



Board of Adjustment Staff Report

Meeting Date: June 3, 2021

Agenda Item: 8E

SPECIAL USE PERMIT CASE NUMBER: WADMIN21-0003 Wadsworth RV Park Sign

BRIEF SUMMARY OF REQUEST: To obtain permission to construct a 30ft tall 200sf sign

STAFF PLANNER:

Planner's Name: Dan Cahalane

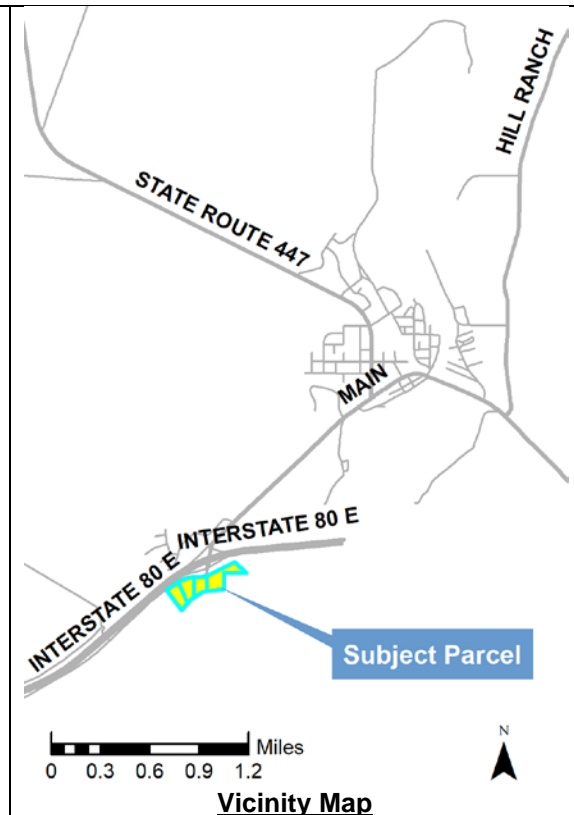
Phone Number: 775.328.3628

E-mail: dcahalane@washoecounty.us

CASE DESCRIPTION

For hearing, discussion, and possible action to approve an administrative permit for a 30ft tall, 200sf recreational and travel type sign.

Applicant:	Ron Smith, LLC
Property Owner:	Waligora 1998 Trust
Location:	Intersection of I80 and Cantlon Dr.
APN:	084-292-13-16
Parcel Size:	11.215 acres, 5 acres, 6.286 acres, 6.591 acres respectively
Master Plan:	Commercial
Regulatory Zone:	Tourist Commercial
Area Plan:	East Truckee Canyon
Citizen Advisory Board:	East Truckee Canyon
Development Code:	Authorized in Article 505, 808
Commission District:	4 – Commissioner Hartung



STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve with conditions Special Use Permit Case Number WSUP21-0013 for Ron Smith LLC, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30:

(Motion with Findings on Page 8)

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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 or the Hearing Examiner 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.

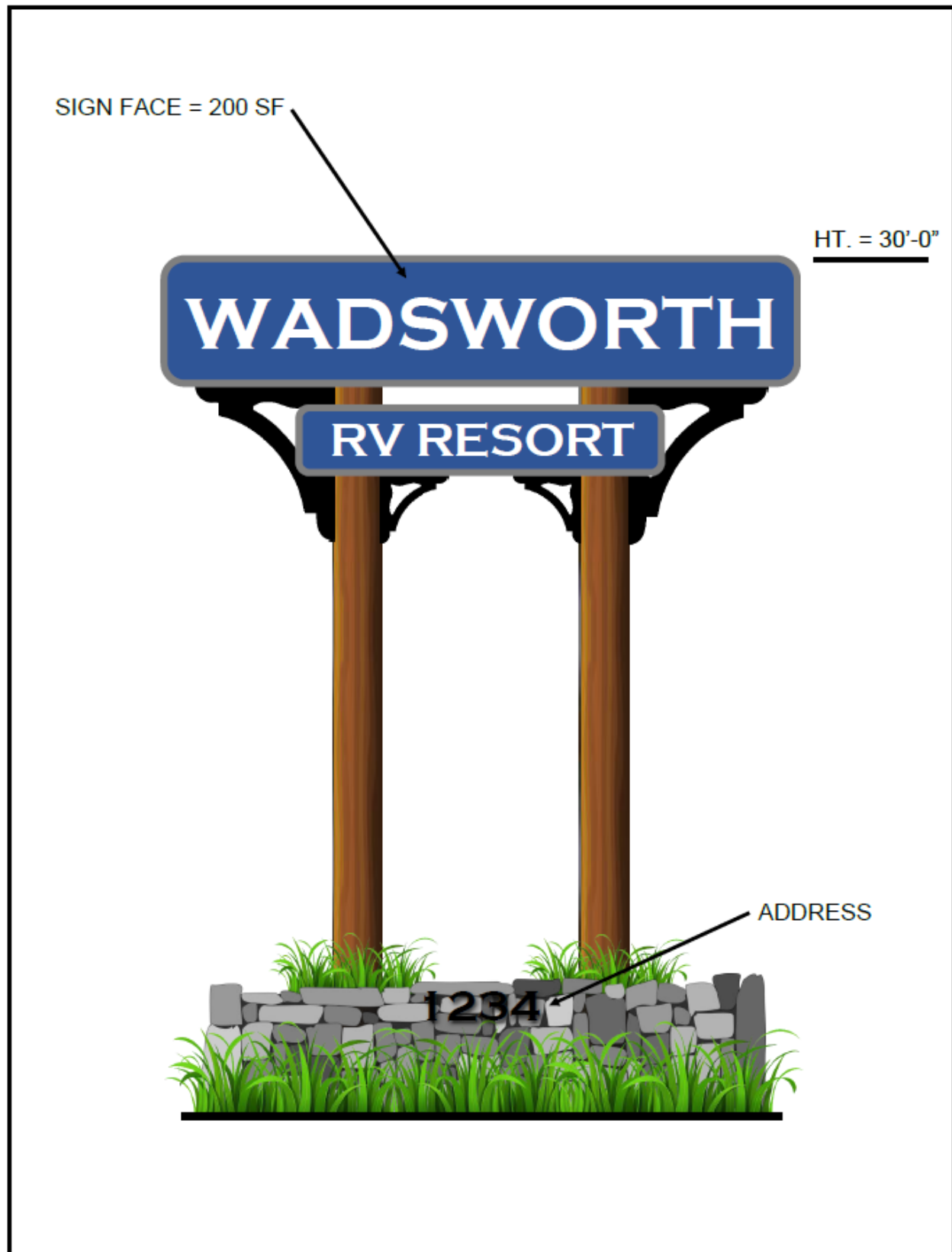
The conditions of approval for Administrative Permit Case Number WADMIN21-0003 is attached to this staff report and will be included with the action order, if approved.



Site Plan

Project Evaluation

The applicant is requesting a 30ft tall 200sf recreational sign to advertise the proposed Commercial Campground/RV park under consideration in WSUP21-0013, Wadsworth RV Park. The sign proposed to be located to the west of the main entrance of the proposed RV Park.



Article 505 – Signs

The applicant is proposing a 30ft tall and 200sf sign. The proposed use for this site is a Commercial Campground/RV Park. Per 110.505.20(e), this use type fits within the Recreation and Travel Use:

*Recreation and Travel: “Recreation and Travel” refers to lodging and entertainment uses. Such use types include but are not limited to **Commercial Campground Facilities/RV Parks**, Destination Resorts, Indoor Entertainment, Indoor Sports and Recreation, Outdoor Sports and Recreation, Outdoor Entertainment, Hotels and Motels, Condominium Hotel, Hostels and Vacation Time Shares.*

The proposed sign exceeds the thresholds for an Administrative Permit per WCC table 110.505.15.1.

Principle Use Type of Sites ⁽¹⁾	Freestanding Signs				Building Signs	
	Max Number per Site	Max Height	Max Size per Sign	Max Sign Area per Site	Max Number per Site or Business Frontage	Max Sign Area per Business Frontage
Residential – Single Family	1 per residential dwelling unit	4 feet	4 sf	4 sf	1 per residential dwelling unit	4 sf
Residential – Multifamily & Man. Home Parks	1 per residential dwelling unit	4 feet	2 sf	2 sf	1 per residential dwelling unit	2 sf
Limited Commercial	1	6 feet	16 sf	16 sf	1 per parcel or BF	16 sf
Commercial and Retail	1 per site frontage	20 feet or Up to 30 feet with AP ⁽²⁾	120 sf or Up to 200 sf with AP ⁽³⁾	1 sf for each 1 foot of LSF	2 per BF up to 4 for any business or occupant.	2.5 sf for each 1 foot of BF
Recreation and Travel	1 per site frontage	20 feet or Up to 30 feet with AP ⁽²⁾	120 sf or Up to 200 sf with AP ⁽²⁾	1 sf for each 1 foot of LSF	2 per BF up to 4 for any single business or occupant.	2.5 sf for each 1 foot of BF
Regional Recreation, Travel and Tourism	1 per site frontage	20 feet or Up to 45 feet with SUP ⁽³⁾	120 sf or up to 300 sf with AP or over 300 sf up to 450 sf with SUP ⁽³⁾	1 sf for each foot of LSF or as approved by SUP	2 per BF up to 4 for any single business or occupant.	5 sf for each foot of BF
Manufacturing Warehousing and Industry	1 per site frontage	20 feet or Up to 25 feet with AP ⁽²⁾	120 sf or Up to 200 sf with AP ⁽²⁾	1 sf for each foot of LSF	2 per BF up to 4 for any single business or occupant.	1 sf for each 100 sf of GFA
Agricultural	1	6 feet	16 sf	16 sf	1 per building	16 sf
Civic	4 per site unless otherwise determined by approved AP ⁽²⁾	6 feet	80 sf for one sign; 40 sf for all other signs	120 sf; Over 120 sf requires AP ⁽²⁾	2 per BF up to 4 for any single occupant for all non-residential uses.	120 sf; Over 120 sf requires AP ⁽²⁾

GFA = Gross Floor Area; LSF = Linear Site Frontage; BF = Business Frontage s.f. = square feet. AP = Administrative Permit; SUP = Special Use Permit; ⁽¹⁾The principal use types are defined in Section 110.505.20; ⁽²⁾Administrative Permit required pursuant to Section 110.505.40. ⁽³⁾Regional Recreation, Travel and Tourism uses may apply for a Special Use Permit for a freestanding sign that exceed the size limits of this table following the provisions of Section 110.505.40

Signs for a recreation and travel use type up to 30ft in height and 200sf are permissible with an approved Administrative Permit.

Area Plan Evaluation

The subject parcel is located within the East Truckee Meadows Area Plan. There are no relevant area plan policies related to signs in the East Truckee Meadows Area Plan

East Truckee Canyon Citizen Advisory Board (ETCCAB)

The East Truckee Meadows CAB did not meet during the application cycle for this case. CAB members were provided a worksheet to provide feedback on this project. Staff received no feedback.

Reviewing Agencies

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

Agency	Sent to Review	Responded	Provided Conditions	Contact (Name/email)
Nevada Dept of Transportation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Alex Wolfson, PE, PTOE Awolfson@dot.nv.gov
Washoe County Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Walt West, PE wwest@washoecounty.us
Washoe County Sherriff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
WCHD – Environment Health	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Wes Rubio wrubio@washoecounty.us
Truckee Meadows Fire Protection District	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
RTC Washoe	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe Storey Conservation District	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Jim Shaffer Schafterjam51@gmail.com
Nevada Historic Preservation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

All conditions required by the contacted agencies can be found in Exhibit A, Conditions of Approval.

Staff Comment on Required Findings

WCC 110.808.25 requires that all of the following findings be made to the satisfaction of the Washoe County Board of Adjustment 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 action programs, policies, standards and maps of the Master Plan and the [East Truckee Canyon Area Plan](#).

Staff Comment: The proposed use is consistent with the action programs, policies, standards, and maps of the Master Plan and East Truckee Canyon 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.

Staff Comment: Staff received no comments from outside agencies in reviewing this sign. There are adequate utilities, roadway improvements, etc for the proposed sign

3. Site Suitability. That the site is physically suitable for [recreational and travel](#) and for the intensity of such a development.

Staff Comment: The proposed sign is in a physically suitable location for a sign. It is located near the proposed entrance for the RV park under review in WSUP21-0013.

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: Issuance of this permit will not be significantly detrimental to the surrounding properties or 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: This permit will not affect a military installation.

Recommendation

After a thorough analysis and review, Administrative Permit Case Number WADMIN21-0003 is being recommended for approval with conditions.

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 WADMIN21-0003 for Ron Smith LLC, with the conditions included as Exhibit A to this matter, 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 action programs, policies, standards and maps of the Master Plan and the East Truckee Canyon [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 recreation and travel sign, and for the intensity of such a development;
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;
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.

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 Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the [Board of Adjustment](#) and mailed to the original applicant.

Applicant: Ron Smith LLC
5701 Lonetree Blvd, 102

Owner: Waligora 1998 Trust
PO Box 50
Verdi, NV 89439

Representatives: Summit Engineering Corporation
5405 Mae Anne Ave.
Reno NV 89523

Email: clint@summitnv.com



Conditions of Approval

Administrative Permit Case Number WADMIN21-0003

The project approved under Administrative Permit Case Number WADMIN21-0003 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on June 3, 2020. 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 the Planning and Building Division.

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 Planning and Building Division prior to the renewal of a business license each year. Failure to adhere to the operational conditions may result in the Planning and Building Division 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.

The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies:

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.**
- **The RENO-TAHOE AIRPORT AUTHORITY is directed and governed by its own Board. Therefore, any conditions set by the Reno-Tahoe Airport Authority must be appealed to their Board of Trustees.**
- **The REGIONAL TRANSPORTATION COMMISSION (RTC) is directed and governed by its own Board. Conditions recommended by the RTC may be required, at the discretion of Washoe County.**

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 Building Division

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

Contact Name – Dan Cahalane, Planner, dcahalane@washoecounty.us

- a. **The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this administrative permit.**
- b. The applicant shall demonstrate substantial conformance to the plans approved as part of this administrative permit. Planning and Building shall determine compliance with this condition.
- c. The applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and initial 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. Compliance with this condition shall be determined by the Planning and Building Division.
- d. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any cairn or grave of a Native American be discovered during site development, work shall temporarily be halted at the specific site and the Sheriff's Office as well as the State Historic Preservation Office of the Department of Conservation and Natural Resources shall be immediately notified per NRS 383.170.

- e. Approval of this administrative permit is conditioned on the approval of WSUP21-0013 as the sign is advertising the proposed Commercial Campground Use under review in WSUP21-0013.
- f. The following **Operational Conditions** shall be required for the life of the business:
 - 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 any of the conditions of approval shall render this approval out of conformance and subject to revocation.

- iii. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the administrative permit to meet with Planning and Building 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 Planning and Building 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.

*** End of Conditions ***



1365 Corporate Blvd.
Reno NV 89502
775 857-8500 ext. 131
nevadaconservation.com

Washoe-Storey Conservation District

Bret Tyler Chairmen
Jim Shaffer Treasurer
Cathy Canfield Storey app
Jean Herman Washoe app

April 29, 2021

Washoe County Community Services Department

C/O Dan Cahalane, Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

WSUP21- 0013 Wadsworth RV Resort

Dear Dan,

In reviewing the special use permit to establish a commercial campground/rv park, the Conservation District has the following comments.

With the import of material, the applicant collaborates with the Conservation District to develop an onsite noxious weeds management plan to ensure weed seeds do not impact the project area.

To further assist in water runoff infiltration construct in the bottom of the basins 2 feet by 3 feet infiltration trench to the length of each basin.

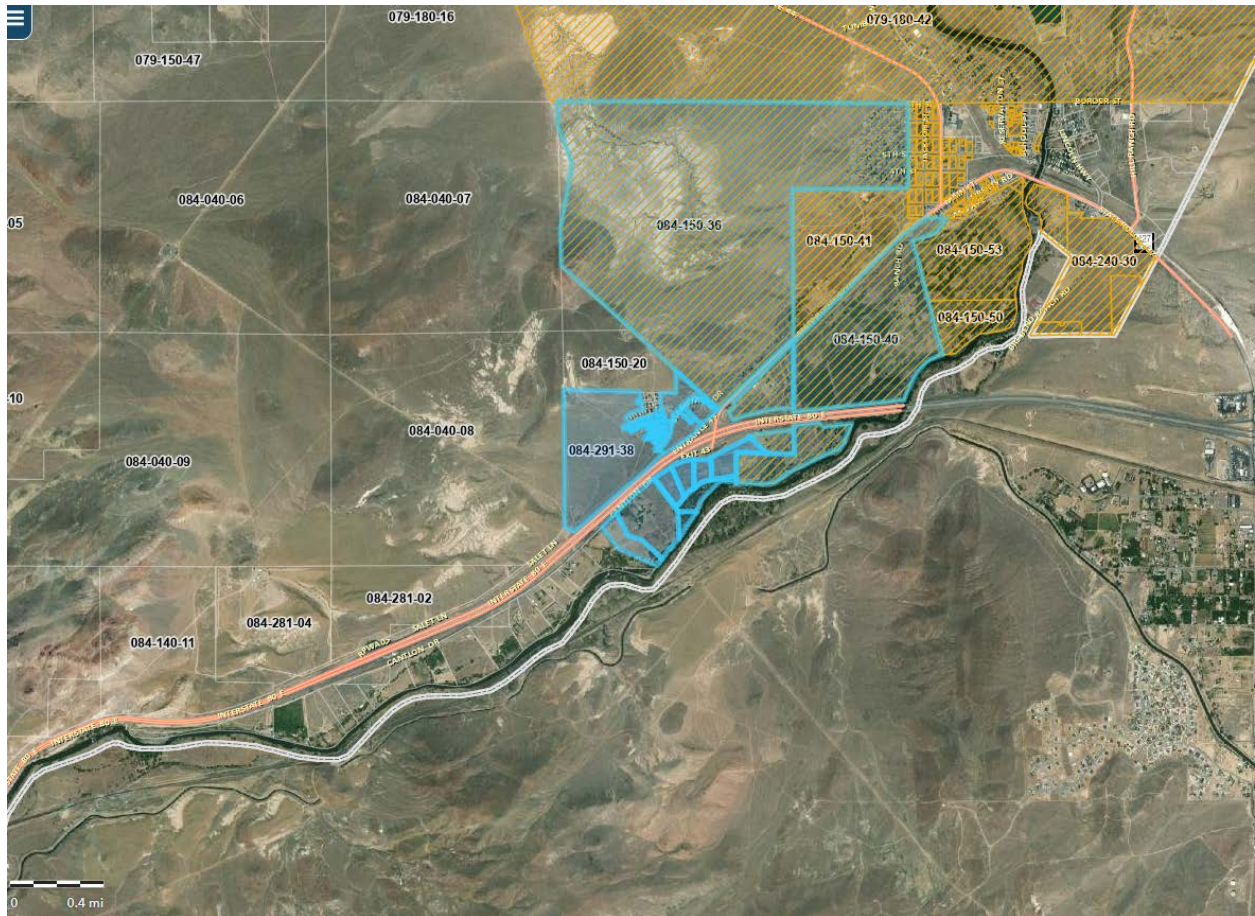
The District supports the exterior's brown color of the maintenance shed, office mini market, laundry facilities, club house recreational amenities (all buildings) and require a lighter roof color palette for all the buildings. In addition, the wrought iron fence either have a gray or brown color no black to reflect the natural color of the area. The propose cellular tower will also need to reflect the natural color of the area.

With lighting proposed for the RV park, the applicant follow Washoe County code as it relates to dark sky illumination.

Thank you for the opportunity to review the project that may have impacts on our natural resources.

Sincerely,

Shaffer-Tyler



Notice provided to 44 Parcels within 1250ft

Community Services Department
Planning and Building
ADMINISTRATIVE PERMIT APPLICATION
(Care for the Infirm see page 8)



Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89512-2845
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:			
Project Description:			
Project Address:			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets AND area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:		Initial:	
County Commission District:		Planning Area:	
CAB(s):		Master Plan Designation(s):	
		Regulatory Zoning(s):	

Administrative Permit Application Supplemental Information

(All required information may be separately attached)

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

2. What section of the Washoe County code requires the Administrative permit required?

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

4. 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?

5. Is there a phasing schedule for the construction and completion of the project?

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

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

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

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

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

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

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12. 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.)

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13. 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 type="checkbox"/> Yes	<input type="checkbox"/> No
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14. Utilities:

a. Sewer Service	
b. Water Service	

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	

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

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Administrative Permit Application Supplemental Information for Care of the Infirm

(All required information, to include the physician's signed affidavit, is considered a public record and will be treated as such by Washoe County. Information may be attached separately)

1. Name of the Infirm:

2. Name of Nevada licensed physician identifying the need for on-premise care and the physician's estimate as to the length of on-premise care required (attach physician's signed affidavit, form on page 11):

3. Name(s) of the Caregiver(s):

4. Describe the type and size of recreational vehicle or self-contained travel trailer that is proposed for use as a temporary residence of the caregiver. (Attach a site map showing the proposed location.)

5. Describe the arrangements/methods proposed for the temporary provision of:

- a. Water Service:

b. Sewage (Sanitary Sewer) Service:

c. Garbage (Solid Waste) Service:

d. Electricity:

e. Natural Gas:

6. What will you do to minimize the anticipated negative impacts or effect your waiver will have on adjacent properties?

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

--

8. 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 type="checkbox"/> Yes	<input type="checkbox"/> No
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9. Community Services (provided and nearest facility):

a. Fire Station	
b. Health Care Facility	
c. Elementary School	
d. Middle School	
e. High School	
f. Parks	
g. Library	
h. Citifare Bus Stop	

**TEMPORARY OCCUPANCY
for the Care of the Infirm
AFFIDAVIT OF PHYSICIAN**

STATE OF NEVADA)
) ss:
COUNTY OF WASHOE)

I, _____ being duly sworn, depose, and say that I am a physician licensed by the Nevada State Board of Medical Examiners to practice medicine in the State of Nevada.

I further swear or affirm that:

I am a licensed physician caring for _____ and am personally familiar with his/her physical and medical condition and its impact on his/her life functions; and,

That _____ suffers from physical and medical condition(s) that severely impair his/her ability to live alone and care for himself/herself and he/she needs to have a person living on the premises/property where he/she lives in order to provide care and assistance to him/her

Signed _____

State of Nevada License Number _____

Subscribed and sworn to before me this _____ day of _____, 20____

Notary Public in and for said county and state

My commission expires: _____

This Physician's Affidavit is required to be submitted with the Administrative Permit application for Temporary Occupancy for the Care of the Infirm pursuant to WCC Section 110.310.35(g). If the Administrative Permit is approved, a new affidavit must be submitted with each annual renewal.

Property Owner Affidavit

Applicant Name: WALIGORA 1998 TRUST

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, VERNON WALIGORA, TRUSTEE, WALIGORA 1998 TRUST
(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): 084-292-13, 084-292-14, 084-292-15, 084-292-16

Printed Name VERNON WALIGORA, TRUSTEE

Signed Vernon A Waligora

Address PO Box 508

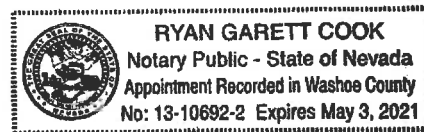
VERDI, NV 89439

Subscribed and sworn to before me this
1 day of APRIL, 2021.

(Notary Stamp)

RYAN COOK
Notary Public in and for said county and state

My commission expires: 5/3/2021



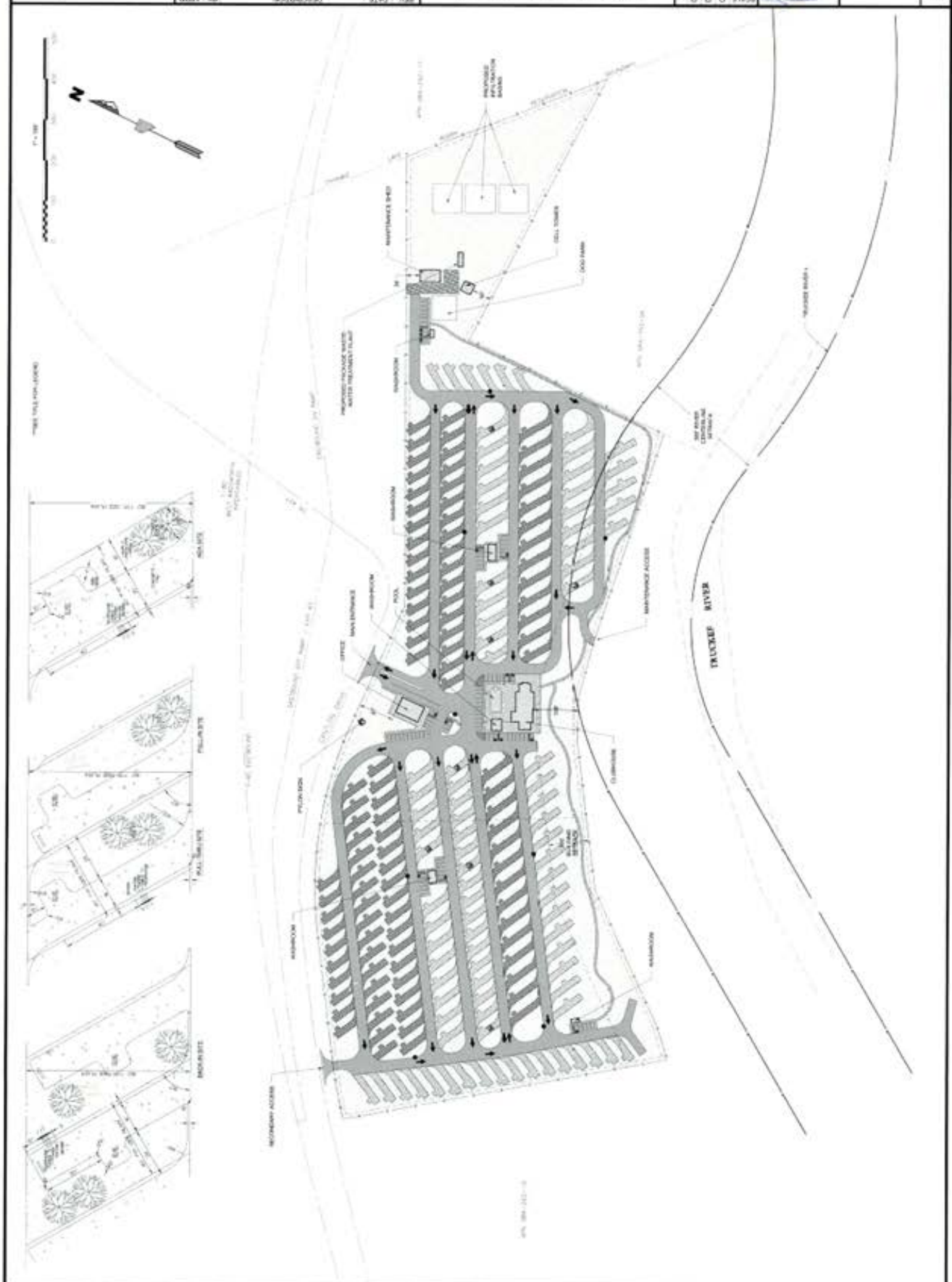
*Owner refers to the following: (Please mark appropriate box.)

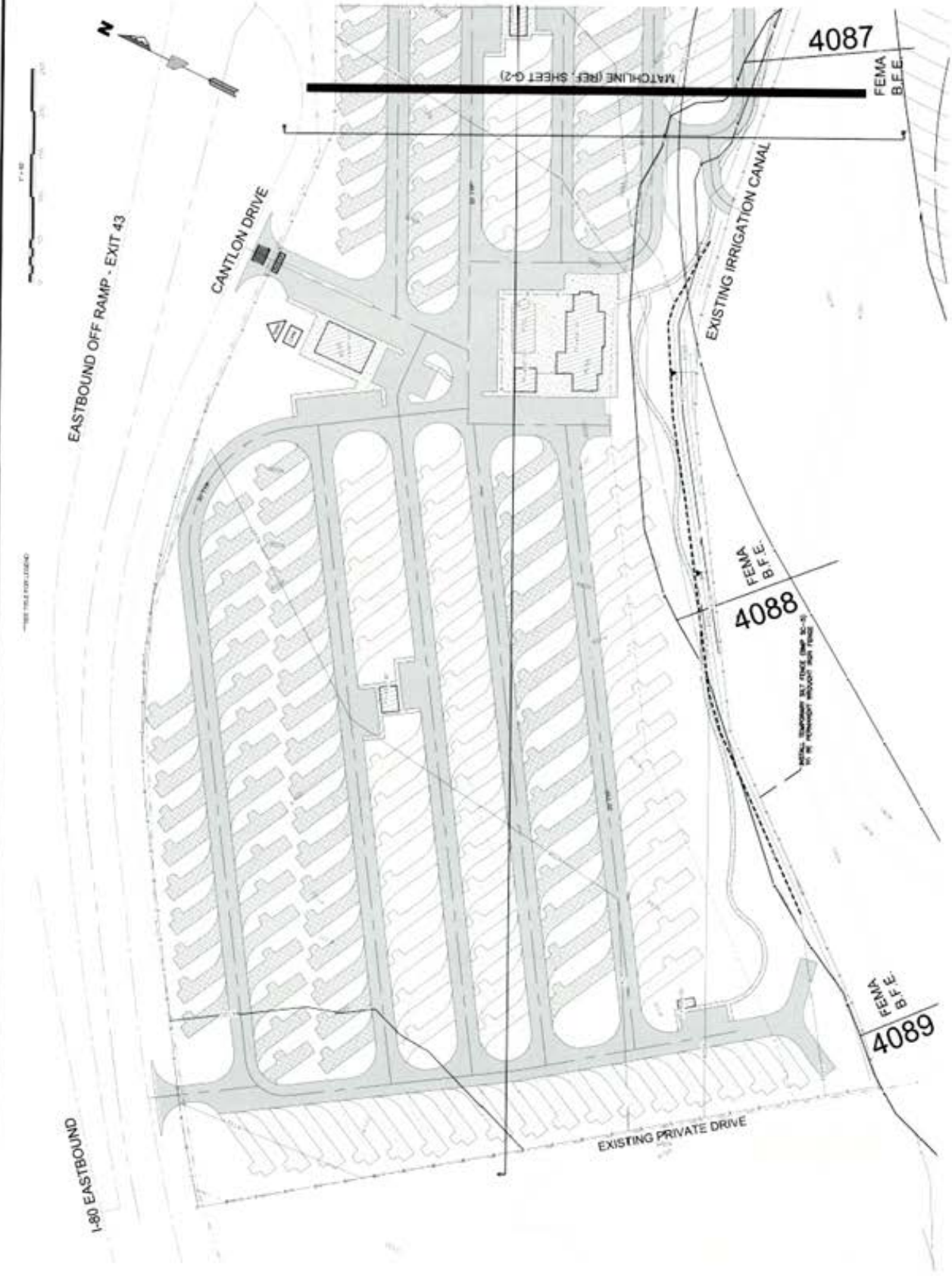
- ☒ Owner
- ☐ Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- ☐ Power of Attorney (Provide copy of Power of Attorney.)
- ☐ Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- ☐ Property Agent (Provide copy of record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

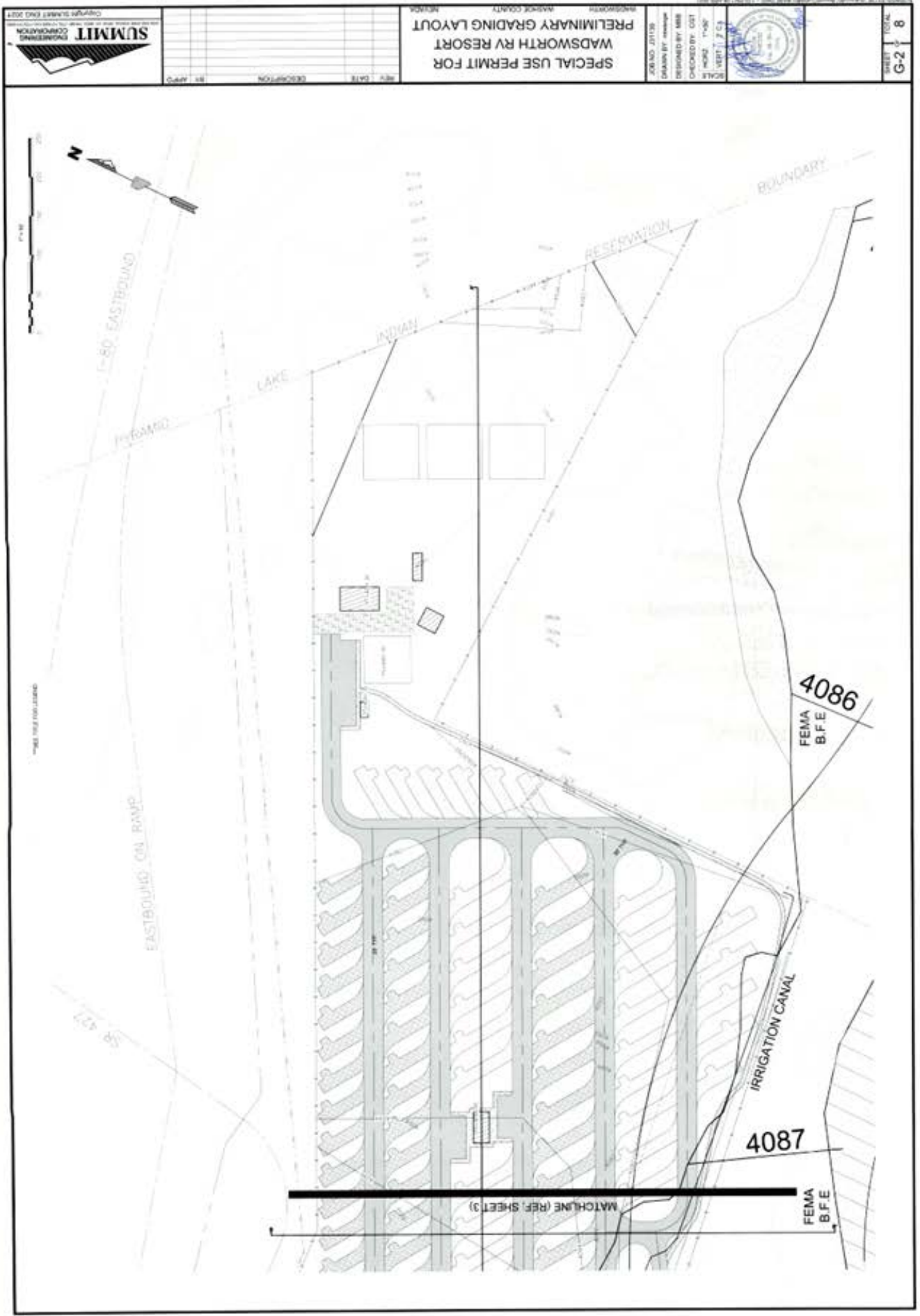
SIGN FACE = 200 SF

HT. = 30'-0"





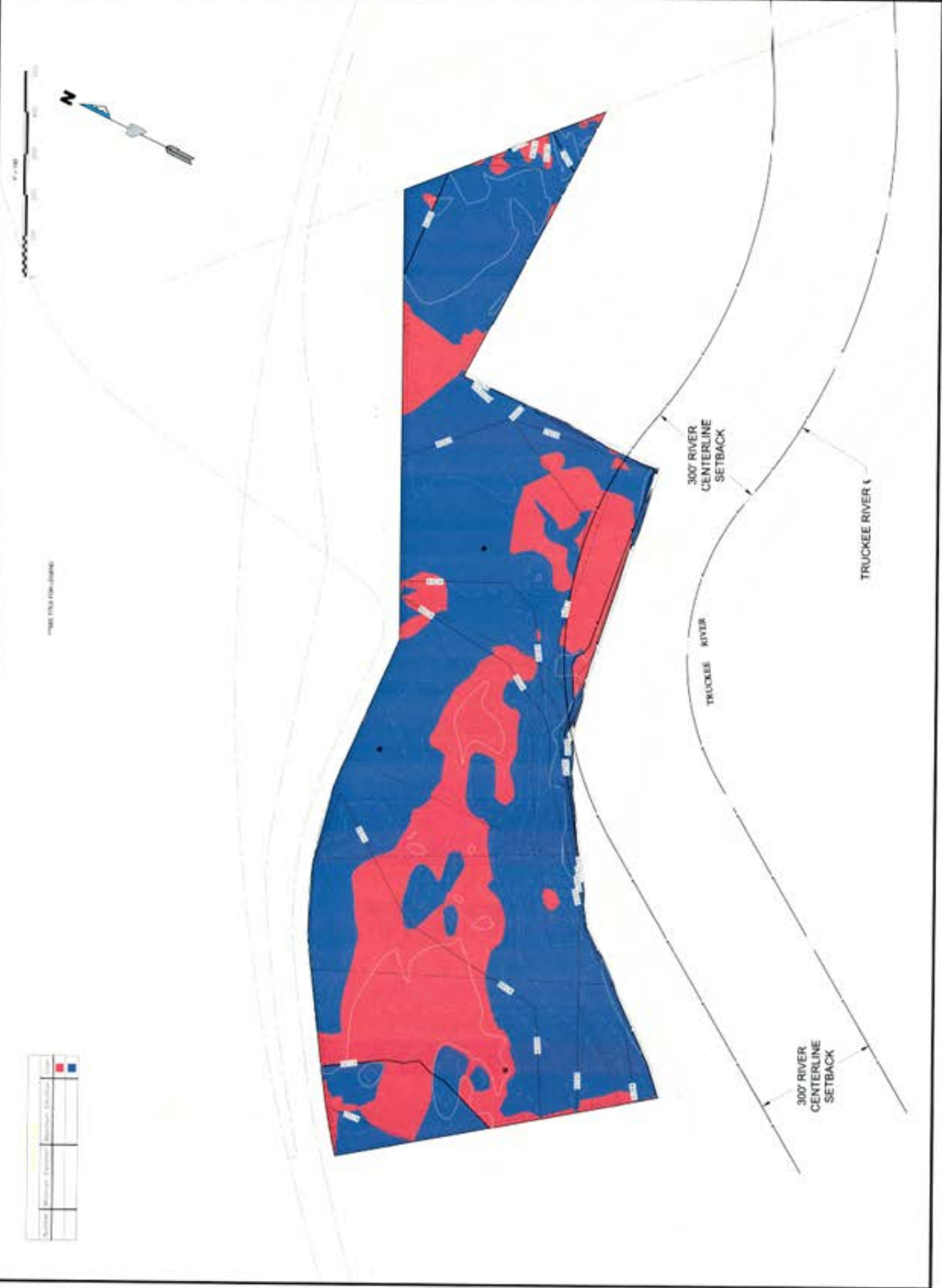




REV	DATE	DESCRIPTION	BY	APP'D

**SPECIAL USE PERMIT FOR
CUT/FILL DISPLAY MAP
WADSWORTH RV RESORT**
WADSWORTH
WADSWORTH COUNTY
NEVADA

JOB NO. 201708
DESIGNED BY: AMS
CHECKED BY: COJ
SCALE: HORIZ. 1"=400'
VERT. 1"=40'







LANDSCAPE DATA

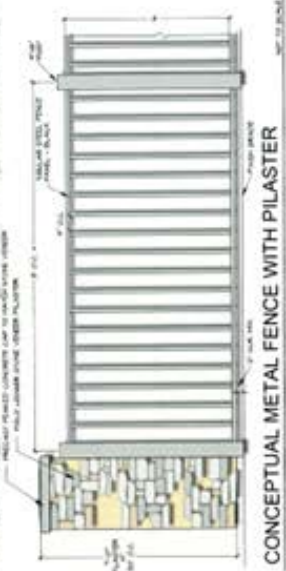
- 1. TOTAL AREA: 10.0 ACRES
- 2. TOTAL AREA: 10.0 ACRES
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- 5. TOTAL AREA: 10.0 ACRES
- 6. TOTAL AREA: 10.0 ACRES
- 7. TOTAL AREA: 10.0 ACRES
- 8. TOTAL AREA: 10.0 ACRES
- 9. TOTAL AREA: 10.0 ACRES
- 10. TOTAL AREA: 10.0 ACRES

PLANT LEGEND

- 1. PLANTING TREE
- 2. PLANTING TREE
- 3. PLANTING TREE
- 4. PLANTING TREE
- 5. PLANTING TREE
- 6. PLANTING TREE
- 7. PLANTING TREE
- 8. PLANTING TREE
- 9. PLANTING TREE
- 10. PLANTING TREE

GENERAL NOTES

1. ALL PLANTING MATERIAL SHALL BE PROVIDED BY THE CLIENT.
2. ALL PLANTING MATERIAL SHALL BE PROVIDED BY THE CLIENT.
3. ALL PLANTING MATERIAL SHALL BE PROVIDED BY THE CLIENT.
4. ALL PLANTING MATERIAL SHALL BE PROVIDED BY THE CLIENT.
5. ALL PLANTING MATERIAL SHALL BE PROVIDED BY THE CLIENT.
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8. ALL PLANTING MATERIAL SHALL BE PROVIDED BY THE CLIENT.
9. ALL PLANTING MATERIAL SHALL BE PROVIDED BY THE CLIENT.
10. ALL PLANTING MATERIAL SHALL BE PROVIDED BY THE CLIENT.



PARTITION
PLAN - OFFICE

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No.	Date	Description
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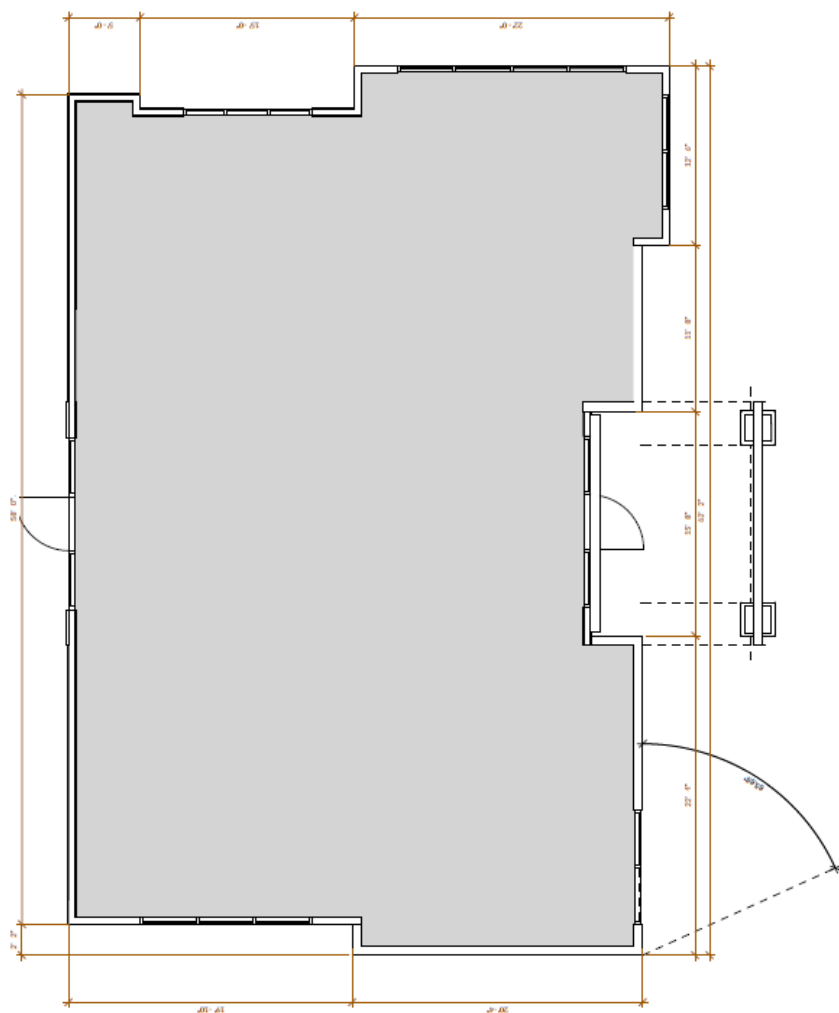
Proj. No:	2021-20
Drawn By:	SSNS
Reviewed:	TIA

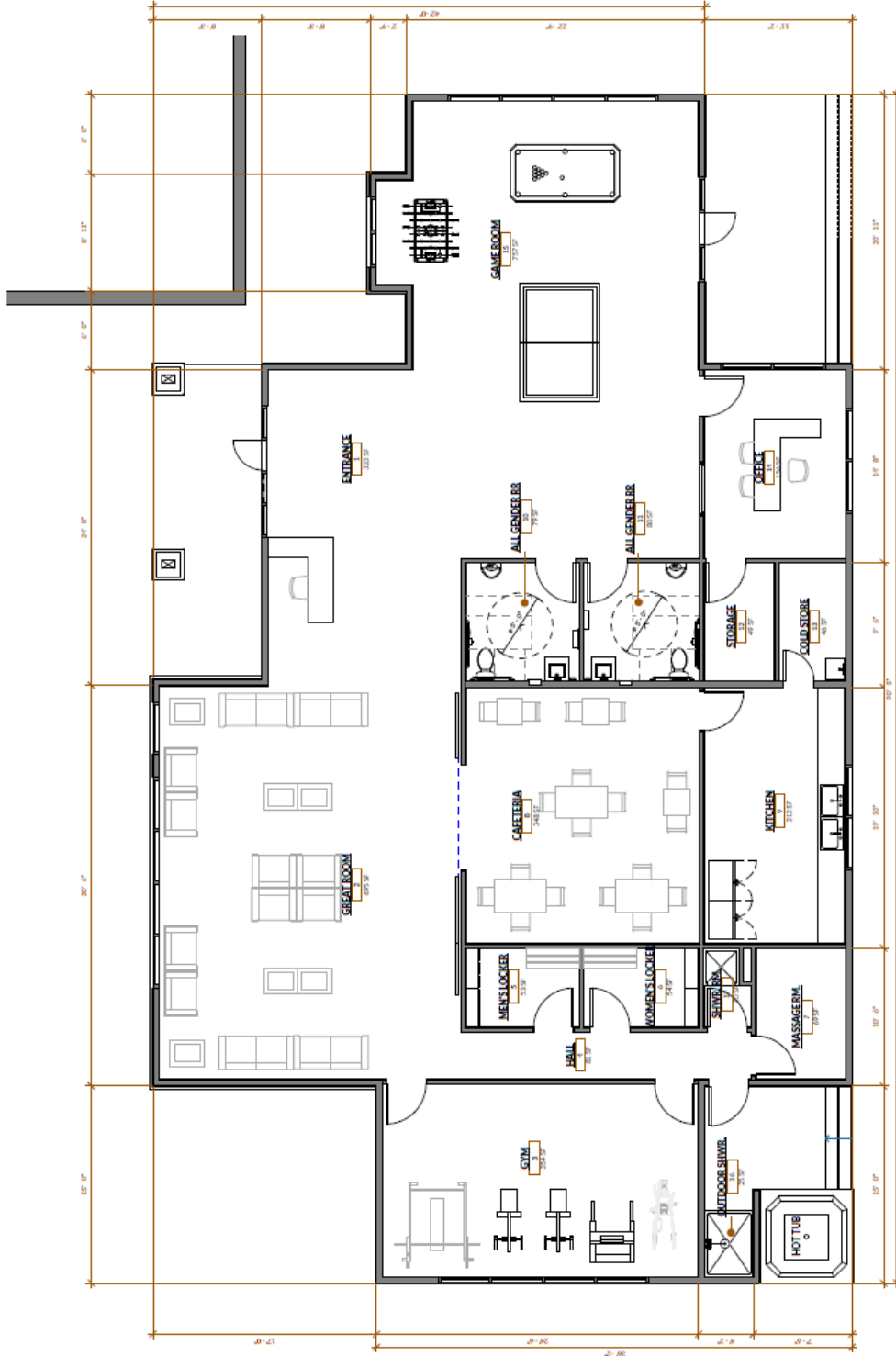
SUNDANCE-
WADSWORTH
RV RESORT

34000 CANTLON DRIVE
WADSWORTH, NV 89442
084-292-13,14,15,16

info@domandesign 800.352.ABC1
#371 Emerson Blvd, Suite 300, Buckle Up, NC 28604

DOMUM





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Rev. Date Description
New / Revised / Deleted

Proj. No. 20211230
Client: WADSWORTH
Location: WADSWORTH, NV
Revised: T21

SUNDANCE-
WADSWORTH
RV RESORT

34000 CANTON DRIVE
WADSWORTH, NV 89442
084-292-13,14,15,16

Architect: DOMUM
1000 S. 2ND ST. SUITE 100
TAMPA, FL 33601



2 ELEVATION - SOUTH
SCALE: 1/4" = 1'-0"



1 ELEVATION - NORTH
SCALE: 1/4" = 1'-0"



34000 CANTON DRIVE
WADSWORTH, NV 89442
084-292-13, 14, 15, 16

SUNDANCE-
WADSWORTH
RV RESORT

Proj No: 2021-030
Drawn By: WNN
Reviewed: TCA

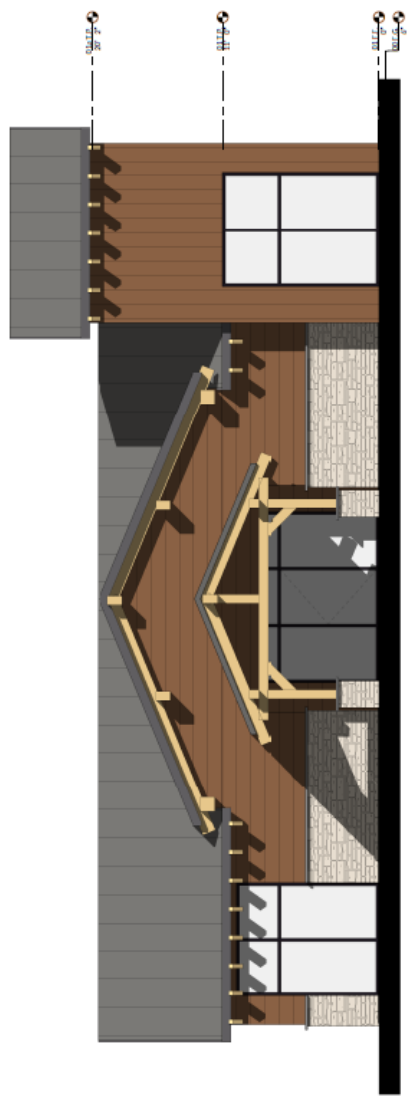
Rev / Revision / Description
Rev Date

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ELEVATIONS -
OFFICE

A5b

10/20/2021 1:12:27 PM



1 ELEVATION - EAST
SCALE: 1/4" = 1'-0"



2 ELEVATION - WEST
SCALE: 1/4" = 1'-0"

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Rev. Date Description
1/8/2023 DOMUM LLC

Proj. No. 2023-003
Drawn by: DOMUM
Reviewed by: DOMUM

SUNDANCE-
WADSWORTH
RV RESORT

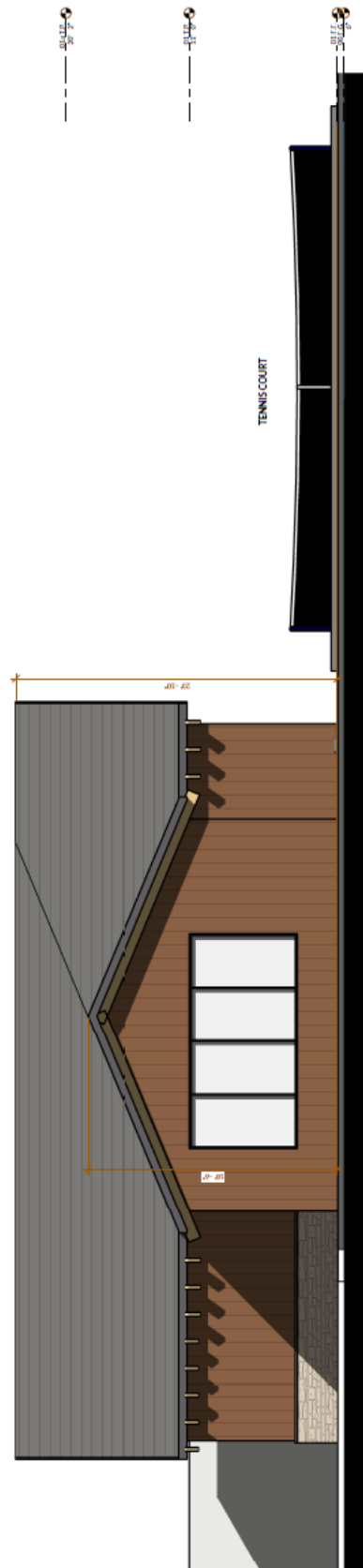
34000 CANTON DRIVE
WADSWORTH, NV 89442
084-292-13,14,15,16

Project Name: 888-352-0001
Project Location: 34000 CANTON DRIVE, WADSWORTH, NV 89442

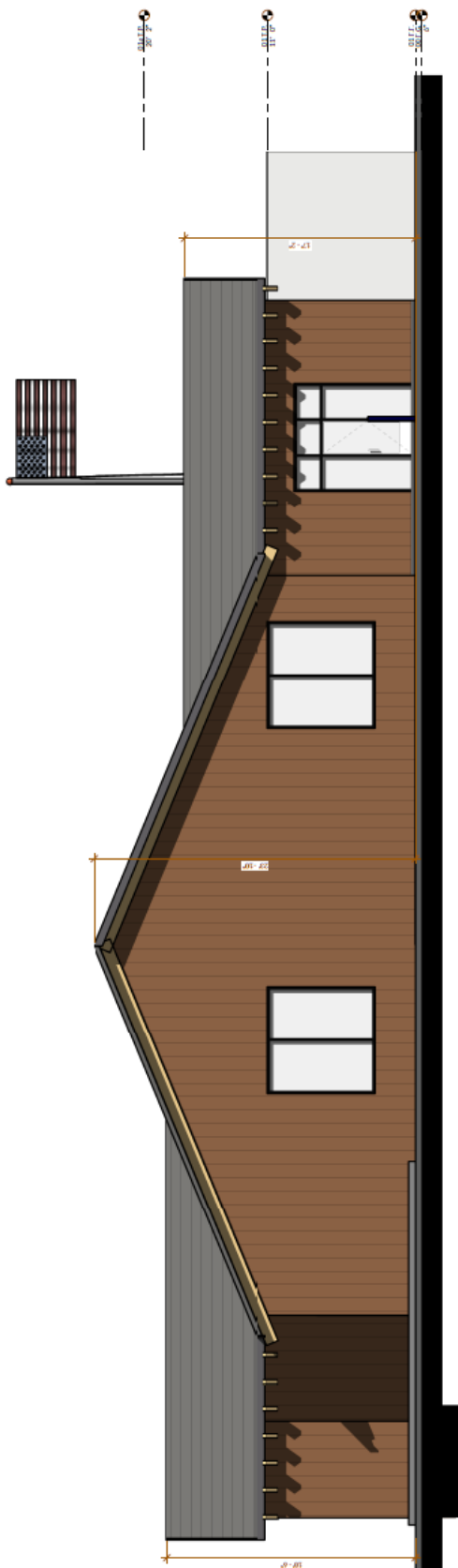


TENNIS COURT

2 ELEVATION - RIGHT
SCALE: 1/4" = 1'-0"



1 ELEVATION - REAR
SCALE: 1/4" = 1'-0"



ELEVATION - CLUBHOUSE

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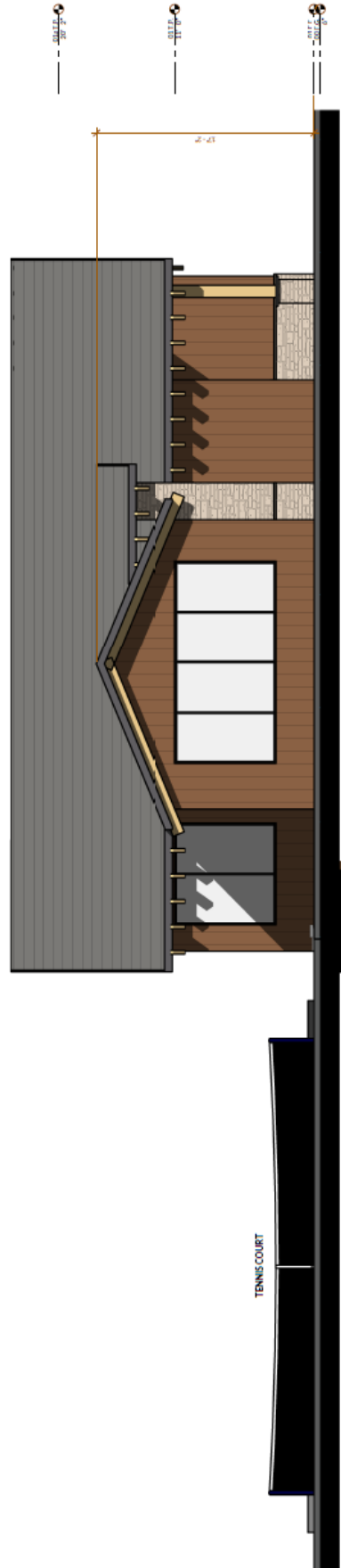
Rev. / Revision Description
No. Date
1 01/11/23

FILE NO. 2021.020
PROJECT NAME WADSWORTH RV RESORT
LOCATION WADSWORTH, TN
DESIGNED BY DOMUM

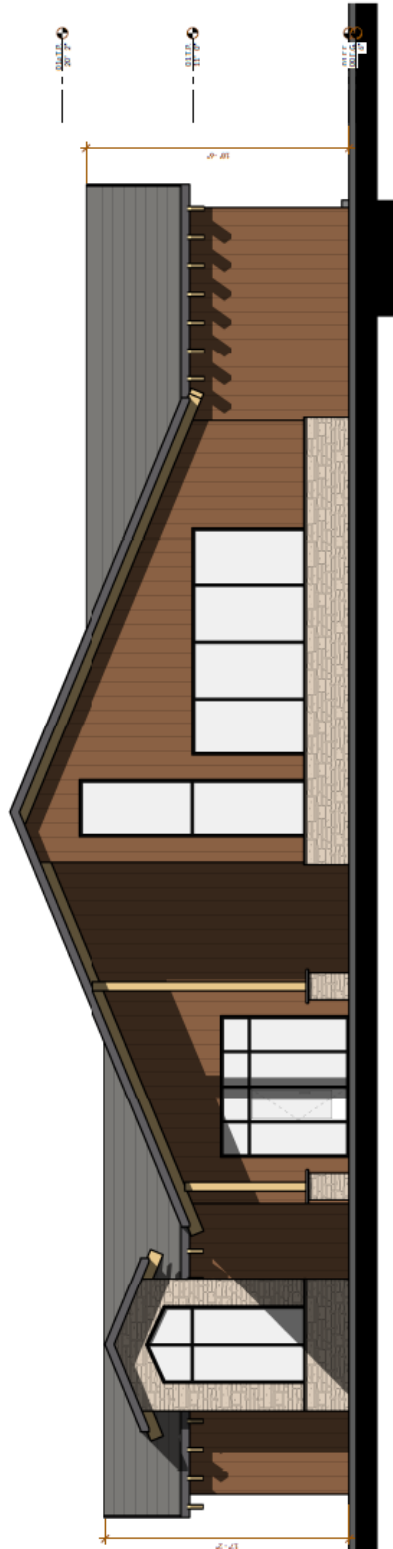
SUNDANCE-
WADSWORTH
RV RESORT

34000 CANTON DRIVE
WADSWORTH, NV 89442
084-292-13, 14, 15, 16

info@domum.com 800.352.0621
10211 Cantillon Blvd, Suite 102, Oakton, VA 22124



2 ELEVATION - LEFT
SCALE: 1/4\"/>



1 ELEVATION - FRONT
SCALE: 1/4\"/>