

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: Foothills Storage II			
Project Description: Storage of Operable Vehicles			
Project Address: 1525 Geiger Grade, Reno, NV 89521			
Project Area (acres or square feet): 30,000 sq. ft. (+ or -) (Approximately 2/3 acre)			
Project Location (with point of reference to major cross streets AND area locator): Geiger Grade and Kivett Lane			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
017-051-04	0.996		
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: Mark and Melanie Hain		Name:	
Address: 1180 Manzanita Lane		Address:	
Reno, NV	Zip: 89509		Zip:
Phone: 775-250-9211	Fax: 775-851-4244	Phone:	Fax:
Email: hainenterprises@att.net		Email:	
Cell: 775-250-9211	Other:	Cell:	Other:
Contact Person: Mark Hain		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Mark Hain		Name:	
Address: 1180 Manzanita Lane		Address:	
Reno, NV	Zip: 89509		Zip:
Phone: 775-250-9211	Fax:	Phone:	Fax:
Email: hainenterprises@att.net		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):	

Property Owner Affidavit

Applicant Name: Melanie Hain

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, Melanie Hain
(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): 017-051-04

Printed Name Melanie Hain

Signed Melanie Hain

Address 1180 Manzanita Lane
Beng Nevada 89509

Subscribed and sworn to before me this
15th day of August, 2019.

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

My commission expires: Nov. 4, 2019

(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?

Storage of Operable Vehicles.

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.)

Attached

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

The projected time frame is 1-2 months after approval.

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?

This location is a level site and near many single family homes that are in associations where they are not allowed to park their boat or recreation vehicle on their property.

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

The adjacent property owners will have a parking facility nearby to park their boats and RV's that they are not allowed to park at their residences. The lot will be a clean, fenced in area with landscaping.

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

Fencing and landscaping will minimize any negative effects to any adjacent properties.

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.

N/A

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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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9. Utilities:

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

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).

1-2 months.

10. Community Services (provided and nearest facility):

a. Fire Station	Steamboat Station
b. Health Care Facility	Renown
c. Elementary School	Brown Elementary School
d. Middle School	Depoli Middle School
e. High School	Damonte 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?

To clear debris and compact parcel.

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

N/A

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.)

Yes.

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

No

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?

11. Are you planning any berms?

Yes	No X	If yes, how tall is the berm at its highest?
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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)?

No

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

1-2 months.

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

None

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?

n/a

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

n/a

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

n/a

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

Yes	No X	If yes, please attach a copy.
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Special Use Permit Application for Stables Supplemental Information

(All required information may be separately attached)

1. What is the maximum number of horses to be boarded, both within stables and pastured?

N/A

2. What is the maximum number of horses owned/maintained by the owner/operator of the project, both within stables and pastured?

n/a

3. List any ancillary or additional uses proposed (e.g., tack and saddle sales, feed sales, veterinary services, etc.). Only those items that are requested may be permitted.

n/a

4. If additional activities are proposed, including training, events, competition, trail rides, fox hunts, breaking, roping, etc., only those items that are requested may be permitted. Clearly describe the number of each of the above activities which may occur, how many times per year and the number of expected participants for each activity.

n/a

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

none

6. To what uses (e.g., restrooms, offices, managers living quarters, stable area, feed storage, etc.) will the barn be put and will the entire structure be allocated to those uses? (Provide floor plans with dimensions).

n/a

7. Where are the living quarters for the operators of the stables and where will employees reside?

n/a

Foothills Storage II, located at 1525 Geiger Grade, is requesting a special use permit to operate an extension of an outdoor boat and rv storage facility. Foothills Storage II will have approximately 40 spaces. With the current associations for all of the new housing developments being built and no space to park your boat and/or rv, this new facility is necessary. We have a waiting list and calls daily looking for storage. This property is fenced and landscaped so it enhances the surrounding areas and neighborhood. Our existing facility at 1545 Geiger Grade has minimal traffic impact as most boat and rv owners only take their toy out approximately four times a year with average vehicle traffic at 3 per day.

Foothills Storage II located at 1525 Geiger Grade has a final on the fence permit as well as a final on the grading permit.

Account Detail

[Back to Account Detail](#) [Change of Address](#) [Print this Page](#)

CollectionCart

Collection Cart	Items	Total	Checkout	View
	0	\$0.00		

Pay Online

No payment due for this account.

Washoe County Parcel Information

Parcel ID	Status	Last Update
01705104	Active	7/5/2019 2:07:51 AM

Current Owner:
HAIN FAMILY TRUST

PO BOX 19325
RENO, NV 89511

SITUS:
1525 GEIGER GRADE RD
WASHOE COUNTY NV

Taxing District
4000

Geo CD:

Legal Description
Township 18 Section 27 Lot SubdivisionName _UNSPECIFIED Block Range 20

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2018	\$1,968.79	\$2,037.73	\$0.00	\$0.00	\$0.00
2017	\$1,738.47	\$1,775.23	\$0.00	\$0.00	\$0.00
2016	\$1,696.28	\$2,088.73	\$0.00	\$0.00	\$0.00
2015	\$1,690.58	\$1,887.04	\$0.00	\$0.00	\$0.00
2014	\$1,638.16	\$1,668.96	\$0.00	\$0.00	\$0.00
Total					\$0.00

Disclaimer

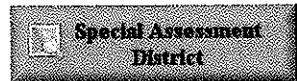
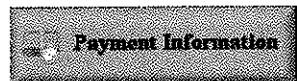
- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However,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

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

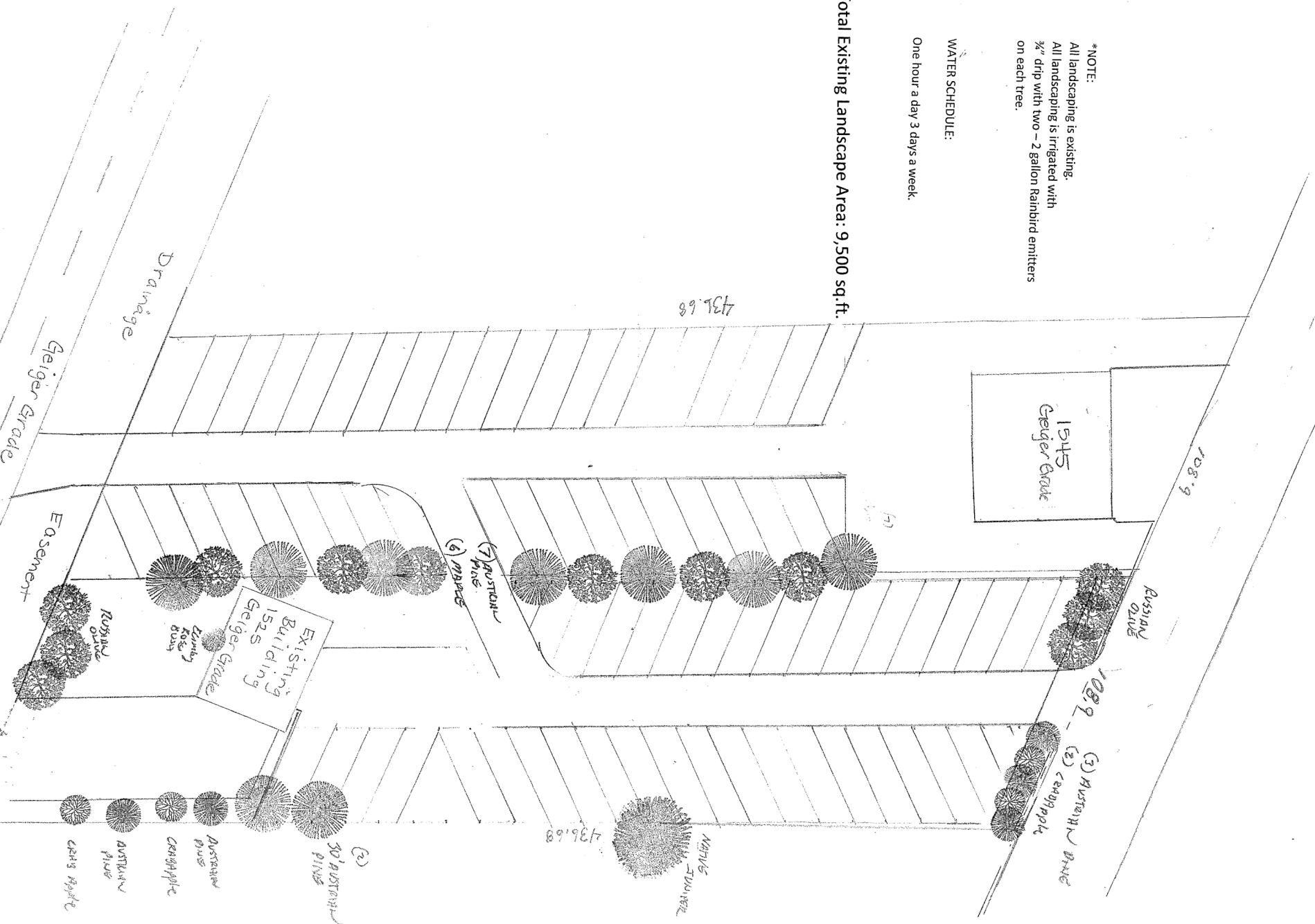


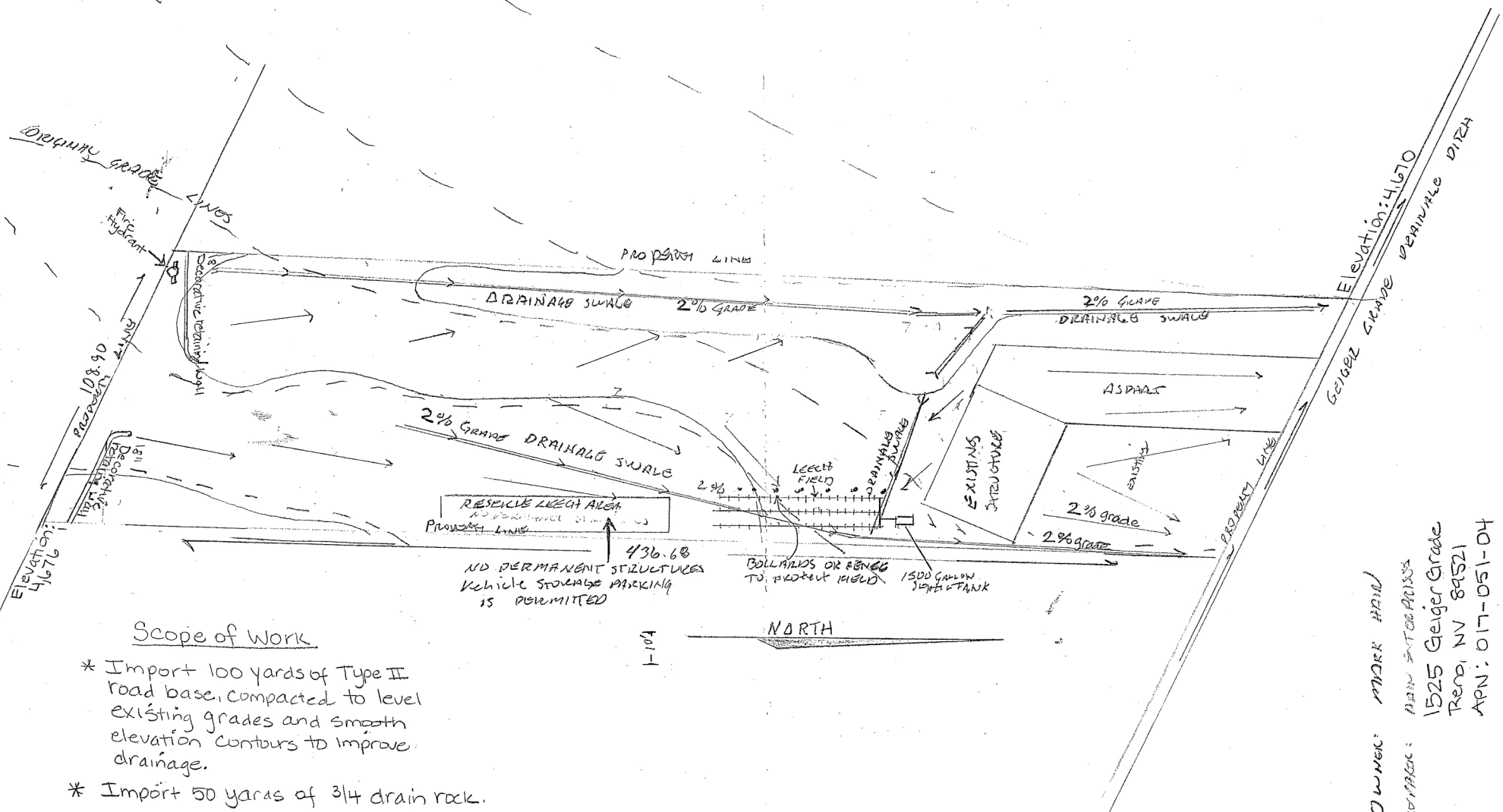
*NOTE:
All landscaping is existing.
All landscaping is irrigated with
3/4" drip with two - 2 gallon Rainbird emitters
on each tree.

WATER SCHEDULE:

One hour a day 3 days a week.

Total Existing Landscape Area: 9,500 sq.ft.



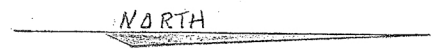


Scope of Work

- * Import 100 yards of Type II road base, compacted to level existing grades and smooth elevation contours to improve drainage.
- * Import 50 yards of 3/4 drain rock.
- * Import 50 yards 3/8 drain rock to spread over 3/4 drain rock.

RESERVE LEECH AREA
NO PERMANENT STRUCTURES
VEHICLE STORAGE PARKING
IS PERMITTED

101



OWNER: MARK HAIN
 PROJECT: NEW INTERACCESS
 1525 Geiger Grade
 Reno, NV 89521
 APN: 017-051-04



1658105

1658104

1658103

1658102

1658128

1705102

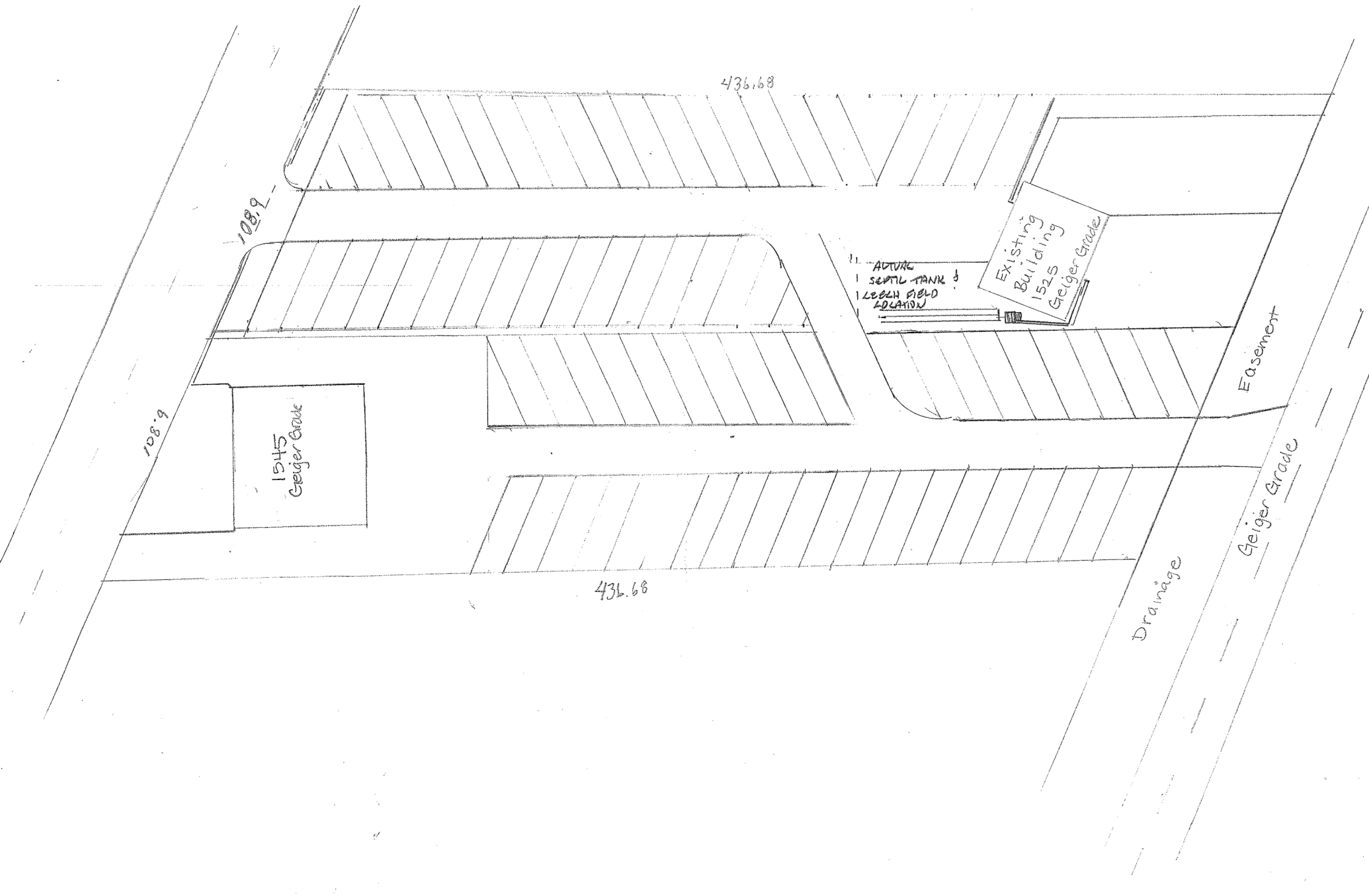
1705103

1705104

1705105

1705106

N



108.9

108.9

436.68

1545
Geiger Grade

ADULT
SEWAGE TANK &
LEACH FIELD
LOCATION

Existing
Building
1525
Geiger Grade

Easement

436.68

Drainage

Geiger Grade