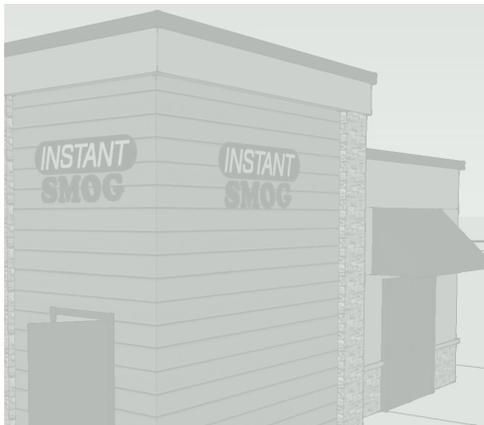


1150 CORPORATE BLVD.  
RENO, NV 89502  
775.856.1150  
CFARENO.COM

The logo for CFA, consisting of the lowercase letters 'cfa' in a white, handwritten-style font on a dark blue rectangular background.

# INSTANT SMOG ADMINISTRATIVE PERMIT

JANUARY 3, 2017



**SUBMITTED IN  
PARTNERSHIP  
WITH:**

ODYSSEY ENGINEERING  
ORIGIN8 ARCHITECTURE

# INSTANT SMOG ADMINISTRATIVE PERMIT

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# INSTANT SMOG ADMINISTRATIVE PERMIT

## Project Request

This application package includes the following request:

- ❖ *A request to allow an Auto Repair use in the General Commercial zoning district per Table 110.302.5.3 of the Washoe County Development Code.*

This application is a request for an Administrative Permit to allow an auto repair use (i.e. smog check) located in the General Commercial (GC) zoning district. The project site is situated on a single parcel, but the overall development impacts the adjacent parcel, as well (APN 552-190-08 and 552-190-09). The parcel is currently vacant and is located north of Buck Drive and east of Lemmon Drive in the North Valley's area. The property is located south of an existing AutoZone, west of residential development, north of a Shell gas station and east of a Walgreens. The parcel has a zoning designation of General Commercial, a master plan designation of Commercial, and is within the North Valleys Area Plan.

Future development of the property will include a 4,800-square foot retail building and a 405-square foot smog check building, along with associated parking and landscaping for the two uses. The application for the Administrative Permit is only needed for the auto repair use (smog check), however, the retail use will require shared access, parking, landscaping, drainage design and utilities, as detailed on the site plan. The southern portion of the parcel will remain vacant, until a future user is determined. The two parcels will be graded at the same time, to allow for one cohesive drainage design of the land. A six-foot wide sidewalk will be constructed adjacent to Lemmon Drive, along the entire length of the parcel. The fencing and ten-foot wide landscape strip will also be constructed along the entire length of the eastern property line, which is adjacent to residential property. The six-foot tall wooden fence will screen the commercial/retail uses from the residential development. Access into the site will be off Lemmon Drive and will preserve an existing 30-foot wide access easement to the AutoZone parcel directly north.

## Building Architecture

The smog check building will measure 405 square feet in size and 17'-6" in height. Building materials include stucco, stone veneer, awnings with metal roofing, painted siding and single pry roofing. Building materials and warm earth tone colors will complement each other between the two parcels and within the overall development.

## Lighting

Buildings will be lit with downlights in the canopies and under the architectural elements, that will light the buildings and the nearby walkways. Parking lot pole lighting will be provided and will be shown as part of the building permit submittal for the entire retail center. All lighting will be covered, shielded and point downward and will avoid spill over beyond the parcel boundaries. All lighting within 100 feet of the residential development to the east will be limited to 12 feet in height.

# INSTANT SMOG ADMINISTRATIVE PERMIT

---

## Parking

Parking for the smog check building is based on needing four parking stalls for clients and two for employees. The site plan provides for reciprocal parking, access and landscape easements between parcels.

## Infrastructure

Sanitary sewer services will be provided by Washoe County. A proposed six-inch sewer lateral will serve both the retail, smog check building and future development on the southern parcel.

Truckee Meadows Water Authority (TMWA) will be the water purveyor for the project. An existing 12-inch water line is located to the north and will service the future development.

A 72-inch storm drain connects into the property from the southern parcel and runs along the eastern edge in a relocatable drainage easement.

Gas and electrical services will be provided by NV Energy. A two-inch gas line will service the proposed development.

# INSTANT SMOG ADMINISTRATIVE PERMIT



Figure 1 – Vicinity Map

# INSTANT SMOG ADMINISTRATIVE PERMIT

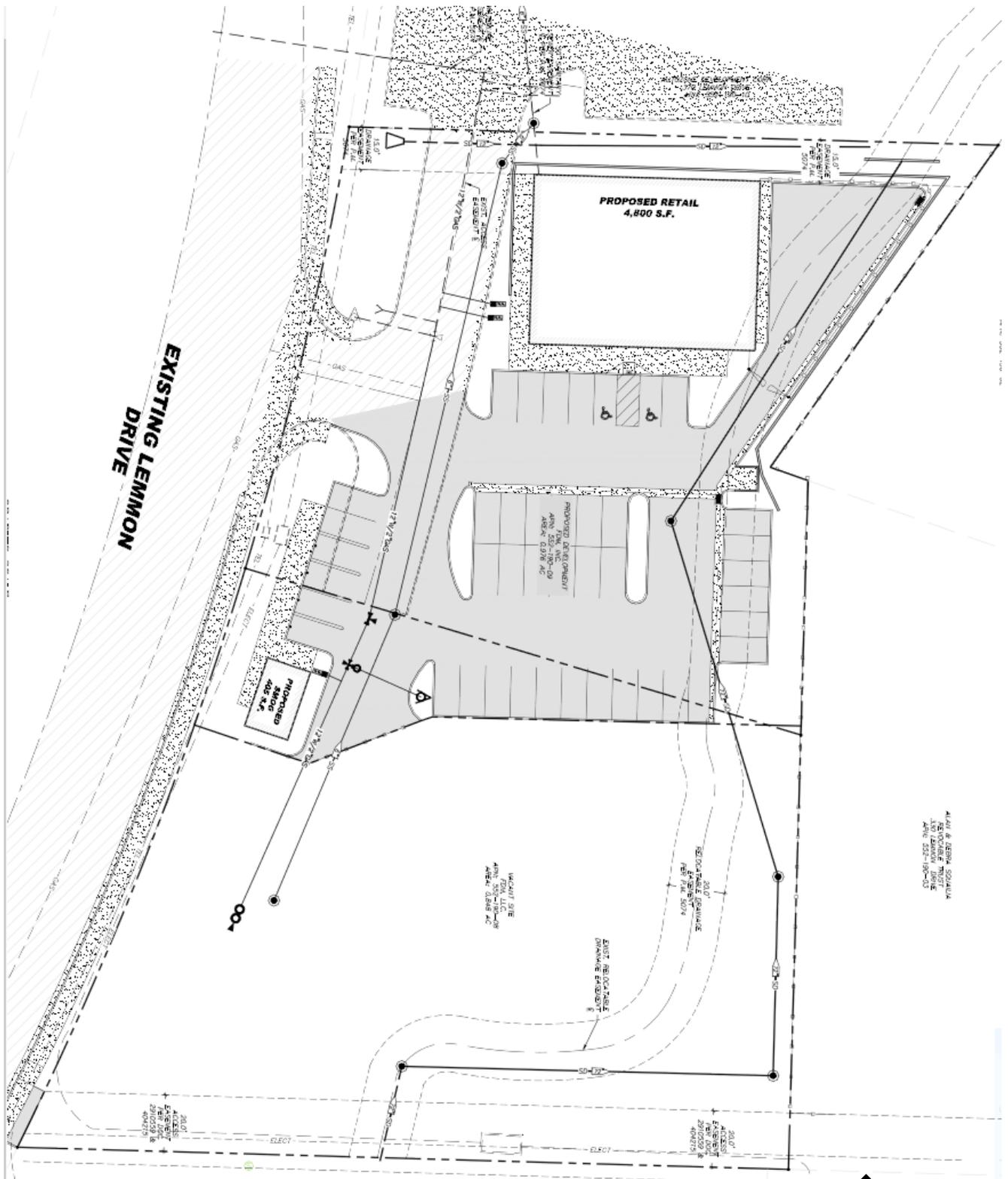


Figure 2 – Site Plan

# INSTANT SMOG ADMINISTRATIVE PERMIT

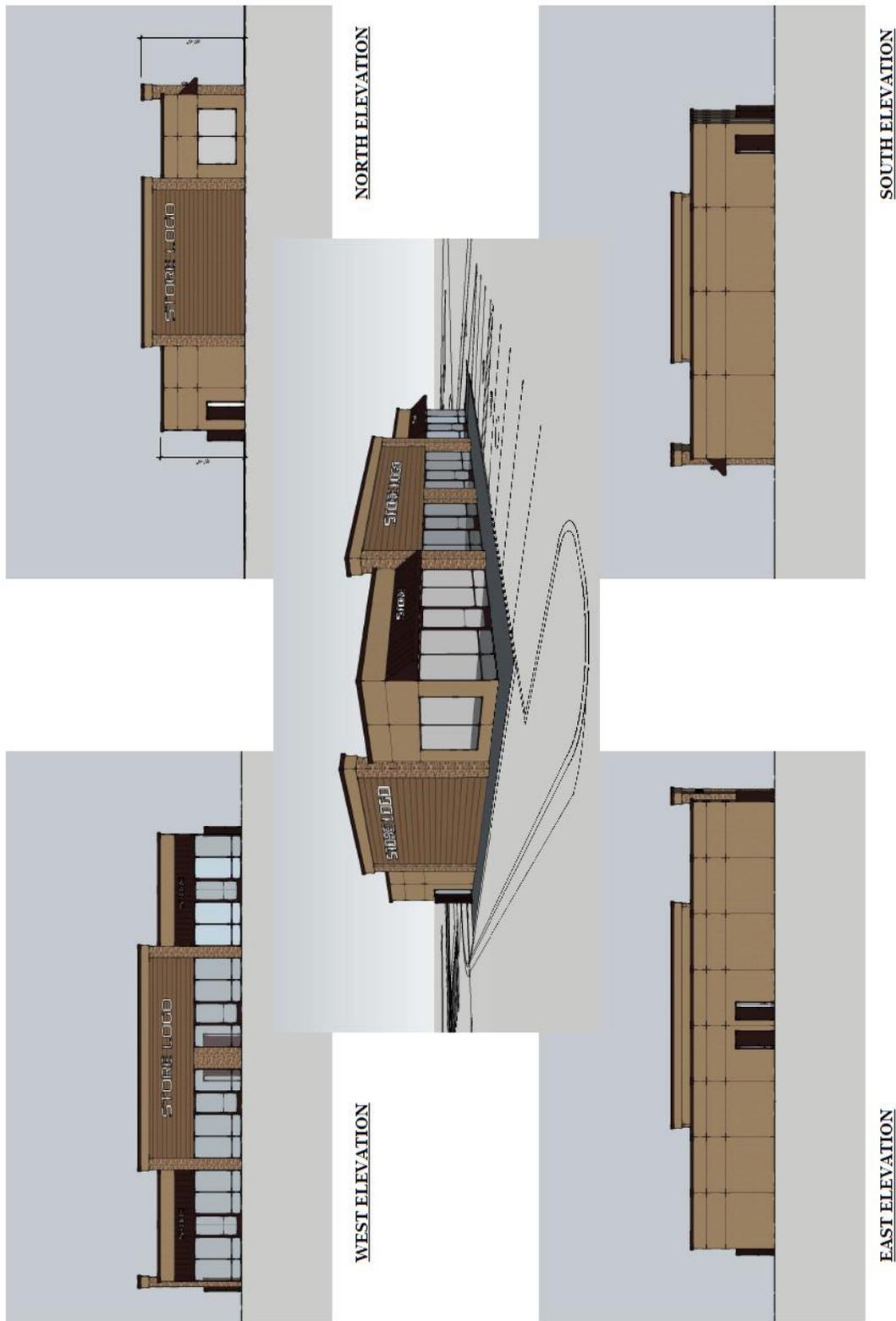


Figure 3 – Retail Building Elevations

# INSTANT SMOG ADMINISTRATIVE PERMIT

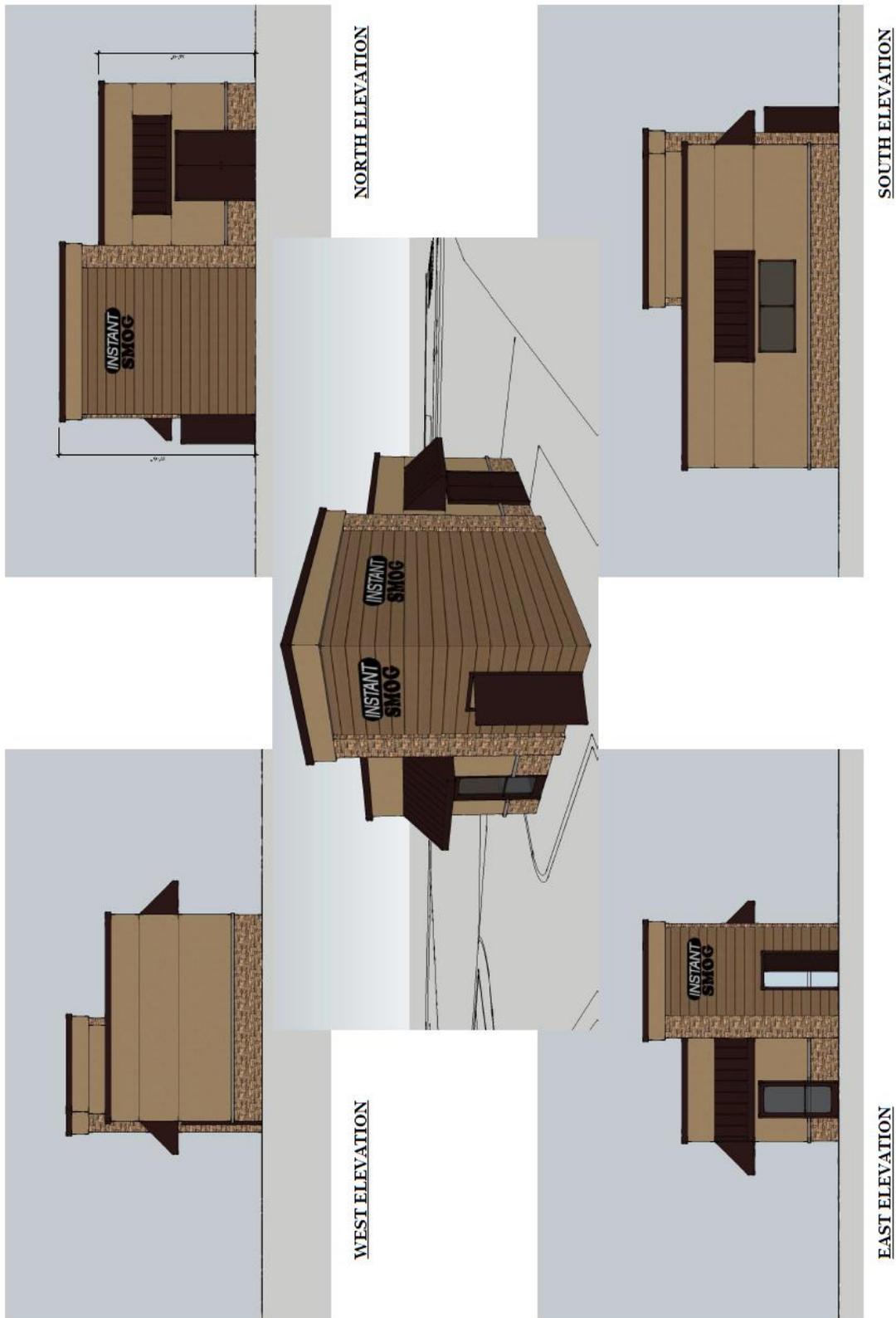


Figure 4 – Instant Smog Building Elevations

# INSTANT SMOG ADMINISTRATIVE PERMIT

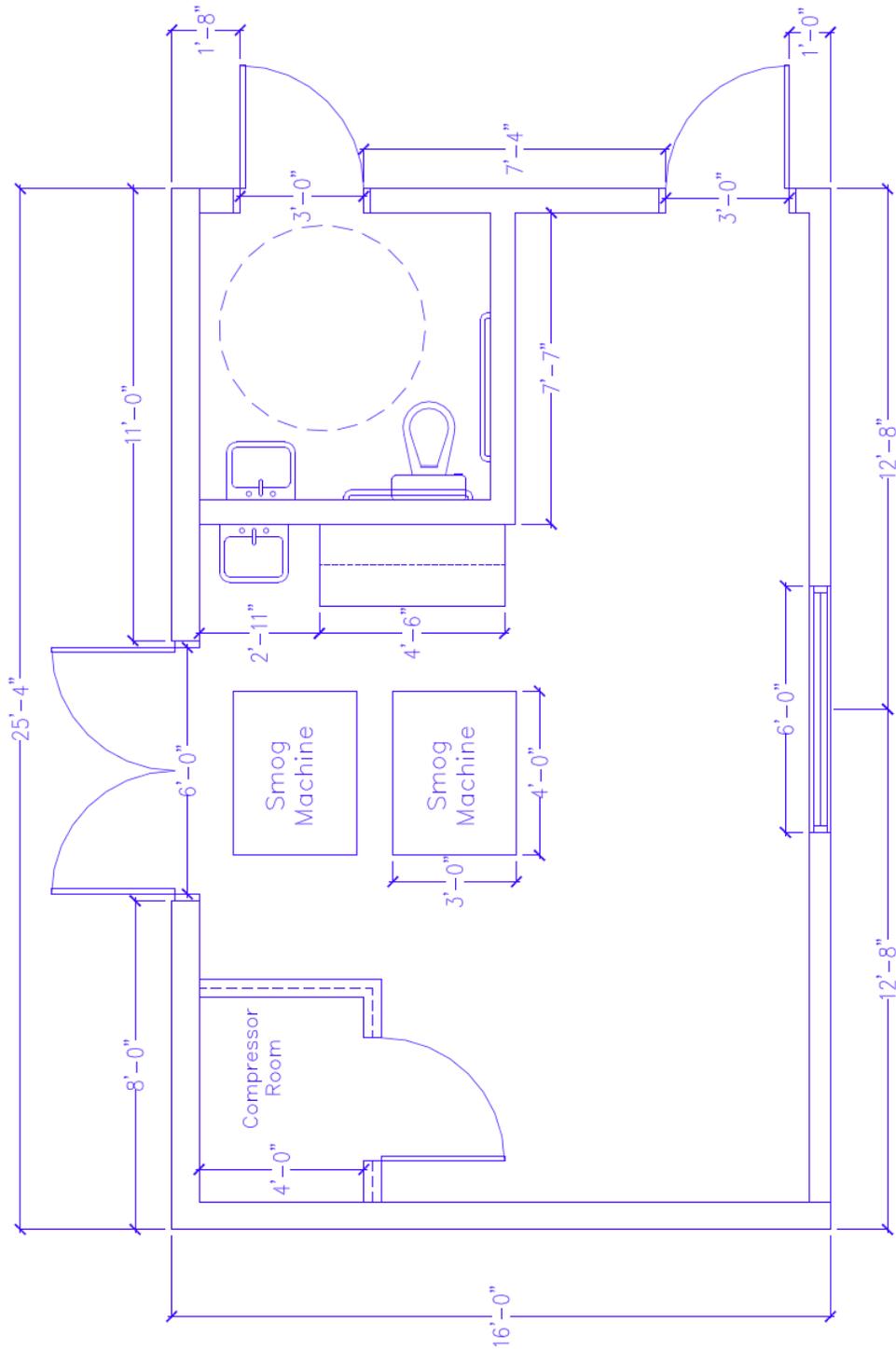


Figure 5 – Instant Smog Floor Plan

# INSTANT SMOG ADMINISTRATIVE PERMIT

## Landscape

Twenty percent of the developed site is required to be landscaped. The proposed developed project area consists of ±42,508 square feet, resulting in ±8,502 square feet of required landscaping. Approximately 11,204 square feet, or 26%, of the developed area will be landscaped. Landscaping will primarily be drought tolerant plantings.

The code requires all yards adjoining a public street to be landscaped and provide for at least one tree for every fifty linear feet of street frontage. The west property line provides a ten-foot wide landscape strip with trees planted approximately 20-feet on center. The east property line is adjacent to residential uses and provides a ten-foot landscape strip with trees planted approximately 20-feet on center. The east side also includes a six-foot tall wooden fence along the entire length of the property line.

## Signage

Signage for the project will comply with Washoe County standards. Signage will be complimentary to the architectural style of the building and will be oriented toward Lemmon Drive. The Instant Smog building will include a building mounted sign that complies with the maximum requirement of 2.5 square feet for each one foot of building frontage.



Figure 6 – Instant Smog Building Signage

# INSTANT SMOG ADMINISTRATIVE PERMIT



Figure 7 – Landscape Plan

# INSTANT SMOG ADMINISTRATIVE PERMIT



View of vacant land facing north.



View of vacant land facing east.

Figure 8 - Site Photographs

# INSTANT SMOG ADMINISTRATIVE PERMIT

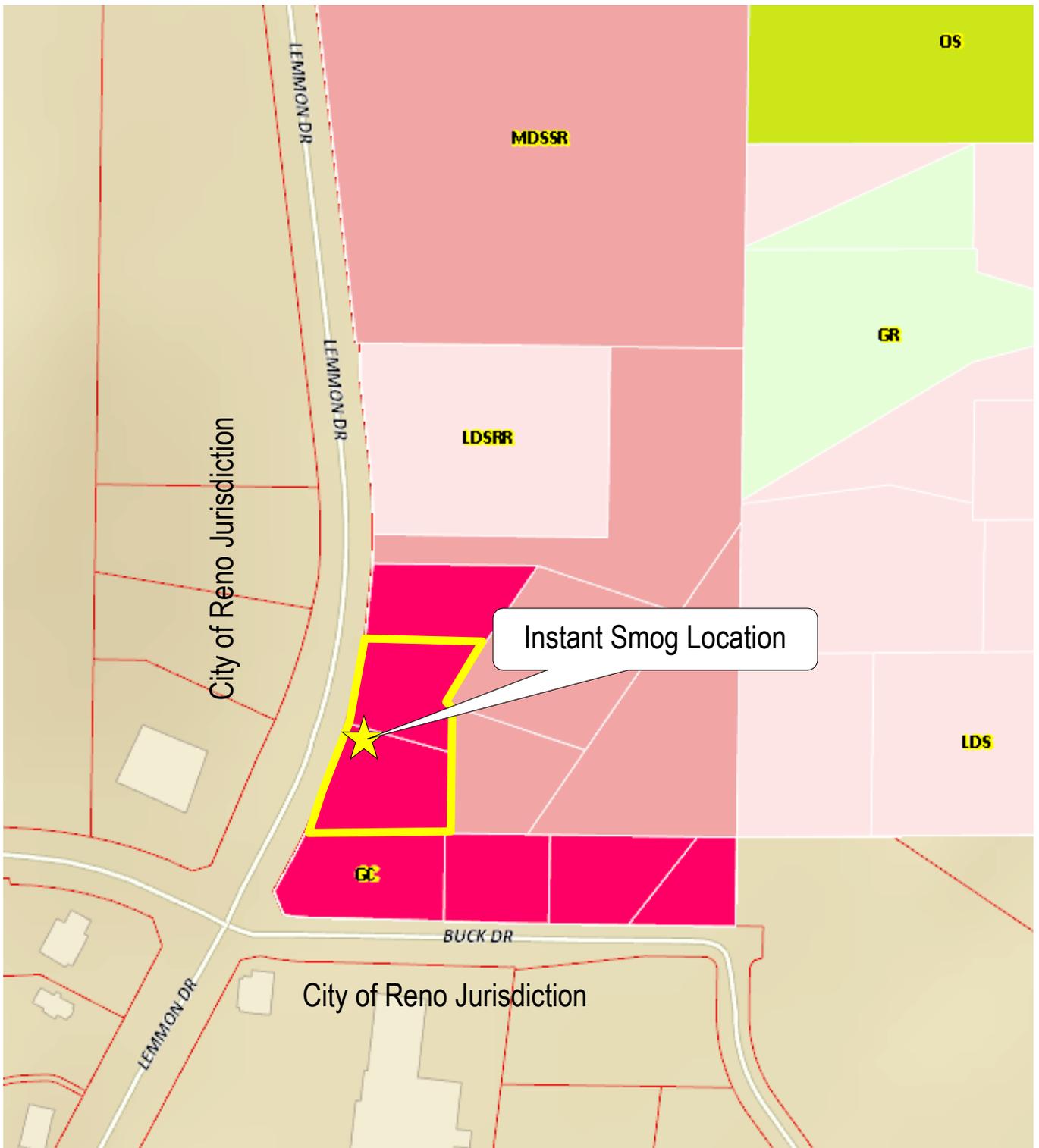


Figure 9 - Zoning Map



# INSTANT SMOG ADMINISTRATIVE PERMIT

## Administrative Permit Findings

Prior to approving an application for an administrative permit, the hearing examiner or the Board of Adjustment shall find that all 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 property is part of the North Valleys Area Plan. The proposed administrative permit is consistent with the following North Valley's Area Plan policies:

Goal One: The pattern of land use designations in the North Valleys Area Plan will implement the community character described in the Character Statement.

NV.1.1: The North Valleys Character Management Plan (NVCMP) map shall identify the North Valleys Rural Character Management Area (NVRCA), the Silver Knolls Suburban Character Management Area (SKSCMA), the Lemmon Valley Suburban Character Management Area (LVSCMA), the Golden Valley Suburban Character Management Area (GVSCMA), and the Reno-Stead Corridor Joint Plan area.

Goal Three: North Valleys Rural Character Management Area. Establish a land use pattern, site development guidelines, and architectural guidelines that will implement and preserve the North Valleys Rural community character as described in the North Valleys Vision and Character Statement.

NV.3.3: Outdoor lighting must be consistent with best practice "dark-sky" standards.

NV.3.4: Perimeter fencing must be consistent with an "open fencing" concept. The use of block, concrete, or similar material should be limited to posts, pillars and similar uses and not used for panel or wall sections. In subdivisions established after the date of final adoption of this plan, perimeter fencing on individual parcels is optional. Plans for the maintenance of perimeter fences will be submitted with tentative map applications.

NV.7.8: Future development plans in any Commercial District or Residential District of MDS intensity or greater must consider, and be consistent with, future or existing multi-modal opportunities, including transit services in the North Valleys planning area. Applications for site plans and tentative maps in these areas will specify the proposed response to this issue.

NV.11.1: Washoe County will ensure that the Regional Transportation Commission gives significant consideration to issues of air quality in the creation of any regional transportation plan that may have the ability to positively or negatively impact air quality in the North Valleys planning area.

NV.11.2: Development in the North Valleys area will comply with all local, state and federal standards regarding air quality.

# INSTANT SMOG ADMINISTRATIVE PERMIT

Goal Fifteen: Personal and economic losses associated with flooding will be minimized. Development in the North Valleys planning area will mitigate any increase in volume of runoff to ensure that the flood hazard to existing developed properties is not exacerbated.

NV.15.1: Development within the North Valleys will conform to Regional Water Plan Policy 3.1.c, "Flood Plain Storage Outside the Truckee River Watershed," as well as locally specific flood control requirements as adopted by Washoe County.

**(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;**

Sanitary sewer services will be provided by Washoe County. A proposed six-inch sewer lateral will serve both the retail, smog check building and future development on the southern parcel.

Truckee Meadows Water Authority (TMWA) will be the water purveyor for the project. An existing 12-inch water line is located to the north and will service the future development.

A 72-inch storm drain connects into the property from the southern parcel and runs along the eastern edge in a relocatable drainage easement.

Gas and electrical services will be provided by NV Energy. A two-inch gas line will service the proposed development.

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

The site is zoned for General Commercial uses and is located on an arterial roadway. The currently vacant property is surrounded by an AutoZone facility to the north, residential development to the east, a Shell gas station to the south and a Walgreens and Lemmon Drive to the west. The proposed smog check facility is not anticipated to be a high traffic generator and will be screened with a six-foot tall wooden fence and row of trees from the residential neighbors to the east.

# INSTANT SMOG ADMINISTRATIVE PERMIT

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**(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;**

The proposed use smog check use has very little impact on the public health, safety or welfare, nor is it detrimental to the character of the surrounding area. The property is surrounded by commercial development on three sides and is approximately 160-feet from the nearest residential zoned property.

**(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.**

There are no known military installations in the vicinity of the site. The proposed request will not affect the location, purpose and mission of the military installation.

## Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

|  |                 |  |                 |
|--|-----------------|--|-----------------|
| <b>Project Information</b>   |                 | Staff Assigned Case No.: _____         |                 |
| Project Name: <b>Instant Smog Administrative Permit</b>  |                 |  |                 |
| Project Description: Request for an Administrative Permit to allow an Auto Repair use in the General Commercial zoning district.           |                 |  |                 |
| Project Address: 310 Lemmon Drive  |                 |  |                 |
| Project Area (acres or square feet): 42,508 SF (proposed development acreage)  |                 |  |                 |
| Project Location (with point of reference to major cross streets AND area locator):<br><b>East of Lemmon Drive and north of Buck Drive</b> |                 |  |                 |
| Assessor's Parcel No.(s):  | Parcel Acreage: | Assessor's Parcel No.(s):              | Parcel Acreage: |
| 552-190-08   | 0.98            |  |                 |
| 552-190-09   | 0.83            |  |                 |
| Section(s)/Township/Range: Section 9 T20N-R19E   |                 |  |                 |
| Indicate any previous Washoe County approvals associated with this application:<br>Case No.(s).  |                 |  |                 |
| <b>Applicant Information (attach additional sheets if necessary)</b>   |                 |  |                 |
| <b>Property Owner:</b>   |                 | <b>Professional Consultant:</b>        |                 |
| Name: FDM LLC  |                 | Name: CFA                              |                 |
| Address: 1580 Hymer Ave., Suite 100 Sparks, NV   |                 | Address: 1150 Corporate Blvd. Reno, NV |                 |
| Zip: 89431   |                 | Zip: 89502                             |                 |
| Phone: 337-2063  | Fax: 337-2066   | Phone: 856-1150                        | Fax: 856-1160   |
| Email: frank@leporiconstruction.com  |                 | Email: afuss@cfareno.com               |                 |
| Cell:  | Other:          | Cell: 771-6408                         | Other:          |
| Contact Person: Frank Lepori   |                 | Contact Person: Angela Fuss            |                 |
| <b>Applicant/Developer:</b>  |                 | <b>Other Persons to be Contacted:</b>  |                 |
| Name: Frank Lepori   |                 | Name:                                  |                 |
| Address: 1580 Hymer Ave., Suite 100 Sparks, NV   |                 | Address:                               |                 |
| Zip: 89431   |                 | Zip:                                   |                 |
| Phone: 337-2063  | Fax: 337-2066   | Phone:                                 | Fax:            |
| Email: frank@leporiconstruction.com  |                 | Email:                                 |                 |
| Cell:  | Other:          | Cell:                                  | Other:          |
| Contact Person: Frank Lepori   |                 | Contact Person:                        |                 |
| <b>For Office Use Only</b>   |                 |  |                 |
| Date Received:   | Initial:        | Planning Area:                         |                 |
| County Commission District:  |                 | Master Plan Designation(s):            |                 |
| CAB(s):  |                 | Regulatory Zoning(s):                  |                 |

# Property Owner Affidavit

**Applicant Name:** FDM, LLC

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, Frank M. Lepori  
(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 Development.

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

Assessor Parcel Number(s): 552-190-08 + 552-190-09

Printed Name Frank M Lepori

Signed [Signature]

Address 1580 Hymer Ave #100  
SPARKS, NV 89431

Subscribed and sworn to before me this 14 day of December, 2016.

(Notary Stamp)

Wendee Lynn Martin  
Notary Public in and for said county and state

My commission expires: 9-1-2020



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

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

## Administrative Permit Application Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to administrative permits may be found in Article 808, Administrative Permits.

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

This application package includes the following request:

❖ *A request to allow an Auto Repair use in the General Commercial zoning district per Table 110.302.5.3 of the Washoe County Development Code.*

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

The project site is situated on a single parcel, but the overall development impacts the adjacent parcel, as well (APN 552-190-08 and 552-190-09). Future development of the property will include a 4,800-square foot retail building and a 405-square foot smog check building, along with associated parking and landscaping for the two uses. The application for the Administrative Permit is only needed for the auto repair use (smog check), however, the retail use will require shared access, parking, landscaping, drainage design and utilities, as detailed on the site plan.

3. What improvements (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.) will have to be constructed or installed and what is the projected time frame for the completion of each?

Sanitary sewer services will be provided by Washoe County. A proposed six-inch sewer lateral will serve both the retail, smog check building and future development on the southern parcel. Truckee Meadows Water Authority (TMWA) will be the water purveyor for the project. An existing 12-inch water line is located to the north and will service the future development. A 72-inch storm drain connects into the property from the southern parcel and runs along the eastern edge in a relocatable drainage easement. Gas and electrical services will be provided by NV Energy. A two-inch gas line will service the proposed development. All the utilities will be constructed prior to the building being constructed.

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

The smog check facility will be constructed in one phase. The retail component, which does not require approval of an Administrative Permit, will also be constructed in one phase.

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

The site is zoned for General Commercial uses and is located on an arterial roadway. The currently vacant property is surrounded by an AutoZone facility to the north, residential development to the east, a Shell gas station to the south and a Walgreens and Lemmon Drive to the west. The proposed smog check facility is not anticipated to be a high traffic generator and will be screened with a six-foot tall wooden fence and row of trees from the residential neighbors to the east.

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

The adjacent properties will benefit from the development because the proposed development will provide for a six foot wide sidewalk that connects the AutoZone business to the north with the Shell gas station to the south. In addition, the residential development to the east will be screened with a six-foot tall solid wood fence and a ten foot wide landscape strip and trees along the entire length of the property.

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

Negative impacts will be minimized by development of a fence for screening and landscaping that will separate the residential development to the east from the commercial development and noise generated from traffic on Lemmon Drive.

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

Development of a 405 square foot smog check facility will have very little impact on the neighbors. The building has been pushed as close to the western property line that is permitted while allowing for adequate setbacks, sidewalks and landscaping. This is the furthest location available on the property and provides the greatest distance between the existing residences and the smog check building. While the smog check building does not utilize the majority of the parcel, the entire parcel will be developed with a sidewalk on the west side and landscape and screening on the east side.

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

The smog check building will provide for 6 parking stalls, which includes 4 for customers and 2 for employees. Additional parking is provided on the site plan, for the future retail user.

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

Twenty percent of the developed site is required to be landscaped. The proposed developed project area consists of  $\pm 42,508$  square feet, resulting in  $\pm 8,502$  square feet of required landscaping. Approximately 11,204 square feet, or 26%, of the developed area will be landscaped. Landscaping will primarily be drought tolerant plantings. The code requires all yards adjoining a public street to be landscaped and provide for at least one tree for every fifty linear feet of street frontage. The west property line provides a ten-foot wide landscape strip with trees planted approximately 20-feet on center. The east property line is adjacent to residential uses and provides a ten-foot landscape strip with trees planted approximately 20-feet on center. The east side also includes a six-foot tall wooden fence along the entire length of the property line.

11. What type of signs and lighting will be provided? On a separate sheet, show a depiction (height, width, construction materials, colors, illumination methods, lighting intensity, base landscaping, etc.) of each sign and the typical lighting standards. (Please indicate location of signs and lights on site plan.)

Signage will be complimentary to the architectural style of the building and will be oriented toward Lemmon Drive. The Instant Smog building will include a building mounted sign that complies with the maximum requirement of 2.5 square feet for each one foot of building frontage. Buildings will be lit with downlights in the canopies and under the architectural elements, that will light the buildings and the nearby walkways. Parking lot pole lighting will be provided and will be shown as part of the building permit submittal for the entire retail center. All lighting will be covered, shielded and point downward and will avoid spill over beyond the parcel boundaries. All lighting within 100 feet of the residential development to the east will be limited to 12 feet in height.

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

13. Utilities:

|                  |               |
|------------------|---------------|
| a. Sewer Service | Washoe County |
| b. Water Service | TMWA          |

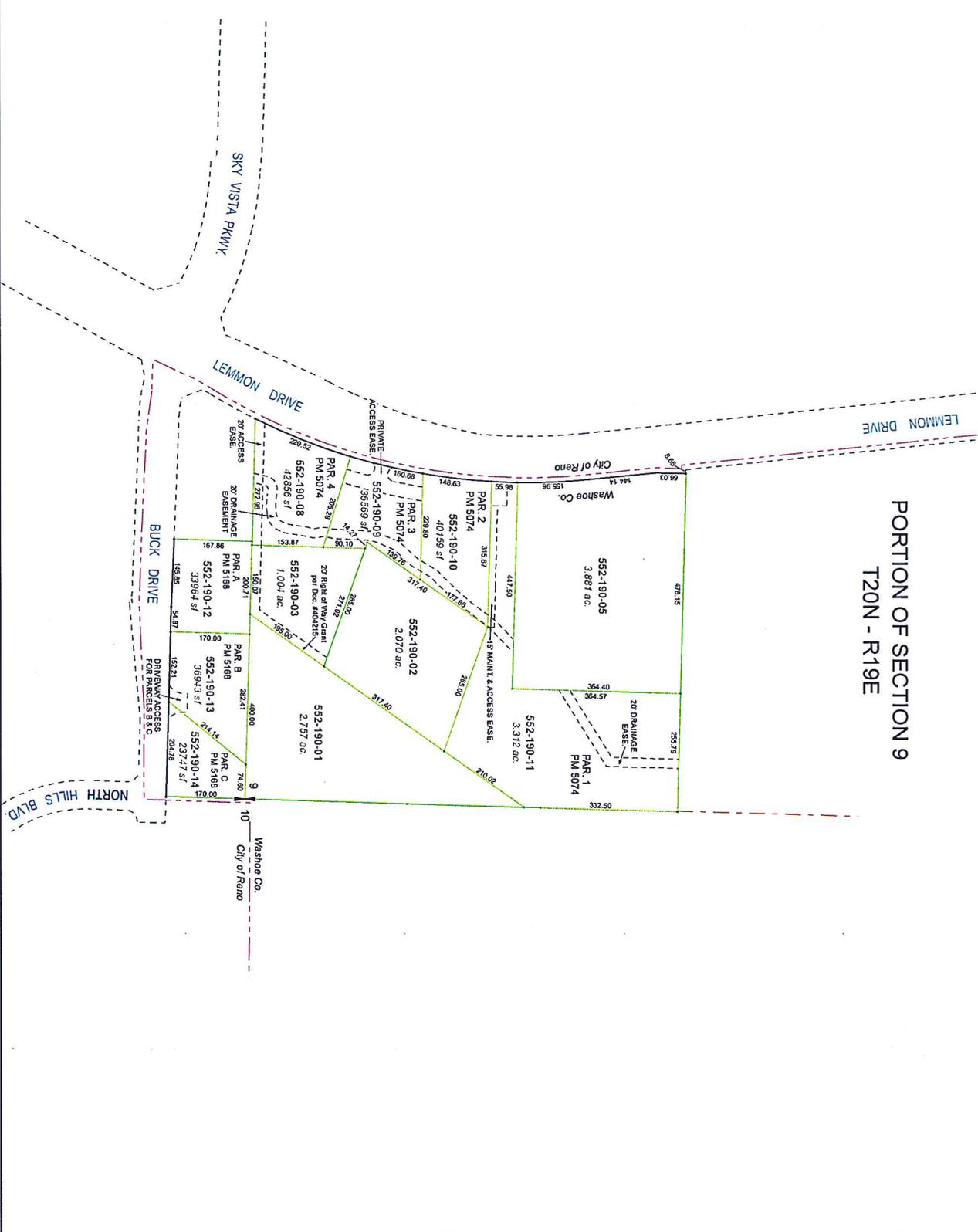
For most uses, the Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County. Please indicate the type and quantity of water rights you have available should dedication be required:

|                    |  |                    |  |
|--------------------|--|--------------------|--|
| 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 |  |

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

Water rights will be through TMWA.

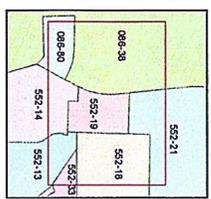
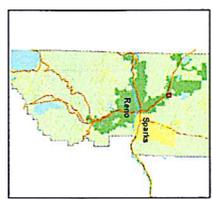
**PORTION OF SECTION 9  
T20N - R19E**



Assessor's Map Number  
**552-19**

STATE OF NEVADA  
**WASHOE COUNTY**  
ASSESSOR'S OFFICE  
Michael E. Clark, Assessor

1001 East Ninth Street  
Building D  
Reno, Nevada 89512  
(775) 335-2231



created by: **KSB 12/2/2011**  
last updated: **KSB 8/10/12 KSB 7/02/15**  
area previously shown on map(s):  
**088-02**

NOTE: This map was prepared for the use of the illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the correctness or accuracy of the data furnished hereon.

Washoe County Treasurer  
Tammi Davis

Washoe County Treasurer  
P.O. Box 30039, Reno, NV 89520-3039  
ph: (775) 328-2510 fax: (775) 328-2500  
Email: tax@washoecounty.us

Account Detail

[Back to Search Results](#)
[Change of Address](#)
[Print this Page](#)

| Washoe County Parcel Information   |                |   |
|--|----------------|---|
| Parcel ID  | Status         | Last Update                               |
| 55219008   | Active         | 12/30/2016 2:09:55 AM                     |
| <b>Current Owner:</b><br>FDM LLC<br><br>1580 HYMER AVE 100<br>SPARKS, NV 89431 |                | <b>SITUS:</b><br>310 LEMMON DR<br>WCTY NV |
| <b>Taxing District</b><br>4000   | <b>Geo CD:</b> |   |
| Legal Description  |                |   |
| Section 9 Lot 4 SubdivisionName _UNSPECIFIED Township 20 Range 19              |                |   |

| Tax Bill (Click on desired tax year for due dates and further details) |         |            |              |          |             |
|--|---------|------------|--------------|----------|-------------|
| Tax Year   | Net Tax | Total Paid | Penalty/Fees | Interest | Balance Due |
| <a href="#">2016</a>   | \$78.59 | \$78.59    | \$0.00       | \$0.00   | \$0.00      |
| <a href="#">2015</a>   | \$78.43 | \$78.43    | \$0.00       | \$0.00   | \$0.00      |
| <a href="#">2014</a>   | \$76.00 | \$76.00    | \$0.00       | \$0.00   | \$0.00      |
| <a href="#">2013</a>   | \$73.78 | \$73.78    | \$0.00       | \$0.00   | \$0.00      |
| <b>Total</b>   |         |            |              |          | \$0.00      |

| Important Payment Information   |
|---|
| <ul style="list-style-type: none"> <li><b>ALERTS:</b> If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.</li> <li>For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See <a href="#">Payment Information</a> for details.</li> </ul> |

**Pay Online**

No payment due for this account.

**\$0.00**

**Pay By Check**

Please make checks payable to:  
**WASHOE COUNTY TREASURER**

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

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

**Payment Information**

**Special Assessment District**

**Installment Date Information**

**Assessment Information**

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

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

Washoe County Treasurer  
Tammi Davis

Washoe County Treasurer  
P.O. Box 30039, Reno, NV 89520-3039  
ph: (775) 328-2510 fax: (775) 328-2500  
Email: tax@washoecounty.us

Account Detail

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| Washoe County Parcel Information   |                |   |
|--|----------------|---|
| Parcel ID  | Status         | Last Update                               |
| 55219009   | Active         | 12/30/2016 2:09:55 AM                     |
| <b>Current Owner:</b><br>FDM LLC<br><br>1580 HYMER AVE 100<br>SPARKS, NV 89431         |                | <b>SITUS:</b><br>340 LEMMON DR<br>WCTY NV |
| <b>Taxing District</b><br>4000   | <b>Geo CD:</b> |   |
| Legal Description<br>Lot 3 Section 9 Township 20 Range 19 SubdivisionName _UNSPECIFIED |                |   |

**Pay Online**

No payment due for this account.

**\$0.00**

**Pay By Check**

Please make checks payable to:  
WASHOE COUNTY TREASURER

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

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

| Tax Bill (Click on desired tax year for due dates and further details) |         |            |              |          |             |
|--|---------|------------|--------------|----------|-------------|
| Tax Year   | Net Tax | Total Paid | Penalty/Fees | Interest | Balance Due |
| 2016   | \$68.77 | \$68.77    | \$0.00       | \$0.00   | \$0.00      |
| 2015   | \$68.63 | \$68.63    | \$0.00       | \$0.00   | \$0.00      |
| 2014   | \$66.50 | \$66.50    | \$0.00       | \$0.00   | \$0.00      |
| 2013   | \$64.56 | \$64.56    | \$0.00       | \$0.00   | \$0.00      |
| Total  |         |            |              |          | \$0.00      |

**Payment Information**

**Special Assessment District**

**Installment Date Information**

**Assessment Information**

**Important Payment Information**

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

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

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



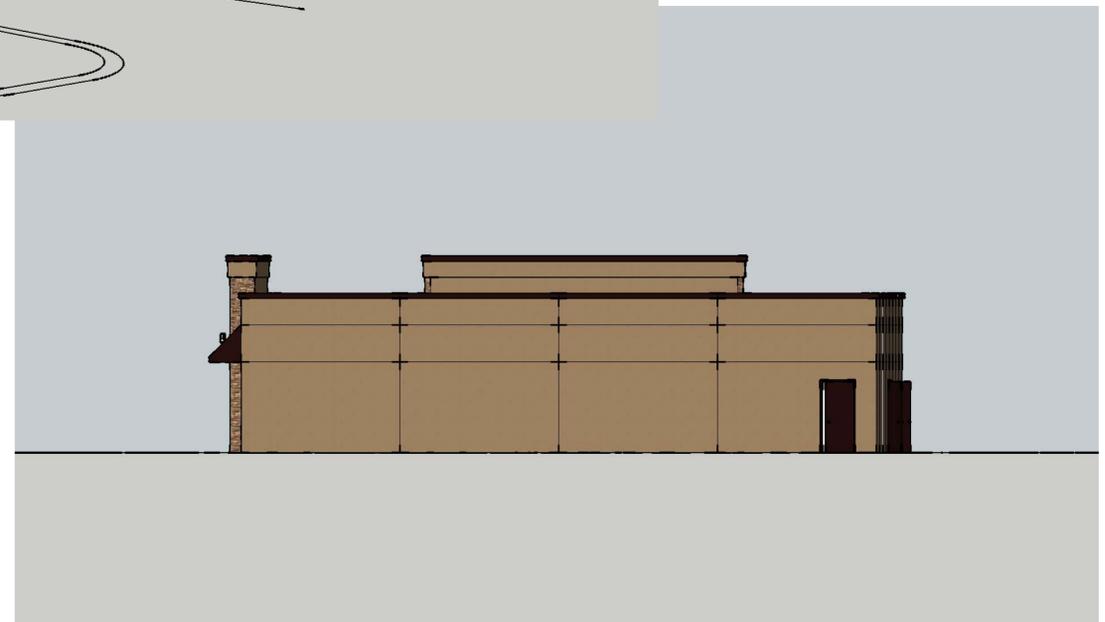
**WEST ELEVATION**



**NORTH ELEVATION**



**EAST ELEVATION**



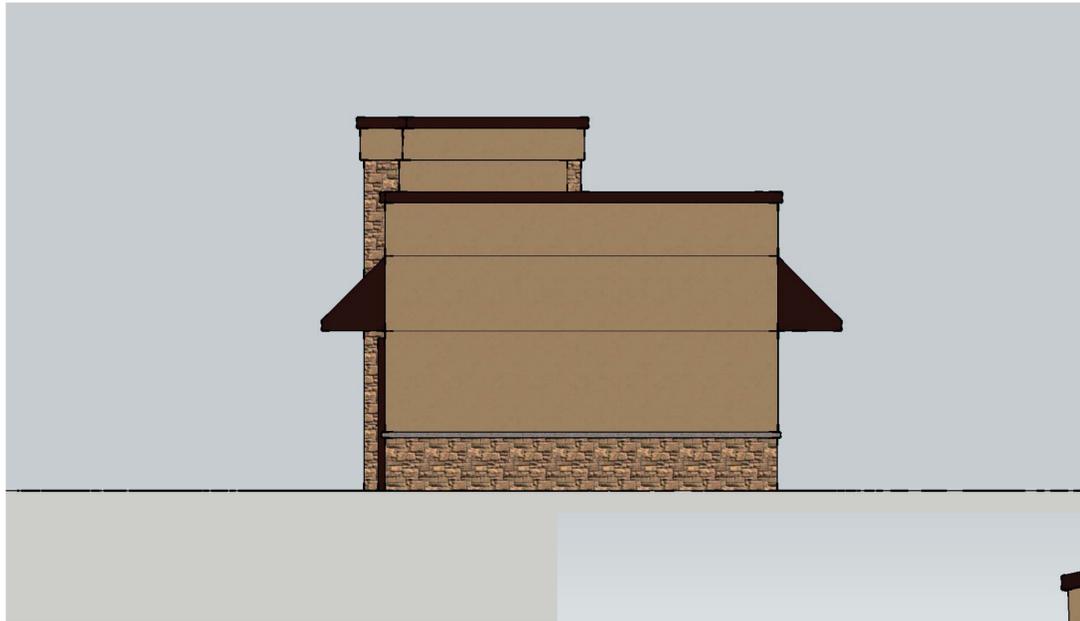
**SOUTH ELEVATION**

RETAIL BUILDING ELEVATIONS AND PERSPECTIVE  
drawing scale: 1/8" = 1'-0"

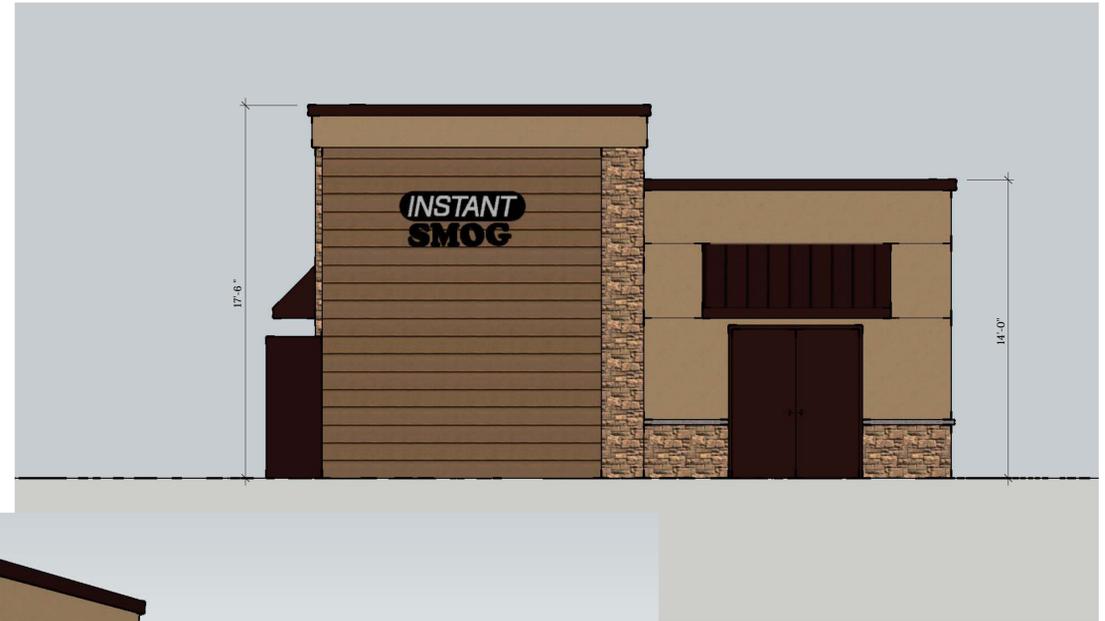


LEMMON VALLEY RETAIL CENTER

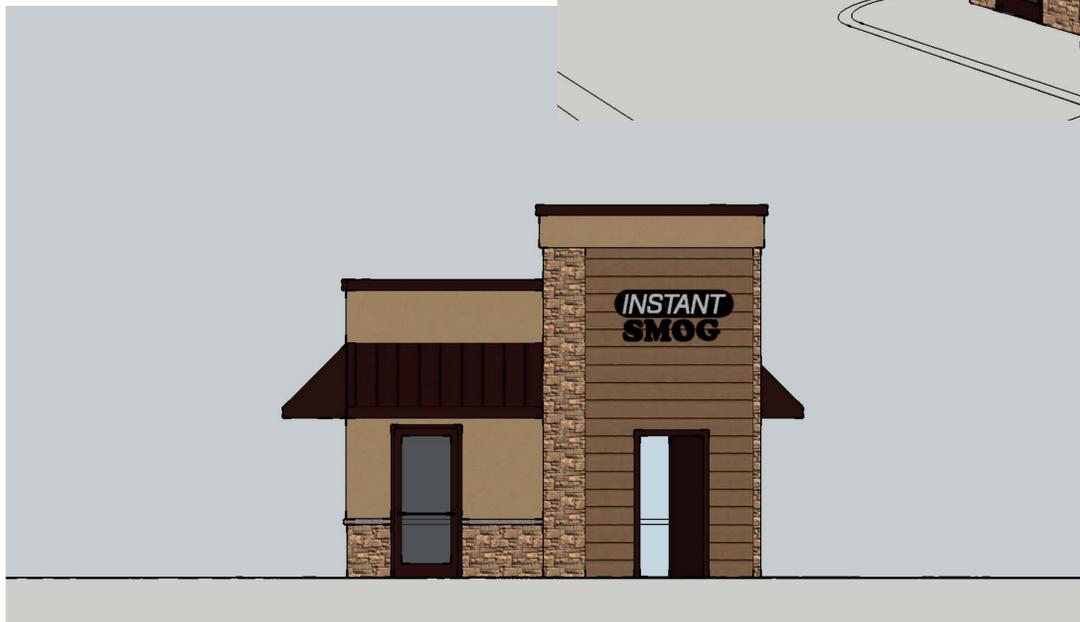
| REVISIONS |         |
|-----------|---------|
| MM/DD/YY  | REMARKS |
| 1         | ...     |
| 2         | ...     |
| 3         | ...     |
| 4         | ...     |
| 5         | ...     |



**WEST ELEVATION**



**NORTH ELEVATION**



**EAST ELEVATION**



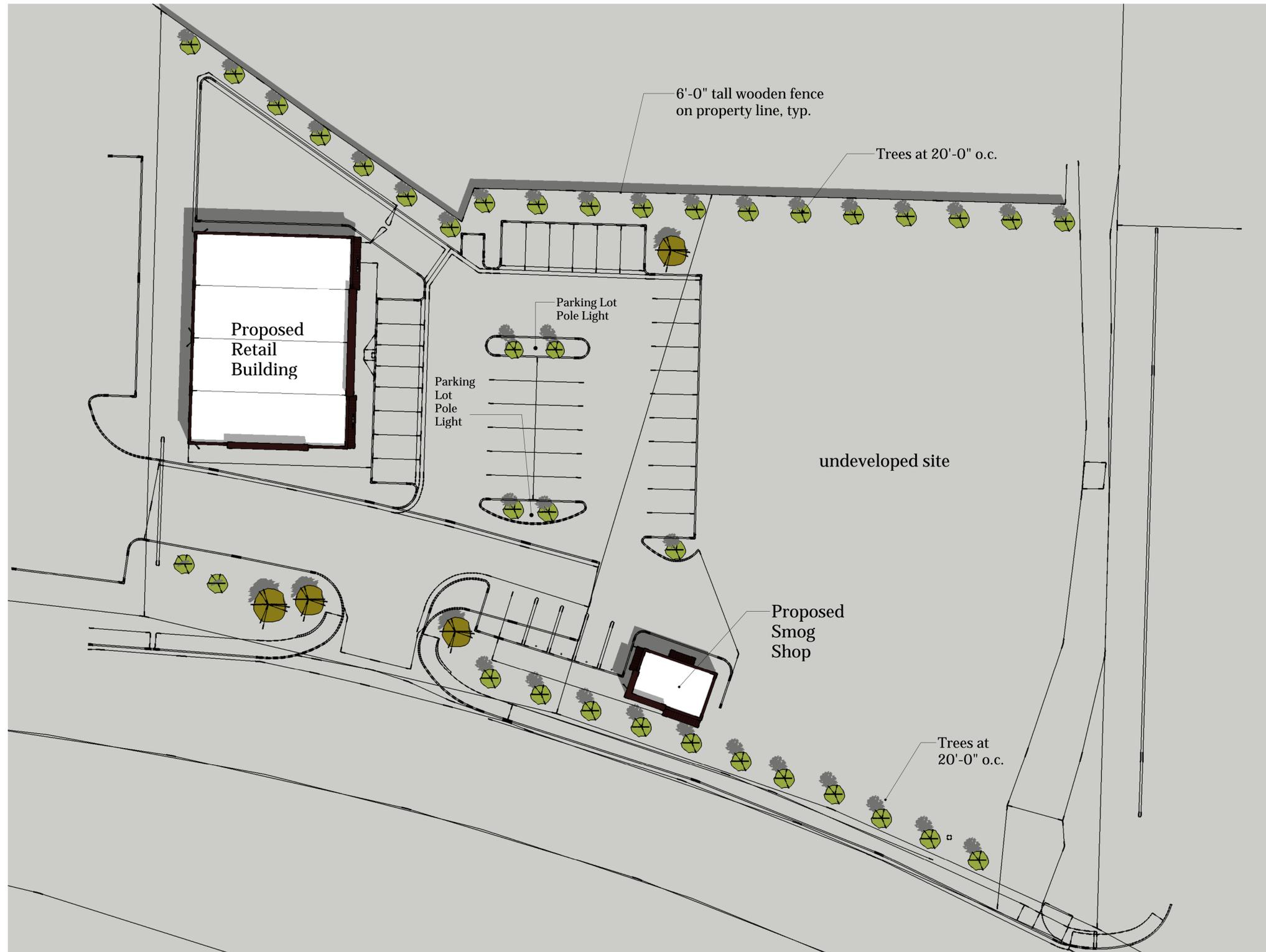
**SOUTH ELEVATION**

**SMOG SHOP BUILDING ELEVATIONS AND PERSPECTIVE**  
drawing scale: 1/4" = 1'-0"



LEMMON VALLEY RETAIL CENTER

| REVISIONS |         |
|-----------|---------|
| MM/DD/YY  | REMARKS |
| 1         | .....   |
| 2         | .....   |
| 3         | .....   |
| 4         | .....   |
| 5         | .....   |



Notes:

Total Site Area 42,508 s.f

Proposed Landscaping 11,204 s.f. or 26% of total site.

See Civil Drawing for other site information.

Site / Building Lighting:

- Buildings will have downlights in the canopies and under some architectural elements lighting the buildings and the walkways near the buildings. Any wall pack lighting that will be introduced will have appropriate cutoffs as not to allow light to spill over into the neighboring parcels.

- Parking lot pole lighting is proposed as shown, however a photometric study will be done during the permitting phase to ensure light level requirements and standards adopted by Washoe County.

| REVISIONS |         |
|-----------|---------|
| MM/DD/YY  | REMARKS |
| 1         | ...     |
| 2         | ...     |
| 3         | ...     |
| 4         | ...     |
| 5         | ...     |

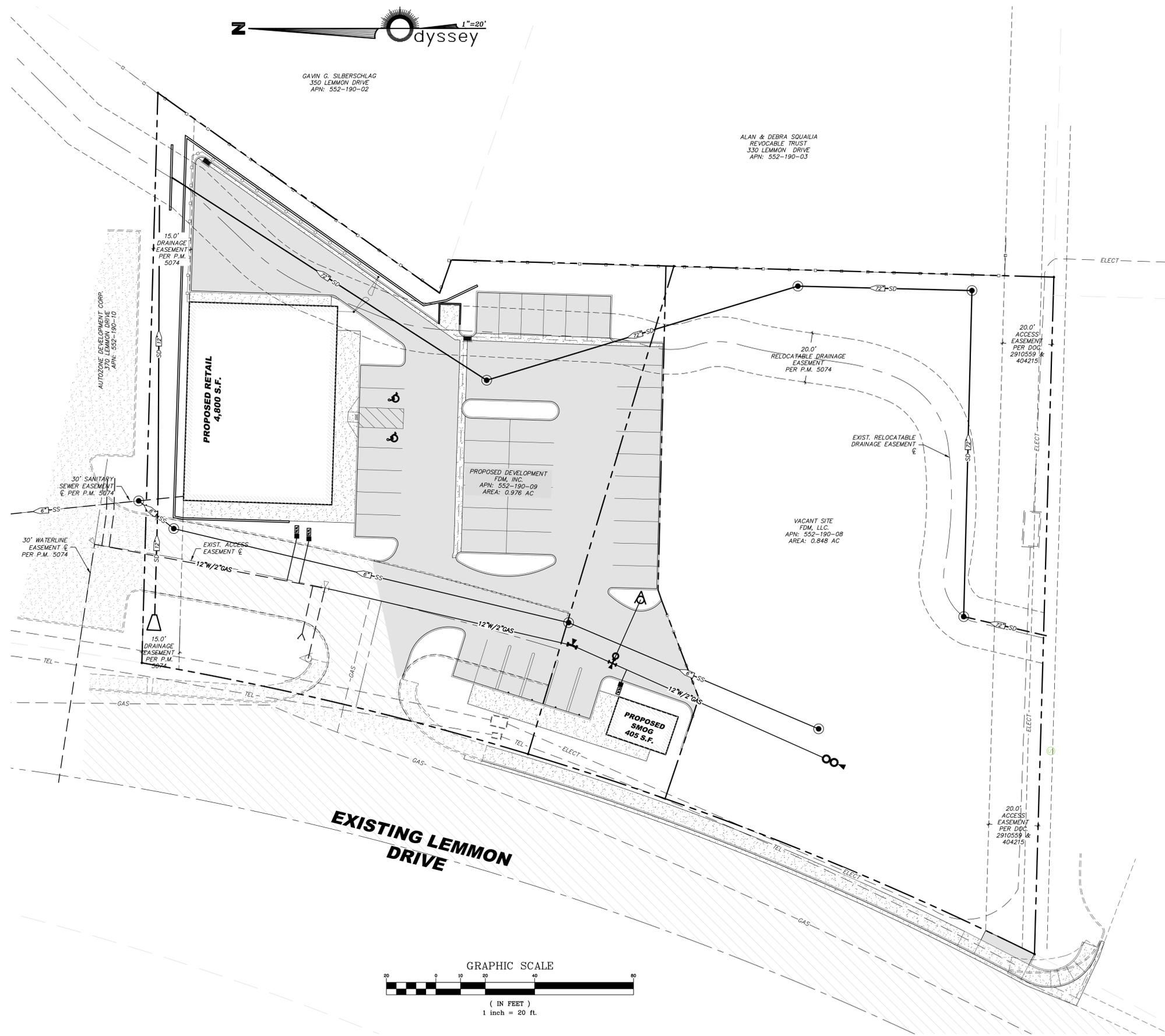






GAVIN G. SILBERSCHLAG  
330 LEMMON DRIVE  
APN: 552-190-02

ALAN & DEBRA SQUALIA  
REVOCABLE TRUST  
330 LEMMON DRIVE  
APN: 552-190-03



**LEGEND:**

|  |   |
|--|---|
|  | CURB AND GUTTER<br>(DASHED IF EXISTING)                 |
|  | POST CURB<br>(DASHED IF EXISTING)                       |
|  | MANHOLE (DASHED IF EXISTING)                            |
|  | TYPE 4-R CATCH BASIN<br>(DASHED IF EXISTING)            |
|  | STORM DRAIN<br>(DASHED IF EXISTING)                     |
|  | SANITARY SEWER<br>(DASHED IF EXISTING)                  |
|  | SANITARY SEWER LATERAL<br>(DASHED IF EXISTING)          |
|  | WATER AND GAS (DASHED<br>IF EXISTING)                   |
|  | WATER (DASHED<br>IF EXISTING)                           |
|  | GAS (DASHED IF<br>EXISTING)                             |
|  | RECLAIM IRRIGATION MAIN<br>(DASHED IF EXISTING)         |
|  | UNDERGROUND ELECTRIC/ TELEPHONE<br>(DASHED IF EXISTING) |
|  | UNDERGROUND ELECTRIC (DASHED<br>IF EXISTING)            |
|  | UNDERGROUND TELEPHONE (DASHED<br>IF EXISTING)           |
|  | FIRE HYDRANT  |
|  | WATER SERVICE (DASHED<br>IF EXISTING)                   |

| REV. | DATE | DESCRIPTION | BY | APP'D |
|------|------|-------------|----|-------|
|      |      |             |    |       |

|              |              |        |  |
|--------------|--------------|--------|--|
| DATE:        | JANUARY 2017 | E.C.W. |  |
| DRAWN BY:    |              | E.C.W. |  |
| DESIGNED BY: |              | E.C.W. |  |
| CHECKED BY:  |              | F.B.   |  |

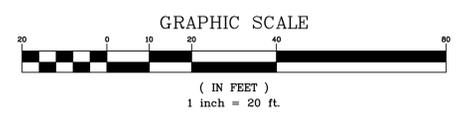
LEPORI LEMMON DRIVE  
 COMMERCIAL DEVELOPMENT  
 UTILITY PLAN  
 WASHOE COUNTY, NEVADA

895 ROBERTA LANE, SUITE 104, SPARKS, NV 89431  
(775) 358-5305 FAX (775) 358-5328

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VERT. N.T.S.  
JOB NO.  
X



SHEET  
U-1  
OF  
3