

KP Investments North

Application to Washoe County for a:

Special Use Permit

Prepared by:



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Civil Reports/Studies

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Civil & Landscape Plan Set (full size sheets – 24” x 36”)

- C0 Title Sheet
- C1 Existing Topography and Slope Map
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- C3 Preliminary Grading Plan

C4 Preliminary Cut Fill Map
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L-2 Landscape Buffer Detail and Cross-Sections
Preliminary Lighting Plan

Project Request

This application contains a request for a **Special Use Permit** for major grading meeting the thresholds defined in Washoe County Development Code Section 110.438.35(a).

Project Location

The site is composed of ten parcels (APN: 081-121-32, -35, -39, -42, -43, -44, -46, -50, -51; 081-131-24) totaling 135.46 acres and is located off of Reno Park Blvd near the US 395 exit for Village Parkway in Cold Springs. The site is currently vacant except for three well sites, one that is capped and two that have not been drilled yet. Current primary access to the site is via Reno Park Blvd.



Figure 1 – Vicinity Map

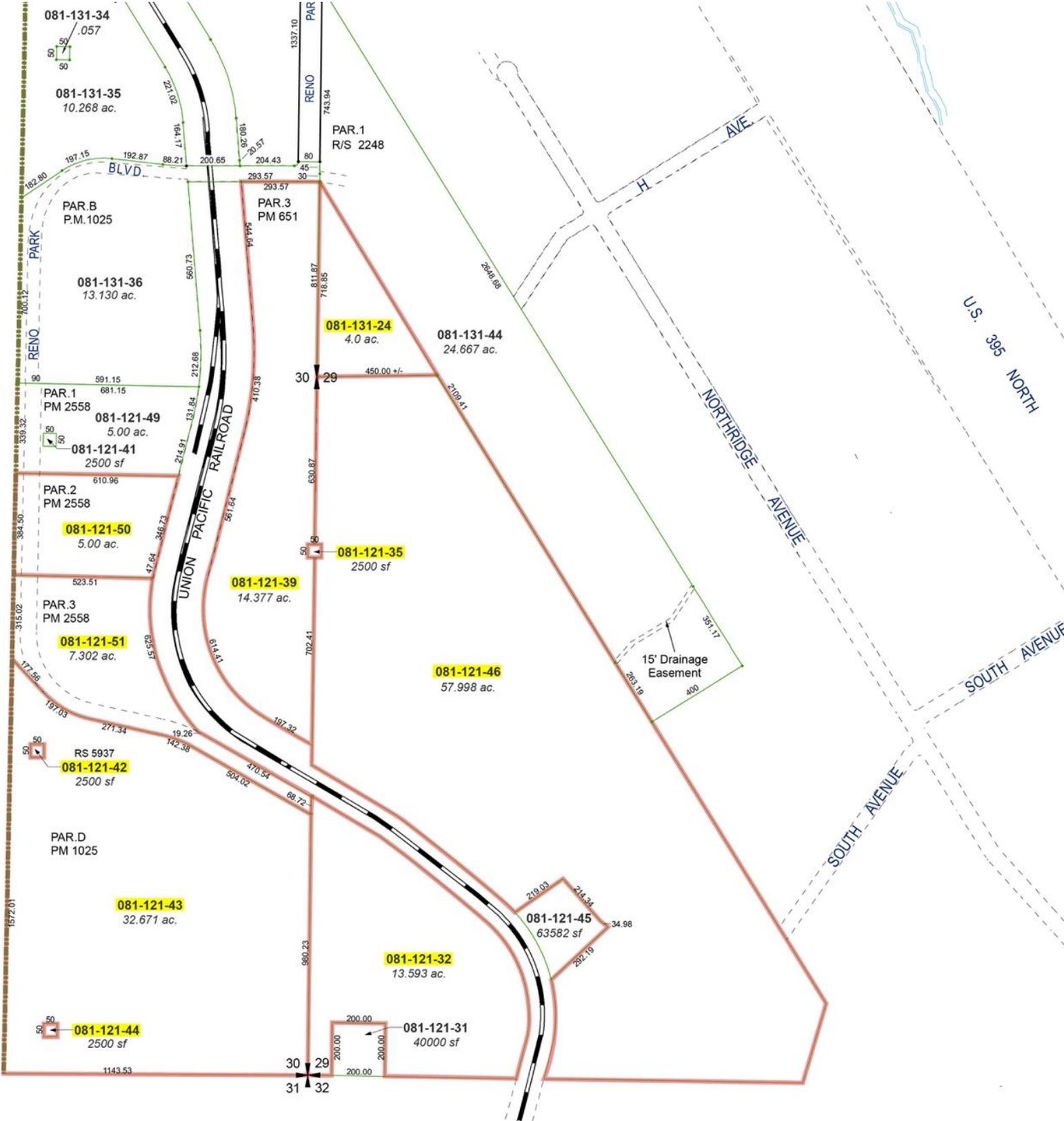


Figure 2 – Parcel Map

Land Use and Zoning

The site is adjacent to vacant land to the west and south, residential to the east, and industrial to the north. Industrial (I) was established for the site's land use in the Washoe County Master Plan, and regulatory zoning is Industrial (I) (See Figures 3 and 4 below). There are portions of the site with R & SR land use and GR & MDS zoning, respectfully. These areas will only contain grading and infrastructure with no structural development or industrial activity. The site is part of the Cold Springs Area Plan within its Suburban Character Management Area.

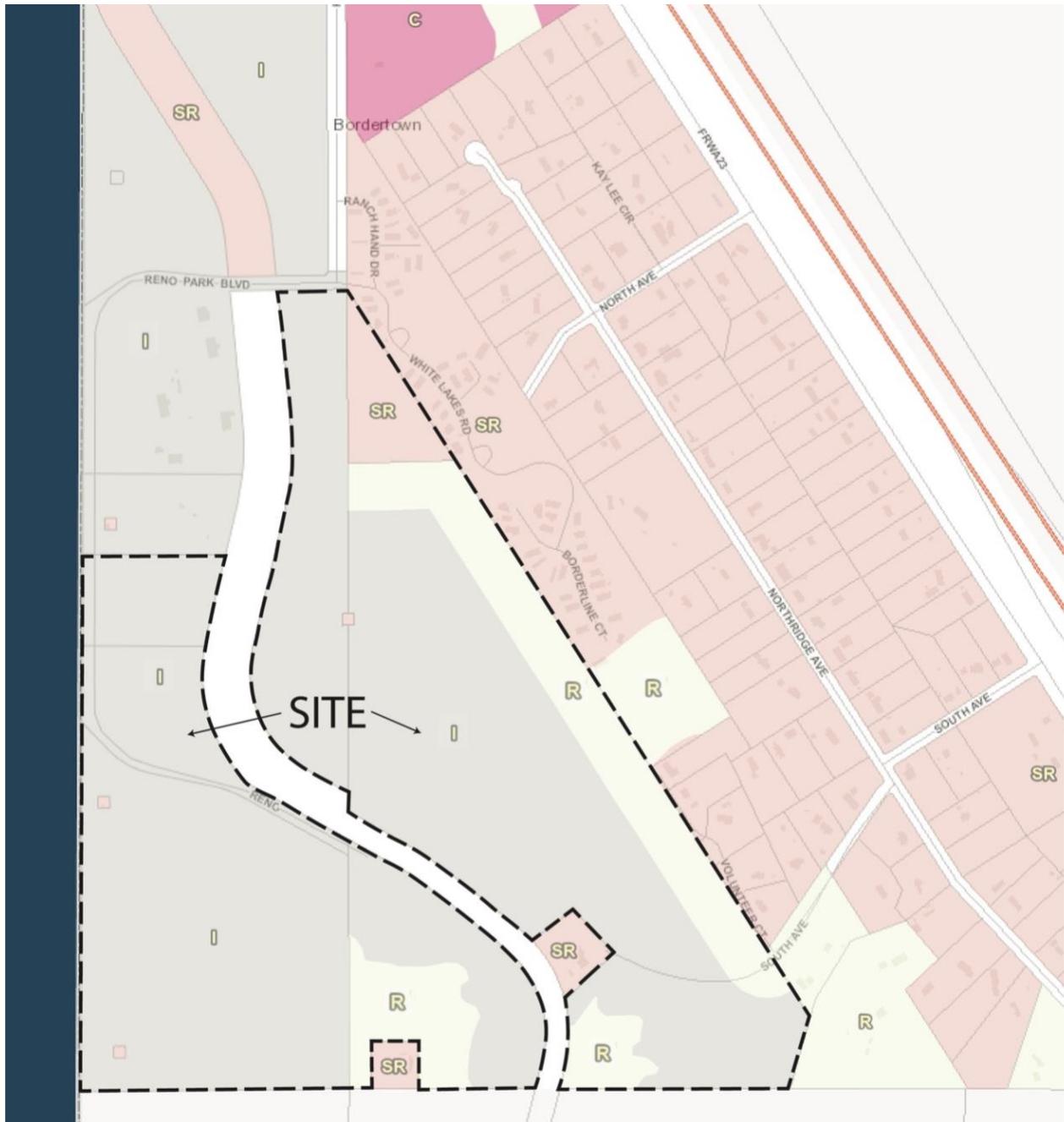


Figure 3 – Washoe County Master Plan

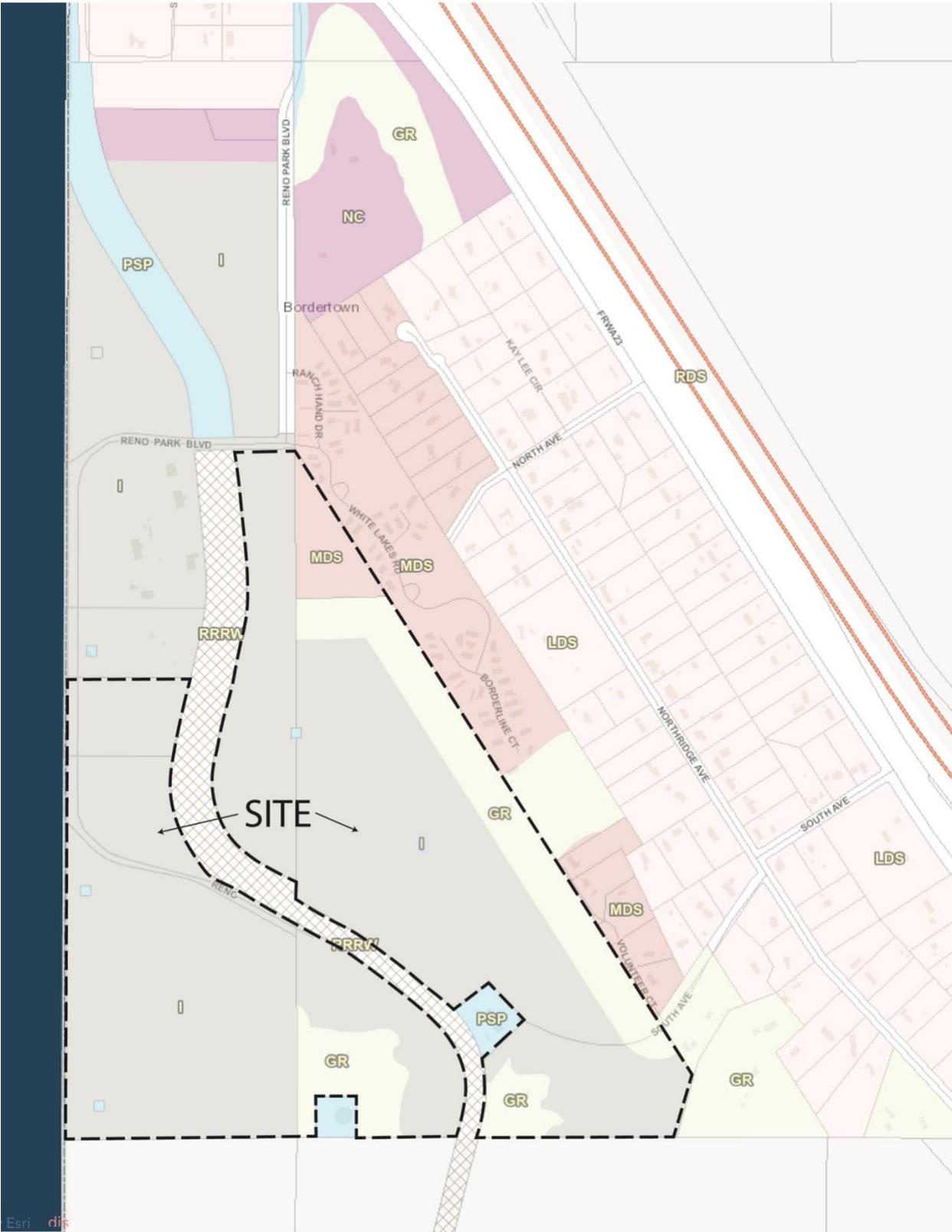


Figure 4 – Washoe County Zoning Map

Project Description

This is a grading request for 910,000 cubic yards of cut, where 895,000 cubic yards will be used for fill. Currently there is a total of 15,000 cubic yards of calculated export based on preliminary engineering. With final engineering, we will make every effort to balance the site.

The total project area of approximately 135.5 acres will include an industrial complex with five buildings and the roadways needed to serve them (see Figure 5 below). It is expected that a majority of the users of the industrial park (75% of square footage) will be warehouse/distribution/fulfillment, with the remaining space (25% of square footage) to be manufacturing.

For the warehouse/distribution/fulfillment portions, a typical user is expected to have inbound/outbound semitrucks and trailers from 7am-7pm, Monday to Friday.

For the manufacturing, there would likely be more employees, lending to more vehicular traffic and less truck traffic. All manufacturing processes would occur in the building to confine noise.

Truck lock indicator lights that are located on the docks on the east side of Building A can be installed with a timer to be dimmed or completely turned off from 7pm-7am, preventing any light flashing onto adjacent residential. The truck locks are not significant noise generators.

Parking requirements were calculated based on 2% of building square footage will be dedicated to office space, with the remaining 98% to warehousing. An employee count of 4 employees per office area was assumed for a peak shift. This led to a total of 649 spaces required, with 649 provided. 20 ADA spaces are required with 24 provided.

Table 1: Parking Summary			
Use	Spaces Required	Building	Spaces Calculation
Administrative Offices	4 / 1,000 SF Building Space + 1 / Employee	A	15,380 SF / 1,000 * 4 + 8 = 70
		B.1	1,922 SF / 1,000 * 4 + 4 = 12
		B.2	1,798 SF / 1,000 * 4 + 4 = 12
		C	9,360 SF / 1,000 * 4 + 16 = 54
		D	3,360 SF / 1,000 * 4 + 16 = 30
		Subtotal	178
Wholesale, Storage, and Distribution	1 / 3,300 SF Building Space	A	749,210 / 3,300 = 227
		B.1	91,295 / 3,300 = 28
		B.2	91,295 / 3,300 = 27
		C	458,640 / 3,300 = 139
		D	164,640 / 3,300 = 50
		Subtotal	471
		Total Required	649

Landscaping coverage required is 10% of disturbed area, or 7.8 acres. Provided landscape area is 12.4 acres including 883 trees and 5,296 shrubs that are a variety of species that will be of different sizes and shapes. Those landscaped areas include buffer areas, streetscapes, parking lot edges and islands, and planter beds. 3:1 slopes will be revegetated with native plants and 2:1 slopes will be covered with rip-rap.

The Industrial Use Standards outlined in Washoe County Code Article 340, including but not limited to noise, setbacks, screening, signs, lighting, emissions, and access, are all met with the proposed project design and operations. The special use permit requested is based on the major grading necessary for site development, not any deviance from use-related standards.



Figure 5 – Conceptual Site Plan

Hillside Development Analysis

Per Washoe County Development Code Section 110.424.05(a)(1), properties with 15 percent or greater slope on 20 percent or more of the site is subject to hillside development. This applies to this project, as about 30% of the site has more than 15% slope (see Table 2 below). The average slope of the site is 12.8%.

Number	Min. Slope	Max. Slope	Acreage	Percent of Site	Color
1	0.00%	15.00%	94	69.62%	Light Green
2	15.00%	20.00%	24	17.78%	Yellow
3	20.00%	25.00%	10	7.41%	Orange
4	25.00%	30.00%	4	2.96%	Dark Orange
5	30.00%	100.00%	3	2.22%	Red

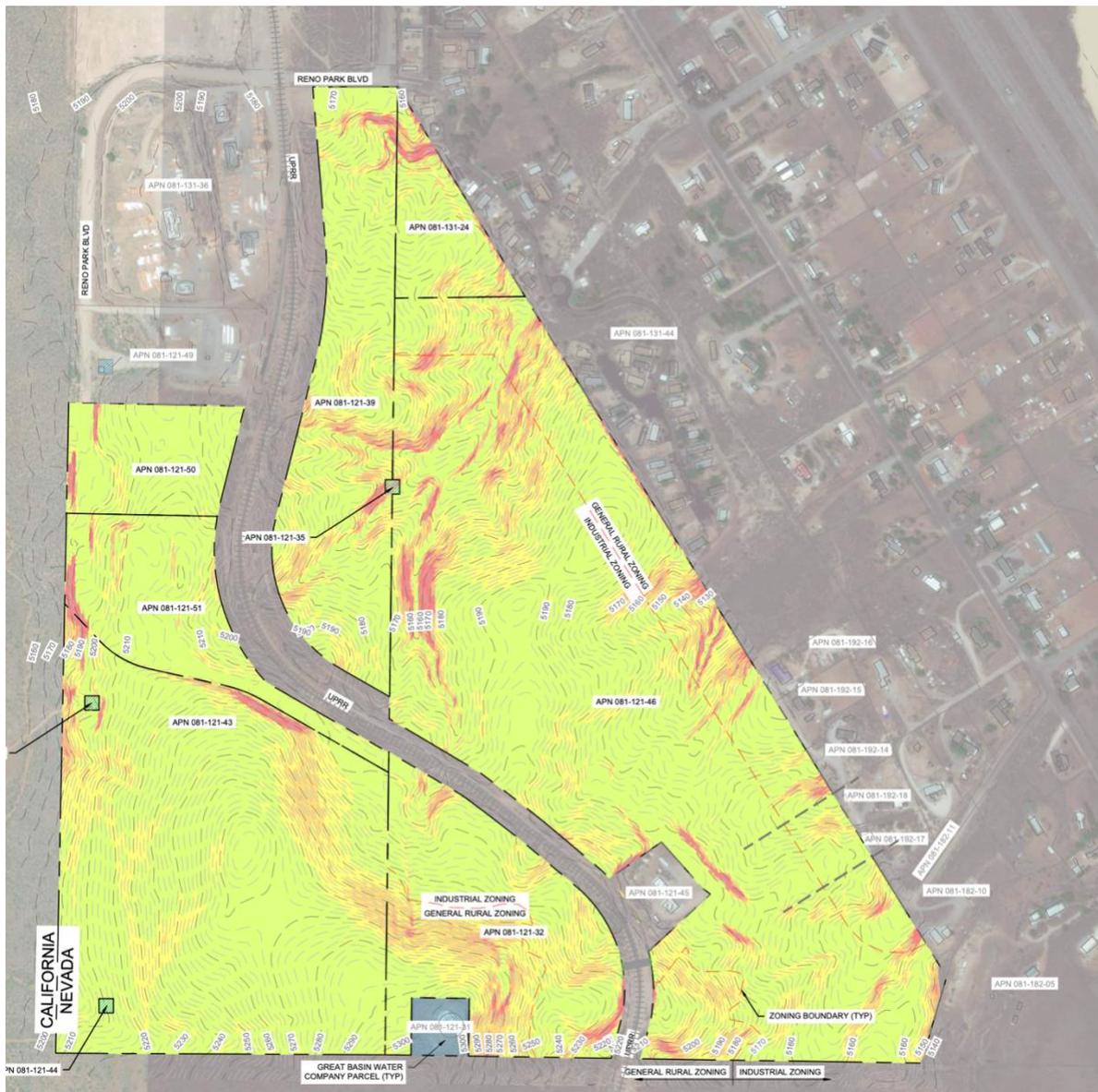


Figure 6 – Slope Map

The total disturbed grading area is approximately 77.5 acres of the total 135-acre site. Maximum cut is 43 feet and maximum fill is 56 feet. There is an estimated total net export of 1.7% of the graded material (only 15,000 cubic yards). Single level pads, rather than stepped pads, will be used for the building foundations. This requires a deviation from Washoe County Development Code Section 110.424.30(a)(1) and (b)(1), as stated below. All other site development standards are met with current project design.

Section 110.424.30 Site Development Standards. This section sets forth development standards to address the physical and technical conditions unique to hillside and ridgeline property. In case of conflict between the provisions of this section and those of any other section of the Washoe County Development Code, the provisions of this section shall prevail unless otherwise determined by the Director of Community Development, County Engineer, or designated staff from the appropriate fire protection agency.

(a) **Building Location.** The following standards are intended to encourage compatibility between development and the existing hillside and vegetation character:

(1) Structures should be located on the natural slope of the land rather than on man-made pads and terraces as shown in Figure 110.424.30.1.

(b) **Building Design.** The following standards are intended to encourage building design that is compatible to the character of hillsides and ridgelines and minimize alteration of the natural landforms:

(1) Split-pad and stepped foundation shall be encouraged so that buildings step-down or step-up with the natural slope to avoid padding and terracing as shown in Figure 110.424.30.2.

The major grading on the site subjects the project to additional standards of the Washoe County Development Code as stated below. Responses to the standards are written in *italics* below each code section.

Section 110.424.35 Grading and Drainage Standards. This section sets forth development standards for grading and drainage of hillside and ridgeline properties.

(a) **Grading.** These grading standards are applicable to hillside and ridgeline development only if a special use permit for grading is required pursuant to Washoe County Ordinance 811. The following standards are intended to preserve natural topographic features, foster resource preservation and minimize degradation of the visual character of hillsides:

(1) Grading shall relate to the natural topography with the natural topography maintained to the greatest extent possible;

This standard has been met with grading as proposed given that only 57% of the site is graded. We avoided mass grading the entire site to work with the natural topography. Also, that our grading plan almost "balances" is a testament that grading has been achieved to meet the standard to the greatest extent possible. There is only 1.7% difference in cut versus fill volume in the overall grading plan. Also fundamental to the hillside evaluation is that roughly 87% of the site is in 0 to 20% terrain. That slope range is considered workable and least impacted for development.

- (2) Where alteration to the natural topography is necessary, graded slopes shall be contoured to provide a smooth and gradual transition of grading and natural slopes, while maintaining the basic character of the terrain;

All grading (whether in cut or fill areas) is counter graded to provided smooth and gradual transitions. In addition, the restoration of graded slopes with revegetation, and slope planting will help with mitigation.

- (3) Standard pad grading or terracing which results in grading outside the building footprint and access area shall be discouraged;

This has been accomplished as there is no terracing of the pads. However, grading outside of the building footprint is imperative in a site like this.

- (4) Grading of knolls, ridgelines or toes of slopes shall be rounded to conform with the natural grade and to provided a smooth transition to the natural slope;

There is no grading of knolls or ridgelines being proposed in the grading plan. The predominant land form characteristic of this site can best be described as "wrinkles" of the terrain which are reasonably dealt with in the plan as proposed. All finished slopes are designed with a smooth transition to the natural slope.

- (5) Grading shall create varying gradients in order to avoid a "manufactured" appearance;

Similar to above, our consistent approach to varying gradients is to avoid a manufactured appearance in the proposed contours.

- (6) Grading in environmentally sensitive habitat areas shall occur only when necessary to protect, maintain, enhance or restore the habitat; and

There are no environmentally sensitive areas on the site. This grading SUP is entirely about topography as the sole means of project impact on the environment. This is the key point in the overall grading discussion given there are no significant water ways, drainageways, vegetation including trees and shrubs, wildlife or rock outcroppings on the property.

- (7) A slope stability and scarring mitigation plan, certificated by the project engineer, shall be reviewed and approved by the Director of Community Development and the Public Works Department prior to initiation of grading.

The applicant agrees with this requirement.

- (b) Drainage and Erosion Control. All hillside development shall satisfy current Washoe County Code for drainage and erosion control.

All hillside development will satisfy code requirements for drainage and erosion control. We accept that preventive measures on drainage and erosion control that satisfy the applicable articles of the development code can and will be met.

Section 110.438.45 Grading of Slopes. The standards in this section shall apply to all grading for subdivision improvements, special use permits, or other discretionary permits. The standards

in this section shall also apply to all grading for building and grading permits upon or adjacent to lots less than or equal to five (5) acres in size, and to all grading within one hundred (100) feet of all property lines on parcels greater than five (5) acres in size.

- (a) Grading shall not result in slopes in excess of, or steeper than, three horizontal to one vertical (3:1) except as provided below:
 - (1) Storm drainage improvements.
 - (2) Cut and fill slopes less than thirty (30) inches in height.
 - (3) Cut slopes proposed to be located behind civic, commercial and industrial buildings, when the cut slope is shorter than and substantially screened by the proposed building. Such slopes are subject to approval of a Director's Modification of Standards by the Director of Community Development.
 - (4) The County Engineer may waive this requirement for up to fifteen (15) percent of the length of the cut and/or fill where the presence of rock or, in his determination, other practical hardships exists.

This project proposes slopes greater than 3:1 in some areas. This must be viewed as a positive approach to minimize the overall slope areas whether cut or fill and enhancement to the finished product. This is a benefit and not an issue of noncompliance. The approach is supported by the Geotech findings as directed by the soils engineer.

- (b) Within the required yard setbacks fills shall not differ from the natural or existing grade by more than forty-eight (48) inches (see Figure 110.438.45.1).

There is a 50' side yard setback required next to Building A. At the northeast of the building, there is a maximum fill of 18' to meet the finished grade. Otherwise, the standard is met with current project design.

- (c) Finish grading shall not vary from the natural slope by more than ten (10) feet in elevation. Exposed finish grade slopes greater than ten (10) feet in height may be allowed upon the approval of a director's modification of standards by the Director of Community Development upon recommendation by the County Engineer.

The project will require a maximum cut of 43 feet and a maximum fills of 56' in height to achieve a uniform finished grade for the building pad locations.

- (1) Approval of a director's modification of standards requires a determination that:

- (i) The proposed cut and/or fill slopes include stepped-back structural containment (retaining walls) that form terraces, and;

There are no step-backs/retaining walls/terracing areas being proposed. This is to make the slopes look more natural and to have less overall disturbance area where 2:1 slopes are proposed to further support this concept.

- (ii) The proposed terraces include landscaping, are a minimum of six (6) feet in width, and have a slope flatter than three horizontal to one vertical (3:1).

There is no terracing being proposed.

- (iii) Retaining walls used to create terraces are limited to a maximum vertical height of ten (10) feet, when located outside any required yard setback.

No retaining walls are proposed with the project.

- (iv) Terrace widths shall be at least sixty (60) percent of the height of the higher of the two (2) adjacent retaining walls.

There is no terracing being proposed.

- (v) Bench widths shall be at least four (4) feet.

No retaining walls are proposed with the project

- (2) An exception to the terrace width may be allowed subject to the approval of a director's modification of standards by the Director of Community Development, upon recommendation by the County Engineer for cuts into stable rock, supported by a geotechnical report.

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 character statement of the Cold Springs Area Plan emphasizes a range of uses that includes 173 acres of industrial, containing them along the railroad tracks along the western border of the plan area. Further, the Cold Springs Suburban Character Management Area will contain all industrial uses. These statements make the proposed industrial use consistent with the plan's goals and the best fit for the intended vision for the project site.

- (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 be extended to serve the site as seen in the project's site plan. The site will be served by municipal water and sewer systems. Any additional utility improvements needed will be provided upon construction. Drainage improvements are outlined in the attached civil plan set.

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

The site has less than 15 percent average slope, but several scattered areas of steeper slopes make it impossible to propose industrial developments of an appropriate size without major grading. The vast amount of industrial zoned space and the typical buildings used in light industrial are too large in scale to avoid the grading requested with this special use permit. However, the five buildings in the project design are within the allowable height for the zoning district and their separation allows for a large amount of open space (approximately 60 acres) 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 a military installation.

Cold Springs Area Plan Analysis

Beyond its Washoe County land use designation, the project site is located in the area managed by the Cold Springs Area Plan. Further, it is within the Cold Springs Suburban Character Management Area. The following sections discuss the themes and policies associated with the project in either industrial use or grading.

Industrial Use Character Statements

- Industrial development is generally located near the railroad tracks along the western border of the plan area, with some additional industrial land use along White Lake Parkway (e.g. Reno Truss Co.).

The project as designed keeps industrial use in this intended area along the railroad tracks, as the Union Pacific Railroad runs through the project site. The site's land use and regulatory zoning are Industrial, allowing the project use by right.

- The Cold Springs Area Plan contains adequate vacant commercial (including tourist commercial) and industrial land use to accommodate adequate services and some employment opportunities for these existing and future residents.

The area plan designates 173 acres as industrial land use, including the project site, which will provide the intended benefits that the currently vacant space has the potential to contribute to. The project will provide services and employment opportunities for existing and future residents as a large industrial complex.

- The majority of industrial acreage will be located near the rail corridor along the western boundary of the plan area.

The project site is located within this described industrial acreage, keeping the use as intended.

- Core community areas of existing and planned suburban development, together with the suburban community water and sanitary sewer service area, will be known as the Cold Springs Suburban Character Management Area (CSSCMA). This area will contain all commercial and industrial land use designations as well as all residential densities greater than one unit per five acres.

The site is located within the Cold Springs Suburban Character Management Area, which ensures that industrial use is contained within it.

- Industrial and commercial uses will incorporate building design and site development best practices to mitigate potential negative impacts to existing community character.

The project's building design intends to minimize visual impact with architecture that fits well with the natural landscape of the site's surroundings. There is a significant buffer between the buildings and the adjacent residential including a sound wall and several landscape features to mitigate potential visual or sound impacts. The finished grade and the wall keep the industrial use out of the sightline of the adjacent residents (see cross sections in civil and landscaping plan sets in Appendix B).

Industrial Use Policies

- CS.1.1.2 The General Commercial, Neighborhood Commercial, Tourist Commercial, and Industrial Regulatory Zones must be located within the Cold Springs Suburban Character Management Area (CSSCMA).

The site's Industrial regulatory zone is located within the Cold Springs Suburban Character Management Area.

- CS.2.4 Dark night skies are an important part of the Cold Springs community character. To help preserve this character, outdoor-lighting must be consistent with best practice "dark-sky" standards. The use of streetlights will be minimized to the extent feasible while meeting minimum health and safety regulations.

The outdoor lighting will be consistent with "dark-sky" standards and will minimize streetlights while meeting all health and safety regulations.

- CS.2.7 Landscape designs for new development will emphasize the use of native and/or drought tolerant vegetation, with non-native and atypical vegetation integrated sparingly into any landscaped area.

The landscape plan uses a variety of native and drought tolerant vegetation that differ in size and shape throughout the buffer, streetscape, parking, and planter areas.

- CS.2.7.1 Where landscaping is required in yards adjoining streets, residential subdivisions shall offer at least two (2) options for drought tolerant (i.e. climate adaptive) and native type landscaping.

Not applicable as this is not a residential project.

- CS.2.7.2 Large expanses of turf shall be discouraged, except for necessary use in parks and recreational facilities. The use of treated effluent shall be used whenever feasible for irrigation of large turf areas.

There are no large expanses of turf within this project.

- CS.2.9 Non-residential development shall incorporate best practice design guidelines to mitigate potential visual and natural resource impacts. At a minimum, articulation to break-up long, blank walls (particularly on large concrete tilt-up buildings), complete screening of roof mounted HVAC equipment, low impact development (LID) techniques, and transparency (e.g. windows) shall be incorporated into development projects.

The project's building design incorporates all of these techniques to articulate the long facades of the buildings. See the included architectural elevations with varying colors and materials to keep visual interest while fitting with the natural surrounding environment.

- CS.3.8 The Streets and Highways System Plan map shall depict the existing and desired road network within the plan area, connections to other sub areas of the North

Valleys (such as Stead) and the region, and the Regional Road network as administered by the RTC.

The project integrates with the existing road network, allowing the project to be accessed from other sub areas of the North Valleys region. See the attached Traffic Report in the application for details.

- CS.3.8.1 A collector should be constructed to serve buildout of the industrial area near the railroad tracks (see the Streets and Highways System Plan map).

The project as designed constructs the collector proposed in the Streets and Highways System Plan map, extending Reno Park Blvd to connect to South Ave.

- CS.7.1 Idling of combustible engines, particularly diesel engines, shall be limited to 15 consecutive minutes (see also District Board of Health Regulations Governing Air Quality Management # 040.200). Approval of proposed uses likely to generate such activity (e.g. truck stop, RV resort, power generation) shall include conditions addressing this issue to the satisfaction of Community Development and Air Quality staff.

Any conditions regarding air quality regulation from truck or other industrial use will be met to the satisfaction of Community Development and Air Quality staff with the approval of the special use permit.

Grading Policies

- CS.4.1 Ensure that the scenic and ecologic qualities of the mountains and hills in the Cold Springs planning area are preserved.

The scenic qualities of Cold Springs are the project is contained within the Cold Springs Suburban Character Management Area, intended for industrial development, without infringing on the rural character of the area. The building and site design were thoughtfully planned to integrate the project with the surroundings by minimizing visual impact and natural resource use. The scenic and ecologic qualities of the surrounding mountains and hills will be preserved.

- CS.4.1.1 Development on hillsides shall disturb the smallest area possible. All graded or disturbed areas, exposed slopes and areas of soil or landform disturbance not designated for development shall be revegetated after grading in order to mitigate adverse visual impacts, improve soil conditions, minimize erosion and stabilize necessary cut and fill slopes with plant roots. Drought tolerant/fire resistant and/or native species should be used whenever possible.

Development on the hillside keeps grading as minimal as practicable for the building pads needed for development while still allowing for nearly 60 acres of undisturbed land area. All exposed slopes will be revegetated with native species, hydroseeded, or covered with rip-rap as appropriate.

- CS.4.1.2 Revegetation should be conducted as soon as practicable after disturbance while considering factors favorable to successful outcomes, such as weather and seasonal conditions.

Revegetation will be conducted as soon as practicable to achieve the benefits stated above.

- CS.4.2 The following shall be considered in all grading activities:
 - 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 where possible to minimize erosion.
 - e. Minimize cuts and fills.

All physical characteristics were considered in the project design and engineering. As a grading specific project, attention was given to the slopes and soil conditions on the site that were evaluated in the design per the geotechnical study recommendations. Slope treatment with revegetation will be utilized to restore slopes and limit erosion and subsequent sedimentation within adjacent storm-water conveyances.

- CS.7.2 To help avoid significant wind blown dust events, as well as the need for lengthy and extensive dust control measures, mass grading/soil engineering during development activities shall be limited to the current phase of development plans for which a final map will be recorded and building construction commenced in a timely manner.

The grading disturbance will only be limited to the current phase of development as agreed upon in final construction plans, and extensive dust control measures will be taken throughout.

Appendix A

Application Materials

Washoe County Development Application

Property Owner Affidavit

Special Use Permit – Supplemental Information

Special Use Permit for Grading – Supplemental Information

Washoe County Fee Schedule

Washoe County Treasurer – Tax Payment Records

Building Elevations and Signage Detail

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:			
Project Description:			
Project Address:			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets AND area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
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:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
For Office Use Only			
Date Received: Initial:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Additional Applicant Information

Property Owner:

Name: Great Basin Water Co. - Cold Springs Division

Address: 1005 Terminal Way Ste. 294

Reno, NV Zip: 89502

Phone: 775-432-3184 Fax:

Email: James.Eason@greatbasinwaterco.com

Contact Person: James Eason

Property Owner:

Name: Charlene Christman, Trustee

Address: 1395 Celese Circle

Reno, NV Zip: 89511

Property Owner:

Name: Andre Sallaberry

Address: P.O. Box 61166

Reno, NV Zip: 89506

Property Owner Affidavit

Applicant Name: KP Investments North

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, _____
(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): 081-121-35, 081-121-42, 081-121-44

Printed Name James Eason - Director of Nevada Operations

Signed *James Eason*

Address Great Basin Water Co. – Cold Springs Division

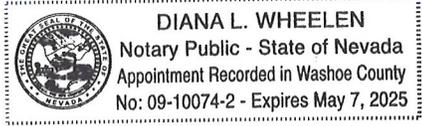
1005 Terminal Way, Ste. 294, Reno, NV 89502

Subscribed and sworn to before me this
7th day of February, 2022

Diana L. Wheeler
Notary Public in and for said county and state

My commission expires: May 7, 2025

(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?

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.)

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

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?

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

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

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.

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 type="checkbox"/> No
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9. Utilities:

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

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	
b. Health Care Facility	
c. Elementary School	
d. Middle School	
e. 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?

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

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.)

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

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)?

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	If yes, how tall is the berm at its highest?
-----	----	--

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)?

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

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

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?

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

--

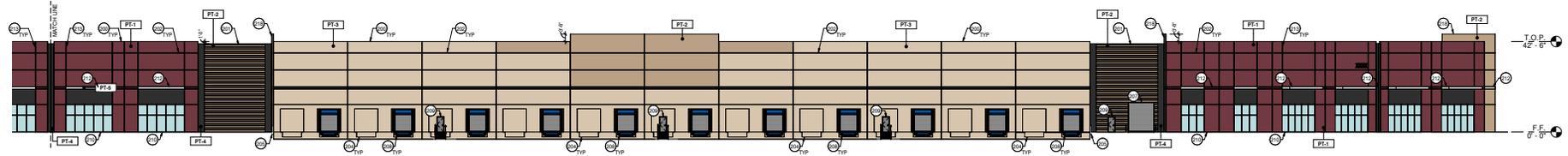
17. Have you reviewed the revegetation plan with the Washoe Storey Conservation District? If yes, have you incorporated their suggestions?

--

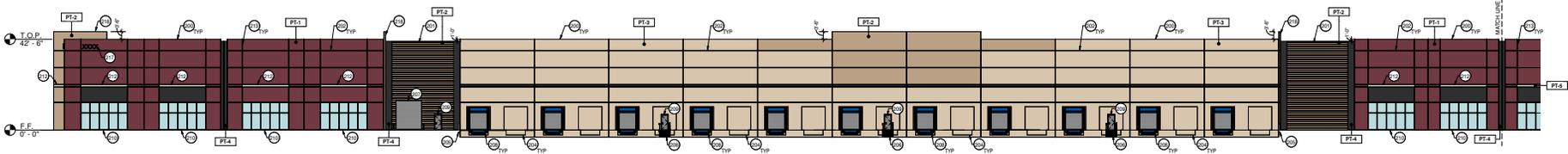
18. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that may prohibit the requested grading?

Yes	No	If yes, please attach a copy.
-----	----	-------------------------------

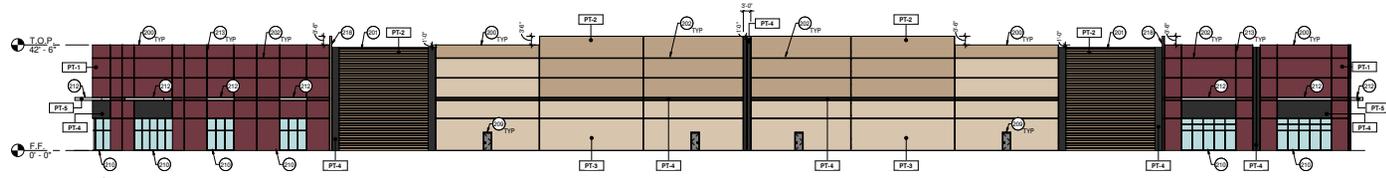
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3 PARTIAL WEST ELEVATION - B
1" = 20'-0"



2 PARTIAL WEST ELEVATION - A
1" = 20'-0"

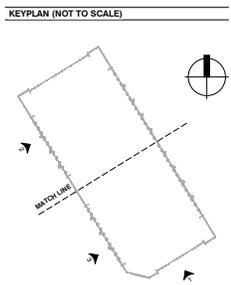


1 SOUTH ELEVATION
1" = 20'-0"

PAINT SCHEDULE	
PT-1	SHERWIN WILLIAMS - SW6537 FINE WINE
PT-2	SHERWIN WILLIAMS - SW108 LATTE
PT-3	SHERWIN WILLIAMS - SW106 KILIM BEIGE
PT-4	SHERWIN WILLIAMS - SW6258 TRICORN BLACK
PT-5	SHERWIN WILLIAMS - SW7961 REFLECTION

- GENERAL NOTES - PAINT**
- CONTRACTOR TO PROVIDE FULL SIZE MOCK-UP PANEL OF PAINT COLOR AT ENTRY AREA FOR OWNER/ARCHITECT APPROVAL.
 - SEE SHEET "A01 - BUILDING ELEVATIONS" FOR ADDITIONAL INFORMATION.
 - TILT-UP CONCRETE WALL PANELS AND CMU WALLS SHALL RECEIVE LEXON PRIMER OR APPROVED EQUAL AND TWO (2) COATS OF QUALITY MEDIUM TEXTURED ACRYLIC LATE PAINT AS RECOMMENDED BY THE PAINT MANUFACTURER.
 - EXTERIOR WALL PANELS SHALL BE HYDRO WASHED PRIOR TO PAINT APPLICATION.
 - EXTERIOR MAIN DOORS AND FRAMES, OVERHEAD DOORS, ALL STEEL AND FLASHING, SHALL RECEIVE PRIMER AND TWO (2) COATS OF SEMI-GLOSS ENAMEL PAINT.
 - PIPE BOLLARDS, STAIRS FRAMING, AND LADDERS SHALL RECEIVE PRIMER AND TWO (2) COATS OF SEMI-GLOSS ENAMEL.
 - METAL BAR GRATING, STAIR TREADS, LANDINGS, RAILINGS, AND GUARDRAILS SHALL BE GALVANIZED, AND PAINT.
 - TRELLIS CANOPIES TO BE GALVANIZED AND PREPPED TO RECEIVE TWO (2) COATS OF SEMI-GLOSS EXTERIOR ENAMEL.

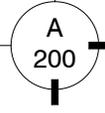
- KEYNOTES**
- TILT-UP CONCRETE PANEL - TYP.
 - HORIZONTAL REVEALS A 1/2" O.C.
 - HORIZONTAL REVEALS.
 - IN-CUT PANEL FOR FUTURE OPENING PROVIDE REVEAL TO OUTLINE OPENING - SEE STRUCTURAL.
 - DOCK RETURNING WALL WITH PANEL - SEE STRUCTURAL.
 - DOCK STAIRS.
 - SECTIONAL DRUG AND ALCOHOL STORE - MATCH BUILDING.
 - SECTIONAL DOCK DOOR - FACTORY WHITE FINISH.
 - MANUALLY OPERATED DOOR - MATCH BUILDING.
 - ALUMINUM STOREFRONT SYSTEM.
 - METAL TRELLIS CANOPY.
 - METAL REVEAL.
 - ADDRESS NUMBER SET INTO CONCRETE, 18" TALL NUMBERS AT NORTHWEST AND SOUTH WEST CORNERS OF BUILDING.
 - PANEL RETURNS AT FOOT LEVEL - SEE STRUCTURAL.



DESIGNED BY
 PROJECTED BY
 ARCHITECTURE
 3718 N. 75th. 4th. Suite 105
 Scottsdale, Arizona 85251
 Telephone 480 941 4822
 www.dpwaarchitects.com

REVISION SCHEDULE		
#	DESCRIPTION	DATE

drawn by: jm
 project no.: 22001
 date: 02/08/2022

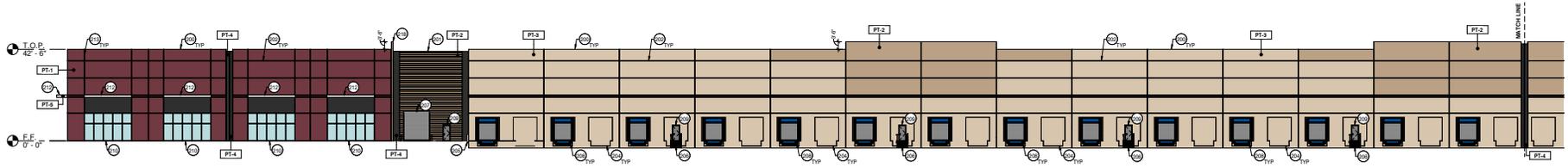


BUILDING ELEVATIONS

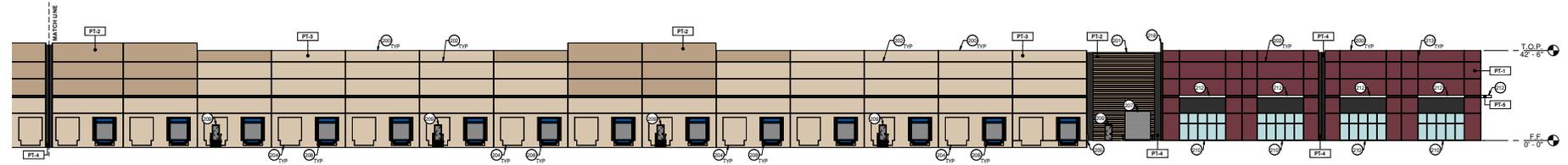
KP INVESTMENTS NORTH
 WASHOE COUNTY, NEVADA

PREPARED FOR CONTRACTOR OR RECORDING

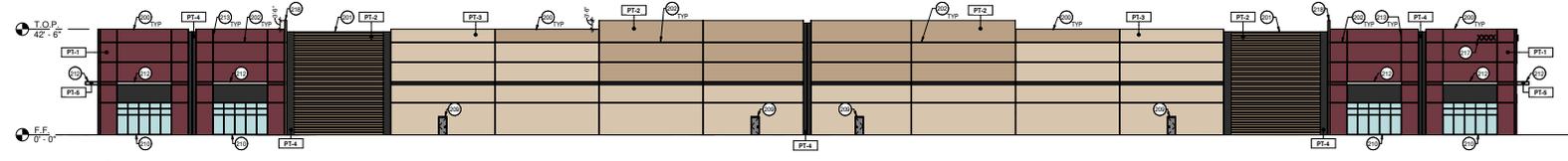
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6 PARTIAL EAST ELEVATION - B
1" = 20'-0"



5 PARTIAL EAST ELEVATION - A
1" = 20'-0"



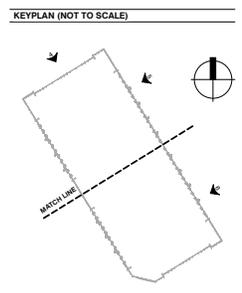
4 NORTH ELEVATION
1" = 20'-0"

PAINT SCHEDULE

PT.1	SHERWIN WILLIAMS - SW6037 FINE WINE
PT.2	SHERWIN WILLIAMS - SW108 LATTE
PT.3	SHERWIN WILLIAMS - SW106 KILIM BEIGE
PT.4	SHERWIN WILLIAMS - SW628 TRICOORN BLACK
PT.5	SHERWIN WILLIAMS - SW7861 REFLECTION

- GENERAL NOTES - PAINT**
- CONTRACTOR TO PROVIDE FULL SIZE MOCK-UP PANEL OF PAINT COLOR AT ENTRY AREA FOR OWNER / ARCHITECT APPROVAL.
 - SEE SHEET 3000 - BUILDING ELEVATIONS FOR ADDITIONAL INFORMATION.
 - TILT-UP CONCRETE WALL PANELS AND CMU WALLS SHALL RECEIVE LUXON PRIMER OR APPROVED EQUAL AND TWO (2) COATS OF QUALITY MEDIUM TEXTURED ACRYLIC LATEX PAINT AS RECOMMENDED BY THE PAINT MANUFACTURER.
 - EXTERIOR WALL PANELS SHALL BE HYDRO-WASHED PRIOR TO PAINT APPLICATION.
 - EXTERIOR MAIN DOORS AND FRAMES, OVERHEAD DOORS, ALL STEEL AND FLASHINGS, SHALL RECEIVE PRIMER AND TWO (2) COATS OF SEMI-GLOSS ENAMEL PAINT.
 - PIPE BOLLARDS, STAIRS FRAMING, AND LADDERS SHALL RECEIVE PRIMER AND TWO (2) COATS OF SEMI-GLOSS ENAMEL.
 - METAL BAR GRATING, STAIR TREADS, LANDINGS, RAILINGS, AND GUARDRAILS SHALL BE GALVANIZED, NO PAINT.
 - TRELLIS CANOPIES TO BE GALVANIZED AND PREPARED TO RECEIVE TWO (2) COATS OF SEMI-GLOSS EXTERIOR ENAMEL.

- KEYNOTES**
- TILT-UP CONCRETE PANEL - TYP.
 - HORIZONTAL REVEALS AT 12" O.C.
 - HORIZONTAL REVEALS.
 - KNOCKOUT PANEL FOR FUTURE OPENING, PROVIDE REVEAL TO OUTLINE OPENING - SEE STRUCTURAL.
 - DOOR FRAME IN WALL WITH FRA - SEE STRUCTURAL.
 - DOOR STAIRS.
 - SECTIONAL DOOR IN DOOR - PAINT TO MATCH BUILDING.
 - SECTIONAL DOOR TO FACTORY WHITE FINISH.
 - MN DOOR OPENING TO MATCH BUILDING.
 - ALUMINUM OPERATIVE SYSTEM.
 - METAL TRELLIS CANOPY.
 - VERTICAL REVEAL.
 - ADDRESS MARKERS FOR PRECAST CONCRETE, #FTALL NUMBERS AT NORTH WEST AND SOUTH WEST CORNERS OF BUILDING.
 - PANEL RETURNS AT ROOF LEVEL - SEE STRUCTURAL.



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OR RECORDING

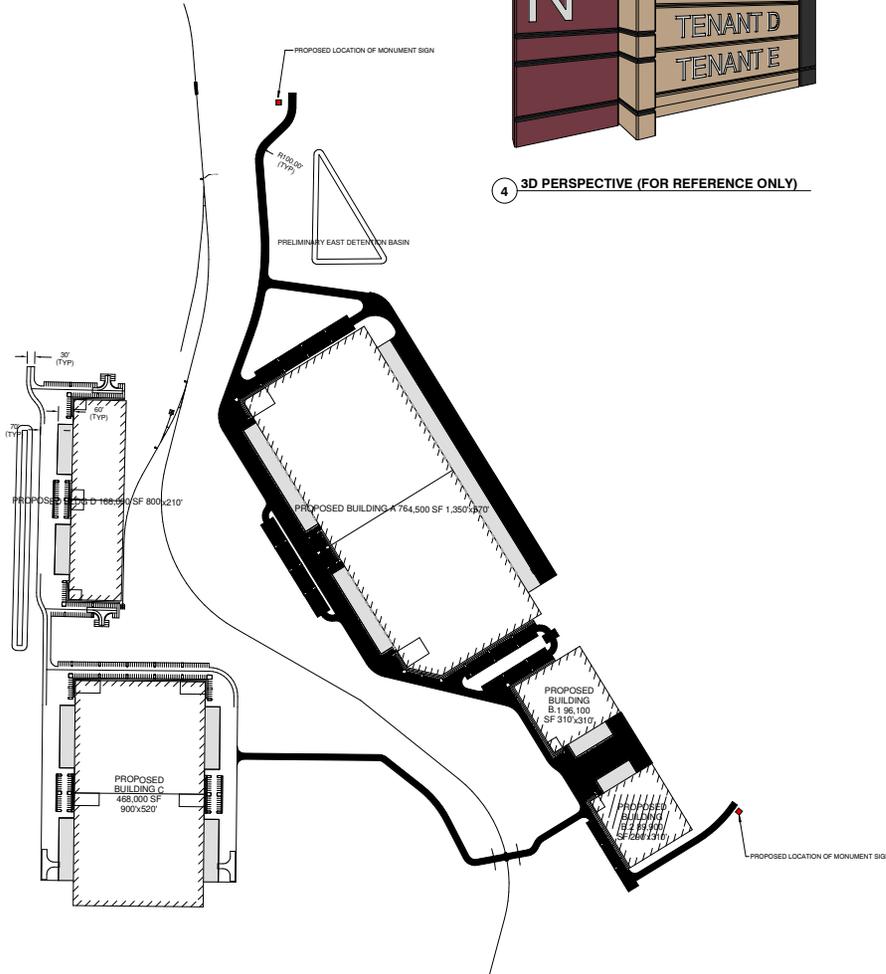
DESIGNER: ARCHITECTURAL DESIGN GROUP, INC.
 PROJECT: KIP INVESTMENTS NORTH
 ADDRESS: 1150 S. 11TH ST., LAS VEGAS, NV 89102
 3719 N. 75th AVE, SUITE 105
 ACCORDALE, UTAH 84001
 TELEPHONE: 435.394.1422
 WWW.ARCHITECTS.COM

REVISION SCHEDULE

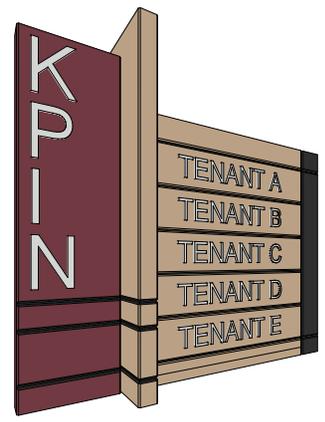
#	DESCRIPTION	DATE

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 Project no.: 2001
 Date: 02/06/2022

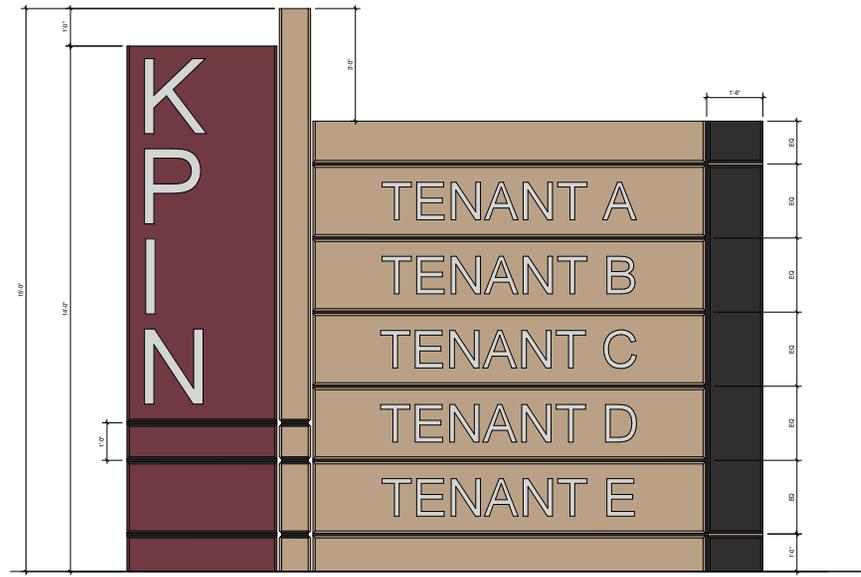
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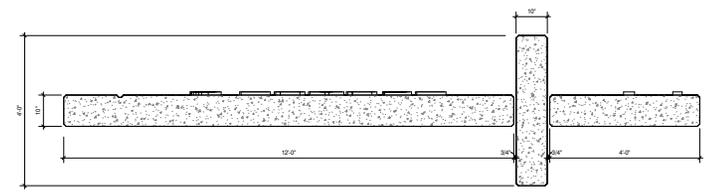
1 OVERALL SITE PLAN
1" = 200'-0"



4 3D PERSPECTIVE (FOR REFERENCE ONLY)



3 MONUMENT SIGN ELEVATION
3/4" = 1'-0"



2 MONUMENT SIGN FLOOR PLAN
3/4" = 1'-0"

KP INVESTMENTS NORTH
 WASHOE COUNTY, NEVADA

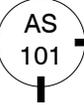
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REVISION SCHEDULE		
#	DESCRIPTION	DATE

Drawn by: JR
 Project no.: 2001
 Date: 02/06/2022



SITE DETAILS