unless it is revoked or is inactive for one year.
 - b. Failure to comply with the conditions of approval shall render this approval null and void. Compliance with this condition shall be determined by the Department of Community Development.
 - c. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the special use permit to meet with the Department of Community Development to review conditions of approval prior to the final sale of the site and/or the special use permit. Any subsequent purchaser/operator of the site and/or the special use permit shall notify the Department of Community Development of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.

Washoe County Department of Public Works

- 3. The following conditions are requirements of the Engineering Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Leo Vesely, 775.328.2040

- a. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.

*** End of Conditions ***



Board of Adjustment Staff Report

Meeting Date: October 4th, 2012

Subject: Amendment of Conditions Case No: AC12-004
for Special Use Permit Case No: SB12-004

Applicant(s): NV Energy, ATTN: Mark Sullivan

Agenda Item No.: 8C

Summary: To allow the addition of a microwave dish, two feet in diameter, to the previously approved monopole, for communication of data.

Recommendation: **Approval with Conditions**

Prepared by: Roger D. Pelham, MPA, Senior Planner
Washoe County Community Services Department
Division of Planning and Development
Phone: 775.328.3622
E-Mail: rpelham@washoecounty.us

Ernest M. Adamo, Intern
Washoe County Community Services Department
Division of Planning and Development
Phone: 775.328.8050
E-Mail: eadamo@washoecounty.us

Description:

Amendment of Conditions Case No. AC12-004, to amend Special Use Permit Case No. SB12-004 – NV Energy – To allow the addition of a microwave dish, two feet in diameter, to the previously approved monopole, for communication of data.

- **Location:** At the existing water tank approximately 600 feet west (uphill) from the intersection of Timberline Drive and Timberline View Court.
- **Assessor's Parcel No.(s):** 049-070-41
- **Parcel Size:** ± 1.78 acres
- **Zoning:** General Rural (GR)
- **Area Plan:** Forest
- **Citizen Advisory Board:** Southwest Truckee Meadows
- **Commission District:** 1 – Commissioner John Breternitz
- **Development Code:** Authorized in Article 324, Communication Facilities and Article 810, Special Use Permits
- **Section/Township/Range:** Section 34, T18N, R19E, MDM
Washoe County, NV

Staff Report Contents

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Vicinity Map Page 4
Site Plan Page 5
Background and Amendment Request Page 12
Reviewing Agencies Page 13
Recommendation Page 13
Motion Page 13
Appeal Process Page 15

Exhibits Contents

Conditions of Approval Exhibit A
Letter of Opposition from Randy Collins Exhibit B
Letter of Support from Michelle Norman Exhibit C
Public Notice Map Exhibit D
Amendment of Conditions Application Exhibit E

Amendment of Conditions

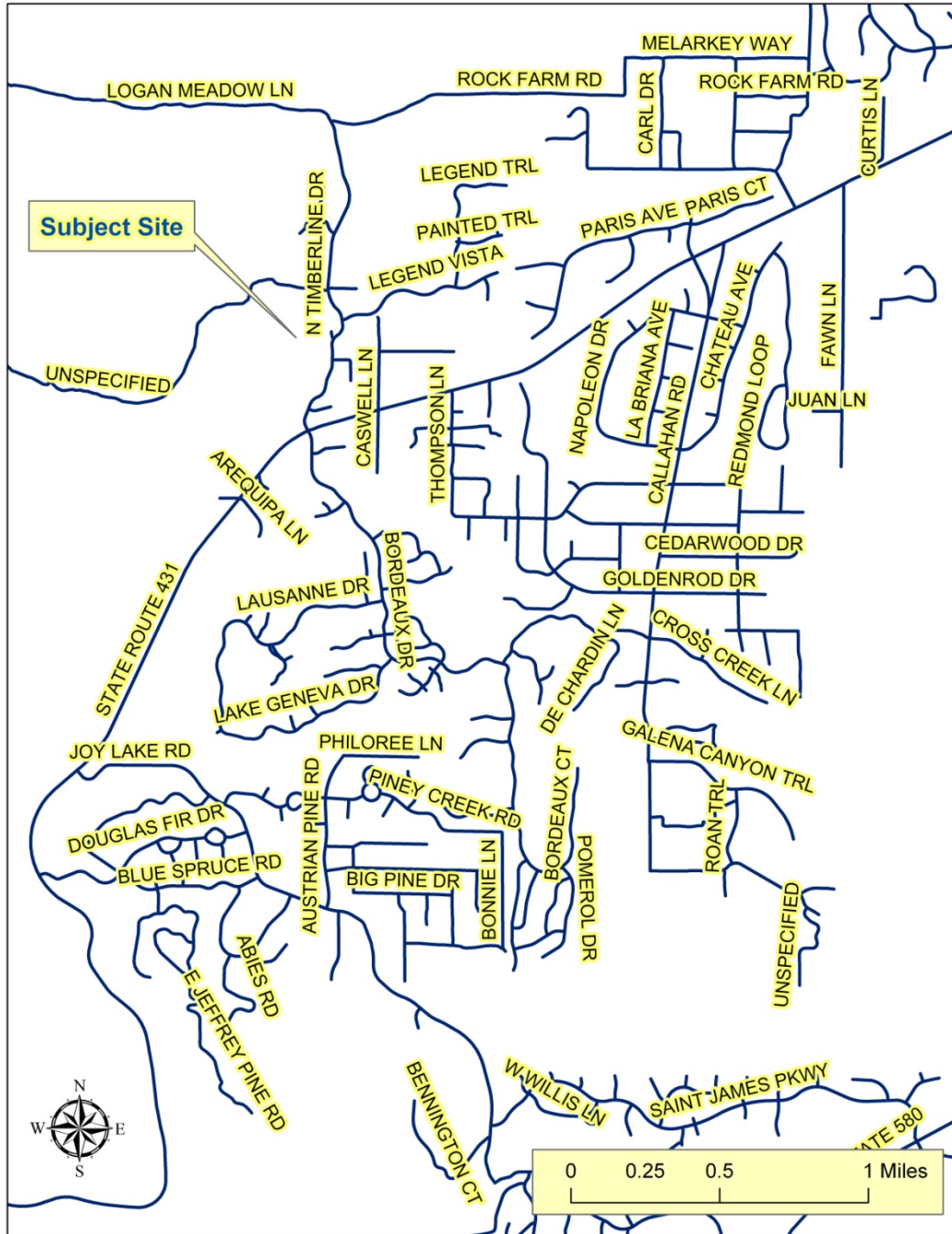
An Amendment of Conditions application is necessary in order to change a condition(s) of an approved discretionary permit, such as a special use permit, a variance, an abandonment of an easement or a tentative subdivision map. Some examples of why an Amendment of Conditions application is submitted are listed below:

- Change in operating hours
- Physical expansion
- Extend the expiration date of the discretionary permit
- Extend the time to complete phases of the approved project

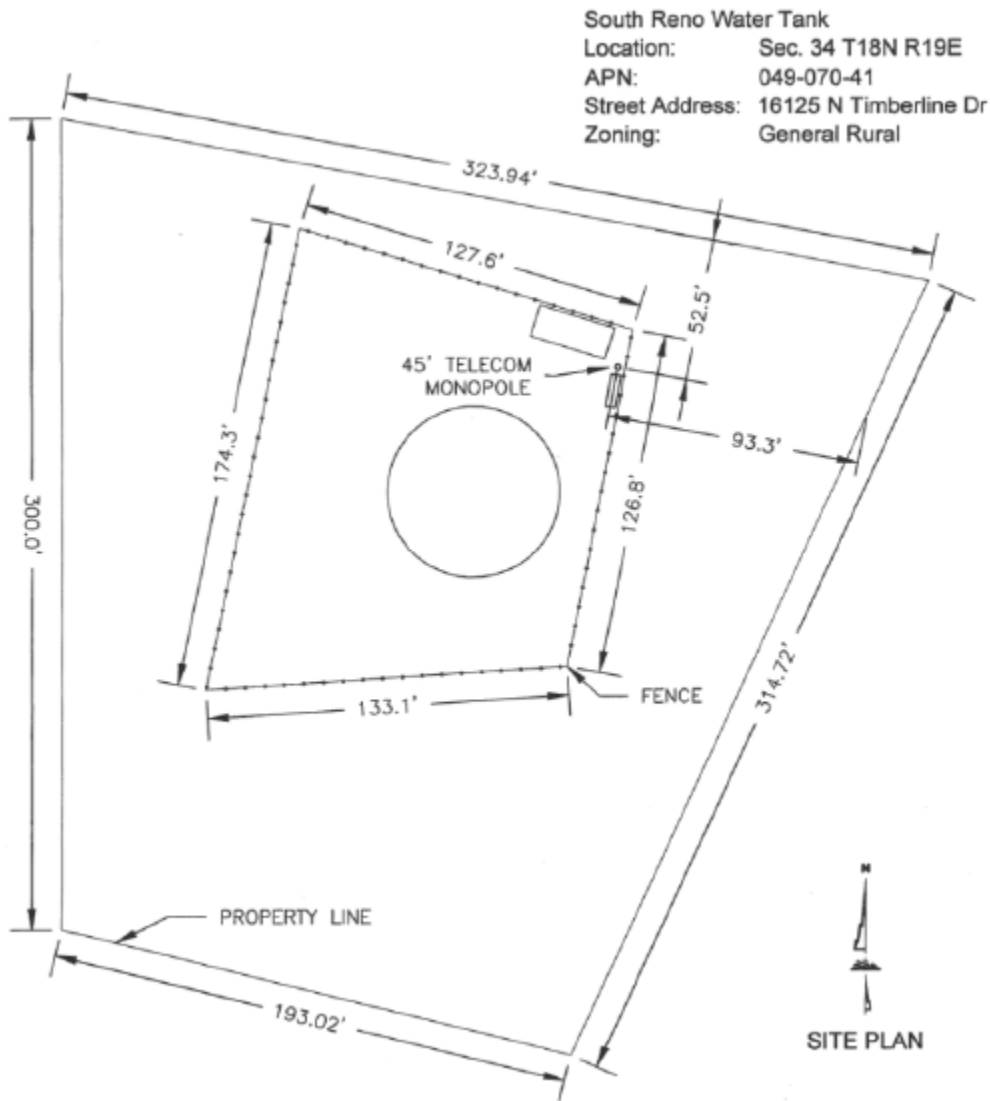
The Amendment of Conditions request is required to be heard by the same board that approved the original application and only the specific amendment may be discussed and considered for approval. The Amendment of Conditions application is processed in the same manner as the original discretionary permit application, including a public hearing, noticing, possible involvement of a citizen advisory board, agency review and analysis, and satisfying the required findings. If the Board of Adjustment grants an approval of the Amendment of Conditions request, an amended Action Order is created along with amended conditions of approval.

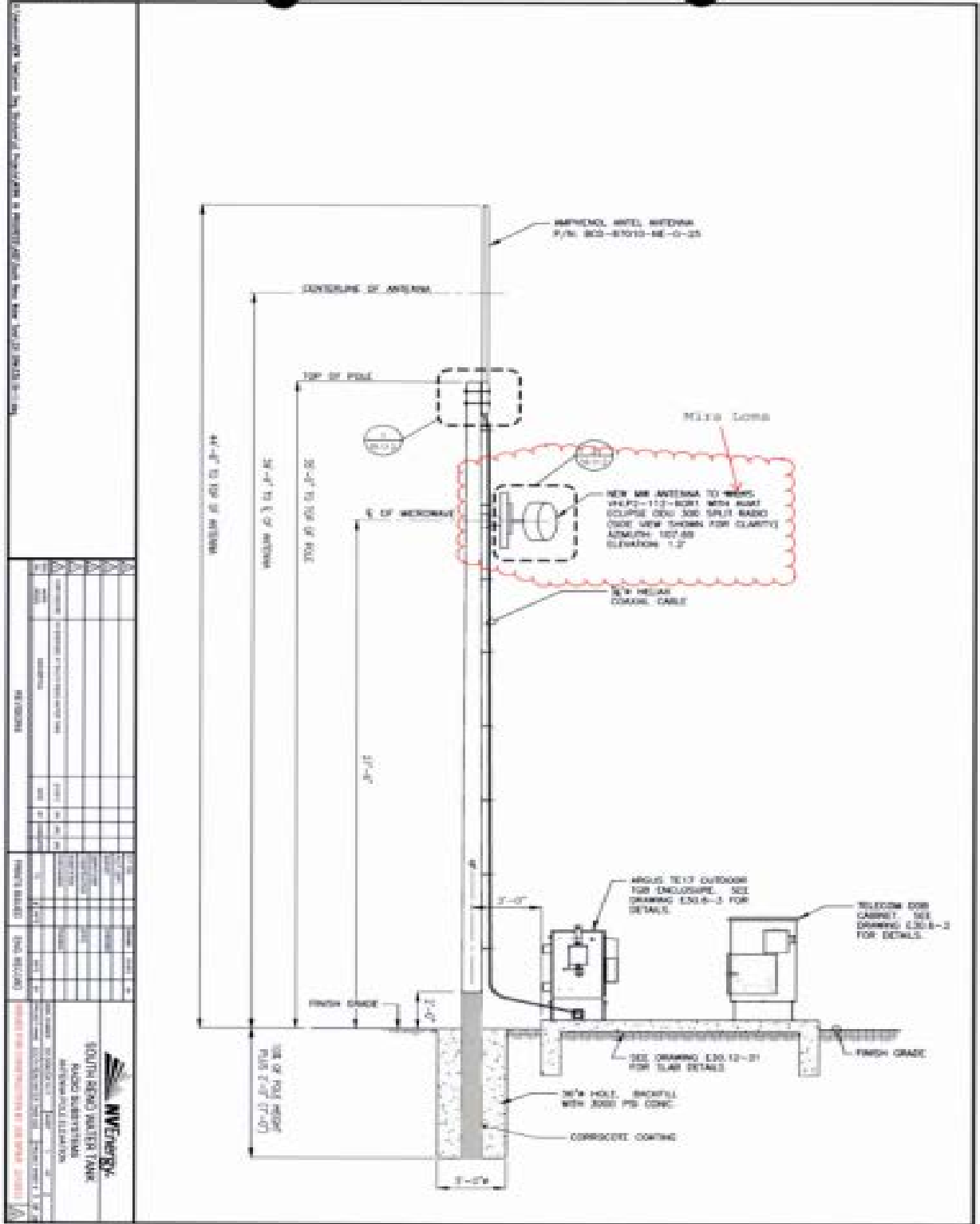
The Conditions of Approval for Amendment of Conditions Case No. AC12-004 is attached to this staff report and will be included with the amended Action Order.

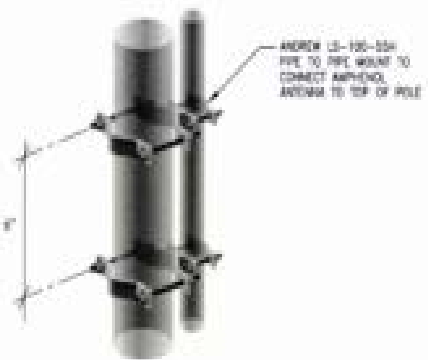
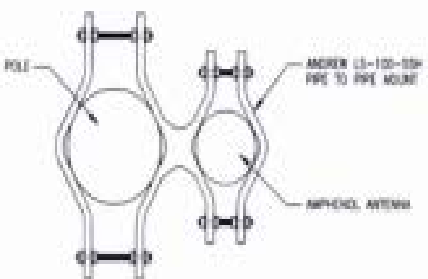
Vicinity Map



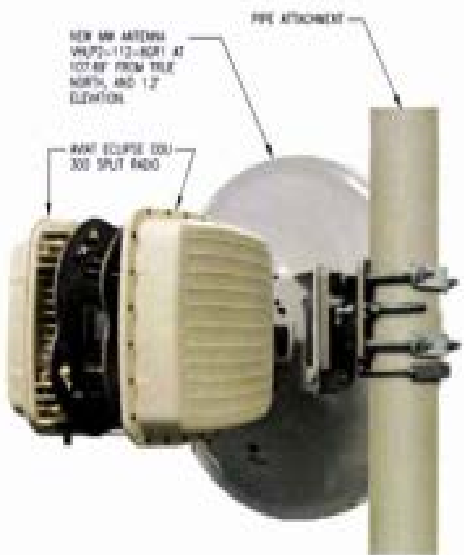
Site Plan







1 LS-100-SSH PIPE TO PIPE MOUNT
NO SCALE



2 ANTENNA MOUNT WITH RADIOS
NO SCALE

NO.	DATE	REVISIONS	PRINTS MAILED	DWG. RECORD

NVEnergy
 SOUTH RENO WATER TANK
 RADIO SUBSYSTEMS
 INSTALLATION DETAILS

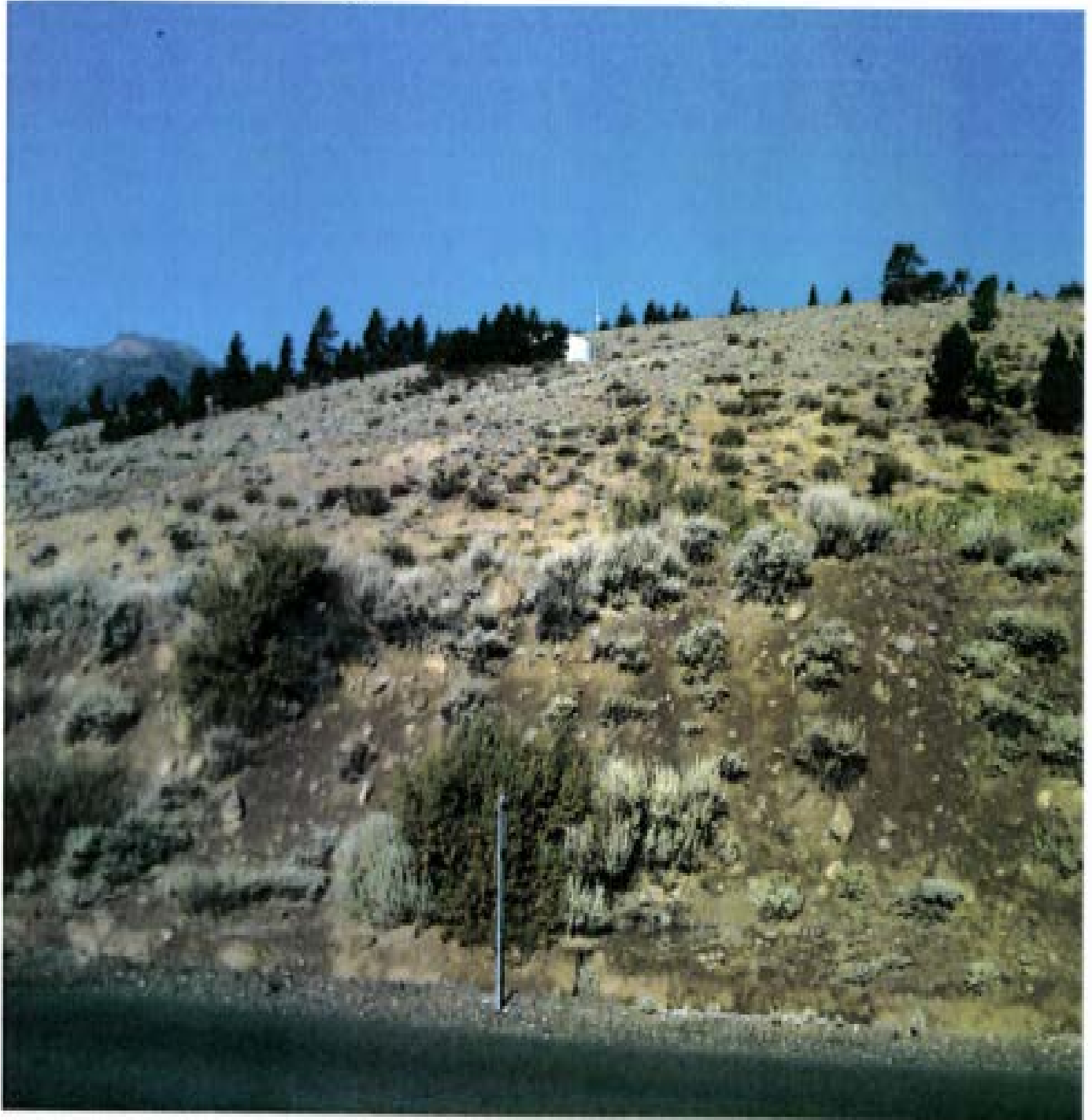
DESIGNED BY: [Signature]
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 APPROVED BY: [Signature]

ISSUED FOR CONSTRUCTION BY: [Signature]

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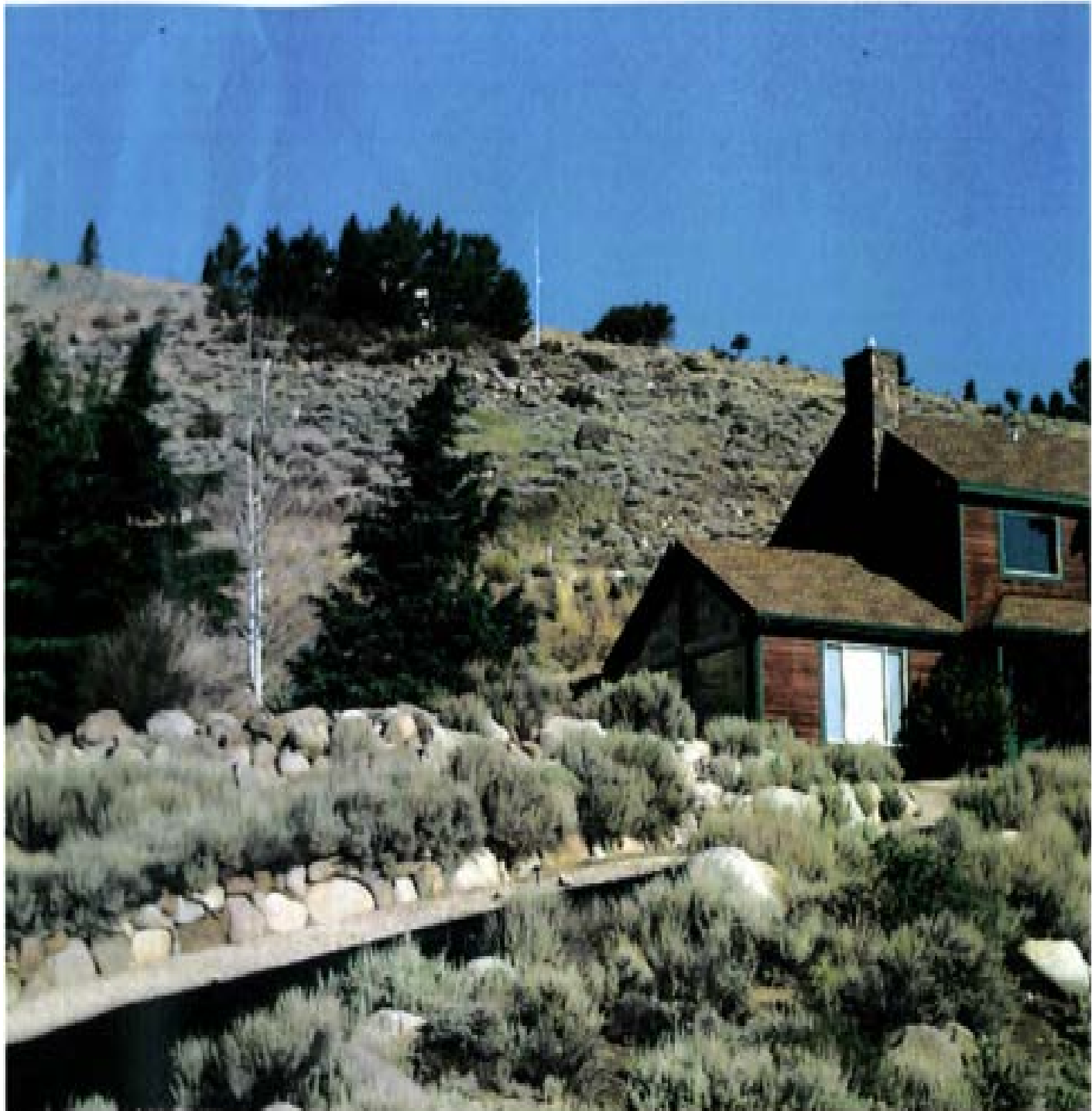
FIRESTATION/ MT. ROSE HIGHWAY



TIMBERLINE DR. BELOW SITE



16155 TIMBERLINE DR



16240 TIMBERLINE DR

Background and Evaluation of Amendment Request

The approved Special Use Permit, SB12-004, allowed for the construction of a monopole antenna 45 ft in height to be located at the South Reno Water Tank site. NV Energy is now pursuing an amendment to the conditions of SB12-004 to allow for the addition of a 2 foot microwave dish to provide communication with the NV Energy telecommunication system. The purpose of the microwave dish is to allow the antenna to communicate with the Mira Loma Substation which is connected to the NV Energize Regional Network Interface. NV Energy has confirmed that these communication standards are necessary for the antenna to meet the data requirements for the NV Energize program.

The dish is to be placed at 27'-6" from the ground on the monopole. There are no restrictions to this addition to the monopole antenna specified in the following findings in Washoe County Development Code **Section 110.324.50(e)**:

Monopole Antenna. The placement of a monopole antenna shall comply with the following criteria:

1. Antennas shall be allowed in all Rural Residential, Public/Semi-Public Facilities (PSP), General Commercial (GC), Neighborhood Commercial/Office (NC), Tourist Commercial (TC), Industrial (I), Parks and Recreation (PR), and Specific Plan (SP) regulatory zones. Antennas may be allowed in Urban Residential and Suburban Residential regulatory zones when the antenna is proven by a technical review to be required to fill a "Significant Gap Coverage" as defined in Section 110.324.55. Antenna shall be limited to the building standard height for an allowed main structure plus up to ten (10) feet above that height.
2. Antennas shall be permitted in the General Rural (GR) and Open Space (OS) land use designations (see Open Space limitations within this article) with the placement standards depicted in Table 110.324.50.1, Antenna Placement Standards.
3. An additional twenty-five (25) percent pole height shall be granted if the monopole is a stealth design that may include a slim line pole, a tree or other proposed camouflaged design compatible with the surrounding area. The width of the supporting mechanism for the antenna may increase up to the additional twenty-five (25) percent to the extent that the camouflage conceals the array.
4. An additional ten (10) feet of height shall be granted when a collocation on an existing monopole is proposed.
5. To the extent possible, monopole mounted antennas shall be placed in a manner that either natural features, built features or a combination of both provide a complete background to the antenna and monopole as seen from the nearest roadway or occupied structure.
6. If the location of a monopole is in an area where a line of poles presently exists, the monopole and antenna shall be placed, to the extent possible, in line with the pattern of the other poles.
7. A monopole mounted antenna shall be of a color that blends with the background. Reflective materials are prohibited.
8. To the extent possible, a monopole shall be designed to replicate existing structures and natural features/vegetation in the immediate vicinity.
9. Fencing shall be erected around the monopole. In lieu of fencing, the monopole shall be secured with a commercial anti-climb device. The installation of the anti-climb device or security fencing shall assure the facility is protected from climbing by unauthorized persons.

The dish is only 2 feet in diameter and landscaping has already been designated as part of the conditions of the Special Use Permit for the monopole antenna, so visual impact should be minimal. Therefore, staff is recommending the approval of AC12-004.

Southwest Truckee Meadows Citizen Advisory Board

The amendment of conditions request was provided to each of the members of the CAB. There was no meeting held during the review time for this application. No response was provided to staff from any of the CAB members.

Reviewing Agencies

The following agencies received a copy of the Amendment of Conditions Application for review and evaluation.

- Washoe County Community Development
- Washoe County Department of Public Works, Engineering Division
- Washoe County Building and Safety
- Washoe County District Attorney, Civil Division
- Washoe County Department of Water Resources, Utility Services Division
- Truckee Meadows Fire Protection District
- South Truckee Meadows GID

Of the above listed agencies/departments, only Washoe County Community Development provided substantive comments. An Amended Conditions of Approval document is attached to this staff report and will be included with the Amended Action Order.

Recommendation

After a thorough review and analysis, Amendment of Conditions Case No. AC12-004 is being recommended for approval with conditions. Staff offers the following motion for the Board's consideration.

Motion

I move that after giving reasoned consideration to the information contained within the staff report and the information received during the public hearing, the Washoe County Board of Adjustment approve Amendment of Conditions Case No. AC12-004 for NV Energy, having made all findings in accordance with Washoe County Development Code Section 110.324.50(e):

Monopole Antenna. The placement of a monopole antenna shall comply with the following criteria:

1. Antennas shall be allowed in all Rural Residential, Public/Semi-Public Facilities (PSP), General Commercial (GC), Neighborhood Commercial/Office (NC), Tourist Commercial (TC), Industrial (I), Parks and Recreation (PR), and Specific Plan (SP) regulatory zones. Antennas may be allowed in Urban Residential and Suburban Residential regulatory

zones when the antenna is proven by a technical review to be required to fill a "Significant Gap Coverage" as defined in Section 110.324.55. Antenna shall be limited to the building standard height for an allowed main structure plus up to ten (10) feet above that height.

2. Antennas shall be permitted in the General Rural (GR) and Open Space (OS) land use designations (see Open Space limitations within this article) with the placement standards depicted in Table 110.324.50.1, Antenna Placement Standards.
3. An additional twenty-five (25) percent pole height shall be granted if the monopole is a stealth design that may include a slim line pole, a tree or other proposed camouflaged design compatible with the surrounding area. The width of the supporting mechanism for the antenna may increase up to the additional twenty-five (25) percent to the extent that the camouflage conceals the array.
4. An additional ten (10) feet of height shall be granted when a collocation on an existing monopole is proposed.
5. To the extent possible, monopole mounted antennas shall be placed in a manner that either natural features, built features or a combination of both provide a complete background to the antenna and monopole as seen from the nearest roadway or occupied structure.
6. If the location of a monopole is in an area where a line of poles presently exists, the monopole and antenna shall be placed, to the extent possible, in line with the pattern of the other poles.
7. A monopole mounted antenna shall be of a color that blends with the background. Reflective materials are prohibited.
8. To the extent possible, a monopole shall be designed to replicate existing structures and natural features/vegetation in the immediate vicinity.
9. Fencing shall be erected around the monopole. In lieu of fencing, the monopole shall be secured with a commercial anti-climb device. The installation of the anti-climb device or security fencing shall assure the facility is protected from climbing by unauthorized persons.

as well as all five findings in accordance with Washoe County Development Code Section 110.810.30:

1. **Consistency.** The proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Southwest Truckee Meadows Area Plan.
2. **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;
3. **Site Suitability.** The site is physically suitable for the addition of a microwave dish to the monopole antenna and for the intensity of the development;
4. **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

5. **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

Appeal Process

Board of Adjustment action will be effective 10 days after the public hearing date, unless the action is appealed to the County Commission, in which case the outcome of the appeal shall be determined by the Washoe County Commission.

xc: Applicant: NV Energy, ATTN: Mark Sullivan, 6100 Neil Rd., Reno, NV 89511

Property Owner: STMGID, ATTN: Dwayne Smith, 4930 Energy Way, Reno, NV 89502

Action Order xc: Greg Salter, Esq., District Attorney's Office;

EXHIBIT A



Amended Conditions of Approval

Amendment of Conditions Case No. AC12-004
For Special Use Permit Case No. SB12-004

The project approved under Amendment of Conditions Case No: AC12-004 for Special Use Permit Case No. SB12-004 shall be carried out in accordance with the Amended Conditions of Approval granted by the Board of Adjustment on October 4th, 2012. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. These Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act.

Unless otherwise specified, all conditions related to the amendment of conditions approval regarding the Special Use Permit shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Department of Community Development.

Compliance with the amended conditions of approval related to the Special Use Permit is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the amended conditions imposed regarding the approved Special Use Permit may result in the initiation of revocation procedures.

Operational Conditions are subject to review by the Department of Community Development prior to the renewal of a business license each year. Failure to adhere to the Operational Conditions may result in the Department of Community Development recommending that the business license not be renewed until conditions are complied with to the satisfaction of Washoe County.

Washoe County reserves the right to review and revise the amended conditions of approval related to this Special Use Permit should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, "may" is permissive and "shall" or "must" is mandatory.

Conditions of Approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.

- Some “Conditions of Approval” are referred to as “Operational Conditions”. These conditions must be continually complied with for the life of the project or business.

The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District. Any conditions set by the District Health Department must be appealed to the District Board of Health.**
- **The RENO-TAHOE AIRPORT AUTHORITY is directed and governed by its own Board. Therefore, any conditions set by the Reno-Tahoe Airport Authority must be appealed to their Board of Trustees.**
- **The REGIONAL TRANSPORTATION COMMISSION (RTC) is directed and governed by its own board. Therefore, any conditions set by the Regional Transportation Commission must be appealed to that Board.**

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Community Development

1. The following conditions are requirements of the Department of Community Development, which shall be responsible for determining compliance with these conditions.

Contact Name – Roger D. Pelham, MPA, Senior Planner, 775.328.3622

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit. The Department of Community Development shall determine compliance with this condition.
- b. The applicant shall submit complete construction plans and building permits shall be issued within two years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits. Compliance with this condition shall be determined by the Department of Community Development.
- c. The applicant shall attach a copy of the action order approving this project to all administrative permit applications (including building permits) applied for as part of this special use permit.
- d. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any prehistoric or historic remains/artifacts be discovered during site development, work shall temporarily be halted at the specific site and the State Historic Preservation Office of the Department of Museums, Library and Arts

shall be notified to record and photograph the site. The period of temporary delay shall be limited to a maximum of two (2) working days from the date of notification.

- e. Prior to any ground disturbing activity, the applicant shall submit a landscaping design plan to the Department of Community Development for review and approval. Said plan shall continue and expand the existing screening of the facility, by means of evergreen trees, from the north end of the existing line of trees, and shall screen the remaining un-screened portion (approximately 30 feet) of the eastern boundary of the fenced area and continue along the northern boundary approximately 30 feet (one-fourth) of the distance of the northern boundary of the fenced area.
- f. Prior to issuance of a final inspection the applicant shall install all required landscaping and shall provide financial assurances that landscaping will be maintained for a period of not less than three years.
- g. All landscaping shall be maintained in accordance with the provisions found in Section 110.412.75, Maintenance. A three-year maintenance plan shall be submitted by a licensed landscape architect registered in the State of Nevada to the Department of Community Development, prior to a final inspection. The plan shall be wet-stamped.
- h. The following **Operational Conditions** shall be required for the life of the development:
 1. This special use permit shall remain in effect until or unless it is revoked or is inactive for one year.
 2. Failure to comply with the Conditions of Approval shall render this approval null and void. Compliance with this condition shall be determined by the Department of Community Development.
 3. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the special use permit to meet with the Department of Community Development to review Conditions of Approval prior to the final sale of the site and/or special use permit. Any subsequent purchaser/operator of the site and/or the special use permit shall notify the Department of Community Development of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.
 4. This special use permit shall remain in effect as long as the business is in operation and maintains a valid business license.

*** End of Amended Conditions ***

Exhibit B

From: Randy Collins [collins@775.net]
Sent: Wednesday, August 22, 2012 12:05 PM
To: Pelham, Roger
Subject: Case sb12-004 nv energy south water tank mono pole

From Randy Collins 6680 Legend Vista Reno NV 89501

Re Case No. SB12-004 NV Energy South water tank monopole.

To Rodger Pelham Washoe county planner.

This is a letter of concern to the construction of the monopole installation on parcel No. 049-070-41 by special use permit.

During the public hearings assembled on April 5th 2012 was discussed the variance requested by NVEnergy to avoid the construction project close to the established Whites creek trail which is encroaching on the 1000 foot distance form the trail. During the hearings I formally spoke to a representative of the agent representing NVenergy project, and brought forward my concerns.

First the pole itself having being described as a "monopole" single in design and not having any other communication disc, or antennas attached to the monopole ". Second that the landscaping that was described on page 3 section 10 in the supplemental hand out at the public meeting in the special use permit application asking where and how many, and the height of the trees were to be.

During the construction of the monopole currently, there has been a communications disk of around 2 -3 feet in diameter on the pole which as I had clarified in the meeting above was not to be included in the project diagrams (page 7 of detail of monopole case No. Sb12-004) as well as Being told by the Nvenergy representative at the public hearings. Also there has been no landscaping installed after the pole has been installed.

I would like to go on record to oppose the additional antenna disk on the mono pole because it is a visual blight on the surrounding forest land and was not a part of the original application design .

I would like to go on record to approve the monopole only as described on page 7 sb12-004 application, and to have the stated landscape completed as described on page 3 section 10 of the supplemental handout for the application.

Thank you for hearing my concerns, Randy Collins.
collins@775.net

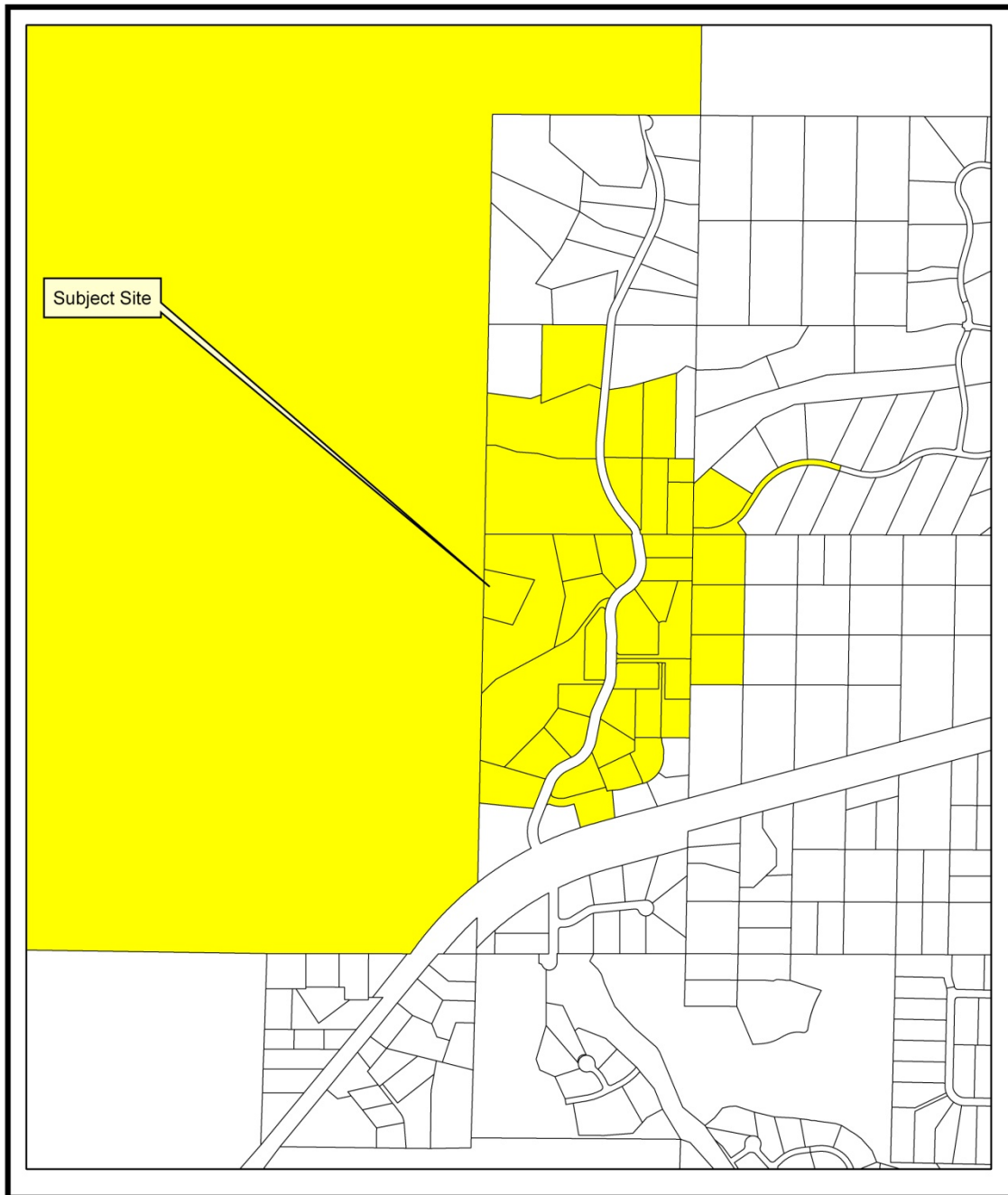
Sent from my iPad

Exhibit C

From: Michele Norman [michele@numail.org]
Sent: Thursday, September 13, 2012 4:01 AM
To: Pelham, Roger
Subject: Microwave dish

Thank you for returning my call the other day. While we own 155 Timberline View Court and the water tank and dish are very visible from our site, we don't want to interfere with appropriate Community Development. We won't be able to make the October 4, meeting but we want you to know that we accept the placing of the dish. If they can take into account how this affects our view and place the dish in the least visible way, we'd appreciate it.

Exhibit D



Mailing Label Map
Amendment of Conditions Case Number AC12-004
(Amending SB12-004)
41 Parcels selected at 1100 feet.



Department of
Community
Development
**WASHOE COUNTY
NEVADA**

Post Office Box 11130
Reno, Nevada 89520
(775) 329-3600

EXHIBIT E

Washoe County Development Application

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

Project Information		Staff Assigned Case No.: AC12-004	
Project Name (commercial/industrial projects only): South Reno Water Tank Mono Pole Dish Addition, Modification to SB12-004			
Project Description: Amendment to conditions of Special Use Permit SB12-004 to allow for the addition of a 2 foot microwave dish to provide communication with NV Energy telecommunication system			
Project Address: 16125 North Timberline Drive			
Project Area (acres or square feet): 8 square feet addition			
Project Location (with point of reference to major cross streets AND area locator): Site is approximately 1,500 feet north of the Mt. Rose Highway and 520 Feet west of Timeberline Dr.			
Assessor's Parcel No(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
049-070-41	1.78		
Section(s)/Township/Range: Section 34, T18N, R19E			
Indicate any previous Washoe County approvals associated with this application: Case Nos.			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: STMGID		Name:	
Address: 4930 Energy Way		Address:	
Reno, NV	Zip: 89502		Zip:
Phone: 775.954.4652	Fax: 775.954.4610	Phone:	Fax:
Email: desmith@washoecounty.us		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Dwayne Smith		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name: NV Energy		Name:	
Address: 6100 Neil Rd		Address:	
Reno, NV	Zip: 89502		Zip:
Phone: 775.834.3467	Fax: 775.834.4189	Phone:	Fax:
Email: marksullivan@nvenergy.com		Email:	
Cell: 775.636.0014	Other:	Cell:	Other:
Contact Person: Mark Sullivan		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	



July 17, 2012

Roger Pelham, MPA, Senior Planner
Washoe County Department of Community Development
1001 E. Ninth Street
Reno, NV 89501

Dear Roger:

As you know subsequent to the NV Energize monopole antenna at the South Reno Water Tank approval (SB12-004) we discovered that our plan for backhaul communication to interface with the project network was inadequate. Our Telecommunications Department developed a solution to provide backhaul through a small 0.6 meter (2 foot) microwave dish to provide the interface.

The centerline height of the dish will be mounted at 27'-6" as illustrated on the elevations drawings in the packet supplied. The microwave dish proposed will have associated mounting and cabling down the back of the previously approved monopole.

The dish will provide backhaul communications to Mira Loma Substation which is connected to the NV Energize Regional Network Interface. The original design was to send signals from our South Reno Water Tank site through existing provider infrastructure at the site. Due to inability to meet the data requirements for the NV Energize program, the plan was changed to have the site use 10 GHz microwave to the Wilks Broadcast site and add the 0.6m dish. Due to delay issues at Wilks Broadcast site, the microwave path was realigned to communicate with our Mira Loma Substation. The pertinent specifications on the dish are attached.

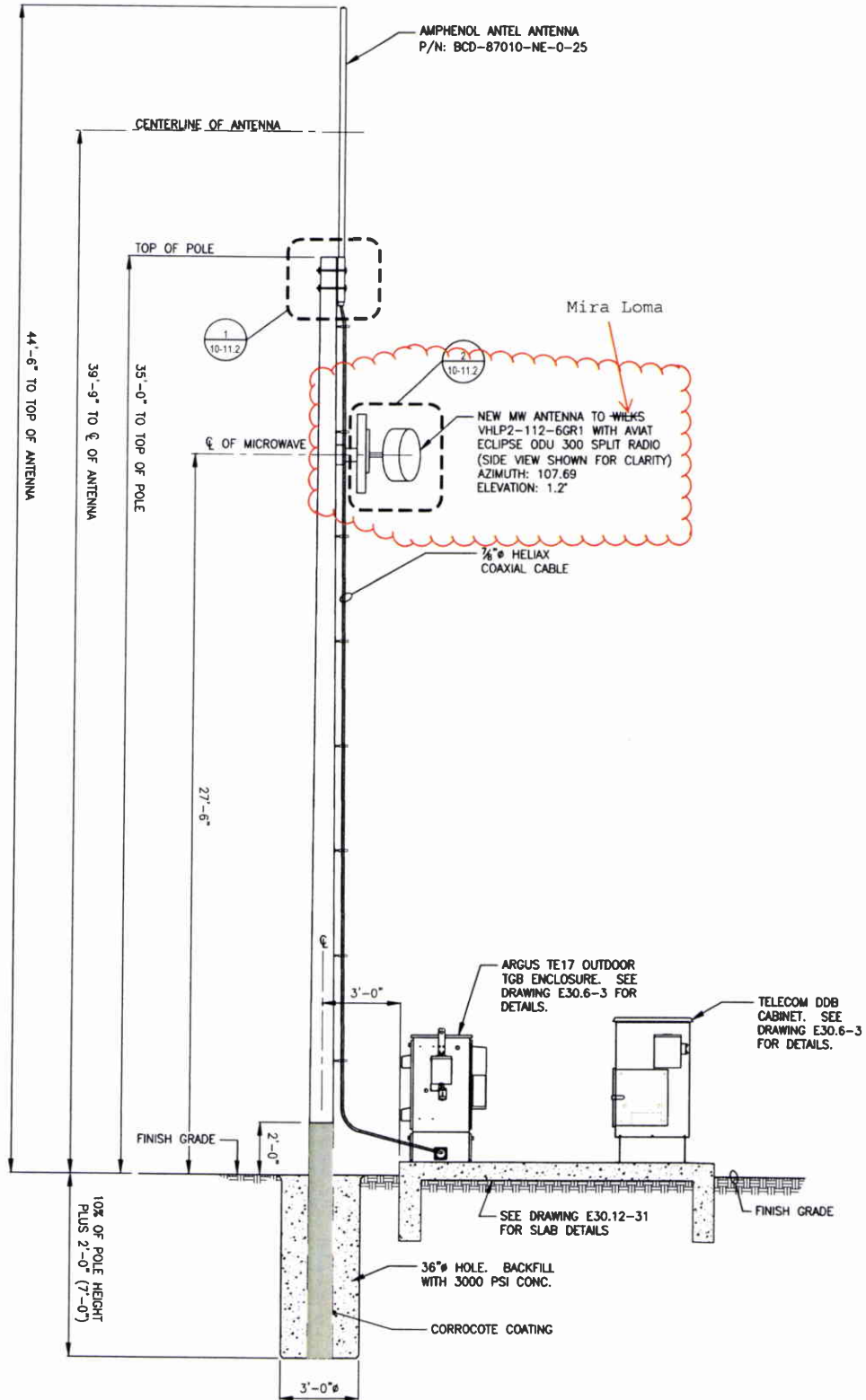
Should you have any additional questions don't hesitate to give me a call at 775.834.3467.

Thank you,

A handwritten signature in blue ink, appearing to read "Mark Sullivan".

Mark Sullivan
Land Use Consultant

K:\Mcorm\NEW Telecom Dwg Structure\0) Projects\WORK IN PROGRESS\ASD\South Reno Water Tank\331-SHW-E30.10-11.dwg



NO.	DATE	BY	CHKD.	DESCRIPTION
1	01/10/12	JSP	JSP	ISSUED FOR CONSTRUCTION
2	01/10/12	JSP	JSP	REVISED FOR CONSTRUCTION
3	01/10/12	JSP	JSP	REVISED FOR CONSTRUCTION
4	01/10/12	JSP	JSP	REVISED FOR CONSTRUCTION
5	01/10/12	JSP	JSP	REVISED FOR CONSTRUCTION

NO.	DATE	BY	CHKD.	DESCRIPTION
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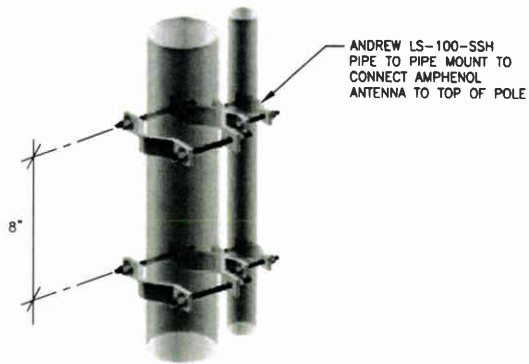
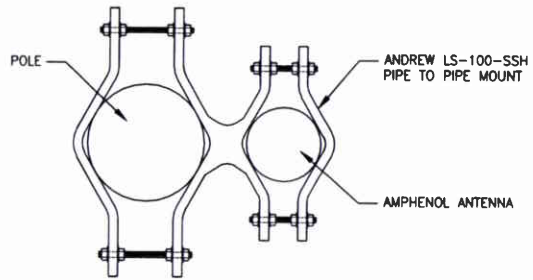
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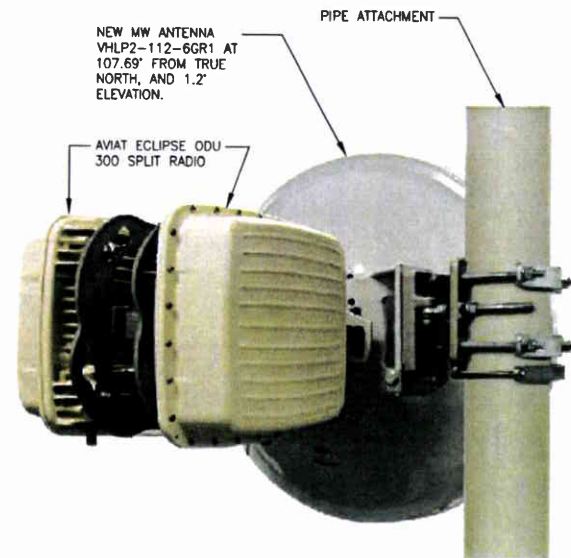
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5	01/10/12	JSP	JSP	REVISED FOR CONSTRUCTION

NVEnergy
 SOUTH RENO WATER TANK
 RADIO SUBSYSTEMS
 ANTENNA POLE ELEVATION

PROJECT NUMBER: 331-SHW-E30.10-11
 PROJECT NAME: SOUTH RENO WATER TANK ADD
 SHEET: 1 OF 2
 PROJECT SHEET # 5 OF 28
 ISSUED FOR CONSTRUCTION BY: JOE SPHER 2/10/12



1 LS-100-SSH PIPE TO PIPE MOUNT
No Scale



2 ANTENNA MOUNT WITH RADIOS
NO SCALE

2/1/2012 4:46:01 PM

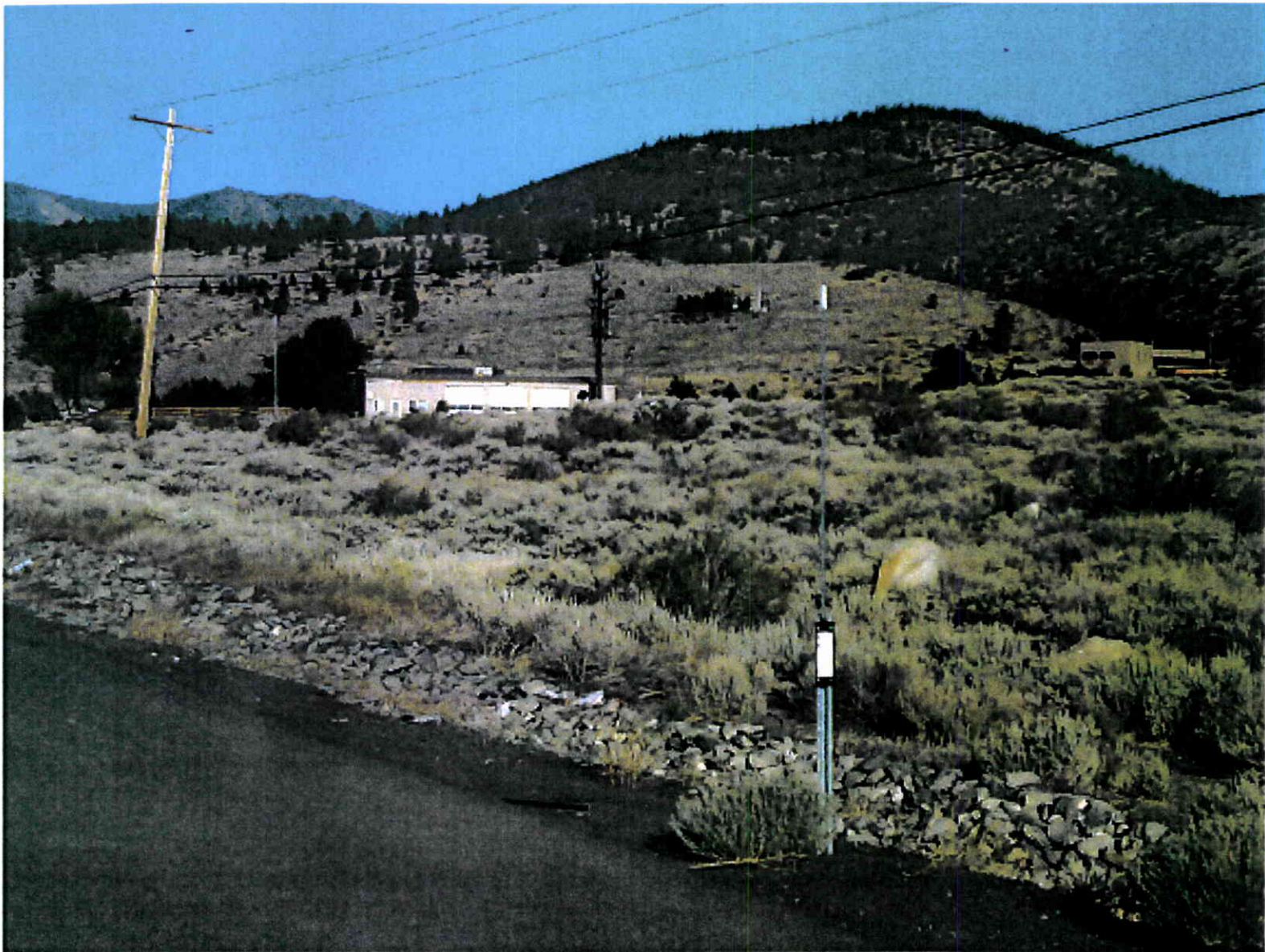
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								DISPATCHER					
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								INSTALLATION					
								PURCHASING			PHABING		
	COMTSR2ASD	NV ENERGIZE AT SOUTH RENO WATER TANK	3/1/2012	DK	JKS	JKS							
REV No.	WORK ORDER	DESCRIPTION	DATE	BY	CHKD	APPD		TO	DATE		DATE	BY	
REVISIONS								PRINTS ISSUED		ENG RECORD			

SOUTH RENO WATER TANK
RADIO SUBSYSTEMS
ANTENNA DETAILS

DWG NUMBER: 331.SRW.E30.10-11 SHEET: 2 OF 2
PROJECT NAME: SOUTH RENO WATER TANK ASD PROJECT SHEET # 8 OF 28

ISSUED FOR CONSTRUCTION BY JOE SPIER 2/11/2012



FIRESTATION/ MT. ROSE HIGHWAY



TIMBERLINE DR. BELOW SITE



16155 TIMBERLINE DR



16240 TIMBERLINE DR



Board of Adjustment Action Order

Special Use Permit Case No. SB12-004

Decision: Approval with Conditions

Decision Date: April 5, 2012

Applicant: NV Energy, Attn: Mark Sullivan

Assigned Planner: Roger Pelham, MPA, Senior Planner
Washoe County Department of Community Development
Phone: 775.328.3622
E-Mail: rpelham@washoecounty.us

Project Description: To allow the construction of a wireless communication monopole 45 feet in height and associated equipment.

- Location: At the existing water tank approximately 600 feet west (uphill) from the intersection of Timberline Drive and Timberline View Court
- Assessor's Parcel No.(s): 049-070-41
- Parcel Size: 1.78 acres
- Current Regulatory Zone(s): General Rural (GR)
- Area Plan: Forest
- Citizen Advisory Board: Southwest Truckee Meadows
- Commission District: 1 – Commissioner Breternitz
- Development Code: Authorized in Article 324, Communication Facilities and Article 810, Special Use Permits
- Section/Township/Range: Within Section 34, T18N, R19E, MDM
Washoe County, NV

Notice is hereby given that the Washoe County Board of Adjustment granted approval with conditions of the above referenced case number based on the findings in accordance with Washoe County Development Code Article 324, Communication Facilities, and Article 810, Special Use Permits. If no appeals have been filed within 10 days after the date of decision, the approval by the Washoe County Board of Adjustment is final. If filed, an appeal stays any further action on the permit until final resolution of the appeal. If the end of the appeal period falls on a non-business day, the appeal period shall be extended to include the next business day. An appeal shall be filed in accordance with the provisions found in Article 810 of the Washoe County Development Code.

This Action Order of approval is granted subject to the attached conditions and Washoe County development standards. Please contact the planner assigned to your project at the above-referenced phone number within 7 days of receipt of this Order to review the steps necessary to satisfy the Conditions of Approval. A business license, certificate of occupancy or final approval shall not be issued until all of the Conditions of Approval (attached) are satisfied. Additionally, compliance shall be required with all federal, state and local statutes, ordinances and regulations applicable to the approved project.

To: NV Energy, South Reno Water Tank, Monopole Antenna
Subject: Special Use Permit Case No SB12-004
Date: April 5, 2012
Page: 2

This Action Order does not authorize grading or building without issuance of the necessary permits from the Washoe County Building and Safety Department.

Washoe County
Community Development

Bill Whitney
Secretary to the Board of Adjustment

BW/RP/dc (SB12-004 NV Energy Action Order)

Attachments:

- Conditions of Approval

xc: Property Owner: STMGID, attn: Rosemary Menard, 4930 Energy Way, Reno, NV 98502

Representatives: CFA, Inc. attn: Angela Fuss, 1150 Corporate Blvd, Reno, NV 89502

Agencies: Greg Salter, Esq., District Attorney's Office; Carol Buonanoma, Assessor's Office (CAAS); Theresa Wilkins, Assessor's Office; John Cella, Department of Water Resources; Kimble Corbridge/Leo Vesely, Engineering Division; Kurt Latipow, Fire Services Coordinator, David Mills, Truckee Meadows Division, Reno Fire Department; Larry Todd, Reno Fire; Dan Birkel Reno Fire; Tim Leighton, Sierra Fire Protection District; Southwest Truckee Meadows Citizen Advisory Board, Chair

EXHIBIT A



Conditions of Approval

Special Use Permit Case No. SB12-004

The project approved under Special Use Permit Case No: SB12-004 shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment on April 5, 2012. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. These Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable Codes.

Unless otherwise specified, all conditions related to the approval of this Special Use Permit shall be met or financial assurance must be provided to satisfy the Conditions of Approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Department of Community Development.

Compliance with the Conditions of Approval related to this Special Use Permit is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the Special Use Permit may result in the initiation of revocation procedures.

Operational Conditions are subject to review by the Department of Community Development prior to the renewal of a business license each year. Failure to adhere to the Operational Conditions may result in the Department of Community Development recommending that the business license not be renewed until conditions are complied with to the satisfaction of Washoe County.

Washoe County reserves the right to review and revise the Conditions of Approval related to this Special Use Permit should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, "may" is permissive and "shall" or "must" is mandatory.

Conditions of Approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some "Conditions of Approval" are referred to as "Operational Conditions". These conditions must be continually complied with for the life of the project or business.

The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District. Any conditions set by the District Health Department must be appealed to the District Board of Health.**
- **The RENO-TAHOE AIRPORT AUTHORITY is directed and governed by its own Board. Therefore, any conditions set by the Reno-Tahoe Airport Authority must be appealed to their Board of Trustees.**
- **The REGIONAL TRANSPORTATION COMMISSION (RTC) is directed and governed by its own board. Therefore, any conditions set by the Regional Transportation Commission must be appealed to that Board.**

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Community Development

1. The following conditions are requirements of the Department of Community Development, which shall be responsible for determining compliance with these conditions.

Contact Name – Roger Pelham, 775.328.3622

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit. The Department of Community Development shall determine compliance with this condition.
- b. The applicant shall submit complete construction plans and building permits shall be issued within two years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits. Compliance with this condition shall be determined by the Department of Community Development.
- c. The applicant shall attach a copy of the action order approving this project to all administrative permit applications (including building permits) applied for as part of this special use permit.
- d. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any prehistoric or historic remains/artifacts be discovered during site development, work shall temporarily be halted at the specific site and the State Historic Preservation Office of the Department of Museums, Library and Arts shall be notified to record and photograph the site. The period of temporary delay shall be

limited to a maximum of two (2) working days from the date of notification.

- e. Prior to any ground disturbing activity, the applicant shall submit a landscaping design plan to the Department of Community Development for review and approval. Said plan shall continue and expand the existing screening of the facility, by means of evergreen trees, from the north end of the existing line of trees, and shall screen the remaining un-screened portion (approximately 30 feet) of the eastern boundary of the fenced area and continue along the northern boundary approximately 30 feet (one-fourth) of the distance of the northern boundary of the fenced area.
- f. Prior to issuance of a final inspection the applicant shall install all required landscaping and shall provide financial assurances that landscaping will be maintained for a period of not less than three years.
- g. All landscaping shall be maintained in accordance with the provisions found in Section 110.412.75, Maintenance. A three-year maintenance plan shall be submitted by a licensed landscape architect registered in the State of Nevada to the Department of Community Development, prior to a final inspection. The plan shall be wet-stamped.
- h. No exterior lighting fixtures shall be permitted as part of this special use permit.
- i. The following **Operational Conditions** shall be required for the life of the development:
 - 1. This special use permit shall remain in effect until or unless it is revoked or is inactive for one year.
 - 2. Failure to comply with the Conditions of Approval shall render this approval null and void. Compliance with this condition shall be determined by the Department of Community Development.
 - 3. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the special use permit to meet with the Department of Community Development to review Conditions of Approval prior to the final sale of the site and/or the special use permit. Any subsequent purchaser/operator of the site and/or the special use permit shall notify the Department of Community Development of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.
 - 4. This special use permit shall remain in effect as long as the business is in operation and maintains a valid business license.

Washoe County Department of Public Works

- 2. The following conditions are requirements of the Engineering Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Leo Vesely, PE, 775.328.2040

- a. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site.
- b. The applicant shall provide permanent easements for the lease area, access and utilities. A copy of the easements shall be submitted to the Engineering Division prior to issuance of a building permit.
- c. All existing and proposed easements shall be shown on the site and/or grading plan. The County Engineer shall determine compliance with this condition.

*** End of Conditions ***



Board of Adjustment Staff Report

Meeting Date: October 4, 2012

Subject: Variance Case No: VA12-004
Applicant(s): Laurel Dempsey
Agenda Item No. 8D
Project Summary: To vary the required front yard setback from 30 feet to 18.6 feet, to vary the rear yard setback from 30 feet to 19.1 feet and to vary the front yard fence height from 4.5 to 6 feet in height along the southerly most parcel line to accommodate an existing fence and existing dwelling
Recommendation: Approval with Conditions
Prepared by: Roger D. Pelham, MPA, Senior Planner
Washoe County Department of Community Development
Phone: 775.328. 3622
E-Mail: rpelham@washoecounty.us

Project Description

Variance Case No. VA12-004 - Laurel Dempsey –To vary the required front yard setback from 30 feet to 18.6 feet, to vary the rear yard setback from 30 feet to 19.1 feet and to vary the front yard fence height from 4.5 to 6 feet in height along the southerly most parcel line to accommodate an existing fence and existing dwelling.

- Location: 4835 Canyon Drive, approximately 250 feet northwest of the intersection of Canyon Drive and Westgate Road
- Assessor's Parcel No.(s): 009-101-14
- Parcel Size: ± 22,460 square feet
- Area Plan: Southwest Truckee Meadows
- Citizen Advisory Board: West Truckee Meadows
- Commission District: 1 – Commissioner John Breternitz
- Development Code: Article 804, Variances
- Section/Township/Range: Within Section 17, T19N, R19E, MDM, Washoe County, NV

Staff Report Contents

Variance Definition 3
Vicinity Map 4
Site Plan 5
Project Evaluation 7

Reviewing Agencies..... 8
Recommendation..... 9
Motion..... 9
Appeal Process.....10

Exhibits Contents

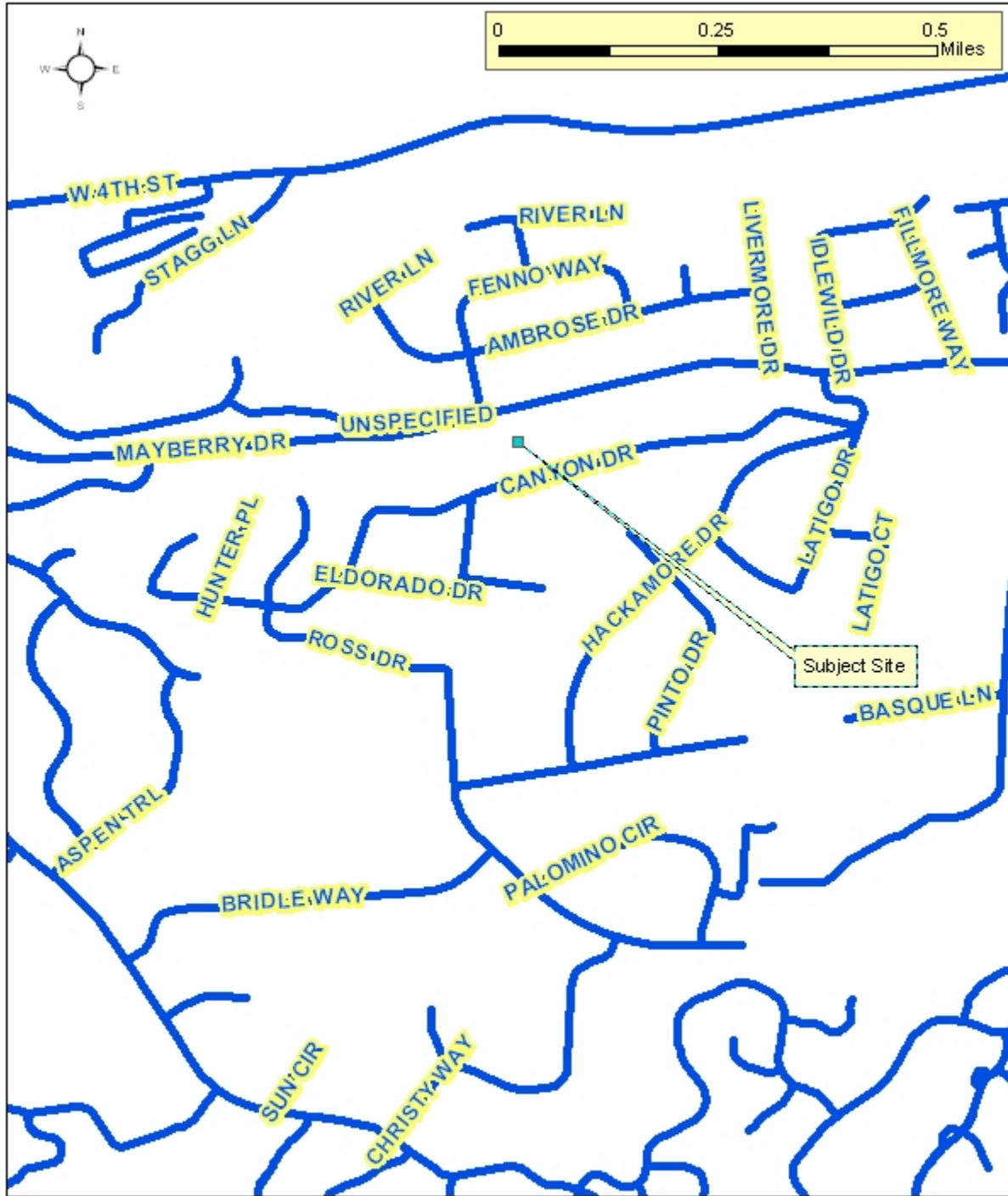
Conditions of Approval Exhibit A
Project Application Exhibit B
Public Notice Map Exhibit C
Public Works, Engineering Division Memo Exhibit D

Variance Definition

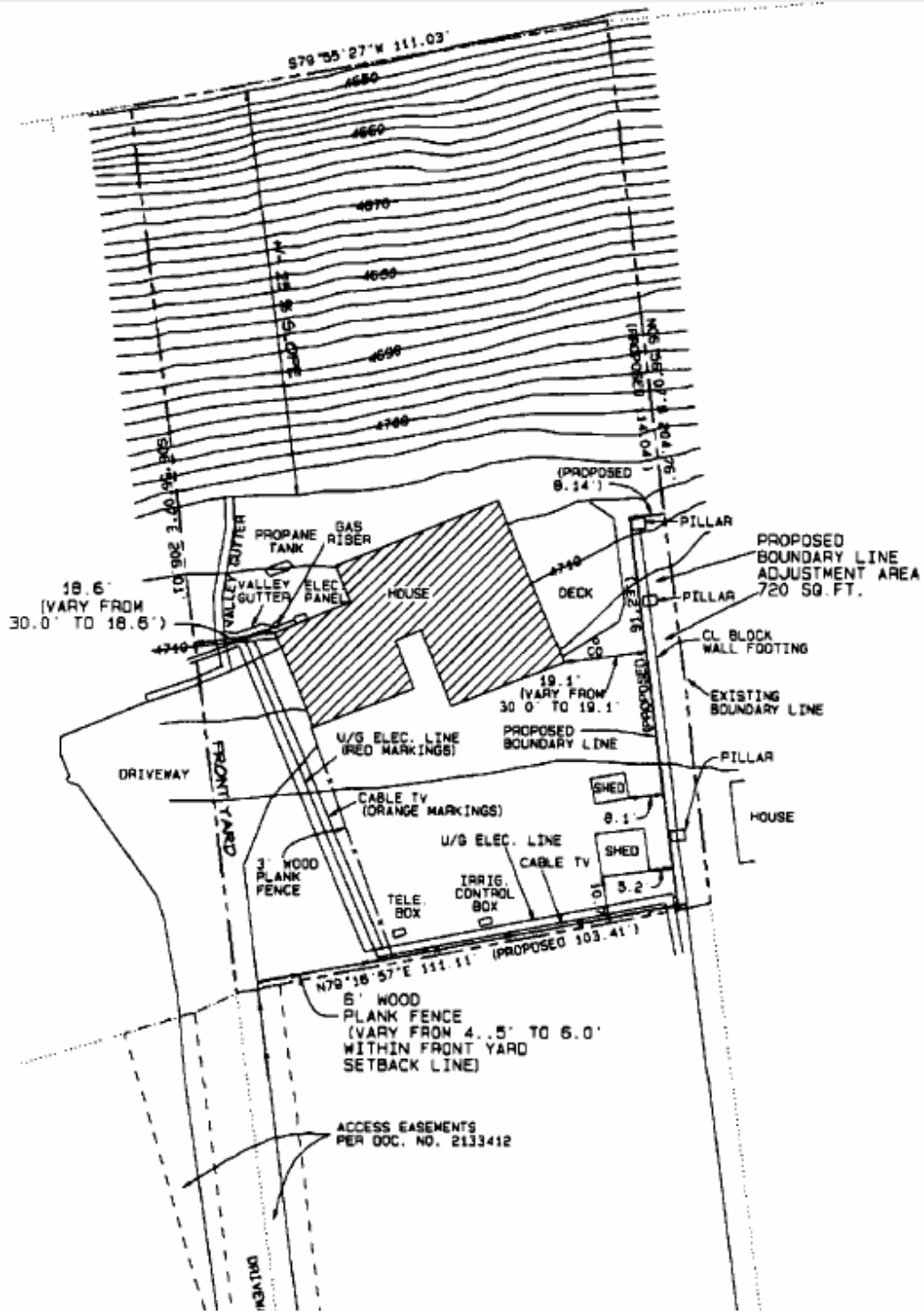
The purpose of a Variance is to provide a means of altering the requirements in specific instances where the strict application of those requirements would deprive a property of privileges enjoyed by other properties with the identical regulatory zone because of special features or constraints unique to the property involved; and to provide for a procedure whereby such alterations might be permitted by further restricting or conditioning the project so as to mitigate or eliminate possible adverse impacts. If the Board of Adjustment grants an approval of the Variance, that approval is subject to Conditions of Approval. Conditions of Approval are requirements that need to be completed during different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., a grading permit, a building permit, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure.
- Prior to the issuance of a business license or other permits/licenses.
- Some Conditions of Approval are referred to as “*Operational Conditions*”. These conditions must be continually complied with for the life of the business or project.

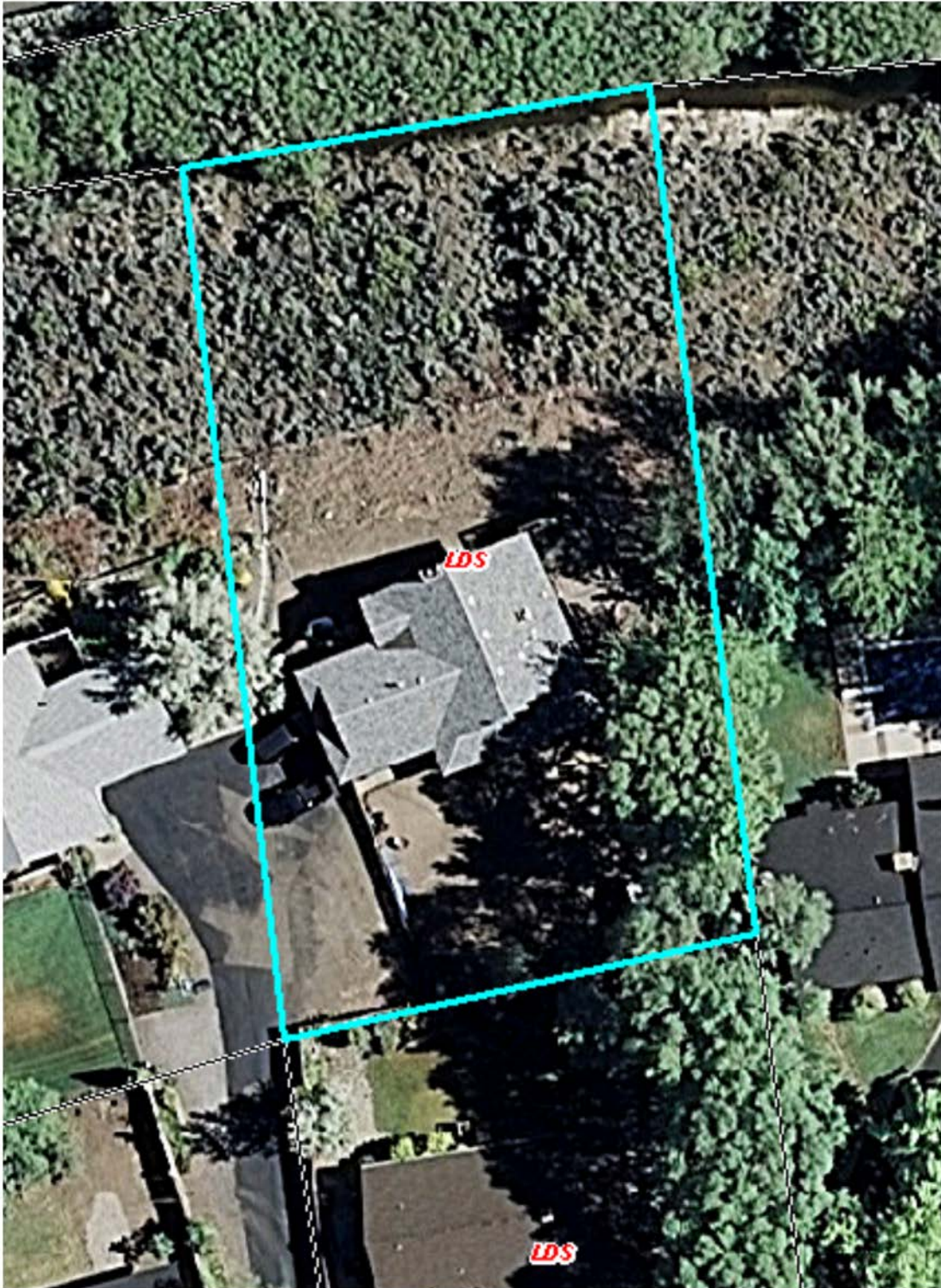
The Conditions of Approval for Variance Case No. VA12-004 are attached to this staff report and will be included with the Action Order.



Vicinity Map



Site Plan



Overhead Photo

Project Evaluation

The applicant is requesting several modifications to setback standards. None of the requested modifications would result in any changes to the existing house or land. All of the requested modifications are meant to implement a settlement agreement entered into by the applicant and their neighbor regarding the location of a fence and property line. That agreement is also being implemented by means of a boundary line adjustment as shown on the site plan included.

The Board must make several findings of fact to support approval of a variance. The first of these is that there must be "special circumstances" on the property. Special circumstances include: Exceptional narrowness, shallowness or shape of the specific piece of property, exceptional topographic conditions, or other extraordinary and exceptional situation or condition of the property and/or location of surroundings, such that the strict application of the regulation results in exceptional and undue hardships upon the owner of the property.

In this case, the parcel is designated Low Density Suburban (LDS) which has a minimum specified lot width of 120 feet. The subject parcel is 111 feet in width. Further the northern half of the parcel contains slopes of approximately 50% (sloping downhill toward the Last Chance Ditch), any slope of 30% or greater is considered to be "constrained" by the Truckee Meadows Regional Plan. In a practical sense, because the north half of the lot is essentially unbuildable, the reduction in setbacks on the other half of the lot is needed to make up for the unusable space. It is the opinion of staff that due to the exceptional narrowness and exceptional topography that the first finding of fact can be made in favor of the applicant. Further, the increase in fence height is justified based upon the location of the surroundings, since that fence is the rear of the back yard of the neighboring parcel. It should be noted that while no one special circumstance, in and of itself, would necessarily justify approval of the requested variance, the three identified special circumstances in aggregate create practical difficulties for the applicant that can be relieved by the approval of the variance.

The next finding of fact that must be made is that the relief will not create a substantial detriment to the public good, substantially impair affected natural resources or impair the intent and purpose of the Development Code. There will be no physical changes on the ground if and when this variance is approved, therefore there is no detriment to the surrounding area or intent of the Development Code.

Further, it must be found that granting the variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and the identical regulatory zone in which the property is situated. The dwelling and fence have been in existence for many years and are in character with the surrounding area, so it is the opinion of staff that no special privileges are being created.

Next, it must be found that the variance will not authorize a use or activity which is not otherwise expressly authorized by the regulation governing the parcel of property. No activity of that sort is being requested.

Finally, it must be found that the variance will not have a detrimental effect on the location, purpose and mission of a military installation. There is no military installation in the vicinity of the subject parcel.

It is the opinion of staff that all required findings can be made and a recommendation of approval with conditions is appropriate.

The following photos show the existing dwelling and fence as seen from the access easement.



Reviewing Agencies

The following agencies received a copy of the project application for review and evaluation Washoe County Community Development

- Washoe County Department of Public Works,
 - Engineering Division
 - Traffic Division
- Truckee Meadows Fire Protection District
- Washoe County Community Development
- Washoe County Open Space Program
- Regional Transportation Commission

Two of the six above listed agencies/departments provided comments and/or recommended conditions of approval in response to their evaluation of the project application. A **summary** of each agency's comments and/or recommended conditions of approval and their contact information is provided. The Conditions of Approval document is attached to this staff report and will be included with the Action Order.

- Washoe County Community Development required that all final construction match the plans as submitted with the variance application.
Contact: Roger Pelham, 775.328.3622, rpelham@washoecounty.us
- Washoe County Engineering Division responded stating they had no comments or conditions.
Contact: Leo Vesely, 775.328.8032

Recommendation

Those agencies which reviewed the application recommended conditions in support of approval of the project. Therefore, after a thorough analysis and review, Variance Case No. VA12-004 is being recommended for approval with conditions. Staff offers the following motion for the Board's consideration.

Motion

I move that after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve Variance Case No. VA12-004 for Laurel Dempsey, having made all five findings in accordance with Washoe County Development Code Section 110.804.25:

1. Special Circumstances. Because of the special circumstances applicable to the property, including exceptional narrowness and exceptional topographic conditions the strict application of the regulation results in exceptional and undue hardships upon the owner of the property;
2. No Detriment. The relief will not create a substantial detriment to the public good, substantially impair affected natural resources or impair the intent and purpose of the Development Code or applicable policies under which the variance is granted;
3. No Special Privileges. The granting of the variance will not constitute a grant of special privileges inconsistent with the limitations upon other

properties in the vicinity and the identical regulatory zone in which the property is situated;

4. Use Authorized. The variance will not authorize a use or activity which is not otherwise expressly authorized by the regulation governing the parcel of property;
5. Effect on a Military Installation. The variance will not have a detrimental effect on the location, purpose and mission of any military installation.

Appeal Process

Board of Adjustment action will be effective 10 days after the public hearing date, unless the action is appealed to the County Commission, in which case the outcome of the appeal shall be determined by the Washoe County Commission.

xc: Applicant: Laurel G. Dempsey, 4835 Canyon Drive, Reno, NV 89519
 Property Owner: Laurel G. Dempsey, 4835 Canyon Drive, Reno, NV 89519
 Representatives: Tri State Surveying, attn: David Crook, 1925 Prater Way, Sparks, NV 89434

Others to be Contacted: Stephens, Knight & Edwards, LLP, attn: Wallace D. Stephens, 7655 Town Square Lane #220, Reno, NV 89523

Action Order xc: Greg Salter, Esq., District Attorney's Office; Carol Buonanoma, Assessor's Office (CAAS); Theresa Wilkins, Assessor's Office; Susan Hood/John Cella, Department of Water Resources; Kimble Corbridge/Leo Vesely, Engineering Division; Amy Ray, Truckee Meadows Fire Protection District; Regional Transportation Commission, Attn: Patrice Echola; Truckee Meadows Regional Planning Agency, One East First Street, Suite 900, Reno, NV 89501-1625; West Truckee Meadows Citizen Advisory Board, Chair.

EXHIBIT A



Conditions of Approval

Variance Case No: VA12-004

The project approved under Variance Case No: VA12-004 shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment on October 4, 2012. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. These Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act.

Unless otherwise specified, all conditions related to the approval of this Variance shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Department of Community Development.

Compliance with the conditions of approval related to this Variance is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the Variance may result in the initiation of revocation procedures.

Washoe County reserves the right to review and revise the conditions of approval related to this Variance should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, "may" is permissive and "shall" or "must" is mandatory.

Conditions of Approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some "Conditions of Approval" are referred to as "Operational Conditions". These conditions must be continually complied with for the life of the project or business.

The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District.**

Any conditions set by the District Health Department must be appealed to the District Board of Health.

- **The RENO-TAHOE AIRPORT AUTHORITY is directed and governed by its own Board. Therefore, any conditions set by the Reno-Tahoe Airport Authority must be appealed to their Board of Trustees.**
- **The REGIONAL TRANSPORTATION COMMISSION (RTC) is directed and governed by its own board. Therefore, any conditions set by the Regional Transportation Commission must be appealed to that Board.**

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Community Development

1. The following conditions are requirements of the Department of Community Development, which shall be responsible for determining compliance with these conditions.

Contact Name – Roger Pelham, 775.328.3622, rpelham@washoecounty.us

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this variance. The Department of Community Development shall determine compliance with this condition.
- b. A copy of the Final Order stating conditional approval of this variance shall be attached to all applications for administrative permits, including building permits, issued by Washoe County.

*** End of Conditions ***

EXHIBIT B

Staff Assigned Case No.: VA12-004

Washoe County Development Application

Project Information			
Project Name (commercial/industrial projects only):			
Project Description: Variance Application for Laurel Dempsey			
Project Address: 4835 Canyon Drive Reno, NV 89519			
Project Area (acres or square feet): 22,460 square feet			
Location Information			
Project Location (with point of reference to major cross streets AND area locator): West Reno area, west of N. McCarran Blvd. and south of Mayberry Drive on Canyon Drive east of Westgate Road			
Assessor's Parcel No(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
009-101-14	22,460 sq. feet		
Section(s)/Township/Range: SW 1/4 of Section 17, Township 19 North, Range 19 East, M.D.M.			
Indicate any previous Washoe County approvals associated with this application: Case Nos. Not applicable.			
Applicant Information			
Property Owner:		Professional Consultant:	
Name: Laurel G. Dempsey		Name: Tri State Surveying, Ltd.	
Address: 4835 Canyon Drive		Address: 1925 E. Prater Way	
Reno, Nevada	Zip: 89519	Sparks, Nevada	Zip: 89434
Phone: (775) 786-5776	Fax: 786-5044	Phone: (775) 358-9491	Fax: 358-3664
Email: wdstephens@skelaw-nv.com		Email: dcrook@tristateld.com	
Cell:	Other:	Cell: (775) 846-7955	Other:
Contact Person: Wallace D. Stephens, Esq.		Contact Person: David C. Crook, PLS	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Same as above.		Name: Stephens, Knight & Edwards LLP	
Address:		Address: 7655 Town Square Lane, #220	
	Zip:	Reno, Nevada	Zip: 89523
Phone:	Fax:	Phone: (775) 786-5776	Fax: 786-5044
Email:		Email: wdstephens@skelaw-nv.com	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person: Wallace D. Stephens, Esq.	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:			
CAB(s):		Land Use Designation(s):	

Variance Application Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to variances may be found in Article 804, Variances.

1. What provisions of the Development Code (e.g. front yard setback, height, etc.) must be waived or varied to permit your request?

Vary front yard setback requirement from 30.0 feet to 18.6 feet and vary rear yard setback requirement from 30.0 feet to 19.1 feet in order to accommodate existing dwelling; vary front yard fence height requirement from 4.5 feet to 6.0 feet along the southerly most parcel line to accommodate an existing fence. Parcel 009-101-14 is subject to the WCDC standards for low density suburban lots.

The primary structure is an existing dwelling and this variance would re-determine the designation of the front and rear yards to the west and east sides, respectively. This variance would also serve to bring the accessory structures into conformance with WCDC setback standards.

You must answer the following questions in detail. Failure to provide complete and accurate information will result in denial of the application.

2. What are the topographic conditions, extraordinary or exceptional circumstances, shape of the property or location of surroundings that are unique to your property and, therefore, prevent you from complying with the Development Code requirements?

The subject property is an existing non-conforming parcel, being approximately 111 feet x 206 feet in dimension and does not meet the minimum lot area standard.

The northerly-most 50% (+/-) of the parcel has an excessive, non-buildable, 25 % slope downhill to the Last Chance Ditch.

There is also an unusual orientation for access to the parcel.

The existing fence is 6.0 feet (+/-) in height, being a wooden plank fence that divides the subject parcel from the side and rear yard of the adjoining parcel to the south (APN 009-101-11).

This variance is being requested in order to comply with a forthcoming court-ordered boundary line adjustment and is required for legal administrative purposes.

One shed has already been moved to meet accessory structure setbacks.

These are all existing conditions and no physical changes will be made to the land.

3. What steps will be taken to prevent substantial negative impacts (e.g. blocking views, reducing privacy, decreasing pedestrian or traffic safety, etc.) to other properties or uses in the area?

There will be no negative impacts to other properties in the area, as all physical conditions are currently existing.

No physical changes will be made on the land.

4. How will this variance enhance the scenic or environmental character of the neighborhood (e.g. eliminate encroachment onto slopes or wetlands, provide enclosed parking, eliminate clutter in view of neighbors, etc.)?

This variance will not change the character of the neighborhood.

No physical changes will be made on the land.

5. What enjoyment or use of your property would you be denied that is common to other properties in your neighborhood?

The applicant and her adjoining neighbor would be denied the enjoyment of a privacy fence and the applicant would be denied the enjoyment and convenience of on-site storage sheds (accessory structures) which the other neighbors use to keep the area aesthetically appealing.

The purpose of this variance request is to enable Mrs. Dempsey to perform her obligations under a Settlement Agreement that has been approved, and is being supervised, by the Court in the matter captioned Jan P. Kamler, et al. v. Stanley R. Dempsey, III, et al., Case No. CV10-02959, in the Second Judicial District Court of the State of Nevada in and for the County of Washoe.

6. Are there any restrictive covenants, recorded conditions or deed restrictions (CC&Rs) that apply to the area subject to the variance request?

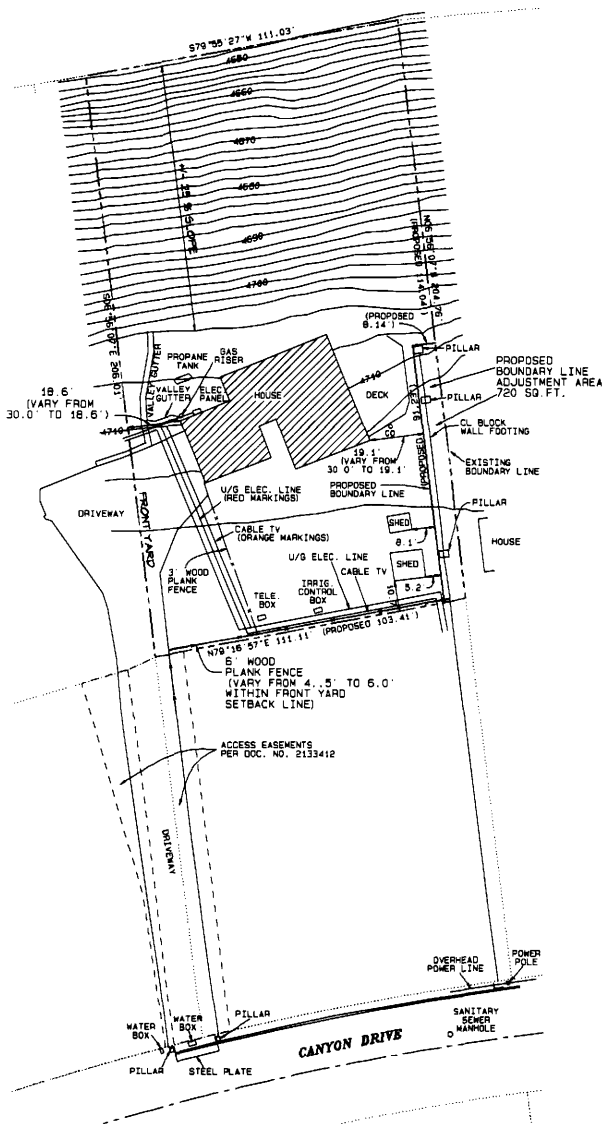
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	If yes, please attach a copy.
-----------------------------------------	-----------------------------	-------------------------------

7. What is your type of water service provided?

<input type="checkbox"/> Well	<input checked="" type="checkbox"/> Community Water System
-------------------------------	------------------------------------------------------------

8. What is your type of sanitary waste disposal?

<input checked="" type="checkbox"/> Individual Septic System	<input type="checkbox"/> Community Sewer System
--------------------------------------------------------------	-------------------------------------------------



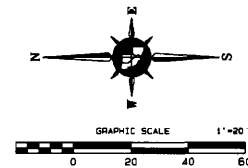
LEGEND:

- PROPERTY LINE
- ==== PUBLIC ROAD RIGHT-OF-WAY
- GRAVEL ROAD (PRIVATE)
- EASEMENT, AS NOTED
- FENCE
- ADJOINING PARCEL LINE
- DRAINAGE CHANNEL OR DRY CREEK
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- ▨ BUILDING OR STRUCTURE, AS NOTED



VICINITY MAP
N.T.S.

NOTE: UNDERGROUND ELEC. LINE AND CABLE TV LINES AS SHOWN HEREON WERE TAKEN FROM PAINT MARKINGS ON THE SITE BY USA D.D. THOSE LOCATIONS ARE APPROXIMATE AND SHOULD BE VERIFIED PRIOR TO ANY EXCAVATION.



**A PORTION OF THE SW 1/4 OF SECTION 17,
T.19N., R.20E., M.D.M.
WASHOE COUNTY, NEVADA**

TRI STATE SURVEYING, LTD
1925 E. PRATER WAY
SPARKS, NEVADA 89434
(775) 358-9491 * FAX # 358-3664

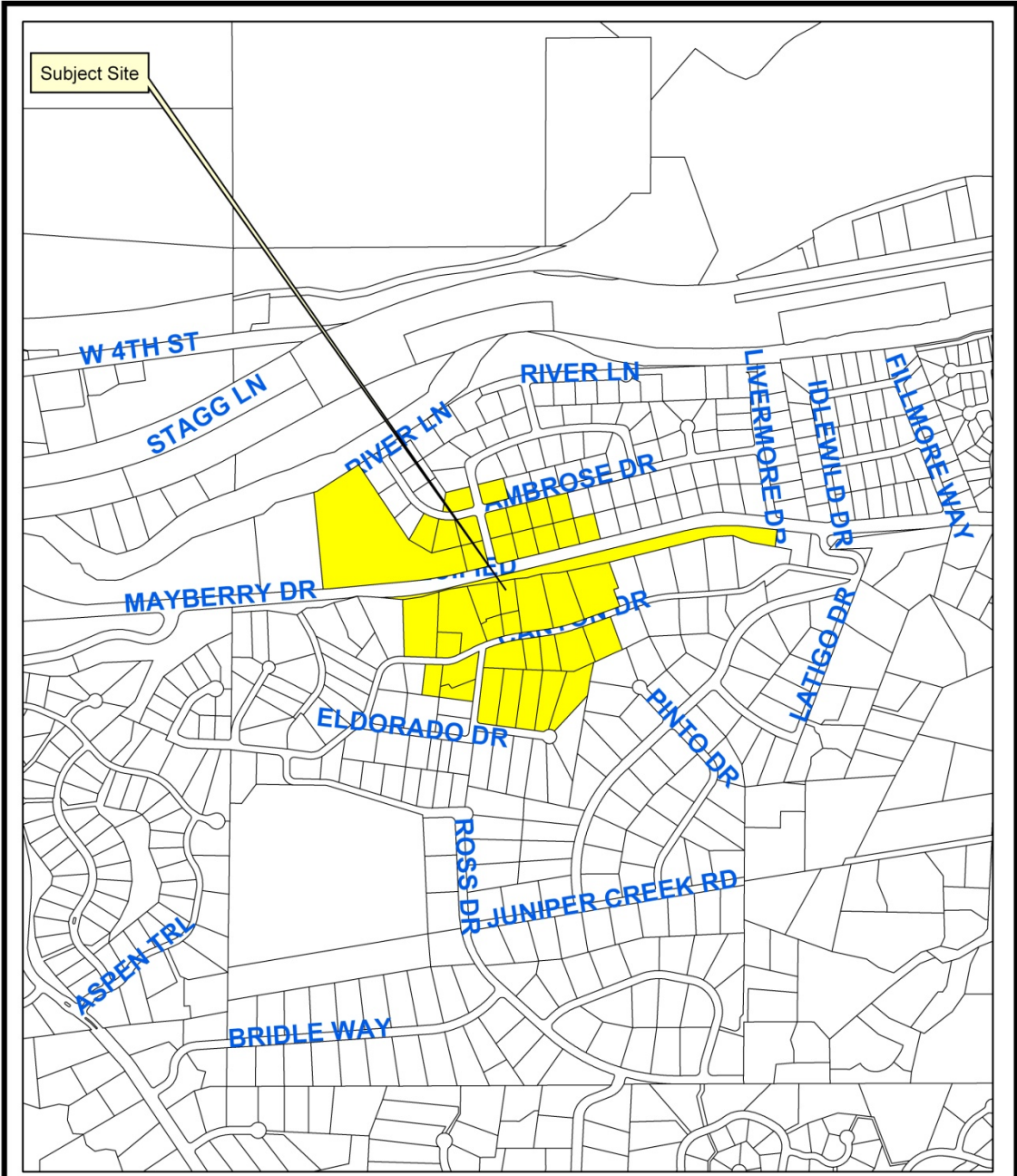


SITE PLAN
4835 CANYON DRIVE
RENO, NEVADA
APN 009-101-14

LAUREL G. DEMPSEY
4835 CANYON DRIVE
RENO, NEVADA 89514

DATE 8-2-2012
DRAWN BY: DDM
CHECKED BY: DCC
PROJ: 12022.01.RM
SHEET

EXHIBIT C



Mailing Label Map
Variance Case Number VA12-004 Lauren Dempsey



40 Parcels selected at 500 feet.

Source: Community Planning Services

Date: August 2012

Department of
Community
Development
**WASHOE COUNTY
NEVADA**
Post Office Box 11130
Reno, Nevada 89520
(775) 328-3600



WASHOE COUNTY

Department of Public Works

"Dedicated to Excellence in Public Service"

EXHIBIT D

1001 East 9th Street PO Box 11130 Reno, Nevada 89520 Telephone: (775) 328-2040 Fax: (775) 328-3699

INTEROFFICE MEMORANDUM

DATE: September 13, 2012
TO: Roger Pelham, Department of Community Development
FROM: Leo R. Vesely, P.E., Engineering Division
SUBJECT: **VA12-004**
APN 009-101-14
LAUREL DEMPSEY

I have reviewed the referenced variance and have no comments or concerns.

LRV/lrv



Board of Adjustment Staff Report

Meeting Date: October 4, 2012

Subject: Amendment of Conditions Case No: AC12-005
for Special Use Permit Case SB12-012

Applicant(s): Sun Valley General Improvement District

Agenda Item No. 8E

Summary: To remove conditions of approval numbered 3a, 3b and 3c as originally recommended by Washoe County Risk Management, that are not applicable to a project on property not owned by Washoe County.

Recommendation: Approval with Conditions

Prepared by: Roger D. Pelham, MPA, Senior Planner
Washoe County Community Services Department - Division of
Planning and Development
Phone: 775.328.3622
E-Mail: rpelham@washoecounty.us

Description:

Amendment of Conditions Case No. AC12-005, to amend Special Use Permit Case No. SB12-012 – Sun Valley General Improvement District / Reno Indoor Paintball – To remove conditions of approval numbered 3a, 3b and 3c as originally recommended by Washoe County Risk Management, that are not applicable to a project on property not owned by Washoe County.

- Location: 115 West 6th Avenue, Sun Valley, at the Sun Valley Community Park
- Assessor's Parcel No.(s): 085-211-03
- Parcel Size: ± 20 Acres
- Area Plan: Sun Valley
- Citizen Advisory Board: Sun Valley
- Commission District: 3 – Kitty Jung
- Development Code: Article 810, Special Use Permits
- Section/Township/Range: Within Section 18, T20N, R20E, MDM, Washoe County, NV

Staff Report Contents

Amendment of Conditions Definition Page 3
Vicinity Map Page 4
Background and Amendment Request Page 4
Citizen Advisory Board (CAB) Page 5
Reviewing Agencies Page 5
Recommendation Page 6
Motion Page 6
Appeal Process Page 6

Exhibits Contents

Revised Conditions of Approval Exhibit A
Public Notice Map Exhibit B
Amendment of Conditions Application..... Exhibit C

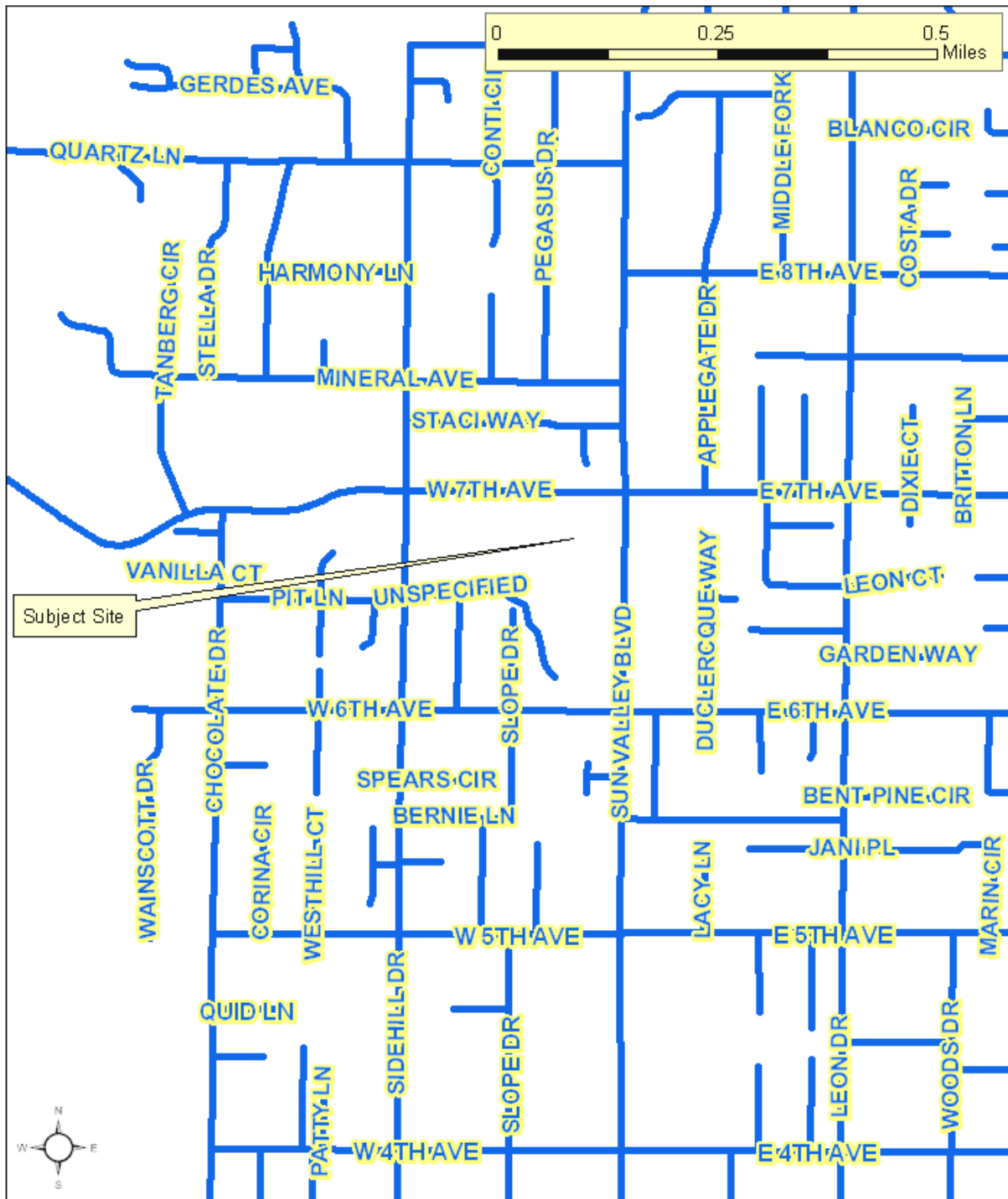
Amendment of Conditions

An Amendment of Conditions application is necessary in order to change a condition(s) of an approved discretionary permit, such as a special use permit, a variance, an abandonment of an easement or a tentative subdivision map. Some examples of why an Amendment of Conditions application is submitted are listed below:

- Change in operating hours
- Physical expansion
- Extend the expiration date of the discretionary permit
- Extend the time to complete phases of the approved project

The Amendment of Conditions request is required to be heard by the same board that approved the original application and only the specific amendment may be discussed and considered for approval. The Amendment of Conditions application is processed in the same manner as the original discretionary permit application, including a public hearing, noticing, possible involvement of a citizen advisory board, agency review and analysis, and satisfying the required findings. If the Board of Adjustment grants an approval of the Amendment of Conditions request, an amended Action Order is created along with amended conditions of approval.

The Conditions of Approval for Amendment of Conditions Case No. AC12-003 is attached to this staff report and will be included with the amended Action Order.



Vicinity Map

Background and Evaluation of Amendment Request

In July of this year, Reno Indoor Paintball, Inc, received approval to establish a commercial paintball course, within the Sun Valley Community Park, which is owned by the Sun Valley General Improvement District (SVGID). Paintball is classified as Outdoor Sports and Recreation Use Type. The game of paintball is essentially a game of "tag" using paintball "markers" ("guns") that use compressed air to shoot projectiles roughly the size of a marble. The projectiles have a hard shell and dye ("paint") inside. Upon impact with a solid object or person the projectile breaks marking the person or object with a brightly colored splatter.

During the review of that project several agencies understood that the Sun Valley Community Park was actually located on land owned by Washoe County, rather than SVGID, and provided conditions of approval based upon that understanding. It is now understood that the parcel is owned by SVGID and it is appropriate to remove the conditions of approval which were based upon that misunderstanding.

The property owner is seeking to remove the following conditions, proposed by Risk Management:

- a. Prior to issuance of a business license or operation of the facility the applicant shall obtain General Liability Insurance and Automobile Liability Insurance with limits not less than \$1,000,000, with Washoe County named as an Additional Insured.
- b. Prior to issuance of a business license or operation of the facility the applicant, and any other operator of the facility, shall execute an agreement, on a form acceptable to the county, to indemnify, hold harmless, and defend the County and any other public entity involved in this process from and against any loss or liability arising from this activity.
- c. Prior to participation in any activity each participant at the facility shall sign an agreement, on a form acceptable to the County, which shall fully release Washoe County from any liability for bodily injury or property damage.

Risk Management has provided the following letter:

WASHOE COUNTY RISK MANAGEMENT DIVISION

MEMORANDUM

To: Jennifer Budge, Park Planner
From: Jim Jeppson, Risk Consultant
Subject: SVGID Paintball, Conditions of Approval
Date: August 23, 2012

With the understanding that the SVGID Paintball Park will be owned, managed and operated by Sun Valley GID and located on property owned by SVGID, it is acceptable to remove conditions 3a, 3b and 3c from the Conditions of Approval found in Exhibit A for Special Use Permit Case Number SB12-012.

Copy: Roger Pelham

This request is essentially administrative in nature and staff is comfortable recommending removal of conditions that are not applicable on land not owned by the County. Approval of an Amendment of Conditions is subject to the same findings as the original Special Use Permit approval. This change is consistent with the Master Plan and Area Plan as the use remains the same and the amendment is administrative only, in nature. Adequate improvements are on site, and the site is suitable for the use, evidenced by the fact that the site is already a community park with several various recreational uses. The approval of the amendment will not be significantly detrimental to the surrounding area, as it will not affect any of the proposed physical improvements. There is no military installation in the vicinity of the Sun Valley Community Park.

Sun Valley Community Meeting

The amendment of conditions request was presented by the property owner at the regularly scheduled Sun Valley Community Meeting on [date]. No objections were expressed at that meeting.

Reviewing Agencies

The following agencies received a copy of the Amendment of Conditions Application for review and evaluation.

- Nevada Department of Transportation
- Washoe County Community Development
- Washoe County Engineering
- Washoe County District Attorney
- Washoe County Open Space Program
- Truckee Meadows Fire Protection District

None of the above listed agencies/departments provided substantive comments or recommended conditions in response to their evaluation of the Amendment of Conditions application.

Recommendation

None of the agencies which reviewed the application recommended denial of the Amendment of Conditions request. Therefore, after a thorough review and analysis, Amendment of Conditions Case No. AC12-005 is being recommended for approval with conditions. Staff offers the following motion for the Board’s consideration.

Motion

I move that after giving reasoned consideration to the information contained within the staff report and the information received during the public hearing, the Washoe County Board of Adjustment approve Amendment of Conditions Case No. AC12-005 for Sun Valley General Improvement District, having made all five findings in accordance with Washoe County Development Code Section [110.810.30:

1. Consistency. That the proposed amendment is consistent with the action programs, policies, standards and maps of the Master Plan and the Sun Valley Area Plan;
2. Improvements. That 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;
3. Site Suitability. The site is physically suitable for the type of development and for the intensity of development;
4. Issuance Not Detrimental. That 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
5. 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.

Appeal Process

Board of Adjustment action will be effective ten (10) days after the public hearing date, unless the action is appealed to the County Commission, in which case the outcome of the appeal shall be determined by the Washoe County Commission.

xc: Applicant: Sun Valley General Improvement District, attn: Darrin Price, 5000 Sun Valley Boulevard, Sun Valley, NV 89433

Property Owner: Sun Valley General Improvement District, attn: Darrin Price, 5000 Sun Valley Boulevard, Sun Valley, NV 89433

Others to be Contacted: Reno Indoor Paintball, attn: Lawrence Kagawa, 1005 Standard Street, Reno, NV 89506

Action Order xc: Greg Salter, Esq., District Attorney's Office; Carol Buonanoma, Assessor's Office (CAAS); Theresa Wilkins, Assessor's Office; Susan Hood/John Cella, Department of Water Resources; Kimble Corbridge/Leo Vesely, Engineering Division; Amy Ray, Truckee Meadows Fire Protection District; Regional Transportation Commission, Attn: Patrice Echola; Truckee Meadows Regional Planning Agency, One East First Street, Suite 900, Reno, NV 89501-1625; Sun Valley Citizen Advisory Board, Chair.

EXHIBIT A



Conditions of Approval

Amendment of Conditions Case Number AC12-005 for Special Use Permit Case Number SB12-012

The project approved under Amendment of Conditions Case Number AC12-005 for Special Use Permit Case No: SB12-012 shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment on October 4, 2012. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. These Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act.

Unless otherwise specified, all conditions related to the approval of this Special Use Permit shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Department of Community Development.

Compliance with the conditions of approval related to this Special Use Permit is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the Administrative Permit may result in the initiation of revocation procedures.

Operational Conditions are subject to review by the Department of Community Development prior to the renewal of a business license each year. Failure to adhere to the Operational Conditions may result in the Department of Community Development recommending that the business license not be renewed until conditions are complied with to the satisfaction of Washoe County.

Washoe County reserves the right to review and revise the conditions of approval related to this Special Use Permit should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, "may" is permissive and "shall" or "must" is mandatory.

Conditions of Approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some "Conditions of Approval" are referred to as "Operational Conditions". These conditions must be continually complied with for the life of the project or business.

The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District. Any conditions set by the District Health Department must be appealed to the District Board of Health.**
- **The RENO-TAHOE AIRPORT AUTHORITY is directed and governed by its own Board. Therefore, any conditions set by the Reno-Tahoe Airport Authority must be appealed to their Board of Trustees.**
- **The REGIONAL TRANSPORTATION COMMISSION (RTC) is directed and governed by its own board. Therefore, any conditions set by the Regional Transportation Commission must be appealed to that Board.**

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Community Development

1. The following conditions are requirements of the Department of Community Development, which shall be responsible for determining compliance with these conditions.

Contact Name – Roger Pelham, 775.328-3622

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit. The Department of Community Development shall determine compliance with this condition.
- b. The applicant shall submit complete construction plans and building permits shall be issued for phase one of the project within two years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits. Compliance with this condition shall be determined by the Department of Community Development.
- c. The applicant shall submit complete construction plans and building permits shall be issued for phase two of the project within one year from the date of approval of a business license by Washoe County. The applicant shall complete construction within the time specified by the building permits. Compliance with this condition shall be determined by the Department of Community Development.
- d. The applicant shall attach a copy of the action order approving this project to all administrative permit applications (including building permits) applied for as part of this special use permit.
- e. Prior to approval of a business license, the applicant shall submit a phased plan, acceptable to Washoe County, for securing the facility when not in use to prohibit unauthorized use.
- f. Prior to approval of a business license, the applicant shall provide an analysis of all parking areas on the parcel including a letter from a licensed engineer stating

- whether sufficient parking exists for the maximum utilization of all uses on the parcel. If additional parking is required it shall be constructed prior to the issuance of a business license. All parking areas shall comply with all applicable Development Code standards.
- g. Prior to approval of a business license, the applicant shall submit a plan, acceptable to the County Engineer, for handicapped access in accordance with the Americans with Disabilities Act (ADA), for access to all proposed facilities.
 - h. Prior to approval of a business license the applicant shall submit documentation from the County Engineer to the Director of Community Development indicating that the development proposal allows sufficient access for service vehicles to access this area for maintenance of the flood detention facility.
 - i. Prior to the approval of a business license the applicant shall submit documentation indicating that they understand that this detention basin is designed to hold all of the storm-water from north of the park and in a large storm event, the entire basin may fill completely for weeks at a time.
 - j. Any cargo container placed on site shall be screened on all sides by existing vegetation at least six (6) feet in height or by solid fencing at least six (6), but not greater than eight (8) feet in height. Building permits are required for placement of cargo containers and for construction of fencing.
 - k. Prior to approval of a business license, the applicant shall provide an analysis of all landscaped areas on the parcel with percentage of vegetative coverage to determine whether Code standards are met. If standards are not met additional landscaped area shall be planted in accordance with all provisions of Articles 410 and 412 of the Development Code.
 - l. Prior to approval of a business license, in addition to any other required landscaping, the applicant shall install one tree (meeting the requirements of Article 412) for each 20 feet adjacent to the proposed facility along West 7th Avenue.
 - m. Prior to approval of a business license, the applicant shall submit a photometric study, acceptable to Washoe County, showing that there will be no spillover of light on to adjacent parcels.
 - n. All netting surrounding the paintball fields of play shall be black, tan, brown, sage green, or other acceptable earth-tone color. The color shall be approved by the Director of Community Development, prior to installation. A building permit is required for installation of the netting (fence).
 - o. Netting (specialty fencing) shall surround each field of play. Netting surrounding the paintball fields shall be twenty (20) feet in height.
 - p. Prior to approval of a business license, the applicant shall provide the Director of Community Development with a letter from the District Health Department indicating that sufficient sanitary facilities have been provided.
 - q. A note shall be placed on all construction drawings and grading plans stating:
NOTE: Should any prehistoric or historic remains/artifacts be discovered during site development, work shall temporarily be halted at the specific site and the State

Historic Preservation Office of the Department of Museums, Library and Arts shall be notified to record and photograph the site. The period of temporary delay shall be limited to a maximum of two (2) working days from the date of notification.

- r. The following Operational Conditions shall be required for the life of the project/business:
1. This administrative permit shall remain in effect until or unless it is revoked or is inactive for one year.
 2. Failure to comply with the conditions of approval shall render this approval null and void. Compliance with this condition shall be determined by the Department of Community Development.
 3. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the administrative permit to meet with the Department of Community Development to review conditions of approval prior to the final sale of the site and/or the administrative permit. Any subsequent purchaser/operator of the site and/or the administrative permit shall notify the Department of Community Development of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.
 4. This administrative permit shall remain in effect as long as the business is in operation and maintains a valid business license.
 5. Connection to running water shall be provided at each field of play. The applicant shall sprinkle all disturbed areas with water at the end of each day of play, and as necessary throughout the day, to help control fugitive dust emissions and to facilitate in degradation of paintballs and paintball residue.
 6. Trash receptacles shall be provided adjacent to all areas of play and spectator areas. Trash receptacles shall be emptied daily.
 7. Hours of operation shall be limited to the hours between 9AM and 9PM, Sunday through Thursday (all exterior lighting shall be turned off by 9:30PM). Hours of operation shall be limited to the hours between 9AM and 10PM on Friday and Saturday (all exterior lighting shall be turned off by 10:30PM).
 8. Amplified noise such as "public address" (PA) systems shall be allowed during daylight hours for competition events only.
 9. Amplified music systems are prohibited.

Truckee Meadows Fire Protection District

2. The following conditions are requirements of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with these conditions.

Contact Name – Amy Ray, Fire Marshall. 775.326-6000

- a. Reno Indoor Paintball shall maintain access to the park and all facilities at all times in accordance with the IFC, IBC and Washoe County Code 60.
- b. Any events to occur at the facility shall be approved.
- c. Normal business operation and events held at the facility shall not impede or restrict emergency access to the park or facility.
- d. Plans and/or permits for the facility shall be obtained and approved prior to construction in accordance with the IFC, IBC and Washoe County Code 60.

Washoe County Risk Management

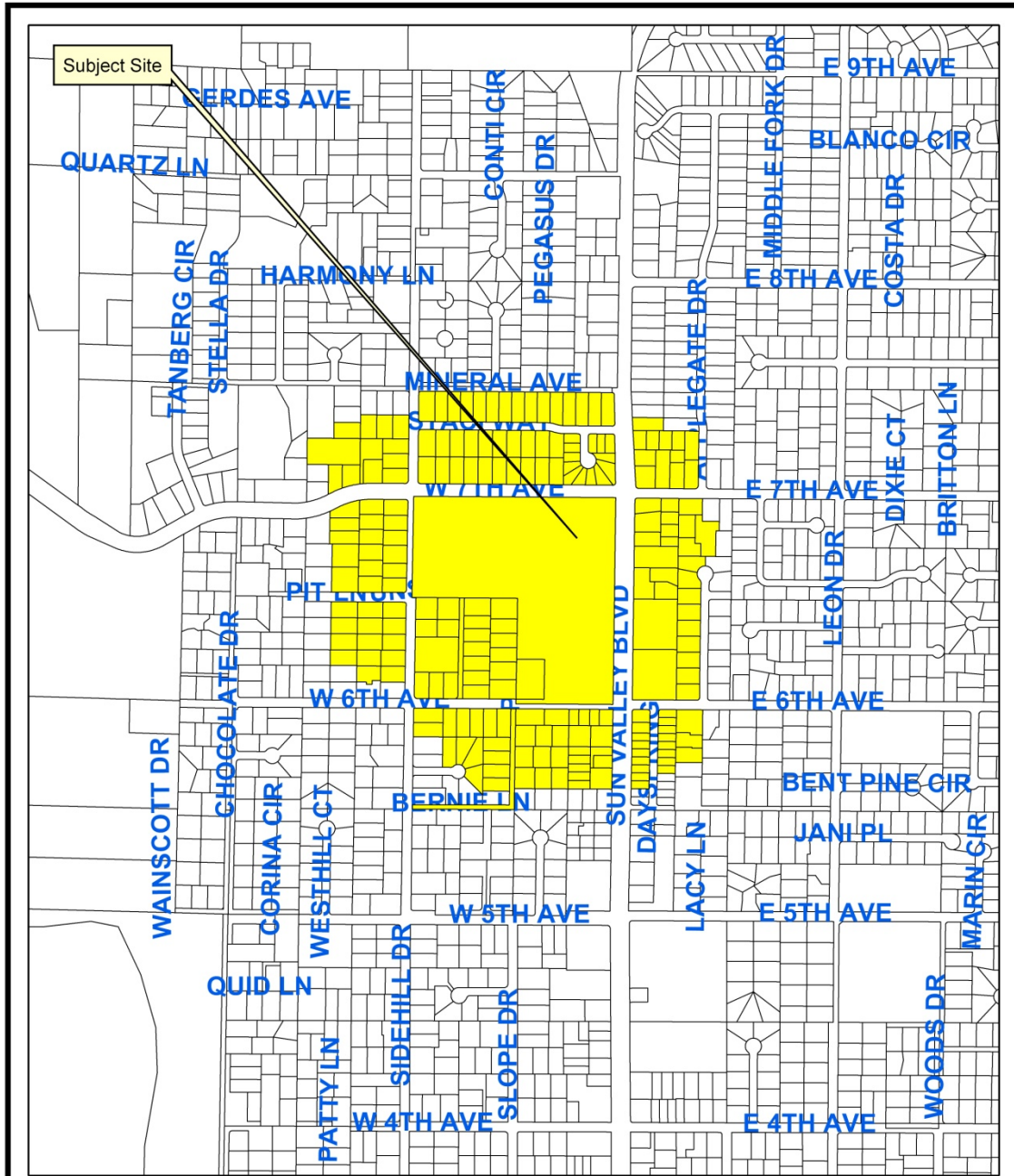
- 3. The following conditions are requirements of Washoe County Risk Management, which shall be responsible for determining compliance with these conditions.

Contact Name – Jim Jeppson, Risk Consultant. 775-636-5347

- a. [Deleted by Board of Adjustment on October 4, 2012]
- b. [Deleted by Board of Adjustment on October 4, 2012]
- c. [Deleted by Board of Adjustment on October 4, 2012]
- d. The netting surrounding the facility shall be maintained in good condition at all times. Applicant must agree to suspend all operations at the facility whenever the netting sustains damage from wind, vandalism, or any other peril; until such time that the netting is repaired and returned to good condition.
- e. Applicant shall agree that the facility will be under the direct supervision and control of a qualified range master at all times.

*** End of Conditions ***

Exhibit B



Mailing Label Map
Administrative Permit AP12-006
SVGID Paintball Park
214 Parcels selected at 500 feet.

Source: Community Planning Services



Date: July 2012

Department of
Community
Development
WASHOE COUNTY
NEVADA
Post Office Box 11130
Reno, Nevada 89520
(775) 328-3600

EXHIBIT C

Washoe County Development Application

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

Project Information		Staff Assigned Case No.: <u>AC12-005</u>	
Project Name (commercial/industrial projects only): SVGID Paintball Park			
Project Description: Development and Operation of a Paintball Park			
Project Address: 115 West 6th Avenue Sun Valley, NV 89433			
Project Area (acres or square feet): 1 Acre (appx)			
Project Location (with point of reference to major cross streets AND area locator): 7th Ave and Sun Valley Blvd.			
Assessor's Parcel No(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
85-211-03	26.086		
Section(s)/Township/Range:			
Indicate any previous Washoe County approvals associated with this application: Case Nos. SPB 5-13-87, SB 12-012			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Sun Valley General Improvement District		Name:	
Address: 5000 Sun Valley Blvd.		Address:	
Sun Valley NV	Zip: 89433		Zip:
Phone: (775) 673-2220	Fax: 673-7707	Phone:	Fax:
Email: dprice@svgid.com		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Darrin Price (General Manager)		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted: Operator	
Name: Sun Valley General Improvement District		Name: Reno Indoor Paintball, Inc.	
Address: 5000 Sun Valley Blvd.		Address: 1005 Standard St.	
Sun Valley NV	Zip: 89433	Reno NV	Zip: 89506
Phone: (775) 673-2220	Fax: 673-7707	Phone: (775) 342-5477	Fax:
Email: dprice@svgid.com		Email: Larry@RenoIndoorPaintball.com	
Cell:	Other:	Cell: (775) 342-5477	Other:
Contact Person: Darrin Price (General Manager)		Contact Person: Lawrence C. Kagawa	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	



Sun Valley General Improvement District
5000 Sun Valley Boulevard
Sun Valley, NV 89433-8229
Phone: (775) 673-2220
Fax: (775) 673-1835

23 August 2012

Roger D. Pelham
MPA, Senior Planner
Washoe County Department of Community Development
1001 E. 9th St.
Reno, NV 89512

Dear Roger,

Sun Valley General Improvement District (SVGID) is requesting to have the following Washoe County Risk Management conditions removed from Special Use Permit SB12-012;

- 3a Prior to issuance of a business license or operation of the facility the applicant shall obtain General Liability Insurance and Automobile Insurance with limits not less than \$1,000,000, with Washoe County named as an Additional Insured.
- 3b Prior to issuance of a business license or operation of the facility the applicant, and any other operator of the facility, shall execute an agreement, on a form acceptable to the county, to indemnify, hold harmless, and defend the County and any other public entity involved in this process from and against any loss or liability arising from this activity.
- 3c Prior to participation in any activity each participant at the facility shall sign an agreement, on a form acceptable to the County, which shall fully release Washoe County from any liability for bodily injury or property damage.

The property, APN 085-211-03, which this project will be operating within is owned, managed and operated by SVGID. The property was deeded to the GID in 2010 by Washoe County at which time the County relinquished all ownership an associated liability. Based on SVGID's ownership of the property we see no purpose for the above listed conditions for the Special Use permit and are requesting that they be removed.

Should you have any questions regarding this request please contact me at (775) 673-2253.

Sincerely,
Sun Valley G.I.D.

Michael Ariztia
Public Works Director

**WASHOE COUNTY
RISK MANAGEMENT DIVISION**

MEMORANDUM

To: Jennifer Budge, Park Planner
From: Jim Jeppson, Risk Consultant
Subject: SVGID Paintball, Conditions of Approval
Date: August 23, 2012

With the understanding that the SVGID Paintball Park will be owned, managed and operated by Sun Valley GID and located on property owned by SVGID, it is acceptable to remove conditions 3a, 3b and 3c from the Conditions of Approval found in Exhibit A for Special Use Permit Case Number SB12-012.

Copy: Roger Pelham



Board of Adjustment Staff Report

Meeting Date: October 4, 2012

Subject: Special Use Permit Case No. SB12-011

Applicant: NV Energy

Agenda Item No. **8F**

Project Summary: To allow the installation of a 54.5-foot tall monopole antenna to facilitate the "NV Energize" Program.

Recommendation: **Approval with Conditions**

Prepared by: Eva M. Krause - AICP, Planner
Washoe County Department of Community Development
Phone: 775.328.3796
E-Mail: ekrause@washoecounty.us

Project Description

Special Use Permit No. SB12-011 NV Energy – a request to install a 54.5-foot tall monopole antenna at 2540 Antelope Valley Road for the "NV Energize" meter program.

- **Location:** 2540 Antelope Valley Road
- **Assessor's Parcel No.:** 079-481-69
- **Parcel Size:** 54 Acres
- **Current Regulatory Zone:** Low Density Rural (LDR)
- **Area Plan:** North Valleys
- **Commission District:** 5 – Commissioner Weber
- **Development Code:** As authorized in Article 810 Special Use Permits and required by Article 324 Communication Facilities
- **Section/Township/Range:** Within Section 14, T22N, R19 E, MDM, Washoe County, NV

Staff Report Contents

Project Description 1
Special Use Permit 3
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Site Plan 5
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Project Evaluation 6
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Exhibits Contents

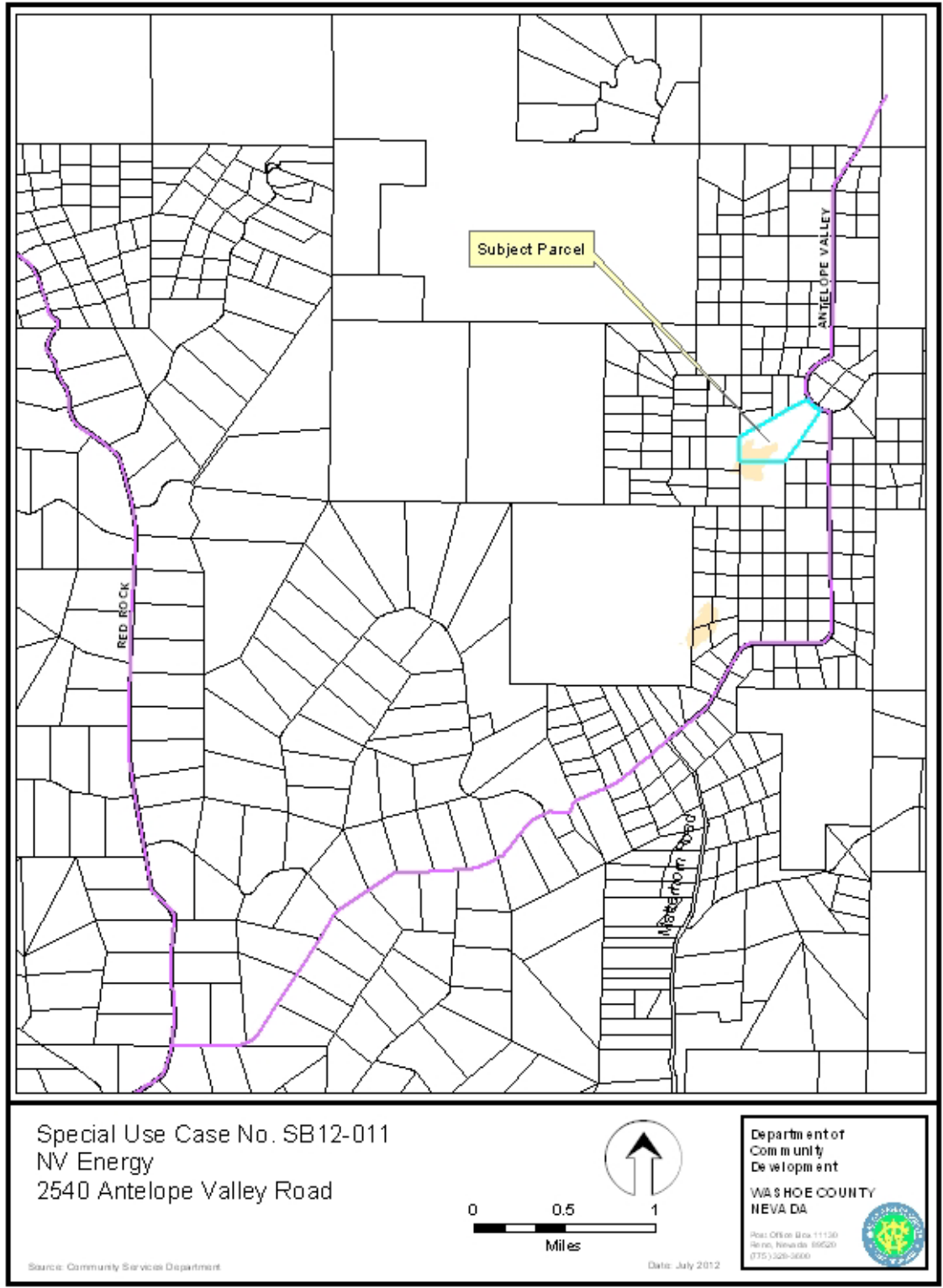
Conditions of Approval Exhibit A
Public Works, Engineering Division Memo Exhibit B
Public Notice Exhibit C
Project Application Exhibit D

Special Use Permit

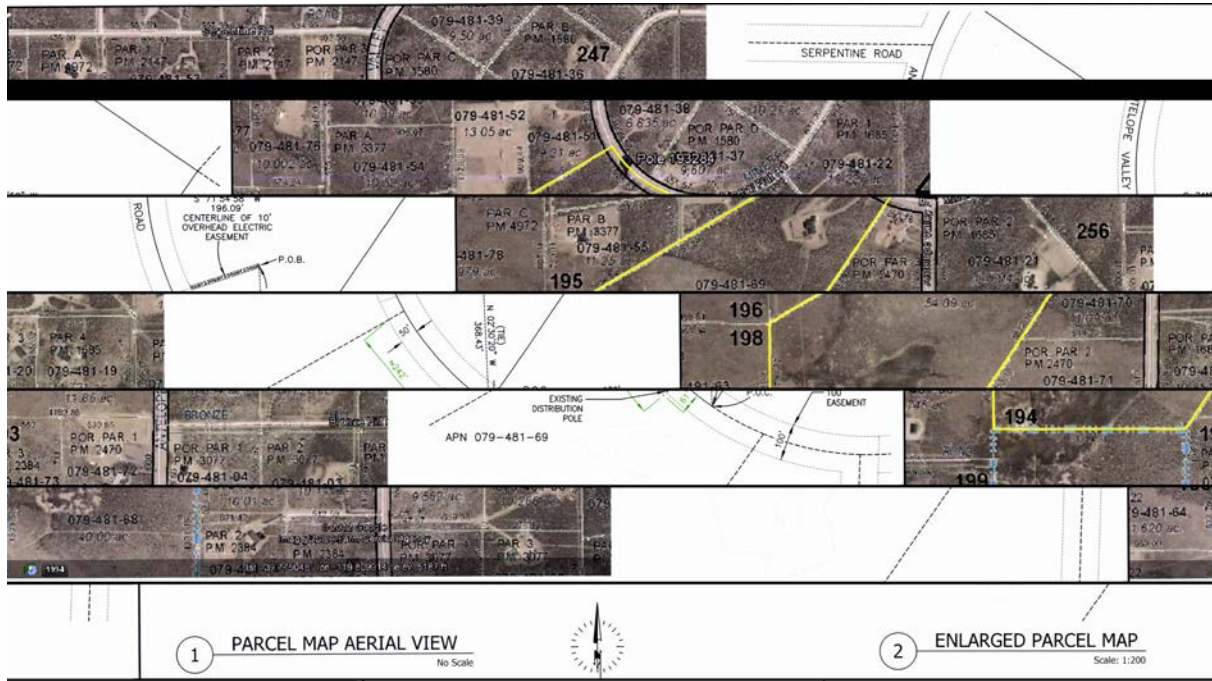
The purpose of a Special Use Permit is to allow a method of review to identify any potential harmful impacts on adjacent properties or surrounding areas for uses that may be appropriate within a regulatory zone; and to provide for a procedure whereby such uses might be permitted by further restricting or conditioning them so as to mitigate or eliminate possible adverse impacts. If the Board of Adjustment grants an approval of the Special Use Permit, that approval is subject to Conditions of Approval. Conditions of Approval are requirements that need to be completed during different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., a grading permit, a building permit, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure.
- Prior to the issuance of a business license or other permits/licenses.
- Some Conditions of Approval are referred to as "*Operational Conditions*." These conditions must be continually complied with for the life of the business or project.

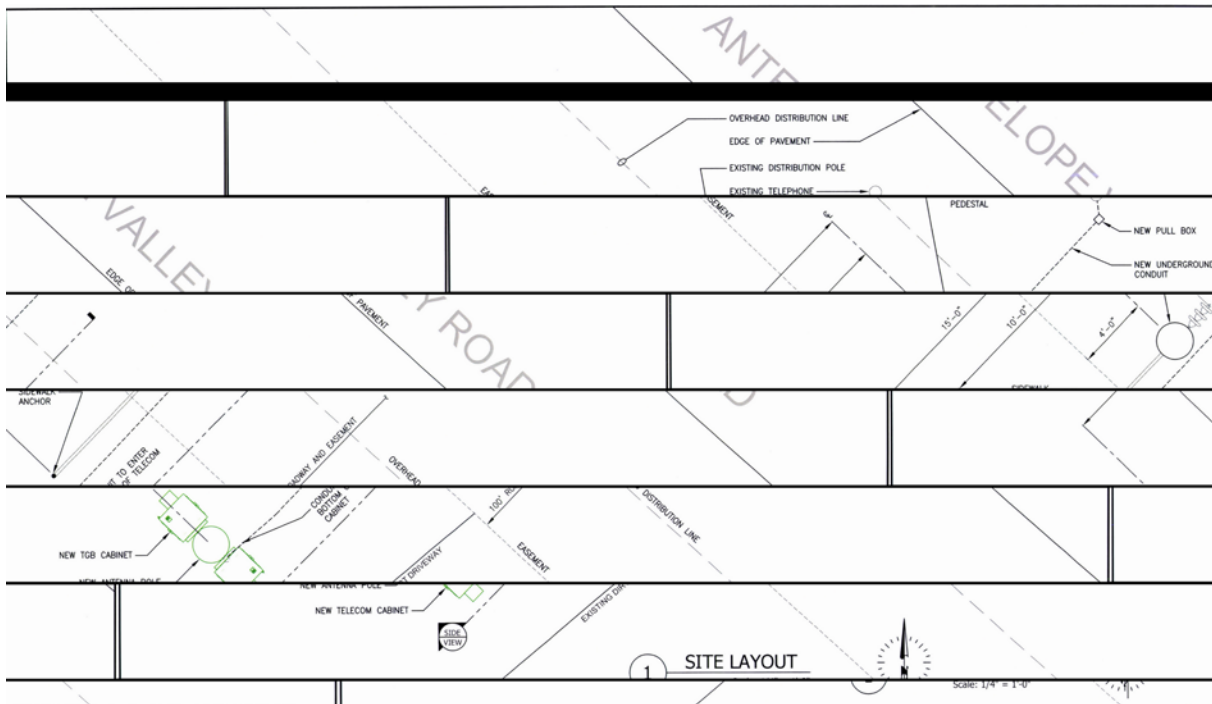
The Conditions of Approval for Special Use Permit Case No. SB12-011 are attached to this staff report and will be included with the Action Order.



Vicinity Map



Site Plan



Site Plan Detail

Project Evaluation

This application is for a wireless communications facility consisting of a 54.5-foot tall monopole antenna. This proposal is one of many being sought within Washoe County by NV Energy to complete a statewide Smart Grid system.

The monopole will be located on a privately owned 54-acre lot adjacent to Antelope Valley Road. There is an existing single-family residence on the property approximately 350 feet from the proposed monopole location. In addition, there is a residential wind machine located near the home. The subject parcel is relatively flat and covered in native vegetation. The parcel is zoned Low Density Rural (LDR). Monopole antennas are allowed in all rural residential areas, per Section 110.324.50 (e) placement standards. All the surrounding properties are zoned LDR, with the minimum lot size of 8 acres. Most lots are 10 or more acres and are developed with single-family residences.

The proposed monopole antenna will be a new structure and will be located approximately 61 feet from the subject parcel's northeast property line where an existing 38.5-foot tall electrical distribution pole exists that is part of an existing overhead power line. There will be two equipment cabinets approximately 3 ½ feet x 2 ½ feet attached to either side of the monopole, which will be approximately 3 ½ feet above the ground. A small panel antenna will be attached to the pole approximately 27 feet above grade. The monopole will be made out of galvanized steel which quickly dulls to a non-reflective, non-corroding gray color, and will blend in well with the surrounding area. The area for the proposed project is not located in any restricted areas (identified in Section 110.324.50(e)(10) as a significant ridgeline, near a designated public trail, within a critical or sensitive stream zone or a designated floodway). By locating the monopole near an existing power line and on a property with a wind machine, the poles are clustered rather than spread out over the landscape. This is consistent with Section 110.324.50 (e)(6), which states "If the location of the monopole is in an area where a line of poles presently exists, the monopole and antenna shall be placed, to the extent possible, in line with the pattern of the other poles." This location has power available, so additional utilities do not need to be installed. The installation of the monopole antenna will be completed in 2012, and should take approximately one week.

Personnel may periodically visit the monopole for maintenance, equipment modification or repairs, but otherwise, the monopole will remain unstaffed. Access will be from existing roads and on-site parking will be on the existing hard soil. There are no utility or road improvements being proposed, and there is no signage or lighting being proposed. There is no need for water or sewer for this use. NV Energy states that the location was selected to allow the monopole to be the shortest possible, while performing reliably.

Justification of Findings

Staff's analysis of the Special Use Permit request identifies the following justifications for the required findings as outlined in Article 810 Special Use Permits and in Article 324 Communication Facilities.

Findings in Section 110.810.30 (Article 810 Special Use Permits)

1. Consistency. That the wireless communications facility is consistent with the action programs, policies, standards, and maps of the Washoe County Master Plan and the North Valleys Area Plan;

Rationale: The proposal is consistent with the Washoe County Master Plan and the North Valleys Rural Character Management Area;

2. Improvements. That 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;

Rationale: The facility does not require additional utility or road improvements, and there is no signage or lighting being proposed. The pole is designed without climbing apparatus, therefore the pole qualifies as being an anti-climbing device. Any improvements required under the Conditions of Approval shall meet with the satisfaction of the requesting reviewing agency.

3. Site Suitability. That the site is physically suitable for a monopole antenna wireless communications facility and for the intensity of such development;

Rationale: The subject parcel is relatively flat so only minimal grading is required. All surrounding residential structures are more than 350 feet from the proposed monopole location.

4. Issuance Not Detrimental. That approval of a Special Use Permit for a wireless communications facility consisting of a monopole antenna 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;

Rationale: The monopole does not pose a detriment to the public's health, safety or welfare. The monopole is located on a 54.5-acre privately owned parcel, and the property owner has agreed to its location.

5. Effect on a Military Installation. That granting approval of the Special Use Permit for a monopole antenna wireless communications facility will not have a detrimental effect on the location, purpose, or mission of the military installation; and

Rationale: There are no military installations in this area.

Findings in Section 110.324.75 (Article 324 Communication Facilities)

6. Article 324 Standards. That the proposed wireless communications facility consisting of a monopole antenna meets the standards of section 110.324.40 to 110.324.60 Communication Facilities;

110.324.40 Definitions

Monopole Mounted Antenna. A monopole mounted antenna means a communications receiving and/or transmitting device that is attached to a ground

mounted, free-standing pole that is erected for the purposes of supporting one (1) or more antennas.

Slim Line Pole. A slim line pole is a ground mounted, free-standing communications receiving and/or transmitting device with flush mounted antenna.

Rationale: the proposed antenna falls under the definition of a slim line monopole.

110.324.50 Wireless Facilities/Cellular Facilities Placement Standards

(e) Monopole Antenna. The placement of the monopole antenna shall comply with the following criteria:

- (ii) Antennas shall be allowed in all Rural Residential, Public/Semi-Public Facilities (PSP), General Commercial (GC), Neighborhood Commercial/Office (NC), Tourist Commercial (TC), Industrial (I), Parks and Recreation (PR), and Specific Plan (SP) regulatory zones. Antennas may be allowed in Urban Residential and Suburban Residential regulatory zones when the antenna is proven by a technical review to be required to fill a "Significant Gap Coverage" as defined in Section 110.324.55. Antenna shall be limited to the building standard height for an allowed main structure plus up to ten (10) feet above that height.

Rationale: The maximum building height in GR is 35 feet. Therefore the allowable height is 45 feet.

- (iii) Not applicable.

Rationale: Site is not located in GR or OS zoned location.

- (iv) An additional twenty-five (25) percent pole height shall be granted if the monopole is a stealth design that may include a slim line pole, a tree or other proposed camouflaged design compatible with the surrounding area. The width of the supporting mechanism for the antenna may increase up to the additional twenty-five (25) percent to the extent that the camouflage conceals the array.

Rationale: The proposed monopole is a 54.5-foot tall slim line pole. With the 25% additional height allowance the monopole could be permitted to be 56.25-feet tall.

- (v) Not applicable.

Rationale: Antenna is not located on an existing pole.

- (vi) To the extent possible, monopole antenna shall be place in a manner that either natural features, built features or a combination of both

provide a complete background to the antenna and mono pole as seen from the nearest roadway or occupied structure.

Rationale: The subject parcel has an existing utility pole and power lines running parallel to Antelope Valley Road and a 38.5 foot tall wind turbine near the residential structure. The monopole will be located between these two structures.

- (vii) The location of the monopole is in an area where a line of poles presently exist, the monopole and antenna shall be placed, to the extent possible, in line with the patterns of the other poles.

Rationale: In order to provide separation from the power lines the monopole will be located approximately 15 feet away from the line of the utility pole. This location is close enough to the utility pole to give the appearance of being "in line" with it.

- (viii) A monopole mounted antenna shall be of a color that blends with the background. Reflective materials are prohibited.

Rationale: The monopole will be made out of galvanized steel which quickly dulls to a non-reflective, non-corroding gray color, and will blend in well with the surrounding area.

- (ix) To the extent possible, a monopole shall be designed to replicate existing structures and natural features/vegetation in the immediate vicinity.

Rationale: The monopole replicates the wind turbine and the power lines that run parallel to Antelope Valley Road.

- (x) Fencing shall be erected around the monopole. In lieu of fencing, the monopole shall be secured with a commercial anti-climb device. The installation of the anti-climb device or security fencing shall assure the facility is protected from climbing by unauthorized persons.

Rationale: the pole is a slim line monopole without any climbing apparatus. The pole is accessed by a bucket truck when service is needed. In previous cases of slim line monopole of this type, the board has found that a pole designed not to be climbed, is itself an anti-climb device.

- (xi) Monopole mounted antennas are restricted from being located in the following locations unless a "significant gap" (see Section 110.324.55) can be demonstrated with a technical review:

Rationale: the monopole will not be located in any of the restricted areas specified in code. Those areas being; near a public trail, in a

sensitive or critical stream zone or in a flood plain, and is not located on a ridgeline.

6. Public Input. That any public input received was considered during the public hearing review process

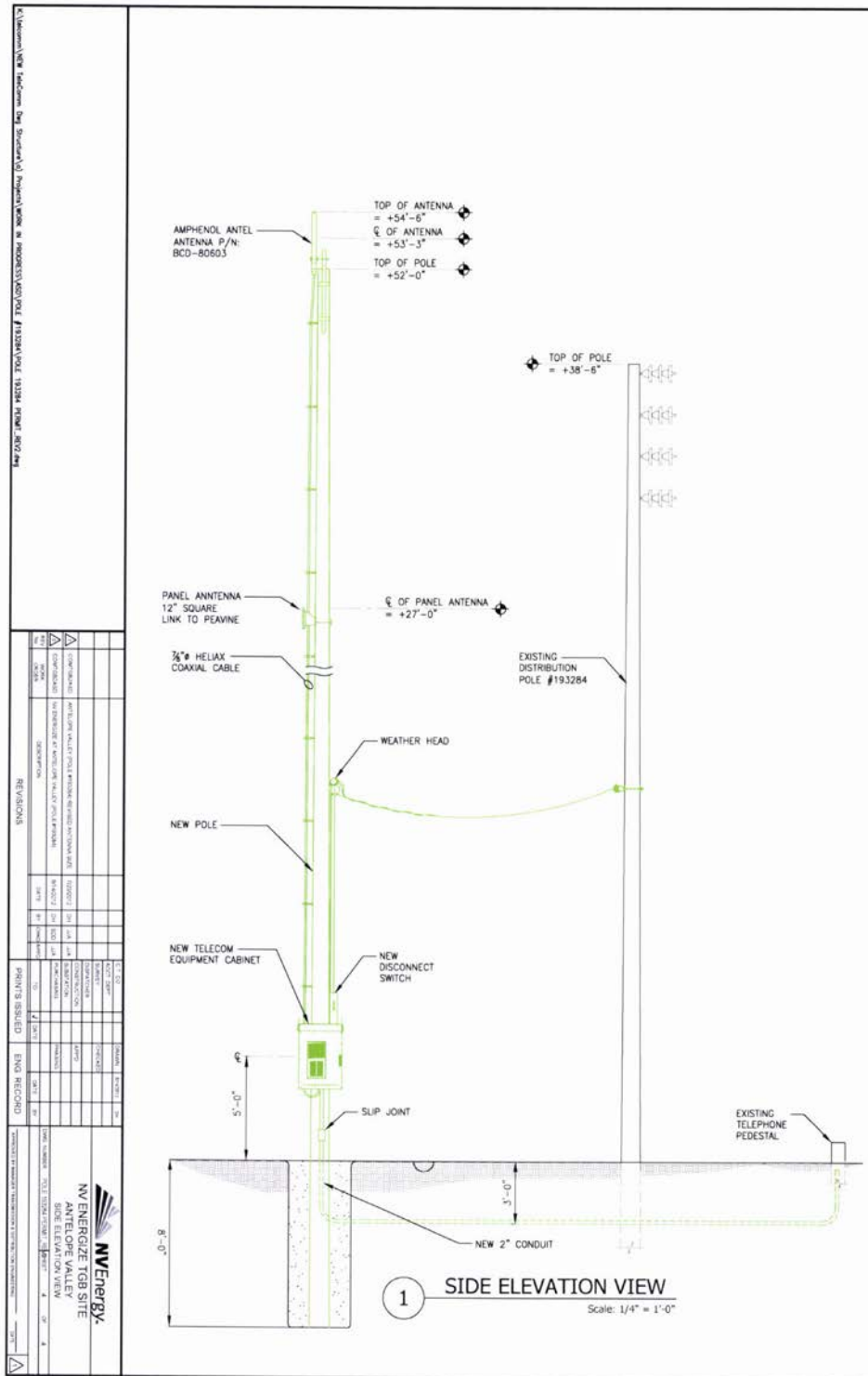
Rationale: Public notice was sent to 33 separate property owners who own real property within 1,000 feet of the project site. In addition, the public had the opportunity to meet and speak with the applicant's representative at the North Valleys' Community Forum meeting held on July 9, 2012. No public comments were received by staff.

8. Impacts. That the proposed wireless communications facility consisting of a monopole antenna will not unduly impact any adjacent neighborhoods or vistas and ridgelines within Washoe County.

Rationale: The new pole will be located near an existing power pole and does not stand alone on the vista. The pole is not located on a ridgeline. The closest residential structure is over 350 feet away from the pole location.



Site Photo. The monopole will be located several feet behind the utility pole.



Elevation

North Valleys Community Forum

Washoe County has suspended Citizen Advisory Board meetings for the next 6 month period in order to look at other ways to involve the community in the planning process. Community Relations staff scheduled a Community Forum to discuss public involvement in County government. Community Relations requested that the applicant's representative attend the North Valleys' Community Forum on July 9, 2012, to answer questions that the public might have. No reports or recommendations were provided as part of the forum.

Reviewing Agencies

The following agencies received a copy of the project application for review and evaluation.

- Washoe County Community Development
- Washoe County Department of Public Works, Engineering Division
- Washoe County Department of Water Resources
- Washoe County Health District, Environmental Health Division
- Truckee Meadows Fire Protection District

Two out of the five above listed agencies/departments provided comments and/or recommended conditions of approval in response to their evaluation of the project application. A **summary** of each agency's comments and/or recommended conditions of approval and their contact information is provided. The Conditions of Approval document is attached to this staff report and will be included with the Action Order

- **Washoe County Community Development Department** requires a maximum time period of two years to complete the project and is imposing operational conditions that will be in effect for the life of the project.
Contact: Eva Krause, 775.328.3796, ekrause@washoecounty.us
- **Washoe County Public Works, Engineering Division** requires a complete set of construction drawings. Grading must comply with Best Management Practices and silts must be managed on site. Verification of permanent easements shall be provided.
Contact: Leo Vesely, P.E., 775.325.8032, lvesely@washoecounty.us

Recommendation

Those agencies which reviewed the application recommended conditions in support of approval of the project. Therefore, after a thorough analysis and review, Special Use Permit Case No. SB12-011 is being recommended for approval with conditions. Staff offers the following motion for the Board's consideration.

Motion

I move that after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve with conditions Special Use Permit Case No. SB12-011 for NV Energy, having made all eight findings in accordance with Section 110.810.30 Special Use Permits, and in accordance with Section 110.324.75 Communication Facilities, of the Washoe County Development Code.

Findings

1. **Consistency**. That the wireless communications facility is consistent with the action programs, policies, standards, and maps of the Washoe County Master Plan and the North Valleys Area Plan;
2. **Improvements**. That 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;
3. **Site Suitability**. That the site is physically suitable for a monopole antenna wireless communications facility and for the intensity of such development;
4. **Issuance Not Detrimental**. That approval of a Special Use Permit for a wireless communications facility consisting of a monopole antenna 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;
5. **Effect on a Military Installation**. That granting approval of the Special Use Permit for a monopole antenna wireless communications facility will not have a detrimental effect on the location, purpose, or mission of the military installation; and
6. **Article 324 Standards**. That the proposed wireless communications facility consisting of a monopole antenna meets the standards of Article 324 Communication Facilities;
7. **Public Input**. That any public input received was considered during the public hearing review process; and

8. Impacts. That the proposed wireless communications facility consisting of a monopole antenna will not unduly impact any adjacent neighborhoods or vistas and ridgelines within Washoe County.

Appeal Process

Board of Adjustment action will be effective 10 days after the public hearing date, unless the action is appealed to the County Commission, in which case the outcome of the appeal shall be determined by the Washoe County Commission.

xc: Applicant: NV Energy, Attn: Mark Sullivan, 6100 Neil Rd., Reno, NV 89511

Property Owner: Carol and Thomas Duncan, P.O. Box 61466, Reno, NV 89506

Consultant: CFA, Inc., Attn: Angela Fuss, 1150 Corporate Blvd., Reno, NV 89502



Conditions of Approval

Special Use Permit Case No. SB12-009

The project approved under Special Use Permit Case No. SB12-009 shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment on August 2, 2012. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans and more. **Conditions of Approval do not relieve the applicant from the obligation to obtain any other approvals and licenses from relevant authorities required under any other act, nor do these conditions relieve the applicant from abiding by all other generally applicable code regulations.**

Unless otherwise specified, all conditions related to the approval of this special use permit shall be met or financial assurance must be provided to satisfy the Conditions of Approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Department of Community Development.

Compliance with the Conditions of Approval related to this special use permit is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of this special use permit may result in the initiation of revocation procedures.

Washoe County reserves the right to review and revise the Conditions of Approval related to this special use permit should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, "may" is permissive and "shall" or "must" is mandatory.

Conditions of Approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., grading permits, building permits, etc.)
- Prior to obtaining a final inspection and/or a certificate of occupancy
- Prior to the issuance of a business license or other permits/licenses
- Some "Conditions of Approval" are referred to as "Operational Conditions". These conditions must be continually complied with for the life of the project or business.

The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District. Any conditions set by the District Health Department must be appealed to the District Board of Health.**
- **The RENO-TAHOE AIRPORT AUTHORITY is directed and governed by its own Board. Therefore, any conditions set by the Reno-Tahoe Airport Authority must be appealed to their Board of Trustees.**
- **The REGIONAL TRANSPORTATION COMMISSION (RTC) is directed and governed by its own board. Therefore, any conditions set by the Regional Transportation Commission must be appealed to that Board.**

THE FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Department of Community Development

1. The following conditions are requirements of the Department of Community Development, which shall be responsible for determining compliance with these conditions.

Contact Name – Eva Krause, 775.328-3796, ekrause@washoecounty.us

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit. The Department of Community Development shall determine compliance with this condition.
- b. The applicant shall submit complete construction plans and building permits shall be issued within two years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits. Compliance with this condition shall be determined by the Department of Community Development.
- c. Fencing shall be erected around the monopole or in lieu of fencing, the monopole shall be secured with a commercial anti-climb device. The installation of the anti-climb device or security fencing shall assure the facility is protected from climbing by unauthorized persons.
- d. The applicant shall attach a copy of the action order granting approval of this project to all administrative permit applications (including building permits) applied for as part of this special use permit.

- e. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any prehistoric or historic remains/artifacts be discovered during site development, work shall temporarily be halted at the specific site and the State Historic Preservation Office of the Department of Museums, Library and Arts shall be notified to record and photograph the site. The period of temporary delay shall be limited to a maximum of two working days from the date of notification.

- f. The following **Operational Conditions** shall be required for the life of the project:
1. This special use permit shall remain in effect until or unless it is revoked or is inactive for one year.
 2. Failure to comply with the Conditions of Approval shall render this approval null and void. Compliance with this condition shall be determined by the Department of Community Development.
 3. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the special use permit to meet with the Department of Community Development to review conditions of approval prior to the final sale of the site and/or the special use permit. Any subsequent purchaser/operator of the site and/or the special use permit shall notify the Department of Community Development of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.
 4. This special use permit shall remain in effect as long as the subject wireless communications facility is in operation.

Washoe County Department of Public Works, Engineering Division

2. The following conditions are requirements of the Engineering Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Leo Vesely, P.E., 775.325.8032, ivesely@washoecounty.us

- a. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site.

- b. The applicant shall provide permanent easements for the lease area, access and utilities. A copy of the easements shall be submitted to the Engineering Division prior to issuance of a building permit.
- c. All existing and proposed easements shall be shown on the site and/or grading plan. The County Engineer shall determine compliance with this condition.

*** End of Conditions ***

EXHIBIT B



WASHOE COUNTY

Department of Public Works

"Dedicated to Excellence in Public Service"

1001 East 9th Street PO Box 11130 Reno, Nevada 89520 Telephone: (775) 328-2040 Fax: (775) 328-3699

INTEROFFICE MEMORANDUM

DATE: July 12, 2012
TO: Eva Krause, Department of Community Development
FROM: Leo R. Vesely, P.E., Engineering Division
SUBJECT: **SB12-011**
APN 079-481-69
NV ENERGY ANTELOPE VALLEY ROAD MONOPOLE

I have reviewed the referenced special use permit and recommend the following conditions:

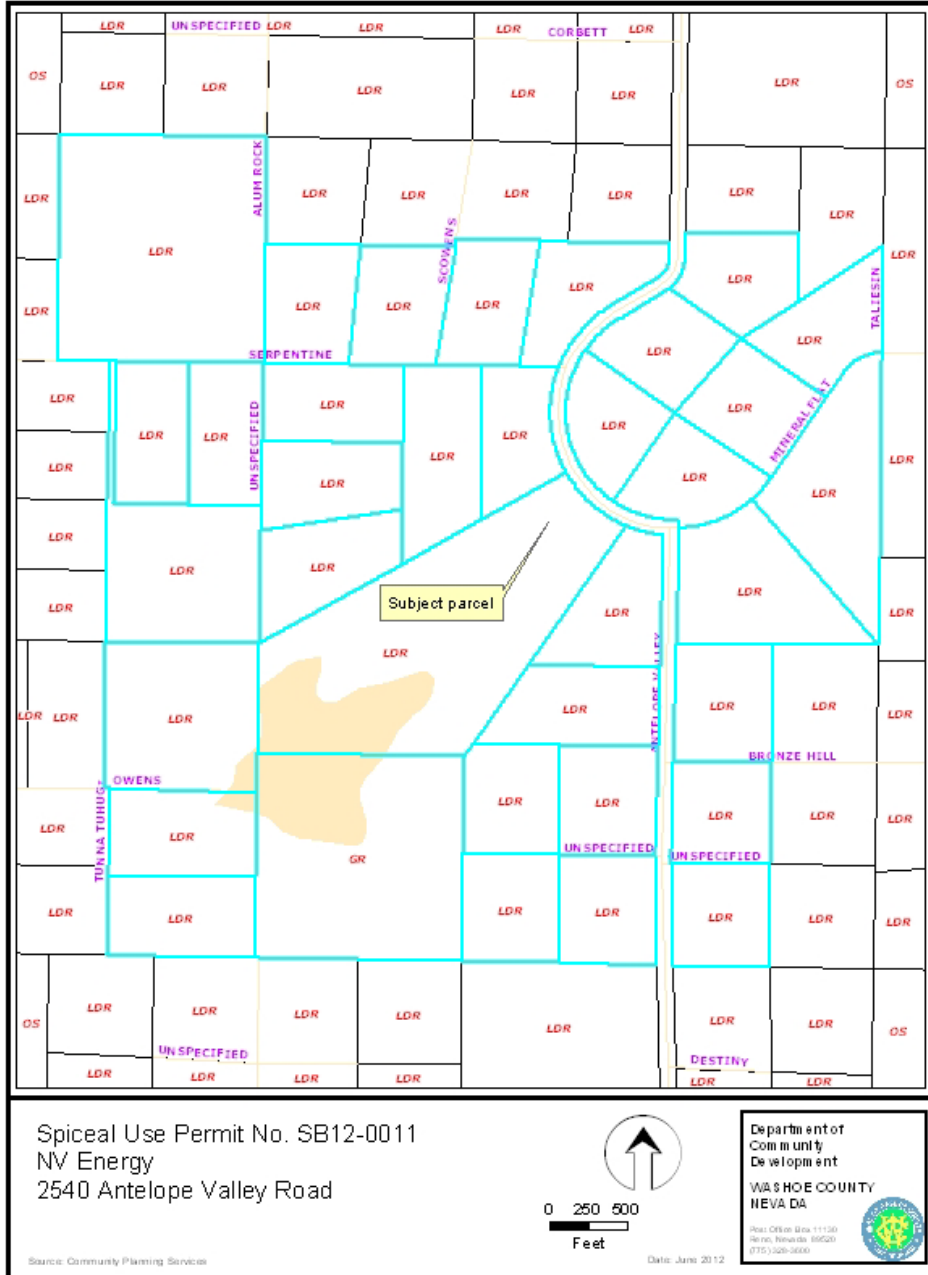
1. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site.
2. The applicant shall provide permanent easements for the lease area, access and utilities. A copy of the easements shall be submitted to the Engineering Division prior to issuance of a building permit.
3. All existing and proposed easements shall be shown on the site and/or grading plan. The County Engineer shall determine compliance with this condition.

LRV/lrv

Exhibit C

Public Notice

A public notification of Special Use Permit Case No. SB12-011 was mailed to at least 30 separate property owners within a minimum 500-foot radius of the subject property. This proposal was noticed over a 1000-foot radius of the subject property, noticing 34 separate property owners.



NOTICING MAP

EXHIBIT D

Staff Assigned Case No.: SB12-011

Washoe County Development Application

Project Information			
Project Name (commercial/industrial projects only): Antelope Valley Road Monopole Antenna			
Project Description: Special use permit for the addition of a monopole antenna to be located at the Antelope Valley Road location. The antenna is part of NV Energy's "NV Energize" program, which will utilize green meter reading technologies.			
Project Address: 2540 Antelope Valley Road			
Project Area (acres or square feet): 10' x 6' = 60 sq. ft.			
Location Information			
Project Location (with point of reference to major cross streets AND area locator): The property is located in Red Rock Estates, approximately 700' south of the intersection of Serpentine Road and Antelope Valley Road.			
Assessor's Parcel No(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
079-481-69	54 acres		
Section(s)/Township/Range: Section 14, T22N, R19E			
Indicate any previous Washoe County approvals associated with this application: Case Nos.			
Applicant Information			
Property Owner:		Professional Consultant:	
Name: Carol & Thomas Duncan		Name: CFA, Inc.	
Address: P.O. Box 61466		Address: 1150 Corporate Blvd.	
Reno	Zip: 89506	Reno	Zip: 89502
Phone: 970-5580	Fax:	Phone: 775-856-1150	Fax: 775-856-1160
Email:		Email: afuss@cfareno.com	
Cell: 313-8451	Other:	Cell: 775-771-6408	Other:
Contact Person: Thomas Duncan Jr.		Contact Person: Angela Fuss	
Applicant/Developer:		Other Persons to be Contacted:	
Name: NV Energy		Name:	
Address: 6100 Neil Road		Address:	
Reno	Zip: 89511		Zip:
Phone: 775-834-3469	Fax: 775-834-4189	Phone:	Fax:
Email: marksullivan@nvenergy.com		Email:	
Cell: 775-636-0014	Other:	Cell:	Other:
Contact Person: Mark Sullivan		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:			
CAB(s):		Land Use Designation(s):	

Special Use Permit Application Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to special use permits may be found in Article 810, Special Use Permits.

1. What is the type of project being requested?

A special use permit for the construction of a 54.5 foot monopole antenna for the purpose of the NV Energy's "NV Energize" program. Washoe County Development Code Section 110.324.75 requires approval of a special use permit for monopole antennas.

2. What currently developed portions of the property or existing structures are going to be used with this permit?

The 54 acre parcel currently houses a 4,352 square foot single family home. The antenna will be placed on the northeast corner of the property, near Antelope Valley Road. This is also in close proximity to the existing power line that runs parallel to Antelope Valley Road.

3. What improvements (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.) will have to be constructed or installed and what is the projected time frame for the completion of each?

No other utility or roadway improvements are anticipated for the proposed antenna.

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

The monopole antenna is proposed to be constructed in one phase. Construction will begin shortly after permits are acquired and will be completed in 2012.

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

The proposed antenna will be located on a 54 acre parcel in a remote area master planned Rural Residential. The pole will be located close to the existing overhead powerline and will blend in with the nearby power poles.

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

The monopole antenna at this site, and at other site's throughout Nevada, will enable the use of smart meters through the NV Energize program. The purpose of the program is to utilize a smart meter technology, which will permit NV Energy customers to directly manage their energy use. This will allow for better management of energy resources throughout the State. The program will allow for remote reading of meters, which will reduce vehicle miles travelled, typically needed to read the gas/electric meters.

7. What will you do to minimize the anticipated negative impacts or effects your project will have on adjacent properties?

The proposed monopole antenna will be a slim-line design, with minimal visual impacts. The pole will look similar to the existing power poles that provide electricity to the site.

8. Please describe operational parameters and/or voluntary conditions of approval to be imposed on the project special use permit to address community impacts:

The monopole antenna will be an unmanned facility. Traffic to the site will be minimal, such as maintenance purposes.

9. How many improved parking spaces, both on-site and off-site, are available or will be provided? (Please indicate on site plan.)

No improved parking spaces will be provided. The site is located on a residential parcel, where parking exists on-site or on the adjacent street.

10. What types of landscaping (e.g. shrubs, trees, fencing, painting scheme, etc.) are proposed? (Please indicate location on site plan.)

No additional landscaping is proposed for this site. The pole will look similar to a power line pole and will not need landscaping.

11. What type of signs and lighting will be provided? On a separate sheet, show a depiction (height, width, construction materials, colors, illumination methods, lighting intensity, base landscaping, etc.) of each sign and the typical lighting standards. (Please indicate location of signs and lights on site plan.)

No signs or lighting are proposed for this facility.

12. 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
------------------------------	----------------------------------------

13. Community Sewer

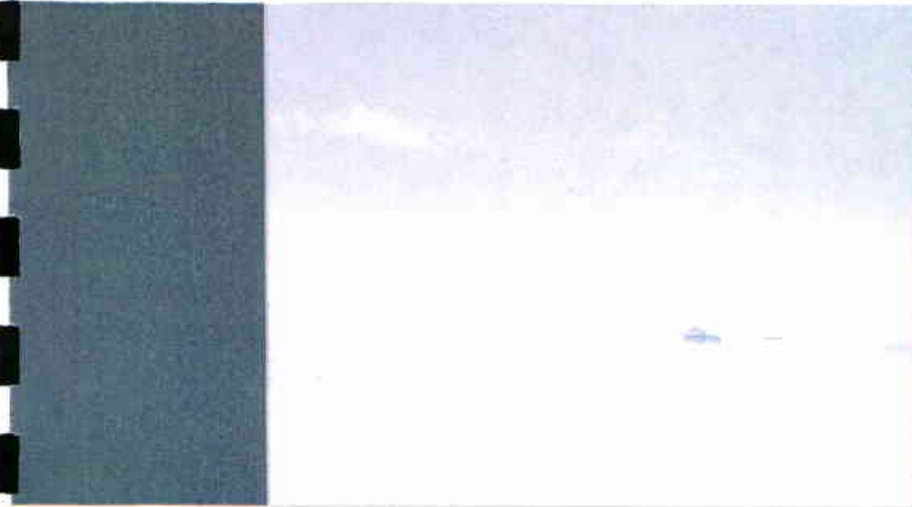
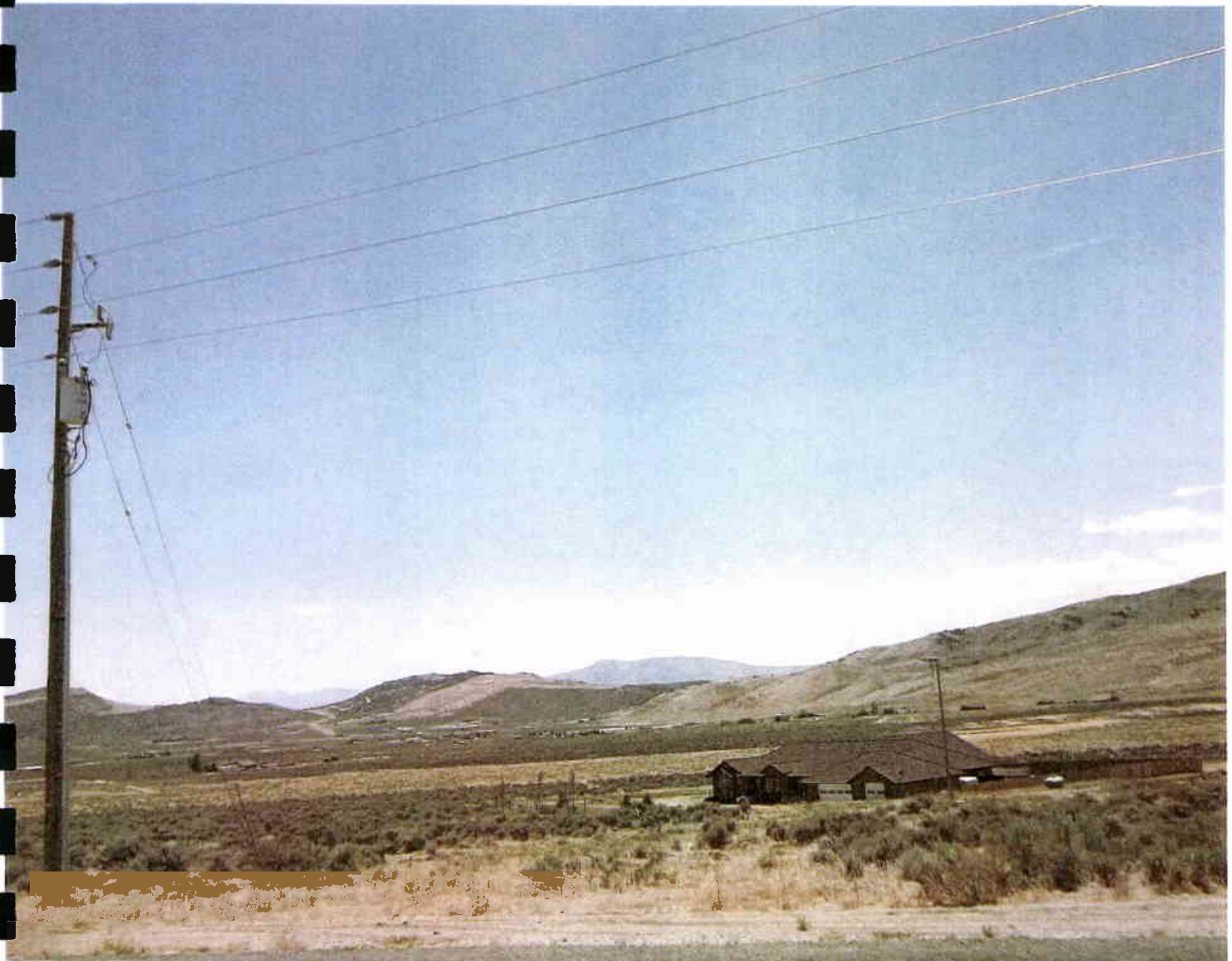
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	----------------------------------------

Community Water

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	----------------------------------------



Special Use Permit for Antelope Valley Road Monopole Antenna



CFA, Inc.
1150 Corporate Blvd.
Reno, NV 89502
(775) 856-1150
www.cfareno.com



Project Request

Requested with this application is a special use permit for the installation of a 54.5 foot tall monopole antenna and associated equipment for the purpose of bringing the Smart Grid program to Nevada. The proposed monopole at the Antelope Valley location is a very small part of a companywide initiative that has been approved through the Public Utility Commission of Nevada (PUCN) and will be implemented throughout Nevada.

The proposed device will have no negative impacts on the surrounding area. There will be no increase in traffic, noise, dust, odor, vibration, fumes, glare, or physical activity. The project will have no impacts on sewer/water capacity or roadway improvements. The parcel is zoned Low Density Rural (LDR) and has a master plan designation of Rural Residential (RR). The parcel is surrounded LDR zoning to the north, east, and west, and GR zoning to the south.

The ±54 acre parcel (APN: 079-481-69) is the current location of a 4,352 square foot single family residence. The proposed ±54.5 foot tall monopole will be a new structure. The pole will blend in with the existing power line and poles that run parallel to Antelope Valley Road. The parcel is in a rural area characterized by having animals, houses, large garages, and detached structures. The proposed site already has a ±35 foot tall windmill on the property.

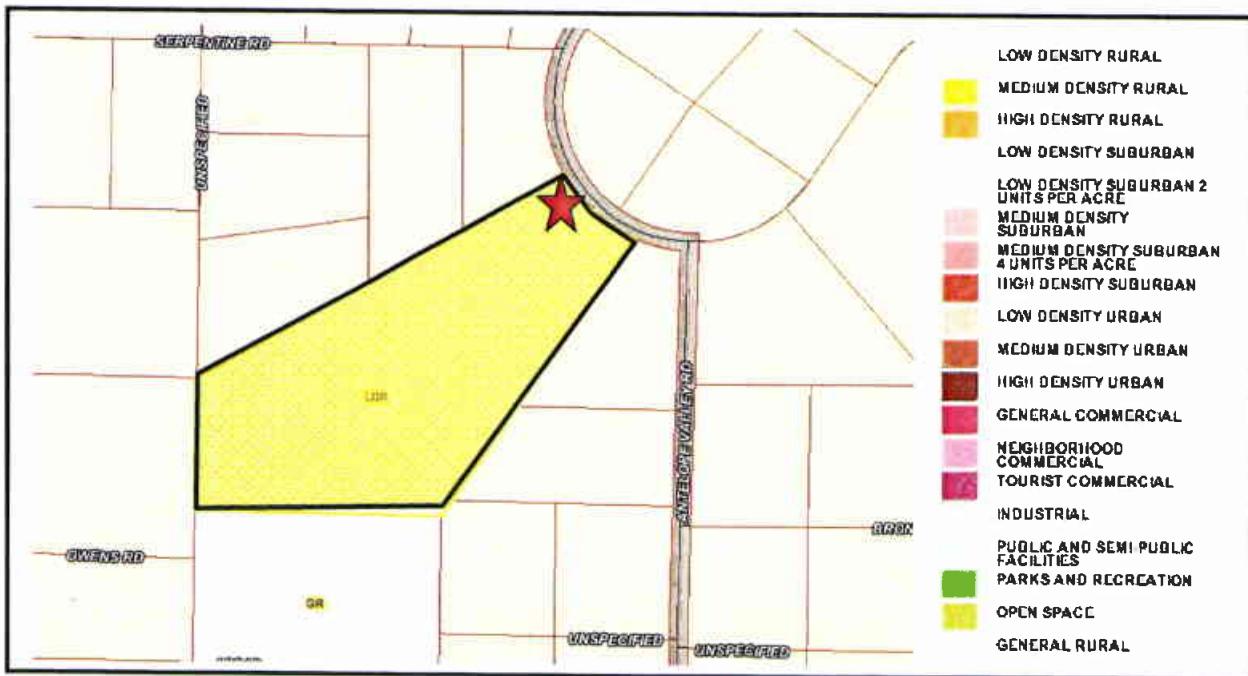


Figure 1 - Zoning Map

Project Description

In July of 2010, the PUCN approved a statewide initiative known as Advanced Service Delivery (ASD), or more commonly referred to as NV Energize. The purpose of the federally supported program is to utilize smart meter technology to enable NV Energy customers to directly manage their energy usage. The smart meter device allows the customer to view power consumption in 15 minute increments and compare the usage data at different times of day. The program aims to give customers better information and control, to help reduce power consumption and to better manage energy resources across the state.

The system relies on signal reception from the individual smart meters to a centralized metering pole that is designed as a slim-line monopole. The program has been developed and implemented across NV Energy's Southern Nevada customers, and the intent is to reach every NV Energy customer by the year 2013. In developing this project, NV Energy contracted with business communications experts Sensus Inc. to determine the optimum locations for these metering devices using the following criteria:

- Conformance with local development codes.
- Maximize customer coverage using the fewest number of data collection and transmitting points.
- Utilize existing NV Energy property.
- Minimize visual impact to the areas being served by selecting existing industrial or radio antenna site's where poles will blend in with environment.
- Utilize slim-line or "stealth" pole design.
- Select locations that have existing power service to prevent constructing additional power lines.
- Select locations that allow the metering devices to be the shortest possible height, while performing reliably.

Several metering device locations have been selected within the Washoe County area, with the goal of providing 100% customer coverage with the individual smart meters. The proposed location is just one of many locations being sought to bring the Smart Grid system to Nevada.

Special Use Permit Findings

Sections 110.324.40 through 110.324.70, monopole antennas and lattice towers shall require the issuance of a special use permit under the process enumerated in Article 810, Special Use Permits, subject to the findings enumerated below.

- (a) The communications facility meets all the standards of Sections 110.324.40 through 110.324.60 as determined by the Director of Community Development and/or his/her authorized representative.**

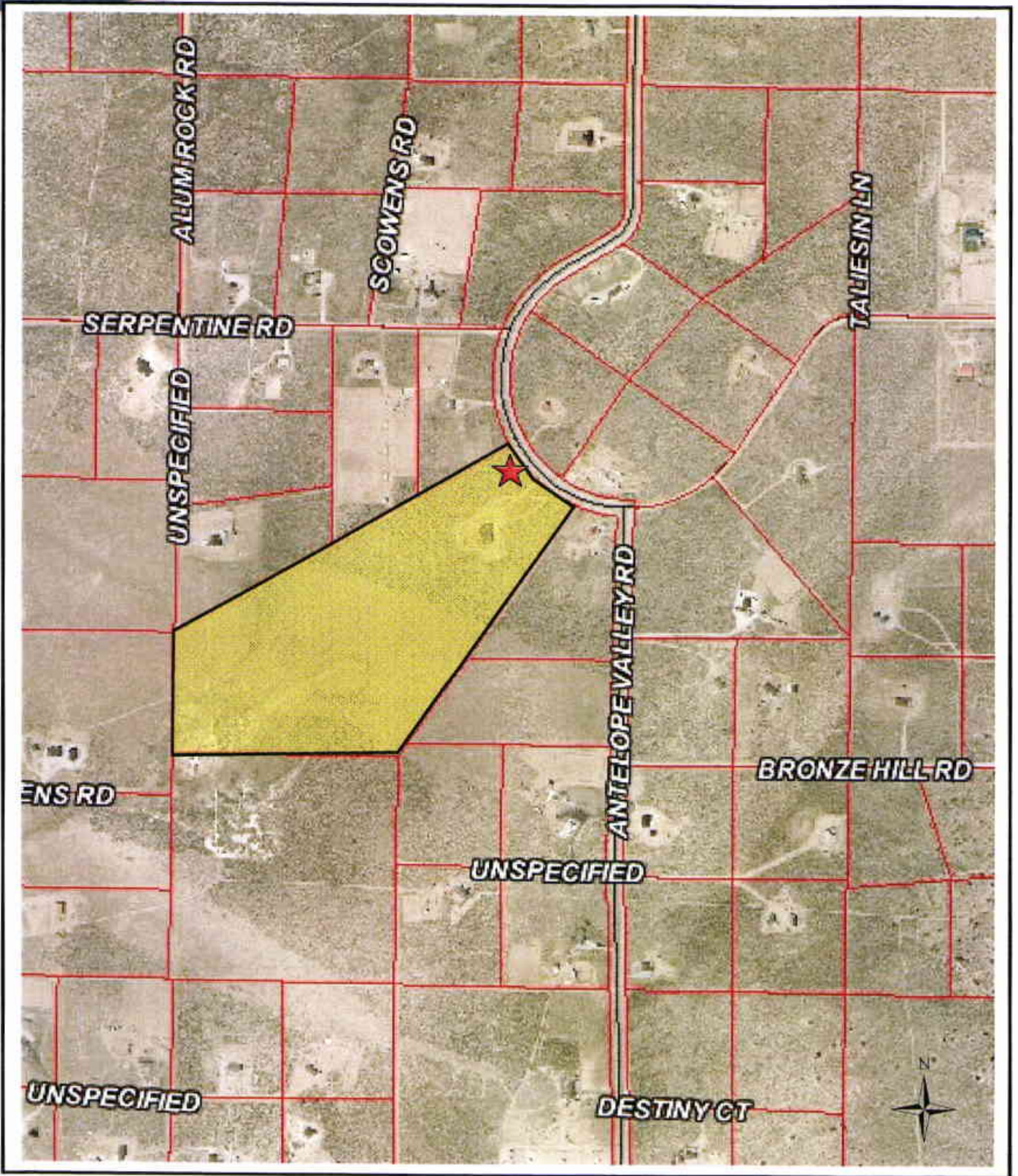
The proposed monopole antenna meets all the standards of Sections 110.324.40 through 110.324.60.

- (b) Public input was considered during the public hearing review process.**

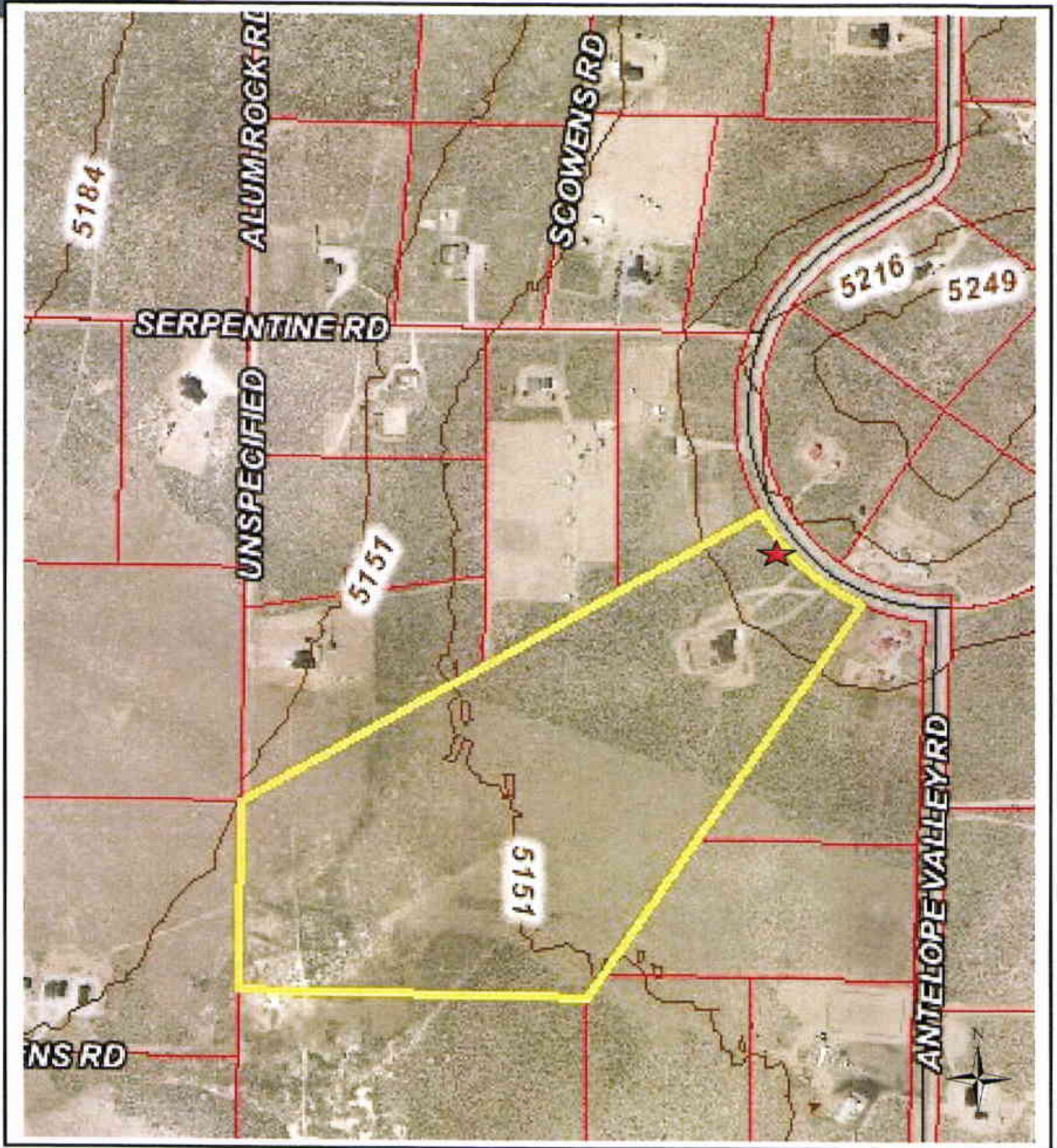
The proposed project will be brought before the North Valleys Citizen Advisory Board (CAB) prior to the Board of Adjustments hearing. Both meetings are public hearings, providing an opportunity for public input during the review process.

- (c) The monopole or lattice tower will not unduly impact the adjacent neighborhoods or the vistas and ridgelines of the County.**

The proposed monopole antenna will be ± 54.5 feet tall. The pole will be a slim-line design monopole and will be minimally noticeable. The pole will be new construction, but will blend in with the surrounding power line and poles. The pole will be constructed from galvanized steel that quickly dulls to a non-reflective, non-corroding grey color. The project site is in a rural area with rolling topography. No views of vistas or ridgelines will be blocked by the proposed pole.



Vicinity Map



Topographic Map

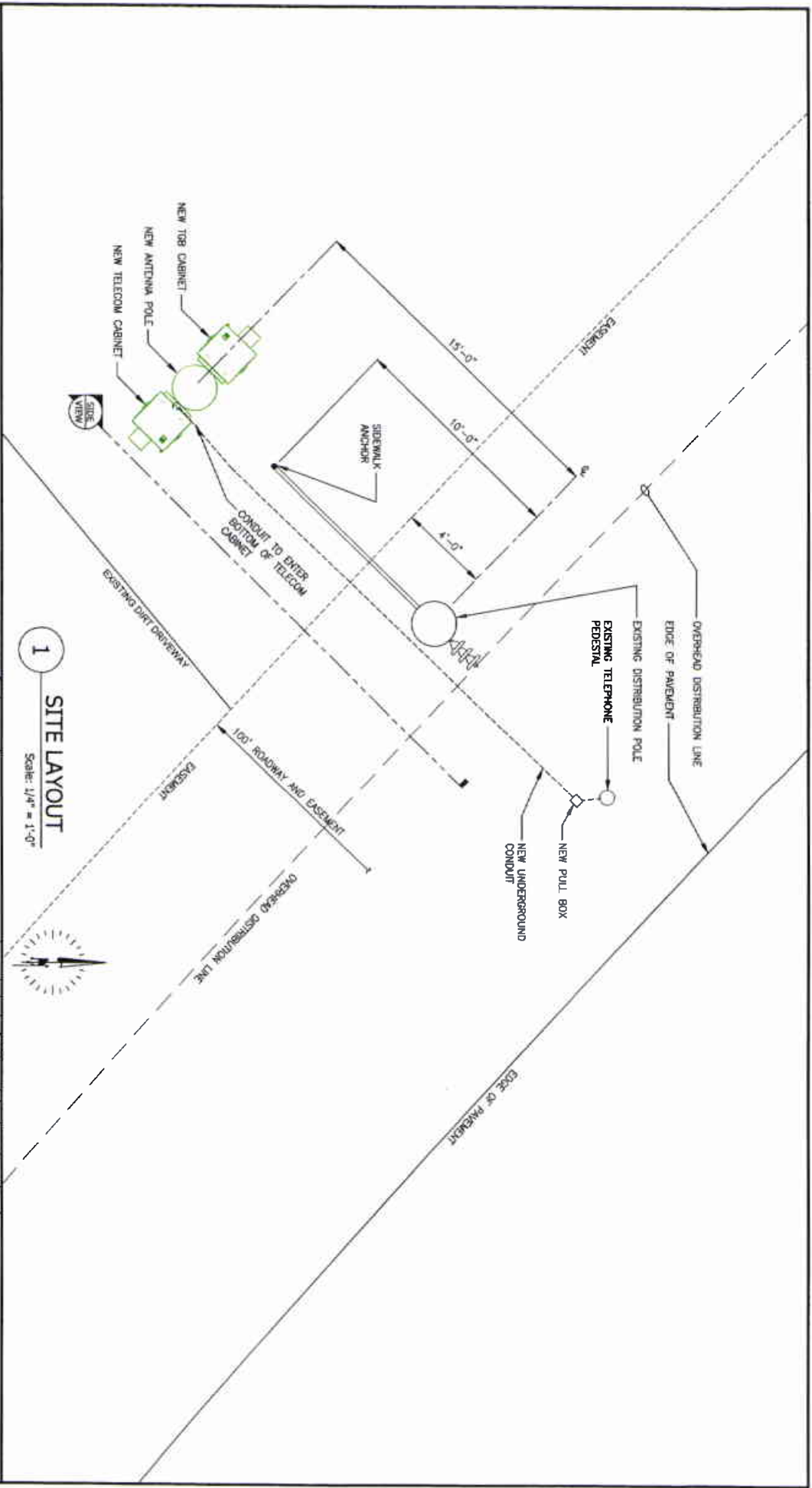


Photo taken from the driveway facing northeast.



Photo with proposed monopole antenna taken from the driveway facing northeast.

Photosimulation



1 SITE LAYOUT
Scale: 1/4" = 1'-0"

NO.	DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
1			CONTRASTED			
REVISIONS						
PRINTS ISSUED						
ENG RECORD						

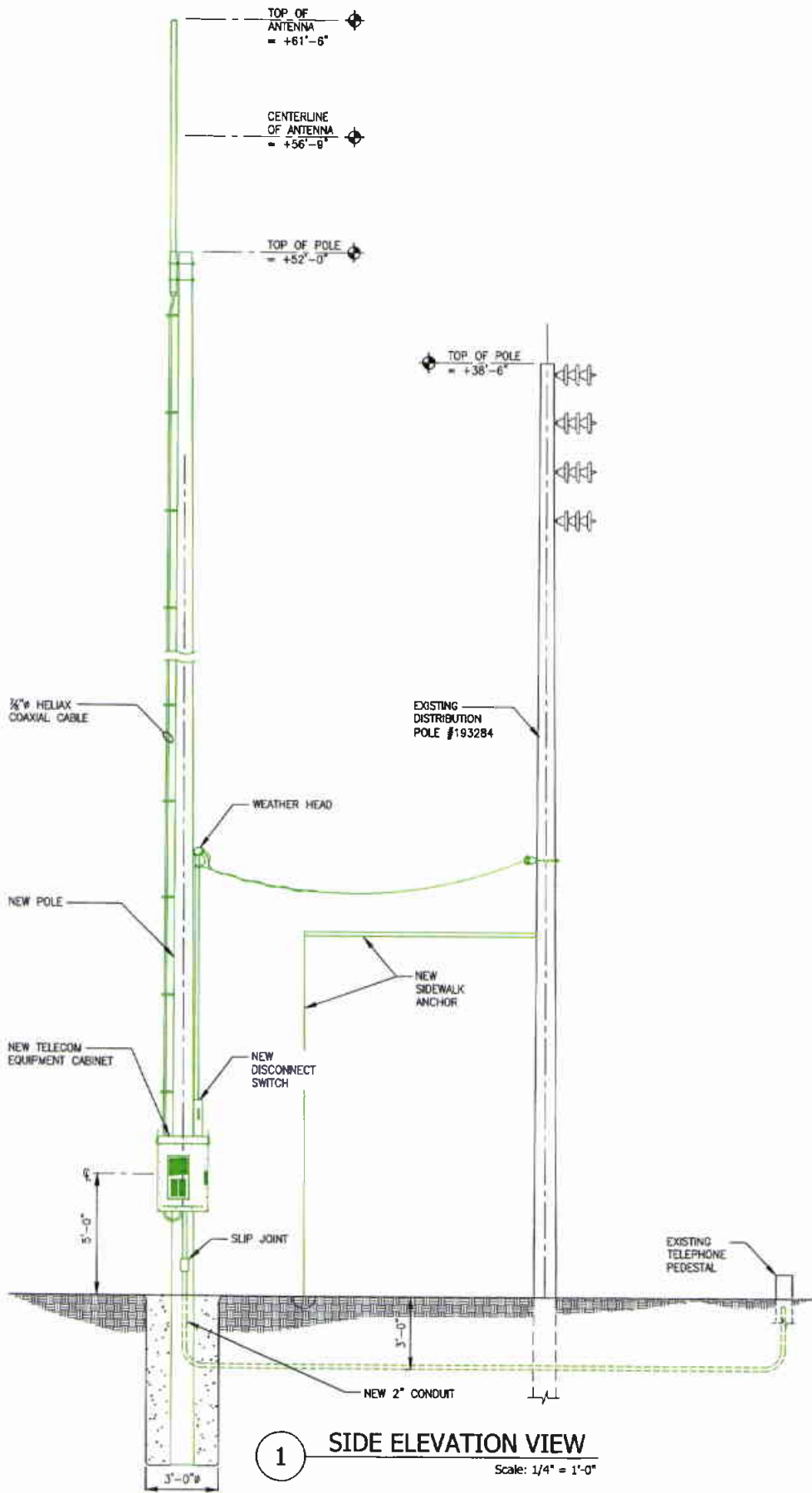
NO.	DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
1			CONTRASTED			

NV ENERGY TGB SITE ANTELOPE VALLEY SITE LAYOUT	
DRAW NUMBER: TGB_11828_TSITE SHEET: 3 OF 4	DATE:

C:\Users\NEN\Documents\Draw Structures\Projects\WORK IN PROGRESS\ASD\POLE #193284\POLE 193284.PEN.dwg

REVISIONS		PRINTS ISSUED		ENG. RECORD	
#	DATE	BY	DATE	BY	DATE
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					


NV ENERGIZE TGB SITE
 ANTELOPE VALLEY
 SIDE ELEVATION VIEW



1 **SIDE ELEVATION VIEW**
 Scale: 1/4" = 1'-0"



Board of Adjustment Staff Report

Meeting Date: October 4, 2012

Subject: Extension of Time Request for Special Use Permit Case No: SB10-012 and Variance Case No. VA11-001

Applicant: Washoe County Regional Parks & Open Space

Agenda Item **8G**

Proposal Summary: To extend for 5-years, until August 3, 2016, the approval of both the Special Use Permit and Variance for the Ballardini Ranch Trailhead.

Recommendation: **Special Use Permit SB10-012: Approve as Conditioned Variance VA11-001: Approve as Conditioned**

Prepared by: Sandra Monsalvè, AICP, Senior Planner
Washoe County Department of Community Development
Phone: 775.328.3608
E-Mail: smonsalve@washoecounty.us

Proposal:

Extension of Time Request for Special Use Permit Case No. SB10-012 and Variance Case No. VA11-001 - Washoe County Regional Parks Department – To extend for 5 years, until August 3, 2016, the approval of the Special Use Permit to allow for excavation exceeding 1,000 cubic yards, disturbance of a Significant Hydrologic Resource (SHR); and Variance to construct retaining walls in excess of 6 feet in order to accommodate the development of the Ballardini Ranch Trailhead.

- **Location:** Western end of Lone Tree Lane, ±0.6 miles west of Lakeside Drive
- **Assessor's Parcel No.(s):** 222-080-07 and 222-080-08
- **Parcel Size:** ±121.2 and ±90.6 acres respectively
- **Current Regulatory Zone(s):** General Rural (GR), Low Density Rural (LDR), and Medium Density Suburban (MDR)
- **Area Plan:** Southwest Truckee Meadows
- **Citizen Advisory Board:** Southwest Truckee Meadows
- **Commission District:** 1 – Breternitz and 2 - Humke
- **Development Code:** Authorized in Article 810 Special Use Permits, Section 110.810.65, and Article 804 Variances, Section 110.804.55
- **Section/Township/Range:** Within Sections 2, 3, 11, T18N, R18E, MDM Washoe County, NV

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Appeal Process Page 8

Exhibits Contents

Amended Action Order..... Exhibit A

Original Staff Report Exhibit B

Action Order, dated February 3, 2011 Exhibit C

Extension of Time Request Letters Exhibit D

Public Notice Exhibit E

Extension of Time Requests

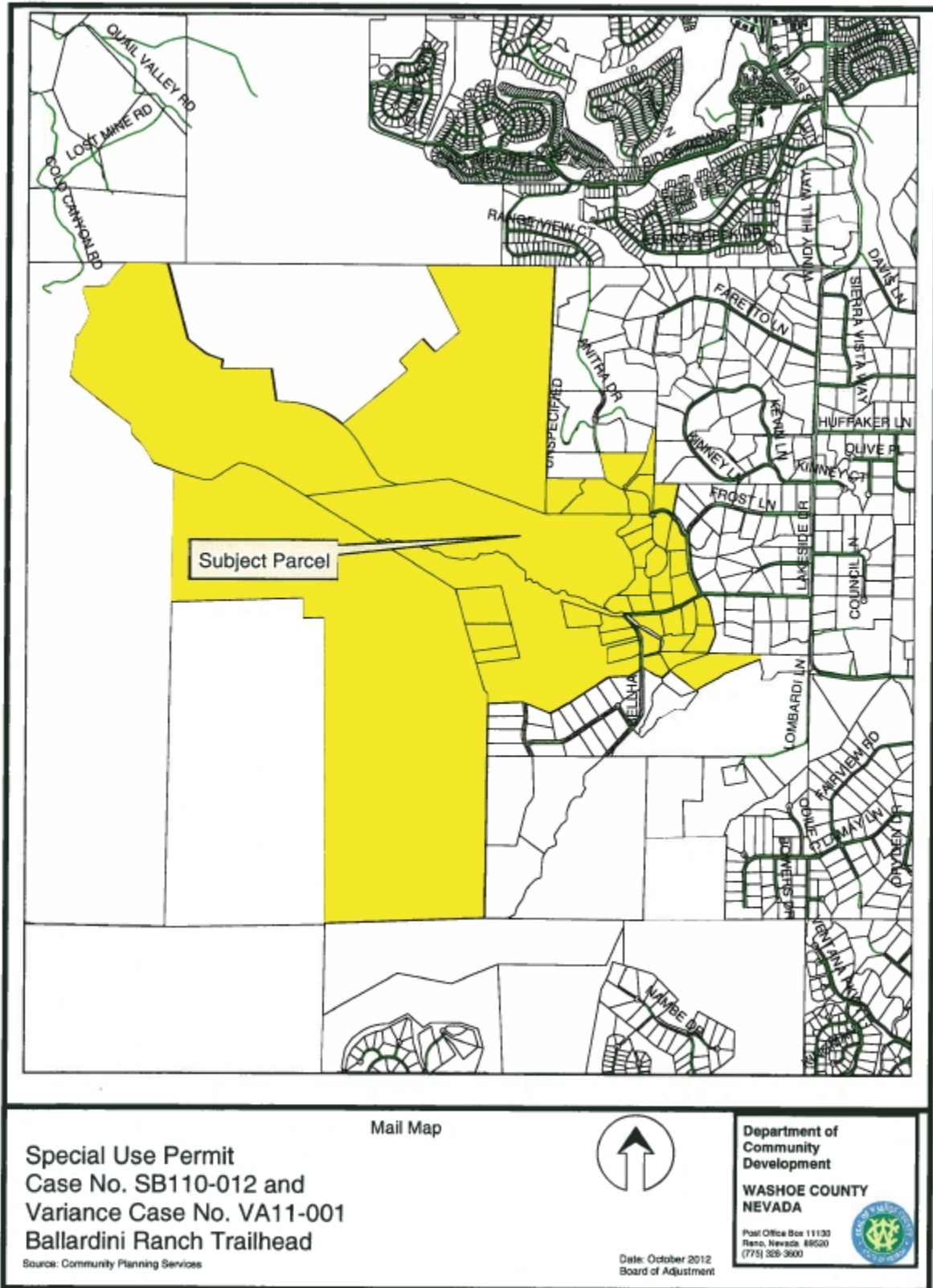
An Extension of Time Request may be necessary in order to avoid the expiration of an approved discretionary permit, such as a special use permit, a variance, an abandonment of an easement or a tentative subdivision map. Some examples of why an Extension of Time Request application is submitted are listed below:

- There is no condition of the approved discretionary permit stating when the completion of the project is expected.
- Extend the expiration date of the discretionary permit
- Extend the time to complete phases of the approved project
- Extend the time to request building permits

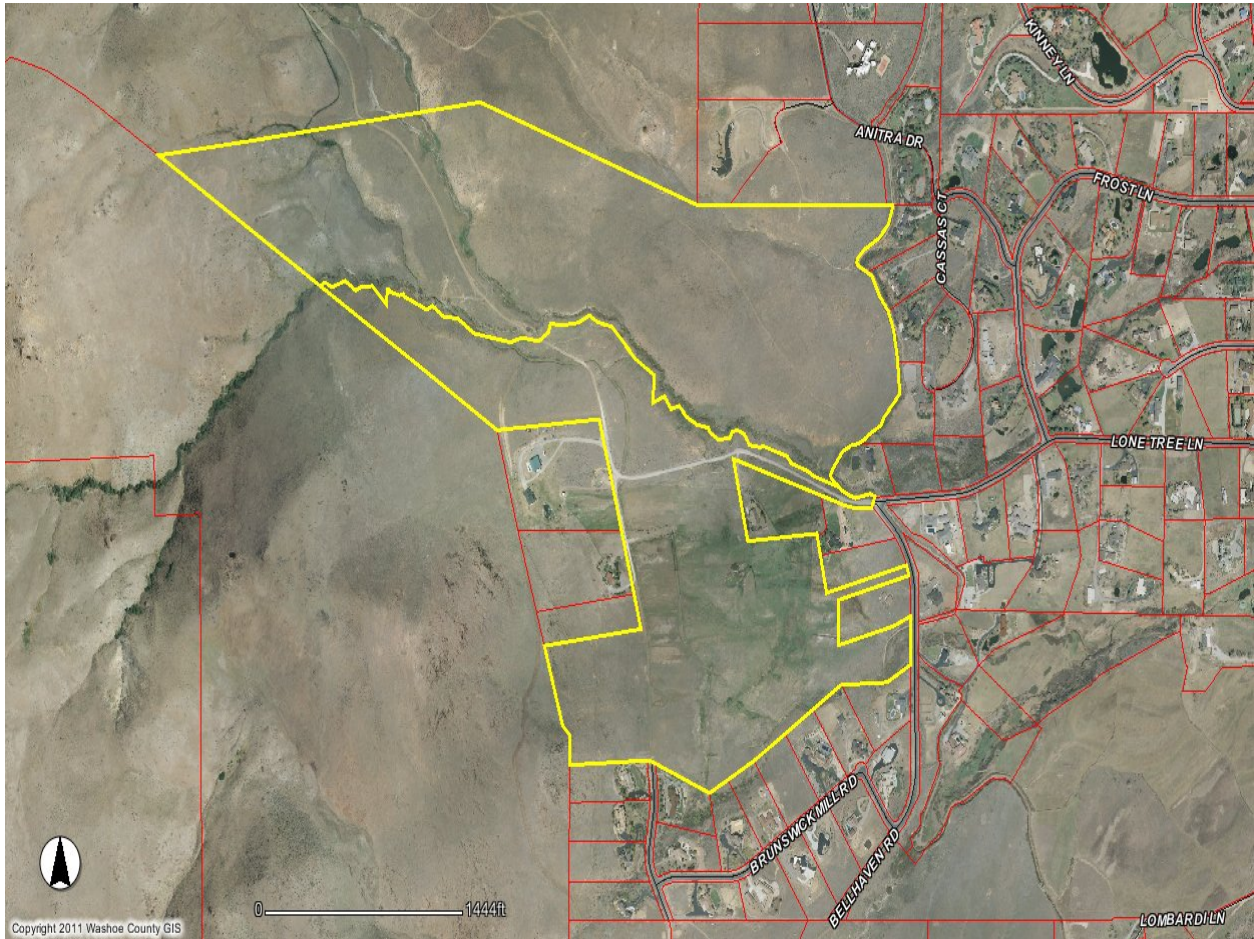
The Extension of Time request is required to be heard by the same board that approved the original application. The Extension of Time Request application is processed in the same manner as the original discretionary permit application, including a public hearing, noticing, possible involvement of a citizen advisory board, agency review and analysis, and satisfying the required findings. If the decision making body grants an approval of the request, an amended Action Order is created along with applicable amended conditions of approval.

The Conditions of Approval for Special Use Permit Case No. SB10-012 and Variance Case No. VA11-001 is attached to this staff report and will be included with the Amended Action Order.

Vicinity Map



Aerial of the Subject Parcels



Evaluation of Amendment Request

Background/Previous Action:

On February 3, 2011 the requested special use permit and variance were presented to the Washoe County Board of Adjustment for review and consideration. At that time a motion was made by Member Wideman to approve with conditions Special Use Permit Case No. SB10-012 and Variance Case No. VA11-001; the motion was seconded by Member Toulouse and passed unanimously with a vote of five (5) in favor and Zero (0).

Request:

The applicant is requesting to extend for 5 years, until August 3, 2016, the approval of both the Special Use Permit and Variance. The approved special use permit was to allow for excavation exceeding 1,000 cubic yards and construction of two box-culvert bridges over an unnamed stream. The approved variance is to construct retaining walls in excess of 6 feet in order to accommodate the development of the Ballardini Ranch Trailhead.

The applicant has requested this time extension due to unforeseen delays in the permitting process with the U.S. Army Corps of Engineers. As a result, completion of the trailhead project has been delayed.

All aspects of the special use permit and variance, including all conditions, will remain as previously approved.

Recommendation

Those agencies which had originally reviewed the application had no new conditions or comments; for this Extension of Time request. Therefore, after a thorough review and analysis, the Extension of Time Request for Special Use Permit, Case No. SB10-012 and Variance Case No. VA11-001 is being recommended for approval with conditions. Staff offers the following motions for the Board's consideration.

Motion – Special Use Permit

I move that after considering the information contained within the staff report and the information received during the public hearing, the Washoe County Board of Adjustment approve Extension of Time Request for Special Use Permit Case No. SB10-012 for Ballardini Ranch Trailhead (Washoe County Regional Parks and Open Space) having made all five findings in accordance with Washoe County Development Code Section 110.810.30:

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Comprehensive Plan and the Southwest Truckee Meadows Area Plan;

2. Improvements. That 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;
3. Site Suitability. That the site is physically suitable for the trailhead development, in that there are no other facilities that might be utilized at this location;
4. Issuance Not Detrimental. That 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;
5. Special Review Considerations. That the Board of Adjustment considered the Special Review Considerations as stated in Section 418.30 of the Development Code, listed below, and found that, as conditioned, adequate provisions have been made to comply with these considerations; and
 - (a) Conservation of topsoil;
 - (b) Protection of surface water quality;
 - (c) Conservation of natural vegetation, wildlife habitats and fisheries;
 - (d) Control of erosion;
 - (e) Control of drainage and sedimentation;
 - (f) Provision for restoration of the project site to predevelopment conditions;
 - (g) Provision of a bonding program to secure performance of the requirements imposed; and
 - (h) Preservation of the hydrologic resources, character of the area and other conditions as necessary.
6. Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of any military installation, as there are no military installations in that area of Washoe County.

Motion - Variance

I move that, after considering the information contained within the staff report and the information received during the public hearing, the Washoe County Board of Adjustment approve Extension of Time Request for Variance Case No. VA11-001 for Ballardini Ranch Trailhead, having made all five findings in accordance with Washoe County Development Code Section 110.804.25

1. Special Circumstances. Because of the special circumstances applicable to the property, including either the:
 - a. Exceptional narrowness, shallowness or shape of the specific piece of property, or
 - b. By reason of exceptional topographic conditions, or

- c. Other extraordinary and exceptional situation or condition of the property and/or location of surroundings,

The strict application of the regulation results in exceptional and undue hardships upon the owner of the property;

- 2. No Detriment. The relief will not create a substantial detriment to the public good, substantially impair affected natural resources or impair the intent and purpose of the Development Code or applicable policies under which the variance is granted;
- 3. No Special Privileges. The granting of the variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and the identical regulatory zone in which the property is situated;
- 4. Use Authorized. The variance will not authorize a use or activity which is not otherwise expressly authorized by the regulation governing the parcel of property; and,
- 5. Effect on a Military Installation. The variance will not have a detrimental effect on the location, purpose and mission of the military installation.

Appeal Process

Board of Adjustment action will be effective 10 days after the public hearing date, unless the action is appealed to the County Commission, in which case the outcome of the appeal shall be determined by the Washoe County Commission.

xc: Applicant: Washoe County Regional Parks, Attn: Cheryl Surface, 2601 Plumas Street, Reno, NV 89509.

Property Owner: Same as above

Representative: Wood Rodgers, Inc., Attn: Melissa Lindell, 5440 Corporate Drive, Reno, NV 89511.

EXHIBIT A



Conditions of Approval

Special Use Permit Case No. SB10-012 and Variance Case No. VA11-001

The project approved under Special Use Permit Case No. SB10-012 and Variance Case No. VA11-001 shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment on February 3, 2011, in addition to any Amended Conditions of Approval granted by the Board of Adjustment on October 4, 2012. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. These Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act.

Unless otherwise specified, all conditions related to the approval of this Special Use Permit and Variance shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Department of Community Development.

Compliance with the conditions of approval related to this Special Use Permit and Variance is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the Special Use Permit and Variance may result in the institution of revocation procedures.

Washoe County reserves the right to review and revise the conditions of approval related to this Special Use Permit and Variance should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, "may" is permissive and "shall" or "must" is mandatory.

Conditions of Approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some "Conditions of Approval" are referred to as "Operational Conditions". These conditions must be continually complied with for the life of the project or business.

The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District. Any conditions set by the District Health Department must be appealed to the District Board of Health.**
- **The RENO-TAHOE AIRPORT AUTHORITY is directed and governed by its own Board. Therefore, any conditions set by the Reno-Tahoe Airport Authority must be appealed to their Board of Trustees.**
- **The REGIONAL TRANSPORTATION COMMISSION (RTC) is directed and governed by its own Board. Therefore, any conditions set by the Regional Transportation Commission must be appealed to that Board.**

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Community Development

1. The following conditions are requirements of the Department of Community Development, which shall be responsible for determining compliance with these conditions.

NEW AMENDED CONDITION:

Contact Name – Sandra Monsalve, AICP 775.328.3608

- a. The applicant shall complete all aspects of the project related to the Ballardini Ranch Trailhead (SB10-012 & VA11-001), as approved by the Board of Adjustment by August 3, 2016. The Department of Community Development shall determine compliance with this condition.

Washoe County Community Development

2. The following conditions are requirements of the Department of Community Development, which shall be responsible for determining compliance with these conditions.

ORIGINAL CONDITIONS OF APPROVAL:

Contact Name – Don Morehouse 775.328.3632:

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit and variance. The Department of Community Development shall determine compliance with this condition.
- b. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any prehistoric or historic remains/artifacts be discovered during site development, work shall temporarily be halted at the specific site and the State Historic Preservation Office of the Department of Museums, Library and Arts shall be notified to record and photograph the site. The period of temporary delay shall be limited to a maximum of two (2) working days from the date of notification.

- c. Where grading occurs, topsoil will be conserved to the extent possible. The Parks Department intends to conserve the topsoil by retaining it on site and providing revegetation with a seed mix as approved by Washoe County.
- d. By constructing the proposed trailhead the Washoe County Parks will ensure protection of surface water quality. Best management practices will be utilized to minimize impacts on surface water quality during construction. Where the existing vegetation is impacted during construction due to grading, it will be replaced with a natural seed mix and watered with water trucks to ensure proper reestablishment of vegetation. Wood Rogers and the Parks Department will work closely with the WSCD to determine an appropriate seed mix for this area and submit it with final plans. The unnamed creek currently has steep banks and is at risk of erosion activity. The proposed trailhead will also stabilize the north banks of the creek by adding rock protection, willows, and stepping the current bank to encourage a strong and stable creek shoulder.
- e. No permanent impacts to wildlife habitats and/or fisheries are anticipated with the construction of the proposed crossing. Where natural vegetation is impacted during construction due to grading, it will be replaced with a natural seed mix and watered with water trucks to ensure proper reestablishment of vegetation. Wood Rogers and the Parks Department will work closely with the WSCD to determine an appropriate seed mix for this area and submit it with final plans.
- f. Where the existing vegetation is impacted during construction due to grading, it will be replaced with a natural seed mix and watered with water trucks to ensure proper reestablishment of vegetation. Erosion potential on the site will be improved with the stabilization of the north bank of the creek.
- g. While most of the area identified with the critical stream zone (CSZ) and/or sensitive stream zone (SSZ) will not be impacted through this project, where the project does impact these stream zones, it will be minor. Wood Rogers is currently working with the US Army Corps of Engineers to ensure all impacts are minimized and any impacts will be mitigated with the construction of this project. Where the existing vegetation is impacted during construction due to grading, it will be replaced with a natural seed mix. The project site is undeveloped at this time and Washoe County Parks wants to keep the property in its natural condition but allow the public to also enjoy the location.
- h. Washoe County Parks has allocated \$500,000 to this project plus revenue raised through the latest round of sales through the South Nevada Public Land Management Act also will provide additional \$1,000,000 to the construction for the trailhead and trail system.

- i. The significant hydrologic resource, the unnamed creek, will still have the opportunity to flow as it does currently. Since Washoe County Parks intends to restore the disturbed portions of the site by use of revegetation (with the exception of the access roads and parking) the SHR will be preserved and the character of the area will also be preserved. It is the intent of Washoe County Parks to preserve this area and open it to the public to enjoy.

Washoe County Department of Public Works

3. The following conditions are requirements of the Engineering Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Leo Vesely 775.328.2040

- a. The applicant/owner shall obtain from the Department of Building and Safety a building/grading permit for construction of this project.
- b. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), and slope stabilization. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
- c. The applicant shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit for construction and submit a copy to the Engineering Division prior to issuance of a grading permit.
- d. The applicant shall complete and submit the Construction Permit Submittal Checklist, the Performance Standards Compliance Checklist and pay the Construction Stormwater Inspection Fee prior to obtaining a grading permit. The County Engineer shall determine compliance with this condition.
- e. All paving and driveway improvements necessary to serve the project shall be designed and constructed to County standards and specifications.
- f. A hydrology/hydraulic report prepared by a registered engineer shall be submitted to the Engineering Division for review and approval. The report shall include the locations, points of entry and discharge, flow rates and flood limits of all 5- and 100-year storm flows impacting both the site and offsite areas and the methods for handling those flows. The report shall include all storm drain pipe and ditch sizing calculations and a discussion of and mitigation measures for any impacts on existing offsite drainage facilities and properties.
- g. Any increase in storm water runoff resulting from the development of the site and based upon the 5-year storm, shall be obtained on site to the satisfaction of the County Engineer.
- h. A grading bond of \$1,500/acre of disturbed area shall be provided to the Engineering Division prior to issuance of a building/grading permit.

- i. The applicant shall provide the engineering division copies any necessary easements for access.
- j. All disturbed areas left undeveloped for more than 30 days shall be treated with a dust palliative.

Washoe County District Health Department

4. The following conditions are requirements of the District Health Department Vector Borne Diseases Program, which shall be responsible for determining compliance with these conditions. The District Board of Health has jurisdiction over all public health matters in the Health District. Any conditions set by the District Health Department must be appealed to the District Board of Health.

Contact Name – Jim Shaffer 775.785.4599

- k. The document states that the construction of the culvert crossing of an unnamed creek will be lined with rock rip rap. Any disturbance by equipment working in the stream bed shall require the placement of rock in the disturbed areas of the upstream and downstream reaches of the channel (Article 418 section 110.418.20(a)2). This will reestablish the integrity of the channel bottom and reduce sediment runoff.
 - l. As part of the stabilization process, willows will be planted along the unnamed creek. District Health will require willow trees planted at a minimum 30 inches on center.
 - m. The north bank of the creek will be armored mechanically with top soil used to fill the voids in the armoring. To discourage void formation for rodent activity District Health shall require a mixed aggregate $\frac{3}{4}$ inch to $\frac{1}{1/2}$ inch D size placed in the voids of the rip rap to a depth of 3 inches.
 - n. Water in the valley gutter will eventually be conveyed in a drainage ditch at the northeast end of the parking area. Cobble rock shall be placed in the flow line of this ditch and all ditches to reduce the transport of sediment and small fines.
 - o. Straw bale check dams are being proposed for erosion control. The Best Management Practices Handbook for the Truckee Meadows prohibits the use of straw bales. Alternative methods such as waddles can be used.
 - p. Prior to approval of any grading and or building permit the above details will be required on the civil plans.
5. The following conditions are requirements of the District Health Department Environmental Health Services Division, which shall be responsible for determining compliance with these conditions. The District Board of Health has jurisdiction over all public health matters in the Health District. Any conditions set by the District Health Department must be appealed to the District Board of Health.

Contact Name – Doug Coulter 775.328.2429

- q. All land disturbing activities during construction phases, such as, but not limited to, grading, excavation, cut and fill, etc., must be done with effective dust control

measures consistent with Washoe County District Board of Health Regulations Governing Air Quality Management, Section 040.030. Disturbances greater than 1 acre in size must obtain an approved dust control plan prior to beginning work.

Washoe-Storey Conservation District

6. The following are conditions are requirements of the Washoe-Storey Conservation Office, which shall be responsible for determining compliance with the condition.

Contact Name – Kerrie L. Herring-Bird – 775.223.3372

- a. Please provide a revegetation plan, including a soil profile and seed mixture plan for bare soil, slope treatment and creek crossings that will prevent noxious weeds from establishing on bare soil and will also act as host plants for native pollinators as well as provide wildlife habitat. WSCD will follow-up on the final submission in order to verify that the plan is appropriate for the project location.
- b. WSCD recommends that any materials imported to the project site are determined to be noxious weed free, as to help stop the spread of noxious weeds in Washoe and surrounding counties.
- c. WSCD supports drought-resistant landscaping, which will ultimately minimize water runoff into the Washoe County stormwater infrastructure.
- d. WSCD supports Best Management Practices (BMPs) and the use of temporary sediment intercept barriers, such as silt fencing and/or sand bags, which may be necessary to prevent sediment and stormwater runoff from reaching major roadways during construction.
- e. Construction of new roads and parking lots should allow for proper drainage, moreover permanent structures should be constructed to provide for stormwater runoff control; proper grading along the boundaries of roads and parking lots should be conducted to prevent erosion and consequential sediment transport/deposition.
- f. In Washoe County and Storey County light pollution is a growing problem with regards to growth and expansion. Applicants of any and all developments and/or property changes, either commercial, residential or other developments are requested to provide a light pollution prevention and dark sky conservation and improvement plan. Preservation and conservation of the night sky in Nevada is a priority for the betterment of quality living in the high desert.

***** End of Conditions *****



Board of Adjustment Staff Report

Meeting Date: February 3, 2011

Subject: Special Use Permit Case No: SB10-012 and
Variance Case No: VA11-001

Applicant(s): Washoe County Parks and Open Space

Agenda Item No. 6A & 6B

Project Summary: To allow for excavation exceeding 1000 cubic yards, disturbance of a significant hydrologic resource (SHR), and retaining walls to in excess of 6 feet in height in order to accommodate the development of the Ballardini Ranch Trailhead.

Recommendation: **Special Use Permit: Approval with Conditions**
Variance: Approval with Conditions

Prepared by: Don Morehouse, Planner
Washoe County Department of Community Development
775-328-3632
dmorehouse@washoecounty.us

Washoe County
Commission District: District No: 2

Project Description

Special Use Permit: Ballardini Ranch Trailhead – To allow for excavation exceeding 1000 cubic yards and to allow disturbance of a significant hydrologic resource (SHR), specifically a critical stream zone buffer and sensitive stream zone buffer area pursuant to Article 418 of the Development Code (Washoe County Code Chapter 110).

Variance: Ballardini Ranch Trailhead – To allow retaining walls to be in excess of 6 feet in height in order to accommodate the development of the Ballardini Ranch Trailhead project as authorized in Section 110.804 of the Washoe County Development Code.

The parcels are located at the western end of Lone Tree Lane, approximately 0.6 miles west of Lakeside Drive. The ±121.2 and 90.6 acre parcels are designated General Rural (GR), Low Density Rural (LDR), and Medium Density Rural (MDR) in the Southwest Truckee Meadows Area Plan, are located within the jurisdiction of the Southwest Truckee Meadows Citizen Advisory Board, and are in Washoe County Commission District No. 2. The properties are within portions of Section 2, 3, 11; T18N, R18E, MDM, Washoe County, Nevada. (APN 222-080-07 and 222-080-08).

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Exhibits Contents

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Proposed Site/Grading Plans..... Exhibit B

Public Notice Map..... Exhibit C

Public Works, Engineering Division Memo dated 01/10/11 Exhibit D

Health District, Environmental Health Services Letter Dated 01/3/11 Exhibit E

Health District, Vector Borne Diseases Program Letter Dated 01/3/11 Exhibit F

Washoe-Storey Conservation District Letter Dated 01/12/11 Exhibit G

Special Use Permit

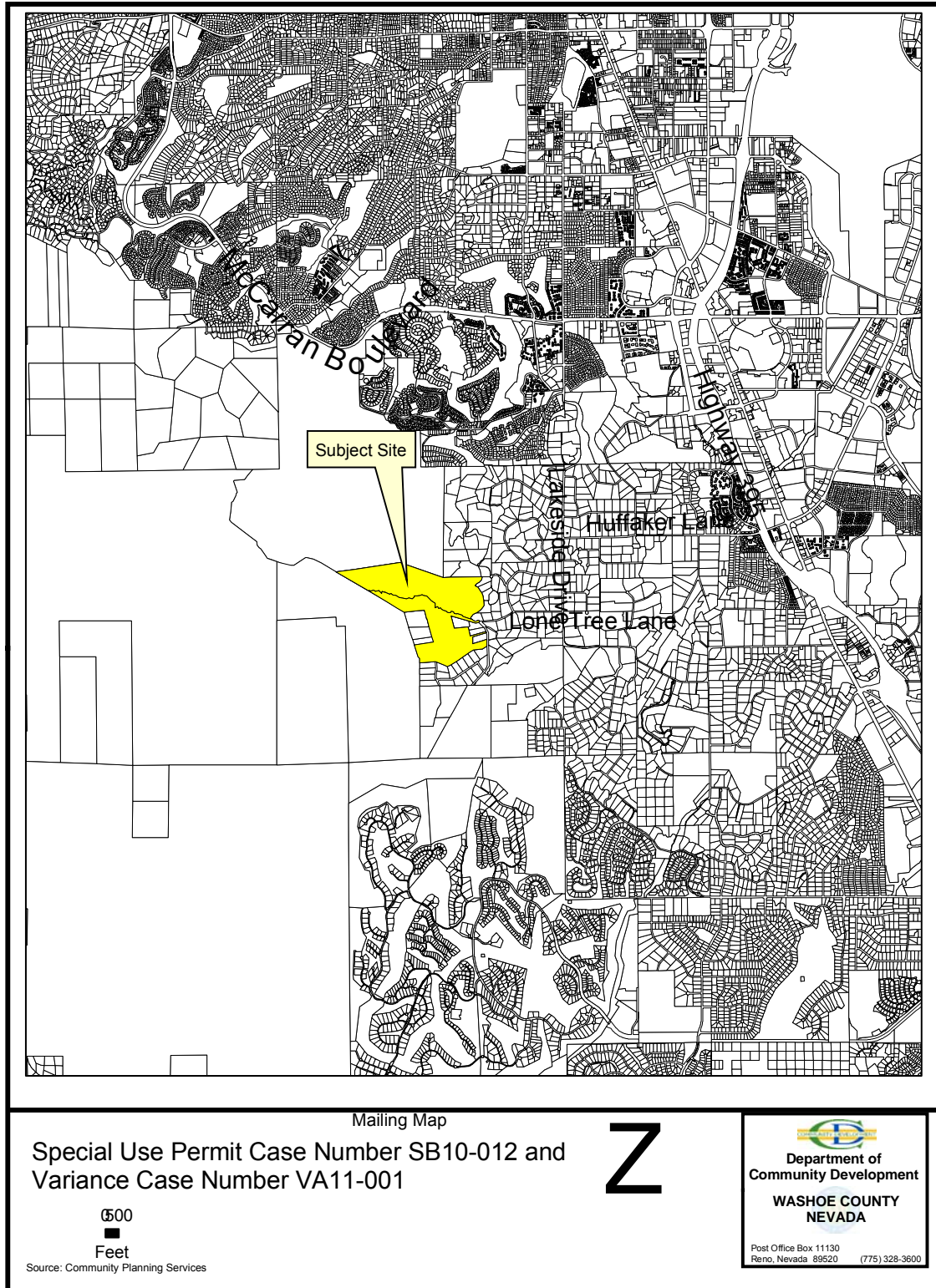
The purpose of a Special Use Permit is to allow a method of review to identify any potential harmful impacts on adjacent properties or surrounding areas for uses that may be appropriate within a regulatory zone; and to provide for a procedure whereby such uses might be permitted by further restricting or conditioning them so as to mitigate or eliminate possible adverse impacts. If the Board of Adjustment grants an approval of the Special Use Permit, that approval is subject to Conditions of Approval. Conditions of Approval are requirements that need to be completed during different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., a grading permit, a building permit, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure.
- Prior to the issuance of a business license or other permits/licenses.
- Some Conditions of Approval are referred to as "*Operational Conditions*". These conditions must be continually complied with for the life of the business or project.

Variance

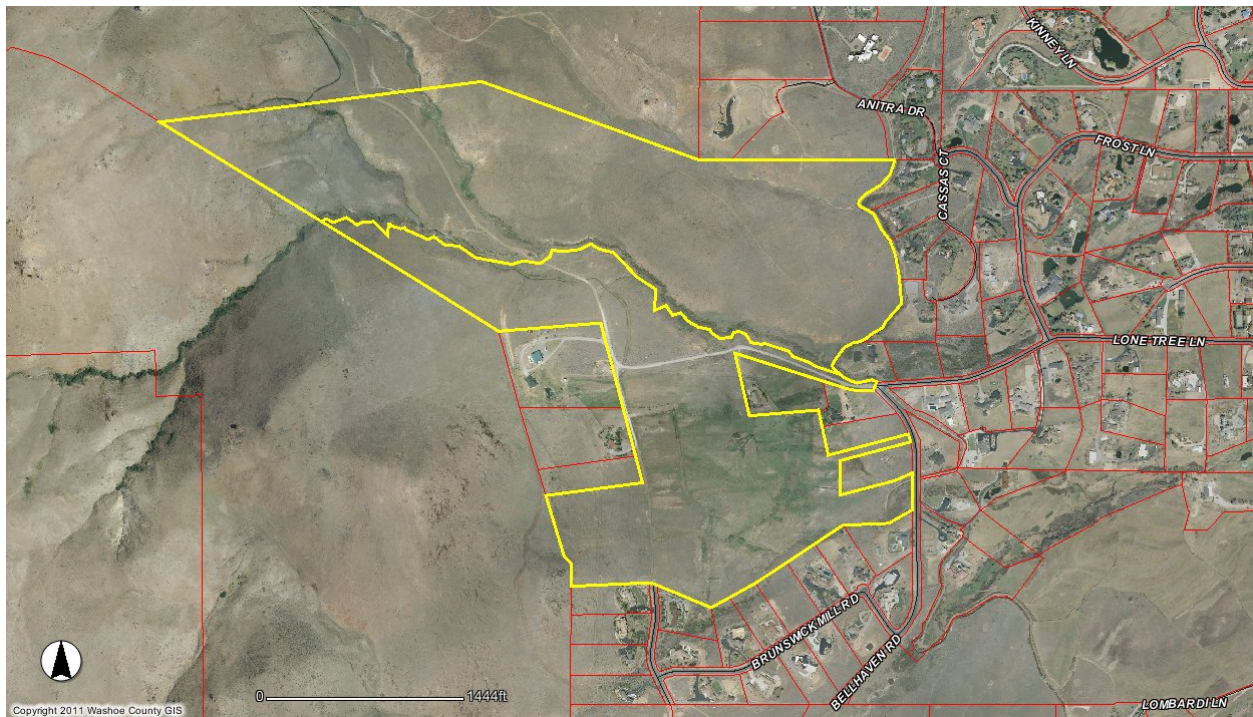
The purpose of a Variance is to provide a means of altering the requirements in specific instances where the strict application of those requirements would deprive a property of privileges enjoyed by other properties with the identical regulatory zone because of special features or constraints unique to the property involved; and to provide for a procedure whereby such alterations might be permitted by further restricting or conditioning the project so as to mitigate or eliminate possible adverse impacts. If the Board of Adjustment grants an approval of the Variance, that approval is subject to Conditions of Approval. Conditions of Approval are requirements that need to be completed during different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., a grading permit, a building permit, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure.
- Prior to the issuance of a business license or other permits/licenses.
- Some Conditions of Approval are referred to as "*Operational Conditions*". These conditions must be continually complied with for the life of the business or project.



Vicinity Map

Overhead Photo of Parcels



Project Evaluation

The property for the proposed Ballardini Ranch Trailhead is on General Rural (GR), Low Density Rural (LDR), and Medium Density Rural (MDR) parcels of ± 121.2 and 90.6 acres that are located at the western end of Lone Tree Lane off of Lakeside Drive in the Southwest Truckee Meadows. The Ballardini Ranch Trailhead entails the development of two culvert crossings over an existing creek that will disturb a significant hydrologic resource (SHR), excavation of over 1000 cubic yards of materials, and disturbance of over 25,000 square feet in order to construct driveway and parking improvements associated with the Ballardini Ranch Regional Park Trailhead. The grading is necessary to construct the parking spaces, picnic areas, driveway improvements, and two box culvert bridges necessary to cross the unnamed creek. The project will give Washoe County residents and visitors alike a location where they can walk, ride mountain bikes, and horseback ride in a beautiful location. This trailhead will also allow connection to the forest service parcels above the project and eventually tie into future trails linking the Carson Range above Southwest Reno from Arrow Creek to Hunter Creek.

It is anticipated that the project will disturb 98,785 square feet (2.26 acres) on two separate parcels along with approximately 1,640 cubic yards of materials being excavated on site. APN # 222-080-07 (121.2 acres) was purchased by Washoe County for the purpose of creating open space and the development of a regional park trailhead. APN# 222-080-08 (90.6 acres) is a parcel owned by the Persigehl Family Trust, which Washoe County has an access easement on in order to provide public access to the proposed trailhead. The portion of the request that requires the Special Use Permit review and approval by the Board of Adjustment is for disturbance to an SHR, disturbed area of greater than 25,000 square feet, and excavation exceeding 1000 cubic yards (Development Code Section 110.418.20 - Critical Stream Zone Buffer Area Development Standards and Development Code Section 110.438.35 – Grading

Permit Requirements). The material movement on site is approximately 1,640 cubic yards of cut and 5,135 cubic yards of fill for a net import of approximately 3,500 cubic yards.

The portion of the request that requires a Variance is for the construction of retaining walls that exceed 6 feet in height (Development Code Section 110.406.50 – Fences, Walls, or Perimeter Planting).

Project development will consist of two box culvert bridges over the unnamed creek, disturbing 15,334 square feet of the critical stream zone (CSZ) buffer and 83,450 square feet of the sensitive stream zone (SSZ) Buffer. The applicant has submitted an Army Corps of Engineers Section 404 permit for this project.

Special Review Considerations for Special Use Permit

There are eight special review considerations required by Article 418 of the Development Code for review of grading within the sensitive and critical stream buffer zones. The applicant has provided additional information at the request of staff to address each one of the special review considerations. The applicant's responses are as follows:

- A. **Conservation of Topsoil:** Where grading occurs, topsoil will be conserved to the extent possible. The Parks Department intends to conserve the topsoil by retaining it on site and providing revegetation with a seed mix as approved by Washoe County.
- B. **Protection of Surface Water Quality:** By constructing the proposed trailhead the Washoe County Parks Department will ensure protection of surface water quality. Best management practices will be utilized to minimize impacts on surface water quality during construction. Where the existing vegetation is impacted during construction due to grading, it will be replaced with a natural seed mix and watered with water trucks to ensure proper reestablishment of vegetation. Wood Rogers and the Parks Department will work closely with the Washoe-Storey Conservation District (WSCD) to determine an appropriate seed mix for this area and submit it with final plans. The unnamed creek currently has steep banks and is at risk of erosion activity. The proposed trailhead will also stabilize the north banks of the creek by adding rock protection, willows, and stepping the current bank to encourage a strong and stable creek shoulder.
- C. **Conservation of natural vegetation, wildlife habitats and fisheries:** No permanent impacts to wildlife habitats and/or fisheries are anticipated with the construction of the proposed crossing. Where natural vegetation is impacted during construction due to grading, it will be replaced with a natural seed mix and watered with water trucks to ensure proper reestablishment of vegetation. Wood Rogers and the Parks Department will work closely with the WSCD to determine an appropriate seed mix for this area and submit it with final plans.
- D. **Control of erosion:** Where the existing vegetation is impacted during construction due to grading, it will be replaced with a natural seed mix and watered with water trucks to ensure proper reestablishment of vegetation. Erosion potential on the site will be improved with the stabilization of the north bank of the creek.
- E. **Control of drainage and sedimentation:** Where the existing vegetation is impacted during construction due to grading, it will be replaced with a natural seed mix and watered with water trucks to ensure proper reestablishment of vegetation. Erosion

- potential on the site will be improved with the stabilization of the north bank of the creek.
- F. **Provision for restoration of the project site to predevelopment conditions:** While most of the area identified with the critical stream zone (CSZ) and/or sensitive stream zone (SSZ) will not be impacted through this project, where the project does impact these stream zones, it will be minor. Wood Rogers is currently working with the US Army Corps of Engineers to ensure all impacts are minimized and any impacts will be mitigated with the construction of this project. Where the existing vegetation is impacted during construction due to grading, it will be replaced with a natural seed mix. The project site is undeveloped at this time and Washoe County Parks wants to keep the property in its natural condition but allow the public to also enjoy the location.
- G. **Provision of a bonding program to secure performance of requirements imposed:** Washoe County Parks has allocated \$500,000 to this project plus revenue raised through the latest round of sales through the South Nevada Public Land Management Act also will provide additional \$1,000,000 to the construction for the trailhead and trail system.
- H. **Preservation of the hydrologic resources, character of the area and other conditions as necessary:** The significant hydrologic resource, the unnamed creek, will still have the opportunity to flow as it does currently. Since Washoe County Parks intends to restore the disturbed portions of the site by use of revegetation (with the exception of the access roads and parking) the SHR will be preserved and the character of the area will also be preserved. It is the intent of Washoe County Parks to preserve this area and open it to the public to enjoy.

Staff has included each of these responses as conditions to the approval of the Special Use Permit.

Roadway improvements include a driveway at the end of Lone Tree Lane, which will provide public access to the trailhead. A parking area, comfort station, picnic tables, other trailhead amenities, and approximately three miles of trails will be constructed as part of the project. All work is proposed to be constructed during the 2011 construction season.

The trailhead will have 19 paved parking spaces and 6 non-paved equestrian friendly spaces. No off-site parking will be available and "no parking" signs will be posted on the improved driveway to the trailhead.

Special Circumstances for Variance

In order to design the access and parking to Washoe County standards, it is necessary to stabilize the required cut slopes with rockery retaining walls. The majority of the walls have a maximum visible height of six feet. A 96 linear foot section of one of the walls located on the south side of the creek will have heights of seven feet and eight feet. In order to reduce the wall height in this area to six feet, a second six foot high wall would be necessary. The construction of a second wall in this area is impractical due to the limited distance from the edge of the creek to the edge of the roadway and the 2:1 nature of the existing slopes and the site constraints associated with the easement restrictions. Therefore, the applicant is asking for a variance to allow retaining wall heights of seven and eight feet due to reason of exceptional topographic conditions.

Southwest Truckee Meadows Citizen Advisory Board

The application packet for the proposed project was provided to the members of the Citizen Advisory Board (CAB) on the evening of January 20, 2011. The CAB had no discussion of the variance because it had not been agendaized. Concerns regarding the special use permit request were:

- ◆ Concerns about hydrology and water flows. The applicant responded that a hydrology and geotechnical report had been conducted.
- ◆ According to Patricia Harris, the creek has a name according to an old assessor's map, but she wasn't sure what the name was.
- ◆ Additional questions about drainage and runoff were asked. According to the applicant all flows will maintain their same course at the completion of the project.
- ◆ Will the culverts handle a 100-year storm? Yes, according to the applicants.
- ◆ Question about horse trailer movement? The applicant responded that there is adequate circulation for horse trailers; they will not need to back up.
- ◆ What is the anticipated completion date? The applicant responded that the anticipated completion date will be by the end of this fall.
- ◆ Can W.C. buy back any of Ballardini Ranch? Lynda Nelson from Parks explained the funding source for this project, money from BLM through the sales of lands in southern Nevada.

The CAB unanimously recommended approval of the special use permit request.

Reviewing Agencies

The following agencies received a copy of the project application for review and evaluation.

- Washoe County Community Development
- Washoe County Department of Public Works
 - Engineering Division*
 - Traffic Division
- Washoe County Department of Water Resources
- Washoe County Health District Department
 - Vector-Borne Diseases Division*
 - Environmental Health Division*
 - Air Quality Management Division
- Washoe-Storey Conservation District *
- City of Reno Fire Department
- Washoe County Fire Services Coordinator
- State of Nevada
 - Historic Preservation Office
 - Department of Wildlife
- City of Reno Department of Community Development

Four out of the nine above listed agencies (marked with an asterisk *) provided comments and/or recommended conditions of approval in response to their evaluation of the project application. A **summary** of each agency's comments and/or recommended conditions of

approval and their contact information is provided. The recommended Conditions of Approval document is attached to this staff report as Exhibit A.

- The Washoe County Community Development Department addressed the operation and development of the site, imposing operational conditions that will be in effect for the life of the project.
- The Washoe County Department of Public Works, Engineering Division addressed the construction and infrastructure aspects of the proposal. Their memorandum and conditions of approval are attached to this report as Exhibit D.
- The Washoe County District Health Department, Environmental Health Division addressed the plan for sewage disposal, solid waste, water quality, and air pollution. They have provided conditions of approval. Their correspondence is attached to this report as Exhibit E.
- The Washoe County District Health Department, Vector-Borne Diseases Division addressed the potential for vector-borne disease propagation and provided conditions of approval, which have been included with the recommendation contained within the staff report. Their correspondence is attached to this report as Exhibit F.
- The Washoe-Storey Conservation District addressed the provision of noxious weeds and erosion control associated with the proposed project area. Their correspondence is attached to this report as Exhibit G.

Recommendations

Those agencies which reviewed the application recommended conditions in support of approval of the project. Therefore, after a thorough analysis and review, Special Use Permit Case No. SB10-012 and Variance Case No. VA11-001 is being recommended for approval with conditions. Staff offers the following motions for the Board's consideration:

Special Use Permit Motion (Item 6A)

I move that, after considering the information contained within the staff report and the information received during the public hearing, the Washoe County Board of Adjustment approve Special Use Permit Case No. SB10-012 for Ballardini Ranch Trailhead, having made all five findings in accordance with Washoe County Development Code Section 110.810.30:

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Comprehensive Plan and the Southwest Truckee Meadows Area Plan;
2. Improvements. That 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;

3. Site Suitability. That the site is physically suitable for an educational facility, in that there are no other facilities that might be utilized in this location;
4. Issuance Not Detrimental. That 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;
5. Special Review Considerations. That the Planning Commission considered the Special Review Considerations as stated in Section 418.30 of the Development Code, listed below, and found that, as conditioned, adequate provisions have been made to comply with these considerations; and
 - (a) Conservation of topsoil;
 - (b) Protection of surface water quality;
 - (c) Conservation of natural vegetation, wildlife habitats and fisheries;
 - (d) Control of erosion;
 - (e) Control of drainage and sedimentation;
 - (f) Provision for restoration of the project site to predevelopment conditions;
 - (g) Provision of a bonding program to secure performance of the requirements imposed; and
 - (h) Preservation of the hydrologic resources, character of the area and other conditions as necessary.
6. Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of any military installation, as there are no military installations in that area of Washoe County.

Variance Motion (Item 6B)

I move that, after considering the information contained within the staff report and the information received during the public hearing, the Washoe County Board of Adjustment approve Variance Case No. VA11-001 for Ballardini Ranch Trailhead, having made all five findings in accordance with Washoe County Development Code Section 110.804.25

1. Special Circumstances. Because of the special circumstances applicable to the property, including either the:
 - a. Exceptional narrowness, shallowness or shape of the specific piece of property, or
 - b. By reason of exceptional topographic conditions, or
 - c. Other extraordinary and exceptional situation or condition of the property and/or location of surroundings,

The strict application of the regulation results in exceptional and undue hardships upon the owner of the property;

2. No Detriment. The relief will not create a substantial detriment to the public good, substantially impair affected natural resources or impair the intent and

- purpose of the Development Code or applicable policies under which the variance is granted;
3. No Special Privileges. The granting of the variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and the identical regulatory zone in which the property is situated;
 4. Use Authorized. The variance will not authorize a use or activity which is not otherwise expressly authorized by the regulation governing the parcel of property;
 5. Effect on a Military Installation. The variance will not have a detrimental effect on the location, purpose and mission of the military installation.

Appeal Process

The action taken by the Board of Adjustment will be effective 10 days after the public hearing date, unless the action is appealed to the County Commission, in which case the outcome of the appeal shall be determined by the Washoe County Commission.

xc: Applicant: Washoe County Regional Parks, 2601 Plumas Street, Reno, NV 89509
Attn: Lynda Nelson.

Property Owner: Same as above.

Consultant: Wood Rogers, Inc., 5440 Reno Corporate Drive, Reno, NV 89511 Attn:
Melissa Lindell

Action Order xc: Nathan Edwards, Esq., District Attorney's Office; Carol Buananoma, Assessor's Office (CAAS); Theresa Wilkins, Assessor's Office; Susan Hood, Department of Water Resources; Kimble Corbridge/Leo Vesely, Engineering Division; David Mills, Truckee Meadows Division, Reno Fire Department; Mike Greene, Sierra Fire Protection District;



Conditions of Approval

Special Use Permit Case No. SB10-012 and Variance Case No. VA11-001

The project approved under Special Use Permit Case No. SB10-012 and Variance Case No. VA11-001 shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment on February 3, 2011. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. These Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act.

Unless otherwise specified, all conditions related to the approval of this Special Use Permit and Variance shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Department of Community Development.

Compliance with the conditions of approval related to this Special Use Permit and Variance is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the Special Use Permit and Variance may result in the institution of revocation procedures.

Washoe County reserves the right to review and revise the conditions of approval related to this Special Use Permit and Variance should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, "may" is permissive and "shall" or "must" is mandatory.

Conditions of Approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some "Conditions of Approval" are referred to as "Operational Conditions". These conditions must be continually complied with for the life of the project or business.

The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District. Any conditions set by the District Health Department must be appealed to the District Board of Health.**
- **The RENO-TAHOE AIRPORT AUTHORITY is directed and governed by its own Board. Therefore, any conditions set by the Reno-Tahoe Airport Authority must be appealed to their Board of Trustees.**
- **The REGIONAL TRANSPORTATION COMMISSION (RTC) is directed and governed by its own Board. Therefore, any conditions set by the Regional Transportation Commission must be appealed to that Board.**

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Community Development

1. The following conditions are requirements of the Department of Community Development, which shall be responsible for determining compliance with these conditions.

Contact Name – Don Morehouse 775.328.3632:

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit and variance. The Department of Community Development shall determine compliance with this condition.
- b. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any prehistoric or historic remains/artifacts be discovered during site development, work shall temporarily be halted at the specific site and the State Historic Preservation Office of the Department of Museums, Library and Arts shall be notified to record and photograph the site. The period of temporary delay shall be limited to a maximum of two (2) working days from the date of notification.

- c. Where grading occurs, topsoil will be conserved to the extent possible. The Parks Department intends to conserve the topsoil by retaining it on site and providing revegetation with a seed mix as approved by Washoe County.
- d. By constructing the proposed trailhead the Washoe County Parks will ensure protection of surface water quality. Best management practices will be utilized to minimize impacts on surface water quality during construction. Where the existing vegetation is impacted during construction due to grading, it will be replaced with a natural seed mix and watered with water trucks to ensure proper

reestablishment of vegetation. Wood Rogers and the Parks Department will work closely with the WCSD to determine an appropriate seed mix for this area and submit it with final plans. The unnamed creek currently has steep banks and is at risk of erosion activity. The proposed trailhead will also stabilize the north banks of the creek by adding rock protection, willows, and stepping the current bank to encourage a strong and stable creek shoulder.

- e. No permanent impacts to wildlife habitats and/or fisheries are anticipated with the construction of the proposed crossing. Where natural vegetation is impacted during construction due to grading, it will be replaced with a natural seed mix and watered with water trucks to ensure proper reestablishment of vegetation. Wood Rogers and the Parks Department will work closely with the WCSD to determine an appropriate seed mix for this area and submit it with final plans.
- f. Where the existing vegetation is impacted during construction due to grading, it will be replaced with a natural seed mix and watered with water trucks to ensure proper reestablishment of vegetation. Erosion potential on the site will be improved with the stabilization of the north bank of the creek.
- g. While most of the area identified with the critical stream zone (CSZ) and/or sensitive stream zone (SSZ) will not be impacted through this project, where the project does impact these stream zones, it will be minor. Wood Rogers is currently working with the US Army Corps of Engineers to ensure all impacts are minimized and any impacts will be mitigated with the construction of this project. Where the existing vegetation is impacted during construction due to grading, it will be replaced with a natural seed mix. The project site is undeveloped at this time and Washoe County Parks wants to keep the property in its natural condition but allow the public to also enjoy the location.
- h. Washoe County Parks has allocated \$500,000 to this project plus revenue raised through the latest round of sales through the South Nevada Public Land Management Act also will provide additional \$1,000,000 to the construction for the trailhead and trail system.
- i. The significant hydrologic resource, the unnamed creek, will still have the opportunity to flow as it does currently. Since Washoe County Parks intends to restore the disturbed portions of the site by use of revegetation (with the exception of the access roads and parking) the SHR will be preserved and the character of the area will also be preserved. It is the intent of Washoe County Parks to preserve this area and open it to the public to enjoy.

Washoe County Department of Public Works

- 2. The following conditions are requirements of the Engineering Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Leo Vesely 775.328.2040

- a. The applicant/owner shall obtain from the Department of Building and Safety a building/grading permit for construction of this project.

- b. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), and slope stabilization. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
- c. The applicant shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit for construction and submit a copy to the Engineering Division prior to issuance of a grading permit.
- d. The applicant shall complete and submit the Construction Permit Submittal Checklist, the Performance Standards Compliance Checklist and pay the Construction Stormwater Inspection Fee prior to obtaining a grading permit. The County Engineer shall determine compliance with this condition.
- e. All paving and driveway improvements necessary to serve the project shall be designed and constructed to County standards and specifications.
- f. A hydrology/hydraulic report prepared by a registered engineer shall be submitted to the Engineering Division for review and approval. The report shall include the locations, points of entry and discharge, flow rates and flood limits of all 5- and 100-year storm flows impacting both the site and offsite areas and the methods for handling those flows. The report shall include all storm drain pipe and ditch sizing calculations and a discussion of and mitigation measures for any impacts on existing offsite drainage facilities and properties.
- g. Any increase in storm water runoff resulting from the development of the site and based upon the 5-year storm, shall be obtained on site to the satisfaction of the County Engineer.
- h. A grading bond of \$1,500/acre of disturbed area shall be provided to the Engineering Division prior to issuance of a building/grading permit.
- i. The applicant shall provide the engineering division copies any necessary easements for access.
- j. All disturbed areas left undeveloped for more than 30 days shall be treated with a dust palliative.

Washoe County District Health Department

3. The following conditions are requirements of the District Health Department Vector Borne Diseases Program, which shall be responsible for determining compliance with these conditions. The District Board of Health has jurisdiction over all public health matters in the Health District. Any conditions set by the District Health Department must be appealed to the District Board of Health.

Contact Name – Jim Shaffer 775.785.4599

- a. The document states that the construction of the culvert crossing of an unnamed creek will be lined with rock rip rap. Any disturbance by equipment working in the stream bed shall require the placement of rock in the disturbed areas of the upstream and downstream reaches of the channel (Article 418 section 110.418.20(a)2). This will reestablish the integrity of the channel bottom and reduce sediment runoff.
 - b. As part of the stabilization process, willows will be planted along the unnamed creek. District Health will require willow trees planted at a minimum 30 inches on center.
 - c. The north bank of the creek will be armored mechanically with top soil used to fill the voids in the armoring. To discourage void formation for rodent activity District Health shall require a mixed aggregate $\frac{3}{4}$ inch to $\frac{1}{2}$ inch D size placed in the voids of the rip rap to a depth of 3 inches.
 - d. Water in the valley gutter will eventually be conveyed in a drainage ditch at the northeast end of the parking area. Cobble rock shall be placed in the flow line of this ditch and all ditches to reduce the transport of sediment and small fines.
 - e. Straw bale check dams are being proposed for erosion control. The Best Management Practices Handbook for the Truckee Meadows prohibits the use of straw bales. Alternative methods such as waddles can be used.
 - f. Prior to approval of any grading and or building permit the above details will be required on the civil plans.
4. The following conditions are requirements of the District Health Department Environmental Health Services Division, which shall be responsible for determining compliance with these conditions. The District Board of Health has jurisdiction over all public health matters in the Health District. Any conditions set by the District Health Department must be appealed to the District Board of Health.

Contact Name – Doug Coulter 775.328.2429

- a. All land disturbing activities during construction phases, such as, but not limited to, grading, excavation, cut and fill, etc., must be done with effective dust control measures consistent with Washoe County District Board of Health Regulations Governing Air Quality Management, Section 040.030. Disturbances greater than 1 acre in size must obtain an approved dust control plan prior to beginning work.

Washoe-Storey Conservation District

5. The following are conditions are requirements of the Washoe-Storey Conservation Office, which shall be responsible for determining compliance with the condition.

Contact Name – Kerrie L. Herring-Bird – 775.223.3372

- a. Please provide a revegetation plan, including a soil profile and seed mixture plan for bare soil, slope treatment and creek crossings that will prevent noxious weeds from establishing on bare soil and will also act as host plants for native pollinators as well

as provide wildlife habitat. WSCD will follow-up on the final submission in order to verify that the plan is appropriate for the project location.

- b. WSCD recommends that any materials imported to the project site are determined to be noxious weed free, as to help stop the spread of noxious weeds in Washoe and surrounding counties.
- c. WSCD supports drought-resistant landscaping, which will ultimately minimize water runoff into the Washoe County stormwater infrastructure.
- d. WSCD supports Best Management Practices (BMPs) and the use of temporary sediment intercept barriers, such as silt fencing and/or sand bags, which may be necessary to prevent sediment and stormwater runoff from reaching major roadways during construction.
- e. Construction of new roads and parking lots should allow for proper drainage, moreover permanent structures should be constructed to provide for stormwater runoff control; proper grading along the boundaries of roads and parking lots should be conducted to prevent erosion and consequential sediment transport/deposition.
- f. In Washoe County and Storey County light pollution is a growing problem with regards to growth and expansion. Applicants of any and all developments and/or property changes, either commercial, residential or other developments are requested to provide a light pollution prevention and dark sky conservation and improvement plan. Preservation and conservation of the night sky in Nevada is a priority for the betterment of quality living in the high desert.

***** End of Conditions *****

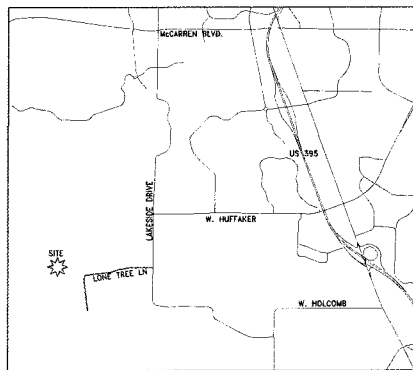
IMPROVEMENT PLANS FOR BALLARDINI RANCH TRAILHEAD

WASHOE COUNTY

NEVADA



OWNER/DEVELOPER:
WASHOE COUNTY
REGIONAL PARKS & OPEN SPACE
 2601 PLUMAS STREET
 RENO, NV 89509
 (775) 829-8014



VICINITY MAP

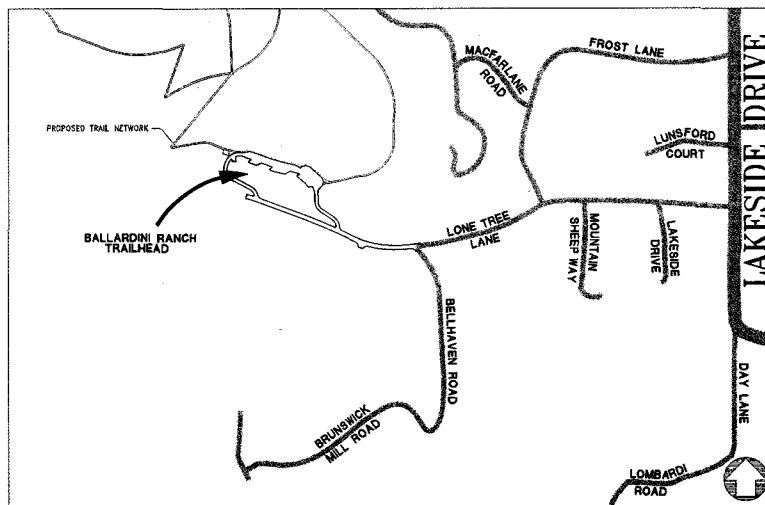
NOT TO SCALE

BASIS OF BEARINGS:

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983/1994, HIGH ACCURACY REFERENCE NETWORK (NAD 83/94-HARN), AS DETERMINED USING REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS WITH CORRECTIONS TRANSMITTED BY WASHOE COUNTY CONTINUOUSLY OPERATING REFERENCE STATION (CORS) SPANISH SPRINGS BASE 2 "SSB2". THE BEARING BETWEEN CORS "SSPARKS" AND CORS "SSB2" IS TAKEN AS NORTH 09°11'01" WEST.
 ALL DIMENSIONS SHOWN ARE GROUND DISTANCES, COMBINED GRID-TO-GROUND FACTOR = 1.000197939. THE COORDINATE SYSTEM SHOWN HEREON IS IDENTICAL TO THAT OF RECORD OF SURVEY NO. 3883, RECORDED FEBRUARY 7, 2001 AS FILE NO. 2522262 BY OFFICIAL RECORDS, WASHOE COUNTY, NEVADA.

BASIS OF ELEVATION:

BENCHMARK # 2307 WITH A PUBLISHED NAVD 88 ELEVATION OF 4507.625



SITE PLAN

NOT TO SCALE

DESIGN ENGINEER:

WOOD ROGERS
 DEVELOPING INNOVATIVE DESIGN SOLUTIONS
 8440 Reno Corporate Drive Tel 775.822.4088
 Reno, NV 89511 Fax 775.822.4088

ENGINEERS STATEMENT:

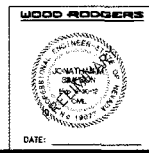
THESE PLANS, SHEETS 1-1 THROUGH 10-2, HAVE BEEN PREPARED IN ACCORDANCE WITH ACCEPTED ENGINEERING PROCEDURES AND GUIDELINES, AND ARE IN SUBSTANTIAL COMPLIANCE WITH APPLICABLE STATUTES, CITY ORDINANCES, STANDARDS, TENTATIVE MAP CONDITIONS, AND CITY COUNCIL CONDITIONS. IN THE EVENT OF A CONFLICT BETWEEN ANY PORTION OF THESE PLANS AND CITY OF RENO STANDARDS, THE STANDARDS SHALL APPLY.

SHEET INDEX

SHT No.	DWG ID	DRAWING DESCRIPTION
1	T-1	TITLE SHEET
2	N-1	GENERAL NOTES AND SPECIFICATIONS
3	N-2	GENERAL NOTES AND SPECIFICATIONS
4	G-1	GRADING PLAN
5	G-2	GRADING PLAN
6	G-3	GRADING PLAN
7	G-4	GRADING PLAN
8	G-5	GRADING PLAN
9	TA-1	TRAIL ALIGNMENT DATA
10	P-1	PLAN AND PROFILE
11	P-2	PLAN AND PROFILE
12	P-3	PLAN AND PROFILE
13	P-4	PLAN AND PROFILE
14	P-5	PLAN AND PROFILE
15	D-1	DETAIL SHEET
16	D-2	DETAIL SHEET
17	D-3	DETAIL SHEET
18	D-4	DETAIL SHEET
19	D-5	DETAIL SHEET
20	D-6	DETAIL SHEET
21	D-7	DETAIL SHEET
22	D-8	DETAIL SHEET
23	D-9	DETAIL SHEET
24	D-10	DETAIL SHEET
25	D-11	DETAIL SHEET
26	D-12	DETAIL SHEET
27	D-13	DETAIL SHEET
28	D-14	DETAIL SHEET
29	F-1	FENCING PLAN
30	S-1	SIGN PLAN
31	EC-1	EROSION CONTROL PLAN
32	EC-2	EROSION CONTROL PLAN

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFINE, INDEMNIFY AND HOLD WASHOE COUNTY AND THE DESIGN CONSULTANT HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF WASHOE COUNTY OR THE DESIGN CONSULTANT.

UNAUTHORIZED CHANGES & USES, THE DESIGN CONSULTANT PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.



PRELIMINARY

NO.	REV.	DATE	DESCRIPTION

WOOD ROGERS
 DEVELOPING INNOVATIVE DESIGN SOLUTIONS
 8440 Reno Corporate Drive Tel 775.822.4088
 Reno, NV 89511 Fax 775.822.4088

WOOD ROGERS
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 Reno, NV 89511 Fax 775.822.4088

NEVADA

**IMPROVEMENT PLANS FOR
BALLARDINI RANCH TRAILHEAD
TITLE SHEET**

WASHOE COUNTY

PROJECT NO.
R18-201

DRAWING
T-1

DATE:

SHT 1 OF 32

EROSION CONTROL/SLOPE STABILIZATION NOTES:

Materials (Continued)

Vegetation Seed Mix Treatment A

Table with 5 columns: Common Name, Scientific Name, Seeds/PLS #, Seeds/A, Native/Introduced. Lists various plant species and their seed specifications.

5. SOIL AMENDMENT-In soil amendments selected by the Contractor shall meet the minimum analysis presented below, shall be applied at the rate specified and shall use the method defined in these Special Provisions. Equivalents may be prepared by the Contractor for approval by the Engineer. Soil amendments shall only be applied in treatment areas as specified on as described in the Special Provisions.

Soil Balance Application Rates

Table with 2 columns: Soil Amendments, Treatment Area. Lists amendments like Mulch & Tackifiers, Slunged Fibers or equivalent, and Soil Binder.

The following soil amendments have been selected based on their individual ability to perform in combination with the other specified amendments. Amendments selected must meet the following specifications:

- Soil Building Amendments: The liquid amendment shall meet the following minimum specifications... A non-toxic liquid complex of organically-derived microorganisms, enzymes, humic acid, organic wetting agents...

- Mulch: Mulch material shall meet the following minimum specifications... Contains a nutrient ratio of 6-1-1 N-P-K, which is time released by combining ingredients with distinctly different degradation rates...

- Bonding Fibers: Bonding fibers are the pure fibers produced from Yucca schottigera and are designed to promote water infiltration into the soil, while enhancing the holding performance of the hydraulic seeding slurry by providing mechanical cross bonding upon the soil surface...

- Tackifier: The soil stabilizing compound shall be a polymer dispersion... (e.g. Quattro Environmental "ATLAS Solutik" or equivalent) designed to form a flexible, water-insoluble, porous membrane (cellulose-lignin-like structure) in the treatment area...

- Product Substitution: Products from a different manufacturer may be proposed for approval as an equivalent provided they have documented proof of equivalent revegetation abilities as the Quattro Environmental products specified...

Installation/Construction of Revegetation/Slope Stabilization

1. Revegetation Treatment Type Sequence of activities Erosion control revegetation treatment types shall be accomplished in the following sequence.

Revegetation Type A- Top Soil Backfill Areas and Upland Areas:

- 1. Site preparation
2. Rip Rock Placement - only where indicated
3. Top Soil Placement - only where indicated
4. Seeded Preparation (upland areas only)
5. Soil Amendment and Seed Hydro Application
6. Mulch, Tackifier, Soil Binder Application

Revegetation Type B- Wetland and Top of Bench Slopes:

- 1. Wetland collection and preparation
2. Wetland Slope Installation

2. Timing of Erosion Control Revegetation Treatment of areas, as identified on the plans, shall be completed by mid-November unless otherwise approved by the Engineer. The construction Contractor shall organize the work in coordination with the erosion control revegetation Contractor to ensure that treatment areas are ready for treatment allowing the erosion control revegetation Contractor ample time to complete required activities by the end of construction season...

3. Treatment Areas: Areas to be treated include all areas identified as Revegetation Treatment Areas on the plan sheets. Revegetation shall not begin until the Engineer has approved the proposed treatment areas through seeded preparation step. The Contractor shall notify the Engineer no less than 72 hours in advance of any seeding.

4. Top Soil Backfill: Where indicated on the plans, place topsoil between the riprock (less 300). Place topsoil using a backhoe. Place topsoil filling the voids up to the top of the voids between rip rock. Lightly water the topsoil after placement.

5. Seeded Preparation: Except on rip rock top soil backfill areas, within all bare soil areas, soils shall be scarified having a rough surface to a minimum depth of 6 inches in preparation for seeding. In areas of compacted soils, a hand-scarification using a soil rake is not an acceptable method. A series of loosening the soil by hand tool to the specified depth and seeding a rough surface after scarification is acceptable. Existing vegetation shall be protected to the maximum extent possible.

6. Seed, Soil Amendment, Mulch, and Tackifier Application: The Engineer shall verify labeling of soil amendments, mulch and tackifier materials upon delivery to the site and prior to mixing for application. The Engineer will remove the seed labels from the seed sacks of the time of seeding to verify quantities. A series of loosening the soil by hand tool to the specified depth and seeding a rough surface after scarification is acceptable. Existing vegetation shall be protected to the maximum extent possible.

7. Equipment: The hydraulic application of the seed, amendment, mulch and tackifier slurry shall be accomplished using a hydroseeding unit that must be capable of providing a uniform application using water as the carrying agent. Use of a hydroseeding unit equipped with gear driven pumps will not be permitted as it may result in damage to the seeds. The hydroseeding unit must be equipped with a centrifugal pump with a minimum discharge capacity of 375 GPM, 105 PSI, with 3/4 inch solid discharge. Tanks shall be equipped with a potable type agitator designed for maximum mixing extending the full length of the tank and supported on each end. The agitator should be variable from 10 to 120 RPM, reversible, and should provide vessel-by-pass back to the tank to allow for liquid recirculation to prevent clogging and allow for remote water operation.

8. Treatment Area Pre-Wetting and Weather Conditions: All areas receiving a specified seed, soil amendment and mulch and tackifier slurry shall be pre-wetted with water to a depth of one inch. The application of seed, soil amendments, mulch and tackifier will not be permitted during rain, or when the weather forecast calls for heavy precipitation within 72 hours of application or under windy conditions.

9. Mixing of Slurry: While loading the hydroseeder tank with water and with agitator in operation, add bonding fibers to tank by vigorously shaking and dispersing handfuls of fibers into the slurry. Take care to prevent clumping of fibers which has the potential to plug equipment. The hydroseeding unit must be flushed and washed out to eliminate any contamination from previous use. Seed shall be added to the slurry mixture just prior to beginning application. Slurry shall be applied within 15 minutes of adding the seed to the slurry mixture.

10. Slurry Application: During application of soil amendment/seed, mulch, and tackifier, extreme care shall be taken to avoid puddling, runoff, and over-spray of the slurry. The slurry shall be applied under but not on the foliage of existing vegetation and installed on bare soil. Burial of other materials approved by the Engineer shall be used to cover plant complexes in areas where the slurry cannot be applied without over-spray on adjacent vegetation. The burrow coverings shall be removed immediately after completion of tackifier application with extreme care to minimize disturbance to where slurry has been completed. Complexes now subsequently disturbed by the Contractor shall be repaired at the Contractor's expense. The Engineer shall determine the appropriate method to repair the area, which may include combinations of seeding, soil amending, mulching, and tackifier applications. Treatment areas shall be evaluated on a continual basis during the project for needed repairs.

WILLOW COLLECTION, PREPARATION AND INSTALLATION

Willow Collection, Preparation and Installation: Willow cuttings will be collected from locations within the project boundary as agreed to by Washoe County and the Contractor. Willow stakes shall be taken off stump from healthy stock plants. The number of cuttings required for transport shall be that to result in one cutting per every 0.50 linear foot of Bench Slope Top plus one cutting per square foot in wetland revegetation areas. No more than 25 percent of any stock plant shall be collected for use as transplants. In addition, no more than 50 percent of stock plants in the identified collection area will be collected for transplant of the revegetation locations.

All cuttings will be collected using a clean cut to provide a 3 foot long stake that is at least 1 inch in diameter and no more than 2 inches in diameter. The top of the stake shall be cut straight above a leaf node, and the bottom shall be cut at a 45 degree angle below a leaf node. All branches and leaves shall be trimmed flush with the stake. Stakes shall be stored on the ground, wetted with a hose or with buckets. The stakes shall be covered with plastic, paper, mats or plastic. Daily until they are transplanted, the stakes shall be re-wetted and the cover shall be maintained.

At least 2 days prior to installation, stakes shall be placed in buckets of water and root stimulant. Water shall be at least 12 inches right on the willow stakes. Buckets shall be stored in a shady condition. The ratio of water to root stimulant shall be in accordance with the root stimulant manufacturer's recommendation.

A digging bar or steel rod shall be used to excavate a planting hole for each stake, and to tamp soil around the installed stake after insertion into the soil. During stake installation care shall be exercised not to scar the hole to the stake that back to remove it. It is imperative that when willow stakes are installed that of least 6 inches of the bottom of the stake in contact with saturated soil.

General Revegetation/Slope Stabilization Notes:

- 1. All areas disturbed by grading operations are to be revegetated per the provisions outlined below.
2. No substitutions or alterations to these Provisions shall be accepted without the prior approval of the Engineer. No further disturbance of each treatment area shall be allowed once erosion control activities have been initiated.

3. Care shall be taken at all times to protect existing vegetation from disturbance to the maximum extent practicable during construction except as identified on the plans. Under no circumstances will any disturbance be allowed outside the areas of work as identified on the plans. Unnecessary damage occurring to existing vegetation during construction except as identified on the plans, shall be repaired or replaced at the Contractor's expense as directed by the Engineer.

Any area outside of specified project area that is disturbed by the Contractor's agents shall be treated per these Provisions at the Contractor's expense and shall meet the approval of the Engineer.

4. Plant Establishment Success: The Contractor shall be responsible for and document erosion control revegetation success.

A. At the peak of the first growing season following erosion control revegetation, the Contractor shall document the status of stabilization for all erosion control revegetation treatment areas. This shall be conducted through an aerial water relief and photographic documentation of "problem areas". Problem areas are defined as those areas where any signs of erosion are identified and/or the infestation of weedy species are documented.

B. During the peak of the second and third growing seasons, the Contractor shall be responsible for measuring the success of plant establishment within each treatment area. In addition, within each treatment area the presence of weedy species shall also be documented. Success shall be defined as a relative percent foliar cover of greater than or equal to 85% of desirable plant species. Visual estimates of relative cover are not acceptable. A standard measuring technique shall be suggested by the Contractor and approved by the Engineer prior to implementation of sampling for erosion control revegetation success.

8. During the first growing season between June 1 and July 15, the status of stabilization for an erosion control revegetation area shall be documented and submitted to Washoe County by the Contractor. If areas of accelerated erosion are documented, the Contractor shall provide recommended remediation measures in the status report. The Contractor shall be responsible for conducting remediation of any/rer call areas if not fully documented that the incidence of accelerated erosion is not a result of incorrect erosion control application methods. If areas of accelerated erosion are documented, remediation of noxious weeds shall include hand removal and mowing with the appropriate erosion control revegetation seed mix, mulch and tackifier application. Remediation shall be completed at the Contractor's cost.

C. During the second and third growing seasons between July 1 and July 15, the status of plant establishment shall be documented and submitted to Washoe County by the Contractor. Should success criteria not be achieved (less than 85% plant cover) at the end of the third growing season, the Contractor shall be responsible for completing remediation measures during the fall of the same year. Remedial measures shall include hand removal and mowing with the appropriate erosion control revegetation seed mix, mulch and tackifier application. Remediation shall be completed at the Contractor's cost.

Materials:

1. The erosion control revegetation materials used shall be those prescribed for the items that constitute the finished work, and shall conform to the applicable requirement for this section. All required certificates and samples shall be submitted prior to performing erosion control and seeding work. Within 30 days prior to any work, the Contractor shall submit to the Engineer a statement from the supplier(s) that the order(s) for seed, mulch, tackifier, and commercialized plants for this project were received and accepted by said supplier. Soil statement shall include product specifications and quantity of product to be delivered and the estimated date(s) of delivery.

2. Materials as specified in these provisions can be acquired from the sources listed as follows:

- Seed, Tackifier & Mulch
Quattro Environmental, (619) 522-0044
Shilling Seed, (530) 283-3653
Conwalk Seed, (775) 745-3681
Grainix Seed Company, (801) 769-4422

3. TOPSOIL-Topsoil shall consist of fertile, friable soil of loamy character, and shall contain an amount of organic matter normal to the region. Obtain topsoil from well-drained stable land and responsibly free from noxious weeds, roots, heavy or stiff clay, stones larger than 25 mm (1 in.) in largest dimension, coarse sand, silt, brush, litter, and other deleterious substances. Topsoil shall be capable of sustaining healthy plant life.

Requirements for topsoil shall be as follows:
Particle Size: 0.075-2.0 mm (3/8 in.) maximum
Clay Content: 20% maximum, by moist
pH Factor: 5.4 to 7.4
Electrical Conductivity: 0.5 to 1.0 mmho/cm at the saturation paste extract

4. VEGETATION SEED MIX-All seed used in the identified seed mix shall originate from source areas within 500 vertical feet of the project elevation. Seed mixes shall be ordered pre-mixed. All seed shall be cleaned, milled and labored (to remove any appendages that may cause clogging problems during seeding operation).

Seed from origin other than that specified may be used on approval of the Engineer. Species and source must be specified as well as Pure Live Seed value. ALL SEED PROPOSED FOR USE ON THIS PROJECT MUST BE APPROVED BY THE ENGINEER PRIOR TO ORDERING FROM THE SEED SUPPLIER. Any seed that has not been approved in writing by the Engineer prior to application may not be used.

The treatment seed mix is based on existing soil and climatic conditions. The seed mix is designed to provide species that can exist in the environment of the Truckee Meadows, or proven species for erosion control revegetation, and/or for native species found in the surrounding plant communities. All seeds from the Contractor shall be certified to its species, purity, percent germination, vector's guarantee, and date of seed test results. In addition, the container shall be labeled to clearly reflect the quantity of Pure Live Seed (PLS) contained. Prior to seeding, at the request of the Engineer, the Contractor shall provide a letter of certification, original Association of Official Seed Analysts (AOASA) seed test results, and calculations of PLS content.

PRELIMINARY

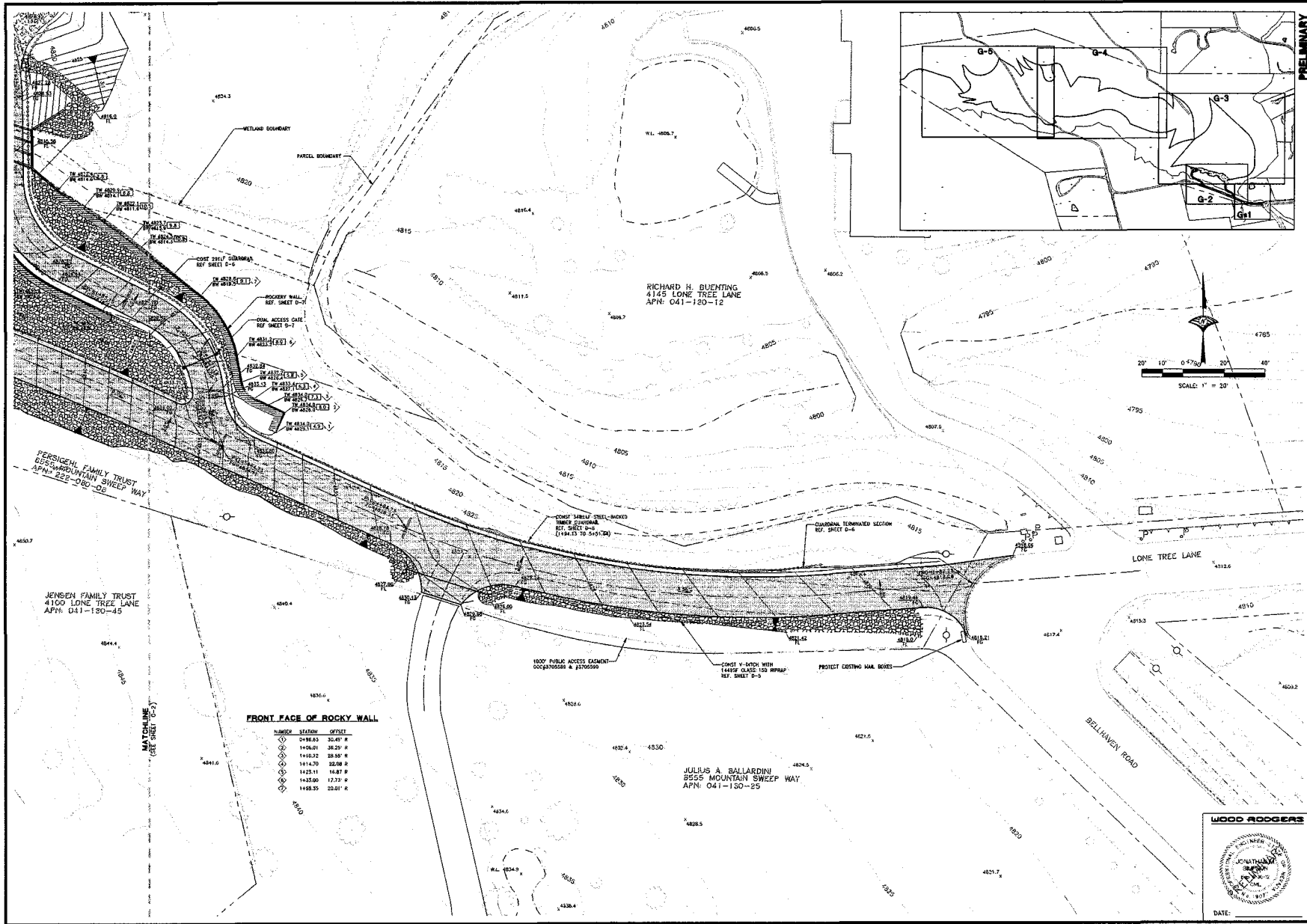
Vertical project information including project name, location, and dates.

WOOD RODGERS logo and company information.

BALLARDI RANCH TRAILHEAD IMPROVEMENT PLANS FOR GENERAL NOTES AND SPECIFICATIONS NEVADA WASHOE COUNTY

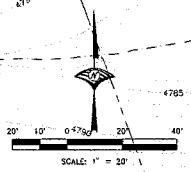
PROJECT NO. 1418-00 DRAWING N-2 SHEET 8 OF 32





FRONT FACE OF ROCKY WALL

NUMBER	STATION	OFFSET
1406.01	20.47' R	
1406.01	28.25' R	
1410.22	59.50' R	
1414.20	22.68' R	
1423.11	16.87' R	
1433.00	12.73' R	
1458.35	23.01' R	



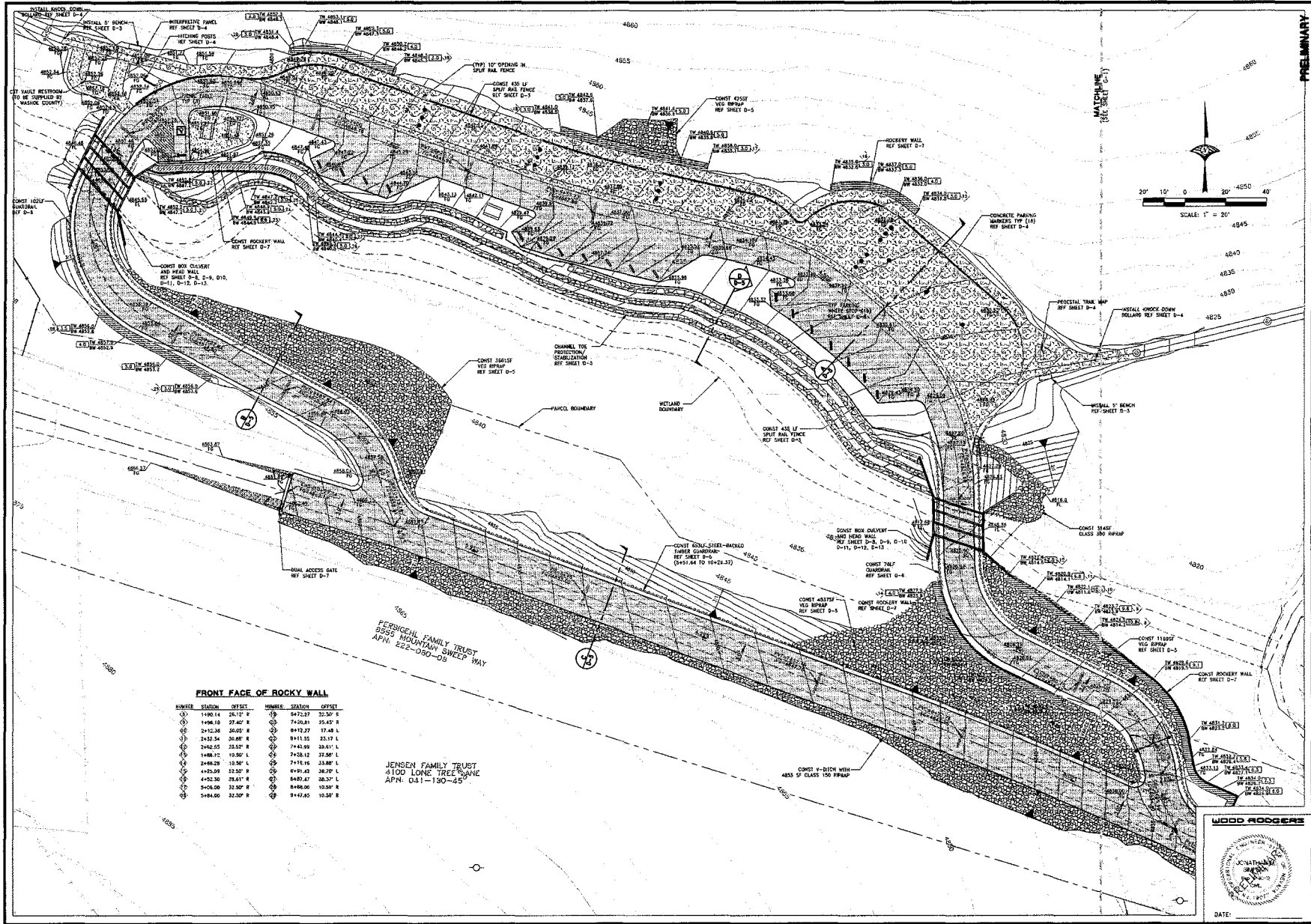
PRELIMINARY

WOOD RODGERS
 DEVELOPING ENGINEERING DESIGN CONSULTING ARCHITECTURE
 1000 W. WASHINGTON ST. SUITE 200
 LAS VEGAS, NV 89101
 PHONE: 702.735.4000
 FAX: 702.735.4000
 WWW.WOODRODGERS.COM

IMPROVEMENT PLANS FOR BALLARDINI RANCH TRAILHEAD GRADING PLAN

NEVADA
 WASHOE COUNTY

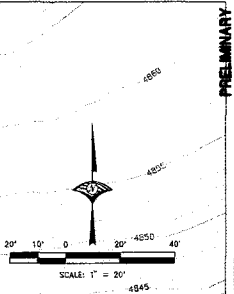
PROJECT NO. 2419.001
 DRAWING G-1
 SHEET 4 OF 32



FRONT FACE OF ROCKY WALL

NUMBER	STATION	OFFSET	NUMBER	STATION	OFFSET
⊕	1180.14	28.12' R	⊕	2472.37	32.50' R
⊕	1196.10	27.40' R	⊕	2426.81	25.43' R
⊕	2112.36	36.00' R	⊕	2472.97	17.48' L
⊕	2425.54	36.00' R	⊕	2411.52	23.17' L
⊕	2422.55	23.52' R	⊕	2443.99	39.61' L
⊕	1488.12	10.50' L	⊕	2428.12	21.50' L
⊕	2486.28	12.50' L	⊕	2416.19	23.80' L
⊕	4225.09	52.50' R	⊕	2421.42	38.20' L
⊕	4252.36	29.61' R	⊕	2429.27	28.20' L
⊕	2455.00	32.50' R	⊕	2428.00	10.20' R
⊕	2484.00	32.50' R	⊕	2442.85	10.50' R

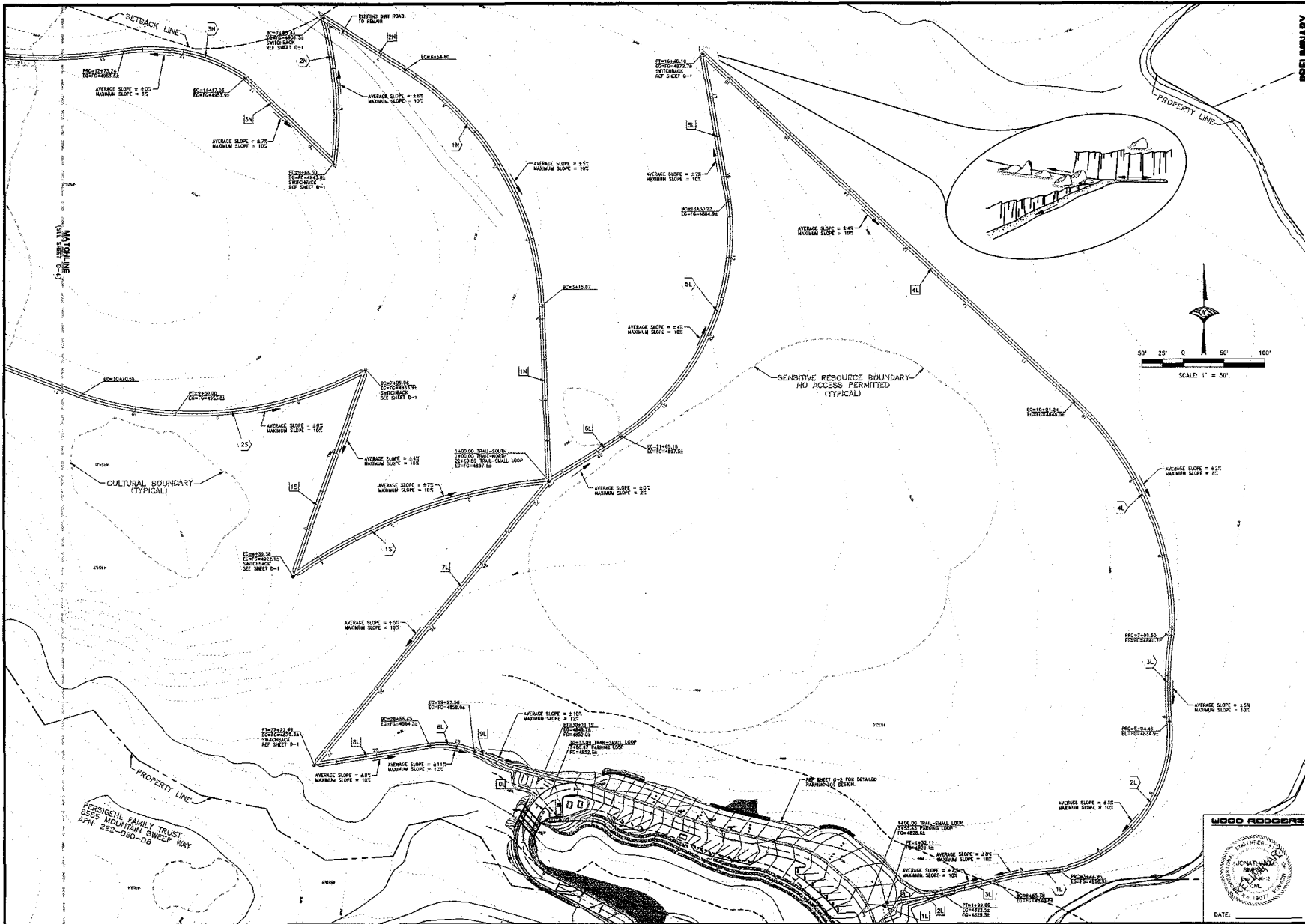
JENSEN FAMILY TRUST
4100 LONE TREE BLVD
APN 041-190-45



PRELIMINARY

<p>DATE: NOV. 2010 SCALE: 1" = 20'</p> <p>WOOD RODGERS DEVELOPING INNOVATIVE DESIGN SOLUTIONS 1000 W. WASHINGTON ST. SUITE 200 RENO, NV 89501</p>	<p>PROJECT NO. 2-113-011 DRAWING G-2</p> <p>DATE: _____</p>
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------

SHEET 5 OF 32



PRELIMINARY

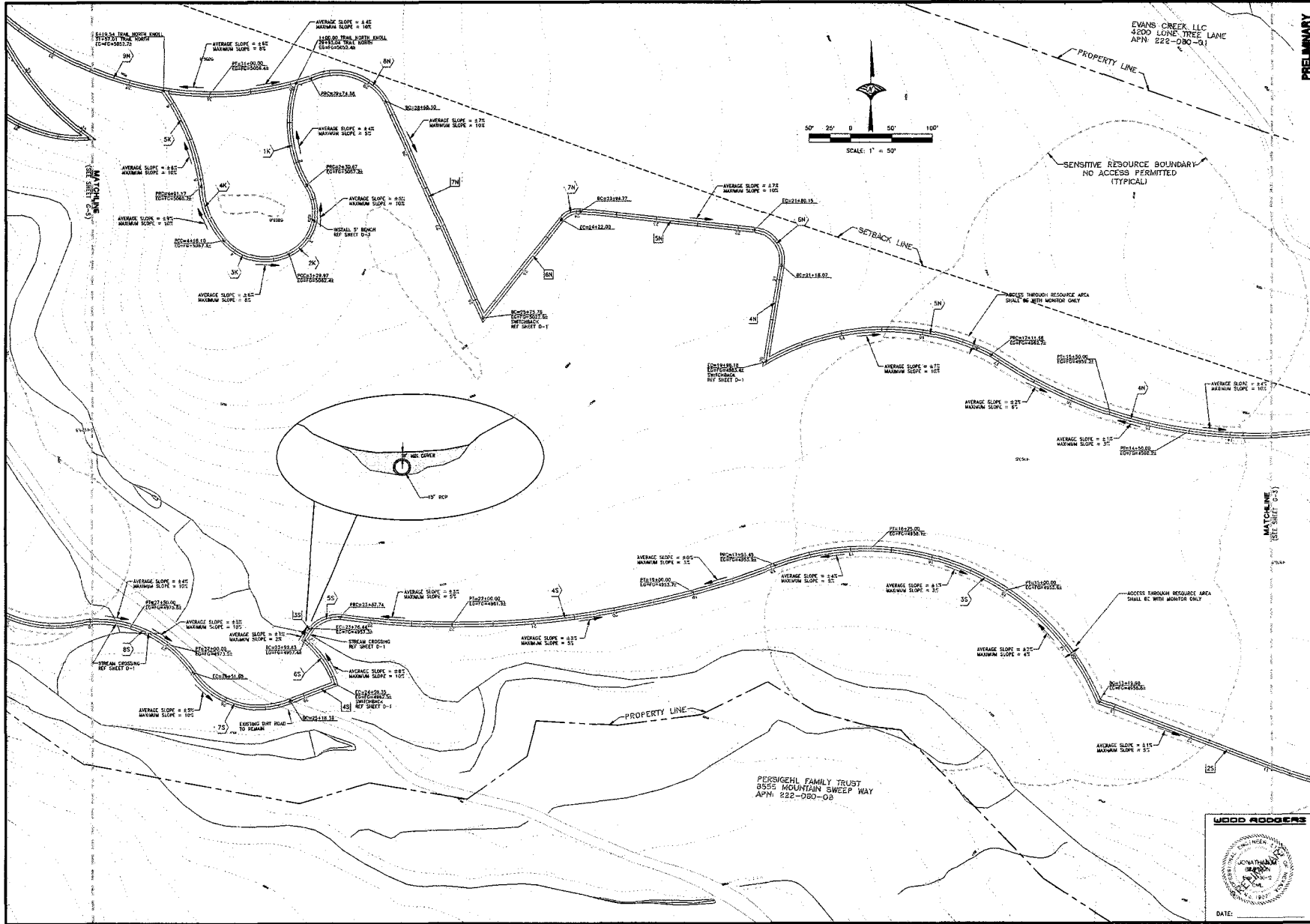
DATE: _____ SCALE: 1" = 50' DESIGNED BY: JMD CHECKED BY: JMD APPROVED BY: JMD	DATE: _____ SCALE: _____ DESIGNED BY: _____ CHECKED BY: _____ APPROVED BY: _____
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WOOD RODGERS
 1844 NEW COLUMBIA DRIVE
 LAS VEGAS, NEVADA 89102
 PHONE: 702.831.1111

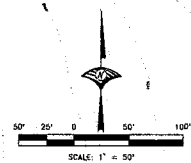
IMPROVEMENT PLANS FOR BALLARDINI RANCH TRAILHEAD GRADING PLAN

WASCO COUNTY, NEVADA

PROJECT NO. 2411.001	SHEET NO. 6 OF 32
DRAWING G-3	DATE: _____



EVANS CREEK LLC
4200 LONE TREE LANE
APN: 222-080-01



PRELIMINARY

DATE:	NOV 2010
SCALE:	AS SHOWN
PROJECT:	LAND
CLIENT:	WOOD ROGERS
DESIGNED BY:	WOOD ROGERS
CHECKED BY:	WOOD ROGERS
APPROVED BY:	WOOD ROGERS
PROJECT NO.:	1418.001
DRAWING:	G-4
SHEET:	7 OF 32

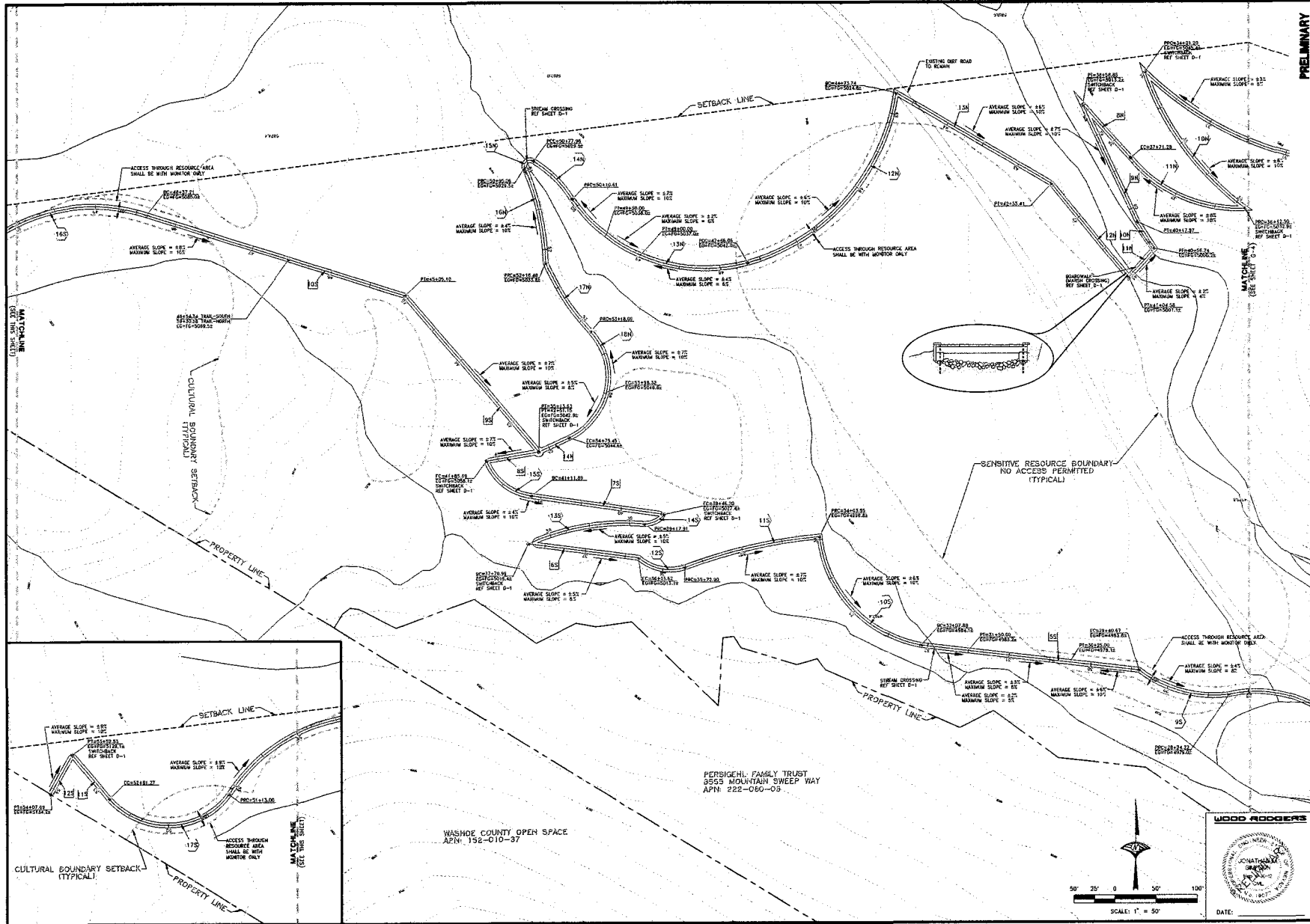
WOOD ROGERS
DESIGN ENGINEERS
1000 W. 10TH STREET
RENO, NV 89502
TEL: 775.784.4000
FAX: 775.784.4000
WWW.WOODROGERS.COM

IMPROVEMENT PLANS FOR
BALLARDINI RANCH TRAILHEAD
GRADING PLAN
NEVADA
WASCO COUNTY



PROJECT NO. 1418.001
DRAWING G-4
DATE:

SHT 7 OF 32



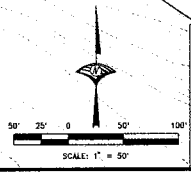
PRELIMINARY

NO.	DATE	DESCRIPTION

NOV 2016
 WOOD RODGERS
 ENGINEERS ARCHITECTS
 1000 W. WASHINGTON ST. SUITE 100
 LAS VEGAS, NV 89101
 PHONE: 702.734.8888
 FAX: 772.823.4000

IMPROVEMENT PLANS FOR
BALLARDINI RANCH TRAILHEAD
 GRADING PLAN
 NEVADA
 WASHOE COUNTY

PROJECT NO.
 8419.001
 DRAWING
G-5
 SHEET 8 OF 32



PERSIGEH, FAMILY TRUST
 3555 MOUNTAIN SWEEP WAY
 APN: 222-086-09

WASHOE COUNTY OPEN SPACE
 APN: 192-010-37

TRAIL SOUTH

§ CURVE DATA

15)	R= 628.10 Δ= 52.131° L= 101.15 CH= 122.80
20)	R= 436.90 Δ= 44.743° L= 81.20 CH= 91.28
35)	R= 307.00 Δ= 30.216° L= 58.90 CH= 67.25
45)	R= 189.54 Δ= 20.433° L= 36.20 CH= 41.59
55)	R= 43.89 Δ= 37.504° L= 8.00 CH= 9.29
65)	R= 117.21 Δ= 22.115° L= 22.10 CH= 25.64
75)	R= 86.57 Δ= 19.017° L= 16.50 CH= 19.00
85)	R= 140.88 Δ= 17.210° L= 29.90 CH= 34.33
95)	R= 140.88 Δ= 17.210° L= 29.90 CH= 34.33
105)	R= 153.72 Δ= 18.055° L= 31.70 CH= 36.64
115)	R= 815.10 Δ= 14.147° L= 142.21 CH= 162.82
125)	R= 58.40 Δ= 29.944° L= 11.40 CH= 13.00
135)	R= 280.40 Δ= 27.919° L= 46.90 CH= 54.30
145)	R= 150.01 Δ= 27.932° L= 27.30 CH= 31.34
155)	R= 37.82 Δ= 27.045° L= 7.10 CH= 8.18
165)	R= 707.81 Δ= 7.0058° L= 12.10 CH= 14.01
175)	R= 93.67 Δ= 17.00131° L= 17.00 CH= 19.54

TANGENT TABLE

NO.	BEARING	LENGTH
15)	N19°23'23" E	238.70'
20)	N68°59'29" W	248.40'
35)	S51°38'45" W	16.39'
45)	S68°35'14" W	59.03'
55)	N87°17'05" W	297.21'
65)	N82°43'17" W	137.37'
75)	N82°01'50" W	165.69'
85)	N80°18'40" E	66.46'
95)	N40°27'39" W	253.95'
105)	N72°31'16" W	332.11'
115)	N39°24'58" W	71.26'
125)	S28°55'05" W	55.16'

TRAIL NORTH

§ CURVE DATA

1N)	R= 364.44 Δ= 34.13° L= 54.10 CH= 63.75
2N)	R= 490.90 Δ= 21.3414° L= 81.07 CH= 93.00
3N)	R= 210.60 Δ= 42.88° L= 34.90 CH= 40.00
4N)	R= 367.00 Δ= 44.7747° L= 61.40 CH= 71.58
5N)	R= 294.21 Δ= 37.43° L= 48.20 CH= 56.27
6N)	R= 86.57 Δ= 22.40° L= 14.40 CH= 16.54
7N)	R= 86.57 Δ= 22.40° L= 14.40 CH= 16.54
8N)	R= 71.36 Δ= 29.94° L= 10.60 CH= 12.30
9N)	R= 84.87 Δ= 29.94° L= 10.60 CH= 12.30
10N)	R= 345.64 Δ= 21.135° L= 51.00 CH= 59.02
11N)	R= 160.57 Δ= 15.50° L= 26.30 CH= 30.30
12N)	R= 253.83 Δ= 20.78° L= 41.70 CH= 48.43
13N)	R= 200.62 Δ= 20.78° L= 41.70 CH= 48.43
14N)	R= 144.20 Δ= 26.25° L= 24.30 CH= 28.30
15N)	R= 7.11 Δ= 19.40° L= 1.10 CH= 1.27
16N)	R= 316.86 Δ= 21.52° L= 51.40 CH= 59.87
17N)	R= 284.49 Δ= 22.50° L= 47.81 CH= 55.81
18N)	R= 80.39 Δ= 19.10° L= 14.40 CH= 16.54

TANGENT TABLE

NO.	BEARING	LENGTH
1N)	N02°29'58" W	215.87'
2N)	N57°17'24" W	120.64'
3N)	S45°41'02" W	150.53'
4N)	N08°55'50" E	118.90'
5N)	N85°49'59" W	214.62'
6N)	S38°08'11" W	155.76'
7N)	N2°07'08" W	292.34'
8N)	N41°41'49" W	87.57'
9N)	S24°52'28" E	159.12'
10N)	S32°40'50" E	38.77'
11N)	S42°50'40" W	47.65'
12N)	N59°10'19" W	148.63'
13N)	N59°25'04" W	220.35'
14N)	N65°09'42" E	40.70'

TRAIL SMALL LOOP

§ CURVE DATA

1L)	R= 185.80 Δ= 34.507° L= 32.90 CH= 38.44
2L)	R= 172.68 Δ= 34.80° L= 29.90 CH= 35.36
3L)	R= 445.00 Δ= 14.9830° L= 78.00 CH= 90.56
4L)	R= 301.01 Δ= 23.45° L= 48.50 CH= 56.50
5L)	R= 86.64 Δ= 26.11° L= 14.40 CH= 16.54

TANGENT TABLE

NO.	BEARING	LENGTH
1L)	N65°24'54" E	32.11'
2L)	N82°27'50" E	67.74'
3L)	N76°30'18" E	65.52'
4L)	N46°35'15" W	624.86'
5L)	S09°43'44" E	184.12'
6L)	S58°08'36" W	104.73'
7L)	S59°32'41" W	432.61'
8L)	N80°39'30" E	143.90'
9L)	S60°04'20" E	88.63'
10L)	S51°18'25" E	21.90'

TRAIL NORTH KNOLL

§ CURVE DATA

1K)	R= 150.37 Δ= 49.217° L= 24.67 CH= 28.70
2K)	R= 87.50 Δ= 39.50° L= 14.40 CH= 16.54
3K)	R= 65.58 Δ= 76.59° L= 12.10 CH= 14.01
4K)	R= 105.77 Δ= 39.50° L= 14.40 CH= 16.54
5K)	R= 293.34 Δ= 29.92° L= 46.90 CH= 54.30

PRELIMINARY

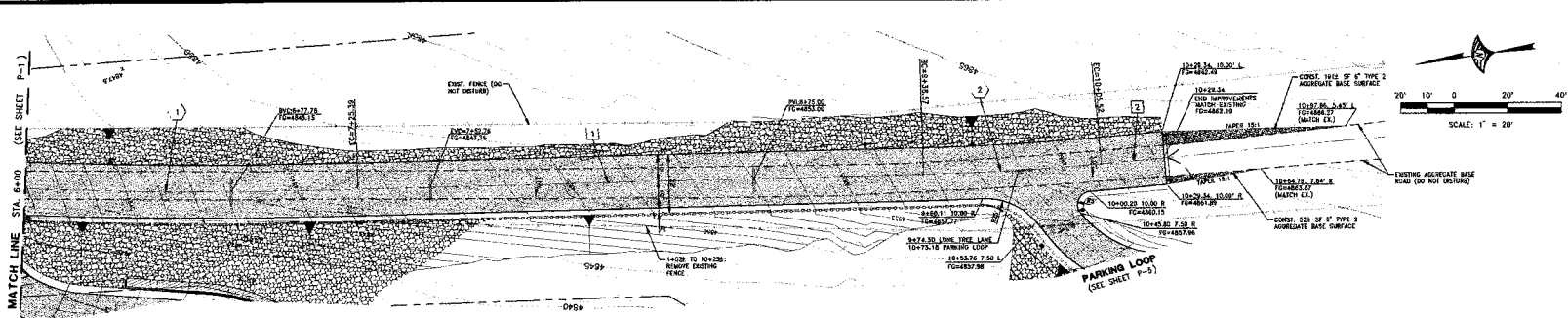
DATE:	NOV 2015
DRAWN BY:	WJ
CHECKED BY:	WJ
DESIGNED BY:	WJ
PROJECT NO.:	9419.001
DRAWING:	TA-1
SHEET:	9 OF 32

WOOD RODGERS
 ENGINEERS & ARCHITECTS
 1000 W. WASHINGTON ST. SUITE 200
 LAS VEGAS, NV 89101
 PHONE: 702.735.4000
 FAX: 702.735.4000

IMPROVEMENT PLANS FOR
BALLARDINI RANCH TRAILHEAD
 TRAIL ALIGNMENT SHEET
 WASHOE COUNTY, NEVADA



DATE:



- NOTES:**
1. ALL STORM DRAIN IS PUBLIC UNLESS NOTED OTHERWISE.
 2. CONSTRUCT GRADE "A" WORKMENTS AT 10% ECH. PACE
 3. ALL SLOPES ARE 3:1 OR LESS UNLESS NOTED OTHERWISE.
 4. SHOULD ANY PREHISTORIC OR HISTORIC REMAINS/AFFAIRS BE DISCOVERED DURING THE GRADING WORK, SHALL TEMPORARILY BE MAINTAINED AT THE SPECIFIC SITE AND THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES, THROUGH HISTORIC PRESERVATION AND ARCHAEOLGY, SHALL BE NOTIFIED TO RECORD AND PHOTOGRAPH THE SITE. THE PERIOD OF TEMPORARY DELAY SHALL BE LIMITED TO A MAXIMUM OF TWO (2) WORKING DAYS FROM THE DATE OF NOTIFICATION.
 5. ALL DIMENSIONS AND DISTANCES ARE TO FACE OF PAYMENT, CURB RETURN, FACE OF WALL, TOP LINE, PROPERTY LINE, CENTER OF STRIPE, CENTER LINE OF PIPE, OR END OF IMPROVEMENTS.

§ CURVE DATA

①	R= 2000.00'
	Δ= 129.49°
	L= 127.77'
	PI= 4851.77'
	CH= 137.75'

TANGENT TABLE

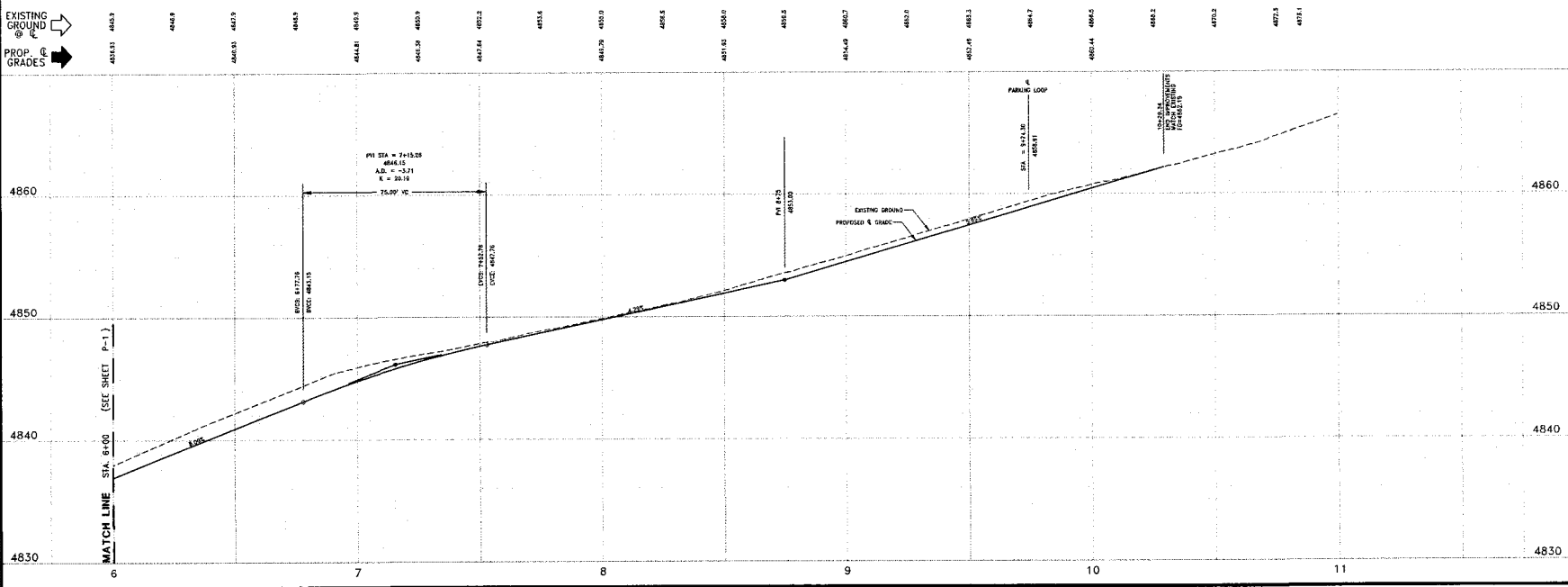
NO.	BEARING	LENGTH
1	N69°23'58"W	213.18'
2	N75°14'07"W	178.92'

§ CURVE DATA

②	R= 1000.00'
	Δ= 150.00°
	L= 86.95'
	PI= 4844.41'
	CH= 86.95'



LONE TREE LANE



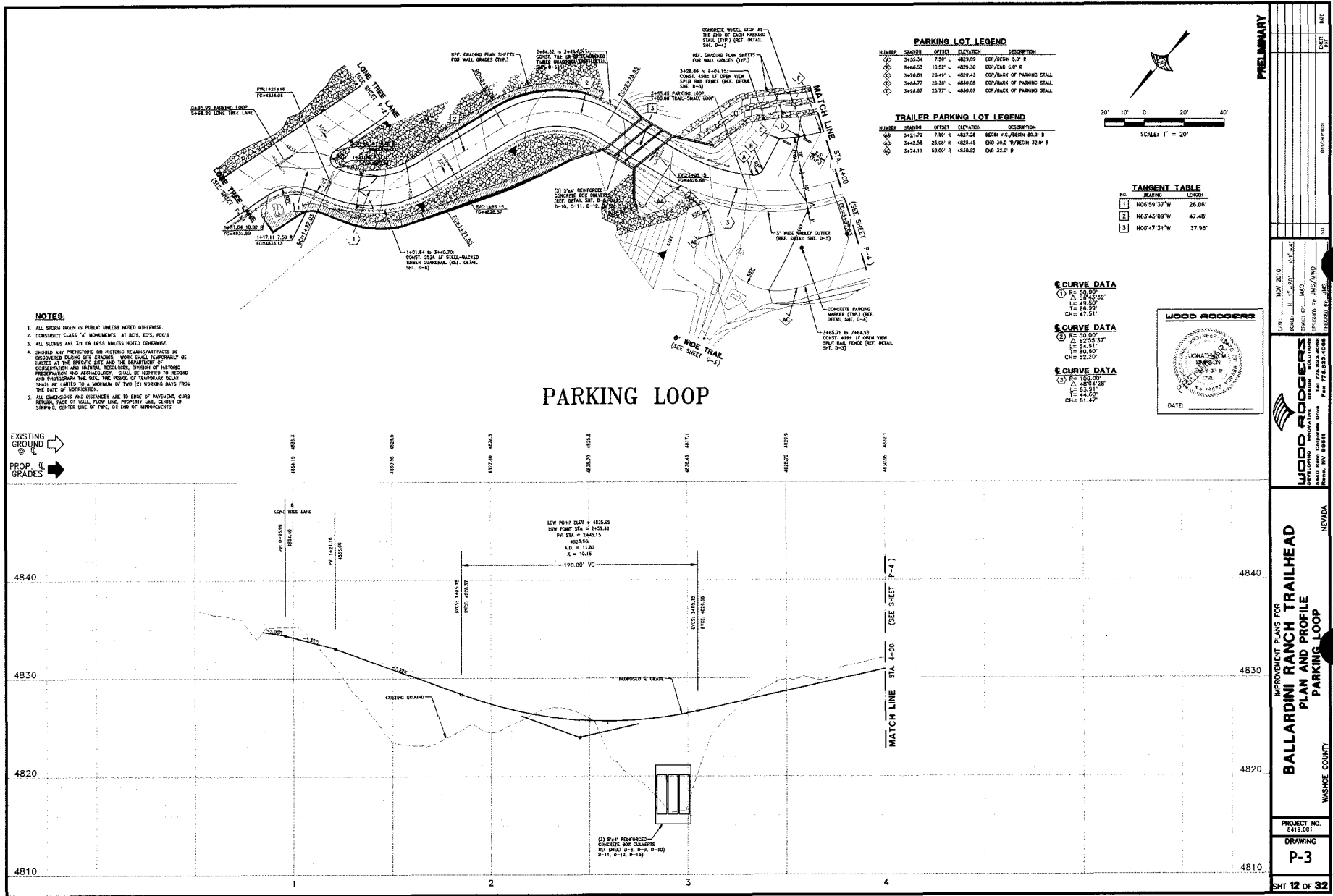
PRELIMINARY

DATE: NOV. 2018
 SHEET NO. P-2
 PROJECT NO. 8419.001
 DRAWING P-2

WOOD RODGERS
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF NEVADA
 NO. 10425

**BALLARDINI RANCH TRAILHEAD
 PLAN AND PROFILE
 LONE TREE LANE**
 WASHOE COUNTY, NEVADA

PROJECT NO. 8419.001
 DRAWING P-2
 SHEET 11 OF 32



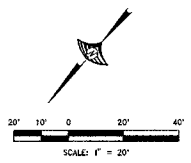
- NOTES:**
1. ALL STORM DRAIN IS PUBLIC UNLESS NOTED OTHERWISE.
 2. CONSTRUCT CLASS "A" MONUMENTS AT BC'S, EC'S, FC'S.
 3. ALL SLOPES ARE 3:1 OR LESS UNLESS NOTED OTHERWISE.
 4. GROUND ANY PREVIOUS OR HISTORIC REMAINS/ARTIFACTS BE RECOVERED DURING SITE GRADING. WORK SHALL TEMPORARILY BE HELD AS AT THE SITE AND THE REPAIRS OF CONSERVATION AND NATURAL RESOURCES, DIVISION OF HISTORIC PRESERVATION AND RECREATION. SHALL BE NOTICED TO RECORD AND PHOTOGRAPHY THE SITE. THE PERIOD OF TEMPORARY DELAY SHALL BE LIMITED TO A MAXIMUM OF TWO (2) WORKING DAYS FROM THE DATE OF NOTIFICATION.
 5. ALL DIMENSIONS AND DISTANCES ARE TO EDGE OF PAVEMENT, CURB RETURN, FACE OF WALL, FLOW LINE, PROPERTY LINE, CENTER OF STREETS, CENTER LINE OF PIPE, OR END OF IMPROVEMENTS.

PARKING LOT LEGEND

NUMBER	STATION	OFFSET	ELEVATION	DESCRIPTION
1	3150.34	7.50'	4829.29	COF/FACE 5.0' R
2	3146.53	10.57'	4829.30	ED/VENE 5.0' R
3	3170.81	26.49'	4829.45	COF/FACE OF PARKING STALL
4	3146.77	24.38'	4830.55	COF/FACE OF PARKING STALL
5	3148.17	23.77'	4830.57	COF/FACE OF PARKING STALL

TRAILER PARKING LOT LEGEND

NUMBER	STATION	OFFSET	ELEVATION	DESCRIPTION
1	3121.72	7.50'	4827.28	BEHM V.C./R/W/ON 50.0' R
2	3142.58	23.08'	4831.45	ODD 30.0' W/R/W/ON 32.0' R
3	3174.19	58.00'	4830.52	CHG 35.0' R



TANGENT TABLE

NO.	BEARING	LENGTH
1	N06°59'37\"/>	

- Curve Data**
- ① R= 55.00'
 $\Delta = 57^{\circ}43'52''$
 $L = 49.50'$
 $T = 28.99'$
 $Ch = 47.51'$
 - ② R= 55.00'
 $\Delta = 82^{\circ}53'37''$
 $L = 70.81'$
 $T = 34.86'$
 $Ch = 52.20'$
 - ③ R= 100.00'
 $\Delta = 48^{\circ}54'28''$
 $L = 83.91'$
 $T = 44.60'$
 $Ch = 81.47'$



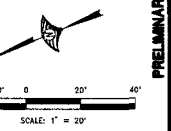
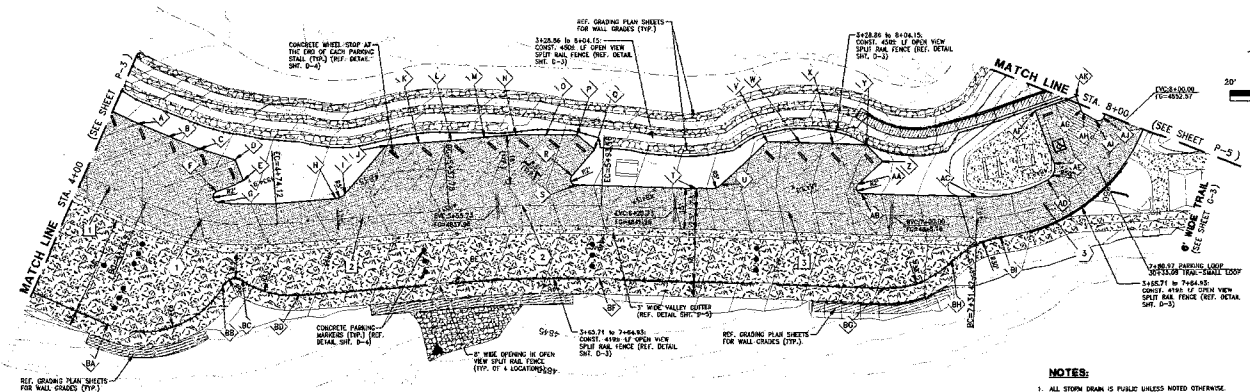
PRELIMINARY

NO.	DATE	DESCRIPTION

DATE: NOV. 2018
 SCALE: 1" = 20'
 DRAWN BY: JAS/AM/D
 CHECKED BY: JAS/AM/D
 PROJECT NO: 8419.001
 DRAWING NO: P-3
 SHEET NO: 12 OF 32
 WASHOE COUNTY, NEVADA
 BALLARDINI RANCH TRAILHEAD IMPROVEMENT PLANS FOR PARKING LOOP
 WOOD RODGERS, INC.
 3440 West Corporate Drive, Reno, NV 89511
 Phone: 775.785.4000
 Fax: 775.785.4008

NUMBER	STATION	OFFSET	ELEVATION	DESCRIPTION
4416.45	25.57	L	4831.21	TOP/BACK OF PARKING STALL
4416.87	25.75	L	4831.79	TOP/BACK OF PARKING STALL
4416.89	25.28	L	4832.47	TOP/BACK OF PARKING STALL
4416.90	25.74	L	4833.32	TOP/BACK OF PARKING STALL
4416.94	11.06	L	4833.48	TOP/BACK OF PARKING STALL
4416.99	11.23	L	4833.28	TOP/BACK OF PARKING STALL
4417.21	7.50	L	4833.40	TOP/END 2.5' R
4418.45	7.50	L	4833.44	TOP/MEOW 5.0' R
4418.89	8.86	L	4833.57	TOP/END 5.0' R
4418.93	25.53	L	4833.96	TOP/BACK OF PARKING STALL
4419.57	25.53	L	4834.32	TOP/BACK OF PARKING STALL
4419.60	25.54	L	4835.06	TOP/BACK OF PARKING STALL
4419.81	25.74	L	4835.57	TOP/BACK OF PARKING STALL
4420.29	26.29	L	4837.07	TOP/BACK OF PARKING STALL
4420.85	25.97	L	4838.57	TOP/BACK OF PARKING STALL
4424.56	26.29	L	4838.27	TOP/BACK OF PARKING STALL
4424.85	20.71	L	4839.67	TOP/BACK OF PARKING STALL
4425.74	10.78	L	4833.31	TOP/MEOW 2.5' R
4426.44	7.50	L	4836.48	TOP/END 2.5' R
4428.27	7.50	L	4842.70	TOP/MEOW 5.0' R
4431.31	8.87	L	4843.41	TOP/END 5.0' R
4433.88	25.57	L	4844.70	TOP/BACK OF PARKING STALL
4434.88	25.53	L	4845.56	TOP/BACK OF PARKING STALL
4437.95	55.55	L	4844.59	TOP/BACK OF PARKING STALL
4438.94	25.53	L	4846.97	TOP/BACK OF PARKING STALL
4440.02	16.89	L	4847.48	TOP/BACK OF PARKING STALL
4442.35	10.81	L	4847.17	TOP/MEOW 2.5' R
4446.70	7.50	L	4850.45	TOP/END 2.5' R
4451.42	7.50	L	4850.45	TOP/MEOW 48.5' R
4452.26	7.50	L	4851.86	TOP/END 48.5' R/BEEN 5.0' R
4454.45	11.38	L	4851.81	TOP/END 2.5' R
4458.31	30.47	L	4851.86	TOP/BACK OF PARKING STALL
4459.72	16.10	L	4852.28	TOP/BACK OF PARKING STALL
4460.41	14.90	L	4852.28	TOP/MEOW 2.5' R
4465.84	8.67	L	4852.29	TOP/END 2.5' R
4468.33	7.50	L	4853.33	TOP/MEOW 2.0' R
4470.45	18.87	L	4852.36	TOP/END 2.5' R

NUMBER	STATION	OFFSET	ELEVATION	DESCRIPTION
4482.23	46.58	R	4832.78	BEHIND 33.0' R
4482.67	25.49	R	4833.54	END 33.0' R/BEHIND 33.0' R
4482.69	20.16	R	4833.79	END 5.0' R/BEHIND 33.0' R
4486.22	76.50	R	4834.73	END 33.0' R
4487.78	26.50	R	4837.32	BEHIND 48.5' R
4490.98	28.20	R	4838.83	END 42.5' R
4498.42	28.50	R	4848.10	BEHIND 33.0' R
7422.44	18.00	R	4848.70	END 33.0' R/BEHIND 30.0' R
7429.20	7.50	R	4850.51	END 30.0' R/END V.C.



NO.	ANGLE	LENGTH
1	N46°51'58"W	28.10'
2	N70°03'45"W	63.66'
3	N70°36'45"W	137.45'

CURVE DATA

① R=100.00
 Δ=28°11'05"
 L=45.19
 CH=25.30
 CM=46.70

② R=300.00
 Δ=9°38'20"
 L=34.19
 CH=28.12
 CM=56.16

③ R=300.00
 Δ=9°38'20"
 L=34.19
 CH=28.12
 CM=56.16

- NOTES:**
- ALL STORM DRAIN IS PUBLIC UNLESS NOTED OTHERWISE.
 - CONCRETE CLAS "A" MONUMENTS AT B.C.'S, E.C.'S, P.C.'S.
 - ALL SLOPES ARE 3% OR LESS UNLESS NOTED OTHERWISE.
 - SHOULD ANY PREHISTORIC OR HISTORIC REMAINS/ARTIFACTS BE DISCOVERED DURING SITE GRADING, WORK SHALL TEMPORARILY BE HALTED AT THE SPECIFIC SITE AND THE AGENCY OF HISTORIC CONSERVATION AND NATIONAL HISTORIC SOCIETY OF HISTORIC PRESERVATION AND ARCHAEOLGY, SHALL BE NOTIFIED TO RECORD AND PHOTOGRAPH THE SITE. THE PERIOD OF TEMPORARY STAY SHALL BE LIMITED TO A MAXIMUM OF TWO (2) WORKING DAYS FROM THE DATE OF NOTIFICATION.
 - ALL DIMENSIONS AND DISTANCES ARE TO EDGE OF PAVEMENT, CURB RETURN, FACE OF WALL, FACE LINE, PROPERTY LINE, CENTER OF STORM, CENTER LINE OF PIPE, OR END OF IMPROVEMENTS.

WOOD ROBBERS

DATE: _____

SCALE: 1" = 20'

NOV. 2010

SCALE: 1" = 20'

DATE BY: MLD

DESIGNED BY: JMS/JMW

ISSUED BY: JMS

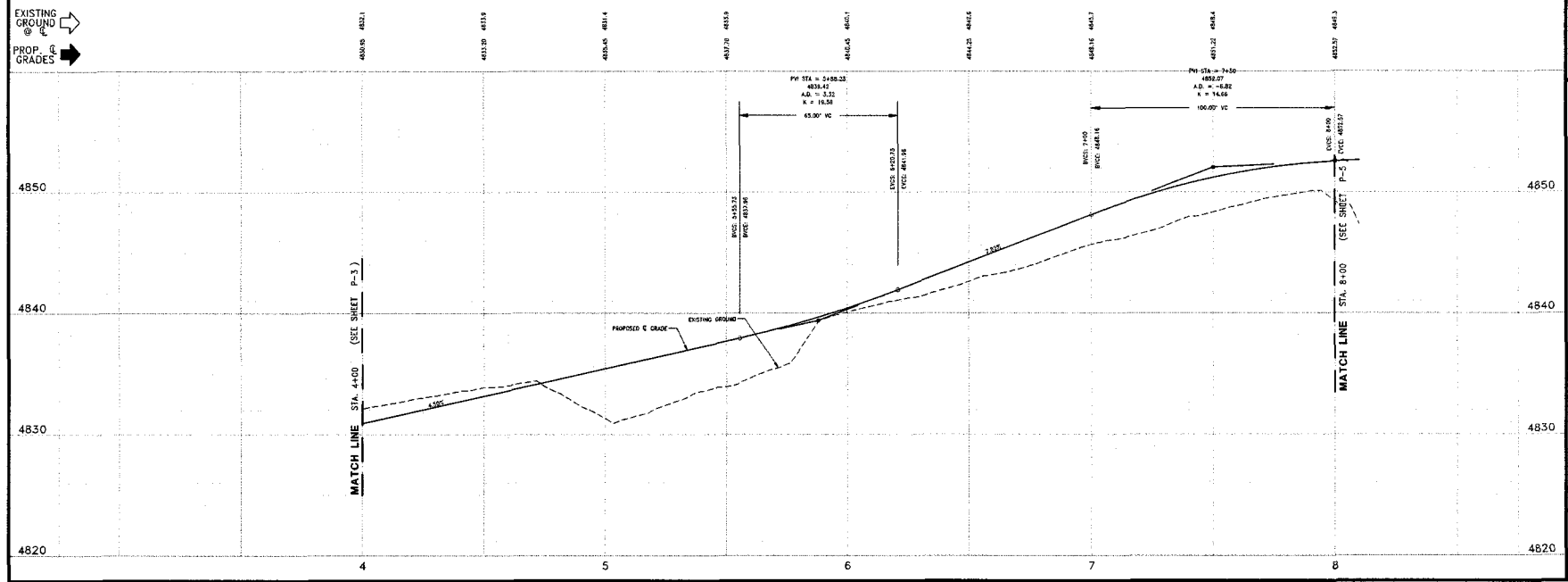
LOGO: WOOD ROBBERS ENGINEERING & SURVEYING

14776 S. 200th Ave., Suite 100, Sandy, UT 84070

PHONE: 801.734.8888

FAX: 801.734.8888

PARKING LOOP



PRELIMINARY

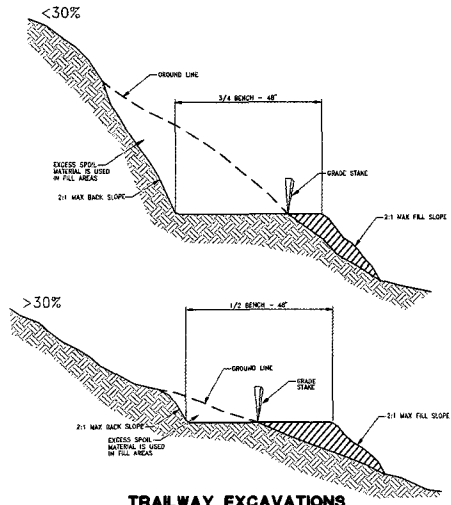
PROJECT NO. 8419.001

DRAWING P-4

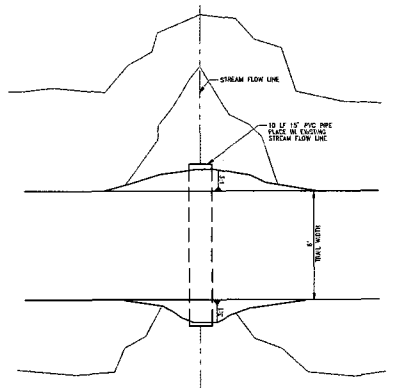
SHT 13 OF 32

IMPROVEMENT PLANS FOR BALLARDINI RANCH TRAILHEAD PLAN AND PROFILE PARKING LOOP

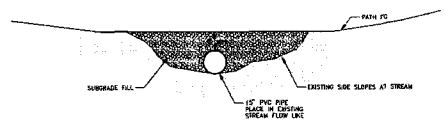
WASHOE COUNTY NEVADA



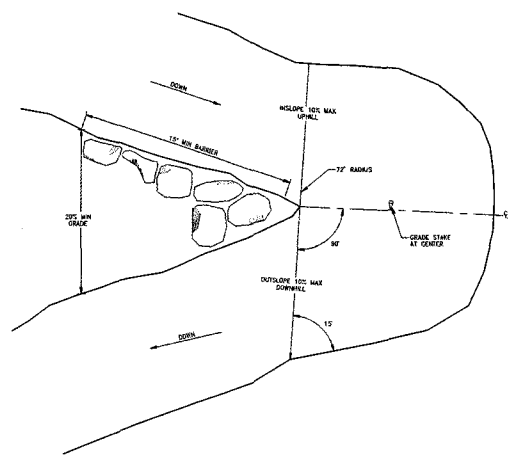
TRAILWAY EXCAVATIONS
NO SCALE



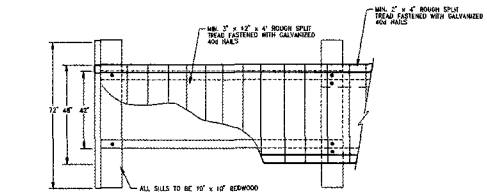
TYPICAL STREAM CROSSING - PLAN VIEW
NO SCALE



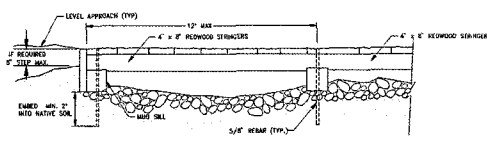
TYPICAL STREAM CROSSING - PROFILE VIEW
NO SCALE



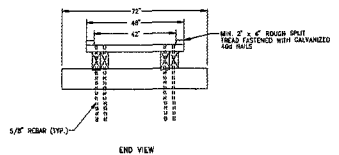
TYPICAL SWITCHBACK - TOP VIEW
NO SCALE



PLAN VIEW



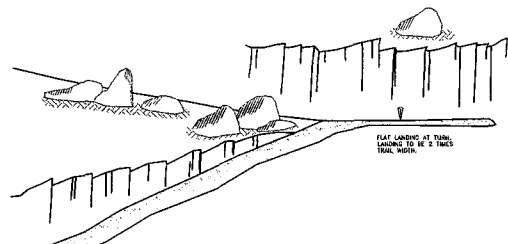
CROSS SECTION



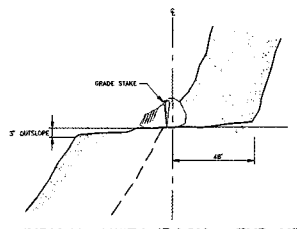
END VIEW

NOTE: ALL WOOD TO BE #2 AND BETTER STRUCTURAL GRADE REDWOOD.
TYPICAL BOARDWALK DETAIL (MARSH CROSSING)

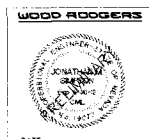
K.T.S.



TYPICAL SWITCHBACK - SIDE VIEW
NO SCALE



TYPICAL SWITCHBACK - END VIEW
NO SCALE



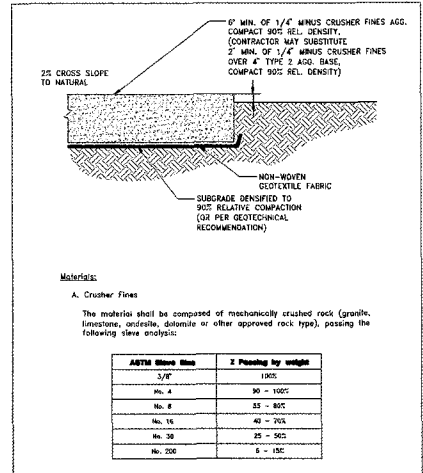
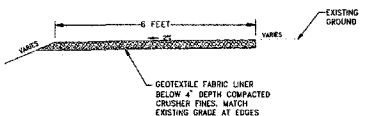
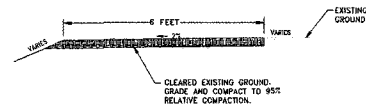
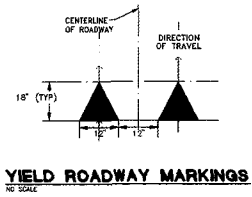
PRELIMINARY

DATE:	REV. 2012:	NO.	REV.
PROJECT NO. 8419.001	DRAWING D-1	SHEET 15 OF 32	DATE

WOOD ROGERS
DESIGN ENGINEERS
1400 S. WASHINGTON ST. SUITE 100
SPRING VALLEY, NV 89415
PHONE: 775.853.4008
FAX: 775.853.4008

IMPROVEMENT PLANS FOR
BALLARDINI RANCH TRAILHEAD
DETAIL SHEET
NEVADA
WASHOE COUNTY

PROJECT NO. 8419.001
DRAWING D-1
DATE:



Crusher Fines Method:

Trail alignment shall be graded to establish elevations specified on plans. Trail section shall be excavated to required depth and existing subgrade shall be compacted in place to 95% standard proctor density (SPD).

Geotextile fabric shall be installed on top of compacted subgrade with a minimum 6" overlap between all seams, with continuous, smooth contact between fabric and subgrade surface. On slopes exceeding 2%, or where specified, fabric shall be stapled to subgrade using 6" length galvanized metal staples at 24" O.C.

Crusher fines shall be placed on top of fabric and spread out evenly to a uniform depth of approximately 6" and compacted in place to achieve a minimum depth of 4" at 95% SPD. Surface of crusher fines trail shall be sloped as indicated on plans, or at a minimum 2% cross-slope (following existing drainage patterns) or with a center crown (high point) at 2% min. sloping out to both sides (where running grade of trail is relatively flat - less than 2%).

NON-WOVEN GEOTEXTILE SPECS:

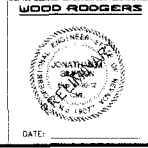
NON-WOVEN	Test Method	D.
MECHANICAL	ASTM	
Grab Tensile (lb)	D-4632	150
Grab Elongation (%)	D-4632	30
Puncture (lb)	D-4633	85
Trapezoidal Tear (lb)	D-4633	60
Wullen Burst (psi)	D-5766	280
HYDRAULIC		
AOS	D-4751	70
Flow Rate (gpm/ft)	D-4461	115
Permeability (cm/sec)	D-4991	0.23
Permittivity (sec)	D-4991	1.4
PHYSICAL		
Thickness (mil)	D-5199	55

Standard Details for Park and Open Space Construction

NO. REVISION	DATE	BY	CHKD.
1	08/16/97	WJ	WJ
2	02/04/98	WJ	WJ
3	02/04/98	WJ	WJ
4	12/97	WJ	WJ

CRUSHER FINES PATH

ISSUED	DATE
ISSUED	DATE
ISSUED	DATE
ISSUED	DATE



PRELIMINARY

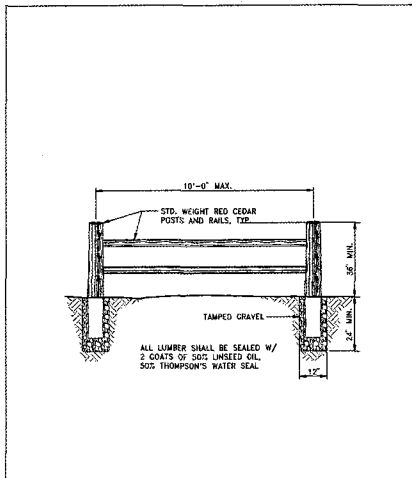
DATE: NOV 2010
SCALE: 1" = 10'
PROJECT: B. M.D.
DRAWING: 10-105
SHEET: 16 OF 32
SHEET NO. 16

WOOD RODGERS
CORPORATION
1000 W. WASHINGTON ST.
RENO, NV 89501
TEL: 775.782.4000
FAX: 775.782.4008

NEVADA
BALLARDINI RANCH TRAILHEAD
DETAIL SHEET
WASHINGTON COUNTY

PROJECT NO. 8418-001
DRAWING
D-2

SHT 16 OF 32

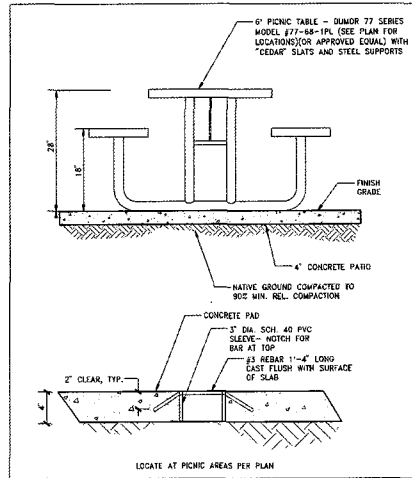


Standard Details for Park and Open Space Construction

TWO RAIL SPLIT RAIL FENCE

NO.	REVISION	DATE	BY	CHKD.
1	NEW	5/2/77		

DATE: 12/87

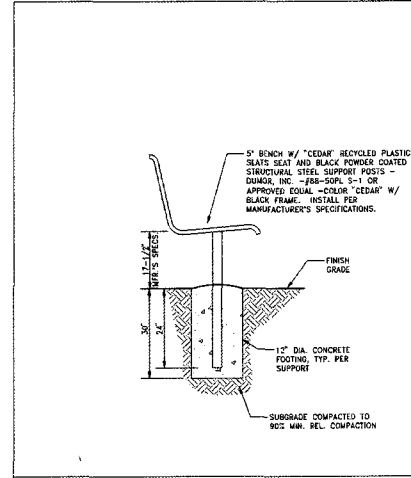


Standard Details for Park and Open Space Construction

PICNIC TABLE AND TIE-DOWN

NO.	REVISION	DATE	BY	CHKD.
1	NEW	12/77		

DATE: 12/87

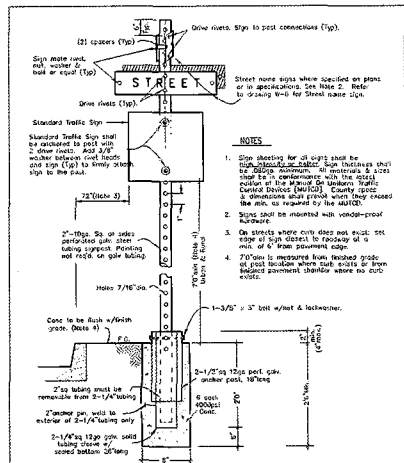


Standard Details for Park and Open Space Construction

5" BENCH DETAIL

NO.	REVISION	DATE	BY	CHKD.
1	NEW	5/2/77		

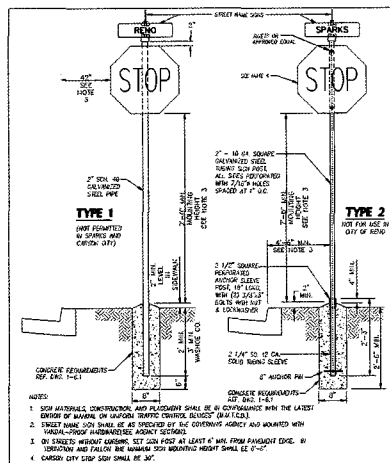
DATE: 12/87



STANDARD TRAFFIC SIGN

NO.	REVISION	DATE	BY	CHKD.
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2	REV	1/2/76		
3	REV	1/2/76		
4	REV	1/2/76		

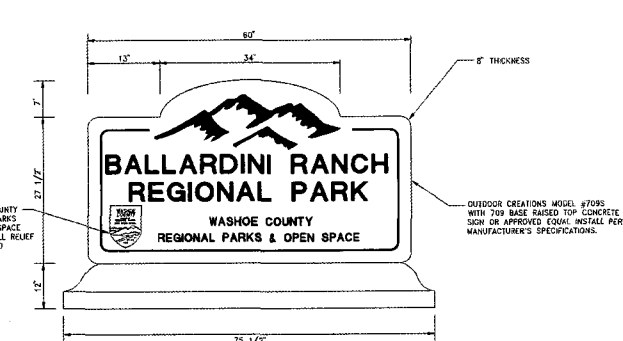
DATE: 12/87



STANDARD STREET SIGN

NO.	REVISION	DATE	BY	CHKD.
1	NEW	1/2/76		
2	REV	1/2/76		
3	REV	1/2/76		
4	REV	1/2/76		

DATE: 12/87



PARK ENTRANCE SIGN

NO SCALE

NO.	REVISION	DATE	BY	CHKD.
1	NEW	1/2/76		
2	REV	1/2/76		
3	REV	1/2/76		
4	REV	1/2/76		

DATE: 12/87

PRELIMINARY

NOV 2025

PROJECT NO. 8419.001

DRAWING D-3

SHEET 17 OF 32

WOOD RODGERS

1440 SOUTH MAIN STREET, SUITE 100, LAS VEGAS, NV 89102

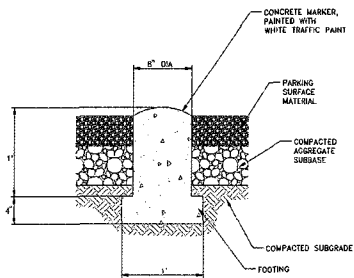
TEL: 702.735.8888 FAX: 702.735.8888

WASHOE COUNTY

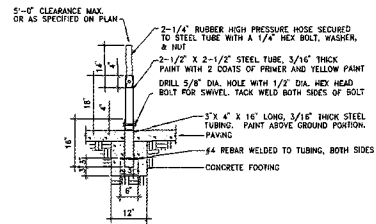
IMPROVEMENT PLANS FOR BALLARDINI RANCH TRAILHEAD DETAIL SHEET

NEVADA

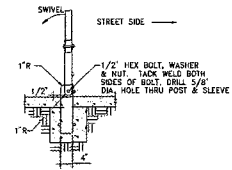
WASHOE COUNTY



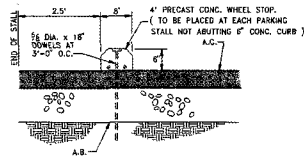
CONCRETE PARKING MARKER
NO SCALE



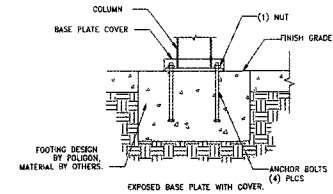
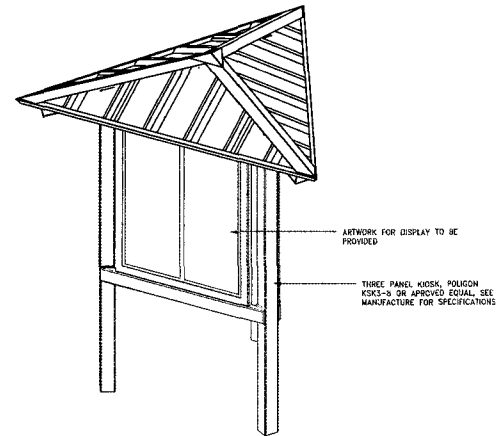
KNOCK-DOWN BOLLARD - FRONT VIEW
NO SCALE



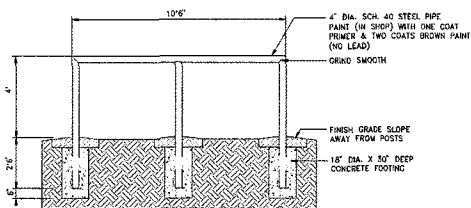
KNOCK-DOWN BOLLARD - SIDE VIEW
NO SCALE



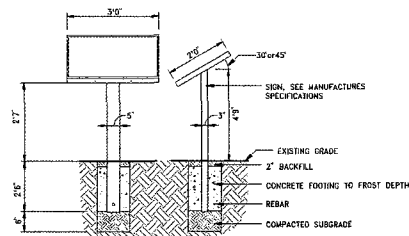
PARKING WHEEL STOP
NO SCALE



INTERPRETIVE PANEL
NO SCALE



RAIL TYPE HITCHING POST
NO SCALE



PEDESTAL TRAIL MAP
NO SCALE

PRELIMINARY

DATE	10/11/01
SCALE	AS SHOWN
PROJECT NO.	8419.001
DRAWING	D-4
SHEET	18 OF 32

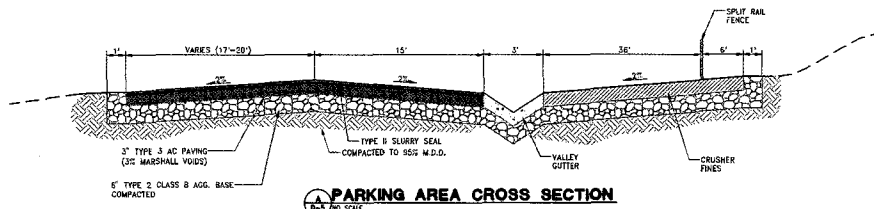
WOOD RODGERS
ENGINEERS ARCHITECTS
1840 WEST CONNOR DRIVE, SUITE 100
SPRINGFIELD, NEVADA 89501
PHONE: 775.853.4000
FAX: 775.853.4008
WWW.WOODRODGERS.COM

IMPROVEMENT PLANS FOR
BALLARDI RANCH TRAILHEAD
DETAIL SHEET

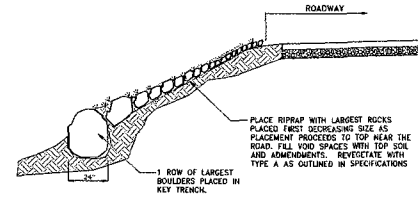
NEVADA
WASCO COUNTY

PROJECT NO. 8419.001
DRAWING D-4
DATE: 10/11/01

SHT 18 OF 32

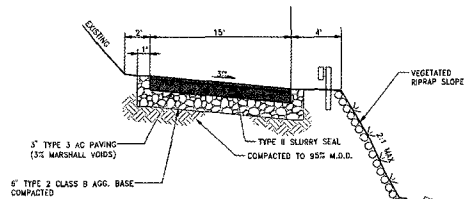


PARKING AREA CROSS SECTION
NO SCALE

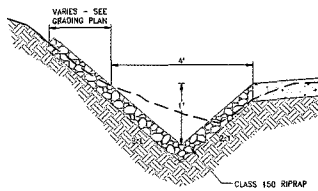


- INSTALL RIPRAP REVEGETATION AS FOLLOWS:
1. SLOPE PREPARATION, GRADE AS OUTLINED ON GRADING PLAN.
 2. COVER WITH ONE COURSE CLASS 200 RIPRAP. ROCK COLORS SHALL BE A MEDIUM TO DARK BROWN GRAY. NO LIGHT STONE SHOULD BE USED.
 3. FILL VOID AREAS WITH TOP SOIL.
 4. ADD SOIL AMENDMENT AND HYDRAULIC APPLICATION OF SEED.
 5. APPLY MULCH, FACILITER, AND SOIL BRIDGE.

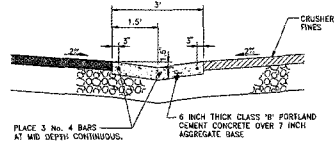
REVEGETATION RIPRAP TREATMENT
NO TO SCALE



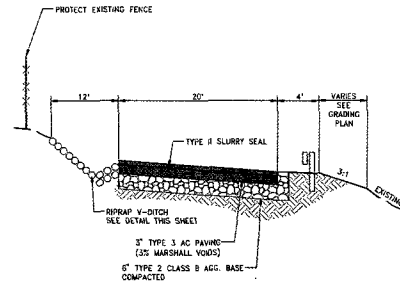
PARKING LOOP ROAD
NO SCALE



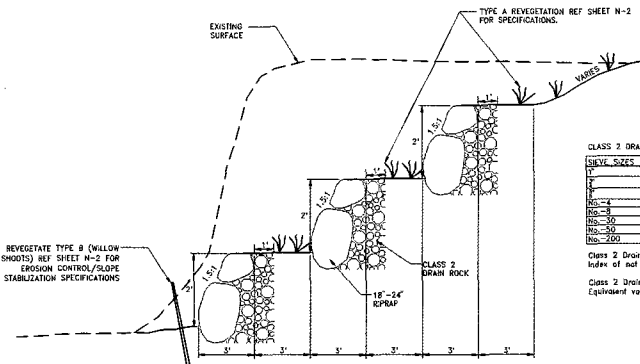
V-DITCH
NO SCALE



VALLEY GUTTER
NO SCALE



LONE TREE PINE ROAD
NO SCALE



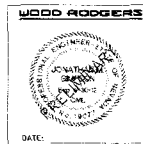
CLASS 2 DRAIN ROCK:

SEIVE SIZES	PERCENTAGE PASSING
1"	100
3"	90-100
4"	40-100
MS-4	28-40
MS-8	18-25
MS-30	5-15
MS-50	0-7
MS-200	0-3

Class 2 Drain Rock shall have a Durability Index of not less than 40.

Class 2 Drain Rock shall have a Sand Equivalent value of not less than 75.

RIPRAP EMBANKMENT PROTECTION
NO SCALE



PRELIMINARY

DATE: NOV 2010	SCALE:
DRAWN BY: J. J. JAMES	CHECKED BY: J. J. JAMES
PROJECT NO. 8411001	DRAWING NO. D-5
SHEET 19 OF 32	

WOOD RODGERS

REGISTERED PROFESSIONAL ENGINEER

STATE OF NEVADA

NO. 1000

1440 Reno Executive Center, Reno, NV 89501

TEL: 775-825-0088

FAX: 775-825-0088

IMPROVEMENT PLANS FOR

BALLARDINI RANCH TRAILHEAD

DETAIL SHEET

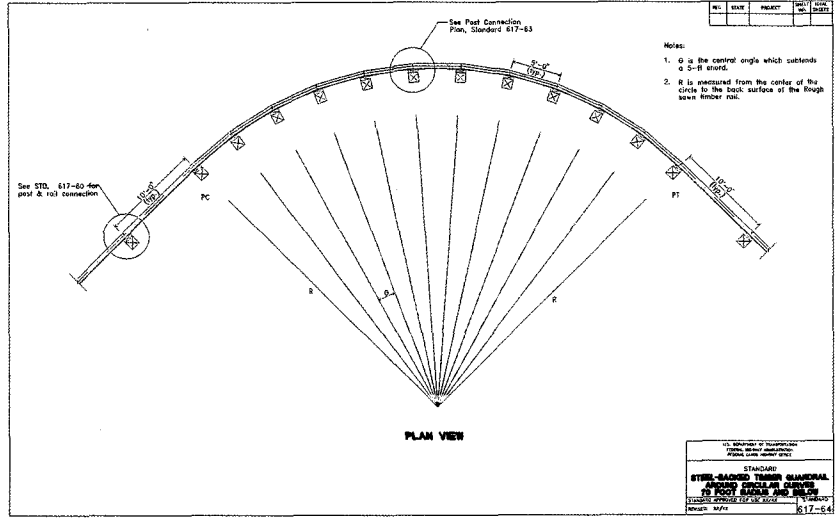
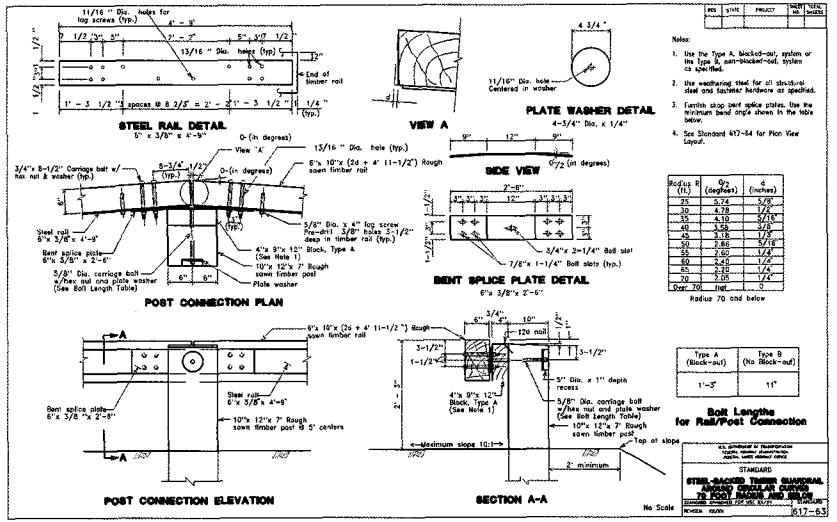
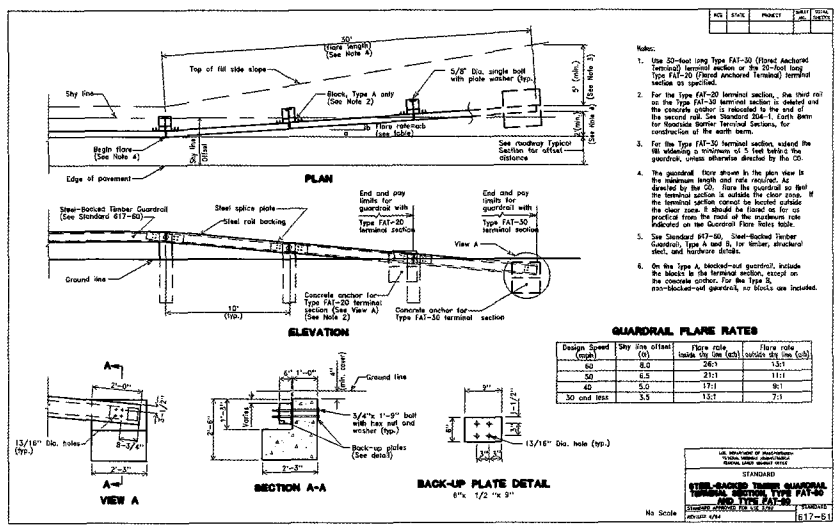
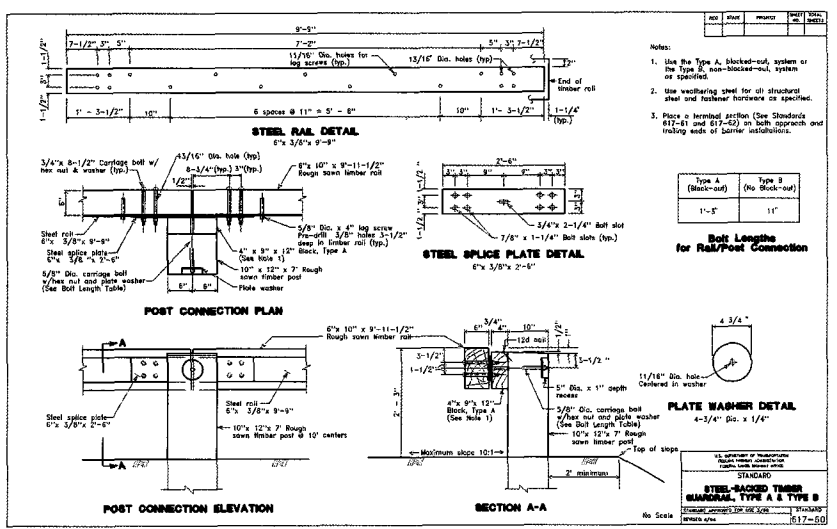
NEVADA

WASCO COUNTY

PROJECT NO. 8411001

DRAWING NO. D-5

SHEET 19 OF 32



PRELIMINARY

WOOD ROGERS

IMPROVEMENT PLANS FOR BALLARDINI RANCH TRAILHEAD DETAIL SHEET

WASCO COUNTY, NEVADA

PROJECT NO. 8419.001

DRAWING D-6

SHEET 20 OF 32

DATE:

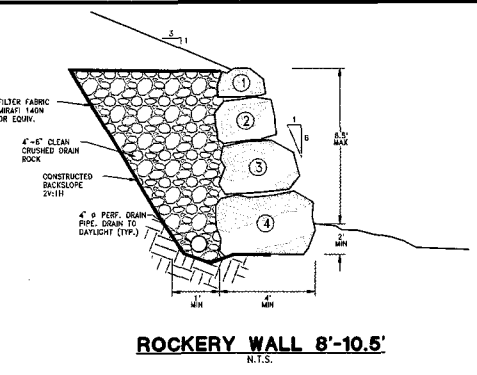
PRELIMINARY

DATE	NOV 2010
SCALE	AS SHOWN
DRAWN BY	W. J. MAD
CHECKED BY	W. J. MAD
DATE	

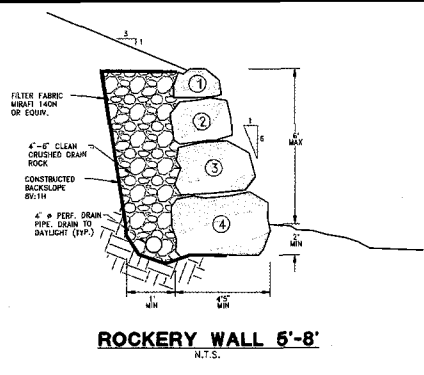
WOOD RODGERS
 INCORPORATED
 1400 W. WASHINGTON ST.
 LAS VEGAS, NV 89102
 PHONE: 702.735.4000
 FAX: 702.735.4000

IMPROVEMENT PLANS FOR
BALLARDINI RANCH TRAILHEAD
 DETAIL SHEET
 WASHOE COUNTY, NEVADA

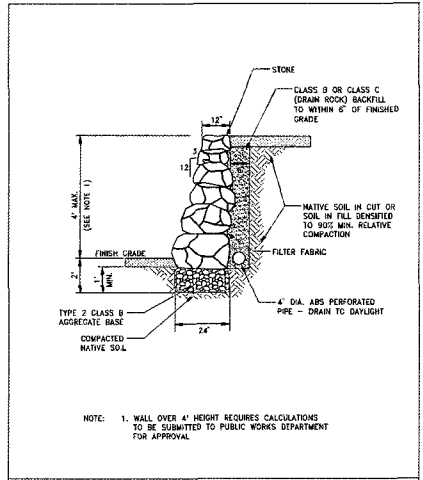
PROJECT NO.	8419.001
DRAWING	D-7
DATE	



ROCKERY WALL 8'-10.5'
N.T.S.

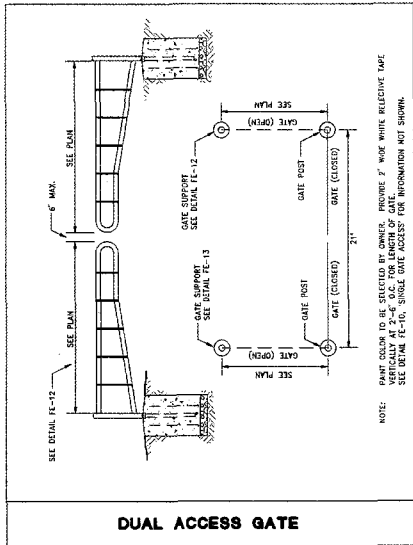


ROCKERY WALL 5'-8'
N.T.S.



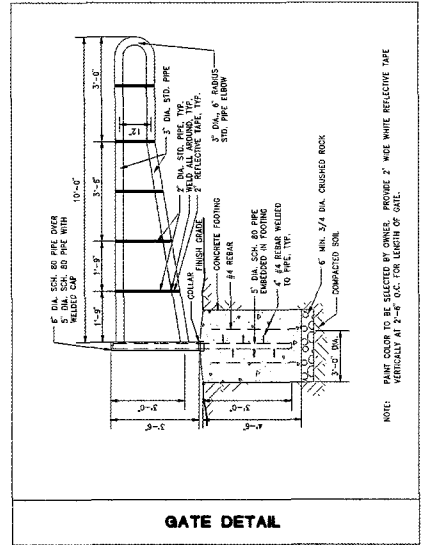
NOTE: 1. WALL OVER 4' HEIGHT REQUIRES CALCULATIONS TO BE SUBMITTED TO PUBLIC WORKS DEPARTMENT FOR APPROVAL.

Standard Details for Park and Open Space Construction	
NO. 1	REVISED DATE
1	REVISED DATE
2	REVISED DATE
3	REVISED DATE
4	REVISED DATE
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7	REVISED DATE
8	REVISED DATE
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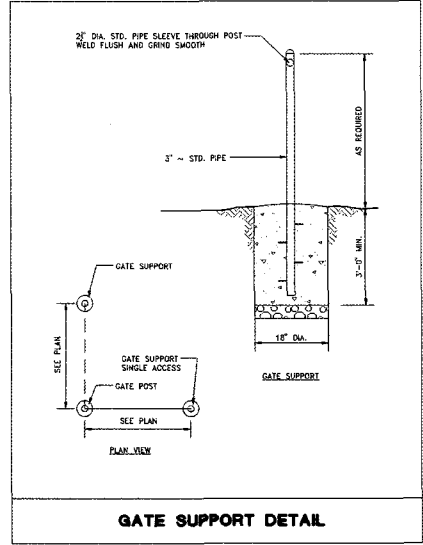
DUAL ACCESS GATE

NOTE: PAINT COLOR TO BE SELECTED BY OWNER. PROVIDE 2\"/>



GATE DETAIL

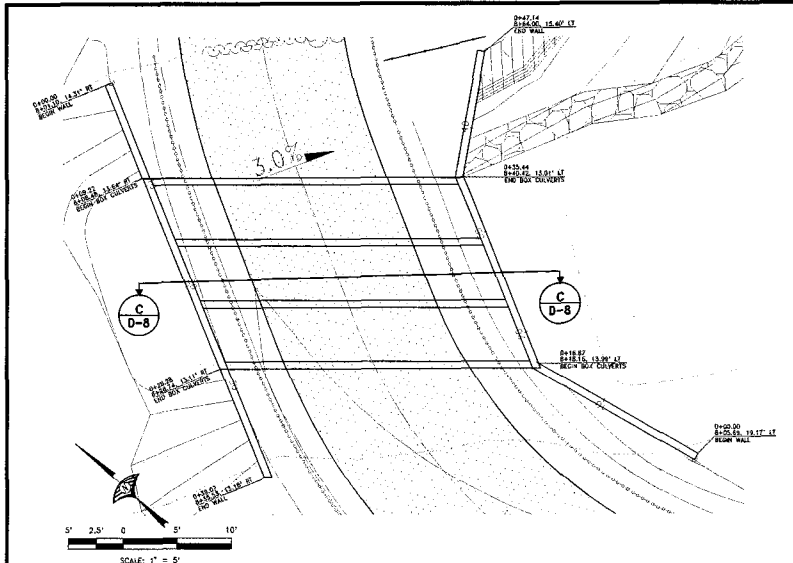
NOTE: PAINT COLOR TO BE SELECTED BY OWNER. PROVIDE 2\"/>



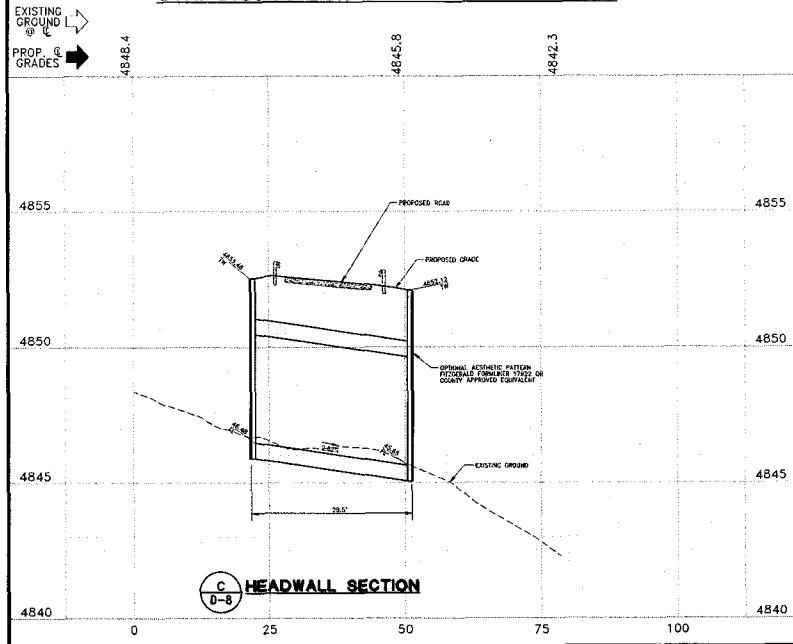
GATE SUPPORT DETAIL



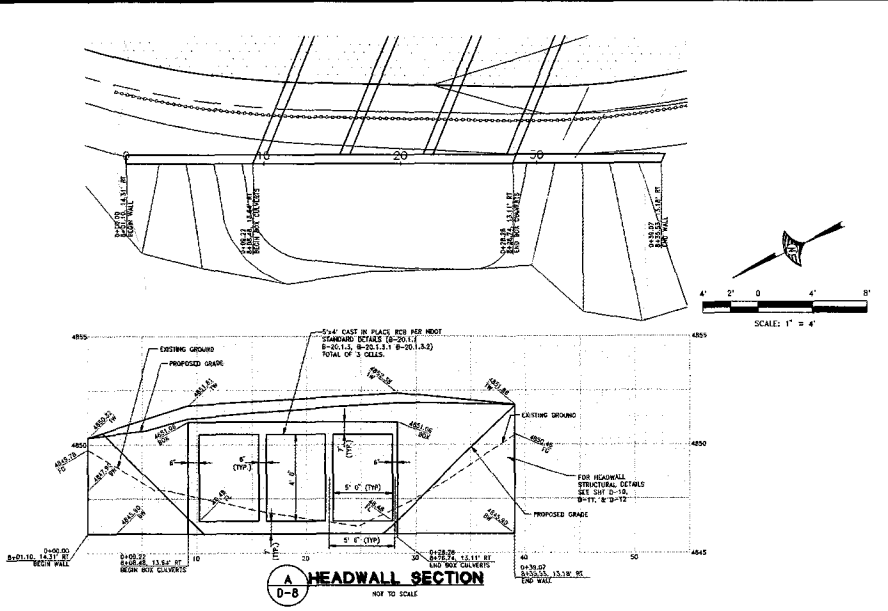
DATE:



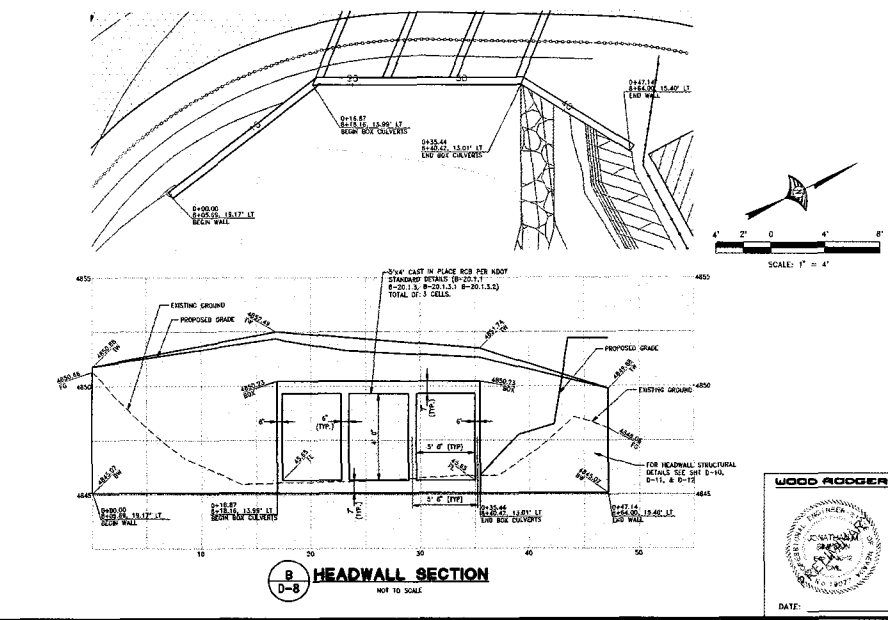
STA: 8+30.00 BOX CULVERT PLAN/PROFILE



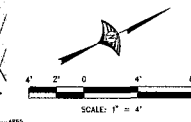
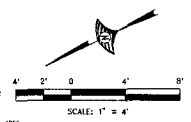
C D-8 HEADWALL SECTION



A B HEADWALL SECTION

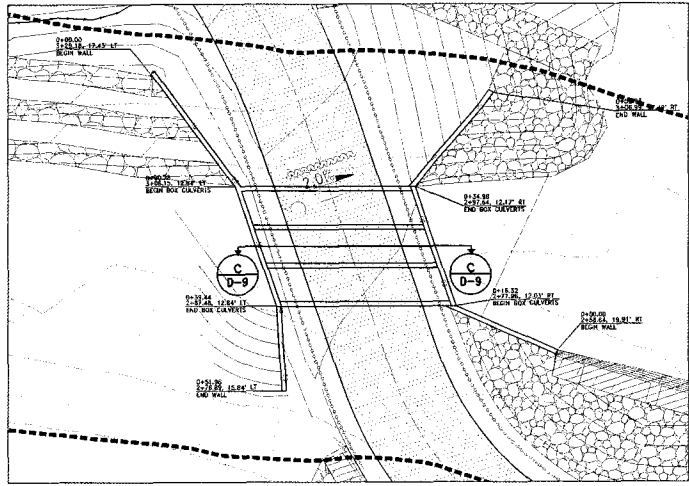


B D-8 HEADWALL SECTION

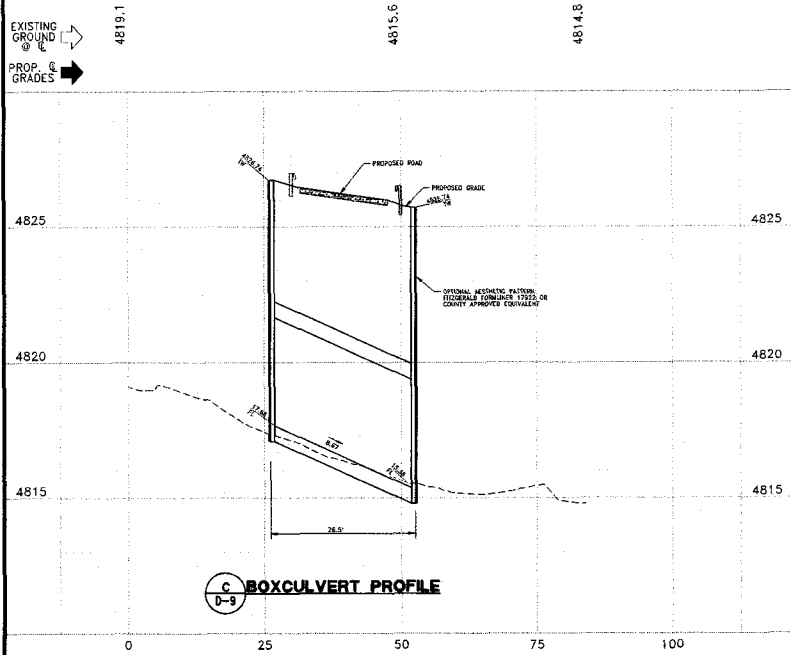


PRELIMINARY

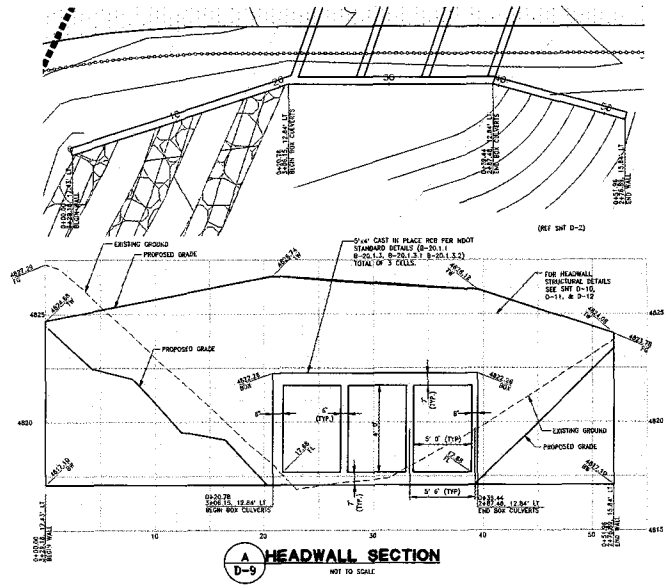
<p>WOOD RODGERS 1840 WEST CENTRAL AVENUE, SUITE 104 LAS VEGAS, NEVADA 89102 PHONE: 702.735.4000 FAX: 772.883.4008 WWW.WOODRODGERS.COM</p>	<p>WOOD RODGERS 1840 WEST CENTRAL AVENUE, SUITE 104 LAS VEGAS, NEVADA 89102 PHONE: 702.735.4000 FAX: 772.883.4008 WWW.WOODRODGERS.COM</p>
<p>PROJECT NO. 2419.00 DRAWING D-8 SHEET 22 OF 32</p>	<p>DATE: _____ PROJECT: IMPROVEMENT PLANS FOR BALLARDINI RANCH TRAILHEAD BOX CULVERT DETAILS SHEET: 22 OF 32</p>



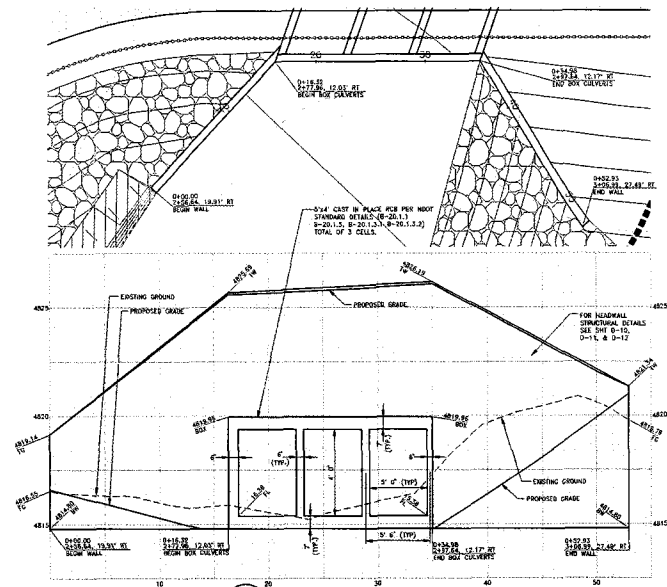
STA: 2+80.00 BOX CULVERT PLAN/PROFILE



C BOXCULVERT PROFILE



A HEADWALL SECTION
NOT TO SCALE



B HEADWALL SECTION
NOT TO SCALE

PRELIMINARY

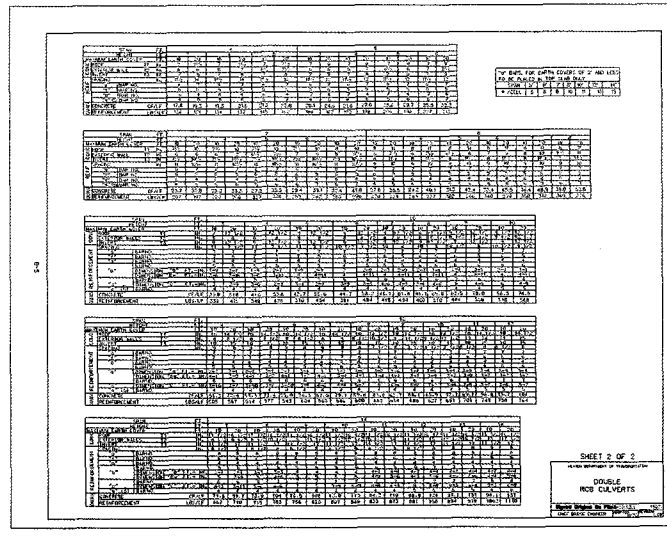
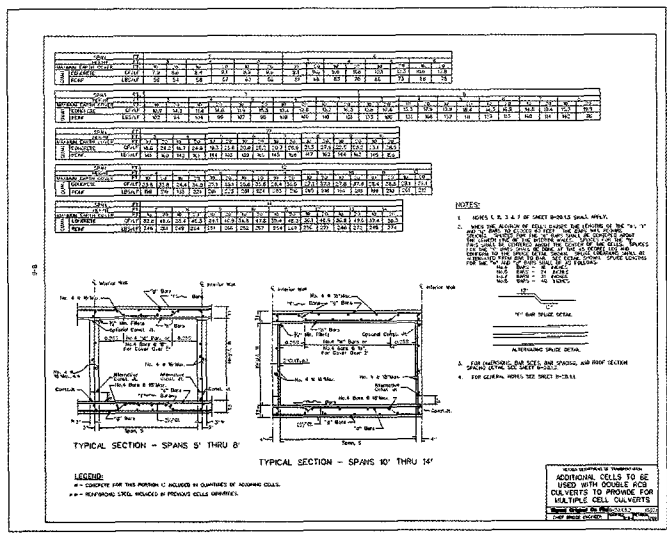
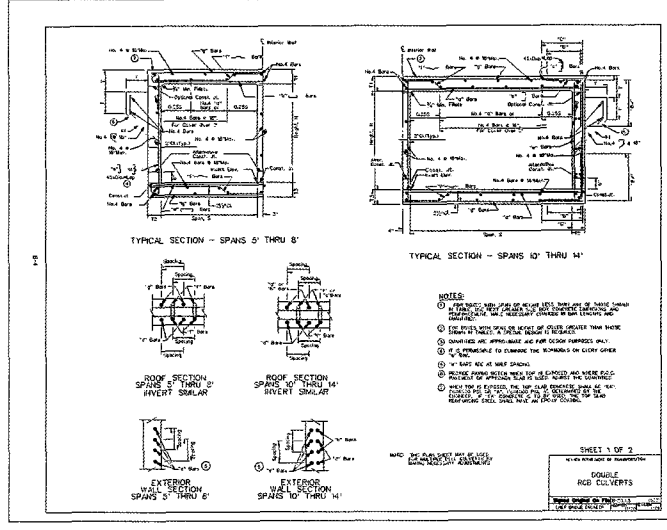
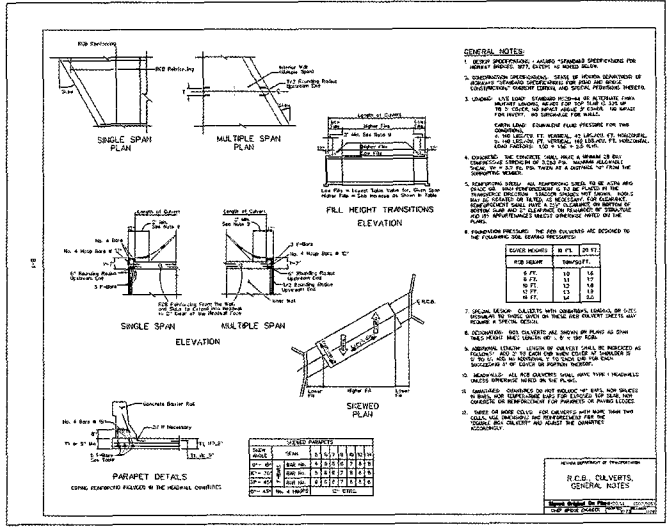
NO.	DATE	BY	CHKD.

DATE: NOV. 2010
SCALE: AS SHOWN
PROJECT NO. 849.001
DRAWING NO. D-9
WOOD RODGERS
INCORPORATED
1000 W. WASHINGTON ST.
SPRING VALLEY, NV 89706
PH: 775.833.8000
FAX: 775.833.8008
WWW.WOODRODGERS.COM

IMPROVEMENT PLANS FOR
BALLARDINI RANCH TRAILHEAD
BOX CULVERT DETAILS
NEVADA
WASHOE COUNTY

WOOD RODGERS
INCORPORATED
1000 W. WASHINGTON ST.
SPRING VALLEY, NV 89706
PH: 775.833.8000
FAX: 775.833.8008
WWW.WOODRODGERS.COM

PROJECT NO. 849.001
DRAWING NO. D-9
DATE: _____



PRELIMINARY

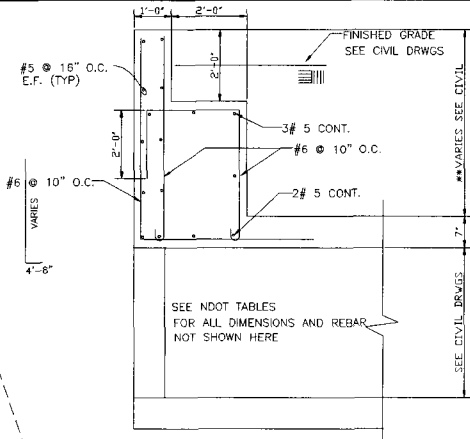
DATE: MAY 2015
 PROJECT NO: 8419 001
 DRAWING: D-10
 SHEET 24 OF 32

WOOD ROGERS
 8340 Bard Corporate Drive
 Reno, NV 89501
 TEL: 775.853.0088
 FAX: 775.853.0088

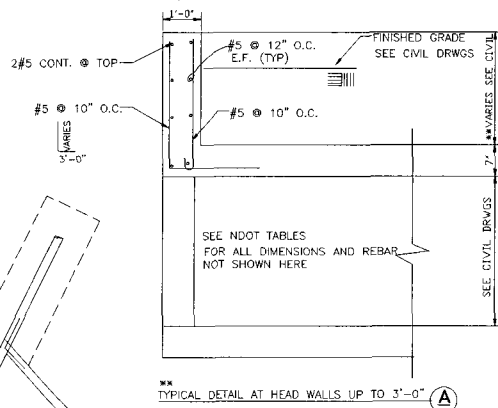
IMPROVEMENT PLANS FOR
BALLARDINI RANCH TRAILHEAD
 WASHOE COUNTY, NEVADA
BOX CULVERT DETAILS



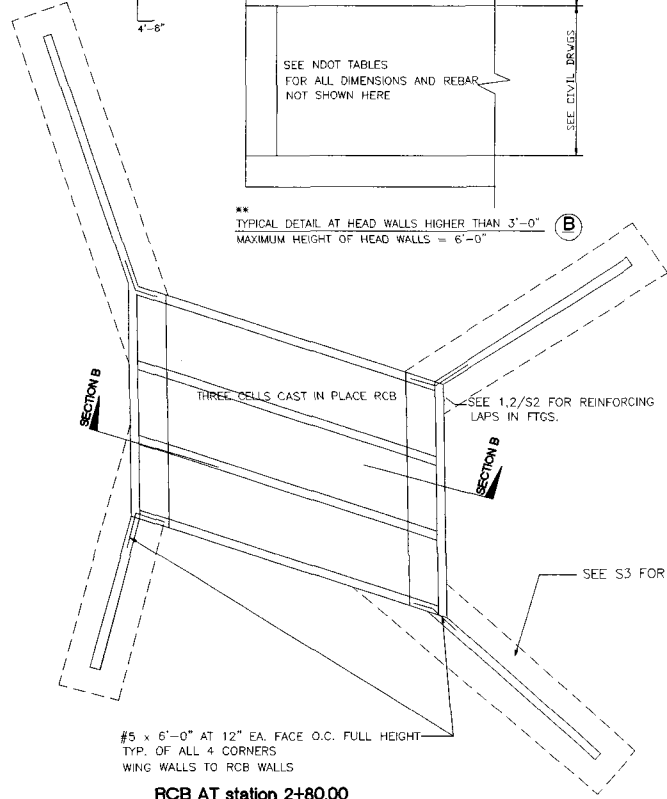
PROJECT NO: 8419 001
 DRAWING: D-10
 SHEET 24 OF 32



** TYPICAL DETAIL AT HEAD WALLS HIGHER THAN 3'-0"
 MAXIMUM HEIGHT OF HEAD WALLS = 6'-0" (B)

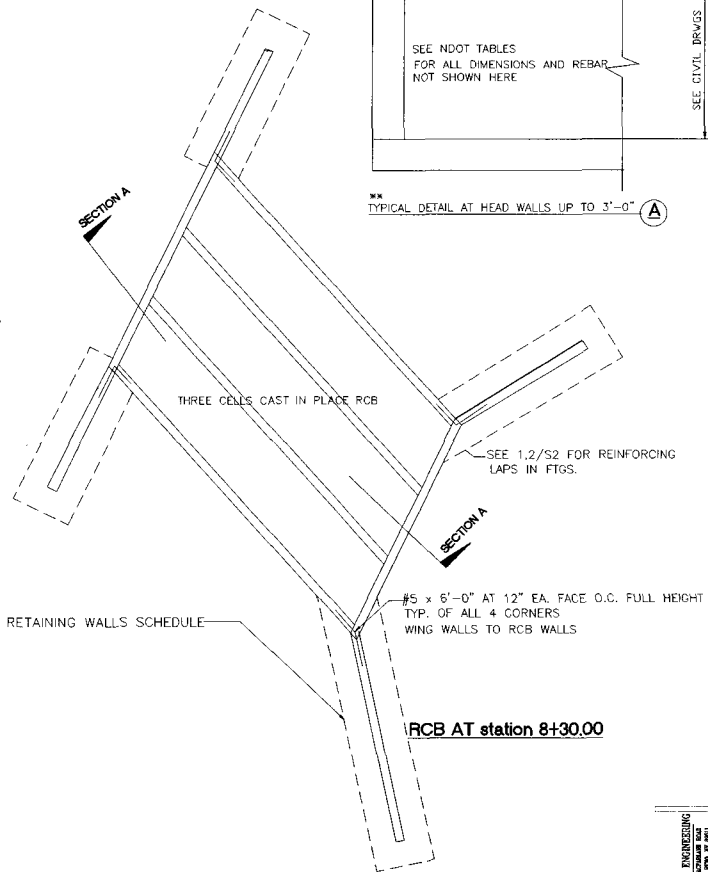


** TYPICAL DETAIL AT HEAD WALLS UP TO 3'-0" (A)



RCB AT station 2+80.00

- 1) SEE CIVIL DRAWINGS FOR ALL DIMENSIONS AND LOCATIONS
- 2) SEE D12 FOR TYPICAL DETAILS AND STRUCTURAL NOTES
- 3) SEE D13 FOR RETAINING WALLS SCHEDULE



RCB AT station 8+30.00

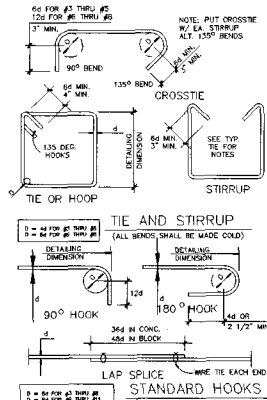
HEAD WALLS AND WING WALLS FOUNDATION PLAN

NOT TO SCALE

DATE: NOVEMBER 2010	SCALE: AS SHOWN	PROJECT NO.	NO.
DRAWN BY: JAD	CHECKED BY: JAD	PROJECT NO.	NO.
		PROJECT NO.	NO.
		DRAWING	D-11
IMPROVEMENT PLANS FOR BALLARDINI RANCH TRAILHEAD BALLARDINI RANCH TRAILHEAD WASHOE COUNTY		PROJECT NO.	NO.
272 South Lake Street Reno, NV 89501 (775) 784-8888 FAX: (775) 784-8888		DRAWING	D-11
APX ENGINEERING 2010		PROJECT NO.	NO.
		DRAWING	D-11
SHEET 25 OF 32		PROJECT NO.	NO.

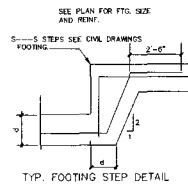
GENERAL NOTES

- DESIGN SPECIFICATIONS: AASHTO "STANDARD SPECIFICATIONS FOR HIGHWAY BRIDGES", 2002 SPECIFICATIONS.
- CONSTRUCTION SPECIFICATIONS: STATE OF NEVADA DEPARTMENT OF HIGHWAYS "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", CURRENT (2001) EDITION AND SPECIAL PROVISIONS THERETO.
- ALLOWABLE SOIL BEARING PRESSURE = 3,500 PSF, PER WOOD RODGERS GEOTECHNICAL INVESTIGATION FOR BALLARDINI TRAILHEAD, DATED APRIL 5, 2010.
- CONCRETE: THE CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI.
- REINFORCING STEEL: ALL REINFORCING STEEL TO BE ASTM A615 GRADE 60. MAIN REINFORCEMENT IS TO BE PLACED IN THE TRANSVERSE DIRECTION. STAGER SPLICES NOT SHOWN. HOOKS MAY BE ROTATED OR TILTED, AS NECESSARY, FOR CLEARANCE. REINFORCEMENT SHALL HAVE A 2-1/2 INCH CLEARANCE ON BOTTOM OF BOTTOM SLAB AND 2 INCH CLEARANCE ON REMAINDER OF STRUCTURE AND ITS APPURTENANCES UNLESS OTHERWISE NOTED ON THE PLANS.
- STANDARDS: STATE OF NEVADA DEPARTMENT OF TRANSPORTATION "STANDARD PLANS FOR ROAD AND BRIDGE CONSTRUCTION 2010 EDITION".
- CHAMFER ALL EXPOSED CORNERS 3/4 INCH UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR APPROPRIATE DRAINAGE BEHIND THE WALLS.



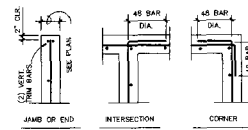
Typ. Reinforcing Details
Not To Scale

4



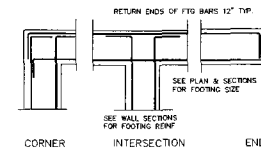
TYP. FOOTING STEP DETAIL

3

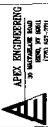


Typ. Bar Placement In Conc. Walls
Not To Scale

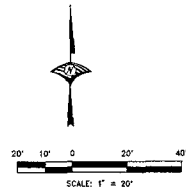
2



Typical Reinf. Laps in Ftgs.
Not To Scale

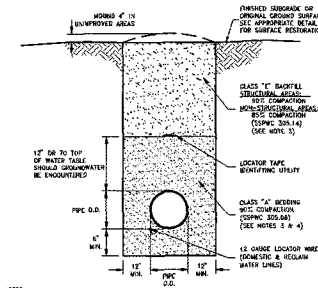
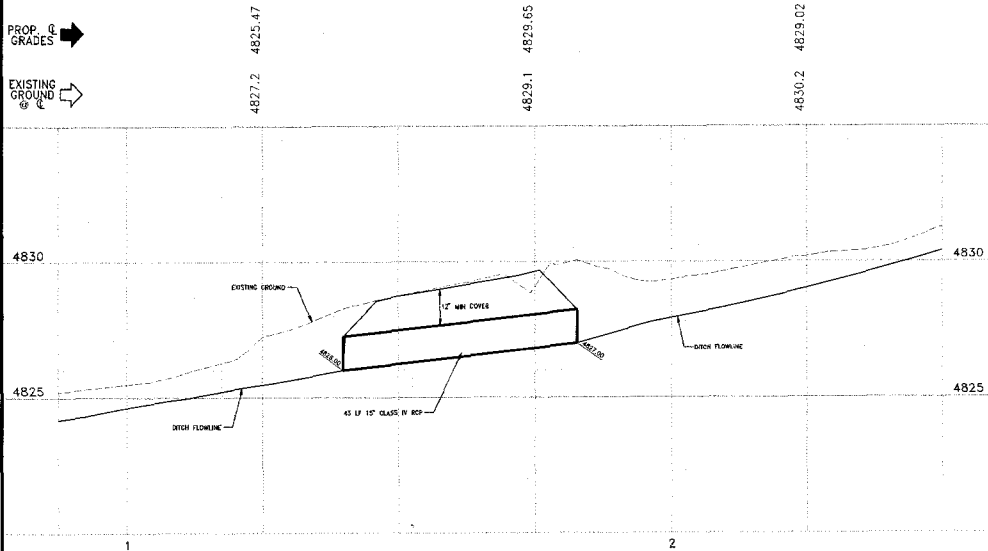


DATE	NUMBER	210	SCALE	AS SHOWN	WORK BY	PLD	DESIGNED BY	REAL	CHECKED BY	LRD
WOOD RODGERS										
575 South Eagle Court Las Vegas, NV 89102 Tel: 772-823-4448 Fax: 772-823-4448										
NEVADA										
IMPROVEMENT PLANS FOR BALLARDINI RANCH TRAILHEAD WASADE COUNTY										
PROJECT NO.										
DRAWING D12										
SHT 15 OF 32										



PROP. GRADES →

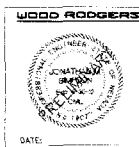
EXISTING GROUND ←



- NOTES:
1. ALL MATERIALS AND INSTALLATION PROCEDURES SHALL BE IN ACCORDANCE WITH "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION" (2012) LATEST EDITION.
 2. ALL TRENCHING ACTIVITIES SHALL CONFORM TO O.S.H.A. REGULATIONS, (OSHA 309.06)
 3. COMPACTION SHALL BE PERFORMED RELATIVE COMPACTION BASED ON THE MAXIMUM DRY DENSITY DETERMINED AS PER 301.07, (OSHA 305.14)
 4. IN HIGH GROUND WATER, CLASS "C" BEDDING WRAPPED IN MIN. 1/4\"/>

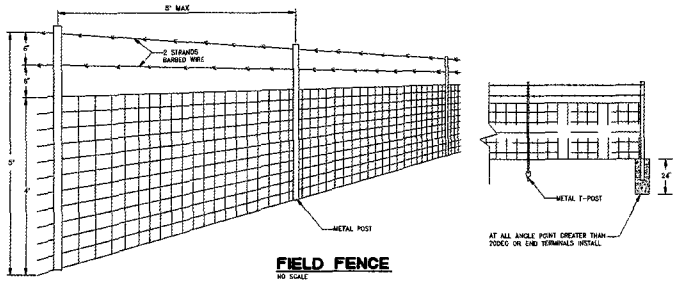
TRENCH EXCAVATION / BACKFILL

NO SCALE



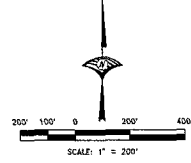
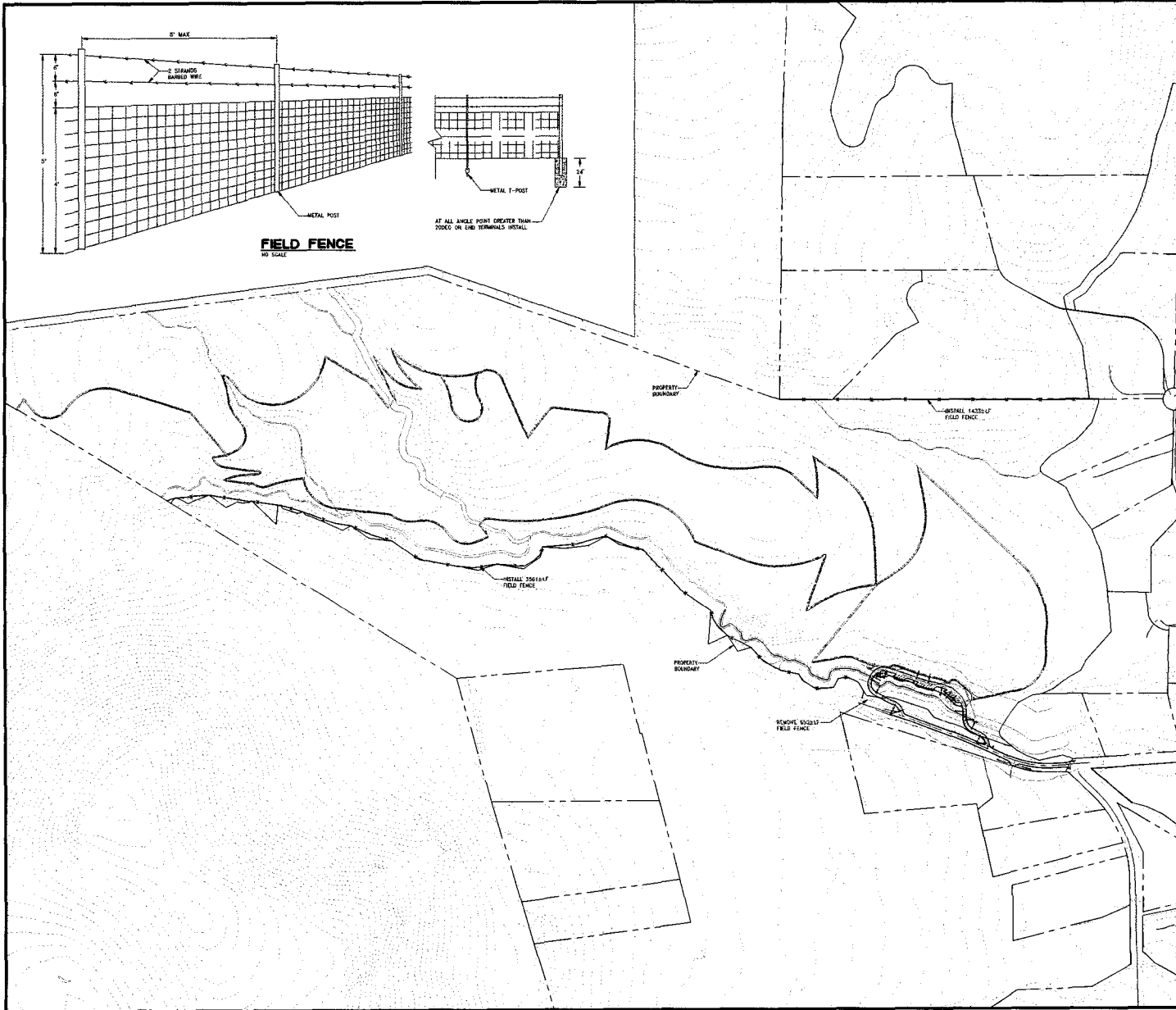
PRELIMINARY

NOV. 2016	PROJECT NO. 8419.001	DRAWING NO. D-14	SHEET NO. 28 OF 32
DATE	PROJECT NO.	DRAWING NO.	SHEET NO.
NOV. 2016	8419.001	D-14	28
WOOD RODGERS	<p style="text-align: center;">BALLARDINI RANCH TRAILHEAD DETAIL SHEET</p>		
WOOD RODGERS	<p style="text-align: center;">WASHOE COUNTY, NEVADA</p>		

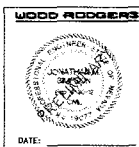


FIELD FENCE
NO SCALE

AT ALL ANGLE POINT GREATER THAN 70DEG ON END TERMINALS INSTALL



- PROPOSED FENCE
- - - EXISTING FENCE
- - - PROPERTY LINE
- PROPOSED TRAILS



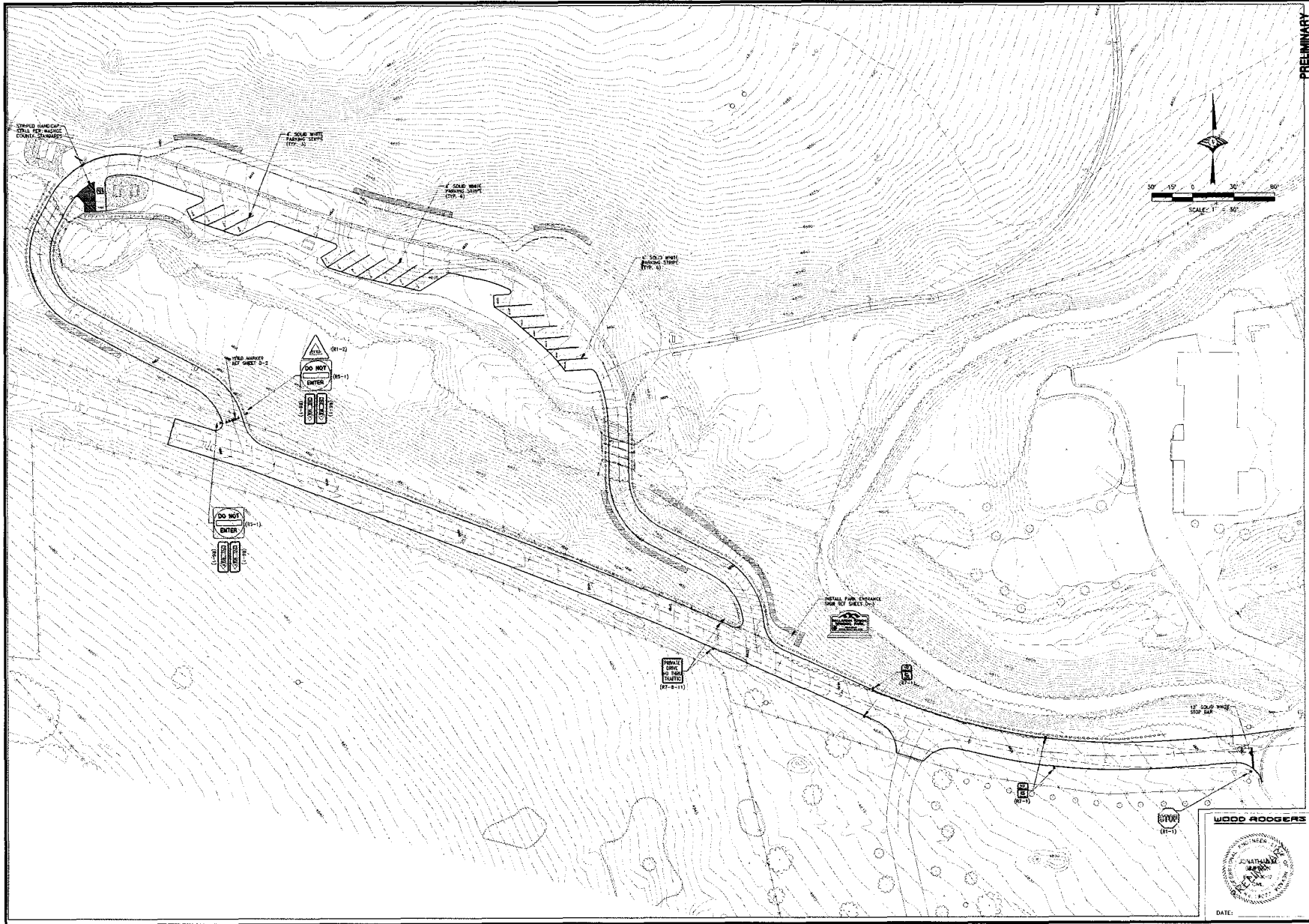
PRELIMINARY

<p>WOOD RODGERS INCORPORATED 2440 BIRD COMPANY DRIVE RENO, NV 89511 TEL: 775.853.4004 FAX: 775.853.4008</p>	<p>WOOD RODGERS INCORPORATED 2440 BIRD COMPANY DRIVE RENO, NV 89511 TEL: 775.853.4004 FAX: 775.853.4008</p>
----------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------

IMPROVEMENT PLANS FOR BALLARDINI RANCH TRAILHEAD FENCING PLAN

NEVADA
WASHOE COUNTY

PROJECT NO. 8418.001	DATE
DRAWING F-1	SHEET NO. OF TOTAL SHEETS 20 OF 32



PRELIMINARY

NOV 2010	DATE
1:30"	SCALE
MS	DRAWN BY
MS	CHECKED BY
MS	DESIGNED BY
MS	PROJECT NO.
MS	SHEET NO.
MS	TITLE
MS	DATE

WOOD RODGERS
 ENGINEERS & ARCHITECTS
 1840 BAY STREET, SUITE 200
 LAS VEGAS, NV 89101
 PHONE: 702.735.8888
 FAX: 702.735.8888

IMPROVEMENT PLANS FOR
BALLARDINI RANCH TRAILHEAD
 SIGN/STRIPING PLAN
 WASHOE COUNTY, NEVADA

PROJECT NO. 8419.001
 DRAWING
S-1
 DATE

SHT 30 OF 32



PRELIMINARY

NO.	DATE	DESCRIPTION

DATE: NOV 2010
 DRAWN BY: JMS
 CHECKED BY: JMS
 PROJECT NO. 8415101
 8440 ROAD CREST DRIVE, SUITE 200
 BAYVIEW, NY 11934
 TEL: 772.852.4000
 FAX: 772.852.4008
WOOD ROGERS

NEVADA
BALLARDINI RANCH TRAILHEAD
EROSION CONTROL
 WASHOE COUNTY

WOOD ROGERS

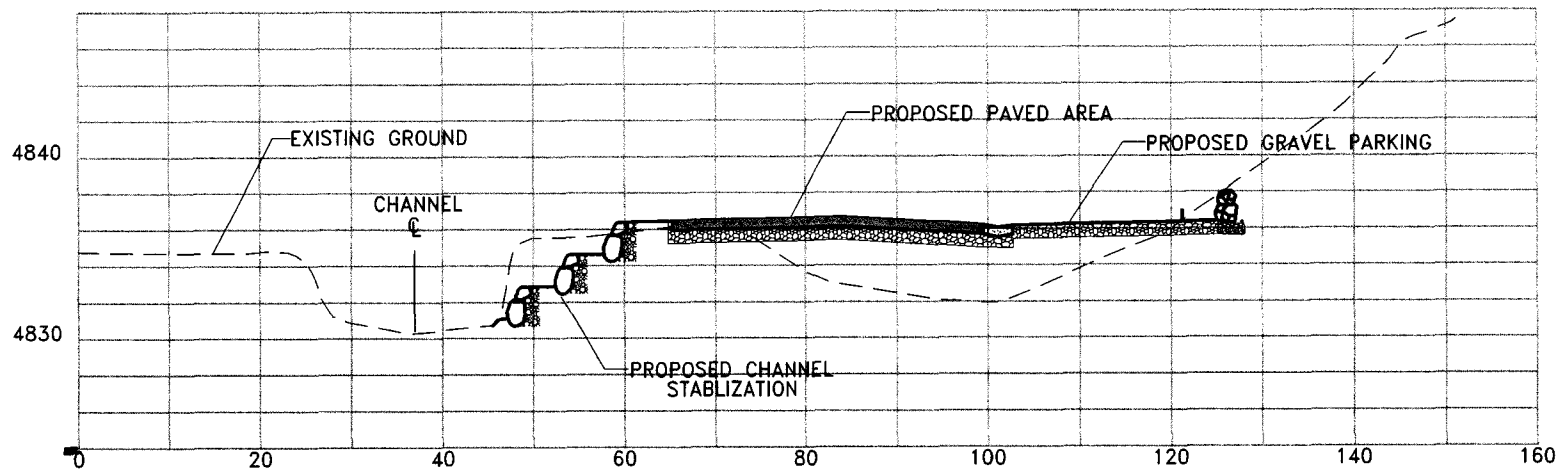
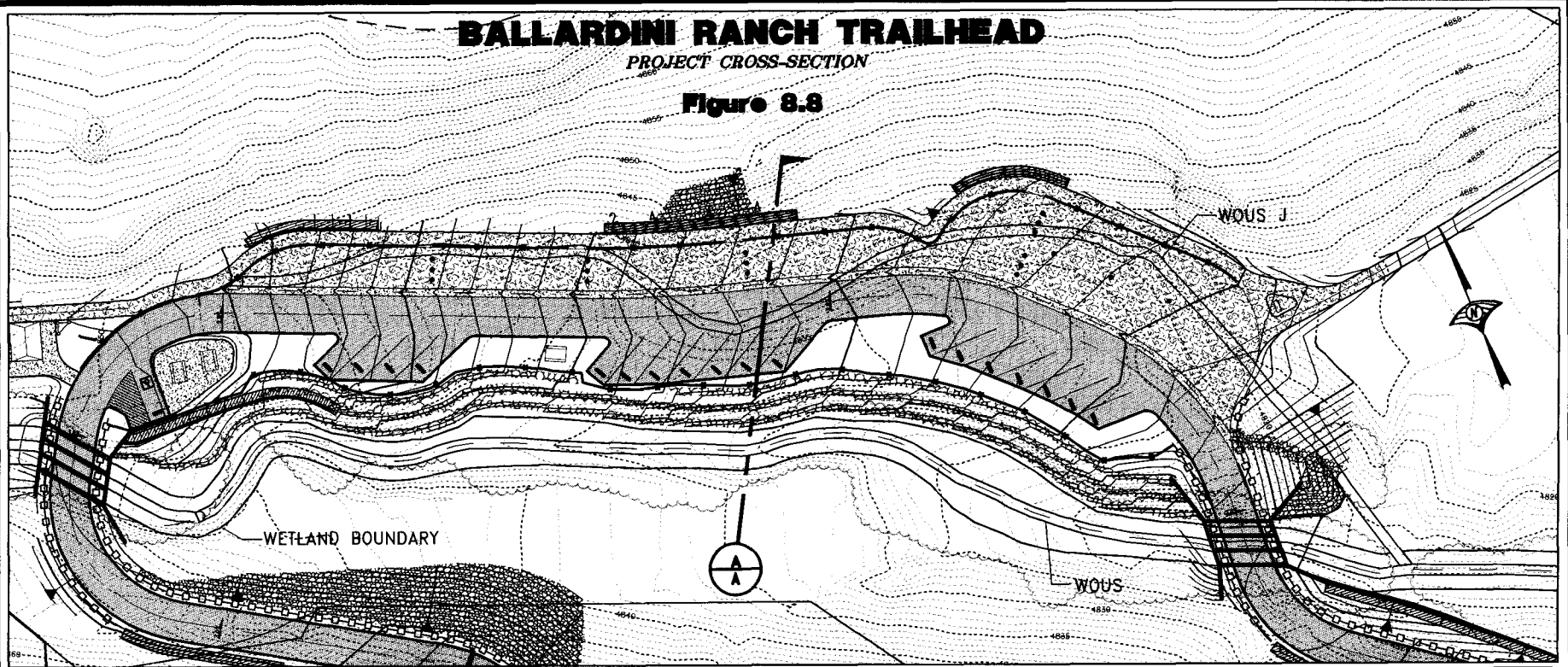
 DATE: _____

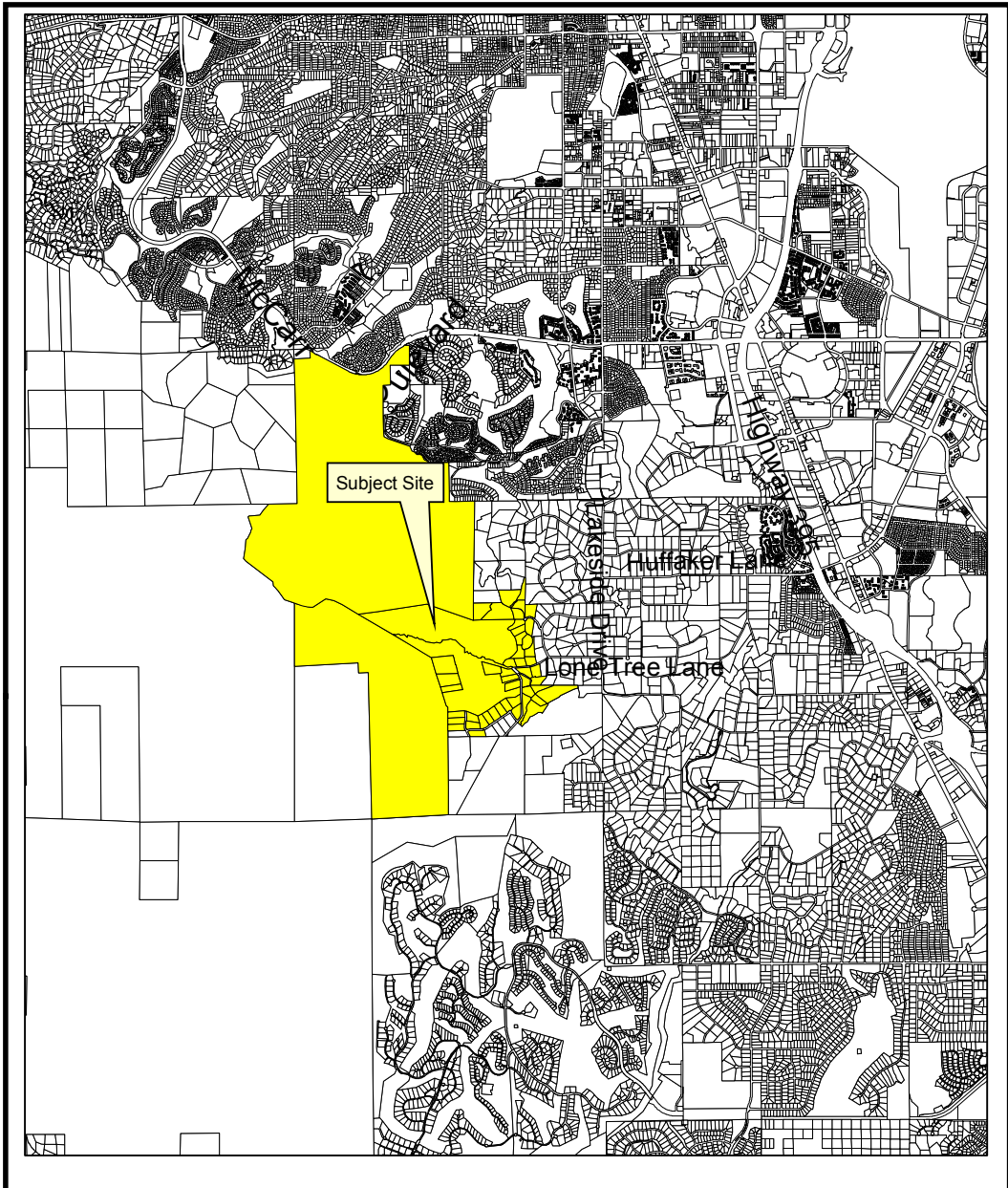
PROJECT NO. 8415101
 DRAWING EC-1
 SHEET 31 OF 32

BALLARDINI RANCH TRAILHEAD

PROJECT CROSS-SECTION

Figure 8.8





Mailing Map

Special Use Permit Case Number SB10-012 and
Variance Case Number VA11-001



0 500
■
Feet

Source: Community Planning Services

Department of
Community Development
WASHOE COUNTY
NEVADA

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



WASHOE COUNTY

Department of Public Works

"Dedicated to Excellence in Public Service"

DAN ST. JOHN, P.E., Public Works Director

1001 East 9th Street PO Box 11130 Reno, Nevada 89520 Telephone: (775) 328-2040 Fax: (775) 328-3699

INTEROFFICE MEMORANDUM

DATE: January 10, 2011
TO: Don Morehouse, Department of Community Development
FROM: Leo R. Vesely, P.E., Engineering Division
SUBJECT: **SB10-012**
APN 222-080-07 & 08
BALLARDINI RANCH TRAILHEAD

I have reviewed the referenced special use permit and have the following conditions:

1. The applicant/owner shall obtain from the Department of Building and Safety a building/grading permit for construction of this project.
2. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), and slope stabilization. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
3. The applicant shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit for construction and submit a copy to the Engineering Division prior to issuance of a grading permit.
4. The applicant shall complete and submit the Construction Permit Submittal Checklist, the Performance Standards Compliance Checklist and pay the Construction Stormwater Inspection Fee prior to obtaining a grading permit. The County Engineer shall determine compliance with this condition.
5. All paving and driveway improvements necessary to serve the project shall be designed and constructed to County standards and specifications.
6. A hydrology/hydraulic report prepared by a registered engineer shall be submitted to the Engineering Division for review and approval. The report shall include the locations, points of entry and discharge, flow rates and flood limits of all 5- and 100-year storm flows impacting both the site and offsite areas and the methods for handling those flows. The report shall include all storm drain pipe and ditch sizing calculations and a discussion of and mitigation measures for any impacts on existing offsite drainage facilities and properties.

Equipment Services Reprographics & Mail Services Animal Control Capital Projects Facility Mgmt. Engineering Roads

-
7. Any increase in storm water runoff resulting from the development of the site and based upon the 5-year storm, shall be detained on site to the satisfaction of the County Engineer.
 8. A grading bond of \$1,500/acre of disturbed area shall be provided to the Engineering Division prior to issuance of a building/grading permit.
 9. The applicant shall provide the engineering division copies any necessary easements for access.
 10. All disturbed areas left undeveloped for more than 30 days shall be treated with a dust palliative.

LRV/lrv



RECEIVED
JAN 05 2011
WASHOE COUNTY
COMMUNITY DEVELOPMENT

Washoe County Health District

ENVIRONMENTAL HEALTH SERVICES DIVISION

DATE: January 3, 2011
TO: Don Morehouse, Planner
Washoe County Community Development
FROM: Douglas L. Coulter, P.E., Senior Registered Engineer
Environmental Health Services
SUBJECT: Ballardini Ranch Trailhead
SB10-012, Special Use Permit
E2011-002

This District has reviewed the referenced proposal with regard to sewage disposal, domestic water supply, solid waste, water quality and air pollution. Approval by this District is subject to the following condition:

1. All land disturbing activities during construction phases, such as, but not limited to, grading, excavation, cut and fill, etc., must be done with effective dust control measures consistent with Washoe County District Board of Health Regulations Governing Air Quality Management, Section 040.030. Disturbances greater than 1 acre in size must obtain an approved dust control plan prior to beginning work.

If you have any questions regarding the foregoing, please call me at 328-2429.

Sincerely,

Douglas L. Coulter, P.E.
Senior Registered Engineer
Environmental Health Services

DLC:dc

Cc: Lynda Nelson, Washoe County Regional Parks
Jonathan Simpson, Wood Rodgers, Inc.
Melissa Lindell, Wood Rodgers, Inc.

1001 EAST NINTH STREET / P.O. BOX 11130; RENO, NEVADA 89520 (775) 328-2434 FAX (775) 328-6176

www.washoecounty.us
WASHOE COUNTY IS AN EQUAL OPPORTUNITY EMPLOYER
PRINTED ON RECYCLED PAPER



RECEIVED

JAN 06 2011

WASHOE COUNTY
COMMUNITY DEVELOPMENT

DISTRICT HEALTH DEPARTMENT

ENVIRONMENTAL HEALTH SERVICES DIVISION

January 3, 2011

Washoe County
Community Development
C/O Don Morehouse
1001 E. Ninth Street
Reno, NV 89512

Dear Don,

After having reviewed the special use permit from Ballardini Ranch Trailhead (SB10-012), please be advised of the following conditions.

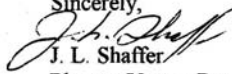
1. The document states that the construction of the culvert crossing of an unnamed creek will be lined with rock rip rap. Any disturbance by equipment working in the stream bed shall require the placement of rock in the disturbed areas of the upstream and down stream reaches of the channel (Article 418 section 110.418.20 (a) 2). This will reestablish the integrity of the channel bottom and reduce sediment runoff.
2. As part of the stabilization process, willows will be planted along the unnamed creek. District Health will require willow trees planted at a minimum 30 inches on center.
3. The north bank of the creek will be armored mechanically with top soil used to fill the voids in the armoring. To discourage void formation for rodent activity District Health shall require a mixed aggregate $\frac{3}{4}$ inch to $1\frac{1}{2}$ inch D size placed in the voids of the rip rap to a depth of 3 inches.
4. Water in the valley gutter will eventually be conveyed in a drainage ditch at the north east end of the parking area. Cobble rock shall be placed in the flow line of this ditch and all ditches to reduce the transport of sediment and small fines.
5. Straw bale check dams are being proposed for erosion control. The Best Management Practices Handbook for the Truckee Meadows prohibits the use of straw bales. Alternative methods such as waddles can be used.
6. Prior to approval of any grading and or building permit the above details will be required on the civil plans.

1001 EAST NINTH STREET / P.O. BOX 11130, RENO, NEVADA 89520 (775) 328-2434 FAX (775) 328-6176

www.washoecounty.us
WASHOE COUNTY IS AN EQUAL OPPORTUNITY EMPLOYER
PRINTED ON RECYCLED PAPER

If there are any questions concerning the aforementioned vector-planning conditions as it relates to environmental health, please call me at 785-4599.

Sincerely,



J. L. Shaffer

Planner Vector-Borne Diseases
Environmental Health Division

Don Morehouse, Planner
Washoe County Dept. of Community Development
1001 E. Ninth Street
Reno, NV 89512

January 12, 2011
RECEIVED
JAN 18 2011
WASHOE COUNTY
COMMUNITY DEVELOPMENT

RE: SB10-012 - Ballardini Ranch Trailhead

Dear Mr. Morehouse:

After reviewing the Special Use Permit Application for the above mentioned project, please be advised of the following Washoe-Storey Conservation District (WSCD) assessment and recommendations.

1. Please provide a revegetation plan, including a soil profile and seed mixture plan for bare soil, slope treatment and creek crossings that will prevent noxious weeds from establishing on bare soil and will also act as host plants for native pollinators as well as provide wildlife habitat. WSCD will follow-up on the final submission in order to verify that the plan is appropriate for the project location.
2. WSCD recommends that any materials imported to the project site are determined to be noxious weed free, as to help stop the spread of noxious weeds in Washoe and surrounding counties.
3. WSCD supports drought-resistant landscaping, which will ultimately minimize water runoff into the Washoe County stormwater infrastructure.
4. WSCD supports Best Management Practices (BMPs) and the use of temporary sediment intercept barriers, such as silt fencing and/or sand bags, which may be necessary to prevent sediment and stormwater runoff from reaching major roadways during construction.
5. Construction of new roads and parking lots should allow for proper drainage, moreover permanent structures should be constructed to provide for stormwater runoff control; proper grading along the boundaries of roads and parking lots should be conducted to prevent erosion and consequential sediment transport/deposition.
6. In Washoe County and Storey County light pollution is a growing problem with regards to growth and expansion. Applicants of any and all developments and/or property changes, either commercial, residential or other developments are requested to provide a light pollution prevention and dark sky conservation and improvement plan. Preservation and conservation of the night sky in Nevada is a priority for the betterment of quality living in the high desert.

Thank you for allowing the WSCD to assess the above mentioned project as well as the opportunity to submit our recommendations.

Sincerely,

Kerrie L. Herring-Bird

Kerrie L. Herring-Bird, Conservation Administrator
Washoe-Storey Conservation District
wscd.grants@ymail.com
Mobile: (775) 223-3372

CC: Jonathan Simpson
Wood Rodgers, Inc.



Washoe-Storey Conservation District

1365 Corporate Blvd. – Reno, NV 89502 – Business (775) 857-8500 ext. 131 - Fax (775) 857-8525
www.wscd.nv.gov

CONSERVATION – DEVELOPMENT – SELF-GOVERNMENT



Board of Adjustment Action Order

Special Use Permit Case No. SB10-012

Decision: Approval with Conditions

Decision Date: February 3, 2011

Applicant/Property Owner: Washoe County Regional Parks

Assigned Planner: Don Morehouse, Planner
 Washoe County Department of Community Development
 775-328-3632
 dmorehouse@washoecounty.us

Project Description: Special Use Permit Case No. SB10-012 (Ballardini Ranch Trailhead) – To allow for excavation exceeding 1,000 cubic yards and to allow disturbance of a significant hydrologic resource (SHR), specifically a critical stream zone buffer and sensitive stream zone buffer area pursuant to Article 418 of the Development Code (Washoe County Code Chapter 110). The parcels are located at the western end of Lone Tree Lane, approximately 0.6 miles west of Lakeside Drive. The ±121.2- and ±90.6-acre parcels are designated General Rural (GR), Low Density Rural (LDR), and Medium Density Rural (MDR) in the Southwest Truckee Meadows Area Plan, are located within the jurisdiction of the Southwest Truckee Meadows Citizen Advisory Board, and are in Washoe County Commission District No. 2. The properties are within portions of Section 2, 3, 11; T18N, R18E, MDM, Washoe County, Nevada. (APN 222-080-07 and 222-080-08)

Notice is hereby given that the Washoe County Board of Adjustment granted approval with conditions of the above referenced case number based on the findings in accordance with Washoe County Development Code Article 810. If no appeals have been filed within 10 days after the date of decision, the approval by the Washoe County Board of Adjustment is final. If filed, an appeal stays any further action on the permit until final resolution of the appeal. If the end of the appeal period falls on a non-business day, the appeal period shall be extended to include the next business day. An appeal shall be filed in accordance with the provisions found in Article 810 of the Washoe County Development Code.

This Action Order of approval is granted subject to the attached conditions and Washoe County development standards. Please contact the planner assigned to your project at the above-referenced phone number within 7 days of receipt of this Order to review the steps necessary to satisfy the Conditions of Approval. A business license, certificate of occupancy or final approval shall not be issued until all of the Conditions of Approval (attached) are satisfied. Additionally, compliance shall be required with all federal, state and local statutes, ordinances and regulations applicable to the approved project.

This Action Order does not authorize grading or building without issuance of the necessary permits from the Washoe County Building and Safety Department.

To: Washoe County Regional Parks
Subject: Special Use Permit Case No SB10-012
Date: February 4, 2011
Page: 2

Washoe County
Community Development

Kimberly H. Robinson, MUP
Secretary to the Board of Adjustment

KHR/DM/ds (SB10-012 Ballardini Ranch Trailhead Action Order)

Attachments:

- Conditions of Approval

xc:

Agencies: Nathan Edwards, Esq., District Attorney's Office; Carol Buananoma, Assessor's Office (CAAS); Theresa Wilkins, Assessor's Office; Susan Hood, Department of Water Resources; Kimble Corbridge/Leo Vesely, Engineering Division; David Mills, Truckee Meadows Division, Reno Fire Department; Mike Greene, Sierra Fire Protection District

EXHIBIT A



Conditions of Approval

Special Use Permit Case No. SB10-012 and Variance Case No. VA11-001

The project approved under Special Use Permit Case No. SB10-012 and Variance Case No. VA11-001 shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment on February 3, 2011. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. These Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act.

Unless otherwise specified, all conditions related to the approval of this Special Use Permit and Variance shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Department of Community Development.

Compliance with the conditions of approval related to this Special Use Permit and Variance is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the Special Use Permit and Variance may result in the institution of revocation procedures.

Washoe County reserves the right to review and revise the conditions of approval related to this Special Use Permit and Variance should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, "may" is permissive and "shall" or "must" is mandatory.

Conditions of Approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
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- Some "Conditions of Approval" are referred to as "Operational Conditions". These conditions must be continually complied with for the life of the project or business.

The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District. Any conditions set by the District Health Department must be appealed to the District Board of Health.**
- **The RENO-TAHOE AIRPORT AUTHORITY is directed and governed by its own Board. Therefore, any conditions set by the Reno-Tahoe Airport Authority must be appealed to their Board of Trustees.**
- **The REGIONAL TRANSPORTATION COMMISSION (RTC) is directed and governed by its own Board. Therefore, any conditions set by the Regional Transportation Commission must be appealed to that Board.**

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Community Development

1. The following conditions are requirements of the Department of Community Development, which shall be responsible for determining compliance with these conditions.

Contact Name – Don Morehouse 775.328.3632:

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit and variance. The Department of Community Development shall determine compliance with this condition.
- b. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any prehistoric or historic remains/artifacts be discovered during site development, work shall temporarily be halted at the specific site and the State Historic Preservation Office of the Department of Museums, Library and Arts shall be notified to record and photograph the site. The period of temporary delay shall be limited to a maximum of two (2) working days from the date of notification.

- c. Where grading occurs, topsoil will be conserved to the extent possible. The Parks Department intends to conserve the topsoil by retaining it on site and providing revegetation with a seed mix as approved by Washoe County.
- d. By constructing the proposed trailhead the Washoe County Parks will ensure protection of surface water quality. Best management practices will be utilized to minimize impacts on surface water quality during construction. Where the existing vegetation is impacted during construction due to grading, it will be replaced with a natural seed mix and watered with water trucks to ensure proper

reestablishment of vegetation. Wood Rogers and the Parks Department will work closely with the WCSD to determine an appropriate seed mix for this area and submit it with final plans. The unnamed creek currently has steep banks and is at risk of erosion activity. The proposed trailhead will also stabilize the north banks of the creek by adding rock protection, willows, and stepping the current bank to encourage a strong and stable creek shoulder.

- e. No permanent impacts to wildlife habitats and/or fisheries are anticipated with the construction of the proposed crossing. Where natural vegetation is impacted during construction due to grading, it will be replaced with a natural seed mix and watered with water trucks to ensure proper reestablishment of vegetation. Wood Rogers and the Parks Department will work closely with the WCSD to determine an appropriate seed mix for this area and submit it with final plans.
- f. Where the existing vegetation is impacted during construction due to grading, it will be replaced with a natural seed mix and watered with water trucks to ensure proper reestablishment of vegetation. Erosion potential on the site will be improved with the stabilization of the north bank of the creek.
- g. While most of the area identified with the critical stream zone (CSZ) and/or sensitive stream zone (SSZ) will not be impacted through this project, where the project does impact these stream zones, it will be minor. Wood Rogers is currently working with the US Army Corps of Engineers to ensure all impacts are minimized and any impacts will be mitigated with the construction of this project. Where the existing vegetation is impacted during construction due to grading, it will be replaced with a natural seed mix. The project site is undeveloped at this time and Washoe County Parks wants to keep the property in its natural condition but allow the public to also enjoy the location.
- h. Washoe County Parks has allocated \$500,000 to this project plus revenue raised through the latest round of sales through the South Nevada Public Land Management Act also will provide additional \$1,000,000 to the construction for the trailhead and trail system.
- i. The significant hydrologic resource, the unnamed creek, will still have the opportunity to flow as it does currently. Since Washoe County Parks intends to restore the disturbed portions of the site by use of revegetation (with the exception of the access roads and parking) the SHR will be preserved and the character of the area will also be preserved. It is the intent of Washoe County Parks to preserve this area and open it to the public to enjoy.

Washoe County Department of Public Works

- 2. The following conditions are requirements of the Engineering Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Leo Vesely 775.328.2040

- a. The applicant/owner shall obtain from the Department of Building and Safety a building/grading permit for construction of this project.

- b. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), and slope stabilization. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
- c. The applicant shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit for construction and submit a copy to the Engineering Division prior to issuance of a grading permit.
- d. The applicant shall complete and submit the Construction Permit Submittal Checklist, the Performance Standards Compliance Checklist and pay the Construction Stormwater Inspection Fee prior to obtaining a grading permit. The County Engineer shall determine compliance with this condition.
- e. All paving and driveway improvements necessary to serve the project shall be designed and constructed to County standards and specifications.
- f. A hydrology/hydraulic report prepared by a registered engineer shall be submitted to the Engineering Division for review and approval. The report shall include the locations, points of entry and discharge, flow rates and flood limits of all 5- and 100-year storm flows impacting both the site and offsite areas and the methods for handling those flows. The report shall include all storm drain pipe and ditch sizing calculations and a discussion of and mitigation measures for any impacts on existing offsite drainage facilities and properties.
- g. Any increase in storm water runoff resulting from the development of the site and based upon the 5-year storm, shall be obtained on site to the satisfaction of the County Engineer.
- h. A grading bond of \$1,500/acre of disturbed area shall be provided to the Engineering Division prior to issuance of a building/grading permit.
- i. The applicant shall provide the engineering division copies any necessary easements for access.
- j. All disturbed areas left undeveloped for more than 30 days shall be treated with a dust palliative.

Washoe County District Health Department

3. The following conditions are requirements of the District Health Department Vector Borne Diseases Program, which shall be responsible for determining compliance with these conditions. The District Board of Health has jurisdiction over all public health matters in the Health District. Any conditions set by the District Health Department must be appealed to the District Board of Health.

Contact Name – Jim Shaffer 775.785.4599

- a. The document states that the construction of the culvert crossing of an unnamed creek will be lined with rock rip rap. Any disturbance by equipment working in the stream bed shall require the placement of rock in the disturbed areas of the upstream and downstream reaches of the channel (Article 418 section 110.418.20(a)2). This will reestablish the integrity of the channel bottom and reduce sediment runoff.
 - b. As part of the stabilization process, willows will be planted along the unnamed creek. District Health will require willow trees planted at a minimum 30 inches on center.
 - c. The north bank of the creek will be armored mechanically with top soil used to fill the voids in the armoring. To discourage void formation for rodent activity District Health shall require a mixed aggregate $\frac{3}{4}$ inch to $\frac{1}{2}$ inch D size placed in the voids of the rip rap to a depth of 3 inches.
 - d. Water in the valley gutter will eventually be conveyed in a drainage ditch at the northeast end of the parking area. Cobble rock shall be placed in the flow line of this ditch and all ditches to reduce the transport of sediment and small fines.
 - e. Straw bale check dams are being proposed for erosion control. The Best Management Practices Handbook for the Truckee Meadows prohibits the use of straw bales. Alternative methods such as waddles can be used.
 - f. Prior to approval of any grading and or building permit the above details will be required on the civil plans.
4. The following conditions are requirements of the District Health Department Environmental Health Services Division, which shall be responsible for determining compliance with these conditions. The District Board of Health has jurisdiction over all public health matters in the Health District. Any conditions set by the District Health Department must be appealed to the District Board of Health.

Contact Name – Doug Coulter 775.328.2429

- a. All land disturbing activities during construction phases, such as, but not limited to, grading, excavation, cut and fill, etc., must be done with effective dust control measures consistent with Washoe County District Board of Health Regulations Governing Air Quality Management, Section 040.030. Disturbances greater than 1 acre in size must obtain an approved dust control plan prior to beginning work.

Washoe-Storey Conservation District

5. The following are conditions are requirements of the Washoe-Storey Conservation Office, which shall be responsible for determining compliance with the condition.

Contact Name – Kerrie L. Herring-Bird – 775.223.3372

- a. Please provide a revegetation plan, including a soil profile and seed mixture plan for bare soil, slope treatment and creek crossings that will prevent noxious weeds from establishing on bare soil and will also act as host plants for native pollinators as well

as provide wildlife habitat. WSCD will follow-up on the final submission in order to verify that the plan is appropriate for the project location.

- b. WSCD recommends that any materials imported to the project site are determined to be noxious weed free, as to help stop the spread of noxious weeds in Washoe and surrounding counties.
- c. WSCD supports drought-resistant landscaping, which will ultimately minimize water runoff into the Washoe County stormwater infrastructure.
- d. WSCD supports Best Management Practices (BMPs) and the use of temporary sediment intercept barriers, such as silt fencing and/or sand bags, which may be necessary to prevent sediment and stormwater runoff from reaching major roadways during construction.
- e. Construction of new roads and parking lots should allow for proper drainage, moreover permanent structures should be constructed to provide for stormwater runoff control; proper grading along the boundaries of roads and parking lots should be conducted to prevent erosion and consequential sediment transport/deposition.
- f. In Washoe County and Storey County light pollution is a growing problem with regards to growth and expansion. Applicants of any and all developments and/or property changes, either commercial, residential or other developments are requested to provide a light pollution prevention and dark sky conservation and improvement plan. Preservation and conservation of the night sky in Nevada is a priority for the betterment of quality living in the high desert.

***** End of Conditions *****



Board of Adjustment Action Order

Variance Case No. VA11-001

Decision: Approval with Conditions

Decision Date: February 3, 2011

Applicant: Washoe County Regional Parks

Assigned Planner: Don Morehouse, Planner
Washoe County Department of Community Development
775-328-3632
dmorehouse@washoecounty.us

Project Description: Variance Case No. VA11-001 (Ballardini Ranch Trailhead) – To allow retaining walls to be in excess of 6 feet in height in order to accommodate the development of the Ballardini Ranch Trailhead project as authorized in Section 110.804 of the Washoe County Development Code. The parcels are located at the western end of Lone Tree Lane, approximately 0.6 miles west of Lakeside Drive. The ±121.2- and ±90.6-acre parcels are designated General Rural (GR), Low Density Rural (LDR), and Medium Density Rural (MDR) in the Southwest Truckee Meadows Area Plan, are located within the jurisdiction of the Southwest Truckee Meadows Citizen Advisory Board, and are in Washoe County Commission District No. 2. The properties are within portions of Section 2, 3, 11; T18N, R18E, MDM, Washoe County, Nevada. (APN 222-080-07 and 222-080-08)

Notice is hereby given that the Washoe County Board of Adjustment granted approval with conditions of the above referenced case number based on the findings in accordance with Washoe County Development Code Article 804. If no appeals have been filed within 10 days after the decision date, the approval by the Washoe County Board of Adjustment is final. If filed, an appeal stays any further action on the permit until final resolution of the appeal. If the end of the appeal period falls on a non-business day, the appeal period shall be extended to include the next business day. An appeal shall be filed in accordance with the provisions found in Article 804 of the Washoe County Development Code.

This Action Order of approval is granted subject to the attached conditions and Washoe County development standards. Please contact the planner assigned to your project at the above-referenced phone number or email within 7 days of receipt of this Order to review the steps necessary to satisfy the Conditions of Approval. A business license, certificate of occupancy or final approval shall not be issued until all of the Conditions of Approval (attached) are satisfied. Additionally, compliance shall be required with all federal, state and local statutes, ordinances and regulations applicable to the approved project.

This Action Order does not authorize grading or building without issuance of the necessary permits from the Washoe County Building and Safety Department.

To: Washoe County Regional Parks
Subject: Variance Case No. VA11-001
Date:
Page: 2

Washoe County
Community Development

Kimberly H. Robinson, MUP
Secretary to the Board of Adjustment

KHR/DM/ds (VA11-001 Ballardini Ranch Trailhead Action Order)

Attachments:

- Conditions of Approval

xc:

Agencies: Nathan Edwards, Esq., District Attorney's Office; Carol Buananoma, Assessor's Office (CAAS); Theresa Wilkins, Assessor's Office; Susan Hood, Department of Water Resources; Kimble Corbridge/Leo Vesely, Engineering Division; David Mills, Truckee Meadows Division, Reno Fire Department; Mike Greene, Sierra Fire Protection District



Conditions of Approval

Special Use Permit Case No. SB10-012 and Variance Case No. VA11-001

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***** End of Conditions *****



WOOD RODGERS

July 11, 2012

Mr. Bill Whitney
Acting Director, Community Development Department
Washoe County
P.O. Box 11130
Reno, NV 89520-0147

RE: Extension of Time for Variance Case Number VA11-001 and Special Use Permit Case No. SB10-012 (Ballardini Ranch Trailhead)

Dear Bill:

On February 2, 2011, the Washoe County Board of Adjustment approved a Variance (VA11-001) to allow retaining walls in excess of 6 feet high to accommodate the construction of the Ballardini Ranch Trailhead. A Special Use Permit to allow for excavation exceeding 1,000 cubic yards and disturbance of a significant hydrologic resource, specifically a critical and sensitive stream zone buffer to accommodate the project was also approved. The Variance is scheduled to expire on August 3, 2012, while the Special Use Permit will expire on February 3, 2013.

Plans for the trailhead facilities which include the crossing of a drainage and trailhead parking have been complete for sometime. Significant delays, however, have occurred with obtaining permits from the U.S. Army Corps of Engineers (Corps) and have prevented the issuance of a building permit for the project. While progress is being made with the Corps, it is still uncertain as to when permits will be issued and when the project will be able to be constructed.

On behalf of the Washoe County Regional Parks Department, we respectfully request an extension of time for the above referenced Variance and Special Use Permits. Thank you for your attention to this matter. We sincerely expect to be able to construct the project in the near future.

Please do not hesitate to call if you have any questions regarding this matter.

Sincerely,

Wood Rodgers, Inc.

For: Melissa J. Lindell, AICP
Principal

Cc: Jon Simpson
Cheryl Surface, Washoe County Regional Parks

**Extension of Time for
Approved Applications
Request**

Staff Assigned Case No.: _____

Washoe County Development Application

Project Information			
Project Name (commercial/industrial projects only): Ballardini Ranch Trailhead			
Project Description: Washoe County Regional Parks Trailhead - Parking Area and Trails			
Project Address: N/A			
Project Area (acres or square feet): 2.6 Acres of Trailhead/Access Road/ Parking, 2.2 Acres of Trails			
Location Information			
Project Location (with point of reference to major cross streets AND area locator): The Subject Property is Located at the Western End of Lone Tree Lane, Approximately 0.6 Miles West of Lakeside Drive.			
Assessor's Parcel No(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
222-080-07	121.2+-		
Section(s)/Township/Range: Section 2,3,11; T18N, R19E			
Indicate any previous Washoe County approvals associated with this application: Case Nos. VA11-001 & SB10-012			
Applicant Information			
Property Owner:		Professional Consultant:	
Name: Washoe County Regional Parks		Name: Wood Rodgers, Inc.	
Address: 2601 Plumas Street		Address: 5440 Reno Corporate Drive	
Reno, NV	Zip: 89509	Reno, NV	Zip: 89511
Phone: 775-823-6512	Fax: 775-829-8014	Phone: 775-823-4068	Fax: 775-823-4066
Email: csurface@washoecounty.us		Email: mlindell@woodrodgers.com	
Cell: 775-721-3663	Other:	Cell: 775-690-1047	Other:
Contact Person: Cherly Surface		Contact Person: Melissa Lindell	
Applicant/Developer:		Other Persons to be Contacted:	
Name: SAME AS ABOVE		Name: Jon Simpson	
Address:		Address: 5440 Reno Corporate Drive	
	Zip:	Reno, NV	Zip: 89511
Phone:	Fax:	Phone: 775-823-4068	Fax: 775-823-4066
Email:		Email: jsimpson@woodrodgers.com	
Cell:	Other:	Cell: 775-287-3589	Other:
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:			
CAB(s):		Land Use Designation(s):	

Owner Affidavit

Project Name:	
Application Type	
<input type="checkbox"/> Abandonment	<input type="checkbox"/> Final Map Certificate of Amendment
<input type="checkbox"/> Administrative Permit	<input type="checkbox"/> Final Map Major/Minor Amendment
<input type="checkbox"/> Agricultural Exemption Land Division	<input type="checkbox"/> Final Subdivision Map/Const Plan Review
<input type="checkbox"/> Amendment of Conditions of Approval	<input type="checkbox"/> Parcel Map Waiver
<input type="checkbox"/> Boundary Line Adjustment	<input type="checkbox"/> Reversion to Acreage
<input type="checkbox"/> Comprehensive Plan Amendment <input type="checkbox"/> Land Use Designation Change <input type="checkbox"/> Text Change	<input type="checkbox"/> Special Use Permit <input type="checkbox"/> with EIS/EA
	<input type="checkbox"/> Specific Plan
	<input type="checkbox"/> Tentative Map of Div into Large Parcels
<input type="checkbox"/> Design Review Committee Submittal	<input type="checkbox"/> Tentative Parcel Map
<input type="checkbox"/> Development Agreement	<input type="checkbox"/> Tentative Subdivision Map
<input type="checkbox"/> Development Code Amendment <input checked="" type="checkbox"/> Ext of Time Requests (Approved Applications)	<input type="checkbox"/> Hillside Development
	<input type="checkbox"/> Significant Hydrologic Resource
	<input type="checkbox"/> Common Open Space Development
<input type="checkbox"/> Ext of Time Requests (Tent Subdivision Maps)	<input type="checkbox"/> Variance

The receipt of an application at the time of submittal does not imply the application complies with all requirements of the Washoe County Development Code, the Washoe County Comprehensive Plan or the applicable area plan, or that it is deemed complete and will be processed.

STATE OF NEVADA)
)
COUNTY OF WASHOE)

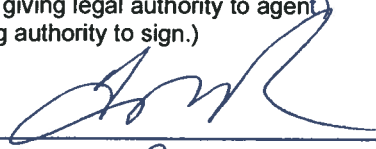
I, ALBERT D. ROGERS

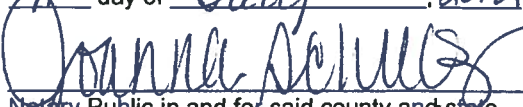
being duly sworn, depose and say that I am an owner* of property involved in this petition and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of the Department of Community Development staff.

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

*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

Signed 
 Address 2601 PLUMAS ST.
RENO, NV 89509

Subscribed and sworn to before me this 11th day of JULY, 2012.

 Notary Public in and for said county and state
 My commission expires: 1-31-14

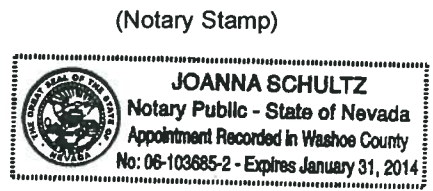


EXHIBIT E



Washoe County Community Development
for the
Washoe County Board of Adjustment

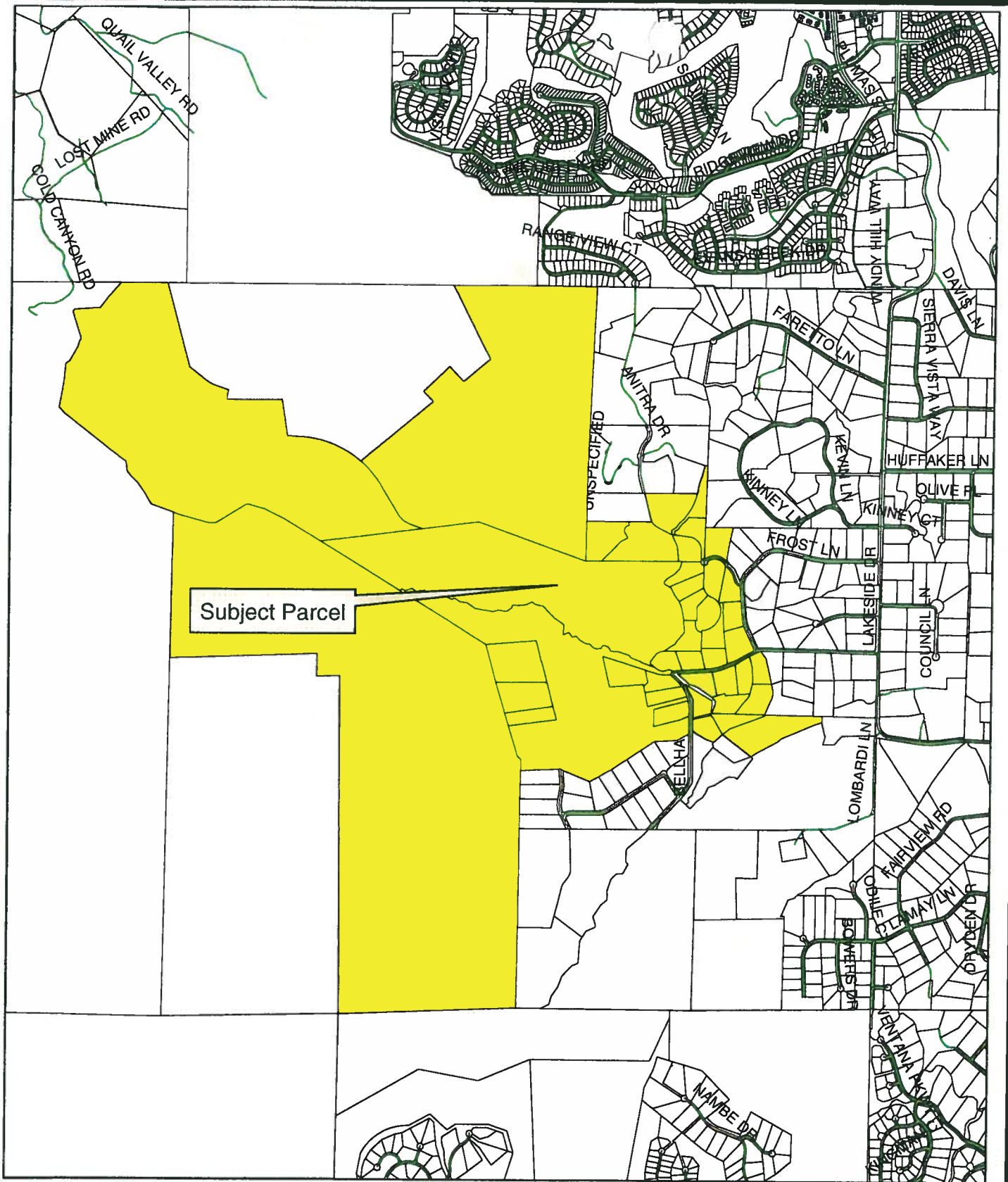
1001 E. Ninth St., Bldg. A, Reno, NV 89512
Post Office Box 11130, Reno, NV 89520-0027

I hereby certify that notices for the case number referenced below were delivered to the Washoe County Reprographics for printing and distribution to mailroom for mailing pursuant to Nevada Revised Statutes, Chapter 278 and Washoe County Code Chapter 110.

Signature: *Sandra Monsalve* Date: 9-20-12

Mailing List for Case No.: Ext. Time – Ballardini Ranch Sandra Monsalve

No.	APN	Name and Address of Addressee
1	4112062	PIROUZE ABDOLLAHOLIAEE 30 MCFARLANE RD RENO NV 89511
2	4109111	MICHAEL G ALONSO FAMILY TRUST 3805 FROST LN RENO NV 89511
3	4113048	STEPHEN R & PRISCILLA M ASCUAGA 3800 LONE TREE LN RENO NV 89511
4	4129012	SUSAN E BAKER 6015 S VIRGINIA ST STE E PMB 474 RENO NV 89502
5	4113027	BELL FAMILY TRUST 3780 CLOVER WAY RENO NV 89509
6	4113008	DUNCAN & ROSA BROWNE TRUST 3900 LONE TREE LN RENO NV 89511
7	4112012	RICHARD H BUENTING 4145 LONE TREE LN RENO NV 89511
8	4112010	BRIAN & TRACY CARSON 7335 PEMBROKE DR RENO NV 89502
9	4112061	FRANK & MARSHA CASSAS 80 CASSAS CT RENO NV 89511
10	4112063	KATHY DAVIS 25 CASSAS CT RENO NV 89511
11	4113050	MELISSA DAWSON 8530 BELLHAVEN RD RENO NV 89511
12	4113002	CHRISTOPHER A DIANDA LIVING TRUST PO BOX 10865 RENO NV 89510
13	4113041	PATRICK & ANGELINE DOUGLASS TRUST 3820 LONE TREE LN RENO NV 89511
14	4113007	STEVEN M & HEIDI A ELLSWORTH 4000 LONE TREE LN RENO NV 89511
15	22208011	EVANS CREEK LLC 1075 TOWER DR N STE 160 STILLWATER MN 55082
16	4129022	FEIGIN TRUST 661 SIERRA ROSE DR RENO NV 89511
17	4129003	CHRISTOPHER J & JOANNE H FLOCCHINI 40 MACFARLANE LN RENO NV 89511
18	4113049	BRUCE D & MISHELL M GALLIO 8510 BELLHAVEN RD RENO NV 89511
19	4112060	GAYLE E HURD 50 CASSAS CT RENO NV 89511
20	4113045	DYER & REVE JENSEN FAMILY TRUST PO BOX 167 RENO NV 89504
21	4113046	JONATHAN H & EVE M KING FAMILY TRUST 429 MARSH AV RENO NV 89509
22	4109112	MACFARLANE FAMILY TRUST 3825 FROST LN RENO NV 89511
23	4109115	GENIE MACK 35 CASSAS CT RENO NV 89511
24	4112059	LYNN MCLELLAN TRUST 60 CASSAS CT RENO NV 89511
25	4112042	MEIER FAMILY TRUST 50 MACFARLANE DR RENO NV 89511
26	4113006	NRES-NV1 LLC 503 N NEVADA ST CARSON CITY NV 89703
27	22208005	PERSIGEHF FAMILY MARITAL TRUST 8555 MOUNTAIN SHEEP WAY RENO NV 89511
28	4113025	PERSIGEHF FAMILY RESIDUAL TRST 8555 MOUNTAIN SHEEP WAY RENO NV 89511
29	22208004	PERSIGEHF FAMILY SURVIVOR TRST 8555 MOUNTAIN SHEEP WAY RENO NV 89511
30	4113005	BRADLEY J & KATHLEEN D SIDENER 8500 BELLHAVEN RD RENO NV 89511
31	4113047	WARREN & CONSTANCE G SOETHOUT 3790 LONE TREE LN RENO NV 89511



Mail Map

Special Use Permit
 Case No. SB110-012 and
 Variance Case No. VA11-001
 Ballardini Ranch Trailhead

Source: Community Planning Services



Department of
 Community
 Development

WASHOE COUNTY
 NEVADA

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



Date: October 2012
 Board of Adjustment



WASHOE COUNTY

"Dedicated To Excellence in Public Service"

www.washoecounty.us

STAFF REPORT

BOARD MEETING DATE: October 4, 2012

DATE: August 23, 2012
TO: Board of Adjustment
STAFF: Bill Whitney, Acting Director, Planning and Development
328.3617, bwhitney@washoecounty.us
SUBJECT: Adopt a Proclamation declaring October 2012 as National Community Planning Month in Washoe County.

SUMMARY

The Department of Planning and Development is requesting that the Board of Adjustment adopt a Proclamation declaring October 2012 as National Community Planning Month in Washoe County to recognize the value planning, and those who participate in the planning process, bring to the creation and maintenance of livable and sustainable communities in Washoe County.

Washoe County Strategic Objective supported by this item: Supporting Development of the Regional Economy and Jobs.

PREVIOUS ACTION

In 2007, 2008, 2010, and 2011 the Board of County Commissioners adopted a proclamation identifying October as National Community Planning Month in Washoe County and presented the same to the Director of the Department of Community Development.

BACKGROUND

In 2006, the American Planning Association (APA), the national planning organization that promotes excellence in planning and which has over 40,000 members, declared October of each year as National Community Planning Month. The Community Services Department, Planning and Development Division staff, Washoe County Planning Commission members, and Washoe County Board of Adjustment members belong to APA.

The 2012 theme is "Changing Face of America." The APA logo will be added to division letterhead; and, the proclamation and national poster (attached) displayed.

AGENDA ITEM # _____



APA describes the purpose of National Community Planning Month as follows:

“Celebrate the achievements of planning this October during the seventh annual National Community Planning Month. Each year APA and its members, chapters, divisions, and professional institutes sponsor National Community Planning Month to raise the visibility of planning efforts in communities across the U.S., and throw a spotlight on the many residents, leaders, officials, and professionals who contribute to making great communities.

Today's great communities offer better choices for where and how people work and live. They are enjoyable, safe, and desirable. They are places where people want to be. Three important building blocks of great communities are the streets, the neighborhoods, and the people who help make communities special. Planners play a key role in facilitating the process of making a community's character and qualities stand out.”

Many persons, boards, and commissions in Washoe County contribute to the planning process. Proclaiming October 2012 as National Community Planning Month in Washoe County recognizes those persons and organizations, and their valuable efforts in making Washoe County a quality place to live, work and recreate.

FISCAL IMPACT

No fiscal impact.

RECOMMENDATION

It is recommended that the Board of Adjustment adopt a Proclamation declaring October 2012 as National Community Planning Month in Washoe County.

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be:

“Move to adopt a Proclamation declaring October 2012 as National Community Planning Month in Washoe County.”

WHW/ds

Attachments: 2012 Proclamation; 2012 National Community Planning Month Poster



**RESOLUTION OF THE WASHOE COUNTY BOARD OF ADJUSTMENT
NATIONAL COMMUNITY PLANNING MONTH**

WHEREAS, Change is constant and affects all cities, communities, counties, townships, rural areas, and other places; and

WHEREAS, Community planning and plans can help manage this change in a way that provides better choices for how people work and live, and further provides an opportunity for all residents to be meaningfully involved in making choices that determine the future of their community; and

WHEREAS, The full benefits of planning requires public officials and citizens who understand, support, and demand excellence in planning and plan implementation; and

WHEREAS, The American Planning Association and its professional institute, the American Institute of Certified Planners, endorse each October as National Community Planning Month as an opportunity to highlight the contributions sound planning and plan implementation make to the quality of our communities and environment throughout the United States of America and its territories; and

WHEREAS, The celebration of National Community Planning Month gives the Washoe County Board of Adjustment the opportunity to publicly recognize the participation and dedication of the Citizen Advisory Boards and other citizen planners who have contributed their time and effort to the improvement of Washoe County; and

WHEREAS, The Washoe County Board of Adjustment recognizes the many valuable contributions made by the professional and support staff of the Washoe County Planning and Development Division and recognize their continued commitment to public service; now, therefore, be it

ACKNOWLEDGED, By the Washoe County Board of Adjustment that the month of October 2012 is designated as **National Community Planning Month in Washoe County**.

ADOPTED this 4th day of October, 2012.

WASHOE COUNTY BOARD OF ADJUSTMENT

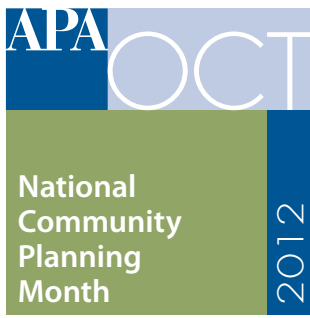
ATTEST:

Robert Wideman, Chairman

William Whitney, Secretary



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American Planning Association's
National Community Planning Month

Share the importance of good planning with your neighbors this October.

Ideas at: www.planning.org/ncpm

[CHANGING FACE
OF AMERICA]