



WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
 Planning and Building

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Board of Adjustment Action Order

Special Use Permit Case Number WSUP19-0018

Decision: Approval with Conditions

Decision Date: October 3, 2019

Mailing/Filing Date: October 7, 2019

Applicant/Property Owner: Mark and Melanie Hain

Assigned Planner: Julee Olander, Planner
 Washoe County Community Services Department
 Planning and Building Division
 775.328.3627
 E-Mail: jolander@washoecounty.us

Special Use Permit Case Number WSUP19-0018 (Foothill Storage) - 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

Notice is hereby given that the Washoe County Board of Adjustment granted approval with conditions for the above referenced case number based on the findings in accordance with Washoe County Development Code Article 810, Special Use Permit. If no appeals have been filed within 10 calendar days from the Mailing/Filing Date shown on this Action Order, the approval by the Washoe County Board of Adjustment is final. If filed, an appeal stays any further action on the decision until final resolution of the appeal. An appeal shall be filed in accordance with the provisions found in Article 912 of the Washoe County Development Code.

The action was based on the following 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;



INTEGRITY



EFFECTIVE
COMMUNICATION



QUALITY
PUBLIC SERVICE

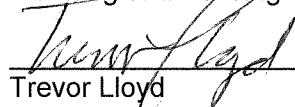
To: Mark and Melanie Hain
Subject: Special Use Permit Case Number WSUP19-0018
(Foothill Storage)
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2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, 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.

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

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

Washoe County Community Services Department
Planning and Building Division



Trevor Lloyd
Secretary to the Board of Adjustment

TL/JO/df

Attachments: Conditions of Approval

Applicant/Owner: Mark and Melanie Hain
118 Manzanita Lane
Reno, NV 89509
email: hainenterprises@att.net

Action Order xc: Michael Large, District Attorney's Office; Keirsten Beck, Assessor's Office; Rigo Lopez, Assessor's Office; Tim Simpson, Utilities; Leo Vesely, Engineering and Capital Projects; South Truckee Meadows/Washoe Valley Citizen Advisory Board



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

Washoe County Conditions of Approval

- 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.

Washoe County Conditions of Approval

- 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)

Washoe County Conditions of Approval

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 ***