

225 US Highway 395 S

Special Use Permit- Grading
Director's Modification of Standards

May 2018



Prepared For:

Murry Ranch, LLC

21000 South Virginia
Reno, NV 89521

Prepared By:



Manhard.
CONSULTING

241 Ridge Street, Suite 400 Reno, NV 89501

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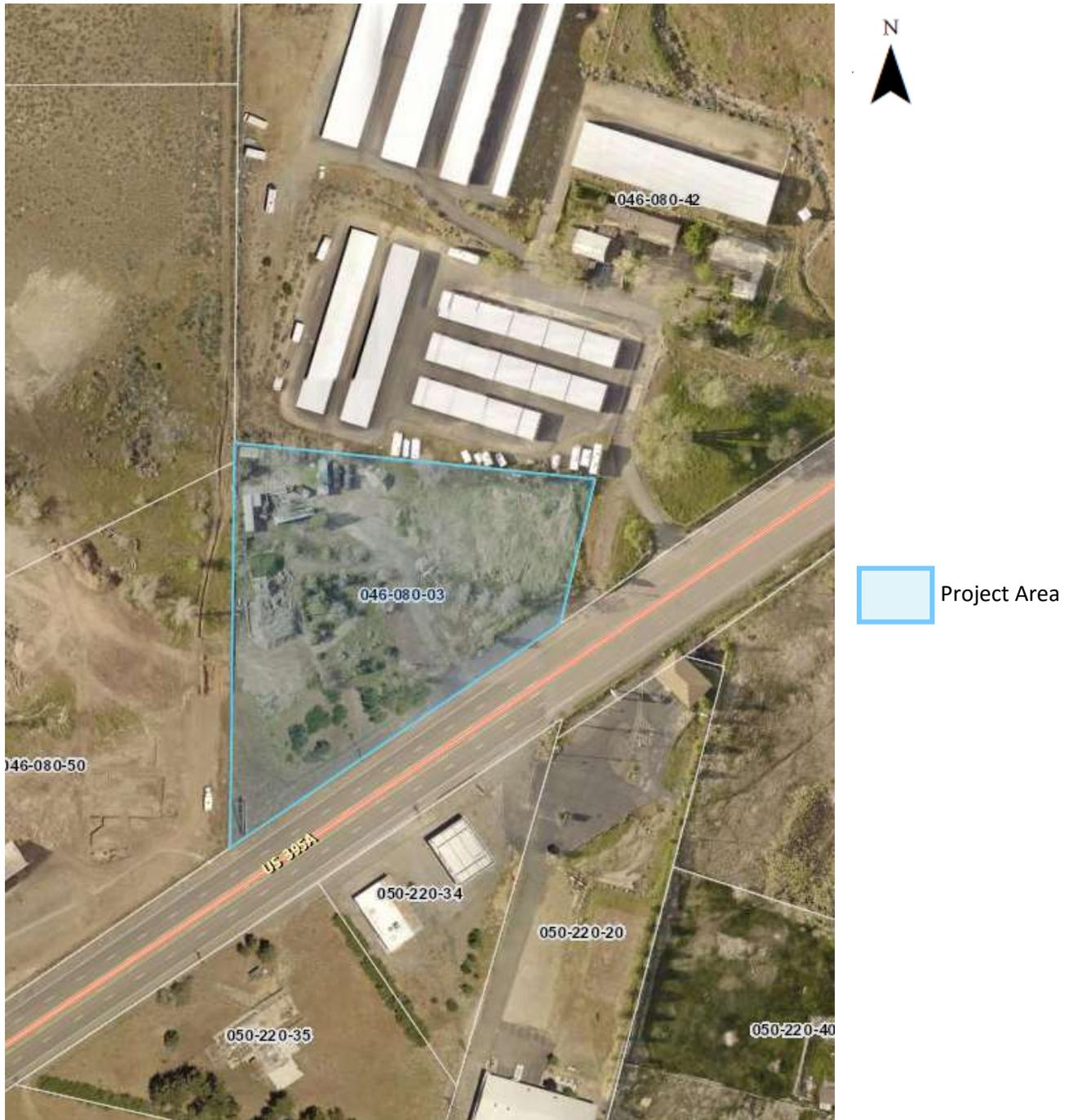
APPENDICES

- SUP for Grading Application with Affidavit
- Director’s Modification of Standards Application with Affidavit
- Proof of Property Tax Payment
- Title Report (original packet only)
- Plan Set
- Building Elevations

PROJECT LOCATION

The 2.53 acre project site (APN 046-080-03) is located in Washoe Valley west of US Highway 395 S, approximately 1 mile south of Eastlake Boulevard.

Figure 1: Project Location



EXISTING CONDITIONS

The project site is currently undeveloped. The site was previously developed as a commercial use, until the building was demolished in 2003.

Figure 2: Surrounding Property Designations

Direction	Current Zoning	Master Plan	Current Land Use
North	General Commercial	Commercial	Commercial (mini-storage)
East	General Commercial	Commercial	Commercial (mini-storage)
South	General Commercial	Commercial	Commercial (Washoe Valley Plaza, Gas Station)
West	General Commercial	Commercial	Commercial (nursery)

Figure 3: Existing Conditions

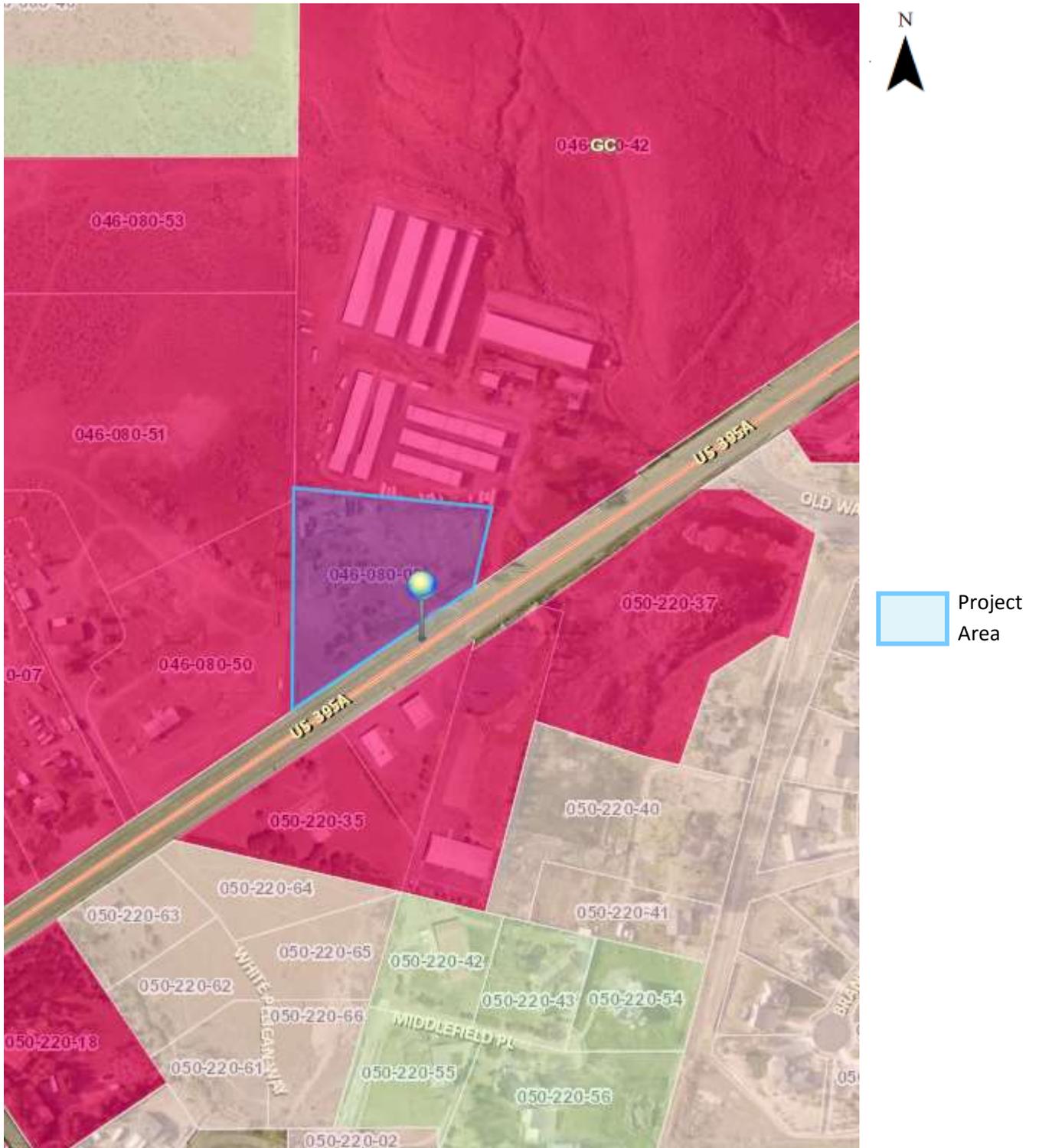


MASTER PLAN AND ZONING DESIGNATIONS

The project site has a Master Plan designation of Commercial and a zoning designation of General Commercial.



Figure 5: Washoe County Zoning Designation



APPLICATION REQUEST

The enclosed application is a request for:

1. **SPECIAL USE PERMIT FOR GRADING** of an area of one acre or more on a parcel less than six acres in size in accordance with Washoe County Development Code Article 438, Grading Standards.
2. **DIRECTOR'S MODIFICATION OF PARKING/LANDSCAPING STANDARDS** to allow for compacted aggregate base material in lieu of asphalt paving for a loading and work area.

PROJECT DESCRIPTION

The Special Use Permit for Grading is for proposed grading of an area of one acre or more on a parcel less than six acres in size. The purpose of the grading is to allow for development of the project site as an agricultural use, which will include three pole barns (4,800 sq. ft. each) and a +/- 600 sq. ft. office building. The proposed site will be used for agricultural sales for Murry Ranch.

Director's Modification of Parking/Landscaping Standards

The Director's Modification of Parking/Landscaping Standards is to allow for compacted aggregate base material in lieu of asphalt paving in the loading and work areas adjacent to the barns. This will allow the agricultural operations to flow more smoothly by having a compacted aggregate base surface that is more conducive to agricultural equipment, and loading and unloading activities. Furthermore, if the area had asphalt surfacing, the maneuvering and operation of the agricultural equipment would cause cracks in the asphalt, and ultimately failure of the surface. The "Director's Modification of Standards Parking/Landscape Application Supplemental Information" form is attached.

Figure 6: Project Summary

Project Summary	
Total Area	2.53 acres
Disturbed Area	+/- 80,000 sq. ft.
Amount of Import	+/- 5,400 cu. yards
Slope	Maximum 3:1 slope
Flood Zone	A majority of the site is located in Flood Zone A

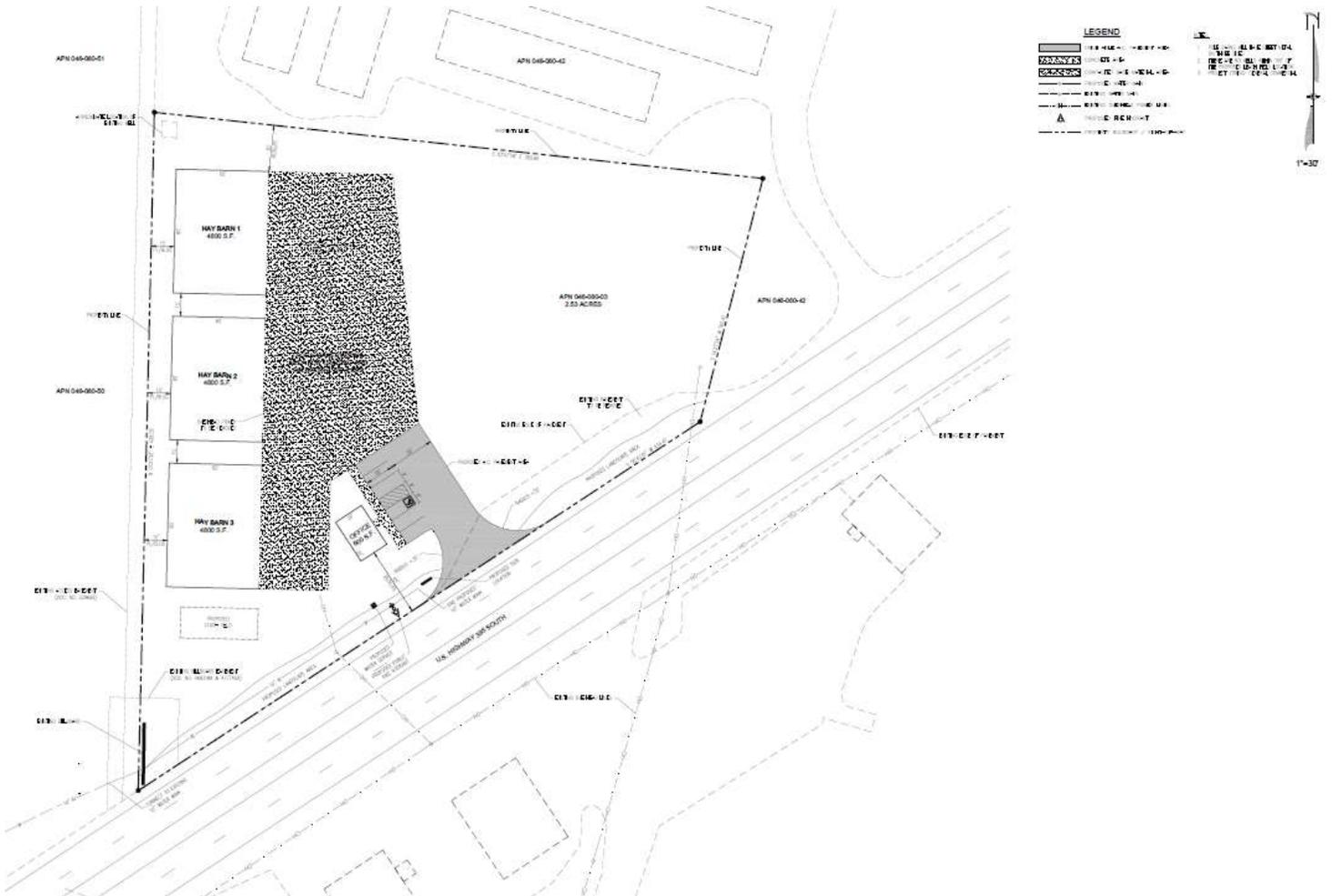
Site Plan

The Site Plan includes three 4,800 sq. ft. pole barns adjacent to a truck maneuvering area for loading and unloading trailers east of the barns, with compacted aggregate base material. There is also a +/- 600 sq.



ft. office building, with a 6-stall paved parking area. There is driveway access to the site from U.S. Highway 395 South. A landscape area is proposed along U.S. Highway 395.

Figure 7: Site Plan



Building Elevations

The proposed office building is +/- 600 sq. ft. The conceptual design is shown in Figure 8, Conceptual Office Building. The building has a single-story, ranch design, with a porch. Finish materials are not yet determined.

Building elevations for the three pole barns are included as an exhibit, and shown in Figure 9. They are three-sided barns, with an open side to allow for hay storage in a dry, well-ventilated facility.



Figure 8: Conceptual Office Building Design



Figure 9: Conceptual Pole Barn Design



Business Activity

Daily operations at Murry Ranch include hay delivery. The hay is loaded with a hay squeeze (a piece of equipment that squeezes that bottom of a stack of bales, picks up the stacks, and moves it to the desired location). Six standard-size trucks are used for deliveries. In addition, there are +/- 3 semi-truck deliveries per week to the hay yard. The semi-trucks are unloaded with a hay squeeze.

Murry Ranch includes a 100-acre farm in a separate in Washoe County location, which provides hay for livestock. Current hours of Murry Ranch are Tuesday through Friday from approximately 7:30 a.m. to 5:00 p.m. and Saturday from 10:00 a.m. to 4:00 p.m., including hay delivery operations. There are typically 10-15 customers per day. Sales include agricultural and ranch-related products.

There are two employees who work in the morning delivering hay and in the hay yard, using agricultural equipment. There is one employee who will primarily work in the office, and Mr. Murry, who works at various Murry Ranch locations, which will include the proposed site at 225 US Highway 395S.

Development Standards

The proposed project meets the standards for General Commercial, set forth in Table 110.406.05.1.

Figure 10: Development Standards

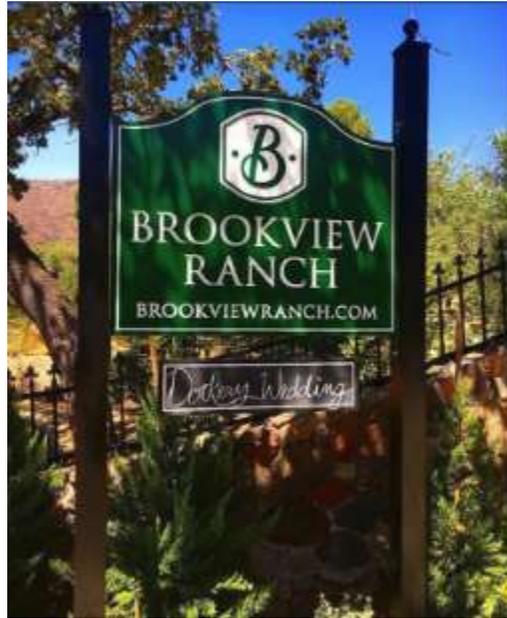
	Code Requirement	Proposed/Existing Conditions
Building Height	Maximum 80 feet	19'6" proposed
Minimum Lot Area	10,000 sq. ft.	existing lot is 2.53 acres
Minimum Lot Width	75 feet	existing width is +/- 394 feet
Front Yard Setback	10 feet	45 feet proposed
Side Yard Setback	10 feet	15 feet proposed
Rear Yard Setback	10 feet	30 feet proposed

Signage

As shown on the Site Plan, the applicant proposes a freestanding sign located west of the driveway entrance. The sign will meet Washoe County Development Code Division 5, related to Agricultural Uses. It will have a maximum height of 6 feet and maximum sign size of 16 sq. ft. (Table 110.505.15.1), and have a conceptual design as shown in Figure 11a.



Figure 11a: Conceptual Sign Design



If permitted, the applicant would like to install a decorative arch over the driveway entrance. The conceptual design in shown in Figure 11b.

Figure 11b: Conceptual Driveway Entrance Arch



Lighting

All exterior lighting will meet Washoe County Development Code standards, Section 110.410.25 (g).



Parking

The project will meet the parking requirements of Article 410, Parking and Loading. Off-street parking will be provided through a parking lot located adjacent to the office building. The design meets the Off-Street Parking Space Requirements (Agricultural Use Types) in Table 110.410.10.5; 3 spaces per 1,000 square feet of building space plus 1 per employee during peak employment shift (2 employees). Based on these requirements, five spaces (3 spaces for the +/- 600 sq. ft. office building plus 2 spaces for employees) are required. Six spaces, including 1 accessible space, are shown on the Site Plan.

As discussed on Page 6, a Director's Modification of Parking Standards is included as part of this application. It is requested that compacted aggregate base be allowed in lieu of asphalt paving the loading areas around the barns. This will allow the agricultural operations to flow more smoothly by having a compacted aggregate base surface that is more conducive to agricultural equipment, and loading and unloading activities. Furthermore, if the area had asphalt surfacing, the maneuvering and operation of the agricultural equipment would cause cracks in the asphalt, and ultimately failure of the surface.

Landscaping

Landscaping will be provided in accordance with Article 412, Landscaping, Section 110.412.45 Industrial and Agricultural Use Types and Section 110.412.50 Parking and Loading Areas. A landscaped area is provided along US Highway 395 frontage. Every attempt will be made to preserve the existing on-site trees.

Utilities

Water will be provided through TMWA. A connection to the existing 10" water main will be located in the southwest corner of the property. A septic tank will be provided for the office building. The proposed leach field will be located in the undeveloped area south of the barns.

Flood Zone

As depicted on the Site Plan, a majority of the site is located in Flood Zone A. The finished floors of the three barns and the office building have been designed to be two feet higher than the undisturbed ground. This requires the import of materials.

Construction and Revegetation

During construction, a chain link fence with fabric will be used to mitigate the visual aspects of construction. Water trucks will provide temporary irrigation to the disturbed area. A weed-free seed mix will be used, which will consist of Mountain Brome, Sandberg Bluegrass, Thickspike Wheatgrass, Pubescent Wheatgrass, Big Bluegrass, Big Sagebrush, Bitterbrush, Silverleaf Lupine, Blue Flax, and Louisiana Sagebrush with 20.15 pounds per acre broadcasted.



SPECIAL USE PERMIT FINDINGS

The project has been designed to meet the Special Use Permit Findings in Section 110.810.30.

(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 proposed use (Agricultural Sales) and Site Plan is consistent with the current Master Plan designation of Commercial and zoning designation of General Commercial. The project meets applicable goals and policies of the Washoe County Master Plan and the South Valleys Area Plan.

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

Utilities for the proposed project will be adequately served through TMWA, septic tank, US Highway 395. The site has been designed to have adequate drainage. Proposed improvements are related to US Highway 395, utilizing the existing driveway location.

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

The site is physically for this type of agricultural use. There are no slope issues. And the finished floors are constructed to be 2 feet above the undisturbed ground.

(d) Issuance Not Detrimental. The proposed use is consistent with the action programs, policies, standards, and maps of the Master Plan and the applicable area plan;

In accordance with Article 702, Adequate Public Facilities Management System, public infrastructure is provided that is necessary to support this development project. It will be available concurrently with the impacts of the development that will not cause the level of service at which the infrastructure is provided to fall below adopted standards. All necessary utilities are currently in place or will be in place to adequately serve the proposed project. Any new infrastructure improvements will be constructed to Washoe County standards and will be paid for by the developer.

(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;

N/A. The proposed subdivision is not located to have an effect on a military installation.



Community Services Department

Planning and Building

SPECIAL USE PERMIT

(see page 5)

SPECIAL USE PERMIT FOR GRADING

(see page 11)

SPECIAL USE PERMIT FOR STABLES

(see page 16)

APPLICATION



Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89520

Telephone: 775.328.6100

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: 225 US Highway 395 S			
Project Description: SUP for Grading for development of three pole barns and a +/- 600 sq. ft. office building.			
Project Address: 225 US Highway 395 S, Washoe Valley, NV 89704			
Project Area (acres or square feet): 2.53 acres			
Project Location (with point of reference to major cross streets AND area locator): Located on US Highway 395 S, approximately .8 miles southwest of Eastlake Boulevard.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
046-080-03	2.53 acres		
Section(s)/Township/Range: Section 24 Township 17 Range 19			
Indicate any previous Washoe County approvals associated with this application: Case No.(s). N/A (submitted concurrently with a Director's Modification Application)			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Reeves Business Ventures		Name: Manhard Consulting	
Address: 3451 Lisbon Ct. Sparks, NV		Address: 241 Ridge St, Suite 400, Reno, NV	
Zip: 89436		Zip: 89501	
Phone:	Fax:	Phone: 775-321-6538	Fax:
Email:		Email: kdowns@manhard.com	
Cell:	Other:	Cell: 775-313-3360	Other:
Contact Person:		Contact Person: Karen Downs	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Murry Ranch, LLC		Name:	
Address: 21000 South Virginia, Reno NV		Address:	
Zip: 89521		Zip:	
Phone:	Fax:	Phone:	Fax:
Email: hayjay1955@gmail.com		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Jason Murry		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Special Use Permit Application for Grading 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 special use permits may be found in Article 810, Special Use Permits. Article 438, Grading, and Article 418, Significant Hydrologic Resources, are the ordinances specifically involved in this request.

1. What is the purpose of the grading?

The purpose of the grading is to construct three pole barns, one +/- 600 sq. ft. office building, and other proposed improvements on the project site.

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

0

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

+/- 80,000 sq. ft.

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

There will be +/- 5,400 cubic yards of import.

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

No. With the proposed development, the disturbed surface area threshold was surpassed. The site is in Flood Zone A and the buildings' finished floors needed to be two feet higher than the undisturbed ground, which requires the import of materials.

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.)

No

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

Yes

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

Yes. The disturbed area will be seen from the properties directly west, north, and east, and from US Highway 395 S to the south.

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

No

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

A maximum 3:1 slope will be used for fill slopes. Straw bale sediment barriers will be the method used to prevent erosion.

11. Are you planning any berms?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> 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)?

N/A

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

A chain link fence with fabric will be used to mitigate the visual aspects of construction.

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

Yes. Approximately 16 deciduous trees with trunks less than 12 inches in diameter will be removed.

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?

A weed-free seed mix will be used, which will consist of Mountain Brome, Sandberg Bluegrass, Thickspike Wheatgrass, Pubescent Wheatgrass, Big Bluegrass, Big Sagebrush, Bitterbrush, Silverleaf Lupine, Blue Flax, and Louisiana Sagebrush with 20.15 pounds per acre broadcasted.

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

Water trucks will provide 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?

No. Upon review, suggestions may be incorporated.

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.

Property Owner Affidavit

Applicant Name: _____

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, Bruce D Reeves
(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): 046-080-03

Printed Name Bruce D Reeves

Signed Bruce D Reeves

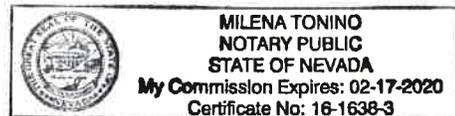
Address 3451 Lisbon Ct.

Sparks, NV 89436

Subscribed and sworn to before me this
14 day of May, 2018.

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

My commission expires: 02-17-2020

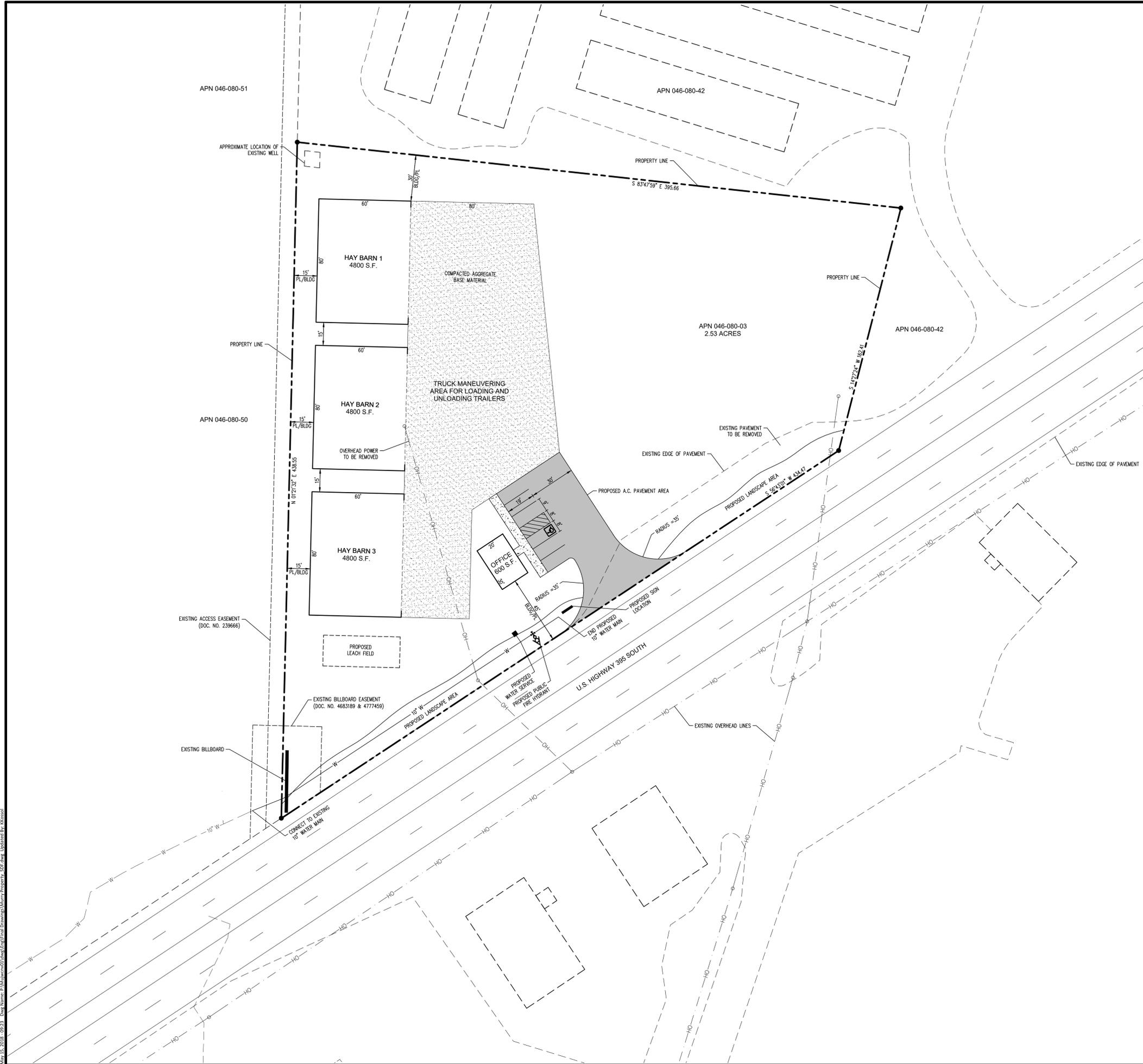


(Notary Stamp)

*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

May 15, 2018 - 09:23 Doc Name: P:\muhmcc01\2018\09\23\Drawings\Muhm Property_SDF.dwg Updated By: Krossol

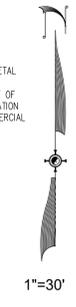


LEGEND

- DRIVE AISLE A.C. PAVEMENT AREA
- CONCRETE AREA
- COMPACTED BASE MATERIAL AREA
- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- EXISTING OVERHEAD POWER LINES
- PROPOSED FIRE HYDRANT
- PROPERTY BOUNDARY / RIGHT-OF-WAY

NOTES:

1. POLE BARN WILL HAVE SHEET METAL ON THREE SIDES
2. THERE ARE NO WELLS WITHIN 100' OF THE PROPOSED LEACH FIELD LOCATION
3. PROJECT ZONING: GENERAL COMMERCIAL



DRAWN BY	
CHECK BY	
DATE	
REVISIONS	

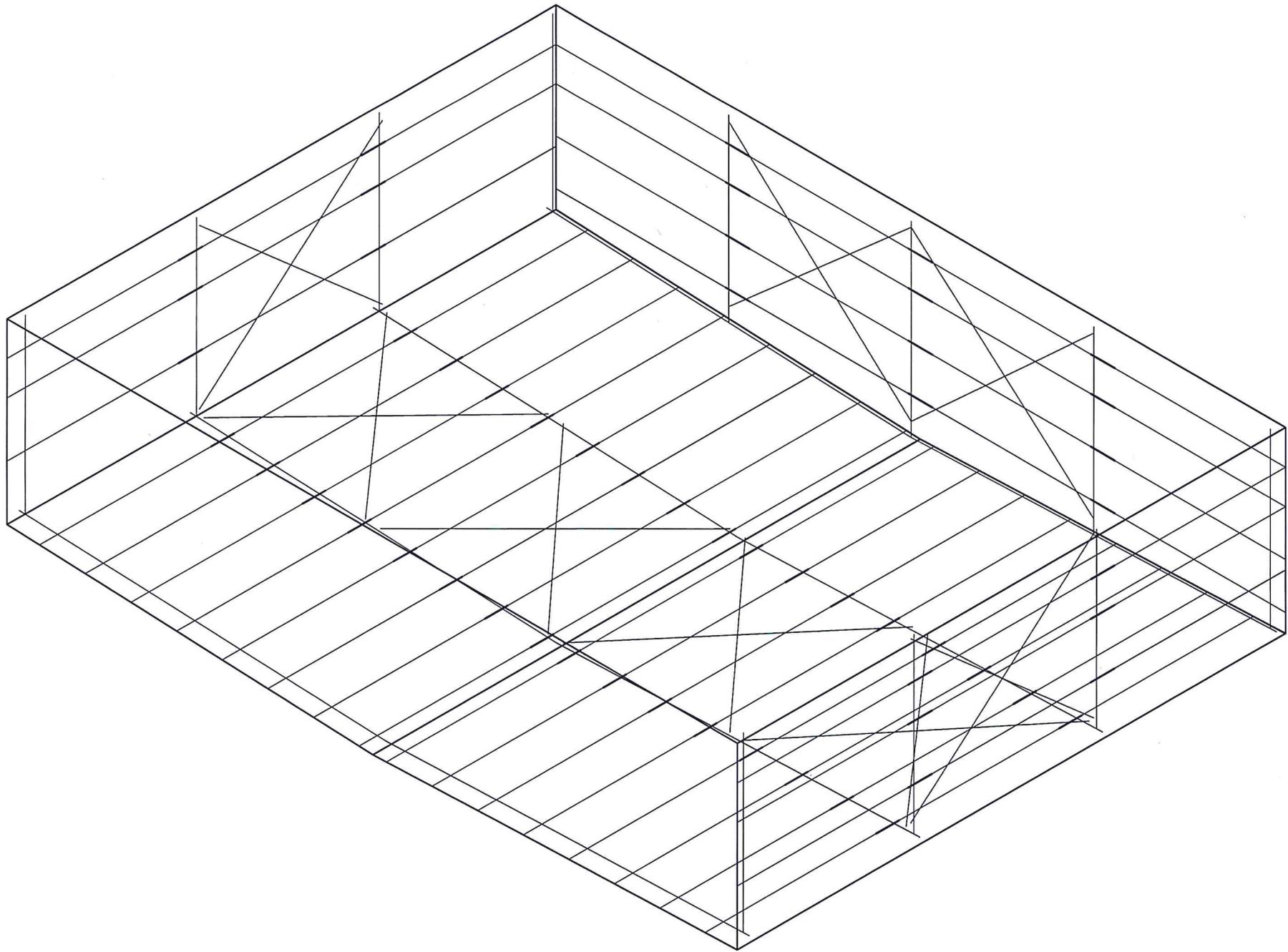
Manhard
CONSULTING LTD

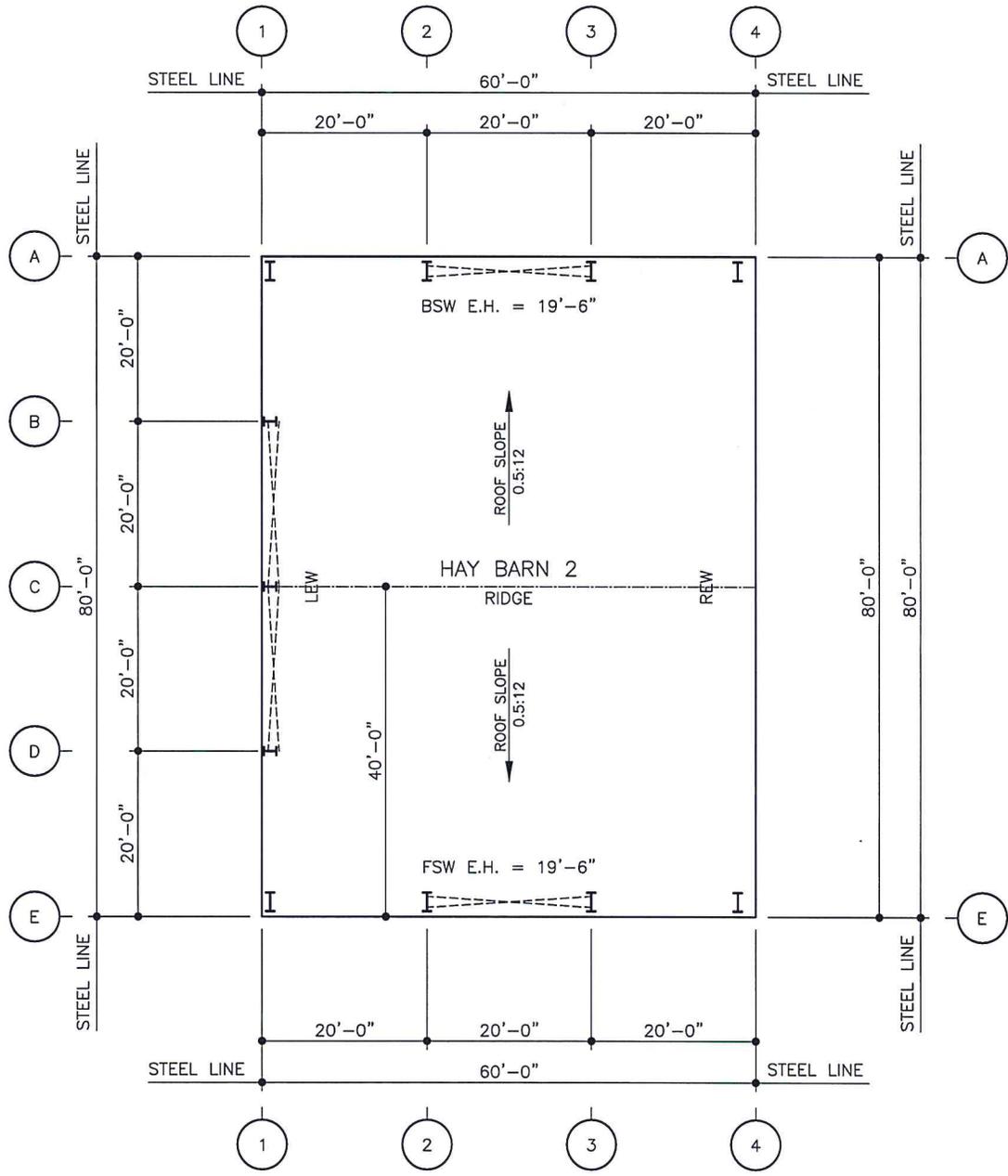
8850 Double R Boulevard, Suite 101, Reno, NV 89521 PH: 775-746-3500 K: 775-746-3500 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

**225 U.S. HIGHWAY 395 SOUTH
WASHOE VALLEY, NEVADA
PRELIMINARY SITE & UTILITY PLAN**

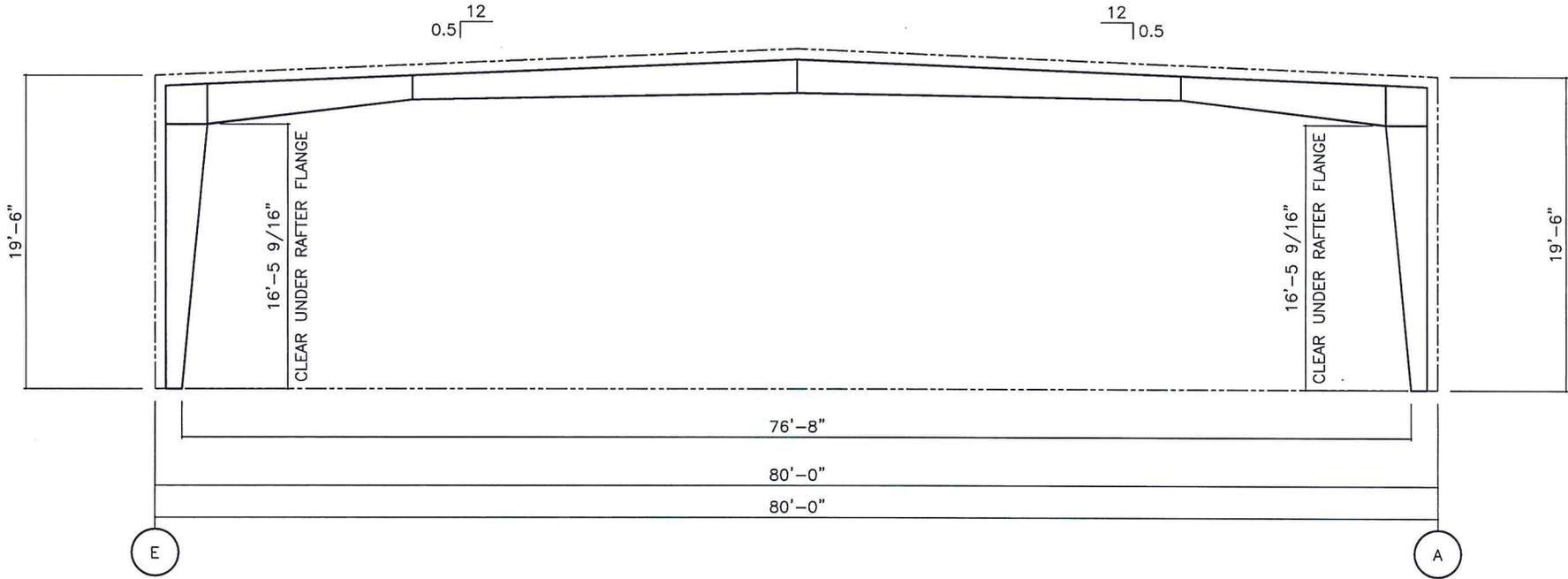


PROJ. MGR.: CMB
 PROJ. ASSOC.: KCK
 DRAWN BY: SDF
 DATE: MAY 2018
 SCALE: 1"=30'





DO NOT USE FOR FINAL CONSTRUCTION SHEET TITLE: PRELIMINARY FLOOR PLAN SHEET NUMBER: FP1		PROJECT NAME: MURRY PROPERTY- BARN 1 OP 2 B WASHOE VALLEY, NV CUSTOMER NAME: PINECREST CONSTRUCTION		
5/11/2018 2:18 PM QUOTE NUMBER: NOJ-18006-OPT 2		RENO, NV		



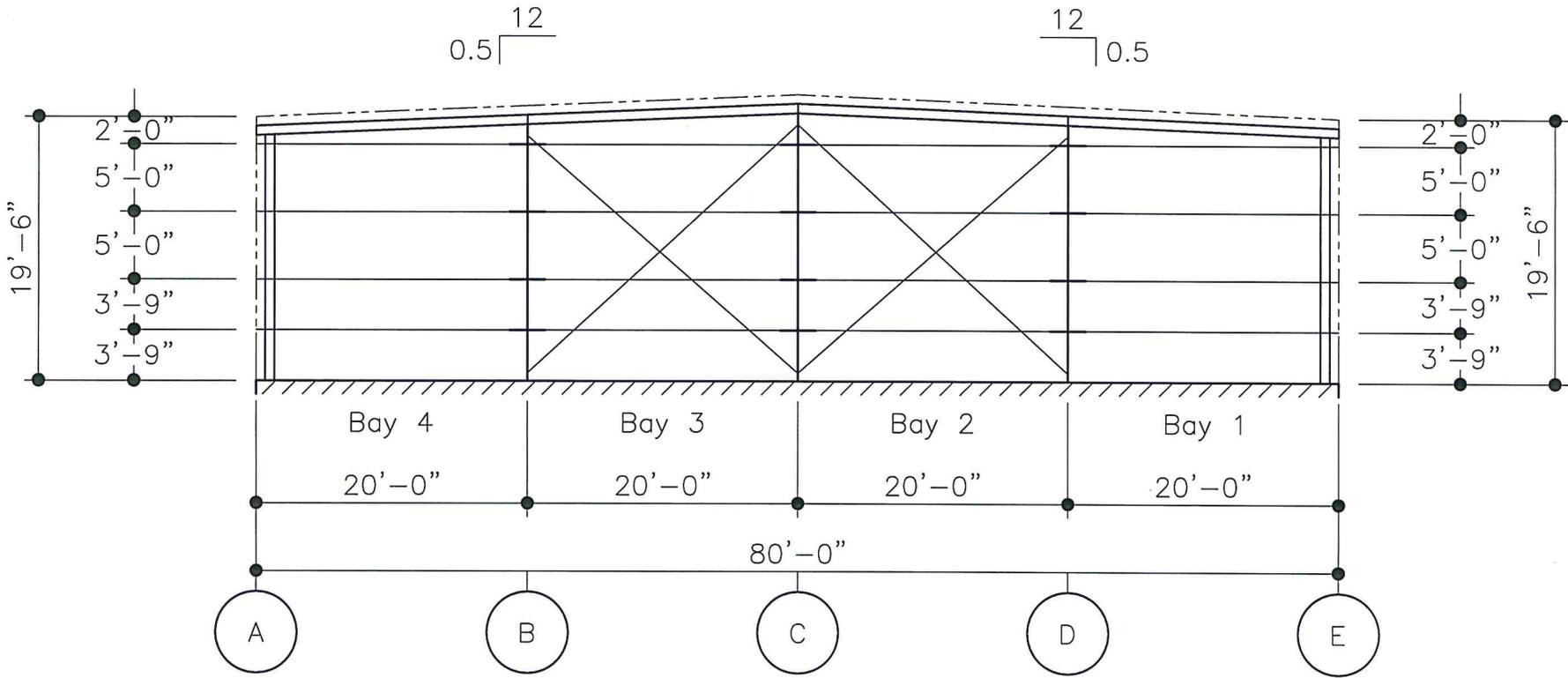
FRAME @ LINE(S) 2,3

*ALL CLEAR DIMENSIONS ARE SUBJECT TO CHANGE AT TIME OF FINAL DESIGN,
UNLESS NOTED OTHERWISE IN THE SPECIAL USER NOTES SECTION.



DO NOT USE FOR FINAL CONSTRUCTION		PROJECT NAME:	MURRY PROPERTY- BARN 1 OP 2 B
SHEET TITLE:		CUSTOMER NAME:	WASHOE VALLEY, NV
PRELIMINARY FRAME CROSS SECTIONS		CUSTOMER NAME:	PINECREST CONSTRUCTION
SHEET NUMBER:		QUOTE NUMBER:	NOJ-18006-OPT 2
FX			RENO, NV

KEY PLAN



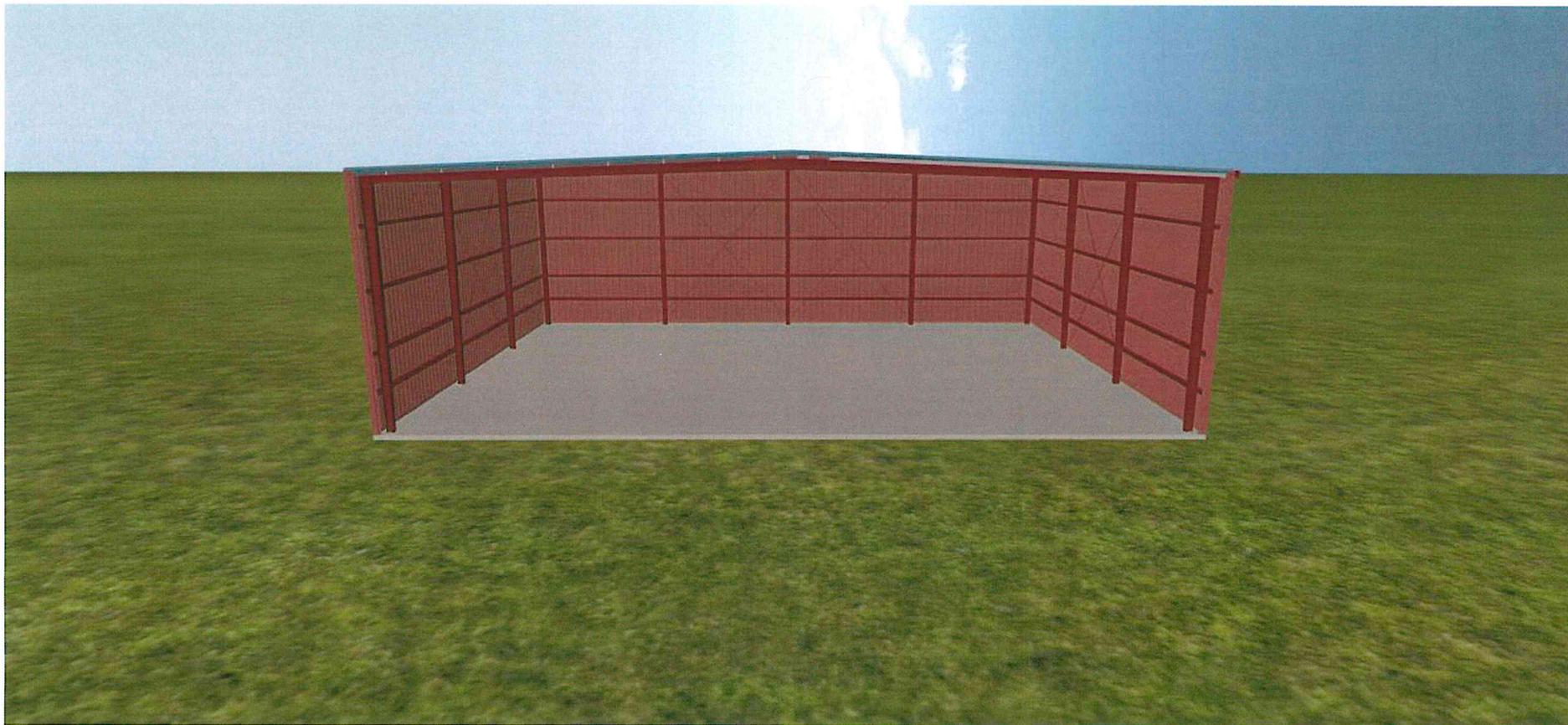
ELEVATION AT LINE 1

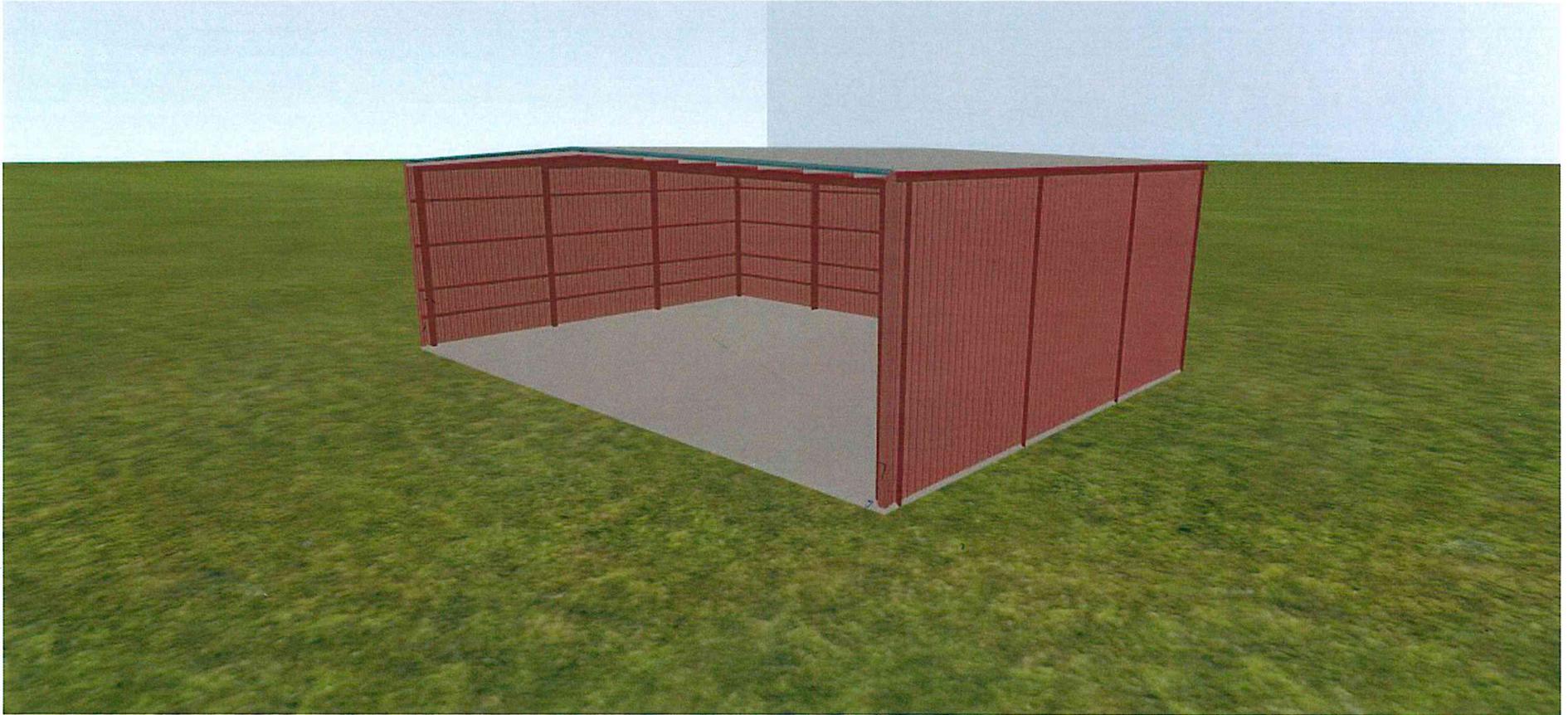


PROJECT NAME:
 MURRY PROPERTY- BARN 1 OP 2 B
 WASHOE VALLEY, NV
 CUSTOMER NAME:
 PINECREST CONSTRUCTION
 RENO, NV

DO NOT USE FOR FINAL CONSTRUCTION
 SHEET TITLE:
 PRELIMINARY STRUCTURAL ELEVATIONS
 SHEET NUMBER:
 ST5

5/11/2018 2:18 PM
 QUOTE NUMBER:
 NOJ-18006-OPT 4





Community Services Department
Planning and Building
DIRECTOR'S MODIFICATION OF
PARKING/LANDSCAPING
(see page 5)
MINOR DEVIATION
(see page 7)
STANDARDS APPLICATION



Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89520

Telephone: 775.328.6100

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: 225 US Highway 395 S			
Project Description: Director's Modification of Parking/Landscaping Standards to allow for compacted aggregate base material in lieu of pavement for a loading and work area adjacent to the barns.			
Project Address: 225 US Highway 395 S, Washoe Valley, NV 89704			
Project Area (acres or square feet): 2.53 acres			
Project Location (with point of reference to major cross streets AND area locator): Located on US Highway 395 S, approximately .8 miles southwest of Eastlake Boulevard.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
046-080-03	2.53 acres		
Section(s)/Township/Range: Section 24 Township 17 Range 19			
Indicate any previous Washoe County approvals associated with this application: Case No.(s). N/A (submitted concurrently with a SUP for Grading Application)			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Reeves Business Ventures		Name: Manhard Consulting	
Address: 3541 Lisbon Ct. Sparks, NV		Address: 241 Ridge St., Suite 400, Reno NV	
Zip: 89436		Zip: 89501	
Phone:	Fax:	Phone: 775-321-6538	Fax:
Email:		Email: kdowns@manhard.com	
Cell:	Other:	Cell: 775-313-3360	Other:
Contact Person:		Contact Person: Karen Downs	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Murry Ranch, LLC		Name:	
Address: 21000 South Virginia Reno, NV		Address:	
Zip: 89521		Zip:	
Phone:	Fax:	Phone:	Fax:
Email: hayjay1955@gmail.com		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Jason Murry		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Director's Modification of Standards Parking/Landscape Application Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code Section 110.410.35 – Modification of Standards allows the Director of Planning and Building to modify parking standards due to the "unusual nature" of the establishment proposed. Section 110.412.05(d) – Review of Extenuating Circumstances allows the Director of Planning and Building to conduct a special review of landscaping standards resulting from "extenuating circumstances or physical conditions" on the proposed project site.

1. What modification to the parking standards are you requesting? **Be specific.** For example, if this is a parking space modification, how many parking spaces are required and how many are you proposing. If this request is to use decomposed gravel (DG), in lieu of asphalt, what is the proposed depth of and compacting of the DG? What portion of the parking area will be DG?

We are requesting a modification to allow for compacted aggregate base material in lieu of asphalt paving for a loading and work area adjacent to the proposed barns. The parking area will be paved with asphalt. The parking area and loading/work area is shown on the attached Site Plan. Development of the loading area will be based on recommendations in the Geotech Report which will be completed with Final Improvement Plans.

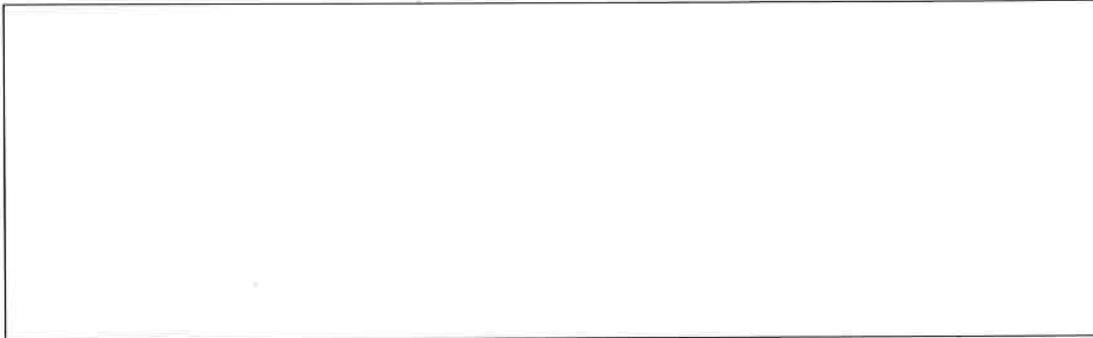
2. What modification to the landscaping standards are you requesting? **Be specific.** For example, is this a request to reduce the landscaping from 20% to 15%, or to utilize 50% inert materials at maturation?

N/A

3. Why is the modification necessary to the success of the project? **Be specific.** Please address the "unusual nature" of the establishment proposed or the "extenuating circumstances or physical conditions" on the proposed project site.

The modification will allow the agricultural operations to flow more smoothly by having a compacted aggregate base surface that is more conducive to agricultural equipment, and loading and unloading activities. Furthermore, if the area had asphalt surfacing, the maneuvering and operation of the agricultural equipment would cause cracks in the asphalt, and ultimately failure of the surface. The unusual nature of the agricultural equipment and loading and unloading activities causes the proposed modification in surface type to be necessary.

4. What exchanges are you proposing to mitigate the effect of the reduction in landscaping, parking, or both? (For example: planting a specific number of additional trees in exchange for a reduction in required landscape coverage.)



Property Owner Affidavit

Applicant Name: _____

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, Bruce D Reeves
(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): 046-080-03

Printed Name Bruce D Reeves

Signed Bruce D Reeves

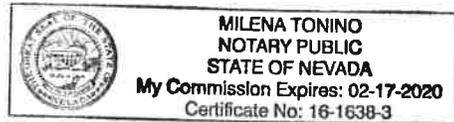
Address 3451 Lisbon Ct.

Sparks, NV 89436

Subscribed and sworn to before me this
14 day of May, 2018.

Milena Tonino
Notary Public in and for said county and state

My commission expires: 02-17-2020



(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

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

Bill Detail

[Back to Account Detail](#)
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Washoe County Parcel Information

Parcel ID	Status	Last Update
04608003	Active	5/14/2018 2:06:27 AM
Current Owner: REEVES BUSINESS VENTURES 3451 LISBON CT SPARKS, NV 89436		SITUS: 225 US HIGHWAY 395 S WASHOE COUNTY NV
Taxing District 4000		Geo CD:
Legal Description		
Township 17 Section 24 Lot Block Range 19 SubdivisionName _UNSPECIFIED		

Installments

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/21/2017	2017	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/2/2017	2017	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/1/2018	2017	\$0.00	\$0.00	\$0.00	\$0.00
INST 4	3/5/2018	2017	\$0.00	\$0.00	\$0.00	\$0.00
Total Due:			\$0.00	\$0.00	\$0.00	\$0.00

Tax Detail

	Gross Tax	Credit	Net Tax
State of Nevada	\$57.42	(\$4.27)	\$53.15
Truckee Meadows Fire Dist	\$182.39	(\$13.55)	\$168.84
Washoe County	\$470.06	(\$34.91)	\$435.15
Washoe County Sc	\$384.53	(\$28.57)	\$355.96
WASHOE VALLEY WATER BASIN	\$7.30	\$0.00	\$7.30
Total Tax	\$1,101.70	(\$81.30)	\$1,020.40

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2017	2017071418	U17.633	\$1,020.40	7/18/2017

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

Change of Address

All requests for a mailing address change must be submitted in writing, including a signature (unless using the online form).

To submit your address change online [click here](#)

Address change requests may also be faxed to: (775) 328-2500

Address change requests may also be mailed to:
Washoe County Treasurer
P O Box 30039
Reno, NV 89520-3039

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

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