



Board of Adjustment Staff Report

Meeting Date: February 7, 2019

Agenda Item: 8A

SPECIAL USE PERMIT CASE NUMBER: WSUP18-0021 (SonRay Construction)
(previously SB05-014 - Sonoran Roofing)

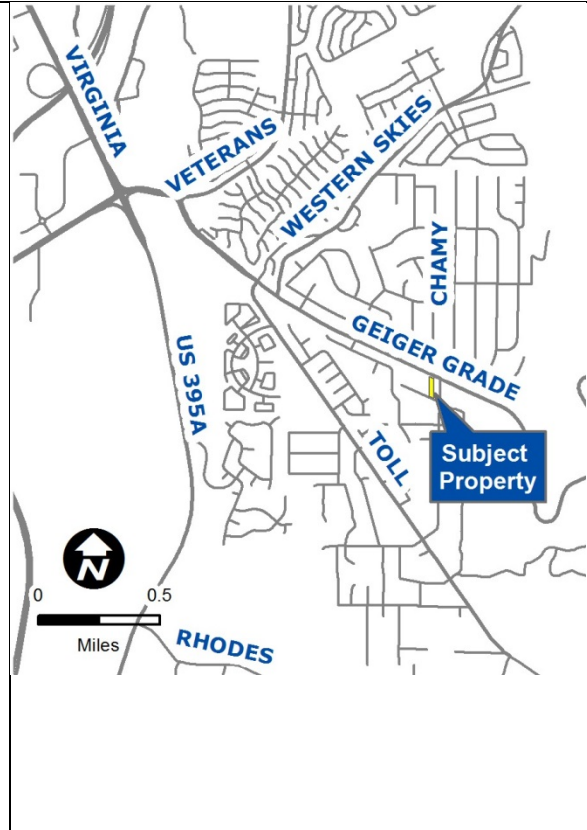
BRIEF SUMMARY OF REQUEST: Approximately double the size of an existing storage building for a roofing and HVAC business originally permitted in 2005.

STAFF PLANNER: Kelly Mullin, 775.328.3608, kmullin@washoecounty.us

CASE DESCRIPTION

For possible action, hearing and discussion to approve the expansion of an existing Construction Sales and Services use type. The expansion includes a 3,570 sq. ft. addition to an existing 3,636 sq. ft. metal storage building used for the storage of materials, tools and equipment for a heating, ventilation and air conditioning (HVAC) and roofing contractor. The expansion will be connected to and similar to the existing building and will also be used for the storage of construction materials and equipment generally used in the roofing and HVAC industries. The original building was approved under Special Use Permit SB05-014.

- Applicant: Rollapart Buildings, Inc.
- Property Owner: John and Brenda Daly
- Location: 1565 Geiger Grade
- APNs: 017-051-06 (±1-ac.) and 017-051-09 (±0.33-ac.)
- Master Plan Category: Commercial
- Regulatory Zone: General Commercial
- Area Plan: Southeast Truckee Meadows
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 810
- Commission District: 2 – Commissioner Lucey



STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

POSSIBLE 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 the conditions attached as Exhibit A, Special Use Permit Case Number WSUP18-0021 (previously known as SB05-014) for SonRay Construction, having made all six findings in accordance with Washoe County Code Section 110.810.30 and Southeast Truckee Meadows Area Plan Policy SETM.11.3.

(Motion with Findings on Page 9)

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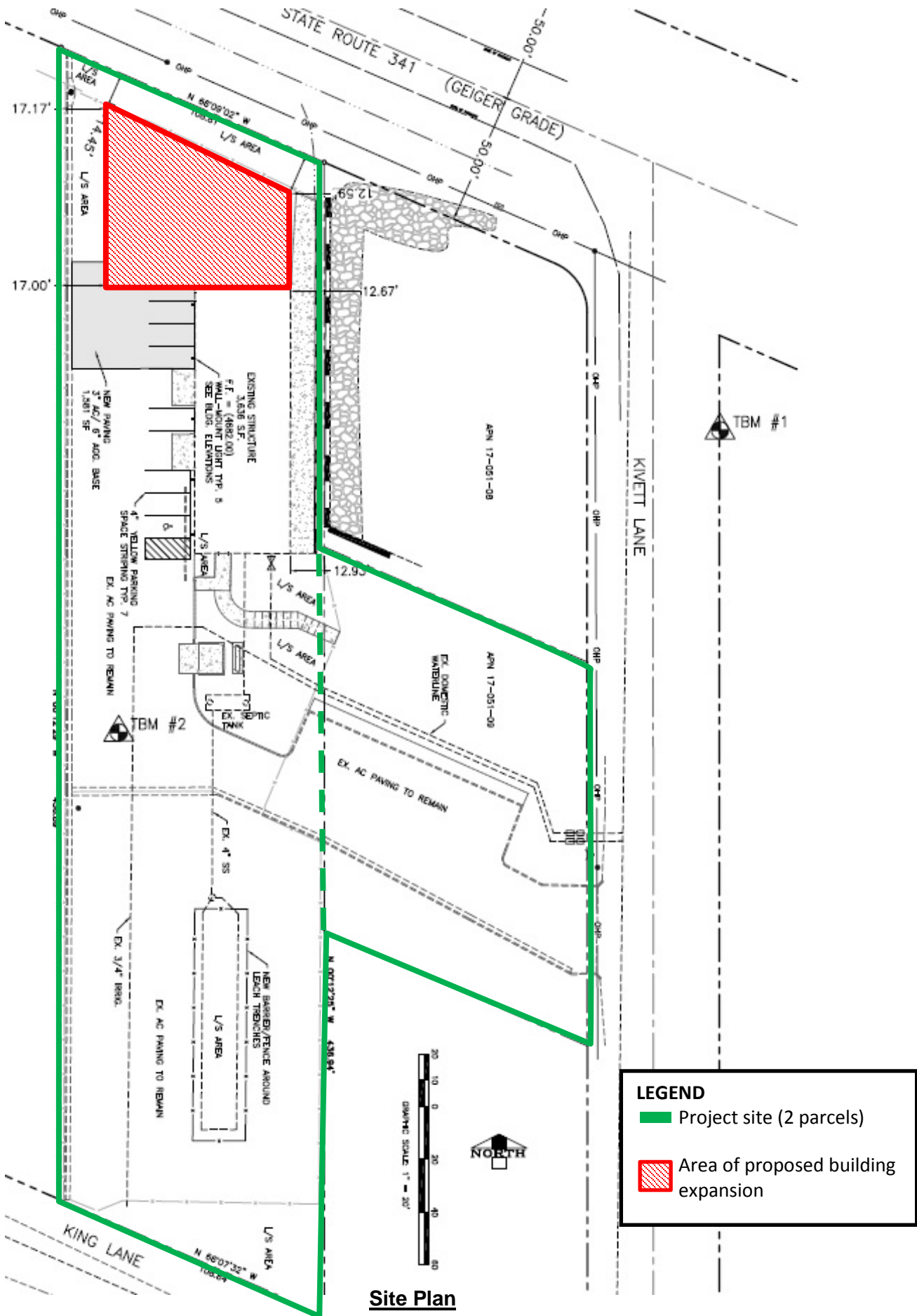
Special Use Permit Process

The purpose of a Special Use Permit (SUP) 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 Number WSUP18-0021 and SB05-014 are attached to this staff report and will be included with the Action Order, if approved.

The subject property is designated as General Commercial (GC). The existing roofing and HVAC business is classified as a Construction Sales and Services use type, which is permitted in GC with a special use permit per WCC 110.302.05.3. The applicant is seeking approval of this SUP from the Board of Adjustment in order to allow for the proposed expansion.



Site Plan

LEGEND

- Project site (2 parcels)
- Area of proposed building expansion



Aerial Photo
(subject site outlined in blue)



View of Existing Structure from Kivett Lane Entrance



View of Existing Structure (NE corner of property) from Across Geiger Grade
(photo courtesy of Sonoran Roofing)



Area of Proposed Expansion, with Example of Materials to Be Moved Indoors



Existing Pallet Storage Area

Project Evaluation

In 2005, Special Use Permit SB05-014 was issued to Sonoran Roofing to establish a construction sales and services use type on two adjacent parcels south of Geiger Grade. The approval allowed for the construction of office space and a warehouse for storage of construction materials, tools, and equipment used to perform subcontracting work. Although the office structure was never built, the $\pm 3,636$ sq. ft. storage building was, and the property was almost fully developed to include parking, paving, and landscaping. Since the original approval, the contractor expanded from roofing work only, to both roofing and HVAC projects. Both fall under the existing use type.

Currently, a significant amount of construction material is stored outside and subject to the elements. The applicant has submitted a special use permit application to allow for the expansion of the existing storage building (adding another $\pm 3,570$ sq. ft.) in order to bring material inside where it can be better protected from the weather. As shown on the site plan on page 3 of this staff report, the proposed expansion would be to the west of the existing structure, and just south of Geiger Grade. Approval of this special use permit would allow for materials and equipment to be stored inside.

Traffic, Parking, Landscaping and Lighting

Primary access to the site is from Kivett Lane; no direct access is permitted from Geiger Grade. No increase to traffic is expected as a result of the storage expansion. Five employees are based at this location and a maximum of 12 employees are anticipated to be on-site at any given time. Due to the proposed building expansion, the applicant will be required to provide updated parking and landscaping plans at the time of building permit submittal. These plans will be required to adhere to current Development Code standards, including parking and landscaping. The applicant has also stated intent to increase perimeter landscaping to provide additional visual buffers.

New lighting is proposed to be added to the western face of the existing structure to provide adequate light for the western parking area. The Development Code requires external light fixtures to use a cut-off and down-shielded design, with no spillover onto other properties. Adequacy of all existing and proposed lighting will be evaluated at the time of building permit submittal and all lighting on-site will be required to meet Code standards.

Other Aesthetic Considerations

The proposed building expansion is anticipated to help further screen the operation from Geiger Grade and properties to the north. With the exception of a portion along the western property line, six-foot-high chain link fencing with vinyl slats surrounds the property and will remain.

Conditions of approval for Special Use Permit SB05-014 provided aesthetic standards that will carry forward with this request. This includes the requirement for architectural design of structures to match in terms of color and building materials. As is visible in the photos on the previous pages, the existing building's exterior finish is comprised of dark brown stucco on the lower half, with a light tan corrugated metal on the upper half. The applicant has requested that the building addition match that style on the north side (facing Geiger Grade), and east side (facing Kivett Lane), but allow for metal siding only on the south and west portions of the new structure. Staff believes this proposal is in substantial compliance with the intent of the original conditions of approval, as long as the paint schemes continue to match, and vinyl slats are installed along the remainder of the western property line. A recommended condition of approval to this effect has been provided with Exhibit A.

Existing Conditions

The project site is relatively flat, with a gentle upward slope from west to east. As mentioned previously, the site has been almost fully developed with the existing storage structure, significant paving, outdoor storage areas, and landscaping. A significant portion of the outdoor storage on the property will be moved inside the proposed structure. The proposed building would be constructed over an area currently paved with asphalt. Pallet storage along the southeastern corner of the site was contemplated as part of the original special use permit and will remain. However, the original approval identified the maximum height of the pallet storage as 4-feet, and this has been memorialized with a new recommended condition of approval. As proposed by the applicant, all other construction materials will be stored inside and a condition to this effect has been provided.

Although the 2005 application indicated a reversion to acreage would be completed between the two parcels, this was never finalized and the site remains as two parcels. The reversion is necessary in order to meet the original requirements of the special use permit and for the existing landscaping, parking and access to continue as proposed with the current expansion. A recommended condition of approval has been included requiring that the reversion to acreage be completed prior to the issuance of a building permit.

The subject site is bordered on the north by Geiger Grade, on the south by King Lane, and to the east by Kivett Lane. It is bordered by General Commercial properties to the west and east. Residential subdivisions are located across Geiger Grade to the north and King Lane to the south.

Relationship of Current Special Use Permit to Original Special Use Permit

Approval of the current special use permit would incorporate the existing conditions of approval from SB05-014 and add new conditions associated with the current proposal. In the event of any conflict between the original conditions of approval and new conditions, the more stringent requirement would apply.

South Truckee Meadows/Washoe Valley Citizen Advisory Board (STM/WV CAB)

The proposed project was presented by the applicant's representative at the regularly scheduled Citizen Advisory Board meeting on January 3, 2019. No meeting attendees provided public comment and no members of the CAB had questions. The CAB voted unanimously to recommend approval of the request. An excerpt of the draft meeting minutes is attached as Exhibit D.

Reviewing Agencies

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

- Washoe County Community Services Department
 - Planning and Building Division
 - Engineering and Capital Projects Division
 - Utilities/Water Rights

- Parks and Open Spaces
- Washoe County Health District
 - Air Quality Management Division
 - Emergency Medical Services Program
 - Environmental Health Services Division
- Truckee Meadows Fire Protection District
- Regional Transportation Commission
- Washoe-Storey Conservation District
- Truckee Meadows Water Authority
- AT&T and NV Energy
- City of Reno

Three of the above-listed agencies/departments provided comments and/or recommended conditions of approval in response to their evaluation of the application to expand the existing use. 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 if the request is approved.

- Washoe County Planning Program addressed operational requirements in effect for the life of the project, and other Development Code standards.
Contact: Kelly Mullin, 775.328.3608, kmullin@washoecounty.us
- Washoe County Engineering and Capital Projects Division provided conditions regarding grading, drainage and erosion control.
Contact: Leo Vesely, 775.328.2313, lvesely@washoecounty.us
- Truckee Meadows Fire Protection District provided conditions regarding fire protection of commercial structures, defensible space and emergency access.
Contact: Don Coon, 775.326.6077, dcoon@tmfpd.us

The Washoe County Health District's Emergency Medical Services Program reviewed the application and indicated they had no comments or conditions of approval.

Staff Comment on Required Findings

WCC Section 110.810.30 requires that all of the following five findings be made to the satisfaction of the Washoe County Board of Adjustment before granting approval of the request. Staff has completed an analysis of the special use permit application and has determined that the proposal is in compliance with the required findings as follows;

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Southeast Truckee Meadows Area Plan.
Staff Comment: The proposed uses do not conflict with the provisions of the Master Plan and Southeast Truckee Meadows Area Plan. The property is located within a designated commercial area along Geiger Grade and the expansion is associated with a previously approved use type.
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.

Staff Comment: *The existing commercial property and structure are served by adequate facilities for the expanded use. The expansion is for storage only, and no increase in water, wastewater or traffic is expected as a result of the request.*

3. **Site Suitability.** That the site is physically suitable for the type of development, and for the intensity of such a development.

Staff Comment: *The site is already developed for the existing commercial use type and is suitable for the proposed expansion. Prior to issuance of a Certificate of Occupancy for the new structure, the property will be required to meet all applicable codes including for landscaping, parking, lighting, etc.*

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.

Staff Comment: *The proposed expansion is anticipated to have minimal negative impacts on the surrounding area and will provide the existing operation an additional visual buffer for Geiger Grade and properties to the north.*

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.

Staff Comment: No military installation is located within 3,000 feet of the subject site; therefore, this finding is not applicable.

Washoe County Southeast Truckee Meadows Area Plan Policy SETM.11.3 requires the granting of new special use permits be accompanied by the following finding:

6. **Air Quality.** No significant degradation of air quality will occur as a result of the special use permit.

Staff Comment: *No air quality degradation is anticipated as a result of the proposed expansion.*

Recommendation

Those agencies which reviewed the application recommended conditions in support of approval of the proposed expansion. Therefore, after a thorough analysis and review, Special Use Permit Case Number WSUP18-0021 (previously known as SB05-014) 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 the conditions attached as Exhibit A, Special Use Permit Case Number WSUP18-0021 (previously known as SB05-014) for SonRay Construction, having made all six findings in accordance with Washoe County Code Section 110.810.30 and Southeast Truckee Meadows Area Plan Policy SETM.11.3:

1. **Consistency.** That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Southeast 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 type of development, 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;
- 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.
- 6. Air Quality. No significant degradation of air quality will occur as a result of the special use permit.

Appeal Process

Board of Adjustment action will be effective 10 calendar days after the written decision is filed with the Secretary to the Board of Adjustment and mailed to the applicant, unless the action is appealed to the Washoe County Board of Commissioners, in which case the outcome of the appeal shall be determined by that Board. Any appeal must be filed in writing with the Planning and Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Board of Adjustment and mailed to the applicant.

Applicant: Rollapart Buildings, Inc.
Attn: Dave Rasmussen
2815 Cushman Rd.
Fallon, NV 89406

Owner: John and Brenda Daly
4161 Citrus Ave.
Rocklin, CA 95677

Representatives: RL Engineering
Attn: Rob Lauder
625 Fairview Dr. #112
Carson City, NV 89701



Conditions of Approval

Special Use Permit Case Number WSUP18-0021
(previously SB05-014)

The project approved under Special Use Permit Case Number WSUP18-0021 (previously SB05-014) shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment on February 7, 2019. 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 Planning and Building Division.

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.

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

Washoe County Planning and Building Division

1. The following conditions are requirements of the Planning and Building Division, which shall be responsible for determining compliance with these conditions.

Contact: Kelly Mullin, 775.328.3608, kmullin@washoecounty.us

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit.
- b. The applicant shall attach a copy of the Action Order, approving this special use permit request to all subsequent permit applications on the subject site.
- c. 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.
- d. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any cairn or grave of a Native American be discovered during site development, work shall temporarily be halted at the specific site and the Sheriff's Office as well as the State Historic Preservation Office of the Department of Conservation and Natural Resources shall be immediately notified per NRS 383.170.

- e. Conditions of Approval for Special Use Permit Case SB05-014 are attached as Exhibit A-1 and are hereby incorporated by reference. In the event of any conflict between the original conditions of approval and new conditions, the more stringent requirement shall apply.
- f. Prior to the issuance of a building permit for the proposed expansion, the applicant shall demonstrate that a reversion to acreage has been completed for the subject parcels.
- g. Prior to the issuance of a building permit, the applicant shall provide updated plans that comply with current Development Code standards for parking, landscaping, lighting, screening and open storage areas.
- h. The proposed building expansion shall match the existing building in architectural design, to include similar colors on all sides of the new structure, and similar building materials on at least the north and east sides of the new structure.
- i. Vinyl slats shall be installed within all on-site perimeter fencing. Alternatively, the applicant may construct decorative fencing or walls according to the standards within Washoe County Code Section 110.412.55.
- j. The following **Operational Conditions** shall be required for the life of the business:
 - i. Failure to comply with the conditions of approval shall render this approval null and void.
 - ii. Operational Conditions as identified within Special Use Permit Case SB05-014 are hereby incorporated by reference.
 - iii. On-site pallet storage is limited to 4-feet high, or less if required by fire, health and safety standards established by other regulating authorities. No other outdoor storage of materials is permitted.

- iv. Screening requirements identified in Washoe County Code Section 110.412.55 shall be adhered to for the life of the operation.

Washoe County Engineering and Capital Projects Division

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

Contact: Leo Vesely, 775.328.2313, 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 and not allowed onto adjacent property.

Truckee Meadows Fire Protection District (TMFPD)

3. The following conditions are requirements of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with these conditions. Unless otherwise stated, these conditions shall be met prior to the issuance of any building or grading permit or on an ongoing basis as determined by TMFPD.

Contact: Don Coon, 775.326.6077, dcoon@tmfpd.us

- a. Fire protection of the combined commercial structures shall be as required by the current adopted International Fire Code, (IFC) Wildland Urban Interface Code (IWUIC) with associated amendments and the requirements of the appropriate NFPA standard(s).
- b. The Fire Hazard designation for the area of the proposed project is "IWUIC Moderate". It has conforming water within 1000' and requires a minimum of 30' of Defensible Space from the building. The landscaping to the north of the new structure on Geiger Grade will require modifications to meet IWUIC requirements.
- c. Provide an operable gate at the north western corner of the new building to provide access from the parking area to the north face of the building.

***** End of Conditions *****



Community Development

"Dedicated to Excellence in Public Service"

Adrian P. Freund, AICP, Community Development Director
Blaine Cartlidge, Legal Counsel



Washoe County Board of Adjustment
Jane Maxfield, Chair
Sharon Stanley, Vice Chair

Richard "R.J." Cieri
Neal Cobb
Gary Feero

ACTION ORDER

December 2, 2005

John Daly
4161 Citrus Avenue
Rocklin, CA 95677

Dear Applicant:

The Washoe County Board of Adjustment, at its regular meeting of December 1, 2005, approved the following request with twenty (20) conditions.

SPECIAL USE PERMIT CASE NO. SB05-014 (SONORAN ROOFING) – To construct office space and a warehouse for the incidental storage of roofing materials, tools and equipment used to perform subcontracting work. The subject property is located at 15565 State Route 341 (Geiger Grade) on the southwest corner of SR-341 and Kivett Lane. The subject parcels total ±1.42 acres, are designated General Commercial (GC) in the Southeast Truckee Meadows Area Plan, and are situated in a portion of Sections 27 and 34, T18N, R20E, MDM, Washoe County, Nevada. The property is located in the Galena/Steamboat Citizen Advisory Board boundary and Washoe County Commission District No. 2. (APN 017-051-06 and 09)

The approval was based on the following findings:

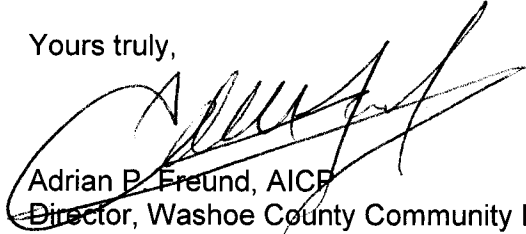
1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Comprehensive Plan and the Southeast Truckee Meadows Area Plan;
2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities 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 office and roofing warehouse for the storage of roofing materials and incidentals;
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

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5. Due Consideration. That 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, AICP
Director, Washoe County Community Development
Secretary to the Board of Adjustment

APF/SM/cm(SB05-014F1)

Attachments: Conditions

xc: Steven Sederquist, 539 Riverside Drive, Reno, NV 89503

Blaine E. Cartledge, DA's Office; Marge Clausen, Assessor's Office (CAAS); Steve Churchfield, Chief Appraiser, Assessor's Office; David Lindsey, Department of Water Resources; Engineering Division; Truckee Meadows Division, Reno Fire Department; NV 89701; Galena-Steamboat Citizen Advisory Board, Chair

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**CONDITIONS OF APPROVAL FOR
SPECIAL USE PERMIT CASE NO. SB05-014
SONORAN ROOFING
(APPROVED BY THE WASHOE COUNTY BOARD OF ADJUSTMENT ON DECEMBER 1, 2005)**

*****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.

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GENERAL CONDITIONS

1. 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.
2. The applicant shall obtain and maintain a valid building permit for the construction of the office building and warehouse within three (3) years from the date of approval by Washoe County Board of Adjustment. The Department of Community Development shall determine compliance with this condition.
3. A copy of the Final Action Order stating conditional approval of this special use permit shall be attached to all applications for administrative permits issued by Washoe County.
4. 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.
5. 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.

6. 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 and shall include detailed plans for grading, site drainage, erosion control, 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. The Engineering Division shall determine compliance with this condition.

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7. For construction areas larger than one acre, the developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit or Waiver for construction and submit a copy to the Engineering Division prior to issuance of a grading permit. The Engineering Division shall determine compliance with this condition.
8. The developer shall complete and submit the Construction Permit Submittal Checklist and pay the Construction Stormwater Inspection Fee prior to obtaining a grading permit. The County Engineer shall determine compliance with this condition.
9. All paving and driveway improvements necessary to serve the project shall be designed and constructed to County standards and specifications. Driveway approach shall have a 36-foot minimum width at the property line. The Engineering Division shall determine compliance with this condition.
10. Driveway locations shall conform to the Washoe County Code Article 436 for commercial driveways. The Engineering Division shall determine compliance with this condition.
11. An approved occupancy permit shall be obtained from the Nevada Department of Transportation (NDOT) for access to, from, or under roads and highways maintained by NDOT, and a copy of said permit sent to the Engineering Division. The Engineering Division shall determine compliance with this condition.
12. The minimum pavement requirements for on-site paving shall be three inches (3") asphalt over six inches (6") granular base. The Engineering Division shall determine compliance with this condition.
13. A detailed 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 drainpipes and ditch sizing calculations and a discussion of and mitigation measures for any impacts on existing offsite drainage facilities and properties. The Engineering Division shall determine compliance with this condition.
14. Any increase in storm water runoff resulting from the development and base upon the 5-year storm shall be detained on site to the satisfaction of the County Engineer.
15. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage from the site to the satisfaction of the County Engineer.

Letter to: John Daly
Subject: Special Use Permit Case No. SB05-014
Date: December 2, 2005
Page: 6

FIRE

16. Water for fire protection meeting both duration and flow as outlined in Chapter 60 of the Washoe County Code shall be provided. The Reno Fire Department shall determine compliance with this condition.
17. Fire department access and emergency vehicle access meeting Chapter 60 of the Washoe County Code and the Reno Fire Department Policy shall be provided. The Reno Fire Department shall determine compliance with this condition.

OPERATIONAL CONDITIONS/COMMUNITY DEVELOPMENT

18. The hours of operation shall be limited to 7:00 a.m. to 6:00 p.m., Monday through Saturday, and Sunday by appointment only. The Department of Community Development shall determine compliance with this condition.
19. The office building and warehouse shall both match in architectural design, to include similar colors and building materials. The Department of Community Development shall determine compliance with this condition.
20. The applicant shall park all dump trucks and other vehicles used for this business within the confines of the property, behind the fence, screened from view from all property lines. The Department of Community Development shall determine compliance with this condition.

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



Community Development

"Dedicated to Excellence in Public Service"

Adrian P. Freund, AICP, Community Development Director



(December 1, 2005)

Agenda Item No: 4

Staff Recommendation: **CONDITIONAL APPROVAL**

WASHOE COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT STAFF REPORT

To: Washoe County Board of Adjustment

Re: Special Use Permit Case No. SB05-014

Date: November 22, 2005

Prepared By: Sandra Monsalvè, Planner

GENERAL INFORMATION SUMMARY

Applicant: Sonoran Roofing

Requested Action: To construct office space, and a warehouse for the incidental storage of roofing materials, tools and equipment used to perform subcontracting work. **The subject property is located at 15565 State Route 341 (Geiger Grade) on the southwest corner of SR-341 and Kivett Lane.** The subject parcels total ±1.42-acres, are designated General Commercial (GC) in the Southeast Truckee Meadows Area Plan, and are situated in a portion of Sections 27 & 34, T18N, R20E, MDM, Washoe County, Nevada. The property is located in the Galena/Steamboat Citizen Advisory Board boundary and Washoe County Commission District No. 2. (APN 017-051-06 & 09).

RECOMMENDATION/FINDINGS

Based upon the staff analysis, comments received, and the site inspection, staff recommends approval of the request with conditions and offers the following motion for your consideration:

I move that the Washoe County Board of Adjustment conditionally approve Special Use Permit Case No. SB05-014 for an office and warehouse for storage of roofing materials and incidentals having made the 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 Southeast 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

To: Washoe County Board of Adjustment
Re: SB05-014 (Sonoran Roofing)
Date: November 22, 2005
Page: 2

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 office and roofing warehouse for the storage of roofing materials and incidentals;
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. That the Board of Adjustment gave reasoned consideration to the information contained within the staff report and information received during the meeting.

ANALYSIS

Background/Proposal:

The project site is located at 15565 State Route 341 (Geiger Grade) and Kivett Lane. The undeveloped subject parcel is ±1.42-acres and is designated General Commercial (GC) in the Southeast Truckee Meadows planning area. The applicant wishes to construct an office and warehouse for the storage of roofing materials and other incidentals related to the roofing industry. Such storage will consist of palettes stacked up to 4-feet, behind a 6-foot fence. The proposed office building will be approximately 2,834 square feet, and the warehouse approximately 3,670 square feet. The project will be screened from adjoining properties as required by the Development Code. The applicant has proposed hours of operation to be from 7:00 a.m. to 6:00 p.m., Monday through Saturday, and Sunday's by appointment only. There will be delivery by flatbed trucks to the warehouse during the week, with approximately 5 deliveries per day. The applicant anticipates parking 3-dump trucks (2-axle) on site.

Site Analysis:

The subject property is located on Geiger Grade (SR-341) and Kivett Lane in the Southeast Truckee Meadows planning area. The site is currently undeveloped and relatively flat. The Development Suitability map for the Southeast Truckee Meadows identifies the site as "Most Suitable For Development."

Access:

Access to the site will either be from Geiger Grade (SR-341), pending Nevada Department of Transportation (NDOT) approval for permits, or from Kivett Lane.

To: Washoe County Board of Adjustment
Re: SB05-014 (Sonoran Roofing)
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Washoe County Engineering has reviewed project access and any possible traffic impacts, and conditioned them accordingly.

Traffic:

Washoe County requires an applicant to submit a traffic study if a project generates 80 or more Average Daily Trips (ADT). Consulting Services Associates, Inc. reviewed the proposal for the applicant and has determined the traffic generated as a result of this project will be approximately 40 ADT. Therefore a traffic study will not be necessary. Additionally, traffic considerations are reviewed by Washoe County Engineering Division, and they have commented and included related conditions for any traffic impacts within the Standard List of Conditions at the end of this staff report.

Lighting/Signage:

Exterior lighting is proposed in order to provide security and safety around the office building, the warehouse and within the parking lot. The Development Code requires that all lighting within 100-feet of a residential zone not exceed twelve (12)-feet in height, and must be shielded and not have any spillover glare. The applicant has proposed lighting in the parking lot on 20-foot tall poles, which will be located 100-feet away or more from any residential regulatory zones. There is no signage proposed for the project site.

Landscaping/Parking:

The entire site will be fenced and landscaped, and paved to minimize dust. The applicant has submitted a preliminary landscaping plan, which will be further reviewed by staff for compliance with the landscaping standards of the Development Code.

Washoe County code requires twenty percent (20%) of the total developed land area be landscaped. The turf area, trees and shrubs will be placed in areas around the building, in planter areas, and along a portion of the project perimeter. All disturbed areas will be revegetated with a natural native seed mix approved by the Washoe-Storey Conservation District. The landscaping plan indicates a mixture of evergreens, deciduous trees and shrubs and groundcover. Staff feels the applicant has met all landscaping requirements of the Development Code. All other requirements of Article 412 *Landscaping* of the Development Code shall be complied with in addition to the submitted preliminary plans.

According the *Article 410 Parking and Loading* of the Washoe County Development Code, the project requires 2 spaces for retail and 1 for storage area per 1,000 square feet of building space. The plans indicate a total number of 11-parking spaces and 2-handicap spaces. The proposed office building is approximately 2,834 square feet, and the warehouse is approximately 3,670 square feet. The amount of parking spaces required therefore will be 9-spaces and 1-handicap. Again, the applicant has indicated there will be 11 parking spaces, therefore exceeding the required amount by one (1) space.

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Re: SB05-014 (Sonoran Roofing)
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LAND USE SUMMARY

Land Use Designations:

The project site has a land use designation of General Commercial (GC) in the Southeast Truckee Meadows Planning Area. The General Commercial (GC) Regulatory Zone is intended to create and preserve areas for businesses that provide a variety of wholesale and retail goods and services and serve a community or regional market. The primary uses may include wholesale and retail stores, shopping centers, specialty shops, personal services, and automobile services. Other uses include offices, restaurants, theaters, and other compatible activities. Only limited gaming is allowed. Limited gaming is defined as an establishment, which contains no more than 15 slot machines (and no other game or gaming device) where the operation of the slot machines is incidental to the primary business of the establishment. The minimum lot area for this regulatory zone is ten thousand (10,000) square feet, unless the provision of Section 110.106.65 is met.

AGENCY COMMENTS

The application was submitted to involved agencies for review. No unique or extraordinary conditions of approval were requested. All of the conditions are related to the service needs and/or development impacts of the reviewing agencies resulting from the special use permit proposal. The applicant should be aware that if any applicable District Health Department conditions are imposed, compliance with those conditions are strictly reviewed by the Health Department. Any appeal of applicable conditions must be made to the District Board of Health.

Nevada Department of Transportation:

The following comments were received by staff from NDOT. They are comments only and not conditions.

- Prior to any grading adjacent to the Nevada Department of Transportation right-of-way, a Drainage Report, including a grading plan, and a Drainage Form must be submitted to the Permit Office.
- The Nevada Department of Transportation will require an occupancy permit for any work performed within the State's right-of-way.
- NDOT typically does not deny access to developments that have no alternatives for access; however, the Department requires the use of only legal, permitted access onto State roadways. All driveway accesses to the state highway system will be required to meet the NDOT access management guidelines current at the time of application. Some applicants are required to provide cross access

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easements to adjacent parcels in order to provide adequate access for development while meeting the NDOT access management requirements. Applicant may be required to provide a Traffic Study to determine the impacts of any new driveways to the state highway system. A change or an increase in the function of the property served by an existing access or street may require a new right-of-way encroachment permit.

- The applicant recently applied to NDOT for an access to SR341 for the proposed development. It appears that the proposed access does not comply with NDOT Access Management requirements. The permit application was denied. (*Attached*)
- The Nevada Department of Transportation has improved its permitting process. The new permit process was implemented on January 2, 2004. Since the new process has significant changes, permit applicants are encouraged to become familiar with the new process prior to applying for an encroachment permit. Information on the new permitting process is available at the NDOT District II permit office and on the NDOT web site.

Regional Transportation Commission

- The RTP identifies Geiger Grade as a rural highway with moderate-access control.
- The policy Level of Service (LOS) standard for Geiger Grade is LOS C. Policy LOS for intersections shall be designed to provide a level of service consistent with maintaining the policy level of service on the intersection corridor. This project should be required to meet all the conditions necessary to complete road improvements to maintain policy LOS standards.
- The applicant may be eligible for a credit against the Regional Road Impact Fee (RRIF) for right-of-way and/or construction of improvements to Geiger Grade. To be eligible for a credit against the RRIF program, capital improvements must be included in the RRIF Capital Ending Agreement (CCFEA) must be submitted prior to the initiation of work with a fully executed agreement in place before completion of work on the improvements.
- The application for the proposed development indicates the driveway on Geiger Grade is approximately 240-feet from the intersection of Kivett Lane. Based on the standards listed above, the driveway does not meet the spacing requirements for full movements and we recommend the driveway be limited to right in/right out movements.

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Re: SB05-014 (Sonoran Roofing)
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CITIZEN ADVISORY BOARD COMMENTS

The proposed plans were submitted to the Galena/Steamboat Citizen Advisory Board and were reviewed and discussed by the CAB members at the November 10, 2005. No comments or concerns were raised by the CAB members or the public. The members voted unanimously to recommend approval to the Board of Adjustment for this project. At the time of publication staff had not yet received CAB memo for inclusion to this staff report. If available staff will bring memo to the BOA meeting.

APPLICABLE REGULATIONS

Nevada Revised Statutes Chapter 278; Washoe County Code Chapter 110.

SD (SB05-014S)

Attachments: Conditions, Vicinity Map, Site Plan, and Elevations, Landscape Plan, District Health Department Letter, dated November 3, 2005, NDOT Letter, dated November 3, 2005.

cc:

Owner/Applicant: John Daly, 4161 Citrus Avenue, Rocklin, CA 95677.

Representatives: Steven Sederquist, 539 Riverside Drive, Reno, NV 89503.

Agencies: Galena/Steamboat Citizen Advisory Board, Chair.

To: Washoe County Board of Adjustment
Re: SB05-014 (Sonoran Roofing)
Date: November 22, 2005
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**CONDITIONS FOR
SPECIAL USE PERMIT CASE NO. SB05-014
Sonoran Roofing
(As recommended by Department of Community Development
and attached to Staff Report dated November 22, 2005)**

*****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.

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GENERAL CONDITIONS

1. 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.
2. The applicant shall obtain and maintain a valid building permit for the construction of the Office building and warehouse within three (3) years from the date of approval by Washoe County Board of Adjustment. The Department of Community Development shall determine compliance with this condition.
3. A copy of the Final Action Order stating conditional approval of this special use permit shall be attached to all applications for administrative permits issued by Washoe County.
4. 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.
5. 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.

6. 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 and shall include detailed plans for grading, site drainage, erosion control, slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Siltes shall be controlled on-site and not allowed onto adjacent property. The Engineering Division shall determine compliance with this condition.

To: Washoe County Board of Adjustment
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Date: November 22, 2005
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7. For construction areas larger than 1-acre, the developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit or Waiver for construction and submit a copy to the Engineering Division prior to issuance of a grading permit. The Engineering Division shall determine compliance with this condition.
8. The developer shall complete and submit the Construction Permit Submittal Checklist and pay the Construction Stormwater Inspection Fee prior to obtaining a grading permit. The County Engineer shall determine compliance with this condition.
9. All paving and driveway improvements necessary to serve the project shall be designed and constructed to County standards and specifications. Driveway approach shall have a 36-foot minimum width at the property line. The Engineering Division shall determine compliance with this condition
10. Driveway locations shall conform to the Washoe County Code Article 436 for commercial driveways. The Engineering Division shall determine compliance with this condition.
11. An approved occupancy permit shall be obtained from the Nevada Department of Transportation (NDOT), for access, to, from, or under roads and highways maintained by NDOT and a copy of said permit sent to the Engineering Division. The Engineering Division shall determine compliance with this condition.
12. The minimum pavement requirements for on-site paving shall be three inches (3") asphalt over six inches (6") granular base. The Engineering Division shall determine compliance with this condition.
13. A detailed 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 drainpipes and ditch sizing calculations and a discussion of and mitigation measures for any impacts on existing offsite drainage facilities and properties. The Engineering Division shall determine compliance with this condition.
14. Any increase in storm water runoff resulting from the development and base upon the 5-year storm shall be detained on site to the satisfaction of the County Engineer.
15. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage from the site to the satisfaction of the County Engineer.

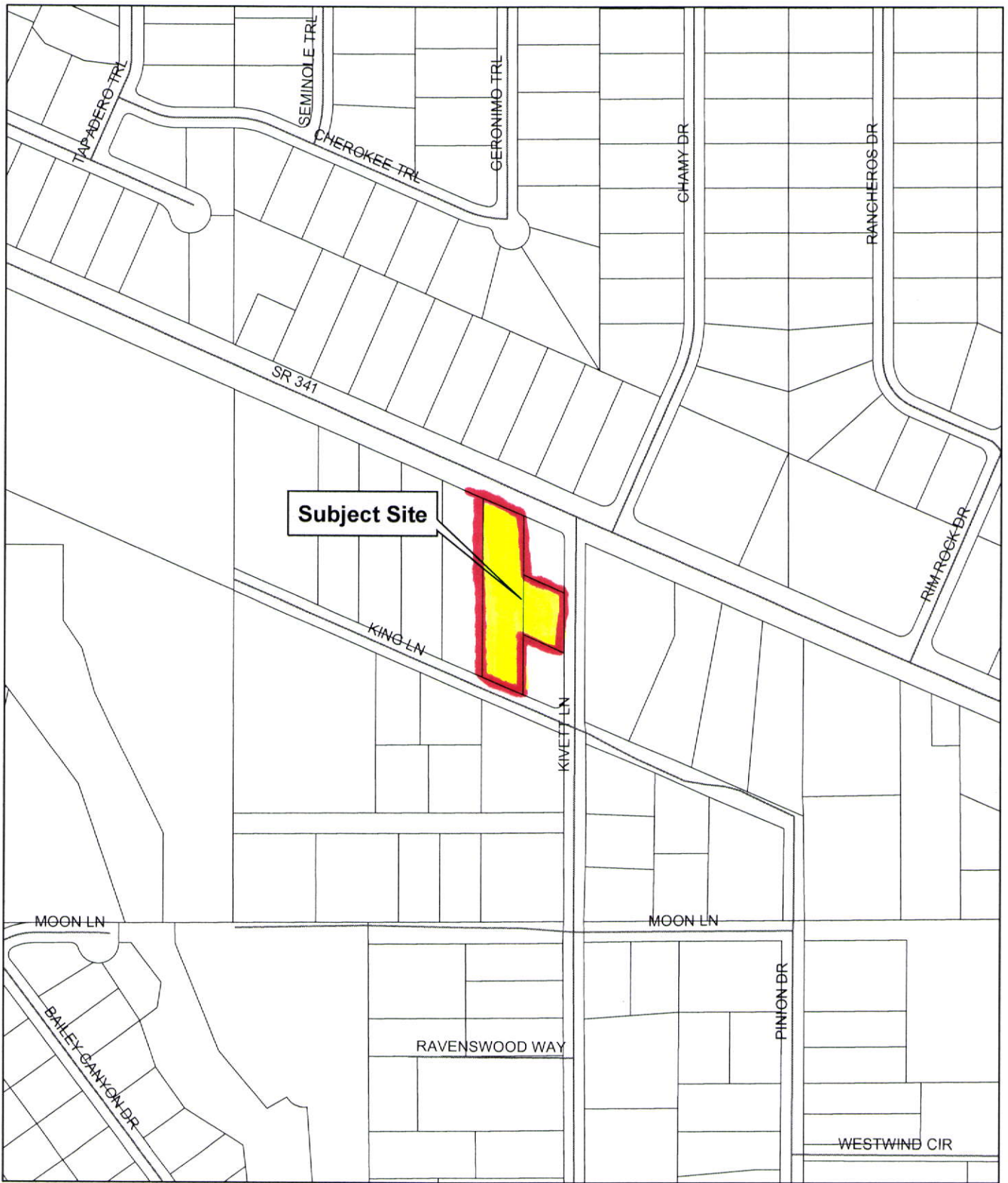
To: Washoe County Board of Adjustment
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FIRE

16. Water for fire protection meeting both duration and flow as outlined in Chapter 60 of the Washoe County Code shall be provided. The Reno Fire Department shall determine compliance with this condition.
17. Fire department access and emergency vehicle access meeting Chapter 60 of the Washoe County Code and the Reno Fire Department Policy shall be provided. The Reno Fire Department shall determine compliance with this condition.

OPERATIONAL CONDITIONS/COMMUNITY DEVELOPMENT

18. The hours of operation shall be limited to 7:00 a.m. to 6:00 p.m., Monday through Saturday, and Sunday by appointment only. The Department of Community Development shall determine compliance with this condition.
19. The office building and warehouse shall both match in architectural design, to include similar colors and building materials. The Department of Community Development shall determine compliance with this condition.
20. The applicant shall park all dump trucks and other vehicles used for this business within the confines of the property, behind the fence, screened from view from all property lines. The Department of Community Development shall determine compliance with this condition.



Subject Site

Mailing Label Map

Special Use Permit Case No. SB05-014

15565 State Route 341

APN: 017-051-06 & 09



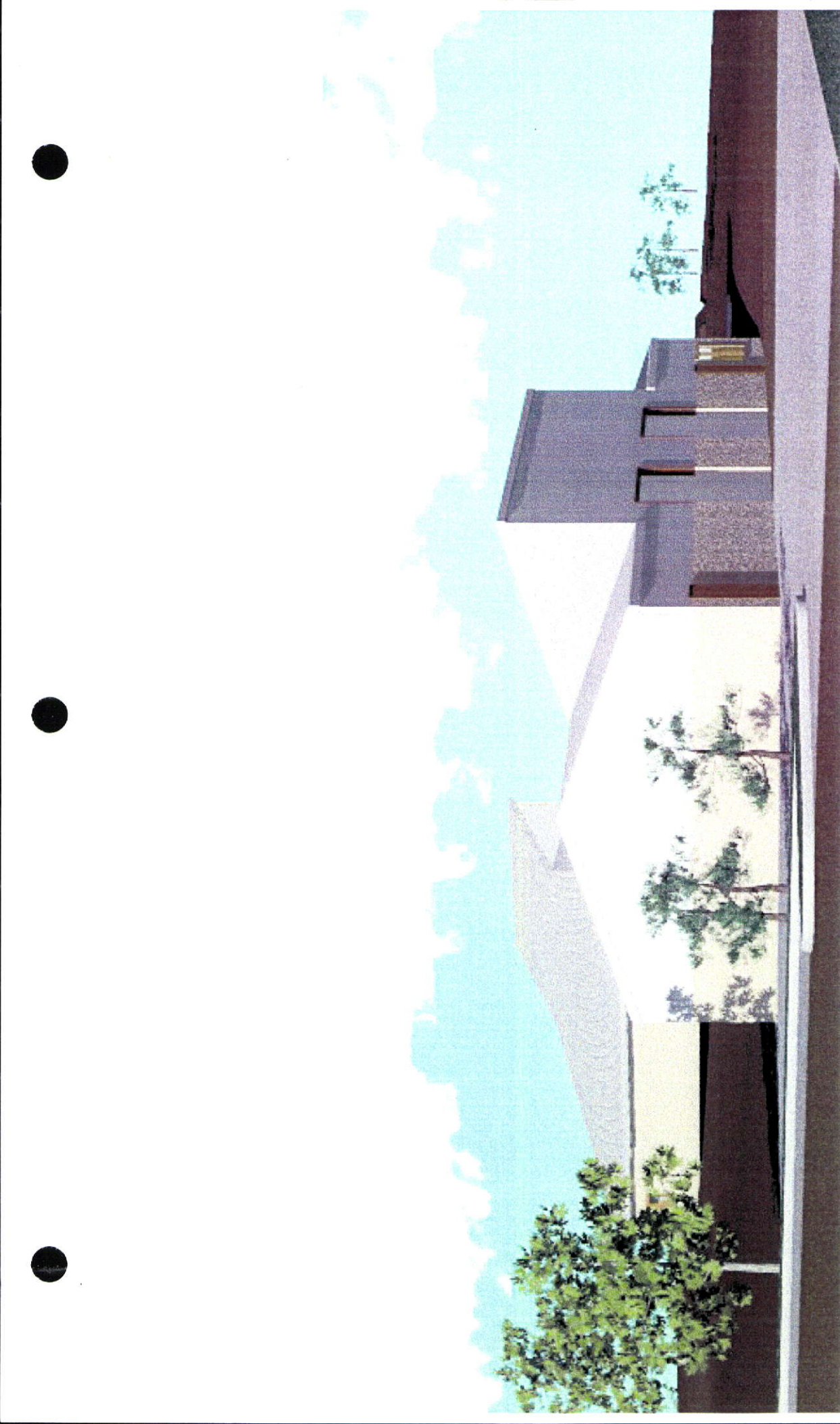

 Department of
 Community Development
**WASHOE COUNTY
 NEVADA**
 Post Office Box 11130
 Reno, Nevada 89520 (775) 328-3600

Source: Current Planning

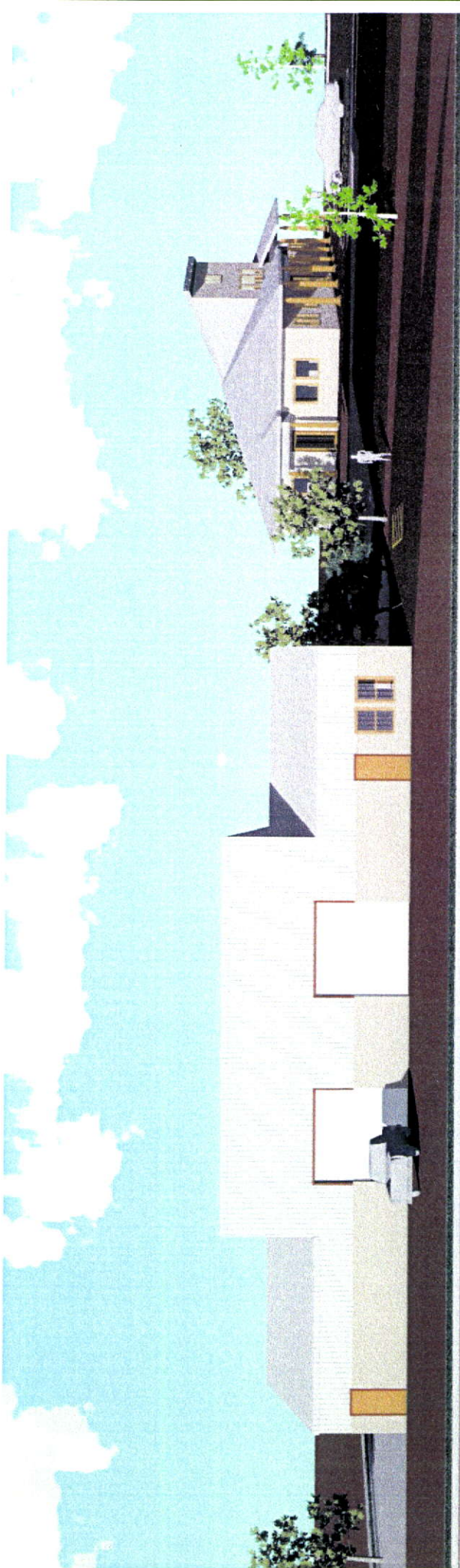
Date: December 2005

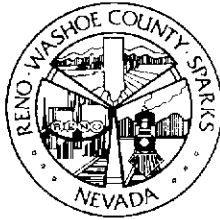
**WSUP18-0021
 EXHIBIT B**





WSUP18-0021
EXHIBIT B





RECEIVED

NOV 03 2005

WASHOE COUNTY
COMMUNITY DEVELOPMENT

DISTRICT HEALTH DEPARTMENT

ENVIRONMENTAL HEALTH SERVICES DIVISION

DATE: November 1, 2005

TO: Trevor Lloyd, Planner
Washoe County Community Development

FROM: Bryan Tyre, PE

SUBJECT: **Sonoran Roofing Office & Warehouse**
SB05-014, Special Use Permit
E2005-208

Dear Mr. Lloyd:

This Department has reviewed the referenced proposal with regard to sewage disposal, domestic water supply, solid waste, water quality and air pollution. Approval by this Department is subject to the following condition:

1. The building permit plans have been submitted for this project. The Health Department review included a requirement that conformation be provided showing that the reversion to acreage has been completed. Please include this requirement as a condition for Special Use Permit approval.

If you have any questions regarding the foregoing, please call me at 328-2430.

Sincerely,

Bryan W. Tyre, P.E.
Registered Engineer
Environmental Health Services

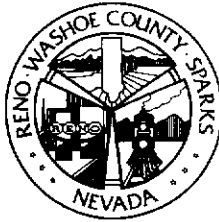
BWT:jc

Cc: John Daly
Steven Sederquist
Frank Iturraran

1001 EAST NINTH STREET / P.O. BOX 11130, RENO, NEVADA 89520 (775) 328-2434 FAX (775) 328-6176

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WSUP18-0021
EXHIBIT B



RECEIVED

NOV 03 2005

WASHOE COUNTY
COMMUNITY DEVELOPMENT

DISTRICT HEALTH DEPARTMENT

November 1, 2005

Washoe County
Community Development
C/O Sandra Monsalve
1001 E. Ninth Street
Reno, NV 89512

Dear Sandy,

Enclosed is a letter dated July 25, 2005 concerning the maintenance of the 3-foot wide drainage swale on the subject property located at 15565 State Route 341. Please incorporate this as a condition for the special use permit (SB05-014) from Sonora roofing.

Thanks Sandy, and if there are any additional concerns, please call me at 785-4599.

Sincerely,

J. L. Shaffer
Environmentalist II
Environmental Health Division



RECEIVED
NOV 03 2005
PLANNING & DEVELOPMENT

DISTRICT HEALTH DEPARTMENT

July 25, 2005

CSA Engineering
527 S Arlington Ave
Reno, NV 89509

Dear Sir:

After having reviewed the construction plans from Sonoran Office /Warehouse, the following condition will apply to this project.

The following language shall be given to the property owner and placed in the CC&R's indicating the 3-foot wide drainage swale shall be privately maintained. "All vegetation, debris shall require removal in the bottom of the swale at a minimum of once every two years or as needed. Maintenance will mitigate insect development associated with this facility preventing ponding water from standing longer than (7) days." Please provide a copy of this language when finalized.

If there is any question concerning the fore mention vector-planning condition, please call me at 785-4599.

Sincerely,

J. L. Shaffer
Environmentalist II
Environmental Health Division



STATE OF NEVADA
DEPARTMENT OF TRANSPORTATION

KENNY C. GUINN, Governor

District II
310 Galletti Way
Sparks, Nevada 89431
November 3, 2005

JEFF FONTAINE, P.E., Director

JOHN R DALY
4161 CITRUS AVE
ROCKLIN CA 95677

Dear Permittee:

This letter is to inform you that your Application and Permit for Occupancy for a new commercial approach at HES "L" 339+36 SR 341 (Geiger Gr., WA 20.65/20.53) has been denied. The letter to Timothy K. Ferrell dated June 15, 2000, stated that it would be necessary to have a shared approach with the property to the west. Due to the amount of frontage you have along SR 341, you won't be able to meet the Department's spacing requirements between approaches. Until you are able to work out a design for shared access you will need to obtain access from another location.

If you have any questions please contact the Permits Office at (775) 834-8330.

Sincerely,

A handwritten signature in cursive script, appearing to read "Janet Sue Reck".

Janet Sue Reck
Permit Coordinator

JSR/ar1

cc: Denise Inda, P.E., District Traffic Engineer
Read File



WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects

1001 EAST 9TH STREET
PO BOX 11130
RENO, NEVADA 89520-0027
PHONE (775) 328-3600
FAX (775) 328.3699

Date: January 8, 2019

To: Kelly Mullin, Planner, Planning and Building Division

From: Leo Vesely, P.E., Engineering and Capitol Projects Division

Re: Special Use Permit for Sonoran Roofing - WSUP18-0021

APN 017-051-06

GENERAL PROJECT DISCUSSION

Washoe County Engineering and Capital Project staff has reviewed the above referenced application. The SUP is for the construction of a 3,570+/- s.f. metal storage building that will be used for materials and equipment storage. The Engineering and Capital Projects Division recommends approval with the following comments and conditions of approval which supplement applicable County Code and are based upon our review of the application prepared by RL Engineering. The County Engineer shall determine compliance with all the following conditions of approval.

For questions related to sections below, please see the contact name provided.

GENERAL CONDITIONS

Contact Information: Leo Vesely, P.E. (775) 328-2041

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 and not allowed onto adjacent property.

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

Contact Information: Walter West, P.E. (775) 328-2310

There are no Drainage related comments.



INTEGRITY



EFFECTIVE
COMMUNICATION



QUALITY
PUBLIC SERVICE

WSUP18-0021

EXHIBIT C

Subject: Sonoran Roofing - WSUP18-0021
Date: January 8, 2019
Page: 2

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Contact Information: Mitchell Fink (775) 328-2050

There are no Traffic related comments.

UTILITIES (County Code 422 & Sewer Ordinance)

Contact Information: Tim Simpson, P.E. (775) 954-4648

There are no utility related conditions of approval

WSUP18-0021

Truckee Meadows Fire Protection District (TMFPD)

- 1- The following conditions are requirements of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with these conditions. Unless otherwise stated, these conditions shall be met prior to the issuance of any building or grading permit or on an ongoing basis as determined by TMFPD.

Contact Name – Don Coon, 775.326.6077, Dcoon@tmfpd.us

- a- Fire protection of the combined commercial structures shall be as required by the current adopted International Fire Code, (IFC) Wildland Urban Interface Code (IWUIC) with associated amendments and the requirements of the appropriate NFPA standard(s).
- b- The Fire Hazard designation for the area of the proposed project is “IWUIC Moderate”. It has conforming water within 1000’ and requires a minimum of 30’ of Defensible Space from the building. The landscaping to the north of the new structure on Geiger Grade will require modifications to meet IWUIC requirements.
- c- Provide an operable gate at the north western corner of the new building to provide access from the parking area to the north face of the building.



South Truckee Meadows/Washoe Valley Citizen Advisory Board

DRAFT: Approval of these draft minutes, or any changes to the draft minutes, will be reflected in writing in the next meeting minutes and/or in the minutes of any future meeting where changes to these minutes are approved by the CAB. Minutes of the regular meeting of the South Truckee Meadows/Washoe Valley Citizen Advisory Board held January 3, 2019 6:00 p.m. the South Valleys Library at 15650A Wedge Parkway, Reno, Nevada.

1. *CALL TO ORDER/ DETERMINATION OF QUORUM - Meeting was called to order at by Patricia Phillips at 6:00 p.m.

Member Present: Patricia Phillips, Kimberly Rossiter, Tom Burkhart, Shaun O’Harra. A quorum was determined.

Absent: Jim Rummings (excused), Bob Vaught (alternate, not excused).

...

7. DEVELOPMENT PROJECTS– The project description is provided below.

...

7.C. Special Use Permit Case Number WSUP18-0021 (Sonoran Roofing) – Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on request of the expansion of an existing Construction Sales and Services use type. The expansion includes a 3,570 sq. ft. addition to an existing 3,636 sq. ft. metal storage building used for the storage of roofing materials, tools and equipment. The original building was approved under Special Use Permit SB05-014.

- Applicant/Property Owner: Rollapart Building, Inc./ John and Brenda Daly
- Location: 1565 Geiger Grade
- Assessor’s Parcel Number(s): 017-051-06
- Staff: Kelly Mullin, Washoe County Senior Planner; 775-328-3608 and kmullin@washoecounty.us
- Reviewing Body: Tentatively scheduled for the Board of Adjustment on February 7, 2019.

Kelly Mullin, Senior Planner, provided a project overview:

Applicant wants to expand and double the structure with an addition.

Robert Lauder, applicant representative, civil engineer provided a project overview: With the housing boom in Reno, this business has been busy and need to store more material inside. Originally built in 2006, the architect came up with an interesting architectural design. The addition is to intend to continue that architectural idea, not to be a plain metal building. He said the slope is unusual and subtle. The owner is trying to create storage to take better care of his materials. Storage will help to prevent littering.

MOTION: Tom Burkhart moved to recommend approval for Special Use Permit Case Number WSUP18-0021 (Sonoran Roofing). Kimberly Rossiter seconded the motion to recommendation approval. Motion passed unanimously.

...

ADJOURNMENT – the meeting adjourned at 7:26 p.m.

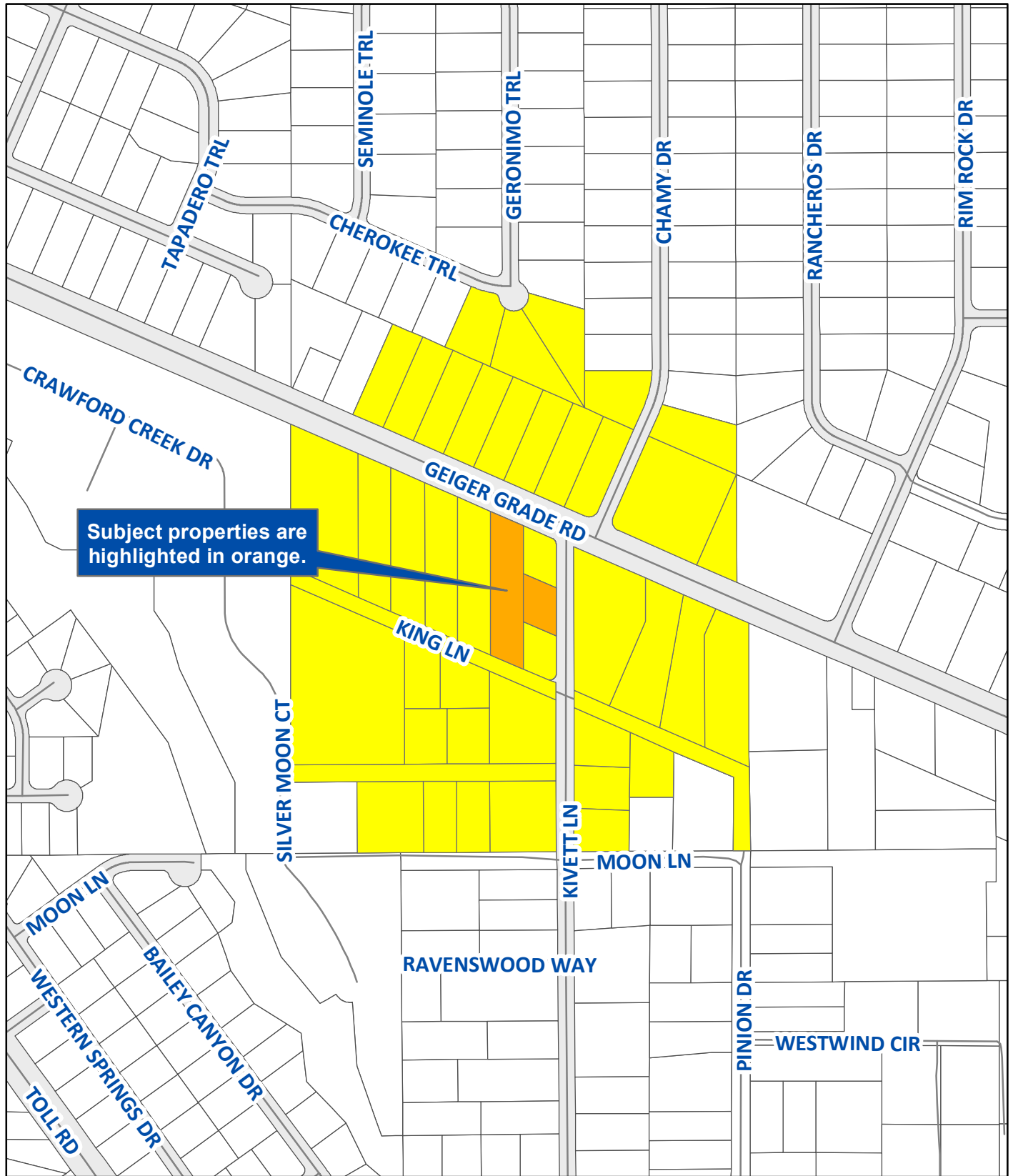
Number of CAB members present: 4

Number of Public Present: 20

Presence of Elected Officials: 0

Number of staff present: 2

**WSUP18-0021
EXHIBIT D**

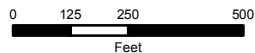
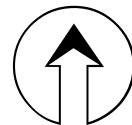


Subject properties are highlighted in orange.

Public Notice Map

Special Use Permit Case No. WSUP18-0021 (Sonoran Roofing)

Provided with notice: 38 owners of 45 parcels within a distance of 500 feet of the project site.



Date: Jan. 18, 2019

Community Services Department



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

Source: Planning and Building Division

WSUP18-0021

EXHIBIT E

SPECIAL USE PERMIT APPLICATION

Sonoran Roofing Building Addition

1565 Geiger Grade Road, Reno, NV 89521

CONTENTS:

PAGES

Cover Page	1
Fee Schedule (original packet only)	2
Application Form, Supplemental Information	3, 5-10
Owner Affidavits	
Proof of Property Tax Payment	
Preliminary Title Report (original packet only)	
Building Color Chart	
Photometric Plan	
Reduced Site Plans:	
Demolition Plan	C1
Site Layout and Utility Plan	C2
Site Grading Plan	C3
Landscape Planting Plan	L1
Landscape Mulching Plan	L2
Landscape Irrigation Plan	L3
Building Floor Plan, Section and Elevations	A1

Prepared for:

John Daly
4161 Citrus Avenue
Rocklin, CA 95677
(916) 624-6285

Prepared by:

RL Engineering
625 Fairview Drive #112
Carson City, Nevada 89701
(775) 884-3205
December 17, 2018

Job No. 180801

Community Services Department

Planning and Building

SPECIAL USE PERMIT

(see page 5)

~~SPECIAL USE PERMIT FOR GRADING~~

(see page 11)

~~SPECIAL USE PERMIT FOR STABLES~~

(see page 16)

APPLICATION



SONORAN ROOFING, 1565 GEIGER GRADE, RENO, NV

Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89520

Telephone: 775.328.6100

Washoe County Development Application

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

Project Information		Staff Assigned Case No.: _____	
Project Name: Sonoran Roofing			
Project Description: Metal storage building addition.			
Project Address: 1565 Geiger Grade Road (SR 341)			
Project Area (acres or square feet): 3,570 s.f.			
Project Location (with point of reference to major cross streets AND area locator): S side of SR 341, approx. 110 feet W of Kivett Lane.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
017-051-06	1.00		
Section(s)/Township/Range: SW 1/4 SE 1/4 SEC. 27, T18N, R20E			
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: John and Brenda J. Daly et al		Name: RL Engineering	
Address: 4161 Citrus Avenue		Address: 625 Fairview Drive #112	
Rocklin, CA	Zip: 95677	Carson City, NV	Zip: 89701
Phone:	Fax:	Phone: 775-884-3205	Fax: 297-3552
Email:		Email: rob.lauder@rl-engr.com	
Cell:	Other:	Cell: 775-720-3391	Other:
Contact Person:		Contact Person: Rob Lauder	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Rollapart Buildings, Inc.		Name:	
Address: 2815 Cushman Road		Address:	
Fallon, NV	Zip: 89406		Zip:
Phone: 775-741-2826	Fax: 775-867-5542	Phone:	Fax:
Email: dave_rasmussen@rollapart.com		Email:	
Cell: 775-741-2826	Other:	Cell:	Other:
Contact Person: Dave Rasmussen		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(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?

This project is an expansion of an existing commercial business. There is an existing 3,636 s.f metal storage building. A 3,570 s.f. 1-story addition will be constructed on the North end of the existing structure. The area where the addition will be built is presently paved with asphalt. The remainder of the 1 acre site is improved with existing asphalt paving, concrete sidewalks, curb and gutter, and landscaping. The addition, like the existing building, will be used to store construction materials which are used to build projects in the Reno-Sparks area. The primary use of the building will be for storage of building materials to protect them from the elements until they are used. It is conceivable that 1 or 2 pickup trucks could also be stored indoors at night for additional security.

2. What currently developed portions of the property or existing structures are going to be used with this permit?

The existing driveway and parking area will be used to provide access to the addition. The addition's lighting system will be tied into the existing electrical panel. New lights will be mounted on the west face of the existing building to provide parking area lighting.

The property immediately east of this one (APN 015-071-09) provides the primary access to this property. It has the same owner as the project property.

There is also access to the south end of the site via a 20' gate on King Lane.

There is no driveway access on the Geiger Grade Road side.

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?

One 3,570 s.f. metal building will be constructed. The existing paving extending 31.4' South of the addition will be removed and the area will be re-graded and repaved to provide access to the doors on that side of the addition. New outdoor lighting will be installed on the West face of the existing building.

The existing paving will be re-stripped to provide the required number of parking spaces. No new signage is contemplated. Existing irrigation lines will be extended to 2 new landscape areas. All irrigation will be by drip systems.

No new utilities (water, sewer, power, telephone) are contemplated.

All construction is to be done within 6 months of permit issuance and commencement of demolition.

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

The project will be constructed in 1 phase.

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?

Onsite area was available consistent with the owner's needs. Developing this site makes it much cheaper and easier for the owner because it keeps all operations on one site, as opposed to having to purchase and develop a separate site elsewhere. Proximity to a state highway SR 341 and interstate I-580 makes access to the site easy, and minimizes impacts on local streets.

The impact of the project is minimized because there is no need to provide additional utility infrastructure or roads.

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

Due to an increase in construction activity, the business has been forced to store materials outside, with the result that some product gets damaged by the elements, causing an economic loss. Bringing the products indoors will lessen the visual impact of the business on adjacent properties, and reduce the amount of damaged goods that ends up in the landfill.

The additional planting on the project perimeter will increase the visual buffer already provided by existing plantings and slatted 6-foot fencing.

7. What will you do to minimize the anticipated negative impacts or effect your project will have on adjacent properties?

The building was designed to be no taller than the existing building. The color scheme is to match the existing building as closely as possible.

The landscape planting on the north, west and south will be increased to provide an additional visual buffer.

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 property serves primarily as a base of operations for 2 construction businesses, a roofing contractor and an HVAC contractor. As a general rule, employees come in early in the day, pick up materials, leave to go to construction sites, and return late in the day. Most of the time, no one is there. The businesses would prefer to continue the schedule as it presently exists. The site is not normally used at night.

9. How many improved parking spaces, both on-site and off-site, are available or will be provided? (Please indicate on site plan.)

7 parking spaces will be provided on site, meeting code requirements.

An additional 8 spaces exist on the property immediately to the east, which is owned by the same owner. That parcel provides access to the site from Kivett Lane.

10. What types of landscaping (e.g. shrubs, trees, fencing, painting scheme, etc.) are proposed? (Please indicate location on site plan.)

The site is presently provided with 6-foot slatted chainlink fence on all 4 sides. There is a quantity of existing deciduous and coniferous trees, with junipers and other shrubs. These plantings will be augmented to bring the required 20% landscape area up to the county code requirement.

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 new signage is proposed.

New lighting will be installed on the West face of the existing building to illuminate the parking area. Light locations are shown in elevation on the attached sheet A1 and in plan on sheet C2.

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. Utilities:

a. Sewer Service	Existing onsite septic system (see plans).
b. Electrical Service	NV Energy (existing)
c. Telephone Service	AT&T (existing)
d. LPG or Natural Gas Service	Southwest Gas (existing)
e. Solid Waste Disposal Service	Waste Management, Inc. (existing)
f. Cable Television Service	n/a
g. Water Service	Existing municipal water supply provided by TMWA - via APN 017-051-09

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

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

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

14. Community Services (provided and nearest facility):

a. Fire Station	Reno Fire Station 12, 1190 Steamboat Pkw. (4.1 miles)
b. Health Care Facility	Renown Health Urgent Care, 197 Damonte Ranch Pkwy. (3.3 miles)
c. Elementary School	Brown Elementary School, 13815 Spelling Court (1.7 miles)
d. Middle School	Brown Elementary School, 13815 Spelling Court (1.7 miles)
e. High School	Galena High School ((3.7 miles)
f. Parks	Bailey Creek Park, Moon Lane and Bailey Canyon Drive
g. Library	South Valleys Library, 15650 Wedge Parkway (4.1 miles)
h. Citifare Bus Stop	Damonte Ranch Parkway (Route 56)

Property Owner Affidavit

Applicant Name: Carl J. Pelton, Trustee, Pelton Family Trust Dated February 16, 2006

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

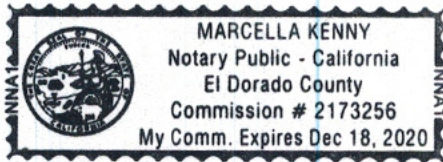
California
STATE OF NEVADA)
El Dorado
COUNTY OF WASHOE)

I, Carl J. Pelton
(please print name)

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

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

Assessor Parcel Number(s): 017-051-06



Printed Name Carl J. Pelton

Signed *Carl J. Pelton*

Address 4161 Citrus Avenue, Rocklin, CA 95677

Subscribed and sworn to before me this
6th day of December, 2018

(Notary Stamp)

Marcelle Kenny
Notary Public in and for said county and state

My commission expires: Dec. 18, 2020

*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

Property Owner Affidavit

Applicant Name: Jamie L. Pelton, Trustee, Pelton Family Trust Dated February 16, 2006

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

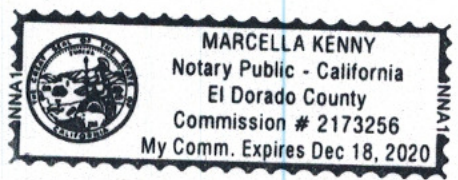
California
STATE OF ~~NEVADA~~)
El Dorado
COUNTY OF ~~WASHOE~~)

I, Jamie L. Pelton
(please print name)

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

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

Assessor Parcel Number(s): 017-051-06



Printed Name Jamie L. Pelton

Signed *Jamie L. Pelton*

Address 4161 Citrus Avenue, Rocklin, CA 95677

Subscribed and sworn to before me this 6th day of December, 2018

(Notary Stamp)

M Kenny
Notary Public in and for said county and state

My commission expires: Dec 18, 2020

*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

Property Tax Reminder Notice

WASHOE COUNTY
 PO BOX 30039
 RENO, NV 89520-3039
 775-328-2510

PIN: 01705106
 AIN:

Balance Good Through:	09/28/2018
Current Year Balance:	\$2,018.48
Prior Year(s) Balance: (see below for details)	\$0.00
Total Due:	\$2,018.48

AUTO

:956776:

JOHN & BRENDA J DALY
 4161 CITRUS AVE
 ROCKLIN CA 95677

Description:

Situs: 1565 GEIGER GRADE RD
 WASHOE COUNTY

This is a courtesy notice. If you have an impound account through your lender or are not sure if you have an impound account and need more information, please contact your lender directly. Please submit payment for the remaining amount(s) according to the due dates shown. Always include your PIN number with your payment. Please visit our website: www.washoecounty.us/treas

Current Charges									
PIN	Year	Bill Number	Inst	Due Date	Charges	Interest	Pen/Fees	Paid	Balance
01705106	2018	2018023605	1	08/20/2018	1,012.19	0.00	0.00	1,012.19	0.00
01705106	2018		2	10/01/2018	1,009.25	0.00	0.00	1,009.25	0.00
01705106	2018		3	01/07/2019	1,009.24	0.00	0.00	0.00	1,009.24
01705106	2018		4	03/04/2019	1,009.24	0.00	0.00	0.00	1,009.24
Current Year Totals					4,039.92	0.00	0.00	2,021.44	2,018.48

Prior Years								
PIN	Year	Bill Number	Charges	Interest	Pen/Fees	Paid	Balance	
Prior Years Total								



SIGNATURE® 200 COLORS

SILICONIZED PESTER



HAWAIIAN BLUE



CRIMSON RED



FERN GREEN



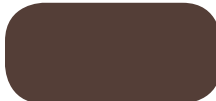
CHARCOAL GRAY



ASH GRAY



SADDLE TAN



KOKO BROWN



RUSTIC RED



LIGHT STONE



BURNISHED SLATE



DESERT SAND



COBALT BLUE



POLAR WHITE



SOLAR WHITE



COAL BLACK

- Final color selection should be made from actual color chips.
- Trim available in all colors.
- Please speak to a representative for the most current warranty information.
- All colors are available in 26-gauge material. Please consult a representative with requests for other gauges.

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Call **800.643.5555** with questions.



www.heritagebuildings.com
 An NCI Building Systems company | Listed on the NYSE as NCS

STEEL BUILDINGS, BUILT TO LAST

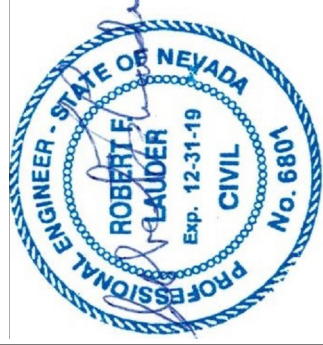
WSUP18-002
EXHIBIT F
 Rev. 7-01-17



Rev. No.	1	2	3	4	5	6
Date						

CONTRACTOR:
ROLLAPART BUILDINGS, INC.
 2815 CUSHMAN ROAD, FALLON, NV 89406
 (775)741-2826

DEMOLITION PLAN
 JOHN & BRENDA DALY
 1565 GEIGER GRADE (SR 341) WASHOE COUNTY, NV


 12-10-18
 JOB # 180801
 DESIGN BY: RFL
 DRAWN BY: KAL
 CHECKED BY: RFL
 DATE: 12-7-18
 SHEET: **C1**

GENERAL INFORMATION

OWNERS:
 SONORAN ROOFING
 c/o DALY, JOHN & BRENDA J., et al
 PELTON FAMILY TRUST
 4161 CITRUS AVE
 ROCKLIN, CA 95677

SITE ADDRESS:
 1565 GEIGER GRADE ROAD
 WASHOE COUNTY, NV

APN:
 017-051-06

BASIS OF BEARINGS:
 THE BEARING N 89°59'42" E FOR THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 34 AS SHOWN ON THE PARCEL MAP FOR McFALL / PAULSEN, FILE No. 1015574 WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

TOPOGRAPHIC SOURCE:
 A FIELD SURVEY WAS PERFORMED ON SEPTEMBER 18, 2018 BY WDH LAND SURVEYING
 PO BOX 14237
 SOUTH LAKE TAHOE, CA 96151
 530-318-6366
 email - wdhsurveying@sbcglobal.net

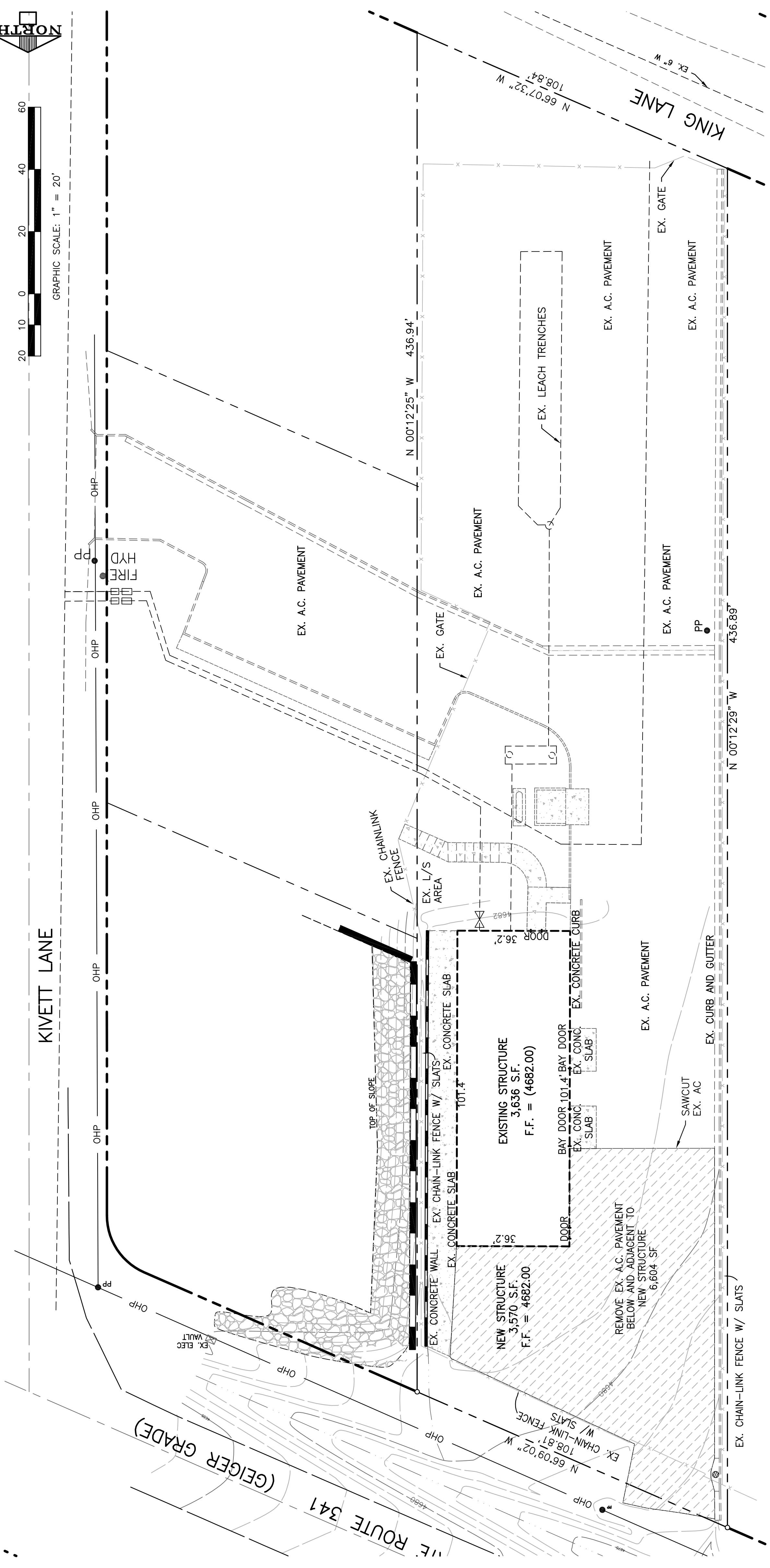
CONTOUR INTERVAL = 1'
 VERTICAL ELEVATIONS BASED ON HAND HELD GPS

TEMPORARY BENCHMARKS:
 TBM#1 - SET LARGE MAG. NAIL ASSUMED ELEVATION - (4690.00)

TBM#2 - SET LARGE MAG. NAIL IN A.C. PAVING
 ASSUMED ELEVATION - (4681.44)

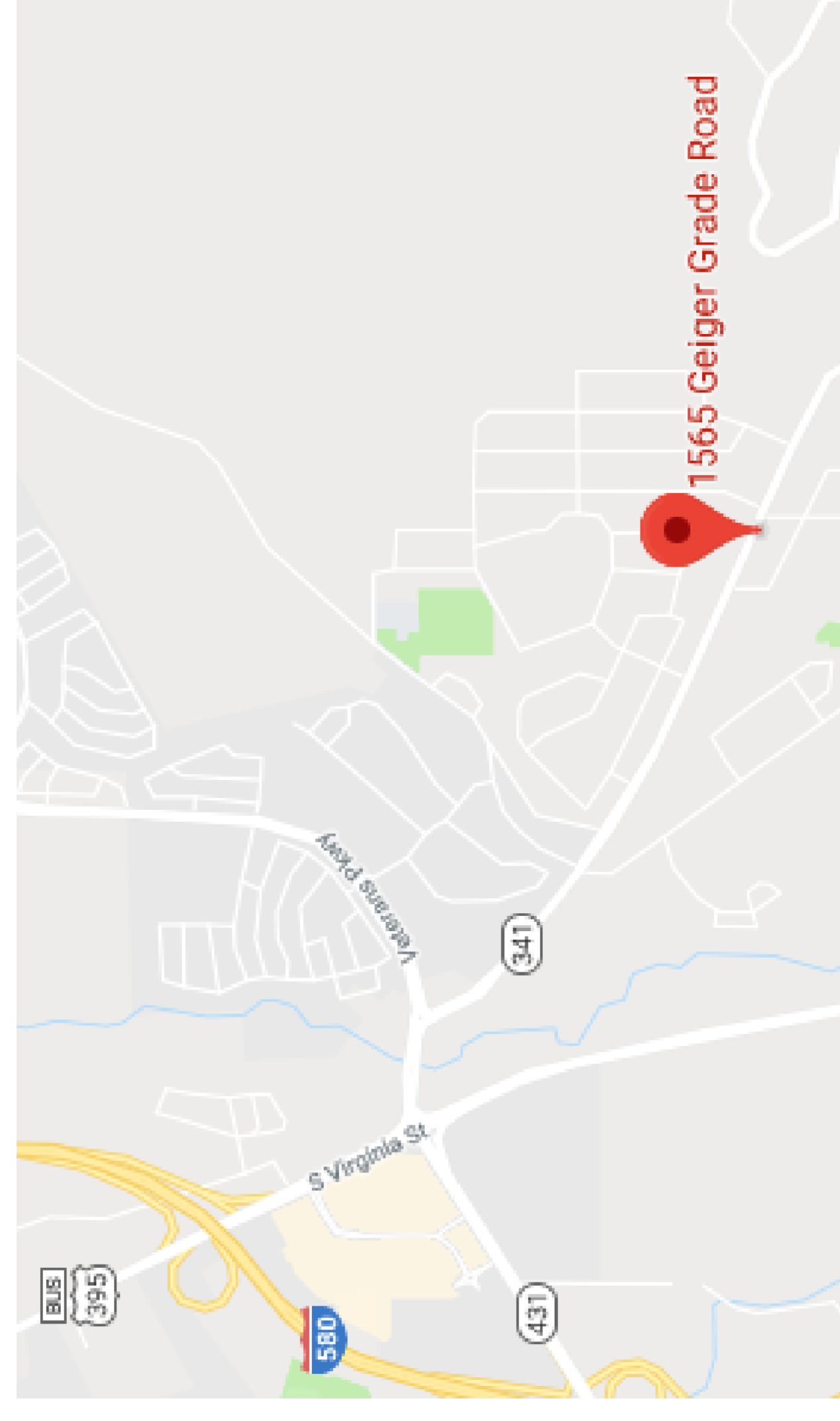
ABBREVIATIONS

- AC or A.C. ASPHALT CONCRETE
- TBM TEMPORARY BENCHMARK
- EP EDGE OF PAVEMENT
- EG EXISTING GRADE
- TC TOP OF CURB
- FL FLOWLINE
- L/S LANDSCAPING
- TC TOP OF GRATE
- TW TOP OF WALL
- CONC CONCRETE
- O SET 5/8" REBAR & CAP. PLS 15172



NOTES:

1. THESE PLANS COMPLY WITH ALL APPLICABLE PROVISIONS OF THE WASHOE COUNTY DEVELOPMENT CODE.
2. SNOW STORAGE AREAS NOT REQUIRED (LESS THAN 5,500' ELEVATION AMSL).
3. NO SLOPES IN THE PROJECT LIMITS EXCEED 15%.
4. NO WETLANDS OR FLOODPLAINS EXIST IN THE PROJECT SITE.
5. NO ACTIVE FAULT LINES (POST-HOLOCENE) EXIST IN THE PROJECT SITE.



VICINITY MAP
 NOT TO SCALE

GENERAL INFORMATION

OWNERS:
SONORAN ROOFING
c/o DALY, JOHN & BRENDA J., et al
PELTON FAMILY TRUST
4161 CITRUS AVE
ROCKLIN, CA 95677

SITE ADDRESS:
1565 GEIGER GRADE ROAD
WASHOE COUNTY, NV

APN:
017-051-06

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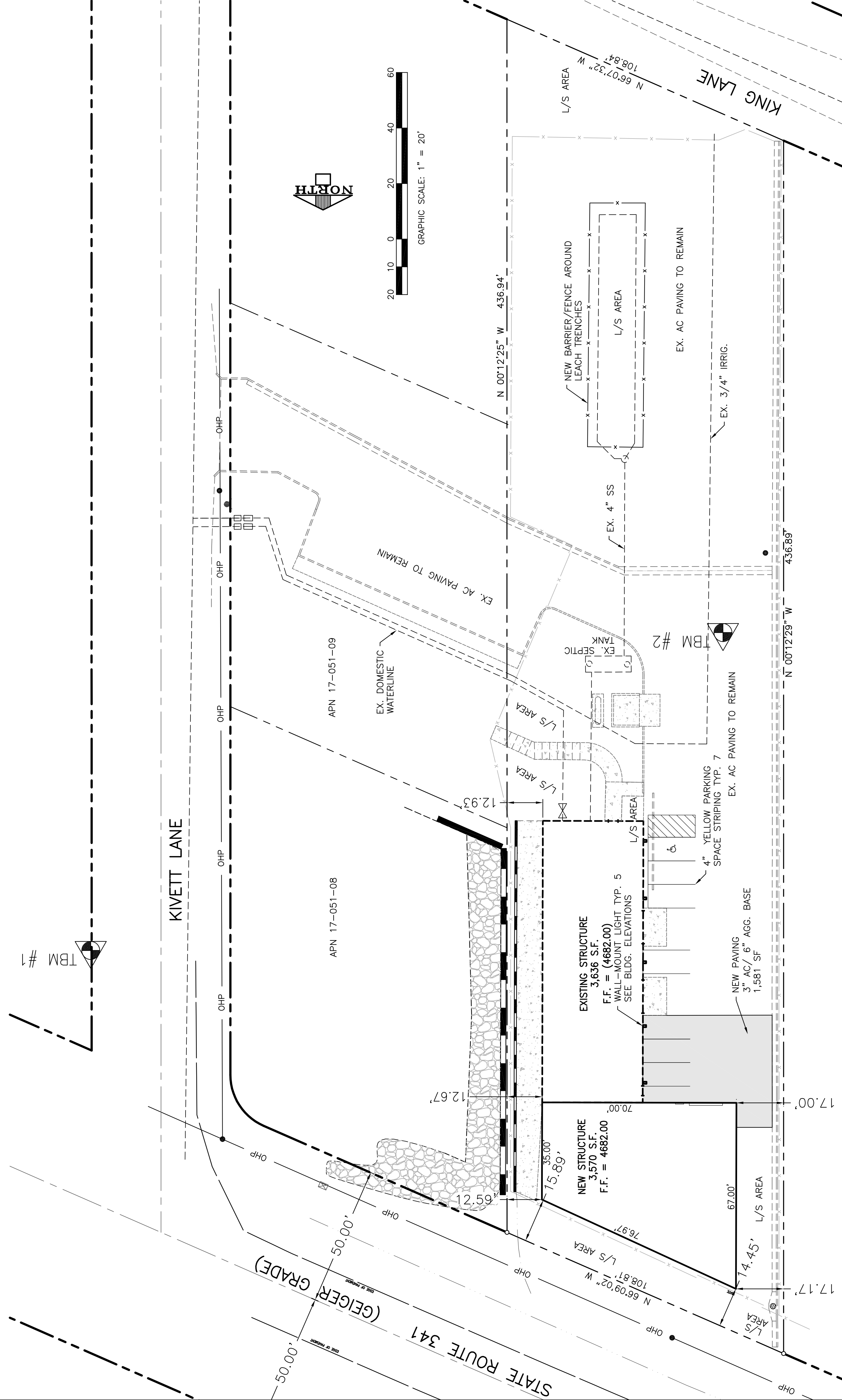
CONTOUR INTERVAL = 1'
VERTICAL ELEVATIONS BASED ON HAND HELD GPS

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ABBREVIATIONS

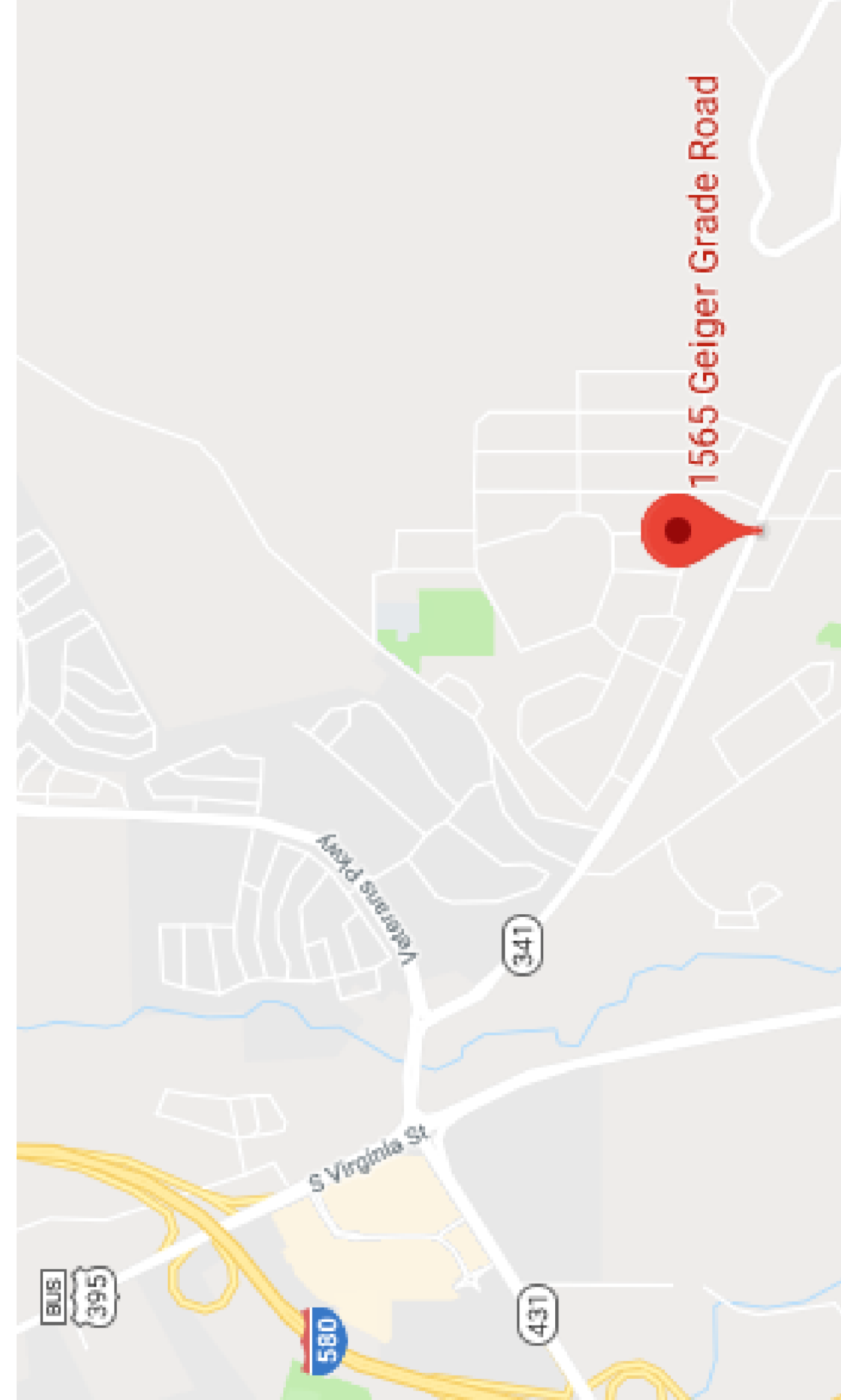
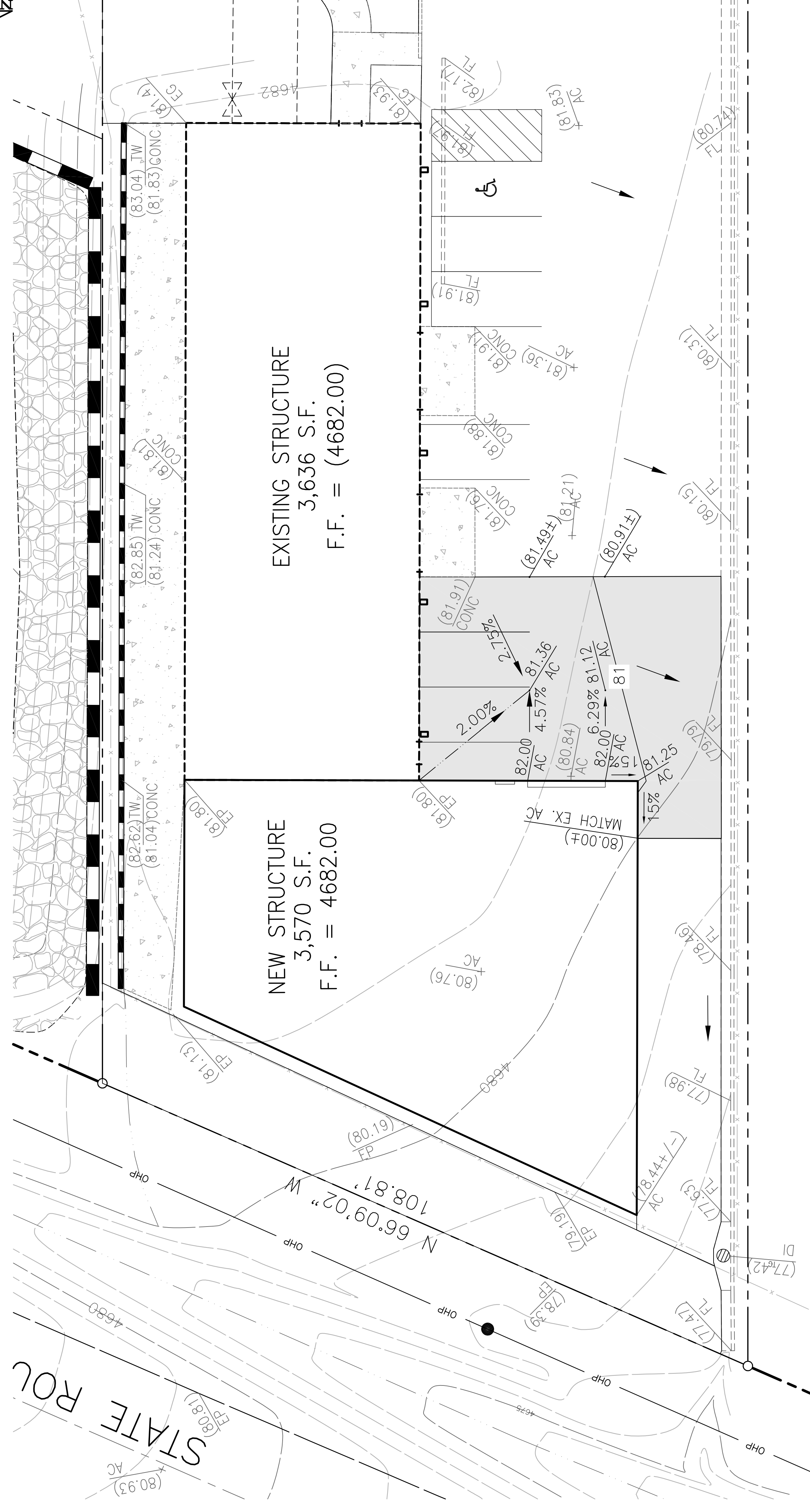
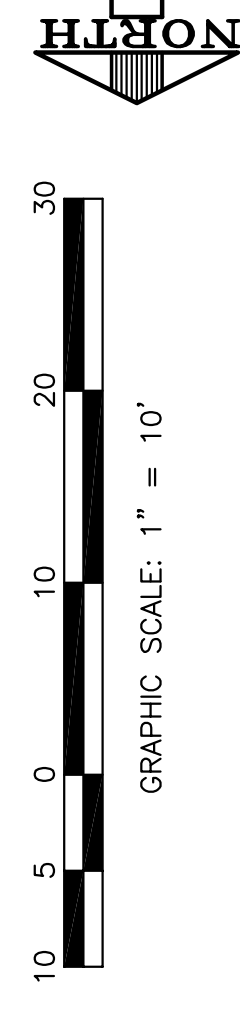
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TG TOP OF GRATE
TW TOP OF WALL
CONC CONCRETE
O SET 5/8" REBAR & CAP, PLS 15172



NOTES:

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3. NO SLOPES IN THE PROJECT LIMITS EXCEED 15%.
4. NO WETLANDS OR FLOODPLAINS EXIST IN THE PROJECT SITE.
5. NO ACTIVE FAULT LINES (POST-HOLOCENE) EXIST IN THE PROJECT SITE.
6. EARTHWORK ESTIMATE (OUTSIDE OF BUILDING LINE): 0 CY CUT, 15 CY FILL.
7. PLANS PREPARED BY ROBERT F. LAUDER, P.E.
8. PROPERTY LINES DOWN-SLOPE FROM THE WORK SHALL BE PROTECTED PRIOR TO CONSTRUCTION WITH SILT CONTROL FENCING. DROP INLETS SHALL BE PROTECTED WITH "BIO-BERMS".
9. ARROWS ON PLAN INDICATE DIRECTION OF DRAINAGE.

<p>CONTRACTOR: ROLLAPART BUILDINGS, INC. 2815 CUSHMAN ROAD, FALLON, NV 89406 (775)741-2826</p>		<p>1565 GEIGER GRADE (SR 341) WASHOE COUNTY, NV UTILITY PLAN JOHN & BRENDA DALY</p>		
<p>JOB # 180801 DESIGN BY: RFL DRAWN BY: KAL CHECKED BY: RFL DATE: 12-7-18 SHEET: C2</p>	<p>12-10-18</p>			



NOTES:

1. THESE PLANS COMPLY WITH ALL APPLICABLE PROVISIONS OF THE WASHOE COUNTY DEVELOPMENT CODE.
2. SNOW STORAGE AREAS NOT REQUIRED (LESS THAN 5,500' ELEVATION AMSL).
3. NO SLOPES IN THE PROJECT LIMITS EXCEED 15%.
4. NO WETLANDS OR FLOODPLAINS EXIST IN THE PROJECT SITE.
5. NO ACTIVE FAULT LINES (POST-HOLOCENE) EXIST IN THE PROJECT SITE.
6. EARTHWORK ESTIMATE (OUTSIDE OF BUILDING LINE): 0 CY CUT, 15 CY FILL.
7. PLANS PREPARED BY ROBERT F. LAUDER, P.E.
8. PROPERTY LINES DOWN-SLOPE FROM THE WORK SHALL BE PROTECTED PRIOR TO CONSTRUCTION WITH SILT CONTROL FENCING. DROP INLETS SHALL BE PROTECTED WITH "BIO-BERMS".
9. ARROWS ON PLAN INDICATE DIRECTION OF DRAINAGE.

GENERAL INFORMATION

OWNERS:
 SONORAN ROOFING
 c/o DALY, JOHN & BRENDA J., et al
 PELTON FAMILY TRUST
 4161 CITRUS AVE
 ROCKLIN, CA 95677

SITE ADDRESS:
 1565 GEIGER GRADE ROAD
 WASHOE COUNTY, NV

APN:
 017-051-06

BASIS OF BEARINGS:

THE BEARING N 89°59'42" E FOR THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 34 AS SHOWN ON THE PARCEL MAP FOR McFALL / PAULSEN, FILE NO. 1015574 WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

TOPOGRAPHIC SOURCE:

A FIELD SURVEY WAS PERFORMED ON SEPTEMBER 18, 2018 BY WDH LAND SURVEYING
 PO BOX 14237
 SOUTH LAKE TAHOE, CA 96151
 530-318-6366
 email - wdhsurveying@sbcglobal.net

CONTOUR INTERVAL = 1'
 VERTICAL ELEVATIONS BASED ON HAND HELD GPS

TEMPORARY BENCHMARKS:

TBM#1 - SET LARGE MAG. NAIL ASSUMED ELEVATION - (4690.00)
 TBM#2 - SET LARGE MAG. NAIL IN A.C. PAVING ASSUMED ELEVATION - (4681.44)

ABBREVIATIONS

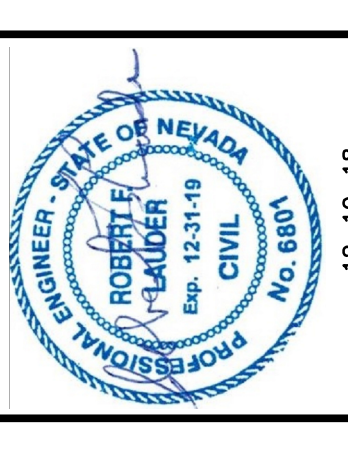
- AC or A.C. ASPHALT CONCRETE
- TBM TEMPORARY BENCHMARK
- EP EDGE OF PAVEMENT
- EG EXISTING GRADE
- TC TOP OF CURB
- FL FLOWLINE
- L/S LANDSCAPING
- TG TOP OF GRATE
- TW TOP OF WALL
- CONC CONCRETE
- O SET 5/8" REBAR & CAP, PLS 15172

Rev. No.	
Date	

CONTRACTOR:

 ROLLAPART BUILDINGS, INC.
 2815 CUSHMAN ROAD, FALLON, NV 89406
 (775)741-2826
 L.C. NO. 0057649, CLASSIF. B-2

JOHN & BRENDA DALY
SITE GRADING
PLAN
 1565 GEIGER GRADE (SR 341) WASHOE COUNTY, NV



JOB #	180801
DESIGN BY:	RFL
DRAWN BY:	KAL
CHECKED BY:	RFL
DATE:	12-7-18
SHEET:	C3

PROJECT: SONORAN ROOFING ADDITION
PARCEL NO.: 017-051-06
ADDRESS: 1665 GEIGER GRADE ROAD
PARCEL AREA: 43,538 S.F.
20% REQD. LS AREA: 8707.6 S.F.
LANDSCAPE AREA BREAKDOWN:
NO. AREA (S.F.) LOCATION
LS1 1,367 N. END OF PARCEL
LS2 76 S. OF EX. BLDG.
LS3A 794 S. OF EX. BLDG.
LS3B 1,913 S. OF EX. BLDG.
LS4 2,022 S. END OF PARCEL
LS5 1,760 LEACH FIELD
LS6 818 W. OF ADDITION
TOTAL 8,750

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U.L.C. NO. 0057649, CLASSIF. B-2

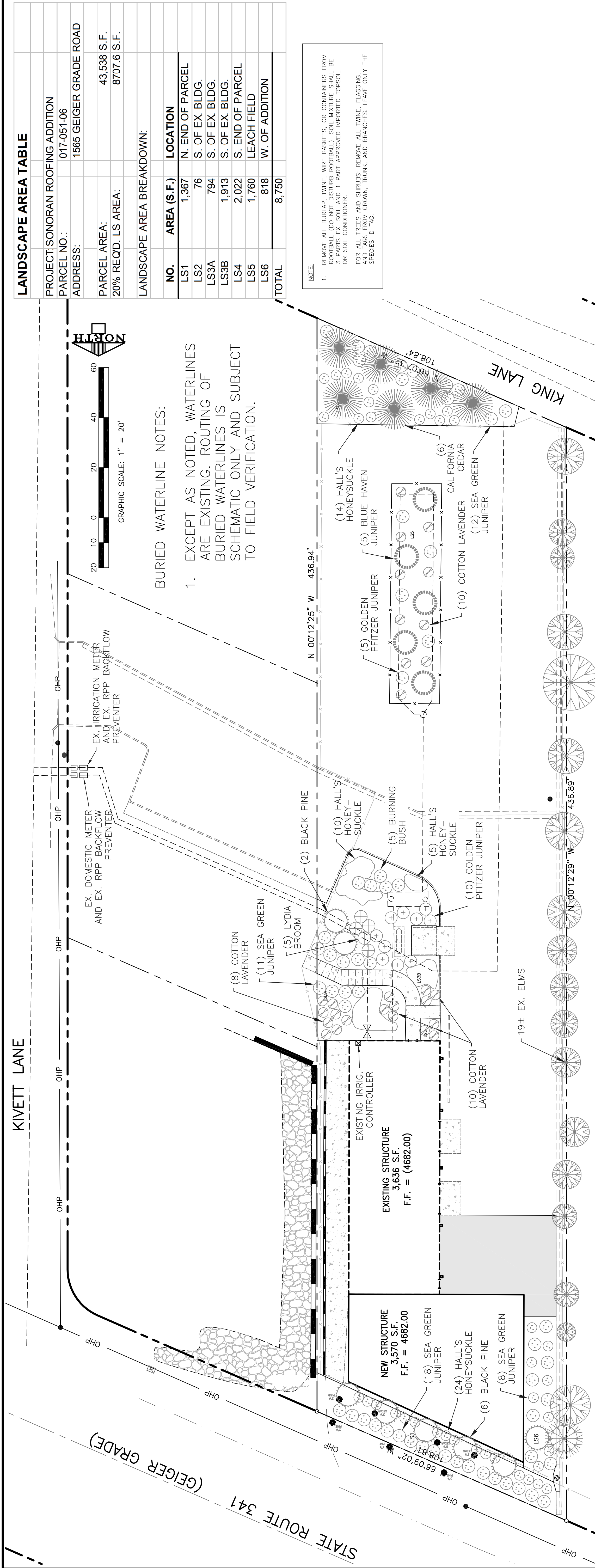
LANDSCAPE PLANTING PLAN
 JOHN & BRENDA DALY

1665 GEIGER GRADE (SR 341) WASHOE COUNTY, NV

PROFESSIONAL ENGINEER STATE OF NEVADA
 ROBERT L. HALDER
 Exp. 12-31-19
 No. 6807

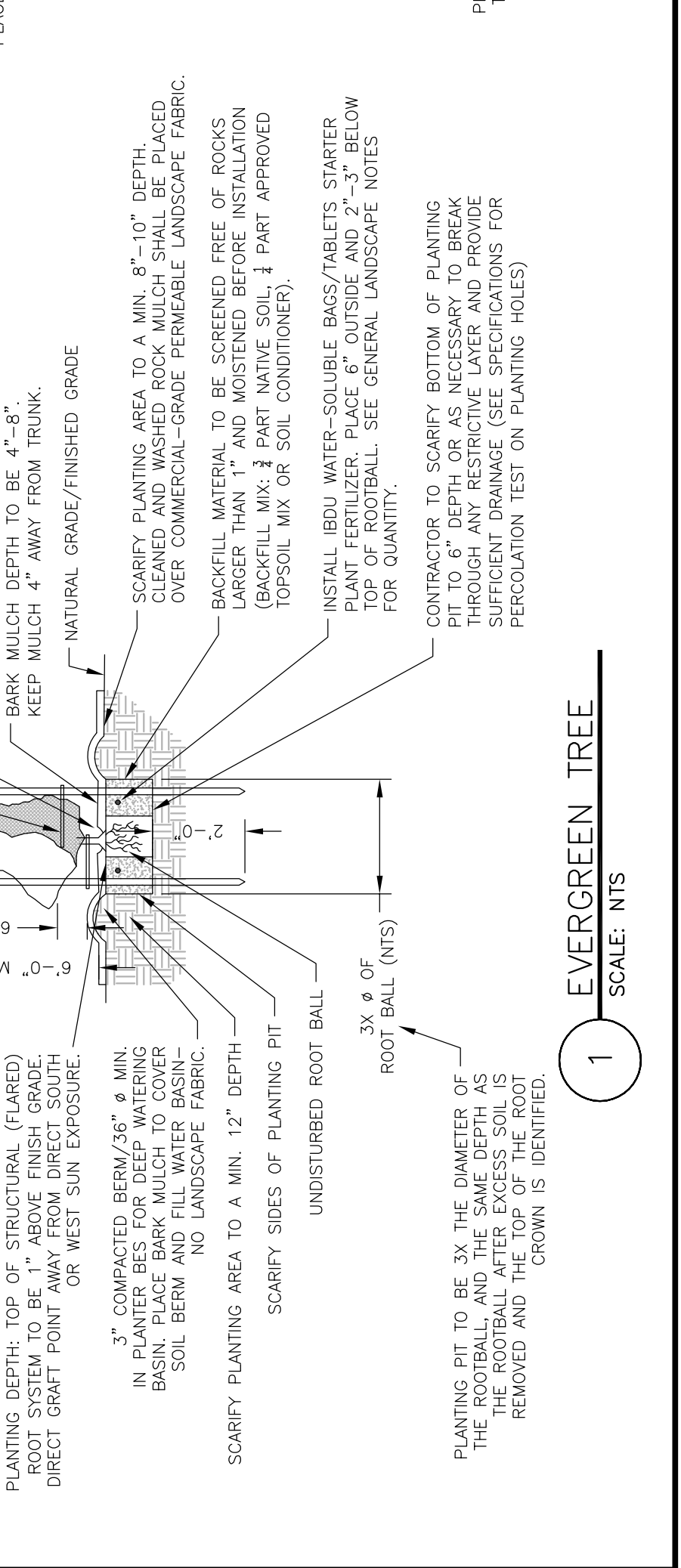
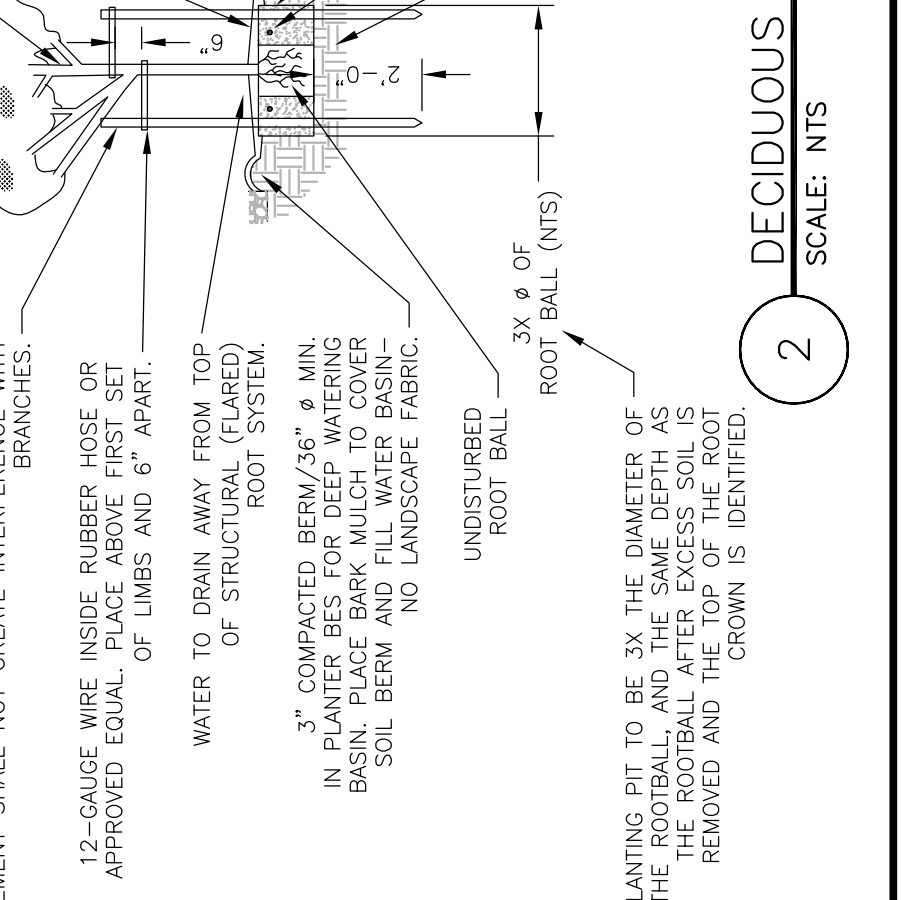
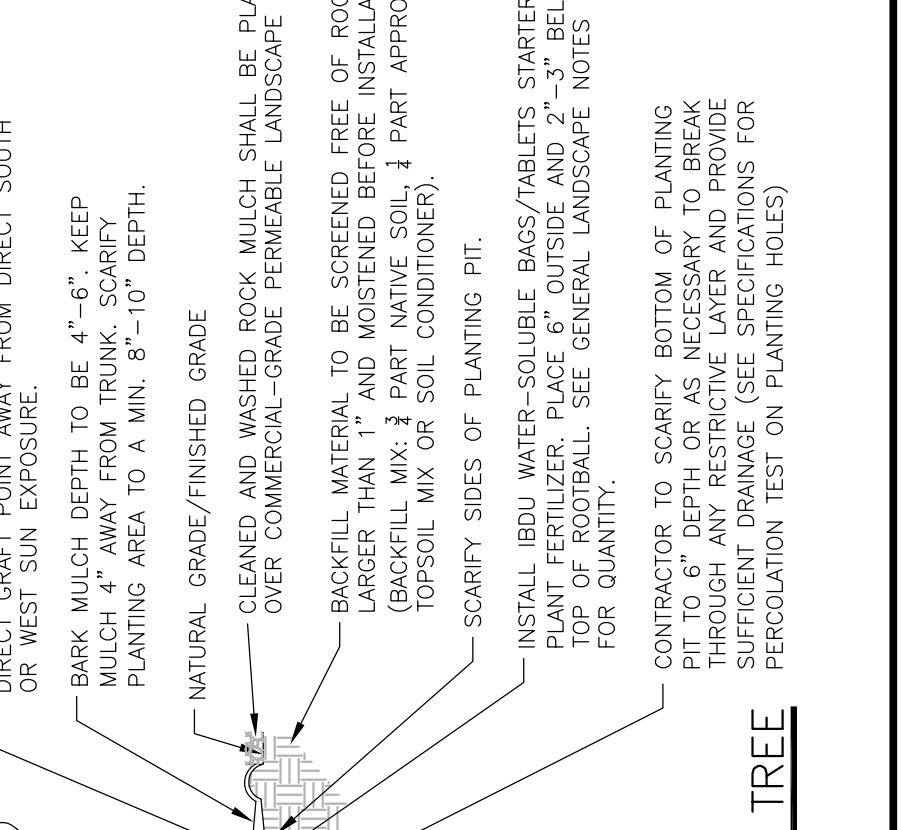
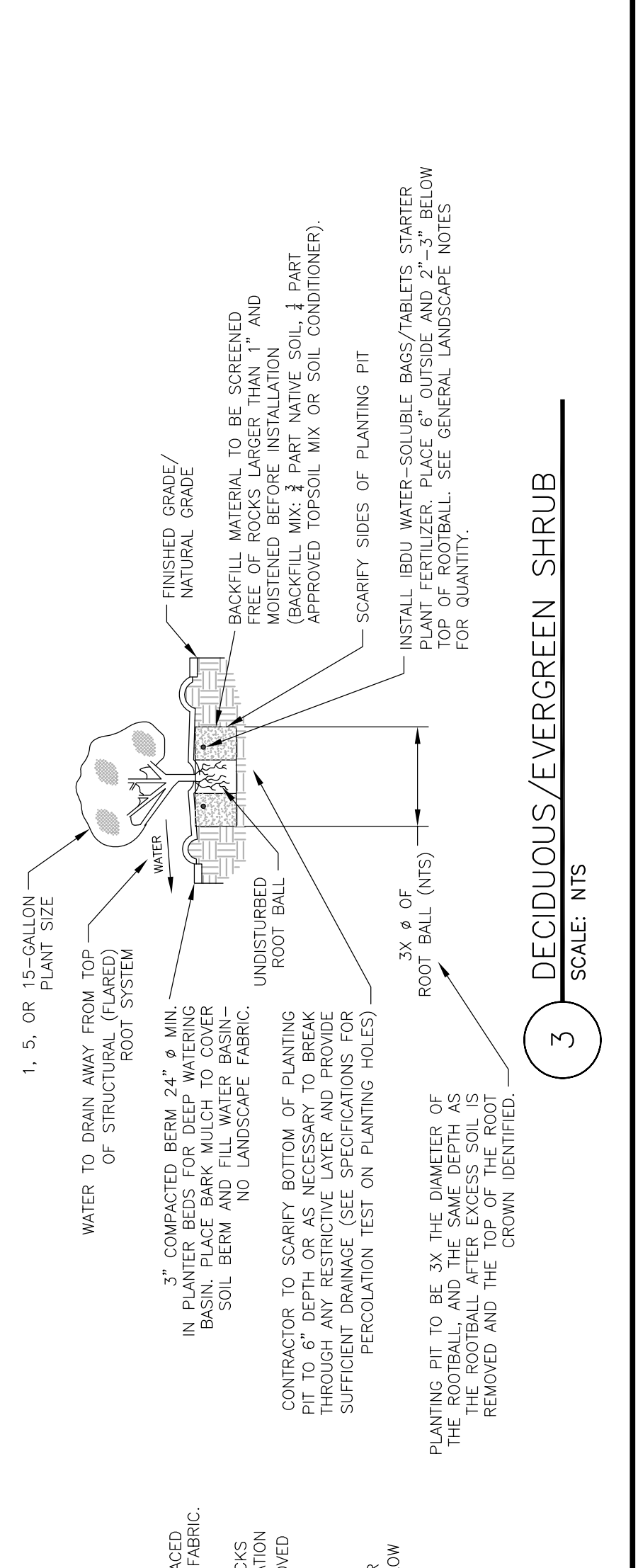
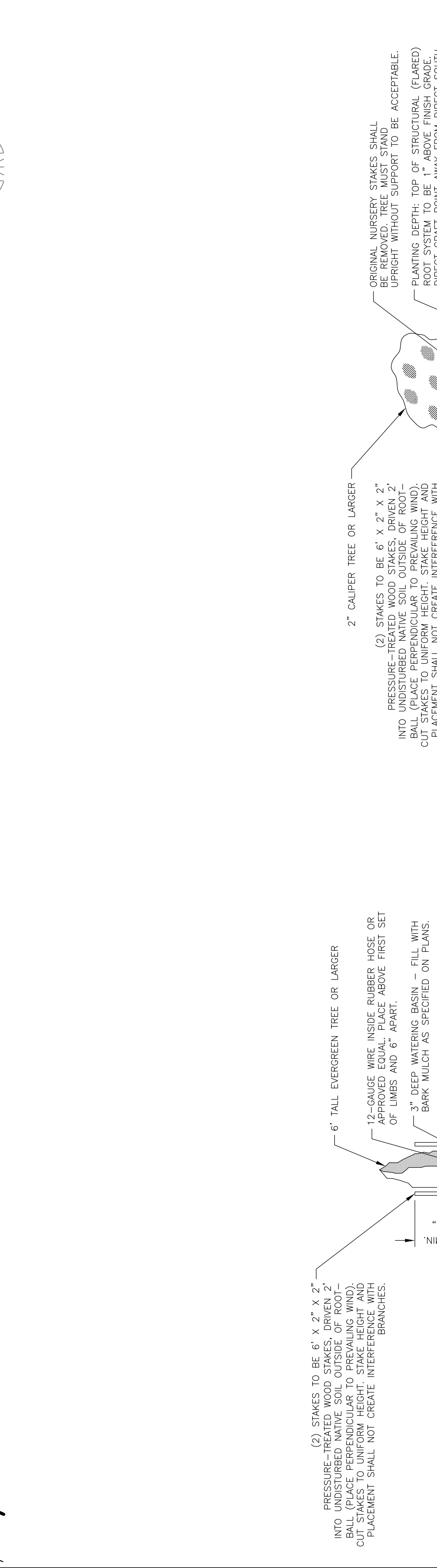
12-10-18

JOB # 180801
 DESIGN BY: RFL
 DRAWN BY: KAL
 CHECKED BY: RFL
 DATE: 12-7-18
 SHEET: 11



LANDSCAPE AREA TABLE

#	COMMON NAME	BOTANICAL NAME	SIZE	EX. QUAN.	NEW QUAN.	SPACING
1	CALIF. CEDAR	CALECDRUS DECURRENS	7 FT.	4	4	
2	AUSTRIAN BLACK PINE	PINUS NIGRA	7 FT.	5	5	
3	BLUE ATLAS CEDAR	CEDRUS ATLANTICA GLAUCA	5 FT.	3	3	
4	BURNING BUSH	EUONYMUS ALATUS	5 GAL.	5	5	5 FT.
5	LYDIA BROOM	GENISTA LYDIA	5 GAL.	5	5	
6	BLUE HAVEN JUNIPER	JUNIPERUS S. "BLUE HAVEN"	15 GAL.	9	9	
7	SEA GREEN JUNIPER	JUNIPERUS C. "SEA GREEN"	5 GAL.	35	35	5 FT.
8	GOLDEN PFITZER JUNIPER	JUNIPERUS C. "PFITZERINA AUREA"	5 GAL.	10	10	5 FT.
9	COTTON LAVENDER	SANTOLINA CHAMAECYPARISSUS	1 GAL.	10	10	4 FT.
10	HALL'S HONEYSUCKLE	LONICERA JAPONICA "HALLIANA"	1 GAL.	33	33	4 FT.



Rev. No.	
Date	

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 (775)741-2826

LIC. NO. 0057649, CLASSIF. B-2

JOHN & BRENDA DALY
MULCHING PLAN
 1565 GEIGER GRADE (SR 341) WASHOE COUNTY, NV

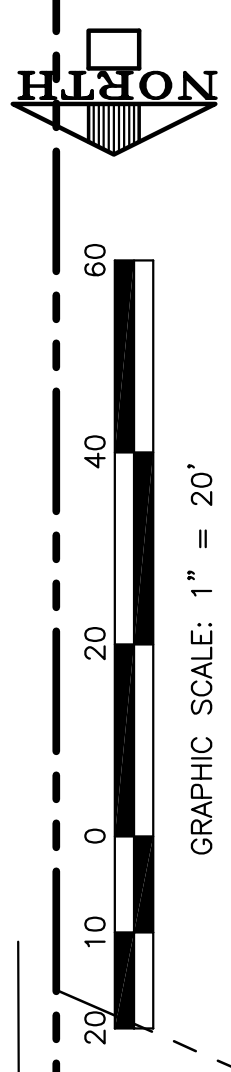
PROFESSIONAL ENGINEER STATE OF NEVADA
ROBERT E. HALDER
 CIVIL
 No. 6807
 Exp. 12-31-19

12-10-18

JOB # 180801
 DESIGN BY: RFL
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 DATE: 12-7-18
 SHEET: L2

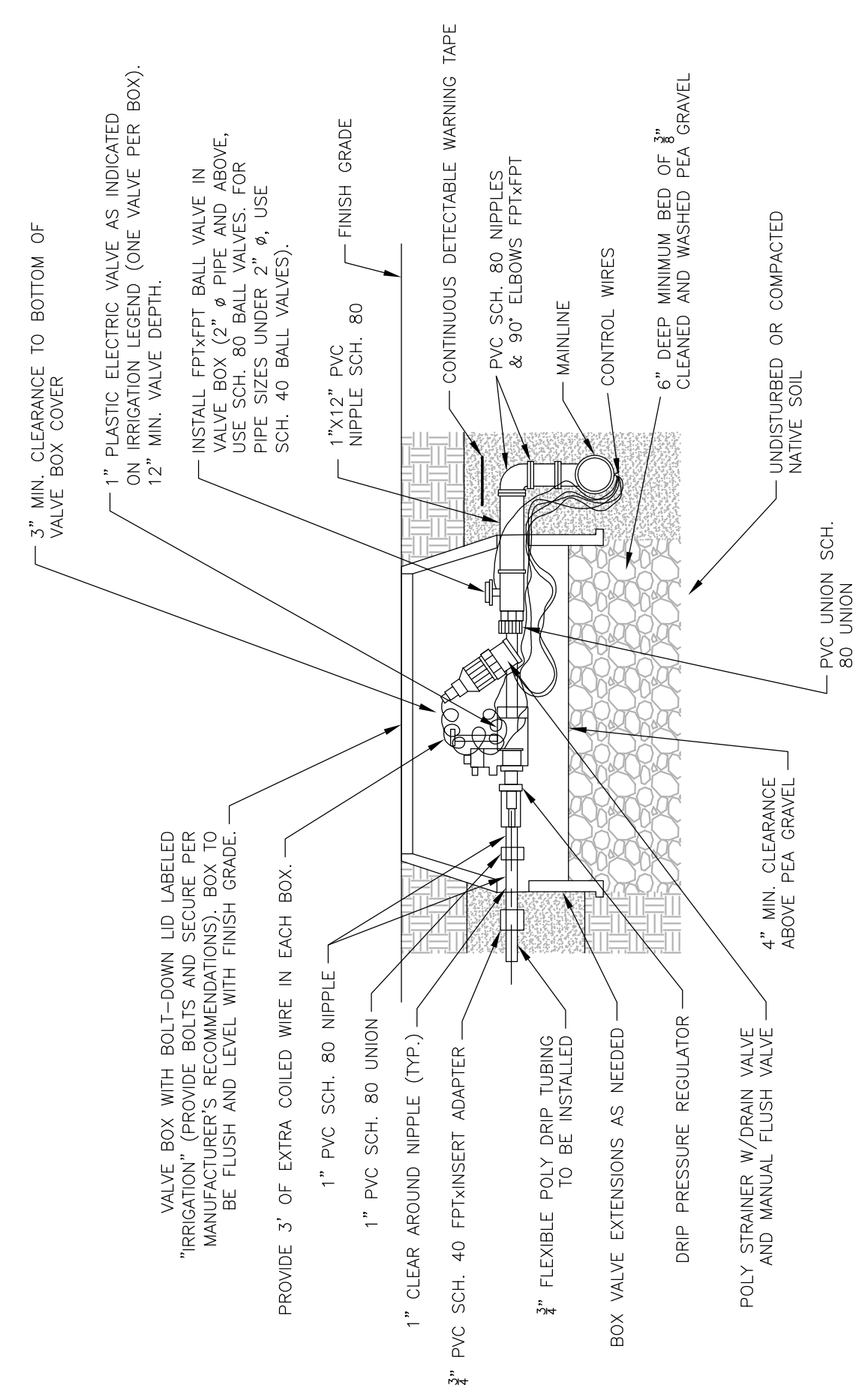
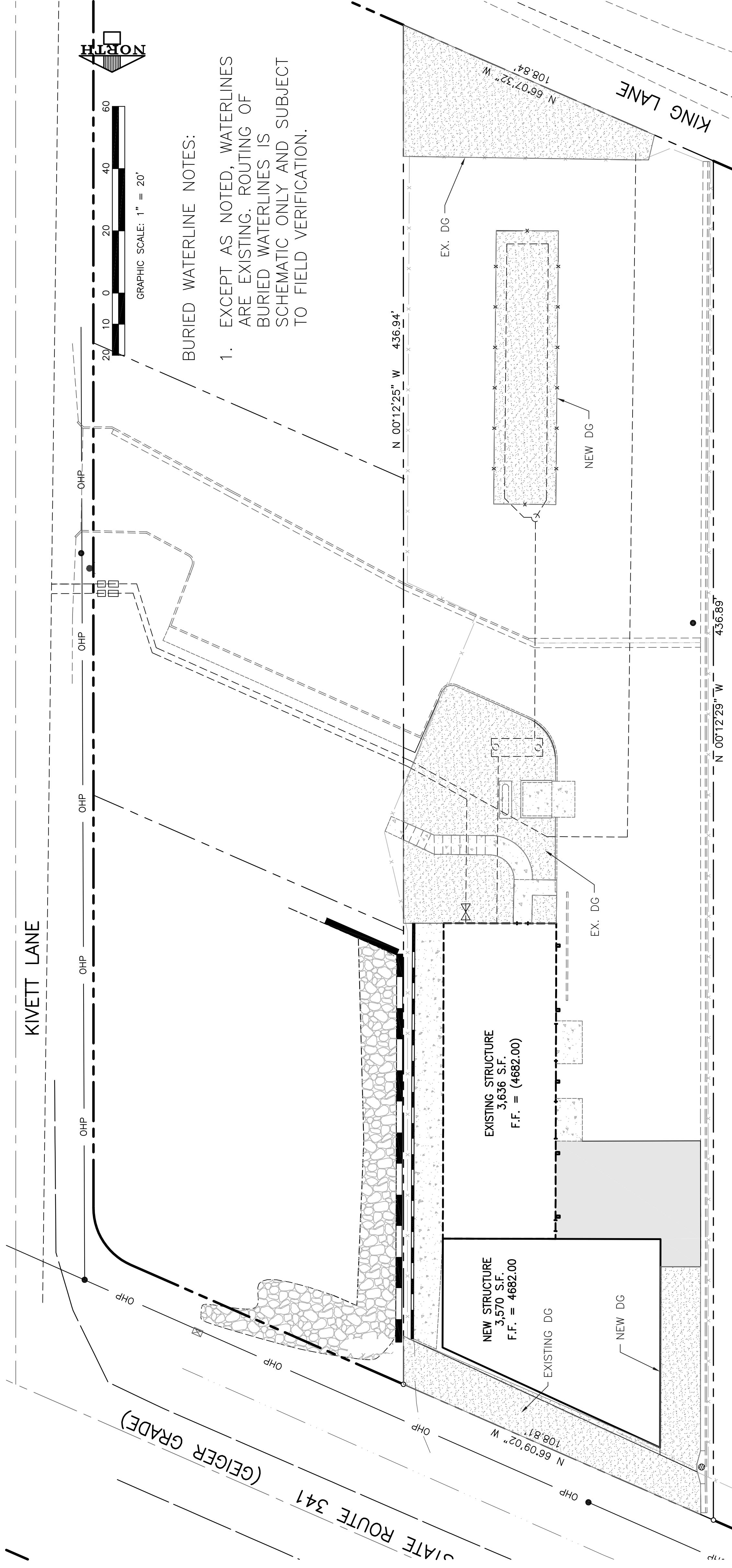
MULCHING LEGEND:

3/8" MINUS DECOMPOSED GRANITE
 MIN. 2" DEEP. COMPACT
 ADJACENT TO PAVING.



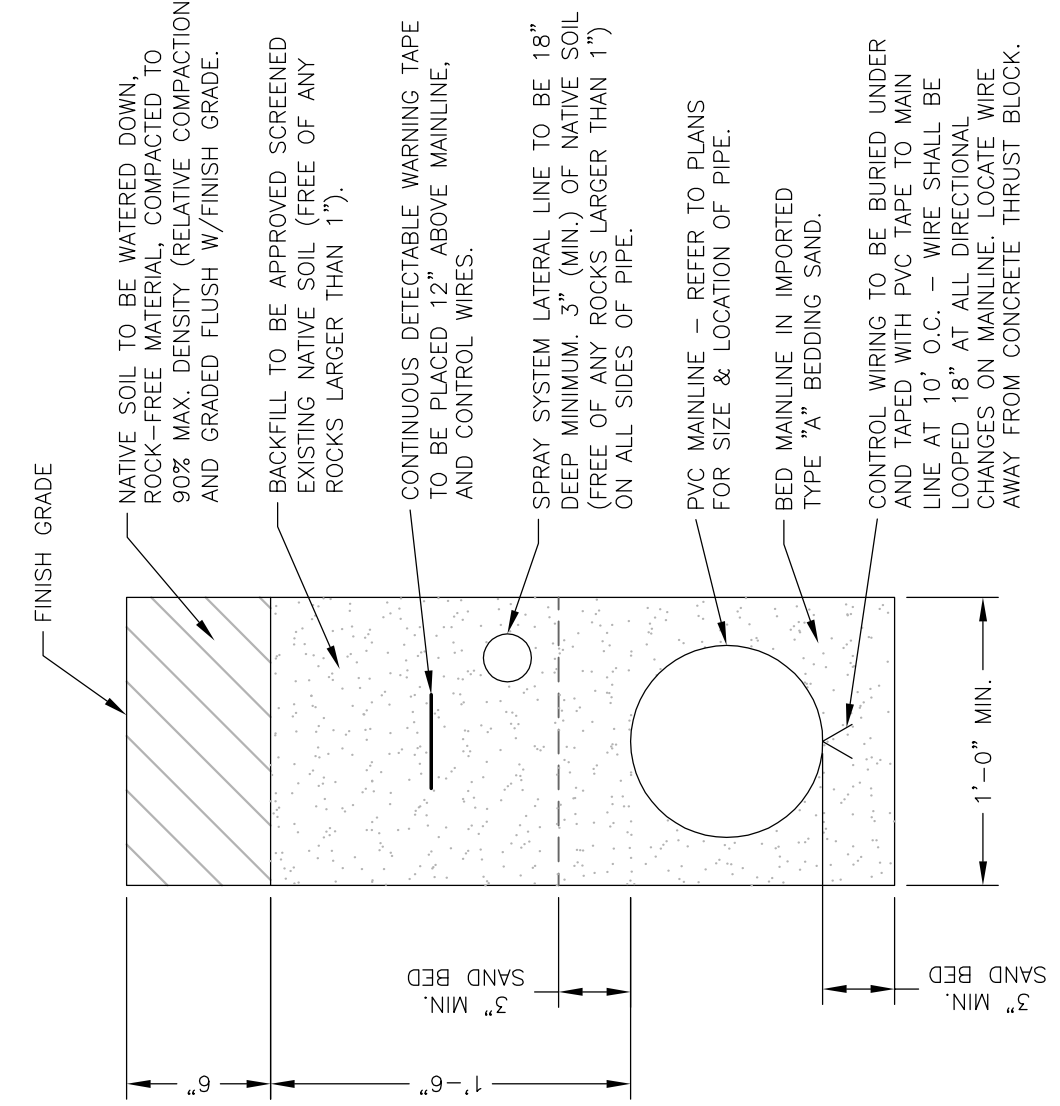
BURIED WATERLINE NOTES:

- EXCEPT AS NOTED, WATERLINES ARE EXISTING. ROUTING OF BURIED WATERLINES IS SCHEMATIC ONLY AND SUBJECT TO FIELD VERIFICATION.

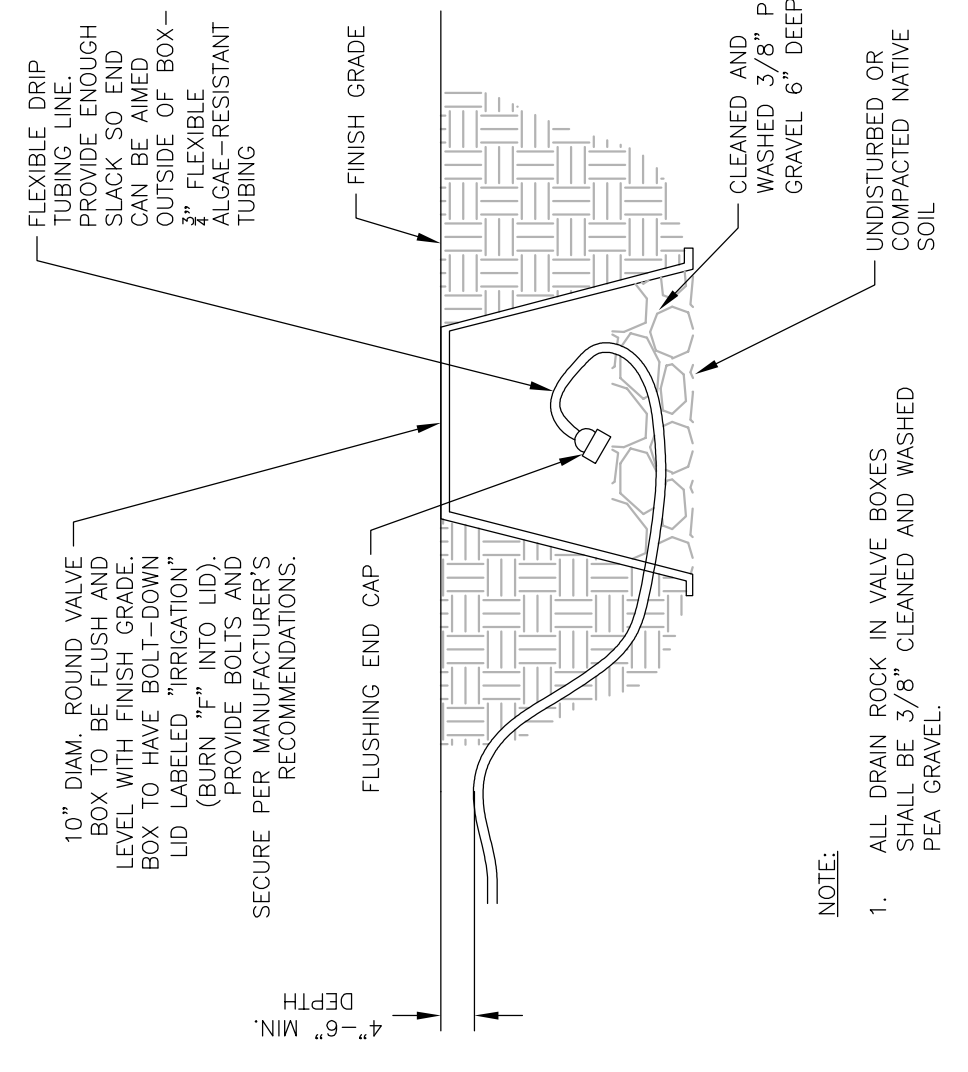


- NOTE:**
- A CONTROL ZONE (NOT WITH 1\"/>

1 DRIP VALVE DETAIL
 SCALE: NTS



2 IRRIGATION TRENCH WALL SECTION
 SCALE: NTS



- NOTE:**
- ALL DRAIN ROCK IN VALVE BOXES SHALL BE 3/8\"/>


3 FLUSHING END CAP DETAIL
 SCALE: NTS

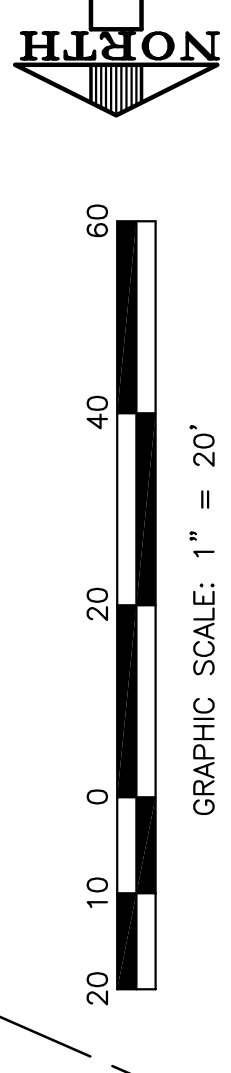
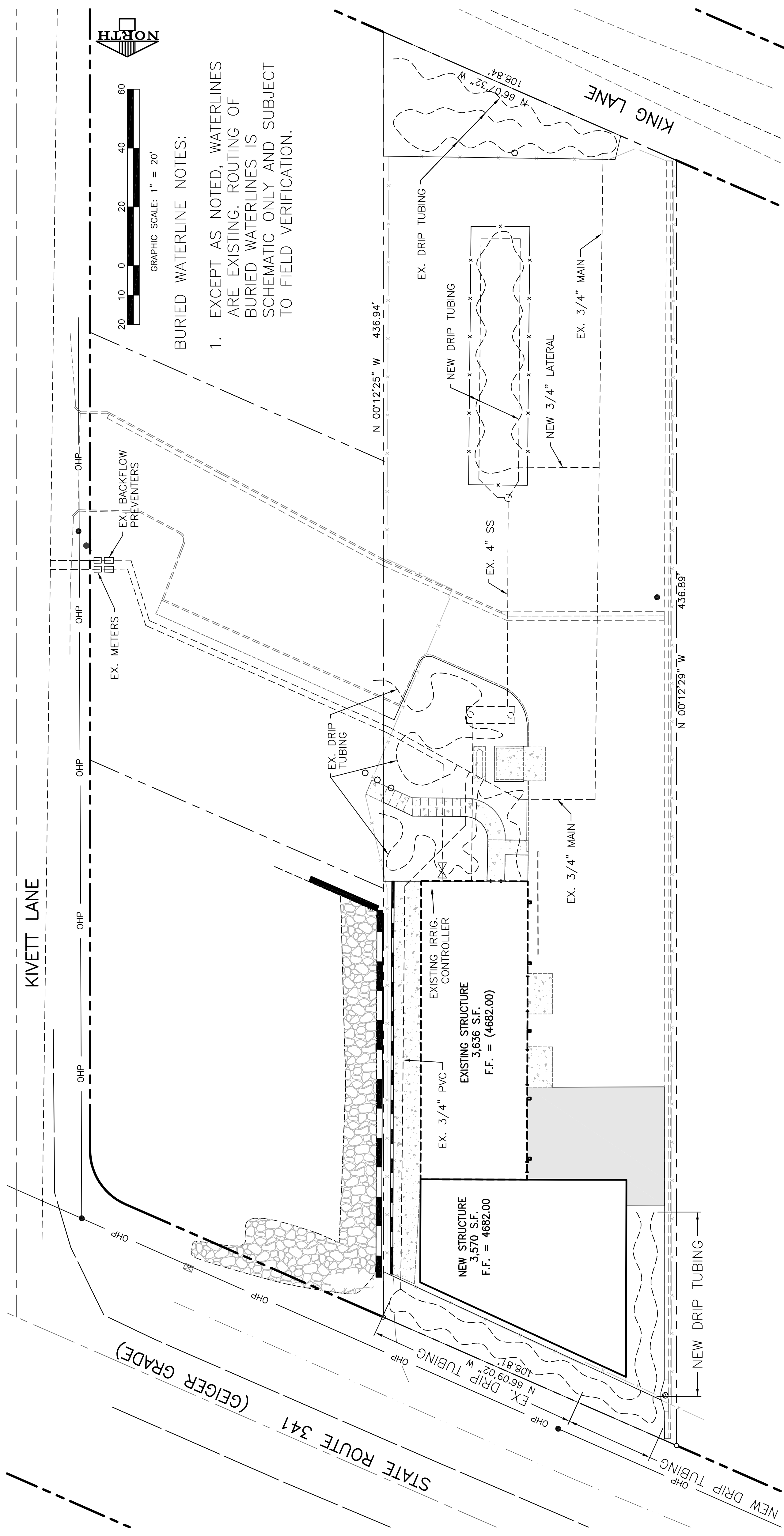
Rev. No.	1	2	3	4	5	6
Date						

CONTRACTOR:
ROLLAPART BUILDINGS, INC.
 2815 CUSHMAN ROAD, FALLON, NV 89406
 (775)741-2826

LIC. NO. 0057649, CLASSIF. B-2

JOHN & BRENDA DALY
IRRIGATION PLAN
 1565 GEIGER GRADE (SR 341) WASHOE COUNTY, NV


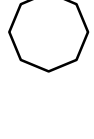


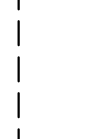

 12-10-18
 JOB # 180801
 DESIGN BY: RFL
 DRAWN BY: KAL
 CHECKED BY: RFL
 DATE: 12-7-18
 SHEET: L3



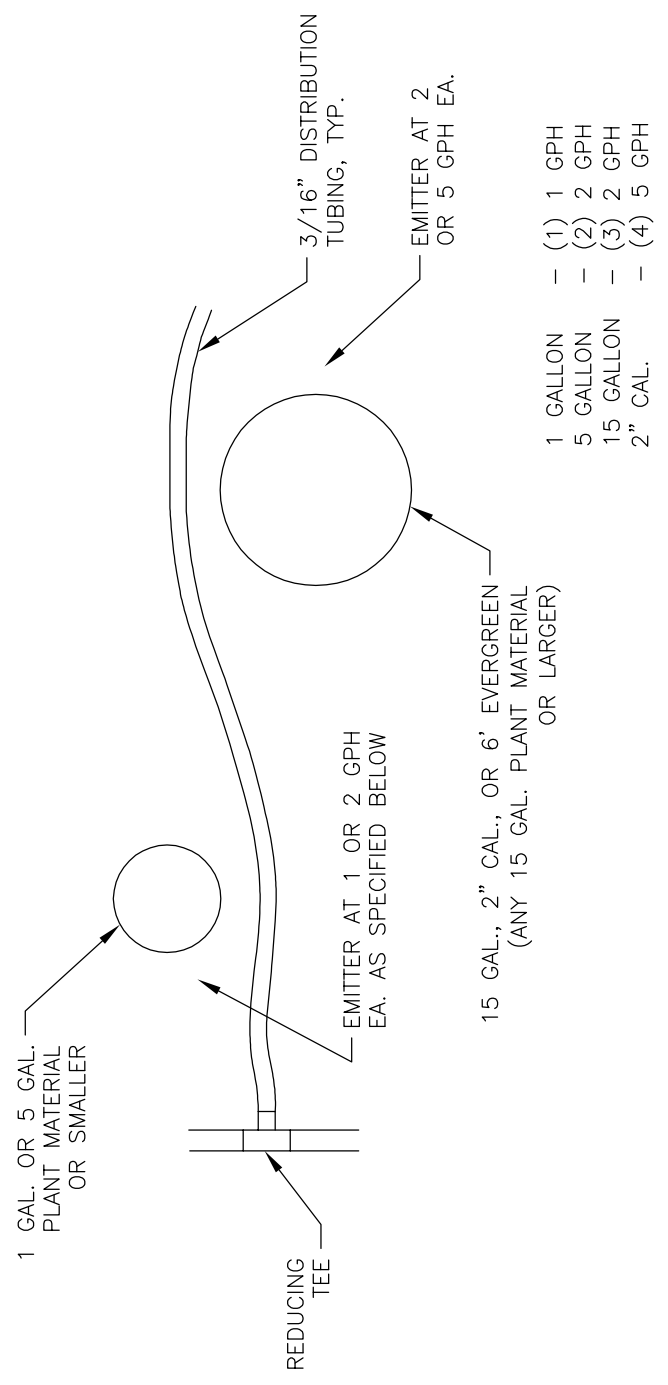
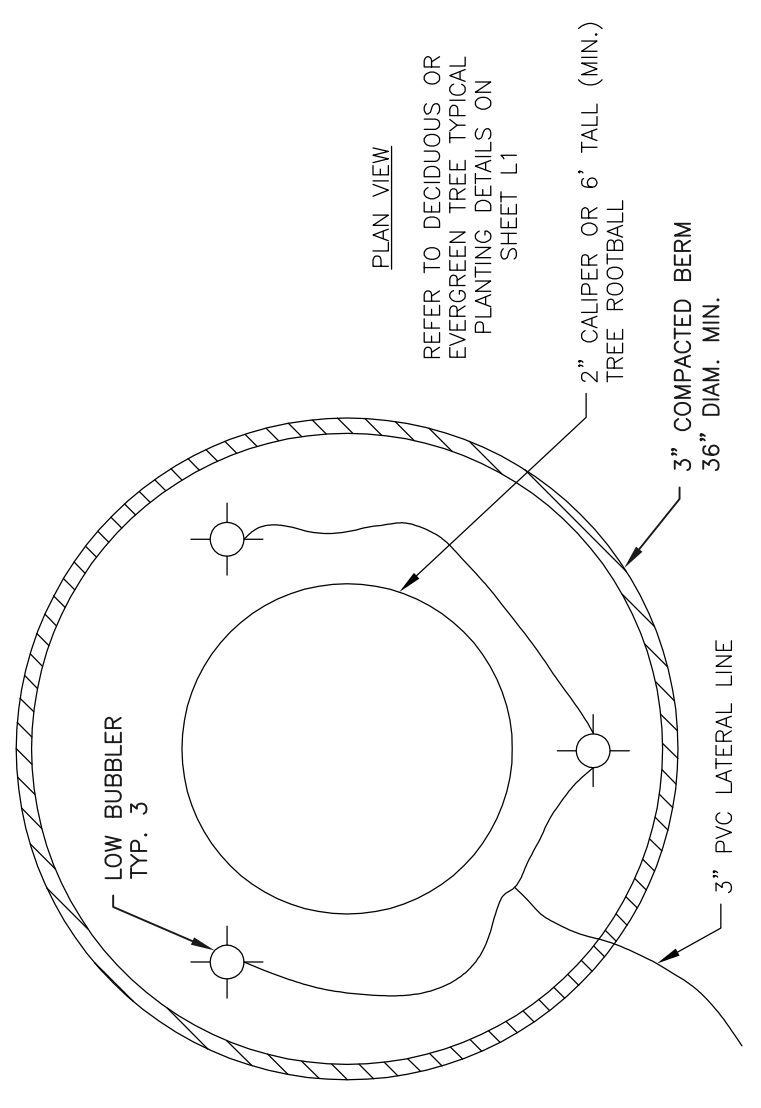
BURIED WATERLINE NOTES:

- EXCEPT AS NOTED, WATERLINES ARE EXISTING. ROUTING OF BURIED WATERLINES IS SCHEMATIC ONLY AND SUBJECT TO FIELD VERIFICATION.

IRRIGATION LEGEND:

-  3/4" CURB STOP AND WASTE VALVE OR ISOLATION VALVE
-  RAINBIRD 1" DRIP CONTROL KIT, XGZ-100 COM OR APPROVED EQUAL
-  EX. 6-STA. CONTROLLER - WALL-MOUNTED IN BUILDING
-  3/4" POLYETHYLENE DRIP TUBING
-  3/4" MAIN LINE - SCH 40 PVC, 24" MIN. BURY

- NOTES:**
- TREES SHALL HAVE 3 BUBBLERS PER TREE, EQUALLY DISTRIBUTED AROUND ROOTBALL.
 - DRAWING IS DIAGRAMMATIC ONLY.
 - REFER TO IRRIGATION PLAN FOR BUBBLER ZONES.
 - BUBBLERS ARE INDICATED PER TREE, BUT THIS QUANTITY MAY BE ALTERED (2 MIN./4 MAX.) DUE TO SOIL TYPE AND SOIL DRAINAGE CHARACTERISTICS.



2 TREE BUBBLER LAYOUT
 SCALE: NTS

1 DRIP EMITTER - PLAN VIEW
 SCALE: NTS

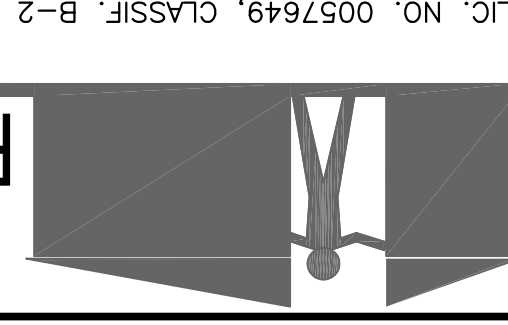


JOB # 180807
 DESIGN BY: RFL
 DRAWN BY: KAL
 CHECKED BY: RFL
 DATE: 12-7-18
 SHEET: A1

SECTION & ELEVATIONS

JOHN & BRENDA DALY

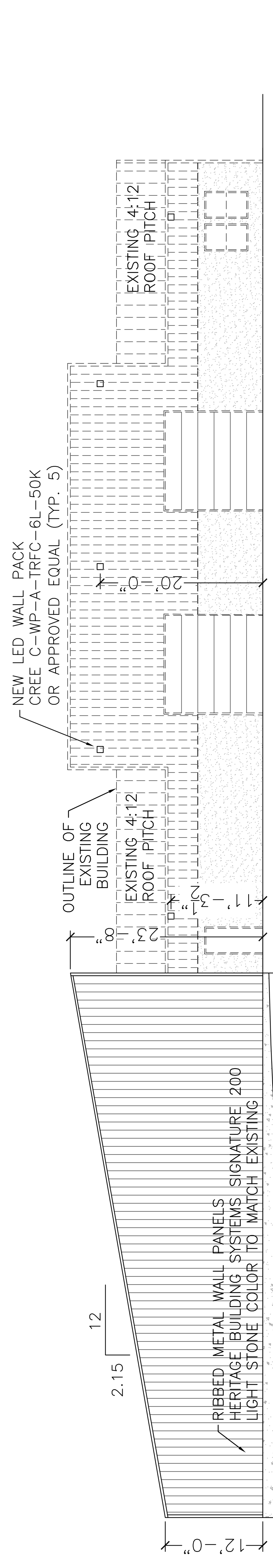
CONTRACTOR:
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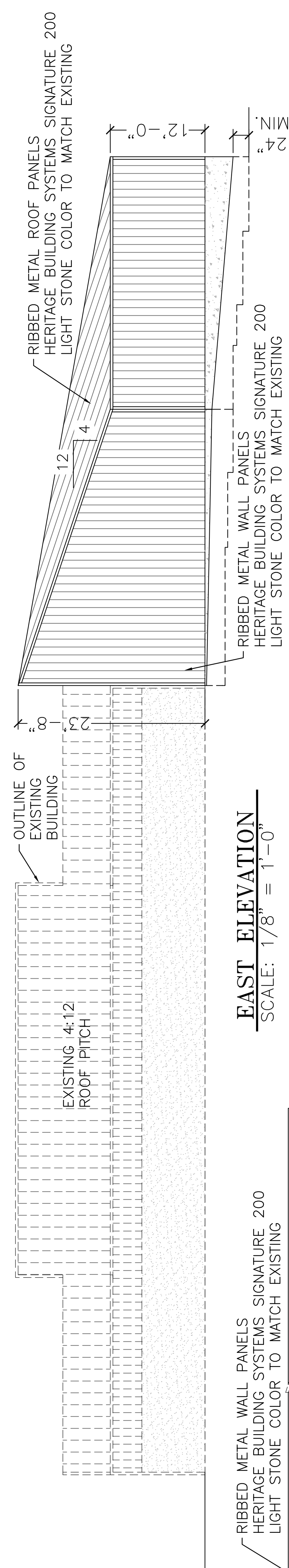
LIC. NO. 0057649, CLASSIF. B-2

1565 GEIGER GRADE (SR 341) WASHOE COUNTY, NV

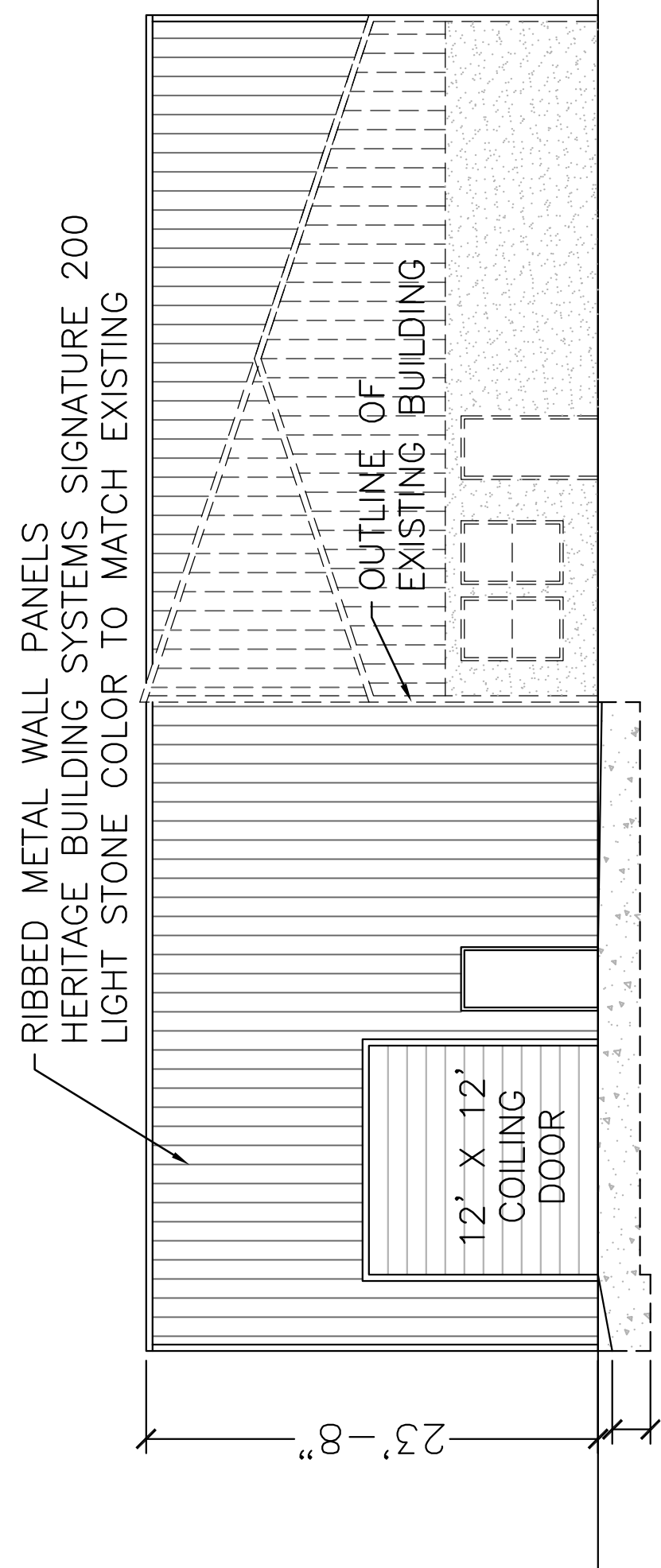
Rev. No.	
Date	



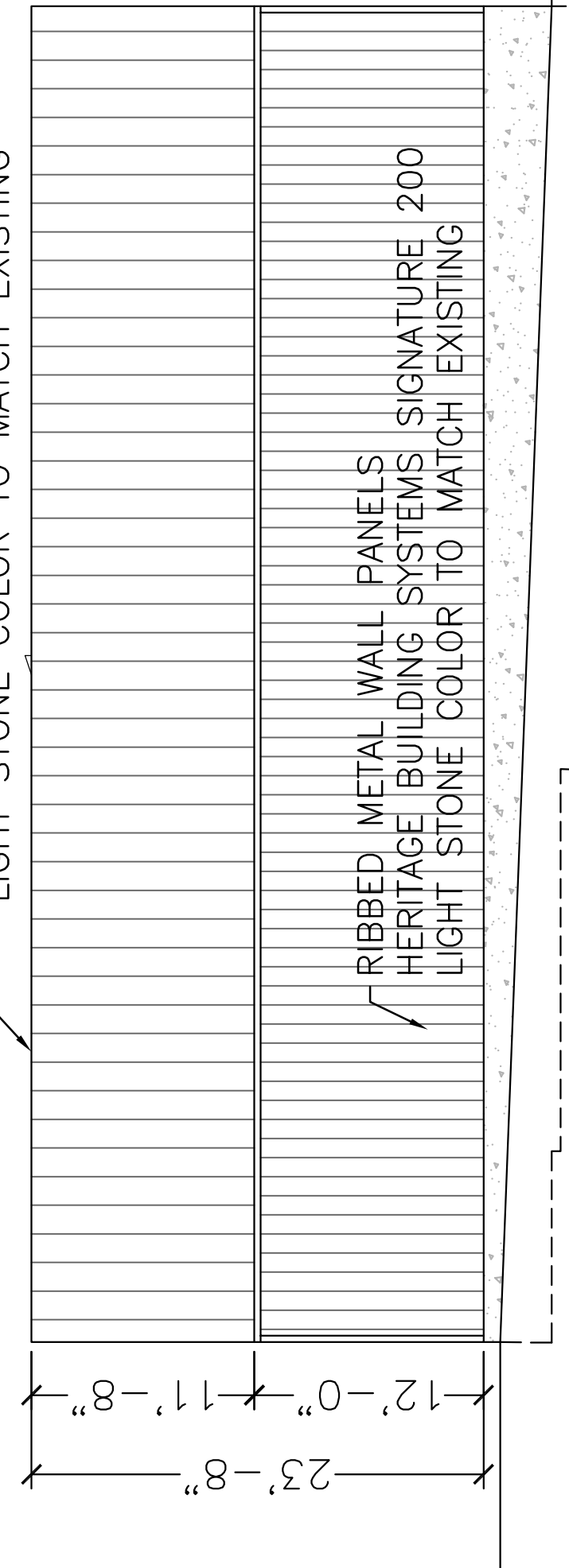
WEST ELEVATION
 SCALE: 1/8" = 1'-0"



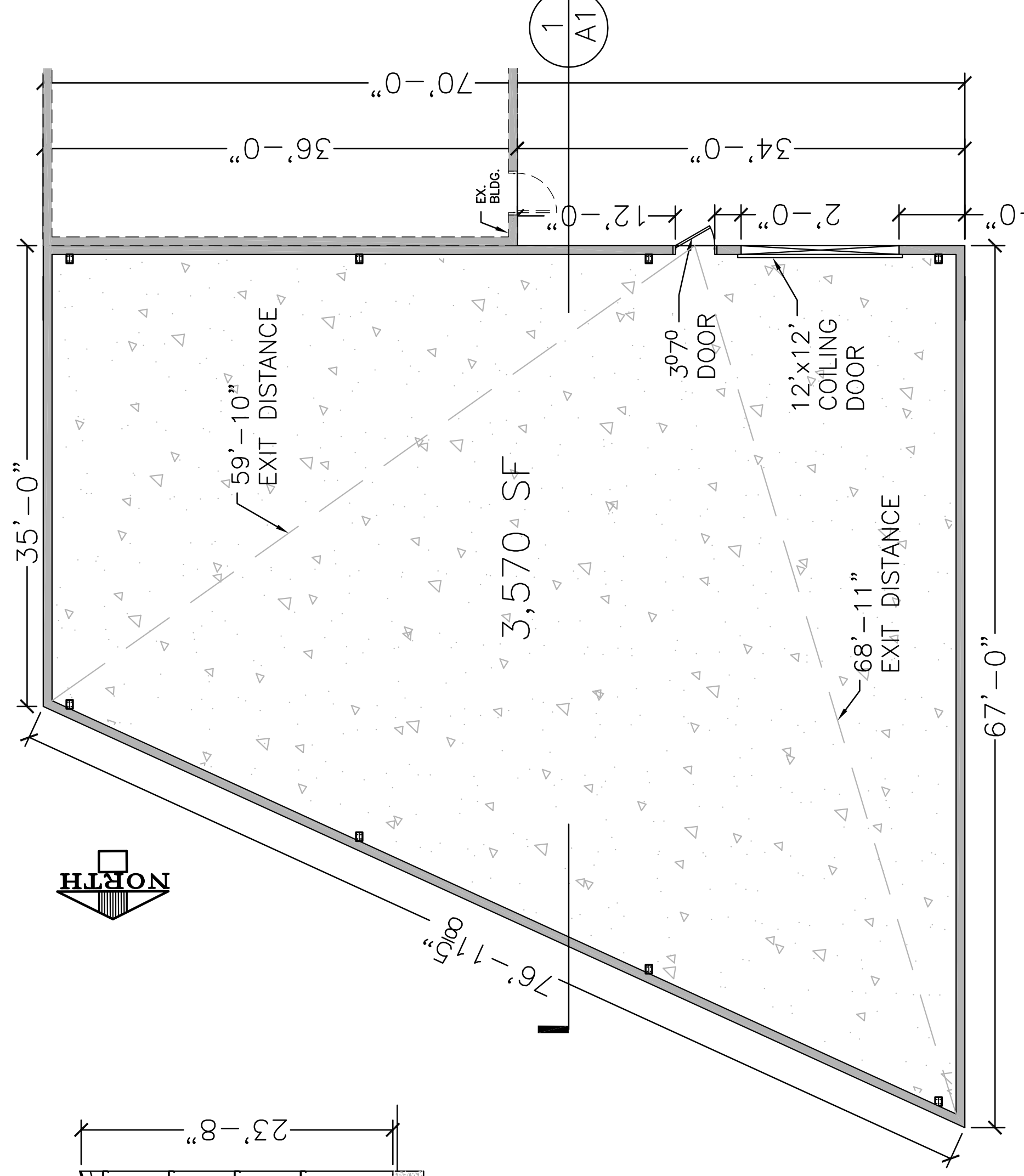
EAST ELEVATION
 SCALE: 1/8" = 1'-0"



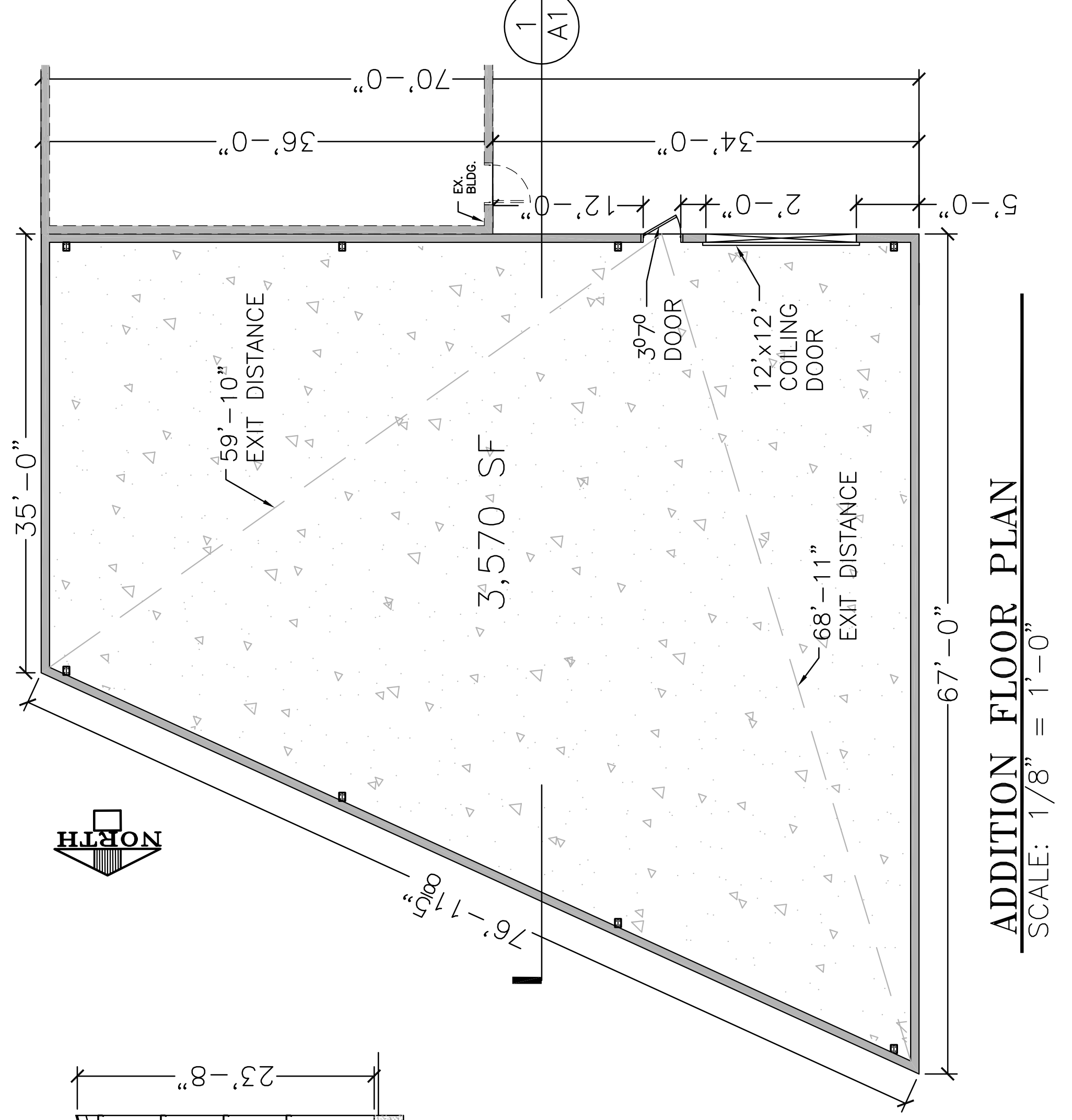
SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



NORTH ELEVATION
 SCALE: 1/8" = 1'-0"

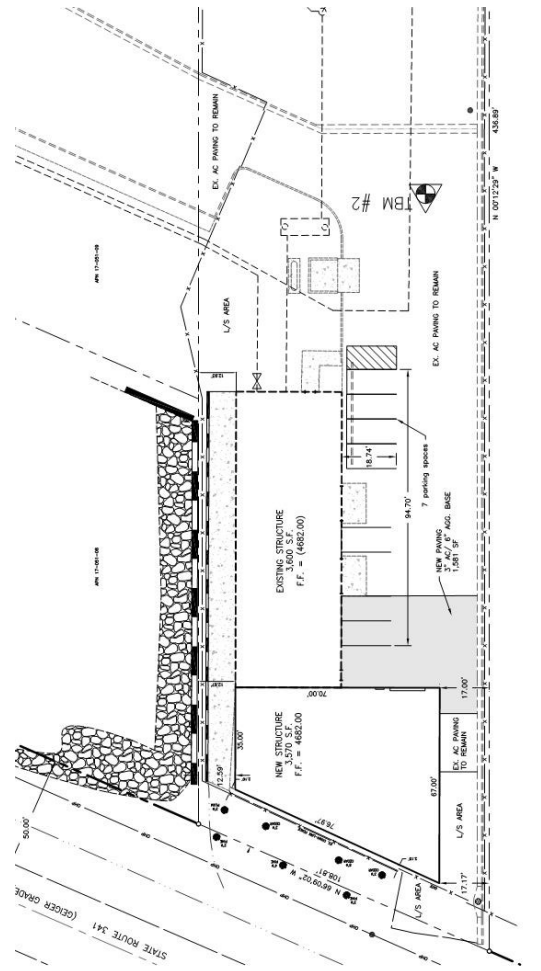
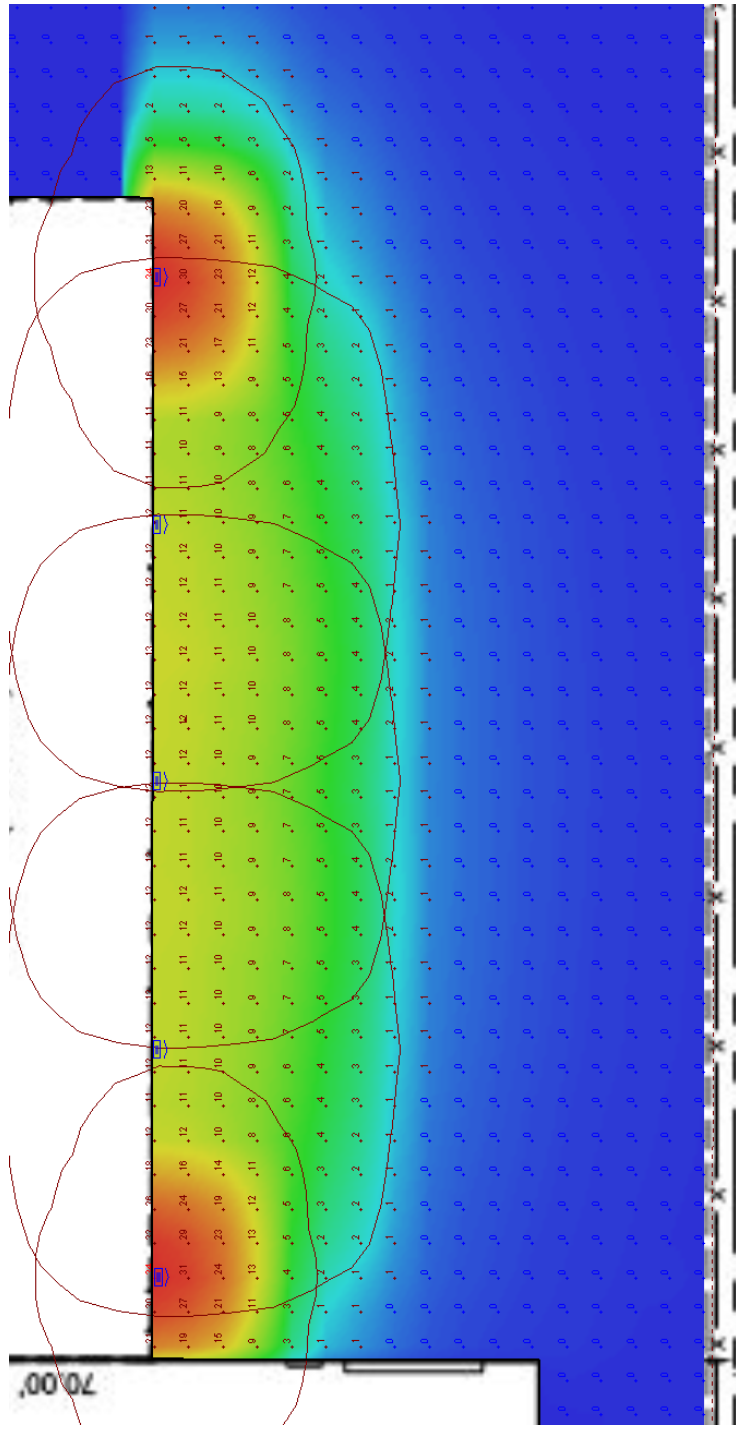
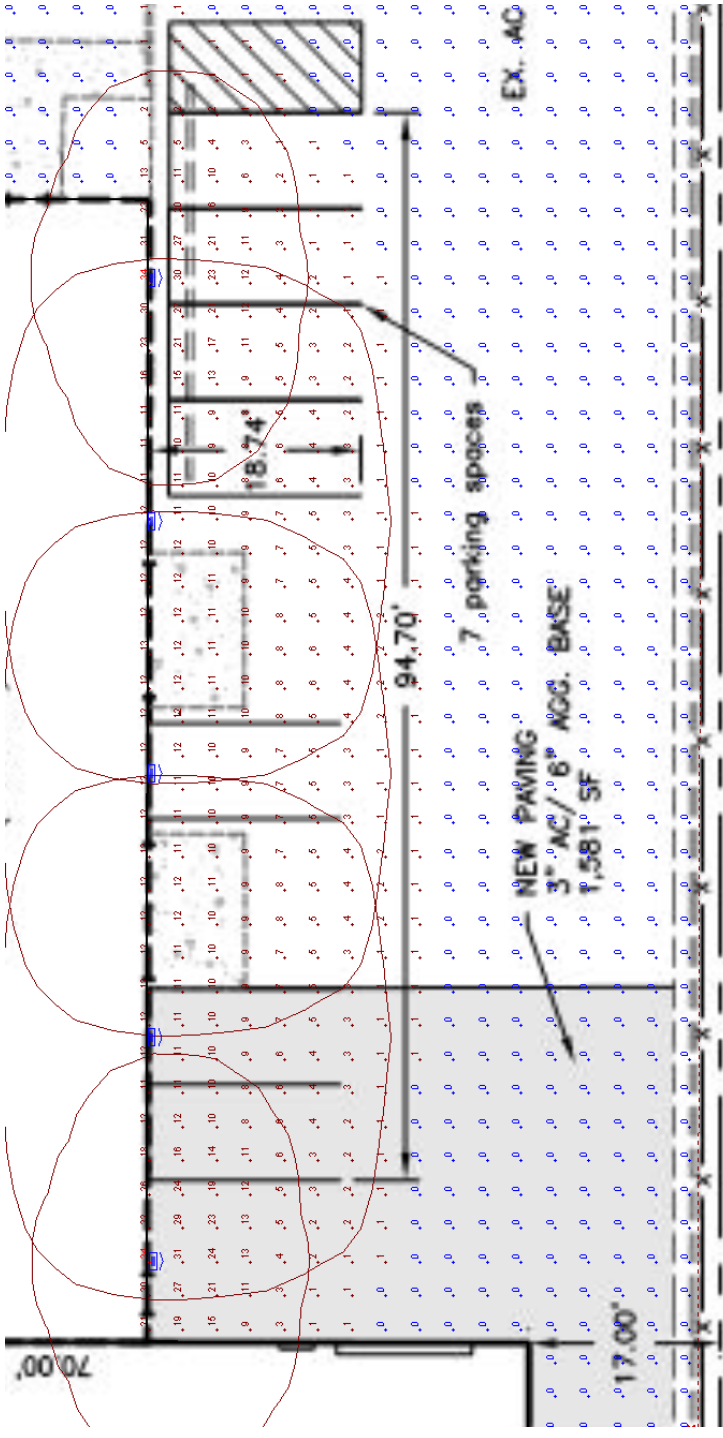
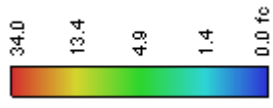
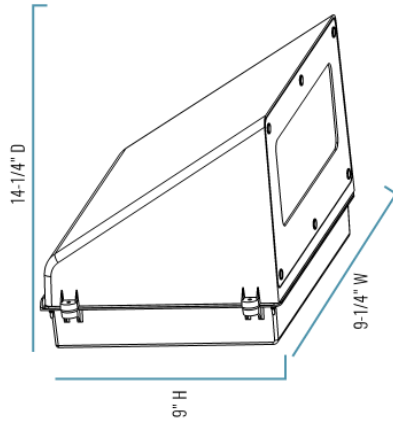


1 SECTION
 SCALE: 1/8" = 1'-0"



ADDITION FLOOR PLAN
 SCALE: 1/8" = 1'-0"

C-WP-A-TRFC Series



CERTIFICATIONS:

