



Board of Adjustment Staff Report

Meeting Date: April 6, 2017

Subject: Administrative Permit Case Number WADMIN17-0001

Applicant: FDM LLC, Frank Lepori

Agenda Item Number: 9G

Summary: Approve an Auto Repair use in the General Commercial zoning district

Recommendation: Approval with Conditions

Prepared by: Roger Pelham, MPA, Senior Planner
Washoe County Community Services Department
Planning and Development Division

Phone: 775.328.3622

E-Mail: rpelham@washoecounty.us

Description

Administrative Permit Case Number WADMIN17-0001 (Instant Smog) – For possible action, hearing, and discussion to approve an administrative permit for an Auto Repair use in the General Commercial zoning district. The proposed Auto Repair use would be within a 405 square foot smog check building located in the southwest corner of the parcel.

- Applicant/Property Owner: FDM LLC
Frank Lepori
1580 Hymer Ave., Suite 100
Sparks, NV 89431
- Location: 310 Lemmon Drive
- Assessor's Parcel Number: 552-190-08
- Parcel Size: 0.98 acres
- Master Plan Category: Commercial (C)
- Regulatory Zone: General Commercial (GC)
- Area Plan: North Valleys (Reno-Stead Corridor Joint Plan Area)
- Development Code: Authorized in Article 808, Administrative Permits
- Commission District: 5 – Commissioner Herman
- Section/Township/Range: Section 9, T20N, R19E, MDM,
Washoe County, NV

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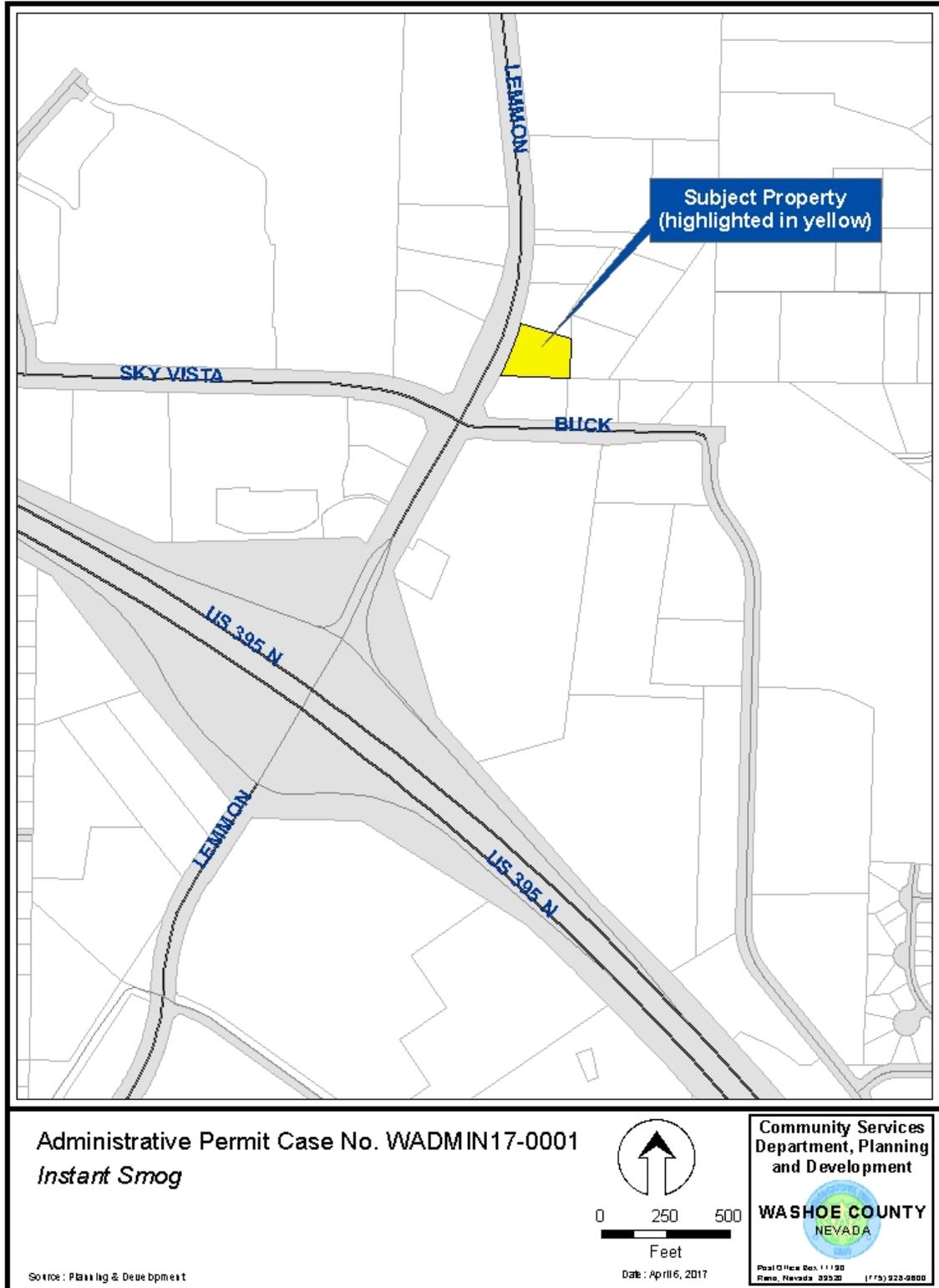
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Administrative Permit Definition

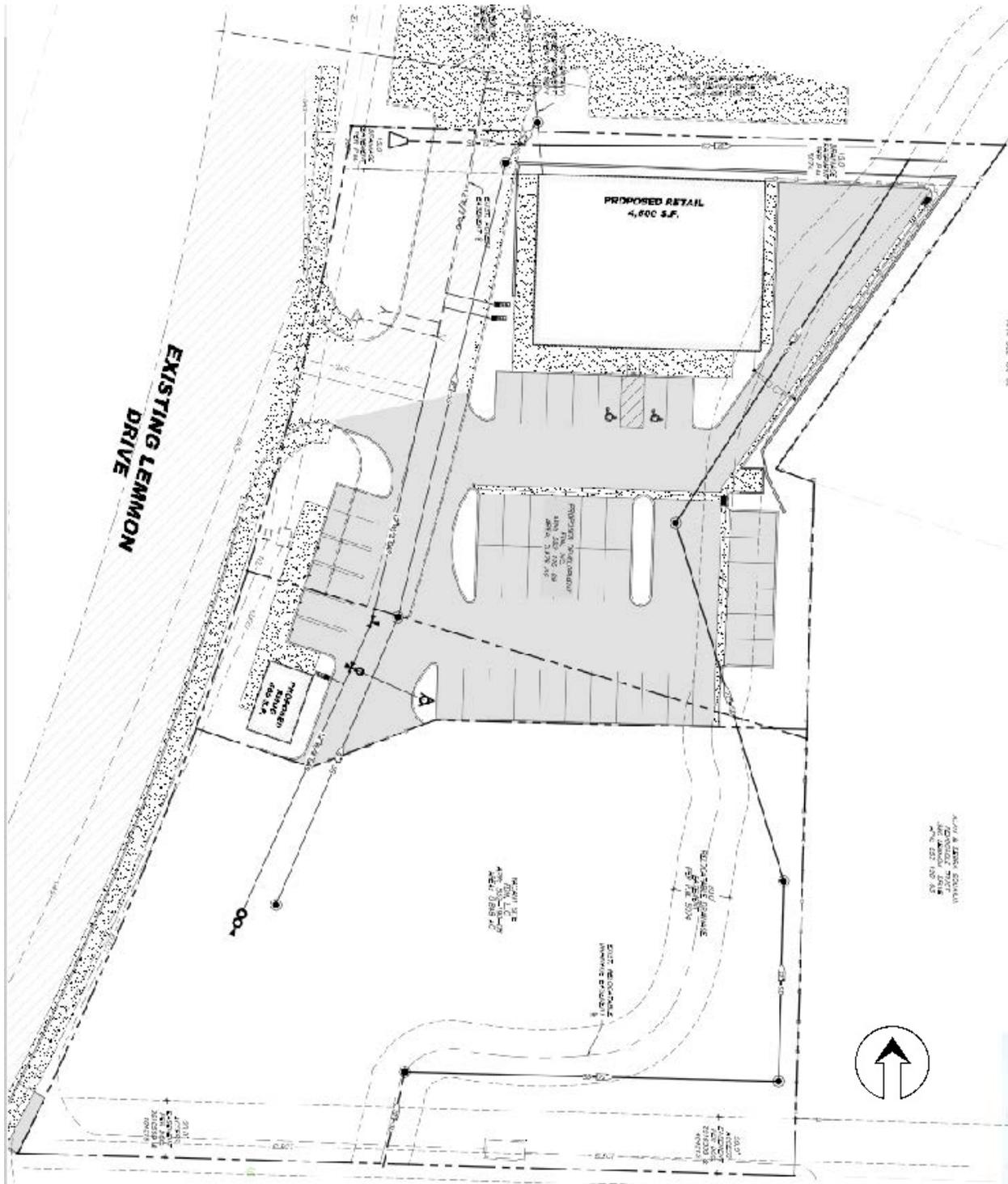
The purpose of an Administrative Permit is to provide a method of review for a proposed use which possess characteristics that requires a thorough appraisal in order to determine if the use has the potential to adversely affect other land uses, transportation or facilities in the vicinity. The Board of Adjustment may require conditions of approval necessary to eliminate, mitigate, or minimize to an acceptable level any potentially adverse effects of a use, or to specify the terms under which commencement and operation of the use must comply. Prior to approving an application for an administrative permit, the Board of Adjustment must find that all of the required findings, if applicable, are true.

The Conditions of Approval for Administrative Permit Case Number WADMIN17-0001 are attached to this staff report and will be included with the Action Order, if the request is approved by the Board of Adjustment.

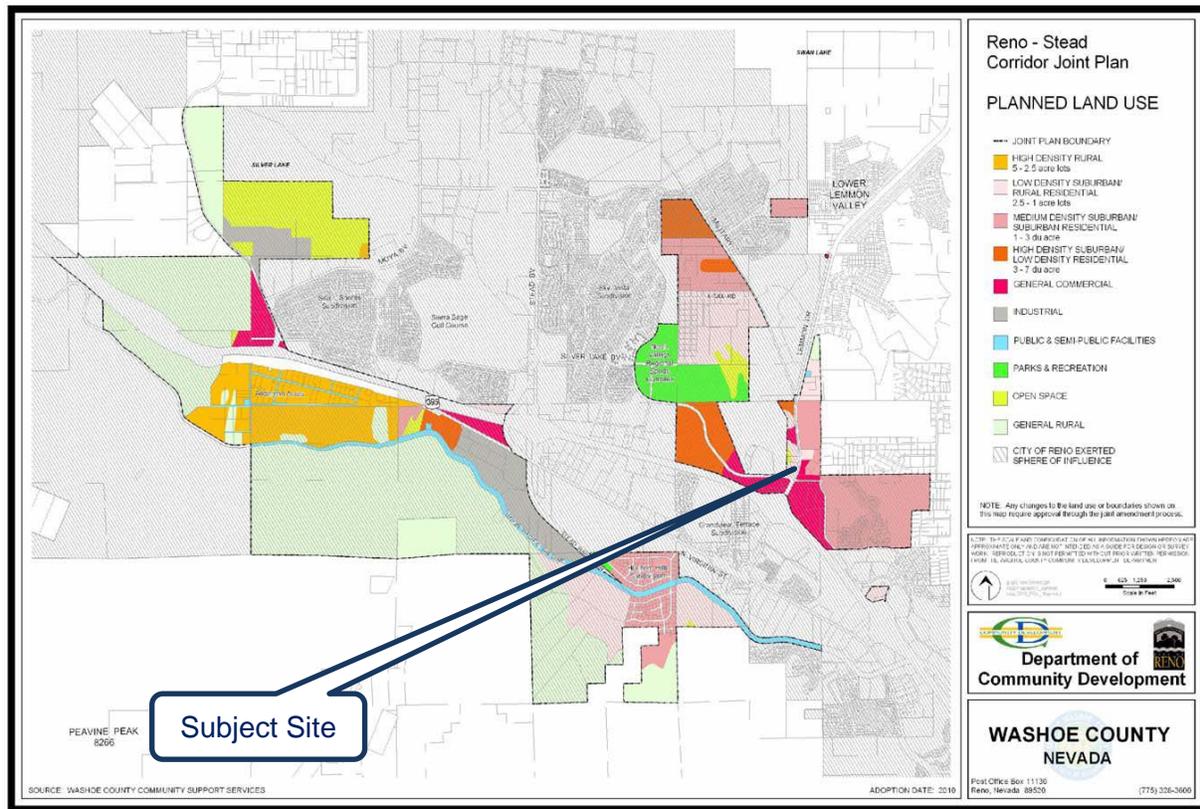
The subject property is zoned General Commercial (GC). Automotive Repair is a commercial use type defined in WCC 110.304.25, and the proposed use meets this definition. Automotive Repair is allowed in the GC zone only with a Board of Adjustment Administrative Permit per WCC Table 110.302.05.3. The applicant is therefore seeking approval from the Board of Adjustment of the proposed Administrative Permit.



Vicinity Map



Site Plan



Project Evaluation

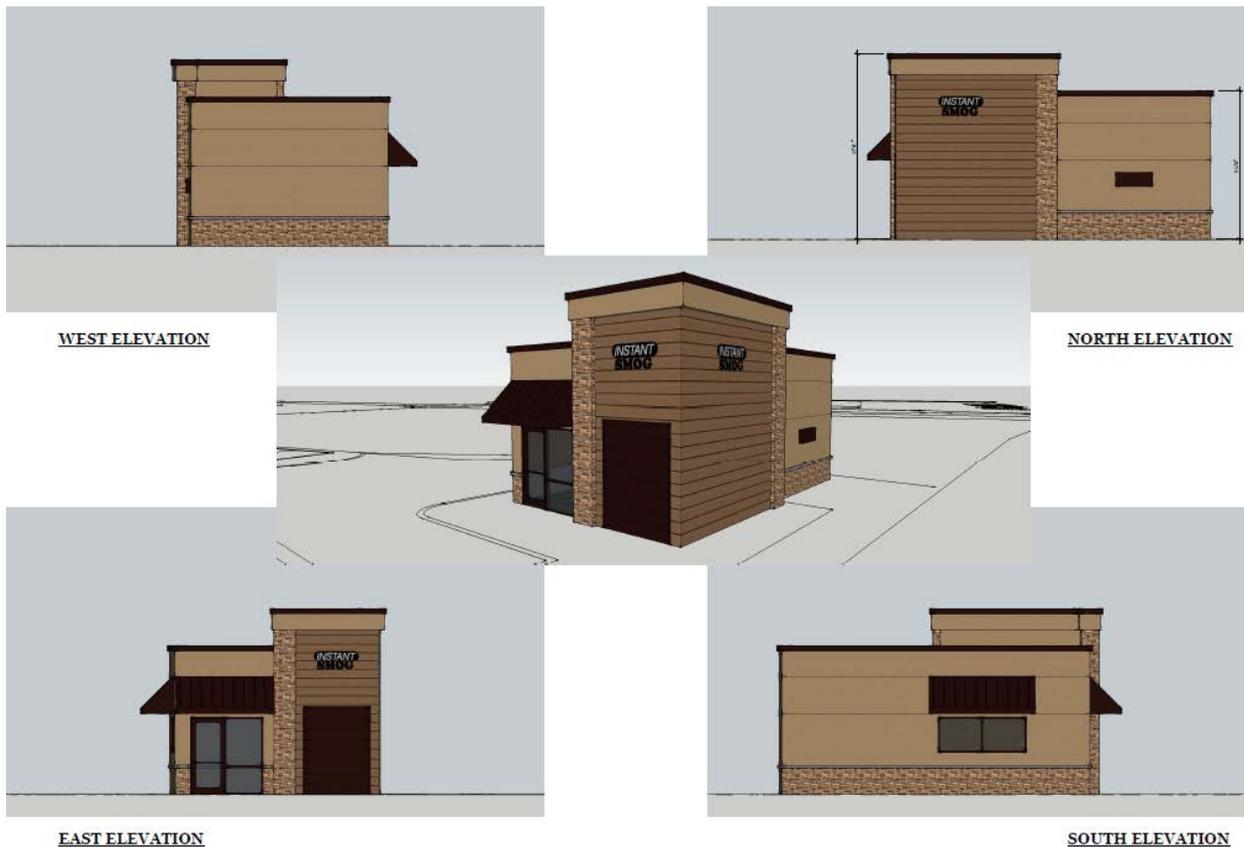
The applicant is requesting to construct a smog check facility (auto repair use) with parking on parcel 552-190-08 (southern lot). Although not part of the administrative permit, the applicant plans to construct a 4,800 square foot retail sales building with associated parking and landscaping on parcel 552-190-09 (northern lot). This retail sales use would be an allowed use per Table 110-302.050.3 and would be reviewed at building permit. The retail sales use is shown on the plans to show the shared parking and driveway. Both parcels are currently vacant. Both uses would be accessed by one common driveway from Lemmon Drive. The majority of the smog check project site will be left vacant for future development.

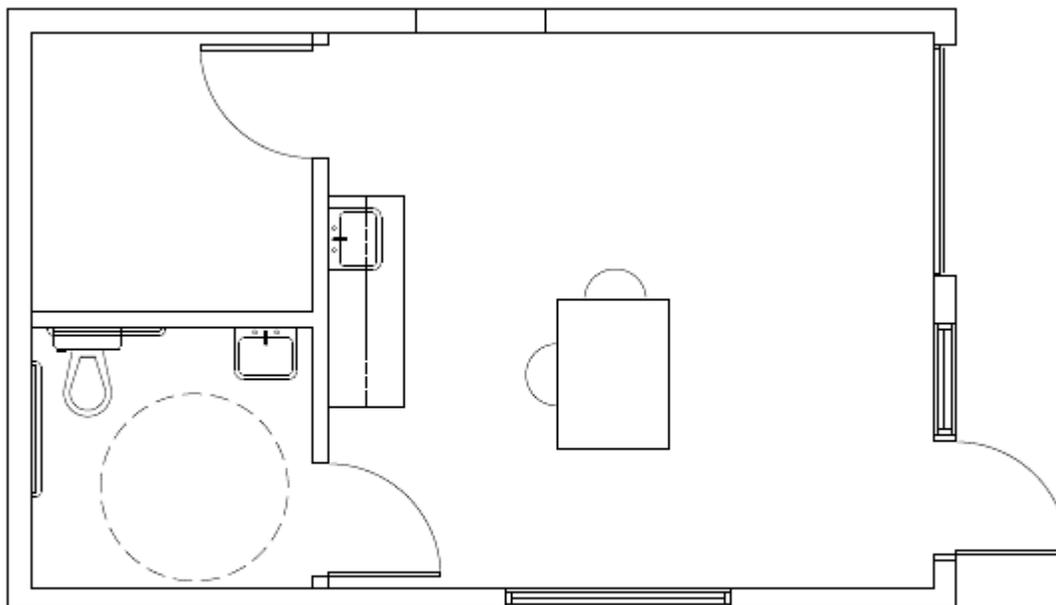
The subject property is 0.98 acres in size and the retail sales site is 0.83 acres in size. Both properties are located in a commercial/residential location fronting Lemmon Drive in the Lemmon Valley area. The properties are bordered by similar one-acre properties to the north and south with an Autozone retail store to the north and Shell gas station to the south. To the east of the property are one to two-acre residential properties. To the west across Lemmon Drive is a Walgreens retail store in the City of Reno. The closest residence is approximately 92 feet east of the property boundary and more than 270 feet from the proposed smog check building. Surrounding parcels to the north and south have a regulatory zone of General Commercial, to the east has Medium Density Suburban and to the west across Lemmon Drive has City of Reno zoning of Arterial Commercial.

The topography of the subject parcel is relatively flat with a five to ten foot deep drainage ditch running along the east property line and ending at a drainage pipe at the southern property line. The site is mostly devoid of vegetation except for shrubs and some trees along the drainage ditch. An access driveway off Lemmon Drive exists on the northern parcel and provides access to the Autozone retail store to the north.

The proposed smog check structure is located in the northwest corner of the property, approximately 17 feet from the west property line, 28 feet from the north property line and 25 feet from the edge of Lemmon Drive. There are six parking spaces proposed between the smog check structure and the access driveway.

Staff has not received any concerns, objections, or recommendations from surrounding property owners. The proposed use is among the least intensive uses that might be classified as Auto Repair. As a practical matter, no repair will take place at the facility, but rather simple diagnostic testing that is required for vehicle registration will take place. For the reasons stated above, staff is proposing minimal conditions of approval regarding aesthetics, limited to requiring that the proposed structure be painted an earth tone color to blend in with natural surroundings and that the wall or fence required between the commercial and adjacent residential uses be of long-lasting materials. Proposed conditions of approval are attached as Exhibit A.





1 Floor Plan



North Valleys Citizen Advisory Board (NVCAB)

Administrative permits are not required by Washoe County Code to be presented at a Citizen Advisory Board meeting.

Reviewing Agencies

The following agencies received a copy of the project application for review and evaluation.

- Washoe County Community Services Department
 - Engineering and Capital Projects Division
- Washoe County Health District
 - Air Quality
 - Environmental Health Services Division
- Truckee Meadows Fire Protection
- Regional transportation Commission
- Washoe-Storey Conservation District
- TMWA

Two out of the seven above listed agencies/departments provided comments and/or recommended conditions of approval in response to their evaluation of the project application. A **summary** of each agency's comments and/or recommended conditions of approval and their contact information is provided. The Conditions of Approval document is attached to this staff report, as Exhibit A, and will be included with the Action Order.

- Washoe County Engineering and Capital Projects Division had no conditions but stated that the overall project will have several challenges that will need to be addressed at the grading and building permit application.
Contact: Kimble Corbridge, 775.328.2054, kcorbridge@washoecounty.us
- Regional Transportation Commission had no conditions but stated that TRC Ride Route 17 serves the location and the applicant should contact RTC to discuss potential transit improvements for this project.
Contact: Rebecca Kapuler, 775.332.0174, rkapuler@rtcwashoe.com

Staff Comment on Required Findings

Washoe County Code Section 110.808.25 requires that all of the following findings be made to the satisfaction of the Washoe County Board of Adjustments before granting approval of the administrative permit request. Staff has completed an analysis of the application and has determined that the proposal is in compliance with the required findings as follows.

1. Consistency. That the proposed use is consistent with the policies, action programs, standards and maps of the Master Plan and the North Valleys Area Plan.
Staff Comment: The requested smog check facility is consistent and does not conflict with the policies, action programs, standards and maps of the Master Plan and the North Valleys Area Plan.
2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been or will be 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.
Staff Comment: The requested smog check facility does not create significant demand for utilities, roadway improvements, sanitation, or water supply. During the standard building permit review process, the Engineering and Capital Projects Division will review the proposal for proper public utilities and storm drainage and the Planning and Development Division will review building and landscape plans. Sanitary sewer series will be provided by Washoe County. A proposed 6-inch sewer lateral will serve the site. TMWA will be the water purveyor for the project. An existing 12-inch water line is located to the north and will serve the site. 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 2-inch gas line will serve the proposed project. All utilities will be constructed prior to the smog check building being constructed.
3. Site Suitability. That the site is physically suitable for an auto repair use and for the intensity of such a development.
Staff Comment: The site is physically suitable for a smog check facility of this size as discussed in the project evaluation section of this report.
4. Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area.

Staff Comment: *The subject property is located in a commercial/residential area with nearby parcels of similar size. A buffer area including a fence and trees will be placed along the east property line to buffer the residences to the east. Issuance of the permit will not be significantly detrimental to the public health, safety, or welfare, injurious to the property or improvements of adjacent properties, or detrimental to the character of the surrounding area.*

5. Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

Staff Comment: *There is no military installation in the required noticing distance of the proposed structure; therefore, this finding is not required to be made.*

Recommendation

Those agencies which reviewed the application either made no comments or recommended conditions in support of approval of the project. Therefore, after a thorough analysis and review, Administrative Permit Case Number WADMIN17-0001 is being recommended for approval with conditions. Staff offers the following motion for the Board's consideration.

Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Board of Adjustment approve Administrative Permit Case Number WADMIN17-0001 for FDM LLC, Frank Lepori, having made all five findings in accordance with Washoe County Development Code Section 110.808.25:

1. Consistency. That the proposed use is consistent with the policies, action programs, standards and maps of the Master Plan and the North Valleys Area Plan;
2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
3. Site Suitability. That the site is physically suitable for an auto repair use, and for the intensity of such a development; and
4. Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;

Appeal Process

Board of Adjustment action will be effective 10 calendar days after the written decision is filed with the Secretary to the Board of Adjustment and mailed to the original applicant, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Development Division within 10 calendar days after the written decision is filed with the Secretary to the Board of Adjustment and mailed to the original applicant.

Applicant/Owner: FDM LLC, Frank Lepori
1580 Hymer Ave., Suite 100
Sparks, NV 89431

Consultant: CFA
Angela Fuss
1150 Corporate Blvd.
Reno, NV 89502

Action Order xc:



Conditions of Approval

Administrative Permit Case Number WADMIN17-0001

The project approved under Administrative Permit Case Number WADMIN17-0001 shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment on April 6, 2017. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. These Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable Codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

Unless otherwise specified, all conditions related to the approval of this Administrative Permit shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and Planning and Development.

Compliance with the conditions of approval related to this Administrative Permit is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the Administrative Permit may result in the initiation of revocation procedures.

Operational Conditions are subject to review by the Department of Community Development prior to the renewal of a business license each year. Failure to adhere to the Operational Conditions may result in the Department of Community Development recommending that the business license not be renewed until conditions are complied with to the satisfaction of Washoe County.

Washoe County reserves the right to review and revise the conditions of approval related to this Administrative Permit should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, “may” is permissive and “shall” or “must” is mandatory.

Conditions of Approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some “Conditions of Approval” are referred to as “Operational Conditions.” These conditions must be continually complied with for the life of the project or business.

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Planning and Development

1. The following conditions are requirements of Planning and Development, which shall be responsible for determining compliance with these conditions.

Contact Name – Roger Pelham, 775.328.3622, rpelham@washoecounty.us

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this administrative permit.
- b. The applicant shall submit complete construction plans and building permits shall be issued within two years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits.
- c. The applicant shall attach a copy of the action order approving this project to all administrative permit applications (including building permits) applied for as part of this administrative permit.
- d. Best practice design guidelines shall be implemented to mitigate visual impacts. Architectural articulations shall be used to break-up long blank walls
- e. There shall be complete screening of roof mounted HVAC equipment.
- f. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any prehistoric or historic remains/artifacts be discovered during site development, work shall temporarily be halted at the specific site and the State Historic Preservation Office (SHPO) of the Department of Conservation and Natural Resources shall be notified to record and photograph the site. The period of temporary delay shall be limited to a maximum of two (2) working days from the date of notification.

- g. The wall or fence that is required to be constructed between the commercial uses and the adjacent residential uses shall be constructed of long-lasting materials such as chain-link fencing with privacy slats that achieve at least 75% visual screening. Wood fencing is not acceptable.
- h. The following **Operational Conditions** shall be required for the life of the smog check facility:
 - i. This administrative permit shall remain in effect until or unless it is revoked or is inactive for one year.
 - ii. Failure to comply with the conditions of approval shall render this approval null and void. Compliance with this condition shall be determined by the Planning and Development Division.
 - iii. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the administrative permit to meet with the Planning and Development Division to review conditions of approval prior to the final sale of the site and/or the administrative permit. Any subsequent purchaser/operator of the site and/or the administrative permit shall notify the

Planning and Development Division of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.

- iv. This administrative permit shall remain in effect as long as the business is in operation and maintains a valid business license.

Regional Transportation Commission

2. The following conditions are requirements of the Regional Transportation Commission, which shall be responsible for determining compliance with this condition.

Contact Name – Rebecca Kapuler, 775.332.0174, rkapuler@rtcwashoe.com

- a. Prior to building permit approval, the applicant shall contact Tina Wu, RTC Senior Planner, to discuss potential transit improvements.

*** End of Conditions ***



REGIONAL TRANSPORTATION COMMISSION

Metropolitan Planning • Public Transportation & Operations • Engineering & Construction
Metropolitan Planning Organization of Washoe County, Nevada

January 30, 2017

FR: Chrono/PL 182-17

Mr. Joe Prutch, Planner
Washoe County Community Services Department
Planning and Development Division
P.O. Box 11130
Reno, NV 89520-0027

RE: WADMIN17-0001 (Instant Smog)

Dear Mr. Prutch,

The applicant is requesting an auto repair use in the General Commercial (GC) zoning district. The proposed auto repair use would be a 405 square foot smog check station. This project is located at 310 Lemmon Drive, on the east side of Lemmon Drive at the intersection with North Hills Blvd. (dirt road) and approximately 170 feet north of Buck Drive.

RTC RIDE Route 17 serves this location. Please contact Tina Wu, RTC Senior Planner, at 775-335-1908 or twu@rtcwashoe.com to discuss potential transit improvements for this project.

The RTP, the RTC Bicycle/Pedestrian Master Plan and the Nevada Department of Transportation Pedestrian Safety Action Plan, all indicate that new development and re-development will be encouraged to construct pedestrian and bicycle facilities, internal and/or adjacent to the development, within the regional road system. Also, these plans recommend that the applicant be required to design and construct any sidewalks along the frontage of the property in conformance with the stated ADA specifications.

Thank you for the opportunity to comment on this project. If you have any questions, please feel free to contact me at 332-0174 or rkapuler@rtcwashoe.com.

Sincerely,

Rebecca Kapuler
Planner

RK/jm

Copies: Bill Whitney, Washoe County Community Services
Jae Pullen, NDOT District II
Daniel Doenges, Regional Transportation Commission
Julie Masterpool, Regional Transportation Commission
Tina Wu, Regional Transportation Commission
David Jickling, Regional Transportation Commission

1397 Instant Smog

WADMIN17-0001
EXHIBIT B

Prutch, Joe

From: Corbridge, Kimble
Sent: Wednesday, January 25, 2017 8:41 AM
To: Prutch, Joe
Cc: Vesely, Leo; Smith, Dwayne E.
Subject: WASDMIN17-0001 (Instant Smog)

Engineer

Joe,

I have reviewed the referenced Administrative permit to allow an auto repair facility on the site and have no conditions.

The overall project will have several challenges that will need to be addressed during the grading and building permit phases of the development.

Thx,
Kimble

Kimble O. Corbridge, P.E., CFM

Washoe County Community Services Department

KCorbridge@washoecounty.us | o 775.328.2041 | f 775.328.3699 | 1001 E. Ninth St., A-255, Reno, NV 89512



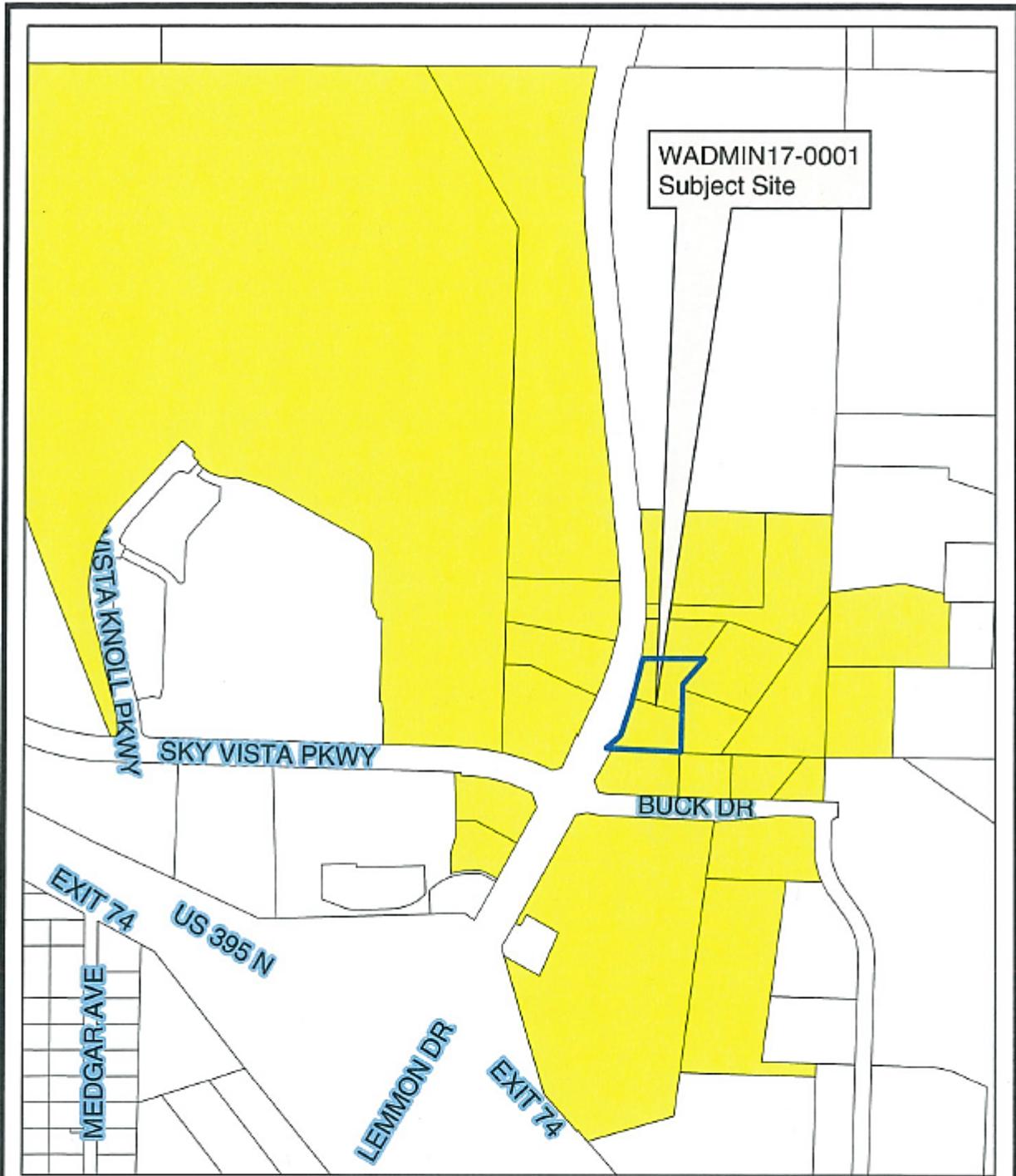
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From: Alan Squailia <alan-jss@sbcglobal.net>
Sent: Friday, March 03, 2017 4:59 PM
To: Angela Fuss
Cc: Frank Leporij; Pelham, Roger; Focht Ken; Focht Ken
Subject: Lemmon Drive Block Wall

Joe Prutch Washoe County Planner Community Development Services PO Box 11130
Reno, NV 89520

Mr. Joe Prutch, as the property owner bordering a project for Instant Smog on Lemmon Dr. and finding that a block wall will be constructed along our common property line (property line running parallel to Lemmon Dr.) we are requesting that this wall not be built. Both myself and other adjacent owners behind this project object to this wall. Not only will it obstruct our view it will hinder our objective to move forward with changing the property from residential to commercial zoning. We all have our property up for sale with the intent to sell them as commercial properties in mind. We are surrounded by commercial properties and are in a perfect location for future commercial use as our properties are on the corner of Lemmon and Buck Dr. Thank-you for consideration in advance.

Alan and Debra Squailia



Mailing Label Map
 Administrative Permit Case No WADMIN17-0001
 Instant Smog
 24 Parcels selected at 500 feet.

Source: Planning and Development Division



Date: January 2017

Community Services
 Department
 Planning and
 Development Division
**WASHOE COUNTY
 NEVADA**
 Post Office Box 11130
 Reno, Nevada 89521
 (775) 328-9020

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



INSTANT SMOG ADMINISTRATIVE PERMIT

JANUARY 3, 2017



**SUBMITTED IN
PARTNERSHIP
WITH:**

ODYSSEY ENGINEERING
ORIGIN8 ARCHITECTURE

**WADMIN17-0001
EXHIBIT E**

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

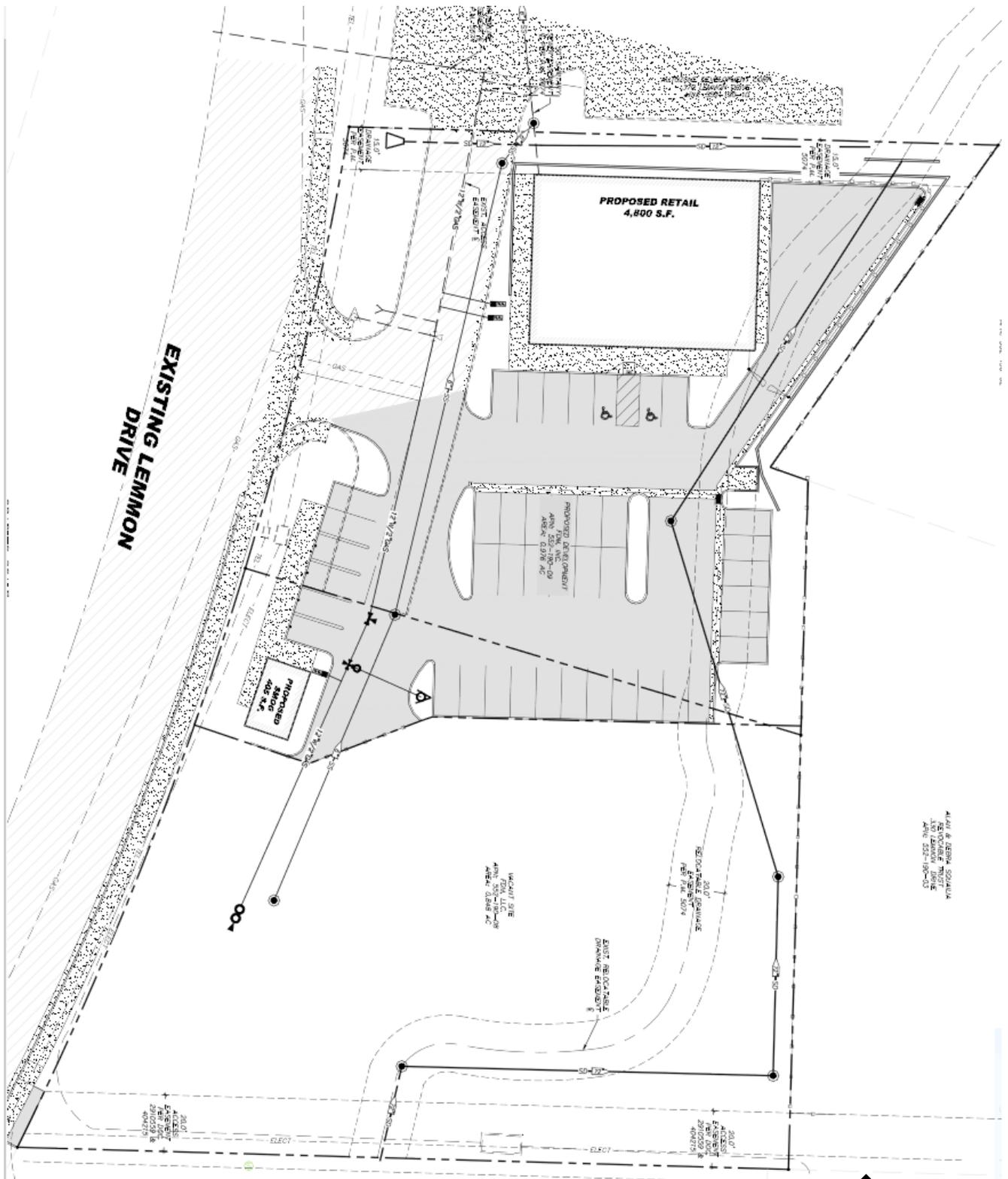


Figure 2 – Site Plan



INSTANT SMOG ADMINISTRATIVE PERMIT

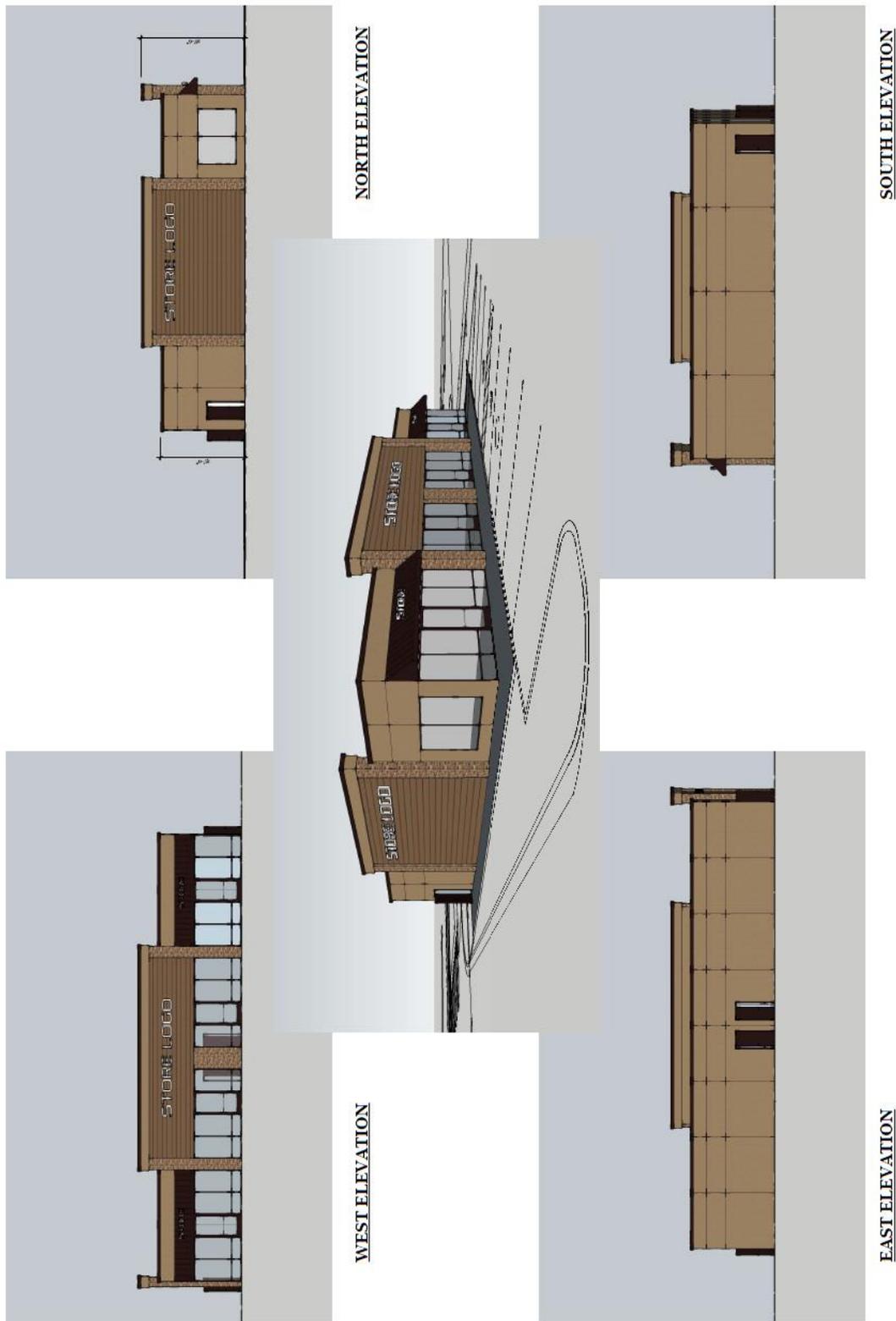


Figure 3 – Retail Building Elevations

INSTANT SMOG ADMINISTRATIVE PERMIT

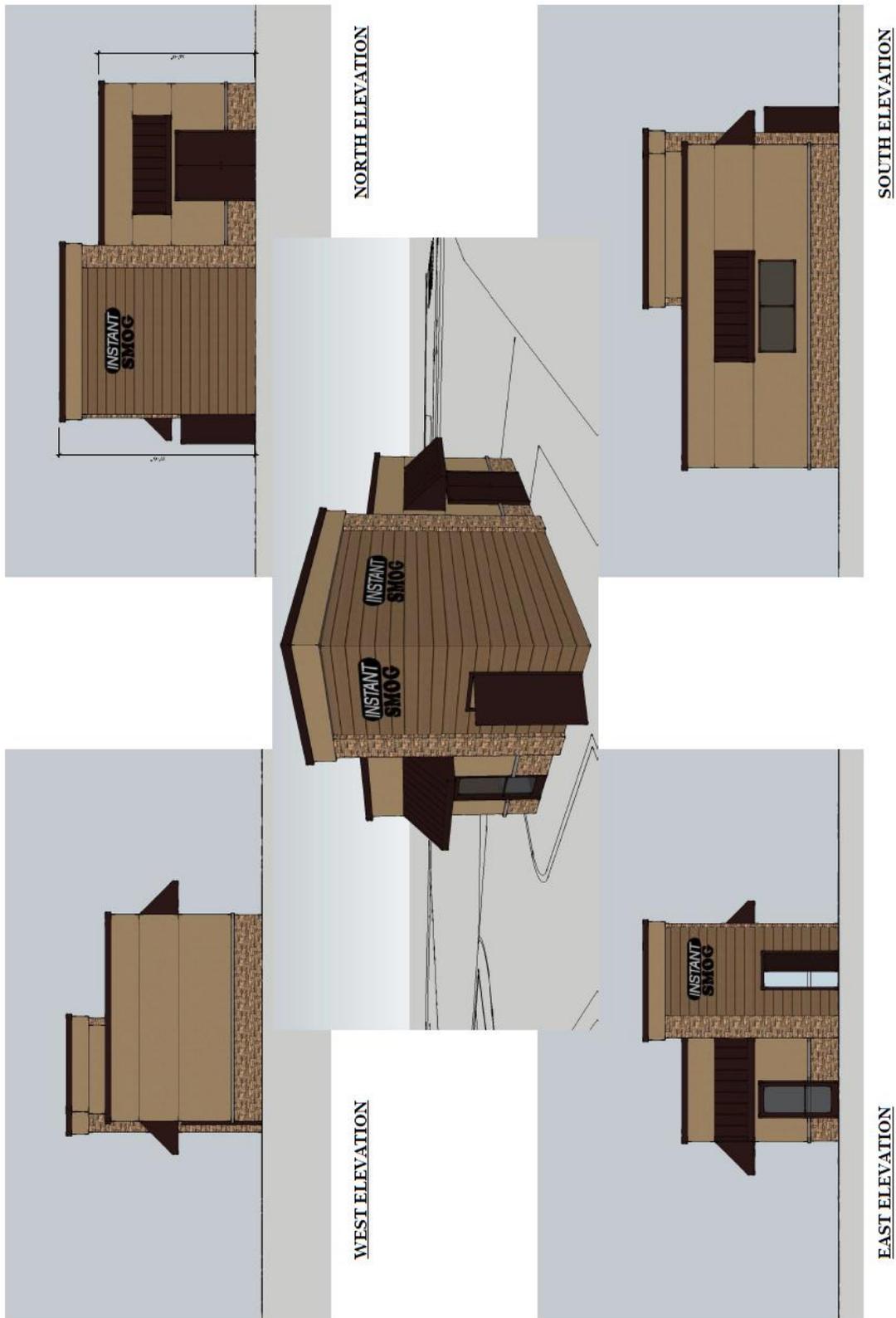


Figure 4 – Instant Smog Building Elevations

INSTANT SMOG ADMINISTRATIVE PERMIT

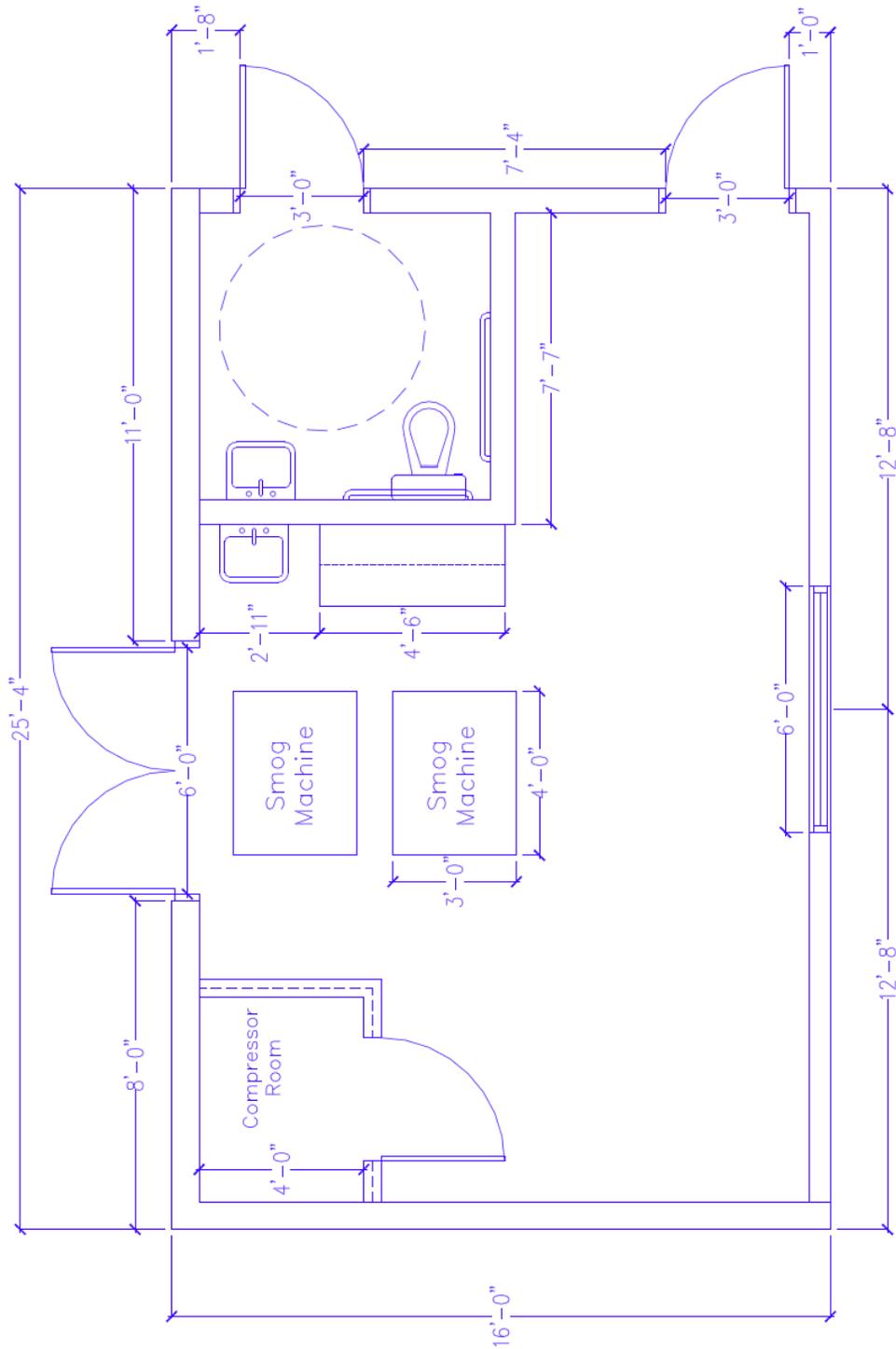


Figure 5 – Instant Smog Floor Plan

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

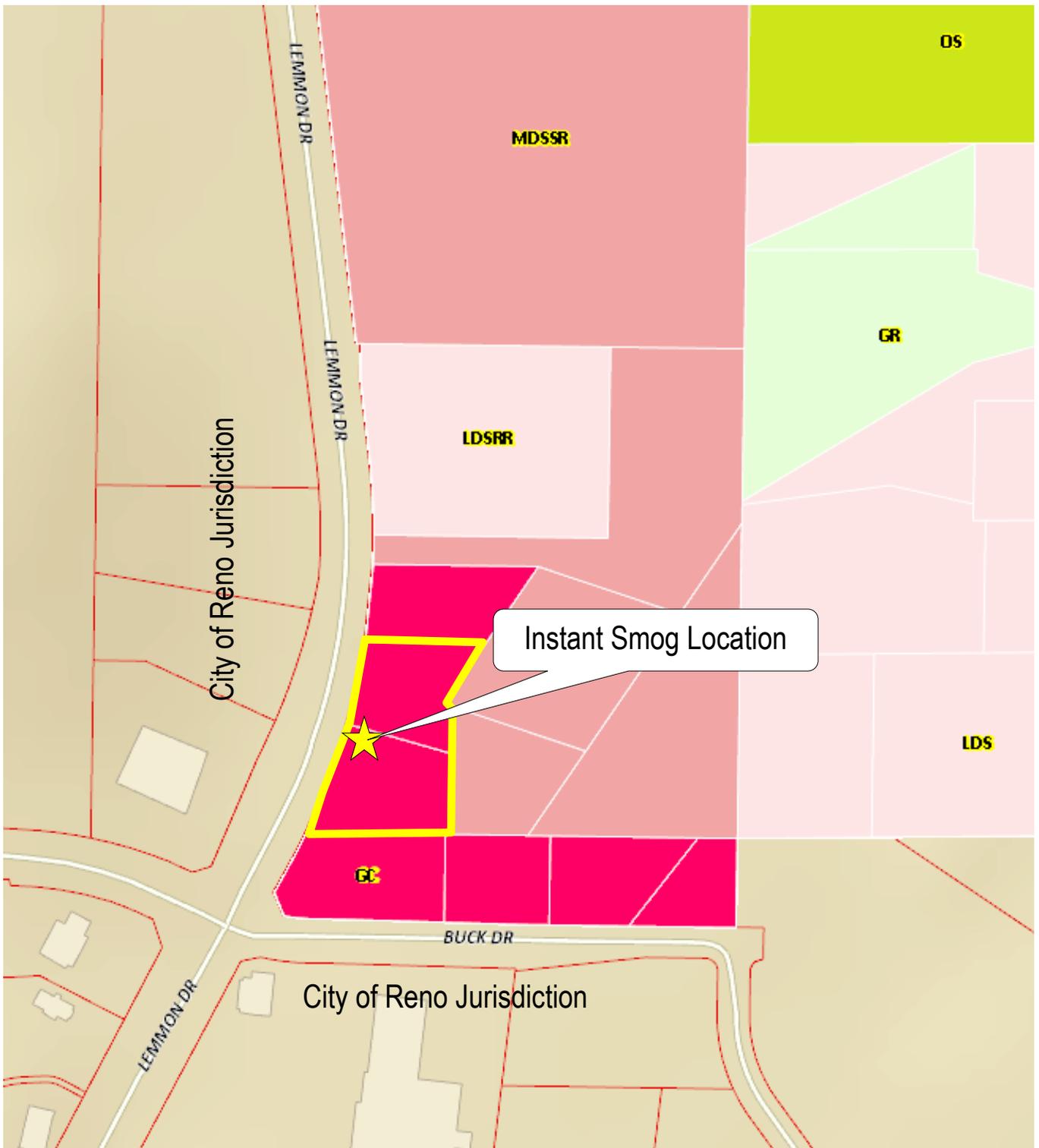


Figure 9 - Zoning Map

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

(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.

Project Information		Staff Assigned Case No.: _____	
Project Name: Instant Smog Administrative Permit			
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): East of Lemmon Drive and north of Buck Drive			
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: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
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	
Applicant/Developer:		Other Persons to be Contacted:	
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:	
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: 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]

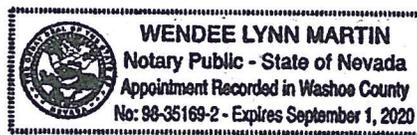
Address 1580 Hymer Ave #100
Sparks, NV 89431

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
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13. Utilities:

a. Sewer Service	Washoe County
b. Water Service	TMWA

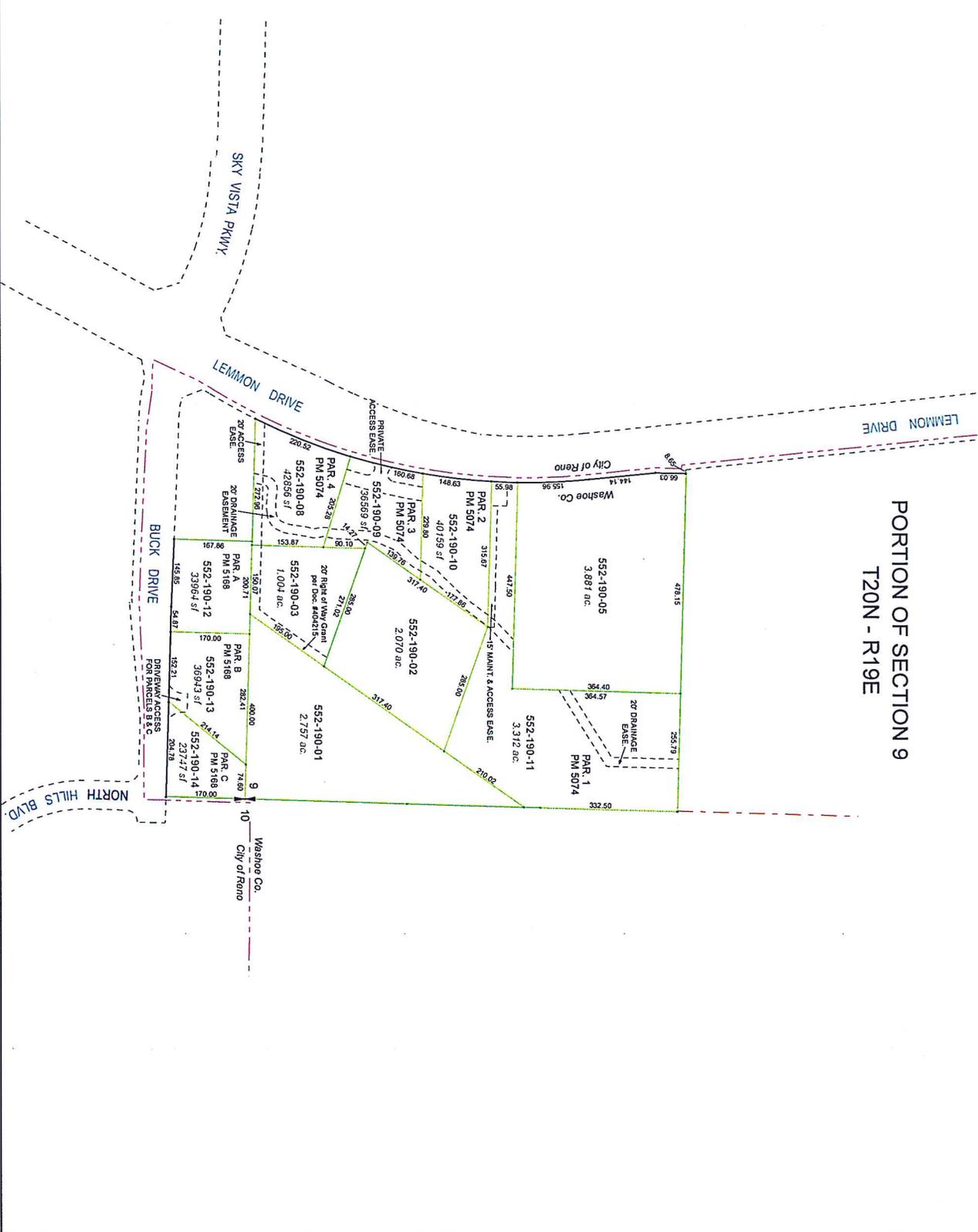
For most uses, the Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County. Please indicate the type and quantity of water rights you have available should dedication be required:

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.

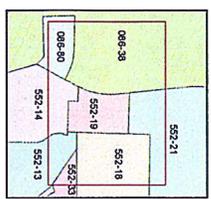
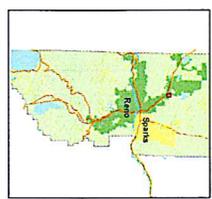
**PORTION OF SECTION 9
T20N - R19E**



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) 335-2331



created by: **KSB 12/20/11**
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
Current Owner: FDM LLC 1580 HYMER AVE 100 SPARKS, NV 89431		SITUS: 310 LEMMON DR WCTY NV
Taxing District 4000	Geo CD:	
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
2016	\$78.59	\$78.59	\$0.00	\$0.00	\$0.00
2015	\$78.43	\$78.43	\$0.00	\$0.00	\$0.00
2014	\$76.00	\$76.00	\$0.00	\$0.00	\$0.00
2013	\$73.78	\$73.78	\$0.00	\$0.00	\$0.00
Total					\$0.00

Important Payment Information
<ul style="list-style-type: none"> 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 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

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

Washoe County Parcel Information		
Parcel ID	Status	Last Update
55219009	Active	12/30/2016 2:09:55 AM
Current Owner: FDM LLC 1580 HYMER AVE 100 SPARKS, NV 89431		SITUS: 340 LEMMON DR WCTY NV
Taxing District 4000	Geo CD:	
Legal Description 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.
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This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.



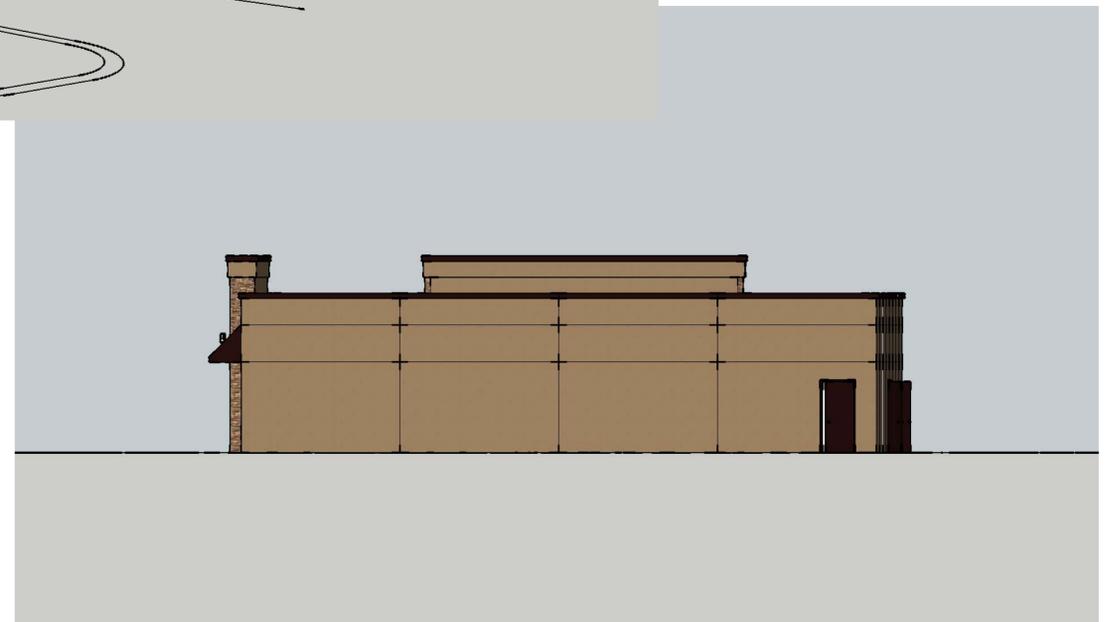
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



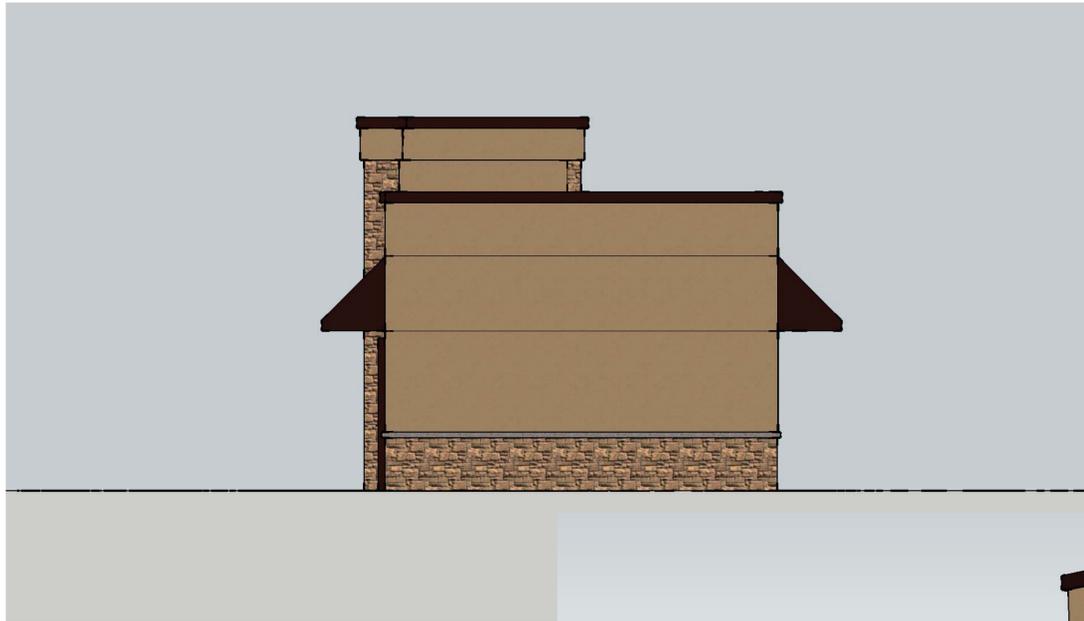
SOUTH ELEVATION

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

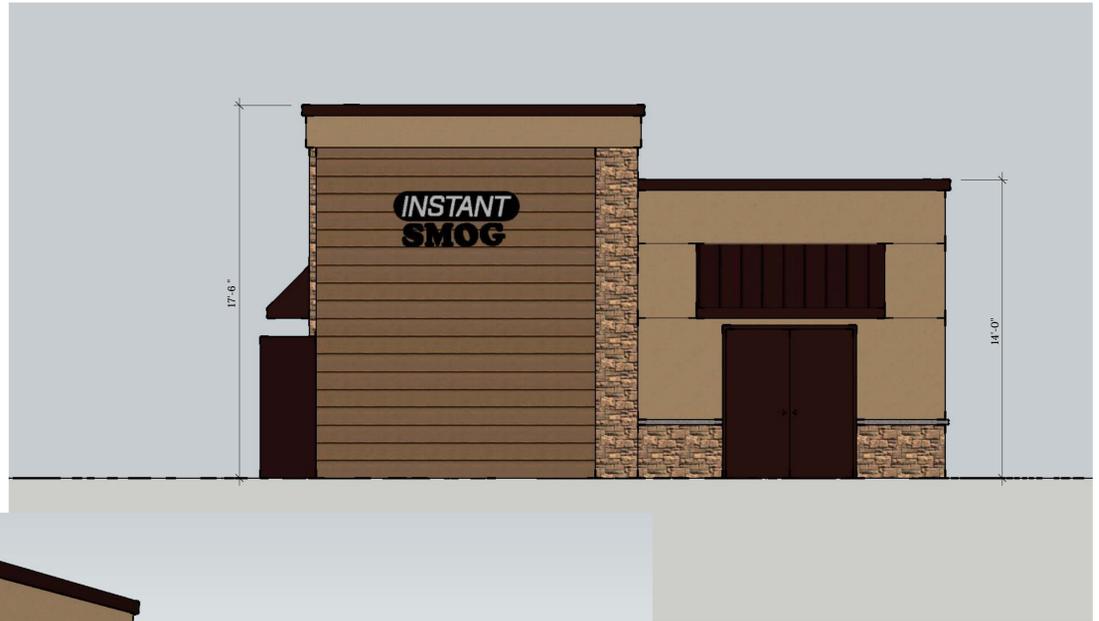


LEMMON VALLEY RETAIL CENTER

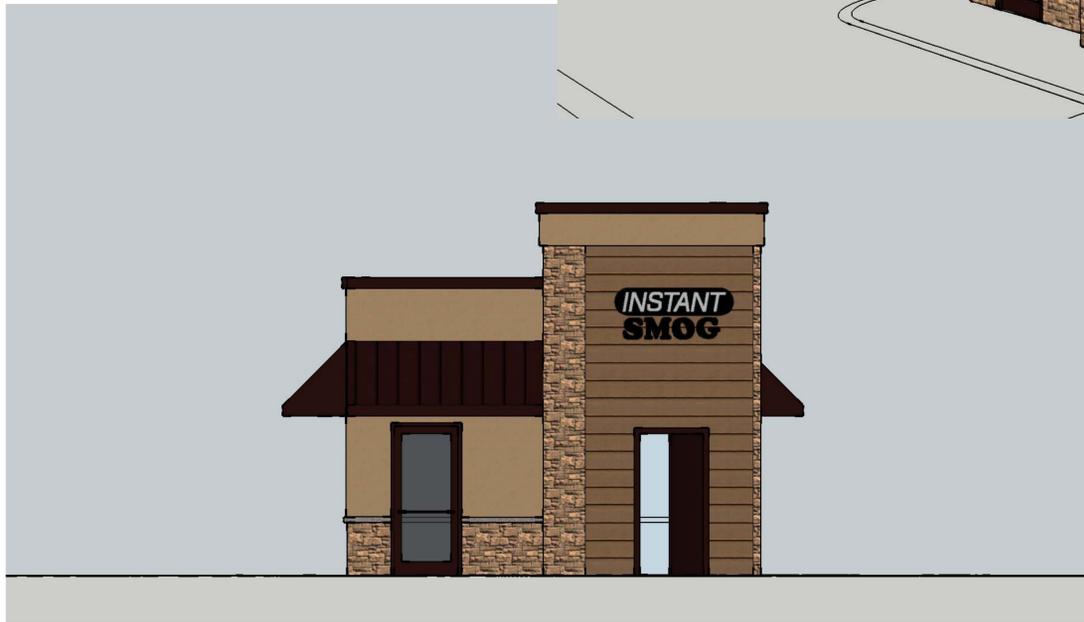
REVISIONS	
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5	...



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



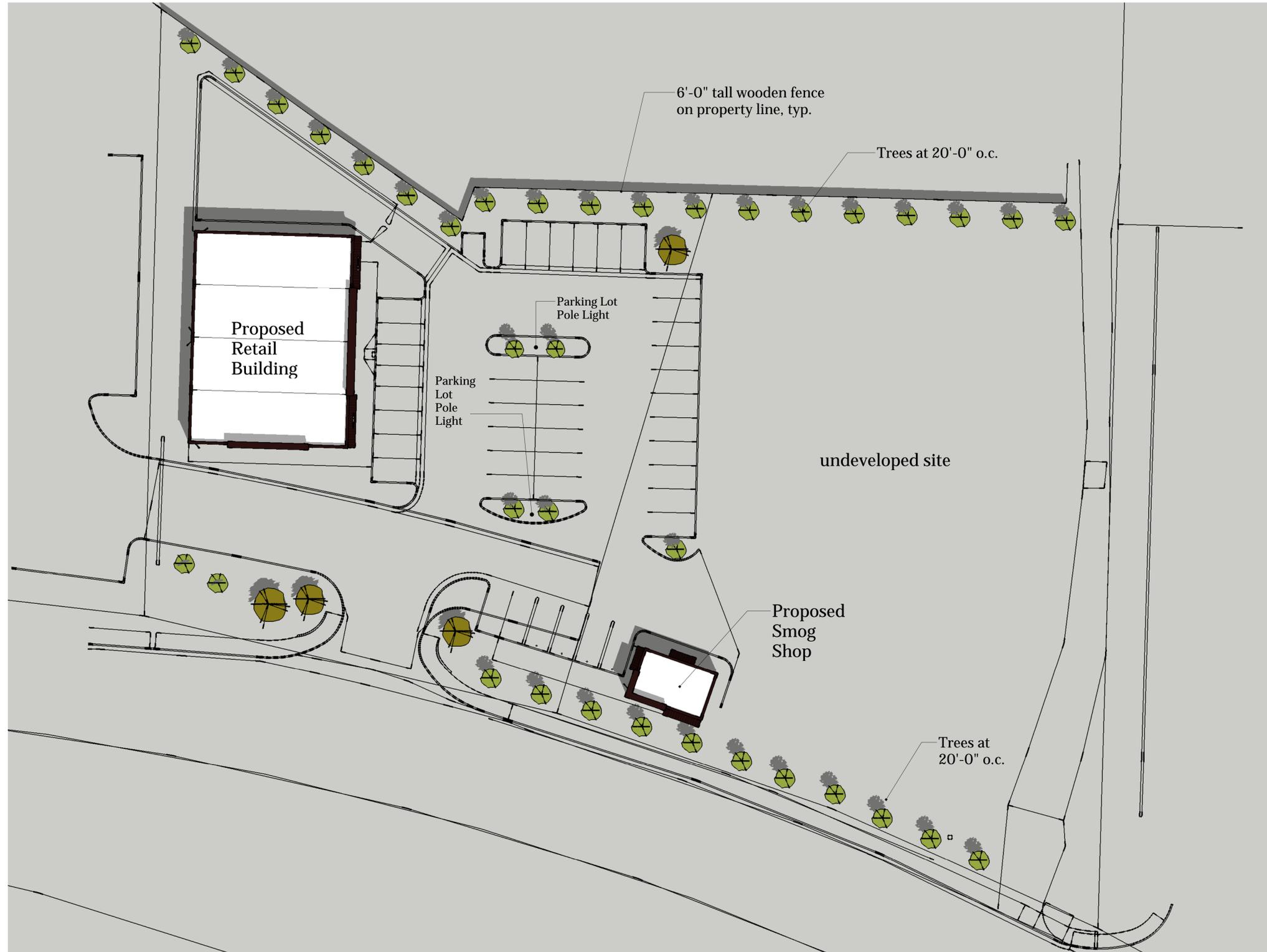
SOUTH ELEVATION

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



LEMMON VALLEY RETAIL CENTER

REVISIONS	
MM/DD/YY	REMARKS
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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.

LANDSCAPE PLAN - PRELIMINARY
drawing scale: 1" = 20'-0"

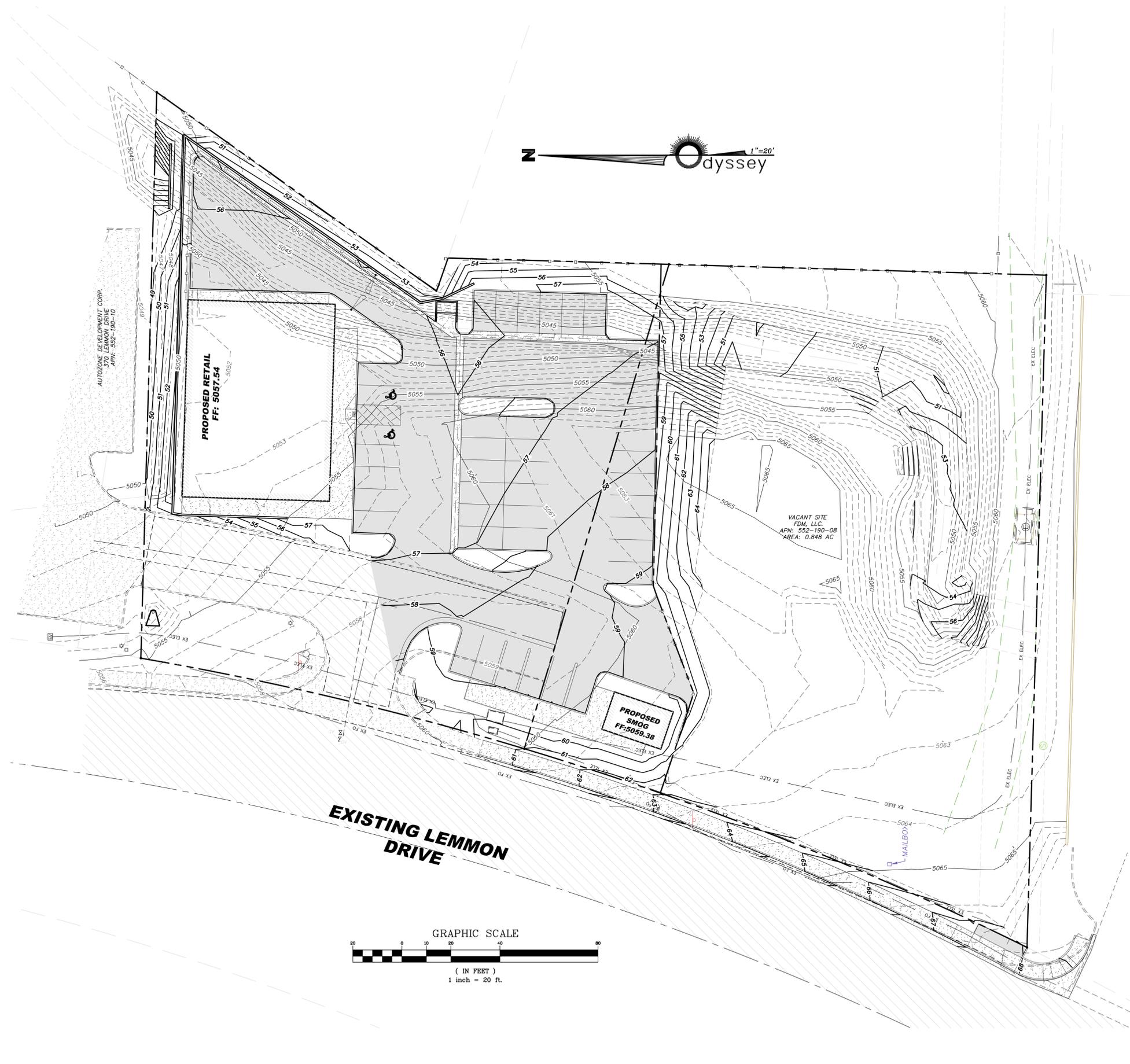


LEMMON VALLEY RETAIL CENTER

REVISIONS	
MM/DD/YY	REMARKS
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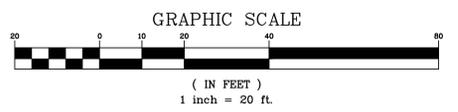
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- LEGEND:**
- EXISTING ASPHALT PAVING
 - EXISTING PORTLAND CEMENT CONCRETE
 - A.C. PAVING AREA
 - PORTLAND CEMENT CONCRETE AREA
 - 4.396' EXISTING CONTOUR
 - 4.396' PROPOSED CONTOUR
 - (E) EXISTING
 - CURB AND GUTTER (DASHED IF EXISTING)
 - POST CURB (DASHED IF EXISTING)

NOTE:
ADD 5000' TO ALL TRUNCATED ELEVATIONS

EXISTING LEMMON DRIVE



REV.	DATE	DESCRIPTION	BY	APP'D
	JANUARY 2017		E.C.W.	
			E.C.W.	
			F.B.	

LEPORI LEMMON DRIVE
COMMERCIAL DEVELOPMENT
SITE PLAN
WASHOE COUNTY, NEVADA

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

odyssey
ENGINEERING
INCORPORATED

SCALE
HORIZ. 1"=20'
VERT. N.T.S.

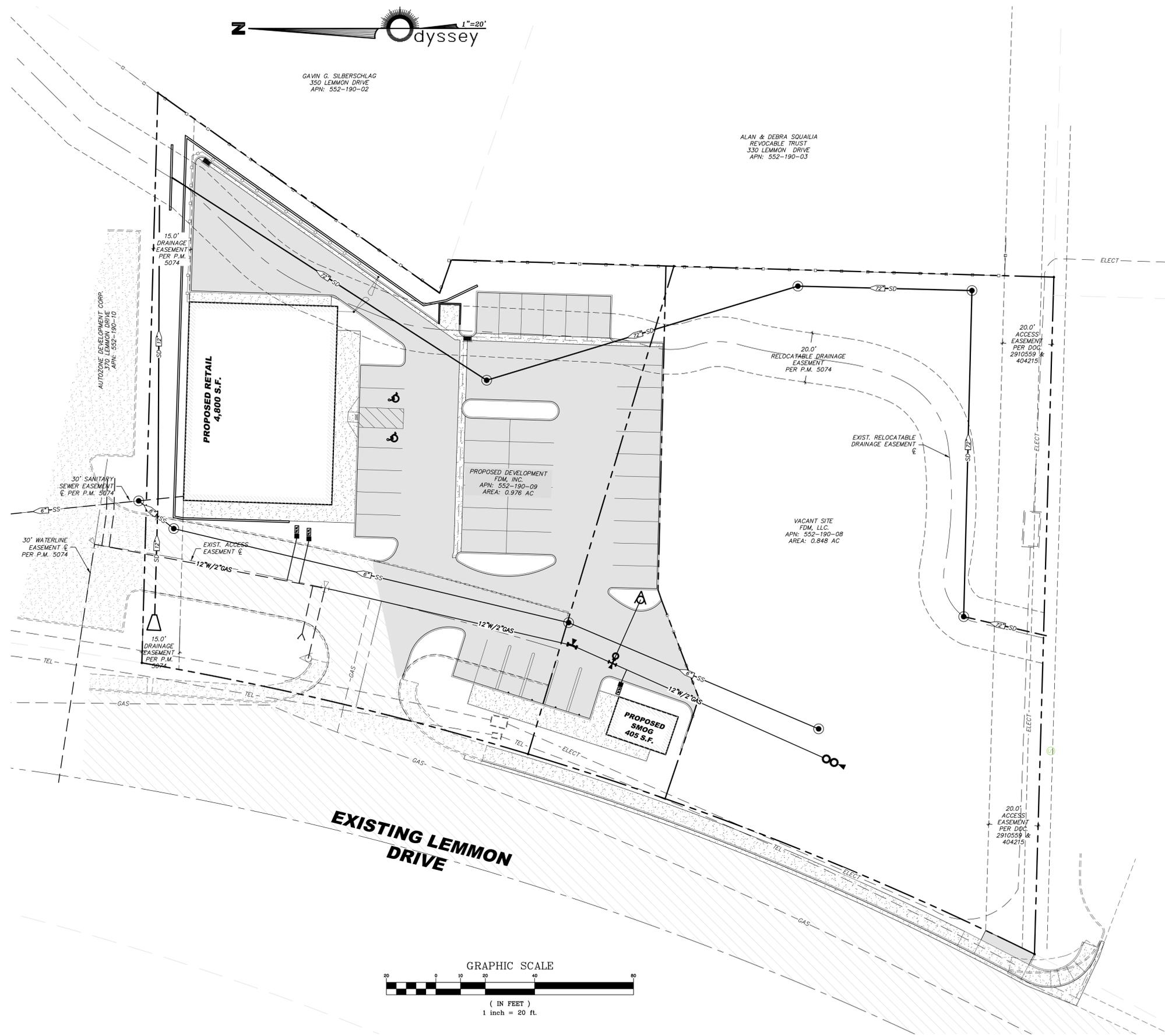
JOB NO.
X

SHEET
G-1
OF
3



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

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



LEGEND:

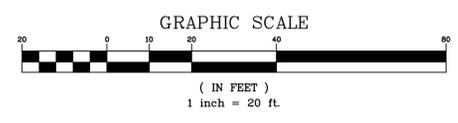
	CURB AND GUTTER (DASHED IF EXISTING)
	POST CURB (DASHED IF EXISTING)
	MANHOLE (DASHED IF EXISTING)
	TYPE 4-R CATCH BASIN (DASHED IF EXISTING)
	SD-12" STORM DRAIN (DASHED IF EXISTING)
	SS-8" SANITARY SEWER (DASHED IF EXISTING)
	SS-12" SANITARY SEWER LATERAL (DASHED IF EXISTING)
	10"W/4"G WATER AND GAS (DASHED IF EXISTING)
	10"W WATER (DASHED IF EXISTING)
	4"G GAS (DASHED IF EXISTING)
	6"RW RECLAIM IRRIGATION MAIN (DASHED IF EXISTING)
	ELECT/TEL UNDERGROUND ELECTRIC/ TELEPHONE (DASHED IF EXISTING)
	ELECT UNDERGROUND ELECTRIC (DASHED IF EXISTING)
	TEL UNDERGROUND TELEPHONE (DASHED IF EXISTING)
	F.H. FIRE HYDRANT
	WATER SERVICE (DASHED IF EXISTING)

REV.	DATE	DESCRIPTION	BY	APP'D

DATE: JANUARY 2017
 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
 Odyssey ENGINEERING INCORPORATED
 SCALE
 HORIZ. 1"=20'
 VERT. N.T.S.
 JOB NO. X
 SHEET U-1 OF 3



811
Know what's below.
Call before you dig.

