



Board of Adjustment Staff Report

Meeting Date: February 03, 2022

Agenda Item: 8B

SPECIAL USE PERMIT CASE NUMBER: WSUP21-0032 (Mineikis Property)

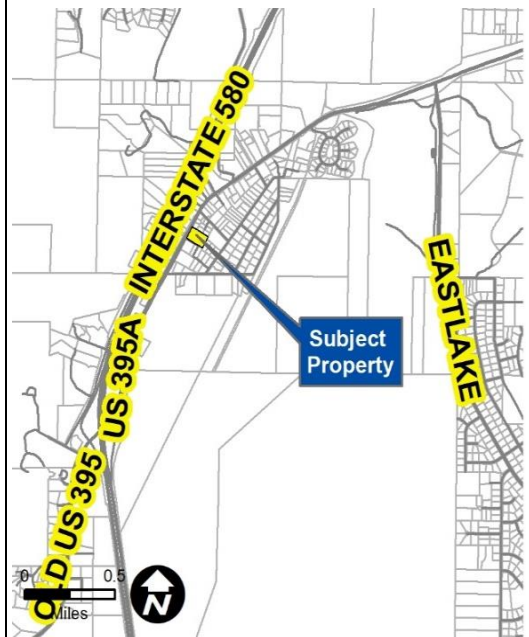
BRIEF SUMMARY OF REQUEST: A special use permit to construct a single-family detached residence

STAFF PLANNER: Katy Stark, Planner
Phone Number: 775.328.3618
Email: krstark@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion and possible action to approve a special use permit to construct an approximately 2,500 square foot single-family detached residence (Family Residential Use Type) in the Neighborhood Commercial (NC) regulatory zone.

Applicant/Property Owner:	Aliks & Julia Mineikis
Location:	643 US Highway 395 S
APN:	050-231-04
Parcel Size:	4.309 acres
Master Plan:	Commercial
Regulatory Zone:	Neighborhood Commercial (NC)
Area Plan:	South Valleys
Development Code:	Authorized in Articles 810, 808 & 306
Commission District:	2 – Commissioner Lucey



Vicinity Map

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 WSUP21-0032 for Aliks and Julia Mineikis, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30 and the two findings associated with the South Valleys Area Plan.

(Motion with Findings on Page 9)

Staff Report Contents

Special Use Permit3

Administrative Permit 3

Site Plan5

Project Evaluation6

South Valleys Area Plan Evaluation6

Reviewing Agencies.....8

Recommendation.....9

Motion.....9

Appeal Process..... 10

Exhibits Contents

Conditions of Approval.....Exhibit A

Agency Comments.....Exhibit B

Public Notice Exhibit C

Project Application Exhibit D

Special Use Permit

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

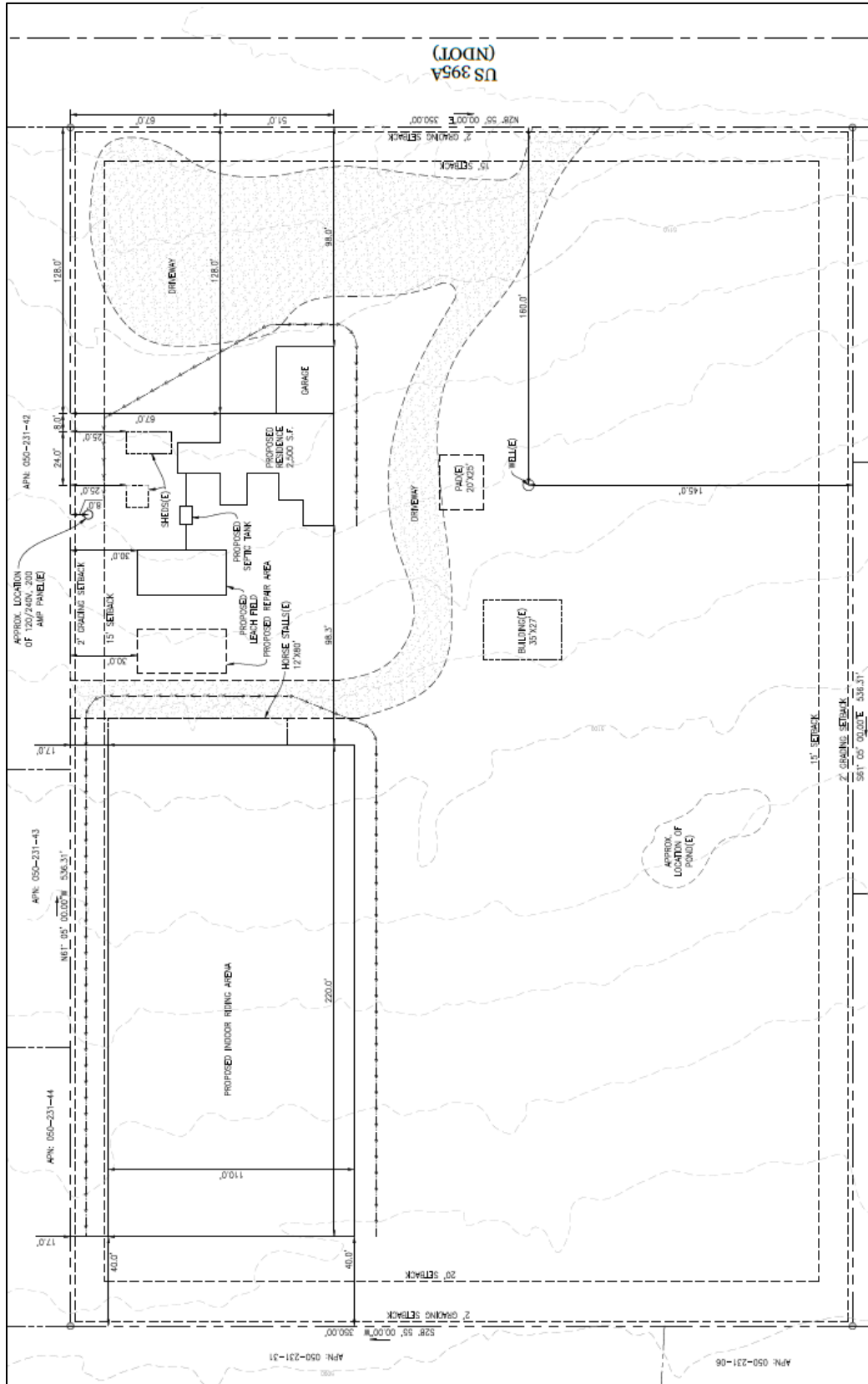
- Prior to permit issuance (i.e. a grading permit, a building permit, etc.)
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure
- Prior to the issuance of a business license or other permits/licenses
- Some conditions of approval are referred to as “operational conditions.”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

The conditions of approval for Special Use Permit Case Number WSUP21-0032 are attached to this staff report and will be included with the action order.

The subject property is designated as Neighborhood Commercial (NC). The proposed single-family detached residence is classified under the family residential use type, which is permitted in the NC regulatory zone with approval of a special use permit per WCC 110.302.05.1. Therefore, the applicant is seeking approval of this SUP from the Board of Adjustment.

Administrative Permit

The applicant submitted an administrative permit application for a private indoor riding arena, which is classified as a detached accessory structure (DAS). DASs are permitted in the NC regulatory zone per WCC 110.302.05.1. The proposed riding arena would be larger than the main structure, which requires the approval of an administrative permit in many regulatory zones, per WCC Section 110.306.10(d). However, all parcels in the Commercial and Industrial regulatory zones are exempt from this administrative permit requirement. The applicant's property does not require the approval of an administrative permit for a DAS larger than the main structure; the DAS is allowed.





Site Plan

Project Evaluation

The applicant is requesting a special use permit to construct an approximately 2,500 square foot single-family detached residence (family residential use type) in the Neighborhood Commercial (NC) regulatory zone. The proposed single-family detached residence is permitted in the NC regulatory zone with the approval of a special use permit per WCC 110.302.05.1. The site of the proposed residence is a 4.309-acre parcel located on US 395 at the intersection with Washoe View Lane in the Old Washoe City Historic District of the South Valleys Area Plan. The site is served by the existing roadways.

The site has very little slope and is designated as an area most suitable for development on the South Valleys Area Plan Development Suitability map. In addition, the site was previously disturbed and previously contained a structure in the same location where the proposed residence would be placed. The applicant intends to keep a majority of the site undisturbed. Most of the abutting parcels are developed with residences, and regulatory zones for these abutting parcels are either residential or commercial. Staff believes the proposed residence is in keeping with the surrounding uses and fits with the South Valley Area Plan's description of a rural atmosphere.

An existing well on the site would provide water for the proposed residence, and the Washoe County Health District has provided conditions for appropriate sanitation and septic in Exhibit A. Washoe County Engineering has provided conditions for grading and drainage, which are also included in Exhibit A.

South Valleys Area Plan Evaluation

The subject parcel is located within the South Valleys Area Plan. The following are the pertinent policies from the Area Plan:

Relevant Area Plan Policies Reviewed

Policy	Brief Policy Description	Complies	Condition of Approval
SV 2.2	Whenever possible, grading for residential purposes after the date of final adoption of this plan will: a. Minimize disruption to natural topography. b. Utilize natural contours and slopes. c. Complement the natural characteristics of the landscape. d. Preserve existing vegetation and ground coverage to minimize erosion. e. Minimize cuts and fills.	Yes	Washoe County Engineering has submitted conditions related to grading and revegetation. These conditions are included in the Conditions of Approval (Exhibit A). The applicant has indicated that the proposed residence would be located where a demolished structure had previously existed, and the site is nearly flat, so disruption to the site would be minimal.
SV 2.7	Any lighting proposed must show how it is consistent with current Best Management Practices "dark-sky" standards.	Yes	The development code includes strict standards consistent with dark-sky standards.
SV 2.11	All landscape designs will emphasize the use of native vegetation, with non-native and atypical vegetation integrated sparingly into any landscaped area.	Yes	The applicant has indicated that undisturbed vegetation will meet landscaping requirements. Washoe County Engineering has submitted a Condition of Approval (Exhibit A) requiring the applicant to submit a revegetation plan to the Washoe-Storey Conservation District for review.

SV 2.16	The approval of all special use permits and administrative permits must include a finding that the community character as described in the Character Statement can be adequately conserved through mitigation of any identified potential negative impacts.	Yes	A finding that the community character can be adequately conserved is included in the South Valleys Area Plan findings in this staff report.
SV.9.1a.	In Neighborhood Commercial (NC) and/or General Commercial (GC) regulatory zones, in conjunction with a primary use allowed under that designation, uses allowed under a residential regulatory zone can be established at densities not to exceed 2 units per parcel.	Yes	The applicant is proposing to build one single-family detached residence and one detached accessory structure.
SV.14.1	Prior to issuance of building permits for special use permits, the Nevada Department of Conservation and Natural Resources and/or the State Historic Preservation Office (SHPO) will be contacted and, if required, an appropriate archaeological investigation/survey will be conducted.	Yes	Condition 1.e. addresses this requirement and is included in the Conditions of Approval (Exhibit A).
SV 18.3	The granting of special use permits in the South Valleys must be accompanied by a finding that no significant degradation of air quality will occur as a result of the permit. As necessary, conditions may be placed on special use permits to ensure no significant degradation of air quality will occur. The Department of Community Development will seek the advice and input of the Air Quality Division of the Department of Health in the implementation of this policy.	Yes	The Special Use Permit application was reviewed by the Air Quality Division of the Washoe County Health District. Air Quality responded with no comments and no conditions. A finding that no significant degradation of air quality will occur as a result of this special use permit is included in the South Valleys Area Plan findings in this staff report.
SV 24.4	Washoe County will require all new development in the Washoe Valley hydrographic basin to use certificated rights from that basin in an amount necessary to serve the development, unless a new source of water from outside the basin is approved by the appropriate regulatory authorities.		The applicant's parcel is located in the Washoe Valley hydrographic basin. Washoe County Water Rights staff reviewed the project application and indicated that a domestic well already exists on this parcel and the annual volume of water allowed under NRS is limited to 2.00 acre-feet year.

Reviewing Agencies

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

Agency	Sent to Review	Responded	Provided Conditions	Contact
Nevada Dept of Transportation	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Alex Wolfson awolfson@dot.nv.gov
Washoe County Building & Safety	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe County Parks & Open Spaces	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sophia Kirschenman skirschenman@washoecounty.gov
Washoe County Water Rights	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Vahid Behmaram vbehmaram@washoecounty.gov
Washoe County Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Robert Wimer rwimer@washoecounty.gov
Washoe County Sheriff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
WCHD – Air Quality	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Genine Rosa grosa@washoecounty.gov
WCHD – Environment Health	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	David Kelly DAKelly@washoecounty.gov
WCHD- EMS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Jackie Lawson jlawson@washoecounty.gov
Truckee Meadows Fire Protection District	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Brittany Lemon blemon@tmfpd.us
RTC Washoe	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe-Storey Conservation District	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Jim Shaffer & Bret Tyler shafferjam51@gmail.com & brettyler2@gmail.com

All conditions required by the contacted agencies can be found in Exhibit A, Conditions of Approval.

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 South Valleys Area Plan.

Staff Comment: The proposed single-family detached residence is consistent with the action programs, policies, standards and maps of the Master Plan and the South Valleys Area Plan as conditioned in Exhibit A.

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: Adequate utilities, roadways, and public facilities exist. The Washoe County Health District has provided conditions of approval requiring appropriate sanitation and septic in Exhibit A. A domestic well currently exists on

the parcel to provide water. Washoe County Engineering has included a condition requiring appropriate drainage, which is included in Exhibit A.

3. Site Suitability. That the site is physically suitable for a single-family detached residence and for the intensity of such a development.

Staff Comment: The site is physically suitable for a single-family detached residence. The site was previously disturbed and previously contained a structure in the same location where the proposed residence would be placed. The parcel is located in an area designated as most suitable for development on the South Valleys Area Plan Development Suitability map.

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 majority of the properties abutting the applicant's parcel are developed with residences, and the applicant's proposed residence would be in keeping with the rural character of the surrounding area. The 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.

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.

South Valleys Area Plan Findings

SV.2.16 The community character as described in the Character Statement can be adequately conserved through mitigation of any identified potential negative impacts.

Staff Comment: The only identified potential negative impacts would be the temporary noise and building activity during construction. The proposed single-family residence and private indoor riding arena are consistent with the rural character described in the South Valleys Area Plan Character Statement.

SV.18.3 No significant degradation of air quality will occur as a result of this special use permit.

Staff Comment: The Special Use Permit application for the proposed residence was reviewed by the Air Quality Division of the Washoe County Health District. Air Quality responded with no comments and no conditions.

Recommendation

After a thorough analysis and review, Special Use Permit Case Number WSUP21-0032 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 WSUP21-0032 for Aliks and Julia Mineikis, with the conditions included as Exhibit A to this matter, having made all five findings in

accordance with Washoe County Code Section 110.810.30, and the two findings associated with the South Valleys Area Plan:

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the South Valleys Area Plan;
2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
3. Site Suitability. That the site is physically suitable for a single-family detached residence 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.

South Valleys Area Plan Findings

SV.2.16 The community character as described in the Character Statement can be adequately conserved through mitigation of any identified potential negative impacts.

SV.18.3 No significant degradation of air quality will occur as a result of this 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 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: Alik & Julia Mineikis
Email: mineikisa@yahoo.com

Consultant: John Krmptotic, KLS Planning & Design
Email: johnk@klsdesigngroup.com

Consultant: Michael Vicks, Monte Vista Consulting
Email: mike@montevistaconsulting.com



Conditions of Approval

Special Use Permit Case Number WSUP21-0032

The project approved under Special Use Permit Case Number WSUP21-0032 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on February 3, 2022. 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.

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

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.**

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 – Katy Stark, Planner, 775.328.3618, krstark@washoecounty.gov

- a. **The applicant shall attach a copy of the action order approving this project to all permits and 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 submit construction plans, with all information necessary for comprehensive review by Washoe County, and initial building permits shall be issued within two years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits. Compliance with this condition shall be determined by the Planning and Building Division.
- 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. Prior to the issuance of a building permit, the Nevada Department of Conservation and Natural Resources and/or the State Historic Preservation Office (SHPO) shall be contacted and, if required, an appropriate archaeological investigation/survey will be conducted.

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 – Robert Wimer, P.E., Licensed Engineer, 775.328.2059, rwimer@washoecounty.gov

GENERAL CONDITIONS

- 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.
- b. 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.

- c. 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.
- d. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
- e. Cross-sections indicating cuts and fills shall be submitted when applying for a grading permit. Estimated total volumes shall be indicated.
- f. 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. Methods and seed mix must be approved by the County Engineer with technical assistance from the Washoe-Storey Conservation District. The applicant shall submit a revegetation plan to the Washoe-Storey Conservation District for review.

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

- g. The following note shall be added to the construction drawings; "All properties, regardless if they are located within or outside of a FEMA designated flood zone, 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."

Truckee Meadows Fire Protection District (TMFPD)

3. The following condition is a requirement of the Truckee Meadows Fire Protection District (TMFPD), which shall be responsible for determining compliance with this condition.

Contact Name – Brittany Lemon, Fire Captain – Fire Prevention, 775.326.6079, blemon@tmfpd.us

- a. This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply. <https://tmfpd.us/fire-code/>

Washoe County Health District, Environmental Health Services (EHS)

4. The following conditions are requirements of the Washoe County Health District, Environmental Health Services (EHS), which shall be responsible for determining compliance with these conditions.

Contact Name – David Kelly, REHS, EHS Supervisor, 775.328.2434, DAKelly@washoecounty.gov

- a. All Building permits associated with new construction must be routed for review and approval by Washoe County Health District.
- b. Any proposed septic system must meet all Washoe County Health District Regulations Governing Sewage, Wastewater, and Sanitation. A test trench is required to determine appropriate septic design and should be completed prior to submittal of Building permits in order to prevent delays.
- c. The property may have an existing septic on it, though no records exist. If an existing septic is discovered, it must be properly abandoned as part of the construction of a new septic.

*** End of Conditions ***

From: [Wolfson, Alexander](#)
To: [Stark, Katherine](#)
Cc: [D2 Traffic DL](#)
Subject: RE: WSUP21-0032 and WADMIN21-0014
Date: Tuesday, December 21, 2021 9:40:51 AM
Attachments: [image001.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.]

Hi Katy,

Upon review of applications WSUP21-0032 and WADMIN21-0014 (Mineikis), NDOT has no comments or concerns since the site will remain residential in nature.

Thank you for the opportunity to review.

Alex Wolfson, P.E., PTOE, RSP1

Engineering Manager – District 2

Nevada Department of Transportation

o 775.834.8304 | m 775.301.8150

e awolfson@dot.nv.gov | w dot.nv.gov

From: Fagan, Donna <DFagan@washoecounty.gov>
Sent: Tuesday, December 14, 2021 2:51 PM
To: D2 Traffic DL <D2Traffic@dot.nv.gov>
Subject: December Agency Review Memo I

NDOT,

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

You've been asked to review items #1, #2, and #3. Click on the highlighted item description for a link to the application.

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

Thank you,
Donna



Donna Fagan

Account Clerk II

Finance | Community Services Department

dfagan@washoecounty.gov | Office: 775.328.3616

1001 E. 9th Street, Reno, NV 89512-2845

WSUP21-0032
EXHIBIT B


From: [Kirschenman, Sophia](#)
To: [Stark, Katherine](#)
Subject: Parks Comments Re: Mineikis Property
Date: Monday, December 27, 2021 4:42:43 PM
Attachments: [Outlook-04xt40ed.png](#)
[Outlook-5hi4b35k.png](#)
[Outlook-mv0wrscm.png](#)
[Outlook-ybk44fzl.png](#)
[Outlook-qnywtso.png](#)

Hi Katy,

I've reviewed WSUP21-0032 and WADMIN-0014 (Mineikis Property) on behalf of Washoe County Regional Parks and Open Space and have no comments or conditions.

Thank you,



[Sophia Kirschenman](#)
Park Planner | Community Services Department
775.328.3623 | 1001 E. 9th Street, Reno, NV 89512


Please consider the environment before printing this e-mail.



WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

P.O. Box 11130
Reno, Nevada 89520-0027
Phone: (775) 328-3600
Fax: (775) 328-3699

December 16, 2021

TO: Katy Stark, Planner, CSD, Planning & Development Division

FROM: Vahid Behmaram, Water Rights & Water Resources Consultant, CSD

SUBJECT: Special Use Permit Case Number WSUP21-0032 (Mineikis Property)
Administrative Permit Case Number WADMIN21-0014 (Mineikis Property)

Project description:

For hearing, discussion and possible action to approve a special use permit to construct an approximately 2,500 square foot single family detached residence (Family Residential Use Type) in the Neighborhood Commercial (NC) regulatory zone, AND to approve an administrative permit for a detached accessory structure (DAS) that would be larger than the main structure. The DAS would be a 24,200 square foot private indoor riding arena.

Location: 643 US Highway 395 S, Assessor's Parcel Number: 050-231-04.

The Community Services Department (CSD) recommends approval of this project with the following Water Rights comments and/or conditions:

Comments:

In accordance with the Nevada Revised Statutes (NRS) this parcel is entitled to sink a domestic well in support of a single family dwelling. This is true regardless of the land use designation for the parcel. The parcel does already have a domestic well on site. The annual volume of water allowed under NRS is limited to 2.00 acre-feet year. Any use of water associated with the Horse arena (DAS) and the primary residence is limited to 2.00 acre-feet per year. The DAS may not be used for any commercial purposes without addressing statutory water rights required for commercial purposes. Any future accessory dwelling on this site (if allowed) will require a special form approval by the State of Nevada Division of Water Resources NVDWR.

Conditions:

There are no conditions of approval for this SUP or ADMIN permits.



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: December 22, 2021

To: Katy Stark, Planner

From: Robert Wimer, P.E., Licensed Engineer

Re: Special Use Permit for ***Mineikis Property WSUP21-0032***
Administrative Permit for ***Mineikis Property WADMIN21-0014***
APN 050-231-04

GENERAL PROJECT DISCUSSION

Washoe County Engineering staff has reviewed the above referenced application. The Special Use Permit and Administrative Permit is for the construction of an approximately 2,500 square foot single-family detached residence and a private indoor riding arena that is larger than the main structure and is located on approximately 4.309 acres in Washoe City at the intersection of US-395 and Washoe View Lane. 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 KLS Planning & Design Group. 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: Rob Wimer, P.E. (775) 328-2059

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.
2. 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.
3. 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.



INTEGRITY



EFFECTIVE
COMMUNICATION



QUALITY
PUBLIC SERVICE

WSUP21-0032
EXHIBIT B

Subject: **Mineikis Property WSUP21-0032**
Date: December 22, 2021
Page: 2

4. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
5. Cross-sections indicating cuts and fills shall be submitted when applying for a grading permit. Estimated total volumes shall be indicated.
6. 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. Methods and seed mix must be approved by the County Engineer with technical assistance from the Washoe-Storey Conservation District. The applicant shall submit a revegetation plan to the Washoe-Storey Conservation District for review.

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

Contact Information: Robert Wimer, P.E. (775) 328-2059

1. The following note shall be added to the construction drawings; "All properties, regardless if they are located within or outside of a FEMA designated flood zone, 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."

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Contact Information: Mitch Fink, (775) 328-2050

1. No traffic related comments.

UTILITIES (County Code 422 & Sewer Ordinance)

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

1. No utilities related comments.

From: [Rosa, Genine](#)
To: [Stark, Katherine](#)
Cc: [Restori, Joshua](#)
Subject: December Agency Review Memo I
Date: Wednesday, December 22, 2021 10:08:56 AM

Special Use Permit Case Number WSUP21-0032 (Mineikis Property)

No comments

Special Use Permit Case Number WSUP21-0033 (Williams Scotsman)

No comments

P.S. – Please be sure to click the link below and sign up to receive air quality news, updates, public notices and more via e-mail.

Genine Rosa

Environmental Engineer II | Air Quality Management Division | Washoe County Health District
grosa@washoecounty.gov | O: (775) 784-7204 | 1001 E. Ninth St., Bldg. B, Reno, NV 89512

*My schedule is 4 x 10's M-Th 7-5:30 off on Fridays.

www.OurCleanAir.com | [Subscribe to get Air Quality Updates!](#)

-



Please take our customer satisfaction survey by clicking [here](#)

**WASHOE COUNTY
HEALTH DISTRICT**
ENHANCING QUALITY OF LIFE

December 16, 2021

Washoe County Community Services
Planning and Development Division
PO Box 11130
Reno, NV 89520-0027

RE: Mineikis Property; 050-231-04
Special Use and Administrative Permits; WSUP21-0032/WADMIN21-0014

Dear Washoe County Staff:

The following conditions are requirements of the Washoe County Health District, Environmental Health Division (EHS), which shall be responsible for determining compliance with these conditions.

Contact Name – David Kelly

1. All Building permits associated with new construction must be routed for review and approval by Washoe County Health District.
2. Any proposed septic system must meet all meet all Washoe County Health District Regulations Governing Sewage, Wastewater, and Sanitation. A test trench is required to determine appropriate septic design and should be completed prior to submittal of Building permits in order to prevent delays.
3. The property may have an existing septic on it, though no records exist. If an existing septic is discovered, it must be properly abandoned as part of the construction of a new septic.

If you have any questions or would like clarification regarding the foregoing, please contact Dave Kelly, EHS Supervisor at dakelly@washoecounty.us regarding all Health District comments.

Sincerely,



Dave Kelly, REHS
EHS Supervisor
Environmental Health
Washoe County Health District

From: [Program, EMS](#)
To: [Stark, Katherine](#)
Cc: [Program, EMS](#); [Aaron Abbott](#); [Kammann, Joseph R](#)
Subject: FW: December Agency Review Memo I
Date: Tuesday, December 28, 2021 10:53:53 AM
Attachments: [December Agency Review Memo I.pdf](#)
[image001.png](#)

Good morning,

Sorry this is late.

The EMS Program has reviewed December Agency Review Memo I for Special Use Permit Case Number WSUP21-0032 (Mineikis Property) AND Administrative Permit Case Number WADMIN21-0014 (Mineikis Property) and has no concerns based on the information provided.

REMSA and TMFR are cc'd on this email for informational purposes.

Thank you.

Jackie Lawson

Office Support Specialist | Division of Epidemiology & Public Health Preparedness | [Washoe County Health District](#)
Jlawson@washoecounty.gov | O: (775) 326-6051 | 1001 E. Ninth St., Bldg B, Reno, NV 89512



Please take our customer satisfaction survey by clicking [here](#)

From: Fagan, Donna <DFagan@washoecounty.gov>
Sent: Tuesday, December 14, 2021 3:08 PM
To: Rosa, Genine <GRosa@washoecounty.gov>; Restori, Joshua <JRestori@washoecounty.gov>; English, James <JEnglish@washoecounty.gov>; Rubio, Wesley S <WRubio@washoecounty.gov>; Kelly, David A <DAKelly@washoecounty.gov>; Program, EMS <EMSProgram@washoecounty.gov>
Cc: EHS Plan Review <EHSPlanReview@washoecounty.gov>
Subject: December Agency Review Memo I

Genine, Josh, Jim, Wes, David, and EMS,

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

You've each been asked to review the items as indicated below. Click on the highlighted item description for a link to the application.

WSUP21-0032
EXHIBIT B

Genine/Josh: Items #1, #2, and #3

Jim/Wes/David: Items #1 thru #4

EMS: Items #1 thru #4

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

Thank you,
Donna



Donna Fagan
Account Clerk II
Finance | Community Services Department
dfagan@washoecounty.gov | Office: 775.328.3616
1001 E. 9th Street, Reno, NV 89512-2845

From: [Lemon, Brittany](#)
To: [Stark, Katherine](#)
Cc: [Way, Dale](#)
Subject: WSUP21-0032 (Mineikis Property) Conditions of Approval
Date: Monday, December 20, 2021 3:03:51 PM
Attachments: [image001.png](#)

Hi Katy,

“This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply.”

<https://tmfpd.us/fire-code/>.

The riding arena is over 5,000 square feet and will require sprinklers. Access around the riding arena will also be required in compliance with the IFC (20 feet wide, all-weather surface, capable of supporting 75,000 pounds).

Thank you!

Brittany Lemon

Fire Captain - Fire Prevention | Truckee Meadows Fire & Rescue

blemon@tmfpd.us | Office: 775.326.6079 | Cell: 775.379.0584

3663 Barron Way, Reno, NV 89511



"Committed to excellence, service, and the protection of life and property in our community"



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

December 19, 2021

Washoe County Community Services Department

C/O Katy Stark, Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

R: WSUP21-0032, WADMIN21-0014 Mineikis Property

Dear Katy,

In reviewing the special use permit to construct a single-family residence and detached accessory structure, the Conservation District has the following comment.

The District recommends that both structures have the same earth tone colors including the roofing material.

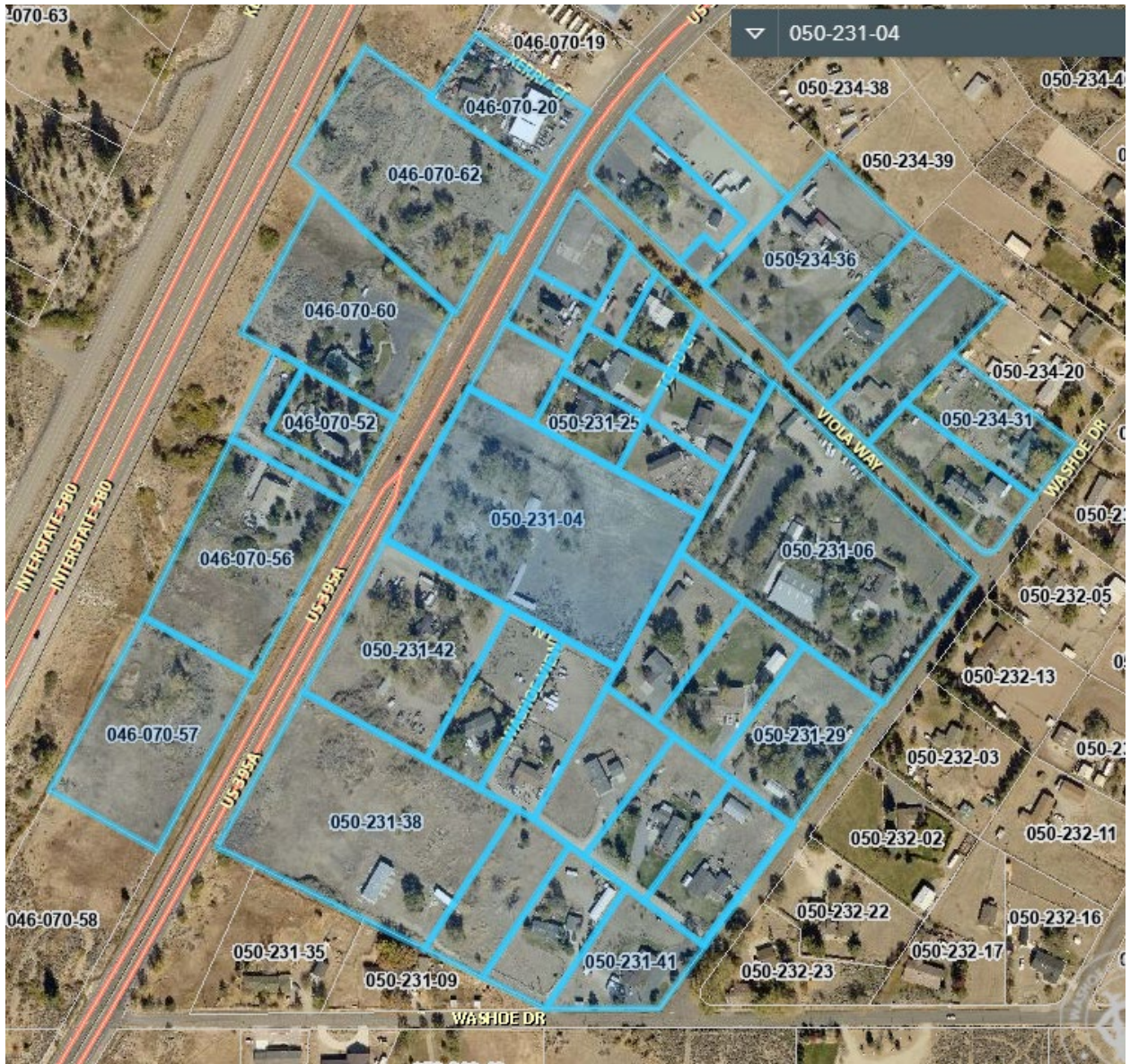
Thank you for providing us the opportunity to review the project that may have impacts on our natural resources any questions call us at (775)750-8272.

Sincerely,

J Shaffer

Public Notice

WSUP21-0032 (Mineikis Property)



40 parcels at 500 feet

Mineikis Property

Application to Washoe County for a:

Special Use Permit Administrative Permit

Prepared by:



John F. Krmpotic, AICP
KLS Planning & Design Group
1 East 1st Street, Suite 1400
Reno, Nevada 89501



Michael Vicks, P.E.
Monte Vista Consulting
575 E. Plumb Lane, Suite 101
Reno, NV 89502
(775) 636-7905

Prepared for:

Aliks Mineikis
643 US Highway 395 S
Washoe County, NV 89704
(530) 401-4687

December 8, 2021

Table of Contents

Project Requests.....1
Project Location1
Land Use and Zoning2
Project Description4
Special Use Permit Findings5
Administrative Permit Findings6

List of Figures

Figure 1 – Vicinity Map1
Figure 2 – Washoe County Master Plan Land Use.....2
Figure 3 – Washoe County Zoning.....3
Figure 4 – Conceptual Site Plan.....4

Appendix

Application Materials

- Washoe County Development Application
- Property Owner Affidavit
- Special Use Permit – Supplemental Information
- Administrative Permit – Supplemental Information
- Washoe County Fee Sheet
- Washoe County Treasurer – Tax Payment Records
- Preliminary Site Plan

Project Requests

This application includes the following requests for the project:

- 1) **Special Use Permit** for a single family detached dwelling in the NC zone; and
- 2) **Administrative Permit** for a detached accessory structure that is larger than the main structure.

Project Location

The site is composed of one parcel (APN: 050-231-04) totaling 4.31 acres and is located on US 395 at the intersection with Washoe View Lane in Washoe City. It is adjacent to residential on all sides. Current access to the site is from US 395, which is the primary access to the property.



Figure 1 – Vicinity Map

Land Use and Zoning

The site is mostly surrounded by residential as the area is developed with single-family adjacent to the project site with commercial and residential land use designations. Commercial (C) was established for the site's land use in the Washoe County Master Plan, and regulatory zoning is Neighborhood Commercial (NC) (See Figures 2 and 3 below). The site is part of the South Valleys Area Plan and in the Old Washoe City Historic District SCMA.

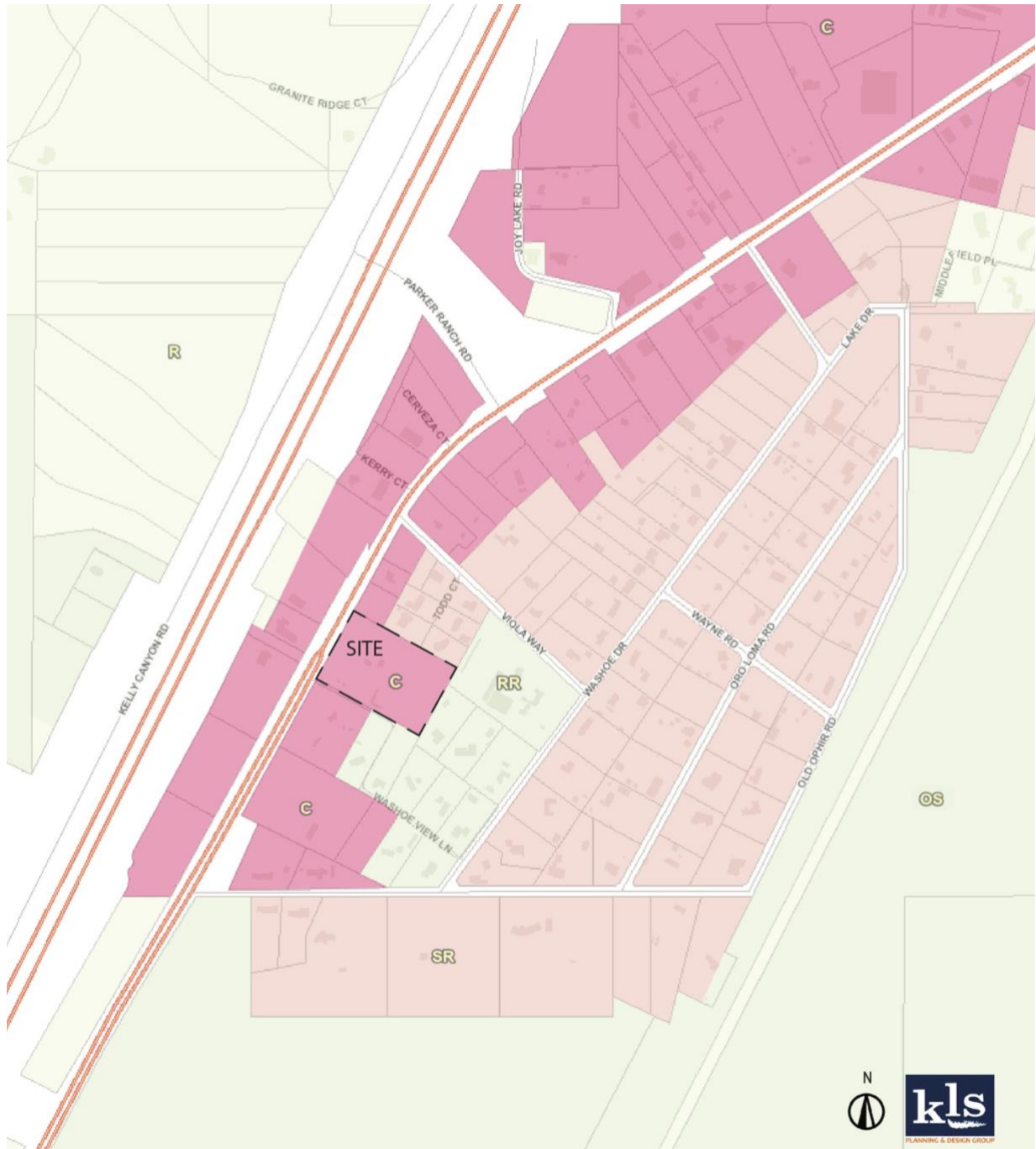


Figure 2 – Washoe County Master Plan

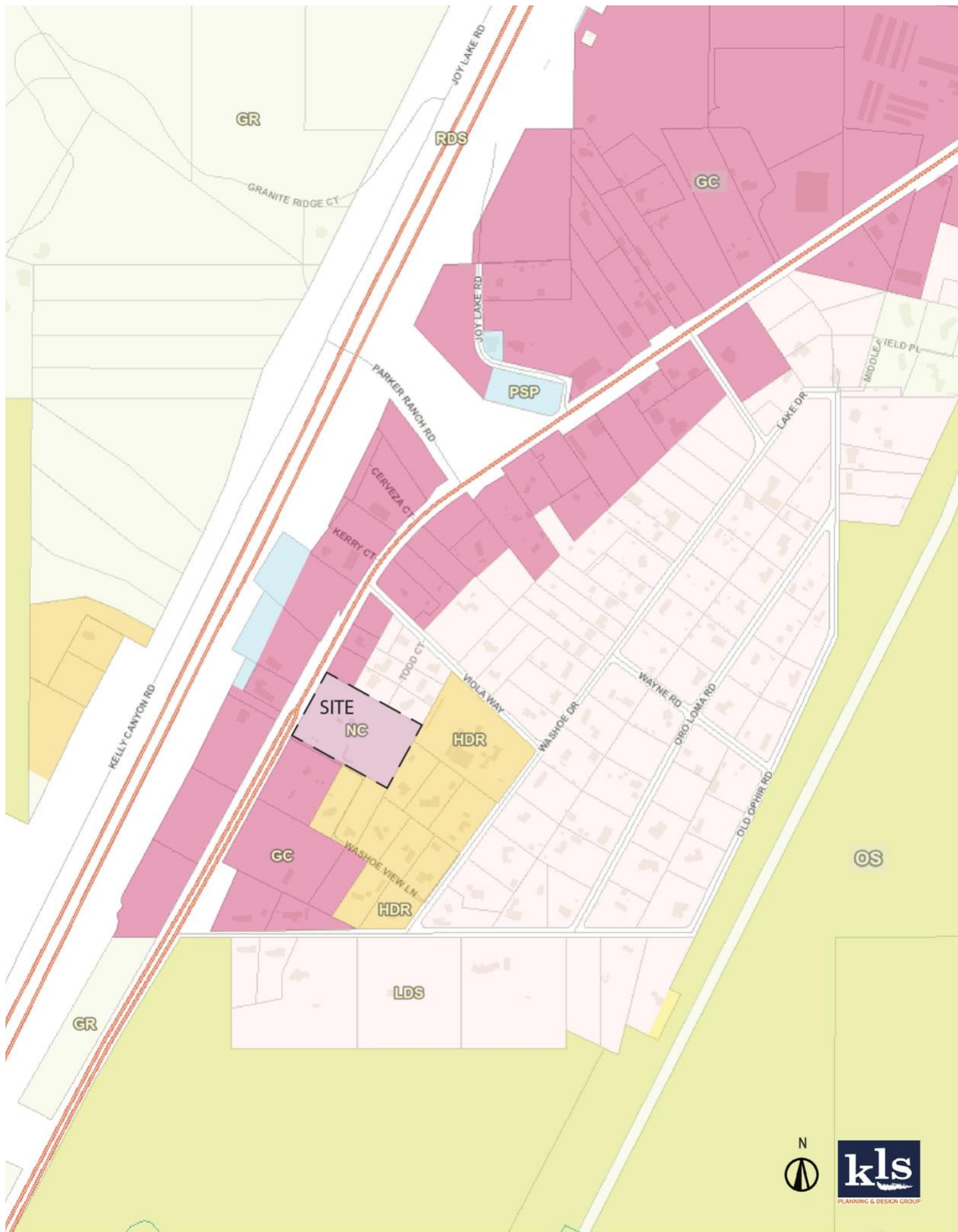


Figure 3 – Washoe County Zoning Map

Project Description

The total project area of 4.31 acres proposes a single-family detached dwelling of approximately 2,500 square feet with an attached garage and a private indoor riding arena of 110' x 220', or 24,200 square feet. Existing driveways serve for site access and parking.



Figure 4 – Conceptual Site Plan

Special Use Permit Findings

Section 110.810.30 Findings. Prior to approving an application for a special use permit, the Planning Commission, Board of Adjustment or a hearing examiner shall find that all of the following are true:

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

The primary vision of the South Valleys Area Plan is to preserve the natural scenic character of the area, including a rural residential feel and the existence of livestock. Further, the Old Washoe City Historic District establishes regulatory zone uses to reflect community character, which allows for detached single-family dwelling and accessory structures with the requested permits. Both of these policies make the proposed low-density residential and private riding arena uses consistent with the plan's goals.

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

Existing roadways will serve the site as seen in the project's site plan. The site is served by private well and septic systems. Any additional utility improvements needed will be provided upon construction. Drainage improvements are outlined in the attached site plan.

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

The site has very little slope and is in an area of minimal flood hazard, making it ideal for the proposed development. The single dwelling on the 4.3-acre site is well below the NC zoning's allowed density of five units per acre and allows for a large amount of open space to be preserved on the site.

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

Issuance of the permit has no conceivable detriment to the public health, safety, or welfare; is not injurious to the property or improvements of adjacent properties; and is not of detrimental character to the surrounding area.

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

Issuance of the permit will not have a detrimental effect on the location, purpose, or mission of the military installation.

Administrative Permit Findings

Section 110.808.25 Findings. Prior to approving an application for an administrative permit, the hearing examiner or the Board of Adjustment shall find that all of the following, if applicable, are true:

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

The primary vision of the South Valleys Area Plan is to preserve the natural scenic character of the area, including a rural residential feel and the existence of livestock. Further, the Old Washoe City Historic District establishes regulatory zone uses to reflect community character, which allows for detached single-family dwelling and accessory structures with the requested permits. Both of these policies make the proposed low-density residential and private riding arena uses consistent with the plan's goals.

- (b) Improvements. Adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been or will be 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;

Existing roadways will serve the site as seen in the project's site plan. The site is served by private well and septic systems. Any additional utility improvements needed will be provided upon construction. Drainage improvements are outlined in the attached site plan.

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

The site has very little slope and is in an area of minimal flood hazard, making it ideal for the proposed development. The single dwelling on the 4.3-acre site is well below the NC zoning's allowed density of five units per acre and allows for a large amount of open space to be preserved on the site.

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

Issuance of the permit has no conceivable detriment to the public health, safety, or welfare; is not injurious to the property or improvements of adjacent properties; and is not of detrimental character to the surrounding area.

- (e) Effect on a Military Installation. If a military installation is required to be noticed pursuant to this article, the effect of the issuance of the permit will not be detrimental to the location, purpose and mission of the military installation.

Issuance of the permit will not have a detrimental effect on the location, purpose, or mission of the military installation

Appendix

Application Materials

Washoe County Development Application

Property Owner Affidavit

Special Use Permit – Supplemental Information

Administrative Permit – Supplemental Information

Washoe County Fee Sheet

Washoe County Treasurer – Tax Payment Records

Preliminary Site Plan

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: Mineikis Property			
Project Description: A 2,500 square foot single family residence and a 24,200 square foot private indoor riding area.			
Project Address: 643 US Highway 395 S, Washoe County, NV 89704			
Project Area (acres or square feet): 4.309 ac			
Project Location (with point of reference to major cross streets AND area locator): In Washoe City at the intersection of US-395 and Washoe View Lane.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
050-231-04	4.309		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). WBLD19-100216			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Alik & Julia Mineikis		Name: John Krmpotic, KLS Planning & Design	
Address: 643 US Highway 395 S		Address: 1 East 1st Street, Suite 1400	
Washoe County, NV	Zip: 89704	Reno, NV	Zip: 89501
Phone: 530-401-4687	Fax:	Phone: 775-852-7606	Fax:
Email: mineikisa@yahoo.com		Email: johnk@klsdesigngroup.com	
Cell:	Other:	Cell: 775-857-7710	Other:
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Alik & Julia Mineikis		Name: Michael Vicks, Monte Vista Consulting	
Address: 643 US Highway 395 S		Address: 575 E. Plumb Lane #101	
Washoe County, NV	Zip: 89704	Reno, NV	Zip: 89502
Phone: 530-401-4687	Fax:	Phone: 775-636-7905	Fax:
Email: mineikisa@yahoo.com		Email: mike@montevistaconsulting.com	
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: Aleks Mineikis

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, Aleks Mineikis
(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): 05023104

Printed Name Aleks Mineikis

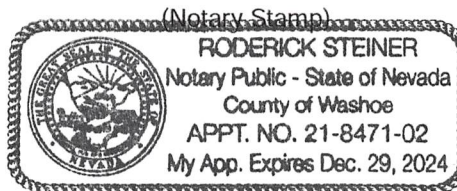
Signed [Signature]

Address 643 US HIGHWAY 395 S
NV 89704

Subscribed and sworn to before me this 18 day of November, 2021.

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

My commission expires: 12/29/2024



*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: Julia Mineiki's

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)

Julia Mineiki's
(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): 05023104

Printed Name Julia Mineiki's

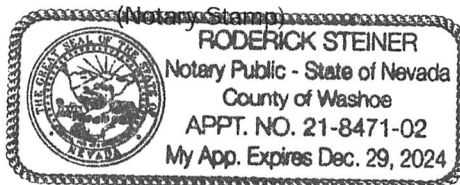
Signed [Signature]

Address 643 US HWY 395 S
NV 89704

Subscribed and sworn to before me this 18 day of November, 2021.

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

My commission expires: 12/29/2024



*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?

An approximately 2,500 square foot single-family detached residence in the NC regulatory zone.

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.)

See the site plan attached.

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

There is no intended phasing schedule for the construction of this project as this is a single-family detached dwelling unit.

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?

The site's surroundings are primarily of low-density residential use, and the site itself is nearly flat. Existing roadways serve the site and the dwelling will be located where a demolished structure had previously existed, making it suited for the same proposed use.

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

The project will keep in character with the surrounding residential uses and keep a majority of the site undisturbed. The effects of the proposed project will be very similar in nature to those of the surrounding single-family parcels.

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

The only anticipated negative impacts of the project would be during the construction phase, all of which would be temporary.

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.

Undisturbed vegetation will meet landscaping requirements. An attached garage and existing driveway provide required parking.

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	Private
b. Electrical Service	NVE
c. Telephone Service	None
d. LPG or Natural Gas Service	None
e. Solid Waste Disposal Service	Waste Management
f. Cable Television Service	Charter
g. Water Service	Private

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).

--

10. Community Services (provided and nearest facility):

a. Fire Station	Truckee Meadows Fire Station 32
b. Health Care Facility	Saint Mary's Galena Urgent Medical Center
c. Elementary School	Pleasant Valley Elementary School
d. Middle School	Herz Middle School
e. High School	Damonte Ranch High School
f. Parks	Davis Creek Regional Park
g. Library	South Valleys Library
h. Citifare Bus Stop	Herz Boulevard / Mount Rose Highway

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

1. What is the type of project or use being requested?

The permit is requested for a detached accessory structure that is larger than the main structure. It will be a private indoor riding arena.

2. What section of the Washoe County code requires the Administrative permit required?

Section 110.306.10(d) - any detached accessory structure larger than the main structure requires an Administrative Permit.

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

The portion of the property to be used for this permit is currently undeveloped.

4. 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?

A new structure with necessary utilities will be constructed. Roads are existing. See site plan for details.

5. Is there a phasing schedule for the construction and completion of the project?

There is no phasing schedule needed for this project.

6. 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 is a large, flat site of over four acres. The area for the arena had previously had this use and will not require grading.

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

The project provides an enclosed space for riding activities as to not disturb any neighbors.

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

There is no anticipated negative impacts on adjacent properties rather than temporary construction noise.

9. Please describe any operational parameters and/or voluntary conditions of approval to be imposed on the administrative permit to address community impacts.

Voluntary conditions of approval will be address with staff upon application review.

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

No improved parking spaces are provided as this is for private use. An existing driveway will be used for personal parking.

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

The area around the arena portion of the site will remain undisturbed and be landscaped with the site's natural vegetation.

12. 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 signage or intense lighting is needed nor will be provided for this project.

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

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

14. Utilities:

a. Sewer Service	Private
b. Water Service	Private

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:

c. Permit #		acre-feet per year	
d. Certificate #		acre-feet per year	
e. Surface Claim #		acre-feet per year	
f. 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):

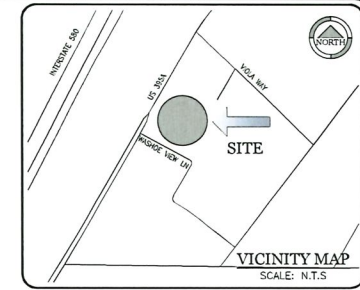
SITE PLAN LEGEND	
	DRIVEWAY/PAVED AREA
	DECK AREA
	INFILTRATION TRENCH/DRYWELL
	MANHOLES/DRYWELL/INFILTRATION AREA
	PROPERTY LINE
	PROPERTY CORNER
	UTILITY LINE W. DESCRIPTION
	EXISTING UTILITY LINE W. DESCRIPTION
	FIRE HYDRANT ASSEMBLY
	WATER SERVICE
	MANHOLE W. DESCRIPTION
	CLEANOUT
	SANITARY SEWER LATERAL
	YARD DRAIN
	DIRECTIONAL FLOW LINE
	GRADE BREAK
	PROPOSED CONTOUR LINE
	EXISTING CONTOUR LINE
	FLOW DIRECTION ARROW
	SPOT ELEVATION (EXISTING) - PROPOSED
	FIBER ROLL (SC-1)
	SILT FENCE (SC-5)
	CONSTRUCTION ENTRANCE (SC-8)
	REVEGETATION (EC-8)
	RPRAP (EC-7)
	SOLID WASTE MANAGEMENT (CM-3)
	STREET SURFACE CLEANING (CM-5)
	VEHICLE & EQUIPMENT CLEANING (CM-7)
	VEHICLE & EQUIPMENT FUELING (CM-8)
	CONCRETE WASHOUT (CM-9)
	MATERIAL DELIVERY & STORAGE (CM-10)
	SANITARY WASTE MANAGEMENT (CM-14)
	TREE/TREE TO BE REMOVED

SITE NOTES

1. THIS PLAN IS NOT FOR CONSTRUCTION. IT IS INTENDED FOR ENTITLEMENT PROPOSALS ONLY.
2. THE BOUNDARY SURVEY PREPARED BY VCS SURVEYING IS THE BASIS OF THIS DESIGN. A TOPOGRAPHICAL SURVEY WAS NOT PERFORMED FOR THIS SITE. THE TOPOGRAPHY SHOWN IS FROM THE WADSWORTH REGIONAL MAPPING SYSTEM. IMPROVEMENTS AND/OR UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THE PLANS. THE LOCATIONS OF EXISTING IMPROVEMENTS AND UTILITIES ARE APPROXIMATE ONLY AS PROVIDED BY A SITE PLAN PREPARED BY THE OWNER. THE INFORMATION IS NOT TO BE RELIED UPON AS EXACT OR COMPLETE. A FULL SURVEY WILL BE REQUIRED PRIOR TO PREPARATION OF CONSTRUCTION DOCUMENTS.
3. AN ENCROACHMENT & EXCAVATION PERMIT IS REQUIRED FOR ALL WORK WITHIN THE 100' RIGHT-OF-WAY AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST CODES, STANDARD SPECIFICATIONS & DETAILS.
4. THIS SITE IS SERVED BY PRIVATE WELL AND PRIVATE SEPTIC SYSTEM.
5. REFERENCE ARCHITECTURAL PLANS FOR ALL BUILDING DIMENSIONS AND FOR ALL DETAILS REGARDING TRANSITIONS AT EXTERIOR DOORS. SHOULD ANY ENCROACHMENTS BETWEEN THIS PLAN AND THE ARCHITECTURAL PLANS OCCUR, THE CONTRACTOR SHALL NOTIFY VCS PRIOR TO PROCEEDING WITH CONSTRUCTION. REFERENCE DESIGN BY OTHERS.
6. BACKFILL ESTABLISHING EXPOSITION AS REQUIRED BY ARCHITECTURAL AND STRUCTURAL DESIGN BETWEEN FINISH GRADE AND SIDING (IF MIN SEPARATION TYPICAL). REFERENCE DESIGN BY OTHERS.
7. PROVIDE SIX INCHES (1" ON CONCRETE SURFACES) TO SIX INCHES SLOPE AWAY FROM PROPOSED STRUCTURE TOWARDS THE DRAINAGE SWALE OR APPROVED DRAINAGE OUTFALL (1" MIN. FROM STRUCTURE. (UNLESS OTHERWISE NOTED).
8. DRAINAGE SWALE SHALL MAINTAIN A MINIMUM SLOPE OF 1% TOWARDS AN APPROVED DRAINAGE OUTFALL.
9. SLOPE LAWN AREAS 2 (2' MIN. TOWARD THE DRAINAGE SWALE OR OTHER APPROVED DRAINAGE OUTFALL).
10. THE CONTRACTOR SHALL TRAVEL ALL POINT ALONG TO SHEET FLOWS WITH MECHANICALLY STABILIZED WATER SPREADING AT THE TERMINATION OF ANY SWALE. NO STABILIZATION IS REQUIRED ON PAVED SURFACES.
11. ALL LANDSCAPE AND LANDSCAPING SURROUNDING THE STRUCTURE SHALL BE FINISHED PER OWNER'S REQUIREMENTS.
12. THIS SITE LIES IN FEMA FLOOD ZONE X (UNSHADED) (2001/C13500). ZONE X (UNSHADED) IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD, WHICH ARE THE AREAS OUTSIDE THE 1%-PERCENT-ANNUAL-CHANCE FLOODPLAIN.
13. UNLESS SPECIFIED OTHERWISE, ALL DRAINAGE IMPROVEMENTS ARE FORMS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER.
14. SHOULD ANY CAVE OR GRAVE OF A NATIVE AMERICAN BE DISCOVERED DURING SITE DEVELOPMENT, WORK SHALL TEMPORARILY BE HALTED AT THE SPECIFIC SITE AND THE SHREFF'S OFFICE AS WELL AS THE STATE HISTORIC PRESERVATION OFFICE OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES SHALL BE IMMEDIATELY NOTIFIED PER NYS 383.170.
15. ADD 5000' TO ALL ELEVATIONS.

IRC DRAINAGE NOTE

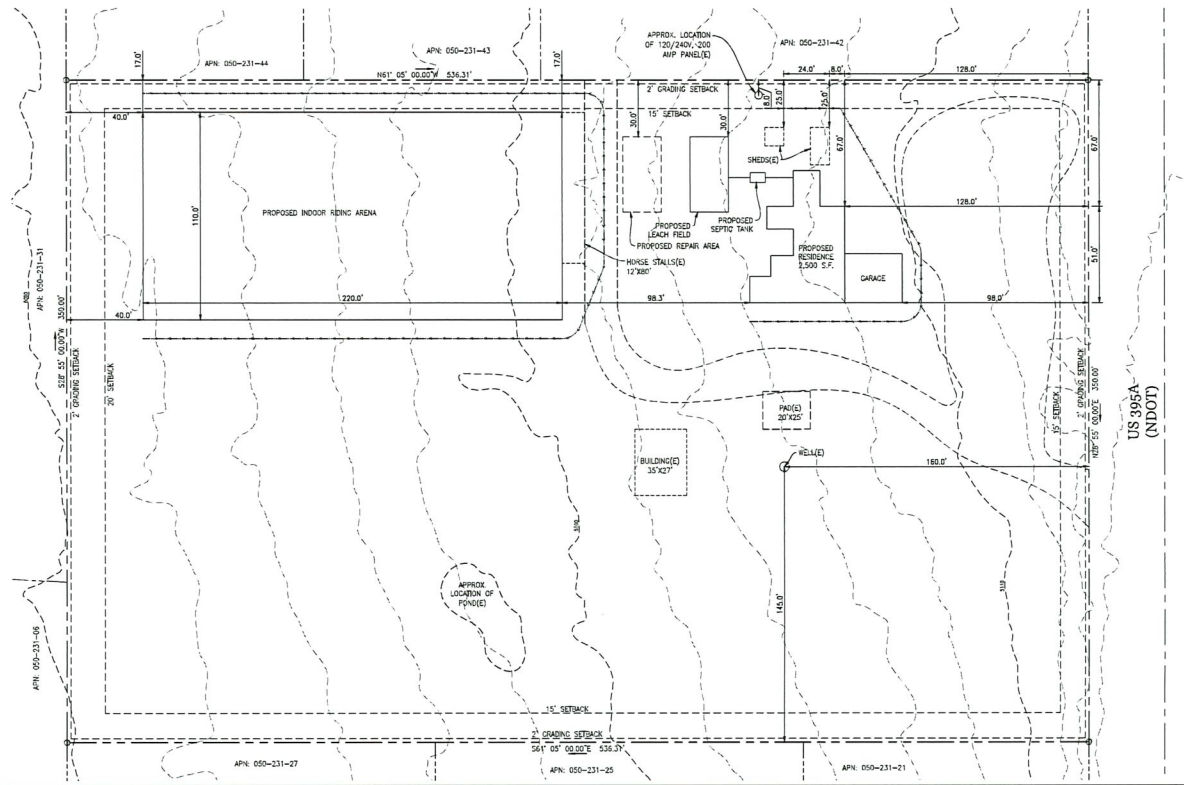
SURFACE DRAINAGE SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE. SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL NOT FALL FEWER THAN 6 INCHES WITHIN THE FIRST 10 FEET. WHERE LOT LINES VARY, SLOPES OR OTHER PHYSICAL BARRIERS PROMPT 6 INCHES OF FALL WITHIN 10'. DRAINAGE OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED NOT LESS THAN 2 PERCENT AWAY FROM THE BUILDING.



SITE INFORMATION	
ADDRESS	643 US HIGHWAY 395 S
APN	050-231-04
LOT SIZE	4.3 AC
ZONING	NC
WLR FIRE RISK RATING	HIGH
SETBACKS (F/R/S)	15/20/15 (FT)

OWNER INFORMATION

WINNIE, ALKS & JULIA
215 SURREY DR
FRING, NY 13621



Mineikis Residence
 Preliminary Site Plan

643 US Highway 395 S	APN 050-231-04	Wallkill County, New York
Project #	21 090	
Drawn	HEA	
Checked	MVV	
Date	12.8.2021	Revision

SEE ATTACHMENT DAWG FOR THE CONSTRUCTION

C1.0