



Board of Adjustment Staff Report

Meeting Date: October 3, 2019

Agenda Item: 8B

SPECIAL USE PERMIT CASE NUMBER: WSUP19-0018 (Foothill Storage)

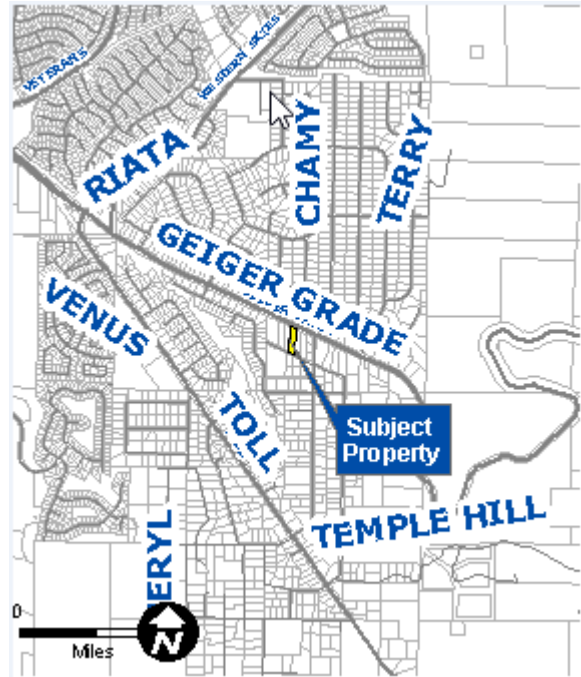
BRIEF SUMMARY OF REQUEST: A special use permit to allow for the establishment of a business use to store operable vehicles on the property.

STAFF PLANNER: Planner's Name: Julee Olander
Phone Number: 775.328.3627
E-mail: jolander@washoecounty.us

CASE DESCRIPTION

For possible action, hearing, and discussion to approve a special use permit to allow for the storage of operable vehicles on a 0.9 acre site at 1525 Geiger Grade.

Applicant/Property Owner:	Mark & Melanie Hain
Location:	1525 Geiger Grade
APN:	017-051-04
Parcel Size:	0.9 acres
Master Plan:	Commercial
Regulatory Zone:	General Commercial (GC)
Area Plan:	Southeast Truckee Meadows
Citizen Advisory Board:	South Truckee Meadows/Washoe Valley
Development Code:	Authorized in 302, Allowed Uses & 810, Special Use Permits
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 conditions Special Use Permit Case Number WSUP19-0018 for Mark & Melanie Hain, having made the four findings in accordance with Washoe County Code Section 110. 810. 30.

(Motion with Findings on Page 8)

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Special Use Permit

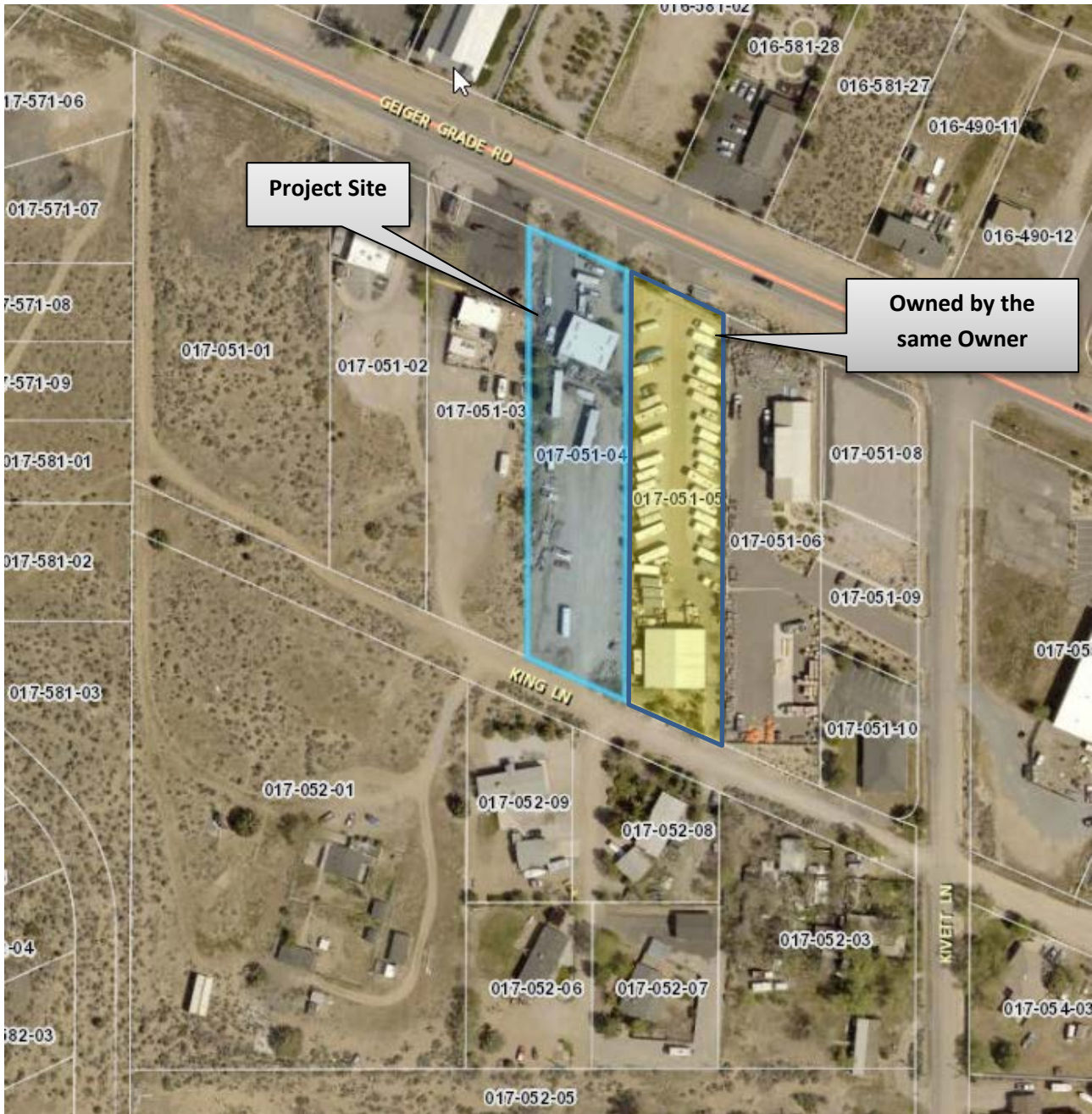
The purpose of a special use permit is to allow a method of review to identify any potential harmful impacts on adjacent properties or surrounding areas for uses that may be appropriate within a regulatory zone; and to provide for a procedure whereby such uses might be permitted by further restricting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

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

The conditions of approval for special use permit case number WSUP19-0018 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 proposed use of storage of operable vehicles is a use type which is permitted in (GC) with a special use permit per WCC Table 110.302.05.3. Therefore, the applicant is seeking approval of this SUP from the Board of Adjustment.

Additionally, the SUP regulations allow “varying standards of the Development Code” as part of the approval of a special use permit “per WCC Section 110.810.20(e). The applicant is seeking to not pave the parking area where the operable vehicles will be stored. The Board of Adjustment will be ruling on this additional request.



Map of Area

Project Evaluation

The applicant is requesting to establish the use of storage of operable vehicles on a 43,393 square foot (.99 acre) site that has the regulatory zone of General Commercial (GC). Washoe County Code (WCC) Table 110.302.05.03 shows that the storage of operable vehicles is allowed with a special use permit. The storage of operable vehicles is listed as an automotive and equipment use and WCC refers to it as “storage of operable vehicles, recreational vehicles and boat trailers. Typical uses include storage areas within personal storage facilities and storage yards for commercial vehicles.” The applicant is proposing to have approximately 40 spaces for vehicles on the fenced site.

The parcels adjacent to the east and west of the site have the regulatory zone of General Commercial (GC). The parcels north and south of the site have the regulatory zone of Medium Density Suburban (MDS).

The applicant has an existing licensed business for the adjacent parcel APN: 017-051-05, 1545 Geiger Grade, to the east for storage of operable vehicles. The applicant has acquired APN: 017-051-04, 1525 Geiger Grade, to expand the existing business. However, the owner was not aware that a special use permit was needed to establish the storage of operable vehicles business on this parcel. The applicant is currently storing operable vehicles on both parcels and the approval of this permit would then allow the business to legally continue on APN: 017-051-04.

The applicant is proposing to use King Lane as the entrance and Geiger Grade as the exit to the site. The Board of Adjustment approved special use permit SB06-021 for the Hain Family Trust for the storage of operable vehicles on the adjacent site APN: 017-051-05 on December 21, 2016. The permit stated "due to the configuration of the parking spaces" that the entrance to the site would be off King Lane and the exit on Geiger Grade. King Lane is an unimproved access easement and the County has not accepted the roadway. The roadway is an unimproved dirt access and the maintenance of the roadway has been done by the property owners along the easement. The applicant now owns two parcels, totaling 1.98 acres and the original issue of the configuration of the parking spaces should be addressed and parking re-configured to enter and exit from Geiger Grade. Also, the Nevada Department of Transportation (NDOT) is supportive of allowing access for the entering and exiting the site from Geiger Grade. Staff is recommending to eliminate a commercial development using an unimproved access easement and require that the business enter and exit on Geiger Grade only and King Lane be gated for emergency access only.

The applicant has requested to modify the parking requirement WCC 110.410.25(e), which requires that "all parking spaces, driveways and maneuvering areas shall be paved and permanently maintained with asphalt or cement". The applicant is request to gravel the area where the vehicles are stored (See Exhibit C). Staff is recommending that all driveways be paved and parking spaces be paved if a vehicle has an engine. Staff is also requesting a parking management plan be submitted before the business license is approved to confirm location of driveways and parking spaces and the type of surface material.

The applicant states that 9,500 sq. ft. of the site is landscaped and irrigated, which meets the 20% landscaping requirement. Also, Article 410 of the Washoe County Code requires one parking space per employee during peak employment shift and there is parking in front of the building off Geiger Grade.

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

The proposed project was presented by the applicant at the regularly scheduled Citizen Advisory Board meeting on September 5, 2019. The CAB minutes were not available at the time that the staff report was prepared. The discussion on the item including the following topics:

- Access to the site
- King Lane maintenance

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
 - Water Rights
- Washoe County Health District
 - Air Quality
 - Environmental Health Services Division

- Washoe County Sheriff
- Truckee Meadows Fire Protection District
- Nevada Department of Traffic (NDOT)

The following agencies/departments provided comments and/or recommended conditions of approval in response to their evaluation of the project application:

- Washoe County Planning and Building Division address establishing the use, access to the site and landscaping.
Contact: Julee Olander, 775.328.3627, jolander@washoecounty.us
- Washoe County Engineering and Capital Projects Division address the requirement for grading and obtaining permits.
Contact: Leo Vesely, 775.328.2313, lvesely@washoecounty.us & Mitchell Fink 775.328.2050, mfink@washoecounty.us
- Nevada Department of Transportation (NDOT) addresses the requirements for NDOT permits.
Contact: Contact Name – Richard Oujevolk, 775.834.8304, ROujevolk@dot.nv.gov

Staff Comment on Required Findings

WCC Section 110.810.30, Article 810, *Special Use Permits*, requires that all of the following 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 land use type is consistent with the Policies and Action Programs included in 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.

Staff Comment: The existing improvements on the project site will adequately serve the proposed new uses. The proposed project was reviewed by relevant agencies and no conditions were received regarding additional required improvements.

3. Site Suitability. That the site is physically suitable for the storage of operable vehicles and for the intensity of such a development.

Staff Comment: The site is flat and accessible to Geiger Grade .

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 site is currently vacant and the proposed project is anticipated to have minimal impact to the surrounding area and conditions of approval have been included to mitigate any negative potential impacts.

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: There is no military installation within the area of required notice for this special use permit; therefore, the project will have no effect on a military installation.

Recommendation

Those agencies which reviewed the application recommended conditions in support of approval of the project. Therefore, after a thorough analysis and review, Special Use Permit Case Number WSUP19-0018 is being recommended for approval with conditions. Staff offers the following motion for the Board's consideration.

Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve with conditions Special Use Permit Case Number WSUP19-0018 for Mark & Melanie Hain, having made all five findings in accordance with Washoe County Code Section 110.810.30:

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 storage of operable vehicles 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.

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 County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. 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/Owner: Mark and Melanie Hain
118- Manzanita Lane
Reno, NV 89509
email: hainenterprises@att.net



Conditions of Approval

Special Use Permit Case Number WSUP19-0018

The project approved under special use permit Case Number WSUP19-0018 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on October 3, 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 Planning and Building, which shall be responsible for determining compliance with these conditions.

Contact Name – Julee Olander, 775.328.3627, jolander@washoecounty.us

- a. The applicant shall attach a copy of the action order approving this project to all administrative permit applications (including building permits) applied for as part of this special use permit.
- b. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit. The Planning and Building Division shall determine compliance with this condition.
- c. The applicant shall establish the use within two years from the date of approval by Washoe County by submitting complete construction plans and building permits to Washoe County. The applicant shall complete construction within the time specified by the building permits. Compliance with this condition shall be determined by the Planning and Building Division.
- d. The applicant shall use Geiger Grade to enter and exit the site and King Lane shall be gated and used for emergency use only.
- e. The applicant shall contact and obtain the necessary NDOT permits to access the site from Geiger Grade.
- f. The applicant will provide landscaping in accordance with Article 412 of the Development Code.
- g. The applicant shall pave all driveways and roadway on the site and stored vehicles with engines shall be parked on paved spaces and other stored parking spaces may be gravel.
- h. The applicant shall provide a parking management plan showing the location of driveways and parking spaces and state the type of surface material on the driveway areas and parking spaces before the business license is approved.
- i. 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.

Washoe County Engineering and Capital Projects

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

Contact Name – Leo Vesely, P.E., (775) 328-3600, 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 (BMPs) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
- b. All grading shall be in accordance with Article 110.438 Grading Standards.

- c. All disturbed areas left undeveloped for more than 30 days shall be treated with a dust palliative. Disturbed areas left undeveloped for more than 45 days shall be revegetated. Specifications for revegetation procedure and seed mix shall be prepared by a licensed landscape architect.
- d. If any, plans shall clearly show any work to be done in NDOT right-of-way and an occupancy permit shall be obtained and a copy submitted to Washoe County prior to approval of any grading/building permit.
- e. Provide documentation confirming that both legal access and the right to maintain/improve King Lane have been granted to the site.

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

Contact Name: Leo Vesely, P.E., (775) 328-3600, lvesely@washoecounty.us

- f. Submit a drainage report in accordance with Article 420 Storm Drainage Standards for all improvements. Pre-development conditions in the drainage report shall be based vegetation coverage that existed prior to clearing the rear portion of the property, and all offsite flows shall be addressed.
- g. Any increase in stormwater runoff flow rate resulting from the development of the entire vehicle storage facility (APNs 017-051-04 & -05) and based on the 5 year and 100 storm(s) shall be analyzed for downstream impacts to the point the flows enter Bailey Canyon Creek. Any impacts due to the increased flows shall be mitigated.
- h. The following note shall be added to the construction improvement drawings; "All properties, regardless if they are located within or outside of a FEMA Special Flood Hazard Area, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."
- i. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage leaving the site.

TRAFFIC AND ROADWAY

Contact Name: Mitchell Fink, (775) 328-2050, mfink@washoecounty.us

- j. Provide a copy of the Special Use Permit Application to NDOT for their review and comments if this has not been done already.
- k. Prior to using King Lane as access to the site, improve King Lane, between the site access and Kivett Lane, to minimum public or private street standards in accordance with Article 110. 436 Street Design Standards. If King Lane remains a private street, the construction improvement drawings shall be included in the building/grading permit application. If King Lane is to be offered for dedication to Washoe County and constructed to County standards; the King Lane construction improvement drawings shall be submitted to the Engineering and Capital Projects Division through the Construction Plan Review application and process, and shall be approved prior to issuance of the building/grading permit.
- l. Provide a reciprocal access easement for the access connecting APNs (APNs 017-051-04 & -05).

Nevada Department of Transportation (NDOT)

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

Contact Name – Richard Oujevolk, (775) 834-8304, ROujevolk@dot.nv.gov

- a. Applicant shall contact NDOT District II Traffic Engineering Supervisor OR Engineering Services Manager on permit requirements. Permits maybe required for any change in existing land use conditions; will need to submit a traffic impact study or letter and our subject to modify existing driveways to current NDOT Standards, Specifications and Guidelines.

*** End of Conditions ***



WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects

1001 EAST 9TH STREET
 RENO, NEVADA 89512
 PHONE (775) 328-3600
 FAX (775) 328.3699

Date: August 30, 2019

To: Julee Olander, Planner

From: Leo Vesely, P.E., Licensed Engineer

Re: Special Use Permit Case **WSUP19-0018 – Foothills Storage Grading**
 APN 017-051-04

GENERAL PROJECT DISCUSSION

Washoe County Engineering staff has reviewed the above referenced application. The Special Use Permit is for minor grading and to allow the business to store operable vehicles on-site. 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 site and the application prepared by Mark Hain. The County Engineer shall determine compliance with 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) 328-3600

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 (BMPs) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
2. All grading shall be in accordance with Article 110.438 Grading Standards.
3. All disturbed areas left undeveloped for more than 30 days shall be treated with a dust palliative. Disturbed areas left undeveloped for more than 45 days shall be revegetated. Specifications for revegetation procedure and seed mix shall be prepared by a licensed landscape architect.
4. If any, plans shall clearly show any work to be done in NDOT right-of-way and an occupancy permit shall be obtained and a copy submitted to Washoe County prior to approval of any grading/building permit.

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

Contact Information: Leo Vesely, P.E. (775) 328-3600

1. No comments.



INTEGRITY



EFFECTIVE COMMUNICATION



QUALITY PUBLIC SERVICE

Subject: **WSUP19-0018 – Foothill Storage Grading**
Date: August 30, 2019
Page: 2

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Contact Information: Mitchell Fink (775) 328-2050

1. Provide a copy of the Special Use Permit Application to NDOT for their review and comments if this has not been done already.

From: [Oujevolk, Richard](#)
To: [Olander, Julee](#)
Subject: RE: WSUP19-0018
Date: Tuesday, September 10, 2019 10:02:19 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

You are welcome. As discussed also add”

Applicant shall contact NDOT District II Traffic Engineering Supv. OR Engineering Services Manager on permit requirements. Permits maybe for any change in existing land use conditions, will need to submit a traffic impact study or letter and our subject to modify existing driveways to current NDOT Standards, Specifications and Guidelines.

Thanks!
OJ

From: Olander, Julee <JOlander@washoecounty.us>
Sent: Tuesday, September 10, 2019 8:36 AM
To: Oujevolk, Richard <ROujevolk@dot.nv.gov>
Subject: RE: WSUP19-0018

Thank you – I’m going to add that as a condition that King lane is for emergency access only then.
Thanks!



Julee Olander

Planner | Community Services Department- Planning & Building Division

jolander@washoecounty.us | Office: 775.328.3627 | Fax: 775.328.6133

1001 E. Ninth St., Bldg A., Reno, NV 89512



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From: Oujevolk, Richard [<mailto:ROujevolk@dot.nv.gov>]
Sent: Tuesday, September 10, 2019 8:34 AM
To: Olander, Julee
Cc: D2 Traffic DL; District II Permits DL
Subject: RE: WSUP19-0018

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

WSUP19-0018
EXHIBIT B

Hi Julee – sorry, I’ve been really behind on development reviews. Due to lot sizing, NDOT would not be opposed to entering and exiting from Geiger Grade for this development we just approved a traffic study for a mini storage just east of here with the same problem. The access’ are “non-conforming” but what can you do when you have platted 100’ lots fronting the road 😞.

OJ

From: Olander, Julee <JOlander@washoecounty.us>
Sent: Monday, September 09, 2019 2:16 PM
To: Oujevolk, Richard <ROujevolk@dot.nv.gov>
Subject: WSUP19-0018

OJ,

I have attached the application for the RV storage at 1525 Geiger Grade that I left a message about. The property owner now owns APN: 017-05104 & 05. Could you let me know if the traffic could enter and exit from Geiger Grade instead of King Lane, which is an unimproved easement. Thought that they enter through one parcel and the exit thru another and use the existing driveways. If you could please let me know by the end of the week that would be great.

Thanks,



Julee Olander

Planner | Community Services Department- Planning & Building Division

jolander@washoecounty.us | Office: 775.328.3627 | Fax: 775.328.6133

1001 E. Ninth St., Bldg A., Reno, NV 89512



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From: [Gil, Donald](#)
To: [Olander, Julee](#)
Subject: FW: August Agency Review Memo IV
Date: Thursday, August 22, 2019 3:18:36 PM
Attachments: [August Agency Review Memo IV.pdf](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.gif](#)
Importance: High

Julee,

The Washoe County Sheriff's Office Patrol Division has no issues with item #5. It was difficult for me to ascertain where our impact would come into play and I was trying to find information related to traffic issues, etc.? If I am missing something can you please advise? Otherwise I am not seeing any issues on our end.

Thank you,

Don

Don Gil

Captain – Patrol Division

911 Parr Blvd. Reno, NV 89512

Desk: 775-328-3354

Email: dgil@washoecounty.us

Web: www.WashoeSheriff.com

From: Fagan, Donna
Sent: Wednesday, August 21, 2019 3:46 PM
To: Gil, Donald <DGil@washoecounty.us>
Subject: August Agency Review Memo IV

Captain Gil,

Please find the attached Agency Review Memo with a case received this month by CSD, Planning and Building.

You've been asked to review items #3, #4, #5, and #6. Click on the highlighted item descriptions for a link to the application.

Please send any comments or conditions to the planner for that item.

Thank you,
Donna



Donna Fagan

Planning and Building Division | Community Services Department

dfagan@washoecounty.us | Office: 775.328.3616

1001 E. 9th Street, Reno, NV 89521





Washoe-Storey Conservation District

Bret Tyler Chairmen
Jim Shaffer Treasurer
Cathy Canfield Storey app
Jean Herman Washoe app

1365 Corporate Blvd.
Reno NV 89502
775 857-8500 ext. 131
nevadaconservation.com

September 04, 2019

Washoe County Community Services Department

C/O Julee Olander, Planner

1001 E Ninth Street, Bldg A

Reno, NV 89512

R: WADMIN19-0018 FootHill Storage

Dear Julee,

In reviewing the special use permit to store operable vehicles, the Conservation District has no comments.

Thank you for providing us the opportunity to review the project that may have impacts on our natural resources.

Sincerely,

Tyler-Shaffer

Mark Hain
P.O. Box 19325
Reno, Nevada 89511
(775) 250-9211

September 15, 2019

Julee Olander
Planner/Community Services Dept – Planning and Building Division
1001 E. Ninth Street, Bldg A
Reno, NV 89512

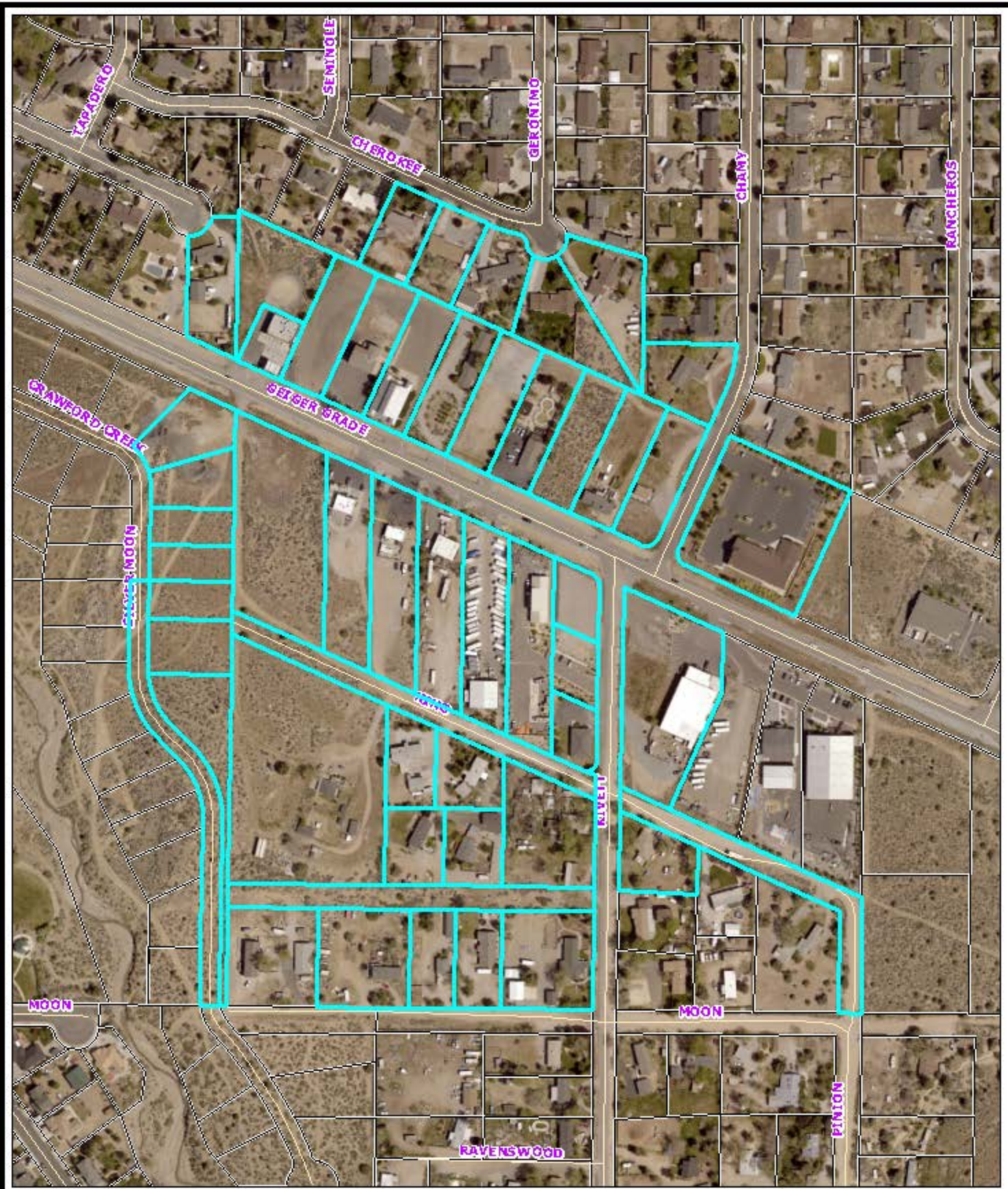
RE: 1525 Geiger Grade - SUP

Ms. Olander,

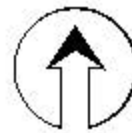
This letter is to request a variance regarding the RV parking area for 1525 Geiger Grade. We understand there is a basic specification for the vehicle surfaces to be asphalt. Normally, we would agree, however; the Geiger Grade corridor has had many issues with flash flooding along the highway. We have been negatively impacted by this directly because you have made commercial properties above us asphalt their properties. We even advocated for the storage facility at 14810 Kivett to not be required to asphalt their facility to slow the water shed. The County agreed and we have all benefited downstream. Our original facility was granted the same, prior to the 14810 Geiger Grade variance, for the same reasons. And, it has helped with storm water management. We know the same result will be achieved with 1525 Geiger Grade.

Sincerely,

Mark Hain



WSUP19-0018 Foothill Storage
 Noticing Map- 500 feet



Community Services
 Department

**WASHOE COUNTY
 NEVADA**

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: Foothills Storage II			
Project Description: Storage of Operable Vehicles			
Project Address: 1525 Geiger Grade, Reno, NV 89521			
Project Area (acres or square feet): 30,000 sq. ft. (+ or -) (Approximately 2/3 acre)			
Project Location (with point of reference to major cross streets AND area locator): Geiger Grade and Kivett Lane			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
017-051-04	0.996		
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: Mark and Melanie Hain		Name:	
Address: 1180 Manzanita Lane		Address:	
Reno, NV	Zip: 89509		Zip:
Phone: 775-250-9211	Fax: 775-851-4241	Phone:	Fax:
Email: hainenterprises@att.net		Email:	
Cell: 775-250-9211	Other:	Cell:	Other:
Contact Person: Mark Hain		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Mark Hain		Name:	
Address: 1180 Manzanita Lane		Address:	
Reno, NV	Zip: 89509		Zip:
Phone: 775-250-9211	Fax:	Phone:	Fax:
Email: hainenterprises@att.net		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: Melanie Hain

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

STATE OF NEVADA)
)
COUNTY OF WASHOE)

I, Melanie Hain
(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): 017-051-04

Printed Name Melanie Hain

Signed Melanie Hain

Address 1180 Manzanita Lane
Bend Nevada 89509

Subscribed and sworn to before me this
15th day of August, 2019.

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

My commission expires: Nov. 4, 2019

(Notary Stamp)



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

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

**Special Use Permit Application
Supplemental Information**
(All required information may be separately attached)

1. What is the project being requested?

Storage of Operable Vehicles.

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

Attached

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

The projected time frame is 1-2 months after approval.

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

This location is a level site and near many single family homes that are in associations where they are not allowed to park their boat or recreation vehicle on their property.

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

The adjacent property owners will have a parking facility nearby to park their boats and RV's that they are not allowed to park at their residences. The lot will be a clean, fenced in area with landscaping.

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

Fencing and landscaping will minimize any negative effects to any adjacent properties.

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

N/A

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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

9. Utilities:

a. Sewer Service	N/A
b. Electrical Service	Yes
c. Telephone Service	N/A
d. LPG or Natural Gas Service	N/A
e. Solid Waste Disposal Service	N/A
f. Cable Television Service	N/A
g. Water Service	Yes

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

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

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

1-2 months.

10. Community Services (provided and nearest facility):

a. Fire Station	Steamboat Station
b. Health Care Facility	Renown
c. Elementary School	Brown Elementary School
d. Middle School	Depoli Middle School
e. High School	Damonte High School
f. Parks	
g. Library	
h. Citifare Bus Stop	

**Special Use Permit Application
for Grading
Supplemental Information**
(All required information may be separately attached)

1. What is the purpose of the grading?

To clear debris and compact parcel.

2. How many cubic yards of material are you proposing to excavate on site?

N/A

3. How many square feet of surface of the property are you disturbing?

4. How many cubic yards of material are you exporting or importing? If none, how are you managing to balance the work on-site?

5. Is it possible to develop your property without surpassing the grading thresholds requiring a Special Use Permit? (Explain fully your answer.)

6. Has any portion of the grading shown on the plan been done previously? (If yes, explain the circumstances, the year the work was done, and who completed the work.)

7. Have you shown all areas on your site plan that are proposed to be disturbed by grading? (If no, explain your answer.)

Yes.

8. Can the disturbed area be seen from off-site? If yes, from which directions and which properties or roadways?

No

9. Could neighboring properties also be served by the proposed access/grading requested (i.e. if you are creating a driveway, would it be used for access to additional neighboring properties)?

No

10. What is the slope (horizontal/vertical) of the cut and fill areas proposed to be? What methods will be used to prevent erosion until the revegetation is established?

11. Are you planning any berms?

Yes	No X	If yes, how tall is the berm at its highest?
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12. If your property slopes and you are leveling a pad for a building, are retaining walls going to be required? If so, how high will the walls be and what is their construction (i.e. rockery, concrete, timber, manufactured block)?

No

13. What are you proposing for visual mitigation of the work?

1-2 months.

14. Will the grading proposed require removal of any trees? If so, what species, how many and of what size?

None

15. What type of revegetation seed mix are you planning to use and how many pounds per acre do you intend to broadcast? Will you use mulch and, if so, what type?

n/a

16. How are you providing temporary irrigation to the disturbed area?

n/a

17. Have you reviewed the revegetation plan with the Washoe Storey Conservation District? If yes, have you incorporated their suggestions?

n/a

18. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that may prohibit the requested grading?

Yes	No X	If yes, please attach a copy.
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Special Use Permit Application for Stables Supplemental Information

(All required information may be separately attached)

1. What is the maximum number of horses to be boarded, both within stables and pastured?

N/A

2. What is the maximum number of horses owned/maintained by the owner/operator of the project, both within stables and pastured?

n/a

3. List any ancillary or additional uses proposed (e.g., tack and saddle sales, feed sales, veterinary services, etc.). Only those items that are requested may be permitted.

n/a

4. If additional activities are proposed, including training, events, competition, trail rides, fox hunts, breaking, roping, etc., only those items that are requested may be permitted. Clearly describe the number of each of the above activities which may occur, how many times per year and the number of expected participants for each activity.

n/a

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

none

6. To what uses (e.g., restrooms, offices, managers living quarters, stable area, feed storage, etc.) will the barn be put and will the entire structure be allocated to those uses? (Provide floor plans with dimensions).

n/a

7. Where are the living quarters for the operators of the stables and where will employees reside?

n/a

Foothills Storage II, located at 1525 Geiger Grade, is requesting a special use permit to operate an extension of an outdoor boat and rv storage facility. Foothills Storage II will have approximately 40 spaces. With the current associations for all of the new housing developments being built and no space to park your boat and/or rv, this new facility is necessary. We have a waiting list and calls daily looking for storage. This property is fenced and landscaped so it enhances the surrounding areas and neighborhood. Our existing facility at 1545 Geiger Grade has minimal traffic impact as most boat and rv owners only take their toy out approximately four times a year with average vehicle traffic at 3 per day.

Foothills Storage II located at 1525 Geiger Grade has a final on the fence permit as well as a final on the grading permit.

Account Detail

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

CollectionCart

Collection Cart	Items	Total	Checkout	View
	0	\$0.00		

Pay Online

No payment due for this account.

Washoe County Parcel Information

Parcel ID	Status	Last Update
01705104	Active	7/5/2019 2:07:51 AM

Current Owner:
HAIN FAMILY TRUST

PO BOX 19325
RENO, NV 89511

SITUS:
1525 GEIGER GRADE RD
WASHOE COUNTY NV

Taxing District
4000

Geo CD:

Legal Description
Township 18 Section 27 Lot SubdivisionName _UNSPECIFIED Block Range 20

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2018	\$1,968.79	\$2,037.73	\$0.00	\$0.00	\$0.00
2017	\$1,738.47	\$1,775.23	\$0.00	\$0.00	\$0.00
2016	\$1,696.28	\$2,088.73	\$0.00	\$0.00	\$0.00
2015	\$1,690.58	\$1,887.04	\$0.00	\$0.00	\$0.00
2014	\$1,638.16	\$1,668.96	\$0.00	\$0.00	\$0.00
Total					\$0.00

Disclaimer

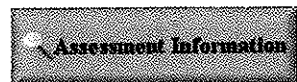
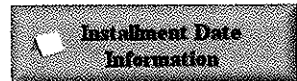
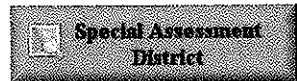
- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See Payment Information for details.

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

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

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



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

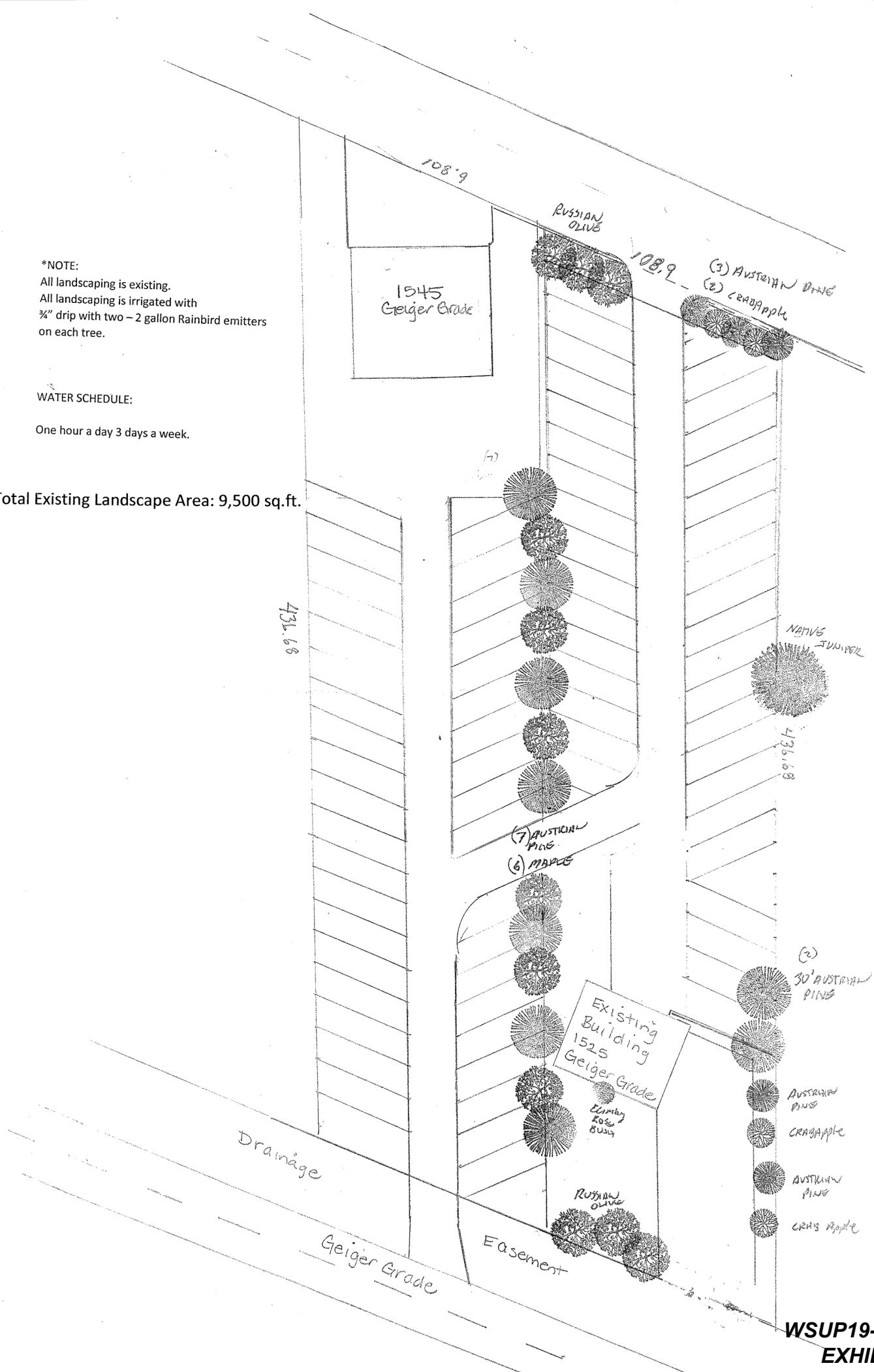
This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.

*NOTE:
 All landscaping is existing.
 All landscaping is irrigated with
 3/4" drip with two - 2 gallon Rainbird emitters
 on each tree.

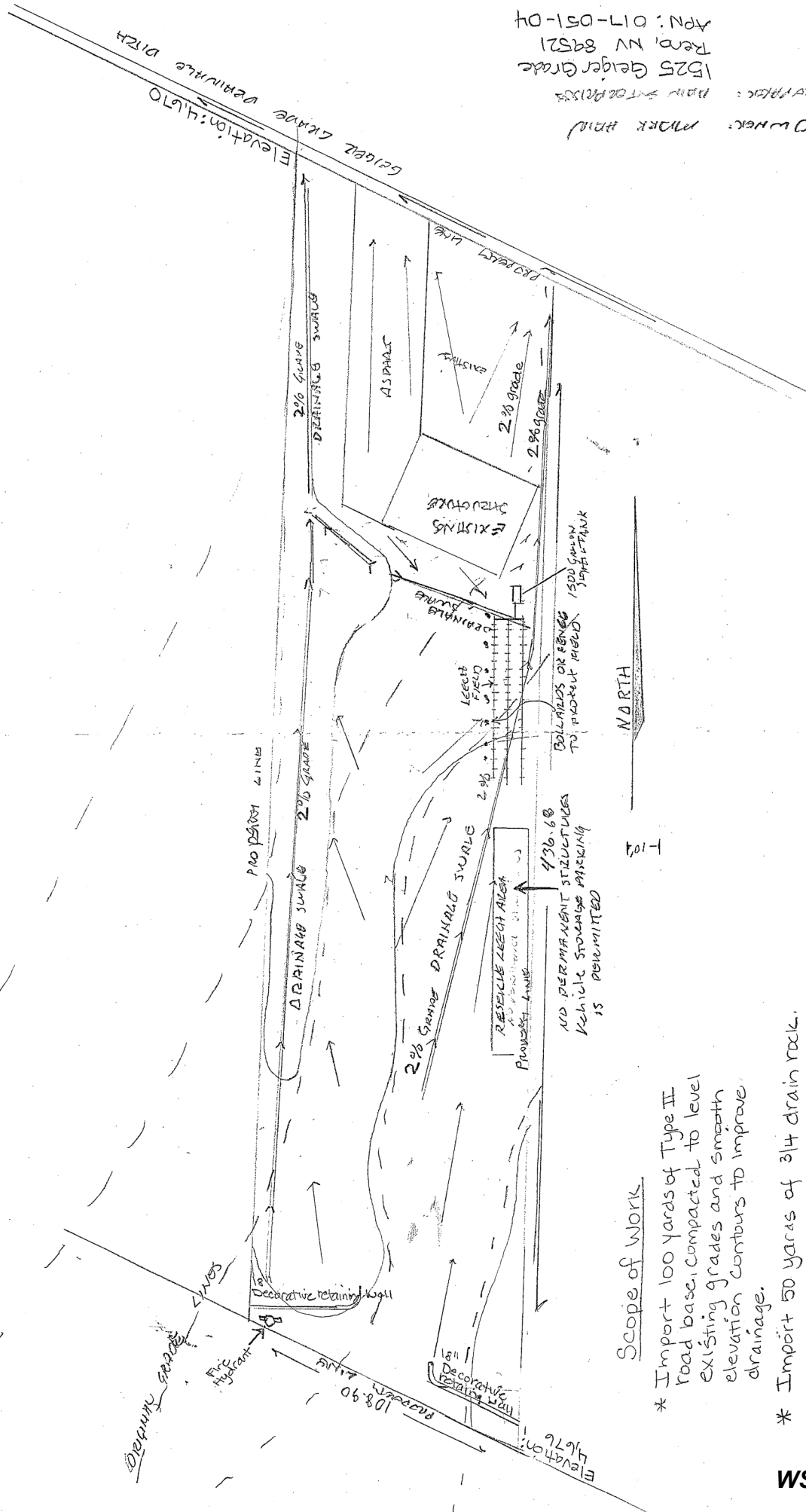
WATER SCHEDULE:

One hour a day 3 days a week.

Total Existing Landscape Area: 9,500 sq.ft.

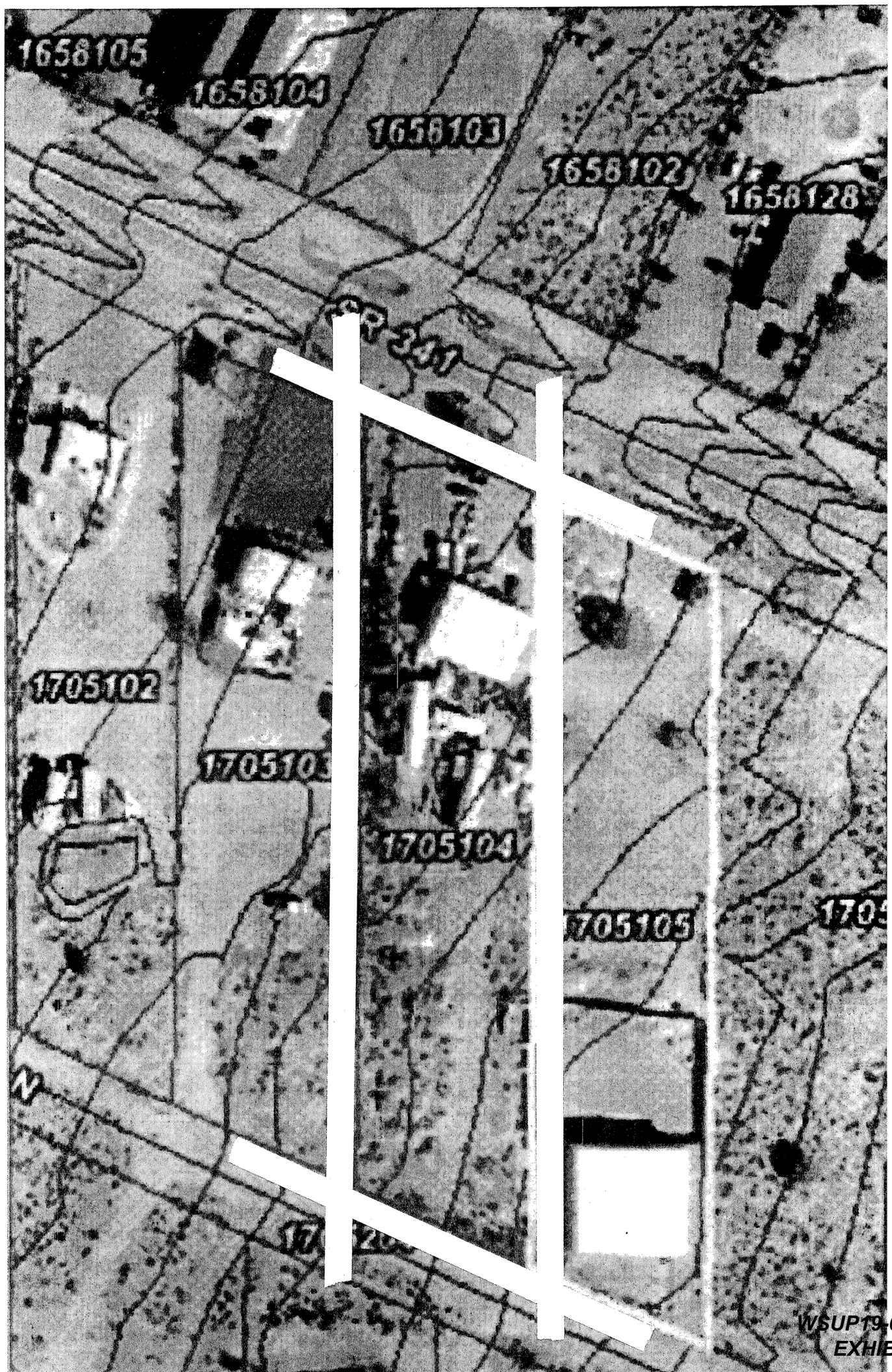


OWNER: MARK HIND
 DRAWN BY: JOHN SUTTORP
 1525 Geiger Grade
 Reno, NV 89521
 APN: 017-051-04



Scope of Work

- * Import 100 yards of Type II road base, compacted to level existing grades and smooth elevation contours to improve drainage.
- * Import 50 yards of 3/4 drain rock.
- * Import 50 yards of 3/8 drain rock to spread over 3/4 drain rock.



1658105

1658104

1658103

1658102

1658128

SR 347

1705102

1705103

1705104

1705105

1705106

N

