



# Board of Adjustment Staff Report

Meeting Date: April 7, 2022

Agenda Item: 8B

SPECIAL USE PERMIT CASE NUMBER: WSUP22-0005 (KP Investments)

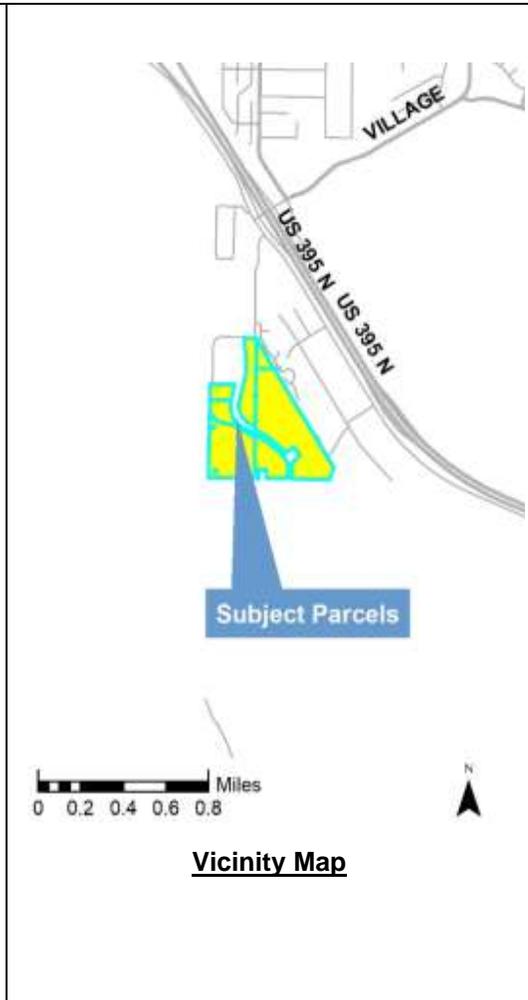
BRIEF SUMMARY OF REQUEST: A special use permit for major grading for an industrial project.

STAFF PLANNER: Chris Bronczyk, Planner  
Phone Number: 775.328.3612  
Email: [cbronczyk@washoecounty.gov](mailto:cbronczyk@washoecounty.gov)

### CASE DESCRIPTION

For hearing, discussion, and possible action to approve a special use permit for development of an industrial complex. The proposed grading will result in 77.5 acres of disturbance, 405,000 cubic yards of export, 390,000 cubic yards of import and a net remainder of 15,000 cubic yards which will be dealt with on site. The total amount of cuts is 910,000 cubic yards and the total amount of fills is 895,000 cubic yards. The applicant is also seeking to vary the following standards from Article 438; Section 110.438.45(a); 110.438.45(b); 110.438.45(c).

Applicant:	KP Investors, LLC
Property Owner:	Christman Living Trust
Location:	0 Reno Park Blvd
APN's:	081-121-32, 35, 39, 42, 43, 44, 46, 50, 51 & 081-131-24;
Parcel Sizes:	13.9 ac; 0.057 ac; 14.4 ac; 0.057 ac; 32.7 ac; 0.057 ac; 58 ac; 5 ac; 7.3 ac; 4 ac;
Master Plan:	Rural (R); Industrial (I); Suburban Residential (SR)
Regulatory Zone:	Public and Semi-Public Facilities (PSP); General Rural (GR); Industrial (I); Medium Density Suburban (MDS)
Area Plan:	Cold Springs
Development Code:	Authorized in Article 810, Special Use Permits and Article 438, Grading
Commission District:	5 – Commissioner Herman



### 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 WSUP22-0005 for KP Investments, 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 9)*

**Staff Report Contents**

Special Use Permit ..... 3

Site Plan .....4

Project Evaluation ..... 5

Area Plan Evaluation..... 7

Reviewing Agencies..... 7

Recommendation ..... 9

Motion..... 9

Appeal Process.....10

**Exhibits Contents**

Conditions of Approval .....Exhibit A

Agency Comments.....Exhibit B

Grading Plan ..... Exhibit C

Request to Vary Standards ..... Exhibit D

Vary Standards Exhibit.....Exhibit E

Hydrology Exhibit ..... Exhibit F

Neighborhood Meeting..... Exhibit G

Public Notice ..... Exhibit H

Project Application ..... Exhibit I

Updated Civils .....Exhibit J

### **Special Use Permit**

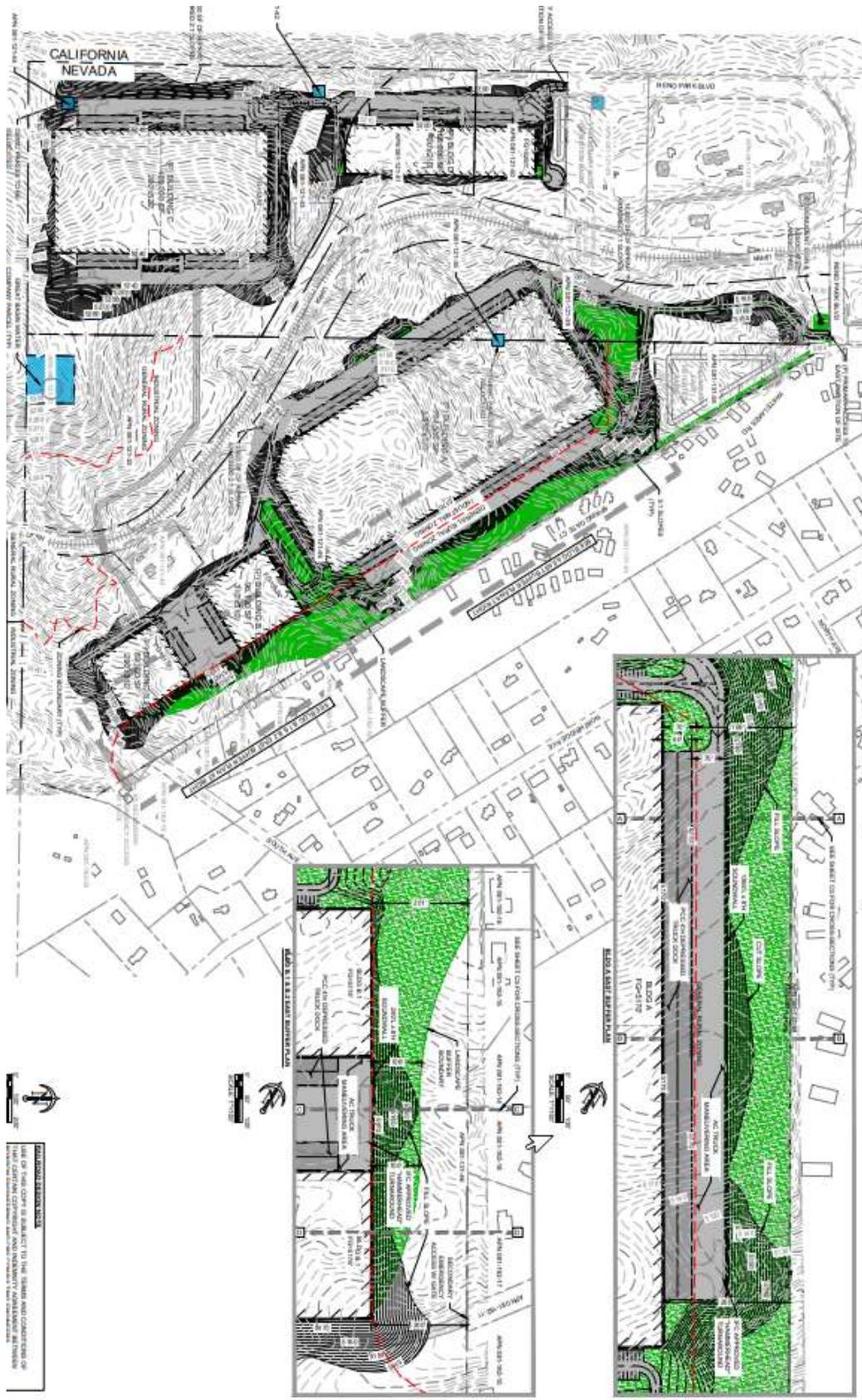
The purpose of a special use permit is to allow a method of review to identify any potential harmful impacts on adjacent properties or surrounding areas for uses that may be appropriate within a regulatory zone; and to provide for a procedure whereby such uses might be permitted by further restricting or conditioning them so as to mitigate or eliminate possible adverse impacts. If the Board of Adjustment grants an approval of the special use permit, that approval is subject to conditions of approval. Conditions of approval are requirements that need to be completed during different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e. a grading permit, a building permit, etc.)
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure
- 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 business or project.

The conditions of approval for Special Use Permit Case Number WSUP22-0005 are attached to this staff report and will be included with the action order.

Additionally, Article 810, Special Use Permits, allows the Board of Adjustment to vary development code standards in conjunction with the approval process per WCC 110.810.20(e). Board of Adjustment will be ruling on the request(s) to vary standards below:

Variance(s) Requested	Relevant Code
Grading shall not result in slopes in excess of, or steeper than, three horizontal to one vertical (3:1)	110.438.45(a)
Within the required yard setbacks fills shall not differ from the natural or existing grade by more than forty-eight (48) inches	110.438.45(b)
Finish grading shall not vary from the natural slope by more than ten (10) feet in elevation. E	110.438.45(c)



**Site Plan**

### **Staff Recommendation**

As part of the special use permit process, the applicant can ask to vary standards to the development code, and staff in their review can support these requests and recommend approval to the Board of Adjustment. In this specific case, the applicant is asking to vary numerous standards of code as part of the SUP application process. Staff is recommending **approval** of Special Use Permit Case Number WSUP22-0005 (KP Investments) and the associated varying standards.

### **Project Evaluation**

The applicant is requesting a special use permit for major grading to prepare for the development of the property. The property is located in the Cold Springs Planning Area off of Reno Park Blvd. near the US 395 exit for Village Parkway. The property consists of 10 parcels, totaling 135.46 acres, the APN's of the project site are: 081-121-32; 081-121-35; 081-121-39; 081-121-42; 081-121-43; 081-121-44; 081-121-46; 081-121-50; 081-121-51; 081-131-24.

The major grading thresholds triggered are:

- **Section 110.438.35 (a)(1)** – Grading on slopes less than or flatter than 15%
  - **Area – (i)(C)** – Grading of an area of more than four (4) acres on a parcel of any size.
  - **Volume – (ii)(A)** - Excavation of five thousand (5,000) cubic yards or more whether the material is intended to be permanently located on the project site or temporarily stored on a site for relocation to another, final site.
  - **Volume – (ii)(B)** - Importation of five thousand (5,000) cubic yards or more whether the material is intended to be permanently located on the project site or temporarily stored on a site for relocation to another, final site; or

The applicant is proposing major grading which will result in 77.5 acres of disturbance, 405,000 cubic yards of export, 390,000 cubic yards of import. The total amount of cuts is 910,000 cubic yards and the total amount of fills is 895,000 cubic yards. Additionally, the grading proposes a maximum cut of 43 feet, and maximum fill of 56 feet. As a result, the applicant is also requesting to vary grading standards.

Staff was provided preliminary drainage reports regarding the proposed major grading project. The applicant provided a memo regarding the report to indicated that the Soil Conservation Service (SCS) method was selected to analyze the subject site. The SCS method is used to analyze contributing basins between 100 acres and 10 square miles, with the proposed project being roughly 135 acres, the applicant indicates the SCS method was most appropriate. The site was analyzed for minor (5-year frequency) and major (100-year frequency) storm events.

The onsite drainage consists of two separate basins separated by Union Pacific railroad tracks that run north/south through the center of the project site. The west basin is roughly 59-acres and generally drains from northeast to southwest from a hill with a Great Basin Water Company water tank near the Nevada-California border along the western edge of the site. The east basin is roughly 76-acres and generally drains from southwest to northeast, from the Union Pacific railroad tracks towards the mobile home park. The memo states that no storm drain infrastructure exists on site.

The proposed major grading special use permit and associated memo indicate that the proposed grading, and eventually the proposed development project will ultimately drain to detention basins throughout the site. The West Basin contains three separate basins strategically placed around the development proposed to follow the major grading special use permit. The east basin includes one large basin at the northern portion of the site. The applicant states that the proposed detention basins shown on the Special Use Permit plans have been oversized to demonstrate that all onsite

runoff volumes can effectively be mitigated. The applicant anticipates an increase of approximately 690,000 cubic feet of runoff volume. The project is preliminary hydrology report proposes to capture and detain approximately 780,000 cubic feet of runoff.

Washoe County Engineering did review this project, the general Engineering review of Special Use Permit applications is attempting to review the big picture of the whole project. Engineering staff reviews the grading and drainage implications of the project, as well as the drainage patterns pre and post development to determine and mitigate any potential increase in flooding risk related to the proposed development in the application. The goal is to ensure that the post development site will not increase peak stormwater flows downstream of the proposed development.

The proposed major grading special use permit is for an industrial complex project, the Cold Springs Area Plan indicates that industrial development should generally be located near the railroad tracks along the western border of the plan area.

### **Standards Requested to be Varied**

As part of the Special Use Permit, the applicant is requesting to vary multiple development code standards. Article 810, Special Use Permits does allow for the Board of Adjustment to vary standards as part of the approval process per Washoe County Code Section 110.810.20(e).

***Action.*** *The Planning Commission, Board of Adjustment or a hearing examiner may take action to approve, approve with conditions, modify, modify with conditions, or deny the special use permit request. **The Planning Commission, Board of Adjustment or a hearing examiner may also vary standards of the Development Code as part of the approval of a special use permit application.** Failure of the Planning Commission, Board of Adjustment or a hearing examiner to hold a public hearing or take action within the time frames provided in this article shall constitute approval of the application*

The applicant is requesting the following standards to be varied.

- **Section 110.438.45(a)** - Grading shall not result in slopes in excess of, or steeper than, three horizontal to one vertical (3:1) except as provided below:
  - Storm drainage improvements
  - Cut and fill slopes less than thirty (30) inches in height
  - Cut slopes proposed to be located behind civic, commercial and industrial buildings, when the cut slope is shorter than and substantially screened by the proposed building.
  - The County Engineer may waive this requirement for up to fifteen (15) percent of the length of the cut and/or fill where the presence of rock or, in his determination, other practical hardships exists.

**Staff Comment:** Staff supports varying the standard as requested. Staff recognizes that keeping to 3:1 slopes due to the topographical nature of this area would cause additional disturbance and retaining walls to ensure construction could take place. The total area of 2:1 slopes is roughly 1.72 acres, and limited to 3 total areas.

- **Section 110.438.45(b)** - Within the required yard setbacks fills shall not differ from the natural or existing grade by more than forty-eight (48) inches.

**Staff Comment:** Staff supports varying the standard as requested. The application states that there is a 50-foot side yard setback which is required next to Building A, and at the northeast portion of the building there is a required maximum fill of 18 feet to meet the finished grade. Outside of this specific area the project meets this standard.

- **Section 110.438.45(c)** - Finish grading shall not vary from the natural slope by more than ten (10) feet in elevation. Exposed finish grade slopes greater than ten (10) feet in height may be allowed upon the approval of a director’s modification of standards by the Director of Community Development upon recommendation by the County Engineer.

**Staff Comment:** Staff supports varying the standard as requested. The project will require a maximum cut of 43 feet and maximum fills of 56 feet in order to achieve the uniform finished grade required. The proposed use is allowed by right in the Industrial regulatory zone.

**Area Plan Evaluation**

The subject parcel is located within the Cold Springs Area Plan. The following are the pertinent policies from the Area Plan:

**Relevant Area Plan Policies Reviewed**

Policy	Brief Policy Description	Complies	Condition of Approval
CS.4.1.1	Revegetation requirements for graded areas.	Yes	Yes
CS.4.1.2	Revegetation requirements	Yes	No
CS.7.2	Air Quality Requirement	Yes	No

**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
Nevada Dept of Transportation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Nevada Div. of Wildlife	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe County Building & Safety	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe County Parks & Open Spaces	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sophia Kirschenman, <a href="mailto:skirschenman@washoecounty.gov">skirschenman@washoecounty.gov</a>

Washoe County Water Rights	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Timber Weiss; <a href="mailto:tweiss@washoecounty.gov">tweiss@washoecounty.gov</a>
Washoe County Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Walt West; <a href="mailto:wwest@washoecounty.gov">wwest@washoecounty.gov</a> / Rob Wimer; <a href="mailto:rwimer@washoecounty.gov">rwimer@washoecounty.gov</a>
Washoe County Sherriff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
WCHD – Air Quality	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
WCHD – Environment Health	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
WCHD- EMS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sabrina Brasuell; <a href="mailto:sbrasuell@washoecounty.gov">sbrasuell@washoecounty.gov</a>
Truckee Meadows Fire Protection District	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Brittany Lemon, <a href="mailto:blemon@tmfpd.us">blemon@tmfpd.us</a>
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; <a href="mailto:Shafferjam51@gmail.com">Shafferjam51@gmail.com</a>

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

**Neighborhood Meeting**

The applicant held a digital neighborhood meeting on Tuesday, March 15<sup>th</sup> at 5:30 pm. The meeting went until 7:00 PM, and there were 17 participants total.

The public had considerable concerns; the concerns provided at the meeting are listed below:

- Use native vegetation and native flowers (Mule Ears).
- The use of water for landscaping.
- Dust issues and control during construction.
- Wildlife being disrupted and displaced.
- School bus stops in the area and moving the stops.
- Road maintenance of South Ave and Reno Pkwy. potholes on the roads.
- House values will go down.
- Increase of water rates to the neighbors.
- Trucks on Virginia Street and not use the interchange.
- Question on the re-build of Reno Park Blvd.
- Traffic on US 395- one way to Reno.

**Staff Comment on Required Findings**

WCC Section 110.810.30, Article 810, *Special Use Permits*, requires that all of the following findings be made to the satisfaction of the Washoe County Board of Adjustment before granting approval of the request. Staff has completed an analysis of the special use permit application and has determined that the proposal is in compliance with the required findings as follows.

- (a) Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Cold Springs Area Plan.

Staff Comment: Staff has reviewed the Master Plan and the Cold Springs Area Plan and the project is consistent with these plans.

- (b) 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: The grading will allow for the establishment of an industrial development. The property owners will establish the required utilities, roadways, and drainage facilities as part of the development process.

- (c) Site Suitability. That the site is physically suitable for major grading, and for the intensity of such a development.

Staff Comment: The proposed grading will make the site suitable to construct an industrial development.

- (d) 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: With the Conditions of Approval in place, the 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

- (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.

Staff Comment: There is no military installation within the area of required notice for this special use permit; therefore, the project will have no effect on a military installation.

### **Recommendation**

After a thorough analysis and review, Special Use Permit Case Number WSUP22-0005 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 Washoe County Board of Adjustment approve with conditions Special Use Permit Case Number WSUP22-0005 for KP Investments, 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:

- (a) Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Cold Springs Area Plan;
- (b) 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;
- (c) Site Suitability. That the site is physically suitable for major grading, and for the intensity of such a development;

- (d) 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;
- (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.

**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 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 applicant.

Applicant: KP Investors, LLC.  
patowens@usa.com

Property Owner: Christman Living Trust  
0 Sierra View Road  
Washoe County, NV 89508

Representatives: KLS Planning and Design Group  
johnk@klsdesigngroup.com



# Conditions of Approval

Special Use Permit Case Number WSUP22-0005

The project approved under Special Use Permit Case Number WSUP22-0005 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on April 7, 2022. 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.

**Unless otherwise specified**, all conditions related to the approval of this special use 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 special use 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 special use permit may result in the institution of revocation procedures.

Washoe County reserves the right to review and revise the conditions of approval related to this Special Use 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.**

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 Planning and Building, which shall be responsible for determining compliance with these conditions.

**Contact Name – Chris Bronczyk; 775.328.3612; [cbronczyk@washoecounty.gov](mailto:cbronczyk@washoecounty.gov)**

- 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 special use permit.**
- b. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit. The Planning and Building Division 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.

- d. In place of rip-rap the applicant shall use geo-fabric to stabilize the slopes.
- e. The applicant shall maintain the 60’ access easement along Reno-Park Blvd.
- f. All graded or disturbed areas, exposed slopes and areas of soil or landform disturbance not designated for development shall be revegetated after grading in order to mitigate adverse visual impacts, improve soil conditions, minimize erosion and stabilize necessary cut and fill slopes with plant roots.

**Washoe County Engineering and Capital Projects**

2. The following conditions are requirements of the Engineering Division, which shall be responsible for determining compliance with these conditions.

**Contact Name – Rob Wimer; 775.328.2059; [rwimer@washoecounty.gov](mailto:rwimer@washoecounty.gov)**

**GENERAL CONDITIONS**

Contact Information: Robert Wimer, P.E. (775) 328-2059; [rwimer@washoecounty.gov](mailto:rwimer@washoecounty.gov)

- a. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP’s) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.

- b. For construction areas larger than 1 acre, the developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit or Waiver for construction and submit a copy to the Engineering Division prior to issuance of a grading permit.
- c. The developer shall complete and submit the Construction Permit Submittal Checklist and pay the Construction Stormwater Inspection Fee prior to obtaining a grading permit. The County Engineer shall determine compliance with this condition.
- d. Applicant shall indicate on the plans where exported materials will be taken and a grading permit shall be obtained for the import site.
- e. Exported materials shall not be sold without the proper business license.
- f. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
- g. Cross-sections indicating cuts and fills shall be submitted when applying for a grading permit. Estimated total volumes shall be indicated.
- h. All disturbed areas left undeveloped for more than 30 days shall be treated with a dust palliative. Disturbed areas left undeveloped for more than 45 days shall be revegetated. Methods and seed mix must be approved by the County Engineer with technical assistance from the Washoe-Storey Conservation District. The applicant shall submit a revegetation plan to the Washoe-Storey Conservation District for review.

**DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)**

Contact Information: Robert Wimer, P.E. (775) 328-2059; [rwimer@washoecounty.gov](mailto:rwimer@washoecounty.gov)

- a. A detailed hydrology/hydraulic report prepared by a registered engineer shall be submitted to the Engineering Division for review and approval. The report shall include the locations, points of entry and discharge, flow rates and flood limits of all 5- and 100-year storm flows impacting both the site and offsite areas and the methods for handling those flows. The report shall include all storm drainpipe and ditch sizing calculations and a discussion of and mitigation measures for any impacts on existing offsite drainage facilities and properties.
- b. Any increase in storm water runoff resulting from the development and based upon the 5-year storm shall be detained on site to the satisfaction of the County Engineer.
- c. The FEMA 100-year floodplain, floodway and/or shaded X boundaries with associated flood elevations shall appear on the site plan to the satisfaction of the County Engineer. Building permits for structures and fill in these areas shall be in conformance with the Washoe County Code Article 416.
- d. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage from the site to the satisfaction of the County Engineer.
- e. The following note shall be added to the construction drawings; "All properties, regardless of if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."

## **TRAFFIC AND ROADWAY (COUNTY CODE 110.436)**

**Contact Information: Mitch Fink, P.E. (775) 328-2050; [mfink@washoecounty.gov](mailto:mfink@washoecounty.gov)**

- a. Access to the proposed development is over roadways not currently maintained by Washoe County and the right-of-way is owned by third parties. At the time of any entitlement action (e.g., tentative map, special use permit, etc.), the applicant will need demonstrate that appropriate right-of-way has been or can be acquired over the project access roadways, and if roadways are to be owned and maintained by Washoe County, the right-of-way will need to be dedicated to Washoe County and roadway improvements constructed to Washoe County standards.
- b. Provide documentation of access to the site to the satisfaction of the County Engineer.
- c. Driveway locations shall conform to the Washoe County Code Article 436 for commercial driveways.
- d. An approved occupancy permit shall be obtained from the Nevada Department of Transportation (NDOT), for access to, from, or under roads and highways maintained by NDOT and a copy of said permit sent to the Engineering Division.
- e. The minimum pavement structural section shall be four inches (4") of asphalt over six inches (6") of granular base for commercial collector roadway with a right-of-way of fifty-six feet (56') in width to the satisfaction of the County Engineer.
- f. The applicant shall submit a detailed geotechnical analysis and report for pavement design recommendations to the County Engineer for review and approval. The report shall be based on the estimated traffic loadings for a 20-year design life and shall include assumptions concerning the distribution of trucks and buses, to include project construction truck traffic. The resultant pavement thickness in the geotechnical analysis must be used if the report indicates a structural section that is stronger than minimum if required. The minimum pavement requirements for onsite paving shall be 3 inches asphalt on 6 inches granular base.
- g. All regulatory traffic signs shall meet County standards and the Manual on Uniform Traffic Control Devices.
- h. All roadway improvements necessary (including but not limited to, curb, gutter, sidewalk, signing and striping, driveway access, and street lighting) to serve the project shall be designed and constructed to County standards and specifications to the satisfaction of the County Engineer.
- i. Prior to finalization of any portion of the tentative map, a detailed analysis of turning movements for emergency and service vehicles shall be provided to the Engineering Division.
- j. An Encroachment and Excavation Permit shall be obtained from Washoe County Engineering and Capital Projects Division for any utilities or other encroachments/excavations constructed within existing County roadways/right-of-ways.
- k. The project traffic impact study shows several intersections that operate outside the acceptable levels of service (as defined by Washoe County Development Code). The traffic engineer shall provide level of service mitigation recommendations that are acceptable to the satisfaction of the County Engineer and NDOT.
- l. Provide a traffic circulation plan for the project development.

### **Truckee Meadows Fire Protection District**

3. The following condition is a requirement of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with this condition.

**Contact Name – Brittany Lemon; 775.326.6079; [blemon@tmfpd.us](mailto:blemon@tmfpd.us)**

- a. This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply. <https://tmfpd.us/fire-code/>

#### **Washoe County Parks Program**

4. The following conditions are requirements of the Washoe County Parks Program, which shall be responsible for determining compliance with these conditions.

**Contact: Sophia Kirchenman, 775.328-3600, [skirchenman@washoecounty.gov](mailto:skirchenman@washoecounty.gov)**

- a. Should any earthen materials be imported to the site, they shall be “certified weed free” to prevent the spread of noxious and invasive weeds.
- b. The project shall comply with Development Code Section 110.412.67 Revegetation.

#### **Water Rights and Water Resources Management**

5. The following conditions are requirements of Water Rights & Water Resources Management, which shall be responsible for determining compliance with these conditions.

**Contact Name – Timber Weiss; 775.954.4626; [Tweiss@washoecounty.gov](mailto:Tweiss@washoecounty.gov)**

- a. A will serve letter from Great Basin Water Company prior to issuance of a Building Permit for construction on the resultant parcels. This condition is based on the Water Utilities’ rules and regulations and not Washoe County which will require the will serve prior to issuance of a C of O. Acquisition of this will serve letter is extremely important due to a State Engineer moratorium in this Valley which may or may not affect the will serve process to these parcels.
- b. Any construction of buildings on the resultant parcels will require coordination with Great Basin Water Co. new development staff to determine grading and infrastructure needs, fees and water rights demand and whether the State Moratorium applies to this project.

\*\*\* End of Conditions \*\*\*

**From:** [Wines-Jennings, Tammy L](#)  
**To:** [Bronczyk, Christopher](#)  
**Cc:** [Schull, Shyanne](#)  
**Subject:** WSUP22-0005 (KP Investments North)  
**Date:** Tuesday, February 15, 2022 10:34:00 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

---

Hello,

We see no issues from a WCRAS perspective.

Thank you,



**Tammy Wines-Jennings**

**Assistant Director | Washoe County Regional Animal Services**

[Twines-jennings@washoecounty.gov](mailto:Twines-jennings@washoecounty.gov) | Office: 775-353-8945 | Dispatch 775-322-3647

2825 Longley Lane, Suite A, Reno, Nv 89502





# WASHOE COUNTY

## COMMUNITY SERVICES DEPARTMENT

### Engineering and Capital Projects

1001 EAST 9<sup>TH</sup> STREET  
RENO, NEVADA 89512  
PHONE (775) 328-3600  
FAX (775) 328.3699

Date: February 28, 2022

To: Chris Bronczyk, Planner

From: Robert Wimer, P.E., Licensed Engineer

Re: Special Use Permit for ***KP Investments North WSUP22-0005***

APN 081-121-32; 081-121-35; 081-121-39; 081-121-42; 081-121-43; 081-121-44; 081-121-46;  
081-121-50; 081-121-51; 081-131-24

### GENERAL PROJECT DISCUSSION

Washoe County Engineering staff has reviewed the above referenced application. The Special Use Permit is for the construction of an industrial park and is located on approximately 135.46 acres off of Reno Park Boulevard near the US395 exit for Village Parkway in Cold Springs. The Engineering and Capital Projects Division recommends approval with the following comments and conditions of approval which supplement applicable County Code and are based upon our review of the site and the application prepared by KLS Planning and Design Group. The County Engineer shall determine compliance with the following conditions of approval.

For questions related to sections below, please see the contact name provided.

### GENERAL CONDITIONS

Contact Information: Robert Wimer, P.E. (775) 328-2059

1. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
2. For construction areas larger than 1 acre, the developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit or Waiver for construction and submit a copy to the Engineering Division prior to issuance of a grading permit.
3. The developer shall complete and submit the Construction Permit Submittal Checklist and pay the Construction Stormwater Inspection Fee prior to obtaining a grading permit. The County Engineer shall determine compliance with this condition.
4. Applicant shall indicate on the plans where exported materials will be taken and a grading permit shall be obtained for the import site.
5. Exported materials shall not be sold without the proper business license.



Subject: **KP Investments WSUP22-0005**  
Date: February 28, 2022  
Page: 2

6. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
7. Cross-sections indicating cuts and fills shall be submitted when applying for a grading permit. Estimated total volumes shall be indicated.
8. All disturbed areas left undeveloped for more than 30 days shall be treated with a dust palliative. Disturbed areas left undeveloped for more than 45 days shall be revegetated. Methods and seed mix must be approved by the County Engineer with technical assistance from the Washoe-Storey Conservation District. The applicant shall submit a revegetation plan to the Washoe-Storey Conservation District for review.

**DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)**

Contact Information: Robert Wimer, P.E. (775) 328-2059

1. A detailed hydrology/hydraulic report prepared by a registered engineer shall be submitted to the Engineering Division for review and approval. The report shall include the locations, points of entry and discharge, flow rates and flood limits of all 5- and 100-year storm flows impacting both the site and offsite areas and the methods for handling those flows. The report shall include all storm drain pipe and ditch sizing calculations and a discussion of and mitigation measures for any impacts on existing offsite drainage facilities and properties.
2. Any increase in storm water runoff resulting from the development and based upon the 5-year storm shall be detained on site to the satisfaction of the County Engineer.
3. The FEMA 100-year floodplain, floodway and/or shaded X boundaries with associated flood elevations shall appear on the site plan to the satisfaction of the County Engineer. Building permits for structures and fill in these areas shall be in conformance with the Washoe County Code Article 416.
4. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage from the site to the satisfaction of the County Engineer.
5. The following note shall be added to the construction drawings; "All properties, regardless if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."

**TRAFFIC AND ROADWAY (COUNTY CODE 110.436)**

Contact Information: Mitch Fink, P.E. (775) 328-2050

1. Access to the proposed development is over roadways not currently maintained by Washoe County and the right-of-way is owned by third parties. At the time of any entitlement action (e.g., tentative map, special use permit, etc.), the applicant will need demonstrate that

Subject: ***KP Investments WSUP22-0005***  
Date: February 28, 2022  
Page: 3

appropriate right-of-way has been or can be acquired over the project access roadways, and if roadways are to be owned and maintained by Washoe County, the right-of-way will need to be dedicated to Washoe County and roadway improvements constructed to Washoe County standards.

2. Provide documentation of access to the site to the satisfaction of the County Engineer.
3. Driveway locations shall conform to the Washoe County Code Article 436 for commercial driveways.
4. An approved occupancy permit shall be obtained from the Nevada Department of Transportation (NDOT), for access to, from, or under roads and highways maintained by NDOT and a copy of said permit sent to the Engineering Division.
5. The minimum pavement structural section shall be four inches (4") of asphalt over six inches (6") of granular base for commercial collector roadway with a right-of-way of fifty-six feet (56') in width to the satisfaction of the County Engineer.
6. The applicant shall submit a detailed geotechnical analysis and report for pavement design recommendations to the County Engineer for review and approval. The report shall be based on the estimated traffic loadings for a 20-year design life and shall include assumptions concerning the distribution of trucks and buses, to include project construction truck traffic. The resultant pavement thickness in the geotechnical analysis must be used if the report indicates a structural section that is stronger than minimum if required. The minimum pavement requirements for on site paving shall be 3 inches asphalt on 6 inches granular base.
7. All regulatory traffic signs shall meet County standards and the Manual on Uniform Traffic Control Devices.
8. All roadway improvements necessary (including but not limited to, curb, gutter, sidewalk, signing and striping, driveway access, and street lighting) to serve the project shall be designed and constructed to County standards and specifications to the satisfaction of the County Engineer.
9. Prior to finalization of any portion of the tentative map, a detailed analysis of turning movements for emergency and service vehicles shall be provided to the Engineering Division.
10. An Encroachment and Excavation Permit shall be obtained from Washoe County Engineering and Capital Projects Division for any utilities or other encroachments/excavations constructed within existing County roadways/right-of-ways.
11. The project traffic impact study shows several intersections that operate outside the acceptable levels of service (as defined by Washoe County Development Code). The traffic engineer shall provide level of service mitigation recommendations that are acceptable to the satisfaction of the County Engineer and NDOT.
12. Provide a traffic circulation plan for the project development.

Subject: ***KP Investments WSUP22-0005***  
Date: February 28, 2022  
Page: 4

**UTILITIES (County Code 422 & Sewer Ordinance)**

Contact Information: Tim Simpson, P.E. (775) 954-4648

There are no utility comments.



**WASHOE COUNTY**  
**COMMUNITY SERVICES DEPARTMENT**  
**Regional Parks and Open Space**

1001 EAST 9<sup>TH</sup> STREET  
 RENO, NEVADA 89520-0027  
 PHONE (775) 328-3600  
 FAX (775) 328.3699

---

**TO:** Chris Bronczyk, Planner

**FROM:** Sophia Kirschenman, Park Planner

**DATE:** March 1, 2022

**SUBJECT:** Special Use Permit Case Number WSUP22-0005 (KP Investments North)

---



I have reviewed the application for case number WSUP22-0005 on behalf of the Washoe County Regional Parks and Open Space Program (Parks Program) and prepared the following comments:

If approved, this special use permit would allow for major grading to facilitate the development of an industrial complex. The proposal includes the disturbance of 77.5 acres with 405,000 cubic yards of cut earthen materials and 390,000 cubic yards of fill material. The excess earthen materials will either be exported from the site or balanced on site. The subject site is located west of US Hwy 395 and North Virginia Street, off of Reno Park Blvd. in Cold Springs. The proposal indicates that only 57% of the site will be graded and all exposed 3:1 slopes will be revegetated with native plants.

Per the Cold Springs Area Plan, a multi-use trail system exists on the site, connecting into open space lands in California to the west. Given the nature of the trails, it is likely that they have been utilized for off-highway vehicle (OHV) use in the past. Cold Springs Area Plan Policy CS.6.7 states that access to existing trails will be protected and improved whenever possible. Policy CS.6.7.1 goes on to say that trail construction and improvements shall comply with Washoe County Regional Parks and Open Space criteria and standards.

Given these considerations, the Parks Program requires the following conditions of approval:

1. Should any earthen materials be imported to the site, they shall be “certified weed free” to prevent the spread of noxious and invasive weeds.
2. The project shall comply with Development Code Section 110.412.67 Revegetation.
3. All existing trails on the site, as identified in the Cold Springs Area Plan, shall be protected on site or appropriate trail re-routes shall be identified and constructed, with approval from the Parks Program. Should new trails be constructed, they shall comply with current Parks Program trail design standards.
4. A public trail easement shall be granted over all trails on the subject site.





**WASHOE COUNTY**  
**COMMUNITY SERVICES DEPARTMENT**  
**Regional Parks and Open Space**

1001 EAST 9<sup>TH</sup> STREET  
 RENO, NEVADA 89520-0027  
 PHONE (775) 328-3600  
 FAX (775) 328.3699

---

**TO:** Chris Bronczyk, Planner

**FROM:** Sophia Kirschenman, Park Planner

**DATE:** March 1, 2022

**SUBJECT:** Special Use Permit Case Number WSUP22-0005 (KP Investments North)

---



I have reviewed the application for case number WSUP22-0005 on behalf of the Washoe County Regional Parks and Open Space Program (Parks Program) and prepared the following comments:

If approved, this special use permit would allow for major grading to facilitate the development of an industrial complex. The proposal includes the disturbance of 77.5 acres with 405,000 cubic yards of cut earthen materials and 390,000 cubic yards of fill material. The excess earthen materials will either be exported from the site or balanced on site. The subject site is located west of US Hwy 395 and North Virginia Street, off of Reno Park Blvd. in Cold Springs. The proposal indicates that only 57% of the site will be graded and all exposed 3:1 slopes will be revegetated with native plants.

Per the Cold Springs Area Plan, a multi-use trail system exists on the site, connecting into open space lands in California to the west. Given the nature of the trails, it is likely that they have been utilized for off-highway vehicle (OHV) use in the past. Cold Springs Area Plan Policy CS.6.7 states that access to existing trails will be protected and improved whenever possible. Policy CS.6.7.1 goes on to say that trail construction and improvements shall comply with Washoe County Regional Parks and Open Space criteria and standards.

Given these considerations, the Parks Program requires the following conditions of approval:

1. Should any earthen materials be imported to the site, they shall be “certified weed free” to prevent the spread of noxious and invasive weeds.
2. The project shall comply with Development Code Section 110.412.67 Revegetation.
3. All existing trails on the site, as identified in the Cold Springs Area Plan, shall be protected on site or appropriate trail re-routes shall be identified and constructed, with approval from the Parks Program. Should new trails be constructed, they shall comply with current Parks Program trail design standards.
4. A public trail easement shall be granted over all trails on the subject site.



**From:** [Lemon, Brittany](#)  
**To:** [Bronczyk, Christopher](#)  
**Cc:** [Way, Dale](#)  
**Subject:** WSUP22-0005 (KP Investments North) Conditions of Approval  
**Date:** Wednesday, February 16, 2022 9:50:49 AM  
**Attachments:** [image001.png](#)

---

Hi Chris,

“This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply.”

<https://tmfpd.us/fire-code/>.

Thank you.

**Brittany Lemon**

**Fire Captain - Fire Prevention | Truckee Meadows Fire & Rescue**

[blemon@tmfpd.us](mailto:blemon@tmfpd.us) | Office: 775.326.6079 | Cell: 775.379.0584

3663 Barron Way, Reno, NV 89511



*“Committed to excellence, service, and the protection of life and property in our community”*



**WASHOE COUNTY**  
**COMMUNITY SERVICES**  
**INTEGRITY COMMUNICATION SERVICE**

P.O. Box 11130  
Reno, Nevada 89520-0027  
Phone: (775) 328-3600  
Fax: (775) 328-3699

February 22, 2022

TO: Chris Bronczyk, Planner, CSD, Planning & Development Division  
FROM: Timber Weiss, Licensed Engineer, CSD  
SUBJECT: Special Use Permit Case Number WSUP22-0005 (KP Investments North Grading)

**Project description:**

The applicant is proposing to approve a major grading special use permit for development of an industrial complex. The proposed grading will result in 77.5 acres of disturbance, 405,000 cubic yards of export, 390,000 cubic yards of import and a net remainder of 15,000 cubic yards which will be dealt with on site. The total amount of cuts is 910,000 cubic yards and the total amount of fills is 895,000 cubic yards.

Location: Reno park Boulevard, 0.8 miles south of Bordertown, Assessor's Parcel Numbers: 081-121-32; 081-121-35; 081-121-39; 081-121-42; 081-121-43; 081-121-44; 081-121-46; 081-121-50; 081-121-51; 081-131-24;.

*The Community Services Department (CSD) recommends approval of this project with the following Water Rights comments and/or conditions:*

**Comments:**

Recommendation of approval of this permit.

A will serve letter from Great Basin Water Company prior to issuance of a Building Permit for construction on the resultant parcels. This condition is based on the Water Utilities' rules and regulations and not Washoe County which will require the will serve prior to issuance of a C of O. Acquisition of this will serve letter is extremely important due to a State Engineer moratorium in this Valley which may or may not affect the will serve process to these parcels.



**WASHOE COUNTY**  
**COMMUNITY SERVICES**  
**INTEGRITY COMMUNICATION SERVICE**

P.O. Box 11130  
Reno, Nevada 89520-0027  
Phone: (775) 328-3600  
Fax: (775) 328-3699

**Conditions:**

Any construction of buildings on the resultant parcels will require coordination with Great Basin Water Co. new development staff to determine grading and infrastructure needs, fees and water rights demand and whether the State Moratorium applies to this project.



[WWW.WASHOECOUNTY.US](http://WWW.WASHOECOUNTY.US)



## Washoe-Storey Conservation District

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

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

February 25, 2022

Washoe County Community Services Department

C/O Chris Bronczyk, Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

R: WSUP22-005 KP Investments North

Dear Chris,

In reviewing the special use permit to develop an industrial complex, the Conservation District has the following comments.

After submittal of the proposed development submit the revegetation plan with the seed mix for review by the District.

The District supports LID technologies (CS 4.1.2) and for the use of turf for parks and recreational areas (CDS2.7.2) have a minimum 2-foot setback from the back face of sidewalks and or curbs which supports LID standards for onsite infiltration.

For the 2:1 slope with rip rap gradient  $\frac{3}{4}$  to 1  $\frac{1}{2}$  inch D size rock to fill the voids in the rock cover preventing undermining of rodents.

To prevent the spread of noxious weeds with the export of material, the applicant develops an onsite noxious weeds management plan to ensure weed seeds are not transferred to other areas.

The proposed color palette for the industrial complex the District recommends the tricorn color and fine wine a shade lighter color tone reflecting the area.

Thank you for providing us the opportunity to review the project that may have impacts on our natural resources and questions call us at (775) 750-8272.

Sincerely,

Jim Shaffer





# WASHOE COUNTY

## COMMUNITY SERVICES DEPARTMENT

### Engineering and Capital Projects

1001 EAST 9<sup>TH</sup> STREET  
RENO, NEVADA 89512  
PHONE (775) 328-3600  
FAX (775) 328.3699

Date: February 28, 2022

To: Chris Bronczyk, Planner

From: Robert Wimer, P.E., Licensed Engineer

Re: Special Use Permit for ***KP Investments North WSUP22-0005***

APN 081-121-32; 081-121-35; 081-121-39; 081-121-42; 081-121-43; 081-121-44; 081-121-46;  
081-121-50; 081-121-51; 081-131-24

### GENERAL PROJECT DISCUSSION

Washoe County Engineering staff has reviewed the above referenced application. The Special Use Permit is for the construction of an industrial park and is located on approximately 135.46 acres off of Reno Park Boulevard near the US395 exit for Village Parkway in Cold Springs. The Engineering and Capital Projects Division recommends approval with the following comments and conditions of approval which supplement applicable County Code and are based upon our review of the site and the application prepared by KLS Planning and Design Group. The County Engineer shall determine compliance with the following conditions of approval.

For questions related to sections below, please see the contact name provided.

### GENERAL CONDITIONS

Contact Information: Robert Wimer, P.E. (775) 328-2059

The general Engineering review of Special Use Permit applications is attempting to review the big picture of the whole project. Engineering staff reviews the grading and drainage implications of the project. We review the drainage patterns pre and post development to determine and mitigate any potential increase in flooding risk related to the proposed development in the application. The goal is to ensure that the post development site will not increase peak stormwater flows downstream of the proposed development.

1. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
2. For construction areas larger than 1 acre, the developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit or Waiver for construction and submit a copy to the Engineering Division prior to issuance of a grading permit.



Subject: **KP Investments WSUP22-0005**  
Date: February 28, 2022  
Page: 2

3. The developer shall complete and submit the Construction Permit Submittal Checklist and pay the Construction Stormwater Inspection Fee prior to obtaining a grading permit. The County Engineer shall determine compliance with this condition.
4. Applicant shall indicate on the plans where exported materials will be taken and a grading permit shall be obtained for the import site.
5. Exported materials shall not be sold without the proper business license.
6. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
7. Cross-sections indicating cuts and fills shall be submitted when applying for a grading permit. Estimated total volumes shall be indicated.
8. All disturbed areas left undeveloped for more than 30 days shall be treated with a dust palliative. Disturbed areas left undeveloped for more than 45 days shall be revegetated. Methods and seed mix must be approved by the County Engineer with technical assistance from the Washoe-Storey Conservation District. The applicant shall submit a revegetation plan to the Washoe-Storey Conservation District for review.

**DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)**

Contact Information: Robert Wimer, P.E. (775) 328-2059

1. A detailed hydrology/hydraulic report prepared by a registered engineer shall be submitted to the Engineering Division for review and approval. The report shall include the locations, points of entry and discharge, flow rates and flood limits of all 5- and 100-year storm flows impacting both the site and offsite areas and the methods for handling those flows. The report shall include all storm drain pipe and ditch sizing calculations and a discussion of and mitigation measures for any impacts on existing offsite drainage facilities and properties.
2. Any increase in storm water runoff resulting from the development and based upon the 5-year storm shall be detained on site to the satisfaction of the County Engineer.
3. The FEMA 100-year floodplain, floodway and/or shaded X boundaries with associated flood elevations shall appear on the site plan to the satisfaction of the County Engineer. Building permits for structures and fill in these areas shall be in conformance with the Washoe County Code Article 416.
4. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage from the site to the satisfaction of the County Engineer.
5. The following note shall be added to the construction drawings; "All properties, regardless if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."

Subject: **KP Investments WSUP22-0005**  
Date: February 28, 2022  
Page: 3

**TRAFFIC AND ROADWAY (COUNTY CODE 110.436)**

Contact Information: Mitch Fink, P.E. (775) 328-2050

1. Access to the proposed development is over roadways not currently maintained by Washoe County and the right-of-way is owned by third parties. At the time of any entitlement action (e.g., tentative map, special use permit, etc.), the applicant will need demonstrate that appropriate right-of-way has been or can be acquired over the project access roadways, and if roadways are to be owned and maintained by Washoe County, the right-of-way will need to be dedicated to Washoe County and roadway improvements constructed to Washoe County standards.
2. Provide documentation of access to the site to the satisfaction of the County Engineer.
3. Driveway locations shall conform to the Washoe County Code Article 436 for commercial driveways.
4. An approved occupancy permit shall be obtained from the Nevada Department of Transportation (NDOT), for access to, from, or under roads and highways maintained by NDOT and a copy of said permit sent to the Engineering Division.
5. The minimum pavement structural section shall be four inches (4") of asphalt over six inches (6") of granular base for commercial collector roadway with a right-of-way of fifty-six feet (56') in width to the satisfaction of the County Engineer.
6. The applicant shall submit a detailed geotechnical analysis and report for pavement design recommendations to the County Engineer for review and approval. The report shall be based on the estimated traffic loadings for a 20-year design life and shall include assumptions concerning the distribution of trucks and buses, to include project construction truck traffic. The resultant pavement thickness in the geotechnical analysis must be used if the report indicates a structural section that is stronger than minimum if required. The minimum pavement requirements for on site paving shall be 3 inches asphalt on 6 inches granular base.
7. All regulatory traffic signs shall meet County standards and the Manual on Uniform Traffic Control Devices.
8. All roadway improvements necessary (including but not limited to, curb, gutter, sidewalk, signing and striping, driveway access, and street lighting) to serve the project shall be designed and constructed to County standards and specifications to the satisfaction of the County Engineer.
9. Prior to finalization of any portion of the tentative map, a detailed analysis of turning movements for emergency and service vehicles shall be provided to the Engineering Division.
10. An Encroachment and Excavation Permit shall be obtained from Washoe County Engineering and Capital Projects Division for any utilities or other encroachments/excavations constructed within existing County roadways/right-of-ways.

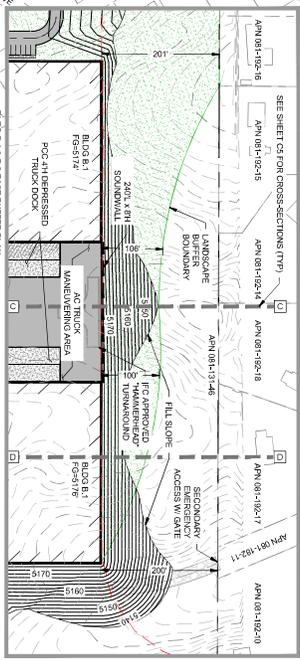
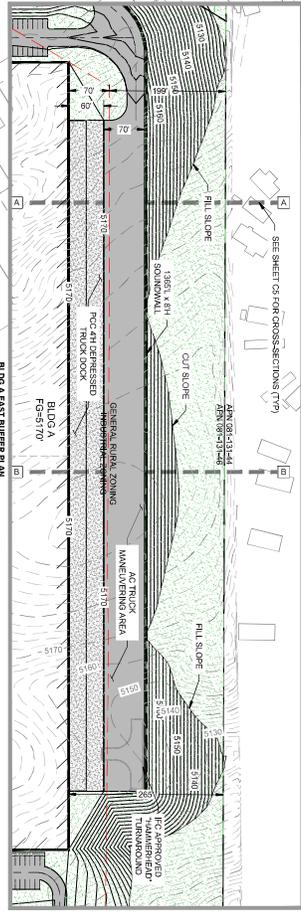
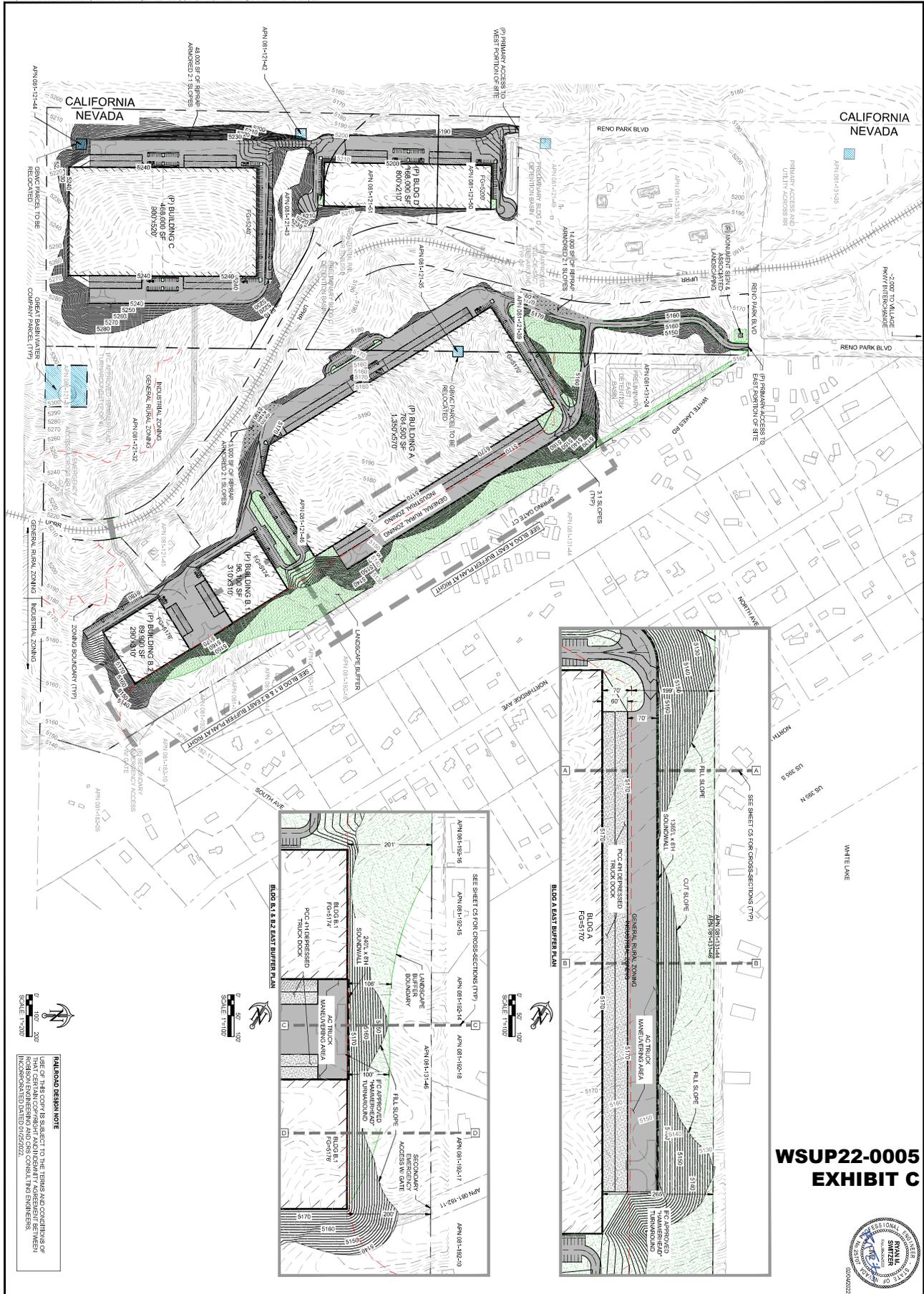
Subject: ***KP Investments WSUP22-0005***  
Date: February 28, 2022  
Page: 4

11. The project traffic impact study shows several intersections that operate outside the acceptable levels of service (as defined by Washoe County Development Code). The traffic engineer shall provide level of service mitigation recommendations that are acceptable to the satisfaction of the County Engineer and NDOT.
12. Provide a traffic circulation plan for the project development.

**UTILITIES (County Code 422 & Sewer Ordinance)**

Contact Information: Tim Simpson, P.E. (775) 954-4648

There are no utility comments.



**RAILROAD DESIGN NOTE**  
 USE OF THIS COPY IS SUBJECT TO THE TERMS AND CONDITIONS OF THE CERTAIN COPYRIGHT AGREEMENT/AGREEMENT BETWEEN INCORPORATED DATED 01/20/22.

SCALE: 1"=20'

SCALE: 1"=100'

SCALE: 1"=100'

SCALE: 1"=100'

**WSUP22-0005 EXHIBIT C**



NO	DESCRIPTION	DATE	BY	CHKD
P4	FOR CLIENT REVIEW	01/04/2022	RMS	-
P5	WASHOE COUNTY PRE-DEVELOPMENT MEETING	01/06/2022	RMS	-
P6	FOR CLIENT REVIEW	01/17/2022	RMS	-
P7	FOR CLIENT REVIEW	01/27/2022	RMS	-
R7	WASHOE COUNTY PRE-UP MEETING	01/28/2022	RMS	-
P9	FOR CLIENT REVIEW - BLD G SPLIT	01/28/2022	RMS	-
0	SUP SUBMITTAL	02/04/2022	RMS	-

**PRELIMINARY NOT FOR CONSTRUCTION**

PREPARED FOR:  
**KP INVESTORS LLC**  
 10368 DOUBLE B BLVD  
 STE 109  
 RENO, NV 89521  
 (775) 544-8484  
 DATE: 02/04/2022

THE WEST-STARRED AND PERMANENTLY RECORDED COPY OF THIS PLAN AND ALL OTHER VARIATIONS INCLUDING ANY CORRECTIONS, SHALL BE THE PROPERTY OF THE ENGINEER. DATA, SEE PROJECT NOTES AND CONTRACT AGREEMENT.  
 0" = 1" = 1"  
 INCHES=FULL SCALE

**KP INVESTMENTS NORTH GRADING SPECIAL USE PERMIT**  
 SHEET C3  
 PRELIMINARY GRADING PLAN  
 WASHOE COUNTY PROJECT NO. 1-0006-01.002

## Request to Vary Standards

This project requires a Special Use Permit for major grading as defined in Washoe County Development Code Section 110.438.35(a). The following code sections outline grading standards, with variations requested in *italics* below.

**110.438.45(a)** Grading shall not result in slopes in excess of, or steeper than, three horizontal to one vertical (3:1).

*The grading proposes a range of finished slopes including mostly 3:1 slopes or flatter and some isolated areas of 2:1 slopes. Over the entire site, there is 77.5 acres of disturbance or graded area with only 2.2% of the that area being established in 2:1 slopes. The three areas that contains 2:1 slopes total 75,000 square feet. Those areas are:*

*14,000 sf west of Building A (near the north end);  
13,000 sf west of Building A (near the southwest corner); and  
48,000-sf area west of Building C (near the California state line)*

*The rationale for 2:1 slopes is as follows:*

- a) *Geotechnical Engineering recommendation to support this design: The soil conditions are such that the engineer has suggested that 2:1 slopes are acceptable in terms of slope stability and safety. These three slope areas are armored with rip-rap to mitigate potential erosion issues. 2:1 slopes with mechanical stabilization is an industry standard in many jurisdictions. **As an alternative to rip-rap, an engineered solution such as geofabric may be considered.***
- b) *Negligible Visual Impact: Location of the 2:1 slopes are selective and not visible from adjacent residential or public views from the east or along the US395 Highway. They are adjacent to the warehouse buildings and thus screened by those buildings. Anyone viewing the slope would be a vendor or delivery truck of the business park or an employee.*
- c) *Physical constraints of the site: The two smaller 2:1 slope areas (14,000 sf and 13,000 sf) are between the buildings and the right of way for the UPRR. Slopes of 3:1 in these areas are not feasible without encroaching into the railroad right-of-way. Acquiring an easement for slope encroachment is cumbersome and not realistic when a responsible and selectively used solution is to design with a 2:1 slope.*

*The 48,000-sf area is near the west property line adjacent to the California state border west of Building C. This slope is located on existing land that varies between 20 and 30% natural slope. It is not practical to use a 3:1 slope (33%) in a space constrained area when the natural slope is similar in grade, i.e. the concept of "chasing grade". Our solution is to use a steeper slope to avoid chasing an existing*

*grade that will daylight much further away. Again, this area is not visible as it screened by the industrial building.*

**110.438.45(b)** Within the required yard setbacks fills shall not differ from the natural or existing grade by more than forty-eight (48) inches.

*The proposed side yard setback area on the east side of the site is 15' for the Industrial zone. There is a proposed maximum fill of 6.5' within the required yard setback in two isolated areas of 255 and 15 sf, totaling 270 sf near the northeast and southeast corners of Building A, which is less 0.1% of the overall grading area. This is an extremely remote area that would meet the standard if we increased the finished slope, i.e., closer to 2:1 slope. However, we are being sensitive to the residential zoning along that side of the site and collective decision among the design team is that the most compatible design solution is to increase the maximum fill to 6.5' at the setback line for a very minimal area and keep the maximum slope at 3:1.*

**110.438.45(c)** Finish grading shall not vary from the natural slope by more than ten (10) feet in elevation.

*Maximum finish grade varies from natural slope by 44' in cut and 56' in fills. Meeting this standard is hardly possible given the allowed uses in the Industrial zone on a site with the extent of topographic relief that is present. The topo can generally be described as a site with a lot of "wrinkles". The only way to grade a site for such a use is to prepare large flat pads. So, the cuts and fills "fall where they fall" to smooth out the dips and mounds of the natural terrain.*

*There are several practical considerations related to the proposed grading. Those include a market for industrial zoned property with a huge lack of land supply with Industrial zoning. Site constraints include the inefficient shape, the lack of infrastructure, the location of the UPRR that splits the site in two, and the inefficient topo. We have already reduced site building coverage well below industry standards and have no ability to relocate the UPRR or change the shape of the site. So, the topography is the one constraint that can responsibly be overcome with creative grading solutions as proposed.*

*Although proposed grading requires a deviation from this standard, it is an excellent solution to making best use of the site as an industrial facility (zoning allows the use by right). In addition, extraordinary mitigation is being provided in the form of landscaping, tree, shrubs, revegetation, and slope stabilization.*

**110.438.45(g)** Utilize a gradual transition or "rounding or contouring" of the manufactured slope at the intersection of a manufactured cut or fill slope and a natural slope. Engineered slopes shall not intersect natural slopes at an angle greater than forty-five (45) degrees.

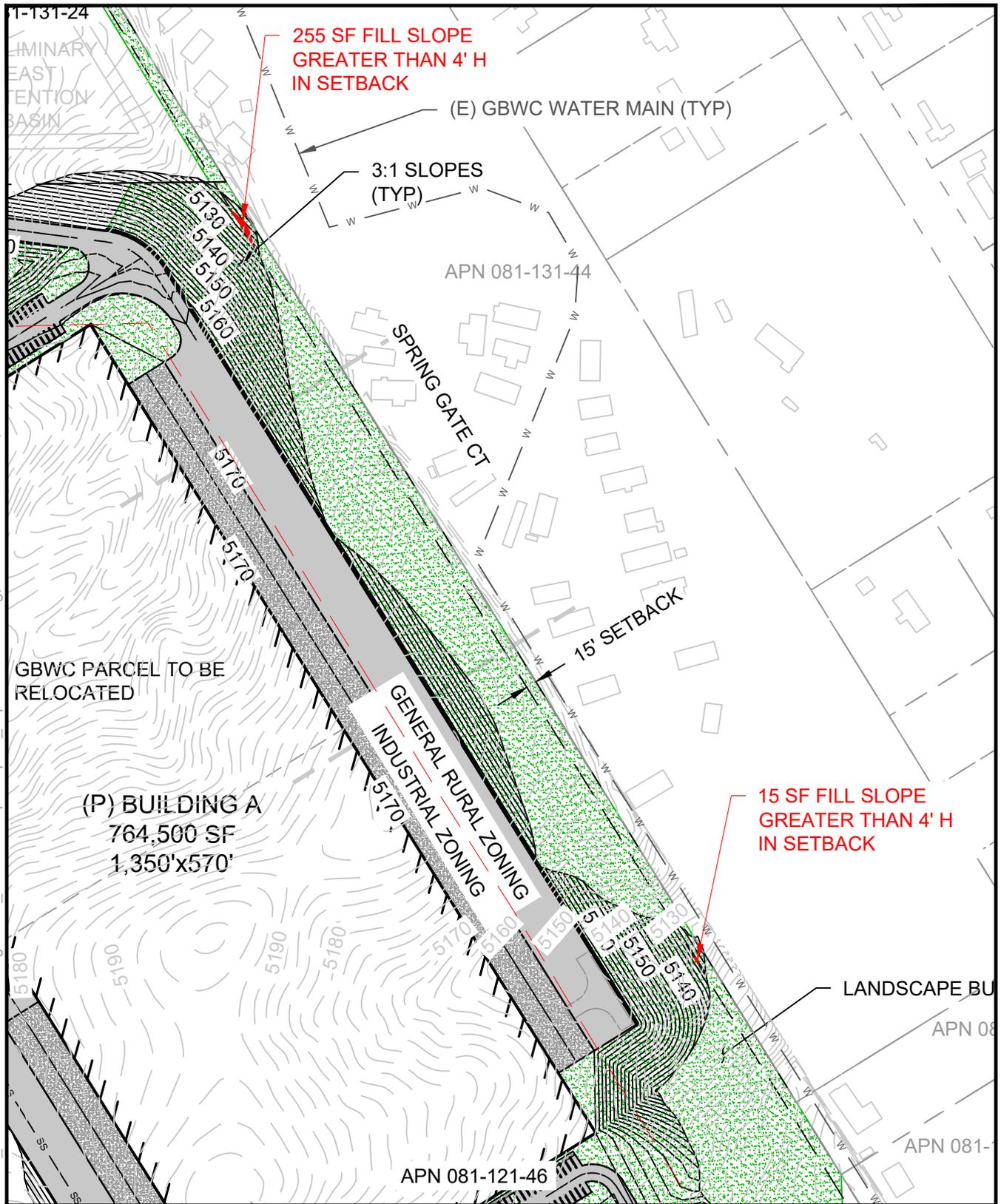
*No deviation is requested. We propose adjusting the design to meet the "contouring/rounding" requirement between the SUP approval and completion of the*

---

*construction drawings. We accept that this is an industry and regulatory standard in contour grading of manmade landforms. The initial plan is driven by the CAD program that does not generate contour "smoothing" or "rounding" automatically, so we plan to provide the finished product after the SUP. We would accept a condition of approval for this requirement to ensure a naturalistic appearance of all slopes that integrate a manmade slope with a natural grade. This is simply a matter of timing and a typical product of final design of the site.*

**110.438.45(h)** Visually integrate all slope faces (cut or fill) into the natural terrain by a gradual transition or "contouring/rounding" of the manmade landforms into the natural terrain. To the extent practicable ensure that hillside grading results in undulating naturalistic appearance, consistent with the surrounding undisturbed terrain.

*No deviation is requested. We propose adjusting the design to meet the "contouring/rounding" requirement between the SUP approval and completion of the construction drawings. We accept that this is an industry and regulatory standard in contour grading of manmade landforms. The initial plan is driven by the CAD program that does not generate contour "smoothing" or "rounding" automatically, so we plan to provide the finished product after the SUP. We would accept a condition of approval for this requirement to ensure a naturalistic appearance of all slopes that integrate a manmade slope with a natural grade. This is simply a matter of timing and a typical product of final design of the site.*



P:\KPInvestmentsNorth\_2008\01.002\_KPInvestmentsNorthGradingSUP\18\_DWG\Civil\krenopark\_supsheets3to1.dwg, 3/7/2022 4:24:59 PM, RSWITZER

**Robison Engineering**  
COMPANY, INC

846 VICTORIAN AVENUE  
SPARKS, NV 89431  
www.robisoneng.com

DRAWN:RMS  
DATE:03/07/2022

PREPARED FOR:  
KP INVESTORS LLC

10399 DOUBLE R BLVD  
STE 109  
RENO, NV 89521  
(775) 544-8464

0 100' 200'

INCH@FULL SCALE

**KP INVESTMENTS NORTH**  
**GRADING SPECIAL USE PERMIT**

EXHIBIT A  
FILLS IN SETBACKS

WASHOE COUNTY NEVADA  
PROJECT NO:1-2008-01.002

**Robison Engineering Company, Inc**  
846 Victorian Avenue, Suite 20  
Sparks, NV US  
775-852-2251  
www.robisoneng.com



Washoe County CSD – Engineering & Capital Projects  
Attn: Robert Wimer, PE  
1001 East 9<sup>th</sup> Street  
Reno, NV 89512

Date: 2022-03-22

**SUBJECT:** Drainage for Grading Special Use Permit WSUP22-0005  
KP Investments North  
APNs: 081-121-32; 081-121-35; 081-121-39; 081-121-42;  
081-121-43; 081-121-44; 081-121-46; 081-121-50; 081-  
121-51; 081-131-24

**RENG Project #**  
**1-2008-01.002**

Mr. Wimer,

Per our phone conversation March 22, 2022 – including applicant representative John Krmpotic of KLS Design Group and Chris Bronczyk from Washoe County Planning – Washoe County CSD has concerns regarding drainage for the subject project. Robison Engineering has authored this memorandum to summarize preliminary drainage calculations associated with the SUP phase of the project. A final drainage and/or hydrology report is beyond the scope necessary for SUP design and should be provided with final building or grading permit plans. Please see below for conceptual drainage information:

#### METHODOLOGY

The Soil Conservation Service (SCS) method was selected to analyze the subject site. The SCS method is an appropriate computation procedure to analyze contributing basins between 100 acres and 10 square miles, such as this 135-acre project, according to the Truckee Meadows Regional Drainage Manual.

#### HISTORIC DRAINAGE SYSTEM

Onsite drainage consists of two separate basins separated by Union Pacific Railroad tracks that run north/south through the approximate center of the site. The 59-acre West basin generally drains via overland sheet flow from northeast to southwest, from a hill with a Great Basin Water Company water tank towards the Nevada-California border along the west edge of the site. The 76-acre East basin generally drains via overland sheet flow from southwest to northeast, from the UPRR tracks towards the Lakeview 74 mobile home park. No stormdrain infrastructure exists onsite.

The existing site was analyzed for minor (5-year frequency) and major (100-year frequency) storm events in accordance with Truckee Meadows Regional Drainage Manual guidance.

#### PROPOSED DRAINAGE SYSTEM

The proposed development will contribute impermeable land cover via building roofs, driveways, parking areas, and other comparable infrastructure necessary for development of the site, to be mitigated through detention basins. The proposed site consists of the same West and East basins as the pre-developed site. Both basins will generally drain via sheet flow from building roof downspouts to valley gutters, curb and gutter, or similar around building pads, then to proposed



underground stormdrain infrastructure within the project area, and ultimately drain to detention basins throughout the site. The West Basin contains three separate basins strategically placed around proposed buildings due to space constraints, and the East basin includes one large basin in the northern portion of the site. The proposed detention basins shown on the SUP plans have been oversized to demonstrate that all onsite runoff volumes using both the 5-year and 100-year, 24-hour design storms, can effectively be mitigated.

Refer to the most recent SUP plans in conjunction with Attachments A and B for the calculated site specific pre- and post-developed flows and runoff volumes.

#### HYDROLOGIC SOIL GROUPS

The SCS method requires data on site soil infiltration parameters for input into the hydrograph routing analysis. The [Natural Resources Conservation Service \(NRCS\) Web Soil Survey](#) is an industry standard resource to obtain these parameters for conceptual level design. Refer to Attachment C the site specific NRCS Web Soil Survey information.

#### RAINFALL DATA

Rainfall data used for this analysis was obtained from the [National Oceanic and Atmospheric Administration \(NOAA\) Atlas 14 Point Precipitation Frequency Estimates](#) for Nevada. Refer to Attachment D for site specific NOAA rainfall data.

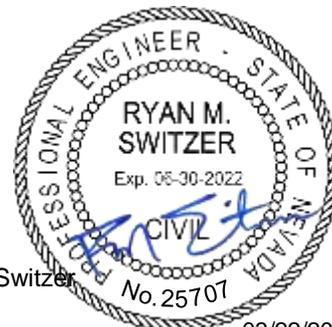
#### CONCLUSION

The conceptual development conforms to standards of engineering practice to protect the proposed development and neighboring properties and provides for improvement to runoff water quality via sediment capture and landscape stabilization of native soils. An approximate total of 690,000 cubic feet of runoff volume increase is expected with the project. The project proposes to capture and detain approximately 780,000 cubic feet of runoff. Adequate space is available on the site to manage the expected increase in stormwater runoff due to construction of impermeable land cover.

Please do not hesitate to contact me if you have questions or would like additional information.

Sincerely,  
ROBISON ENGINEERING COMPANY

Ryan Switzer, PE  
775-852-2251 x725  
[rswitzer@robisoneng.com](mailto:rswitzer@robisoneng.com)



Digitally signed by Ryan Switzer  
Contact Info:  
[rswitzer@robisoneng.com](mailto:rswitzer@robisoneng.com)  
Date: 2022.03.22 17:00:17-07'00'

03/22/2022

#### ATTACHMENTS

- A. Hydrology Summaries
- B. SCS Method Documentation
- C. NRCS Web Soil Survey – HSG Summary
- D. NOAA Rainfall Data

**KP INVESTMENTS NORTH - PRELIMINARY HYDROLOGIC CALCULATIONS**  
**WEST**

**TABLE 1 - HYDROLOGIC SOIL GROUP AND CURVE NUMBER SUMMARY**

HSG*	AREA (ACRES)	PRE CN (DESERT SHRUB GOOD)	POST CN (INDUSTRIAL)	PRE T <sub>c</sub> (MIN)	POST T <sub>c</sub> (MIN)
C-D	59	79	93	21	55

\*CONSERVATIVELY ASSIGNED C FOR PRE- AND D FOR POST

**TABLE 2 - PEAK DISCHARGE SUMMARY**

	PRE- DEVELOPMENT (CFS)	POST- DEVELOPMENT (CFS)	DIFFERENCE (CFS)
5-YR STORM	59.2	66.2	7.0
100-YR STORM	166.5	134.1	-32.4

1. REFER TO RUNOFF HYDROGRAPHS FOR PEAK DISCHARGES

**TABLE 3 - RUNOFF VOLUME SUMMARY**

	PRE- DEVELOPMENT (AC-FT)	POST- DEVELOPMENT (AC-FT)	DIFFERENCE (AC- FT)	DETENTION VOLUME (CF)
5-YR STORM	4.92	9.92	5	217,800
100-YR STORM	13.62	20.6	6.98	304,049

1. REFER TO RUNOFF HYDROGRAPHS FOR RUNOFF VOLUMES

**TABLE 4 - DETENTION BASIN VOLUME CAPACITY**

ELEVATION	AREA (SF)	CUMULATIVE VOLUME (CF)
<i>BASIN 1</i>		
-	2,300	-
5.0	13,300	39,000
<i>BASIN 2</i>		
-	24,000	-
5.0	38,500	156,250
<i>BASIN 3</i>		
-	18,900	-
5.0	32,200	127,750
TOTAL		323,000



**KP INVESTMENTS NORTH - PRELIMINARY HYDROLOGIC CALCULATIONS**  
**EAST**

**TABLE 1 - HYDROLOGIC SOIL GROUP AND CURVE NUMBER SUMMARY**

HSG*	AREA (ACRES)	PRE CN (DESERT SHRUB GOOD)	POST CN (INDUSTRIAL)	PRE T <sub>c</sub> (MIN)	POST T <sub>c</sub> (MIN)
C-D	76	79	93	28	68

\*CONSERVATIVELY ASSIGNED C FOR PRE- AND D FOR POST

**TABLE 2 - PEAK DISCHARGE SUMMARY**

	PRE- DEVELOPMENT (CFS)	POST- DEVELOPMENT (CFS)	DIFFERENCE (CFS)
5-YR STORM	63.3	73.6	10.3
100-YR STORM	178.9	148.9	-30.0

1. REFER TO RUNOFF HYDROGRAPHS FOR PEAK DISCHARGES

**TABLE 3 - RUNOFF VOLUME SUMMARY**

	PRE- DEVELOPMENT (AC-FT)	POST- DEVELOPMENT (AC-FT)	DIFFERENCE (AC- FT)	DETENTION VOLUME (CF)
5-YR STORM	6.38	12.8	6.42	279,655
100-YR STORM	17.66	26.5	8.84	385,070

1. REFER TO RUNOFF HYDROGRAPHS FOR RUNOFF VOLUMES

**TABLE 4 - DETENTION BASIN VOLUME CAPACITY**

ELEVATION	AREA (SF)	CUMULATIVE VOLUME (CF)
-	78,300	-
5.0	105,300	459,000



Project: KP Investments North  
Location:  
Present

By: RMS  
Checked:

Date: 03/22/22  
Date: 03/22/22

Curve Number : 79  
Length of Flow : 1792.00 ft  
Average Land Slope : 6.10 %  
Time of Concentration : 0.353 hrs, 21.2 mins

Project: KP Investments North  
Location:  
Developed

By: RMS  
Checked:

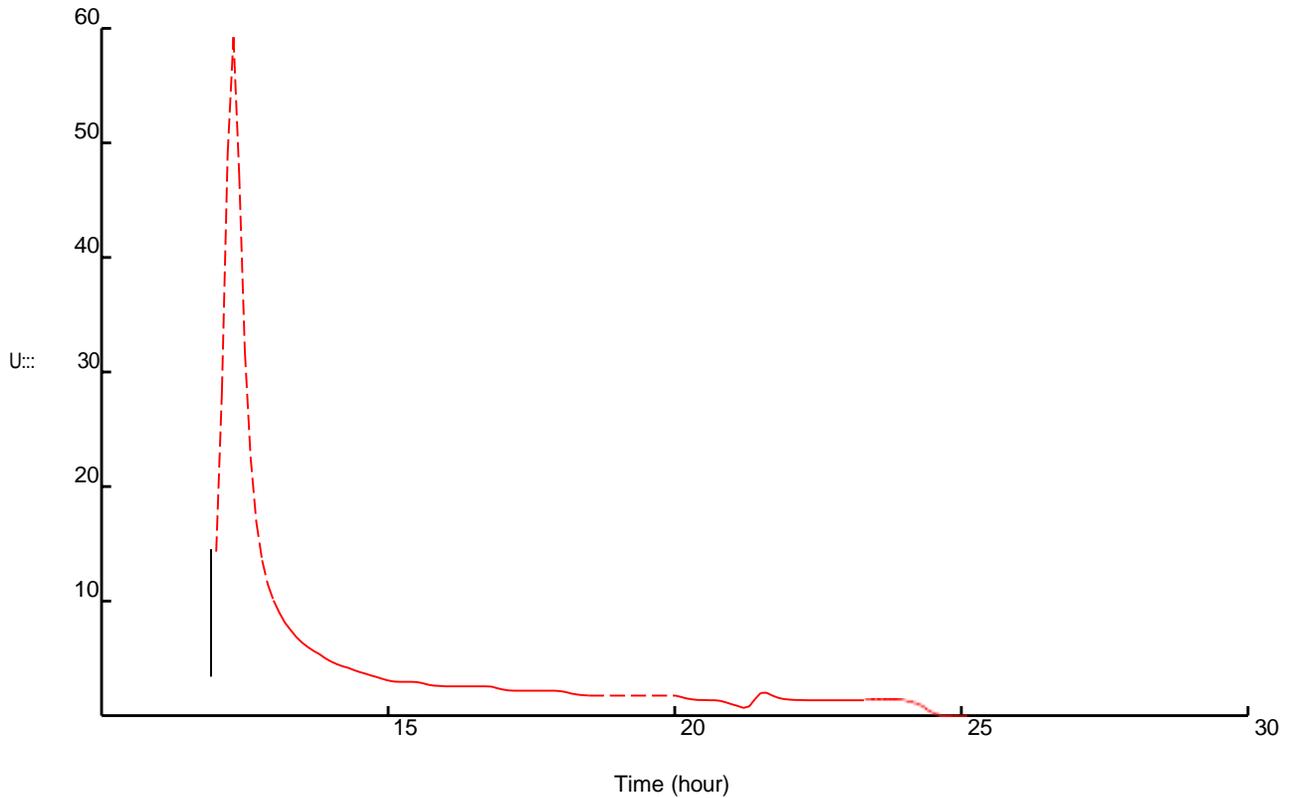
Date: 03/22/22  
Date: 03/22/22

Curve Number : 93  
Length of Flow : 1332.00 ft  
Average Land Slope : 0.20 %  
Time of Concentration : 0.918 hrs, 55.1 mins

## Runoff Hydrograph

Unit Hydrograph: SCS Curvilinear

Rainfall Distribution Type	TYPE II 24-HOUR	Antecedent Moisture Condition	Type II
Runoff Hydrograph	SCS Method	Peak Discharge (Qp)	59.2244 cfs
Return Period	5YEAR	Time to Peak	12.30 hrs
Time Increment	0.10 hrs	Runoff Volume	4.92 acre-ft
Drainage Area	59.000 acre	Runoff Curve Number, CN	79.0
Basin Slope	0.00 %	Hydraulic length	0.00 ft
Tc Method	SCS	Time of Concentration	21.0 min
Base Flow	0.0000 cfs	Rainfall Depth	2.75 in
Storm Duration	24.00 hrs	Peak Rate Factor	484



Runoff Hydrograph - SCS Method

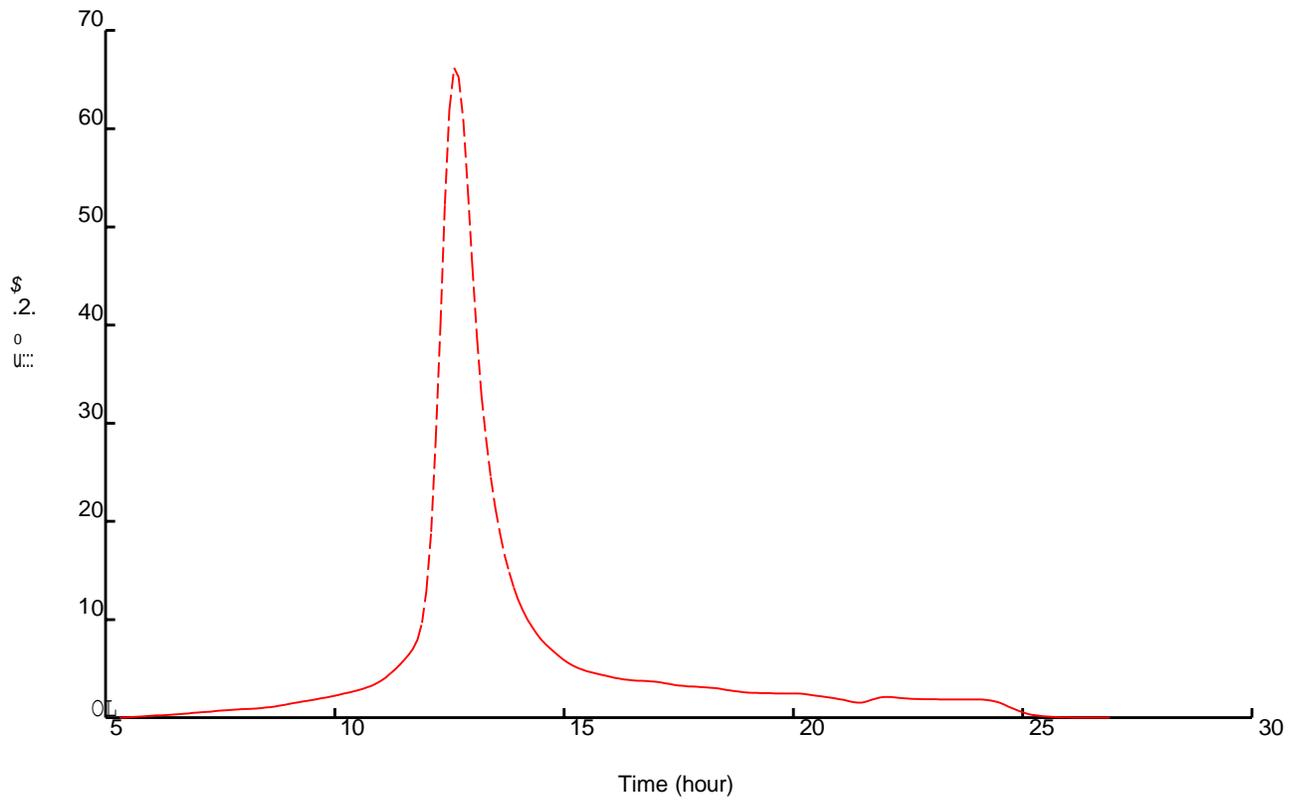
### Hydrograph Table

Time (hr)	Flow (cfs)
10.90	0.089
11.00	0.302
11.10	0.469
11.20	0.595

## Runoff Hydrograph

Unit Hydrograph: SCS Curvilinear

Rainfall Distribution Type	TYPE II 24-HOUR	Antecedent Moisture Condition	Type II
Runoff Hydrograph	SCS Method	Peak Discharge (Qp)	66.1822 cfs
Return Period	5YEAR	Time to Peak	12.60 hrs
Time Increment	0.10 hrs	Runoff Volume	9.92 acre-ft
Drainage Area	59.000 acre	Runoff Curve Number, CN	93.0
Basin Slope	0.00 %	Hydraulic length	0.00 ft
Tc Method	SCS	Time of Concentration	55.0 min
Base Flow	0.0000 cfs	Rainfall Depth	2.75 in
Storm Duration	24.00 hrs	Peak Rate Factor	484



Runoff Hydrograph - SCS Method

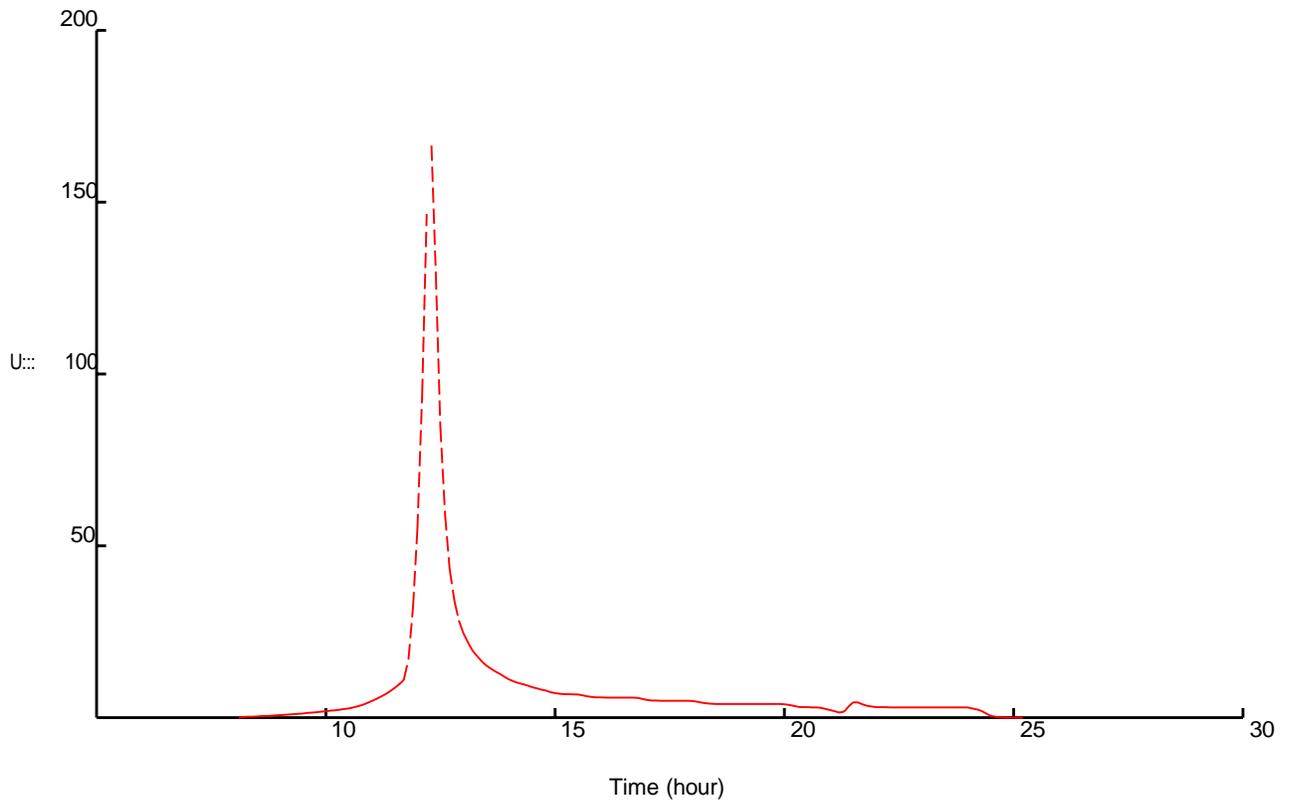
### Hydrograph Table

Time (hr)	Flow (cfs)
5.30	0.006
5.40	0.020
5.50	0.046
5.60	0.083

## Runoff Hydrograph

Unit Hydrograph: SCS Curvilinear

Rainfall Distribution Type	TYPE II 24-HOUR	Antecedent Moisture Condition	Type II
Runoff Hydrograph	SCS Method	Peak Discharge (Qp)	166.5439 cfs
Return Period	100 YEAR	Time to Peak	12.30 hrs
Time Increment	0.10 hrs	Runoff Volume	13.62 acre-ft
Drainage Area	59.000 acre	Runoff Curve Number, CN	79.0
Basin Slope	0.00 %	Hydraulic length	0.00 ft
Tc Method	SCS	Time of Concentration	21.0 min
Base Flow	0.0000 cfs	Rainfall Depth	4.99 in
Storm Duration	24.00 hrs	Peak Rate Factor	484



Runoff Hydrograph - SCS Method

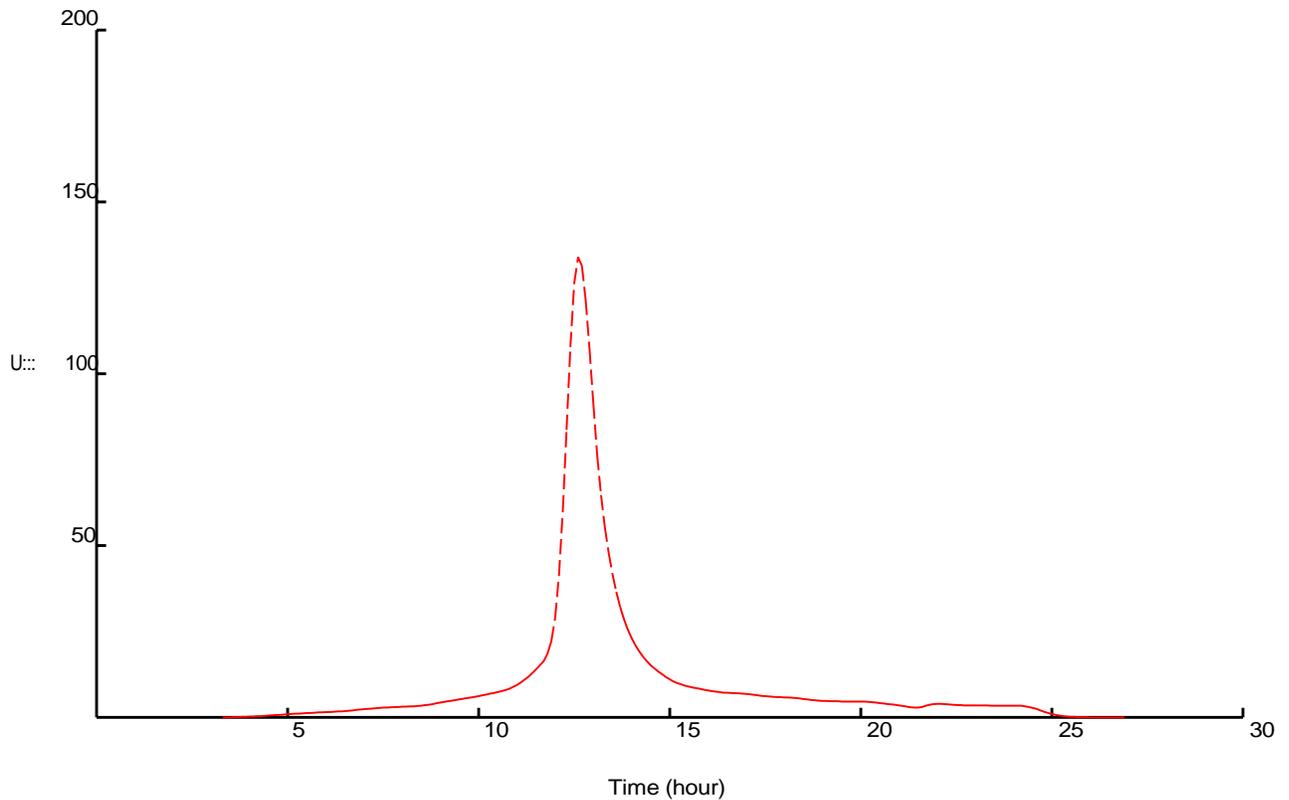
### Hydrograph Table

Time (hr)	Flow (cfs)
8.10	0.082
8.20	0.253
8.30	0.326
8.40	0.345

## Runoff Hydrograph

Unit Hydrograph: SCS Curvilinear

Rainfall Distribution Type	TYPE II 24-HOUR	Antecedent Moisture Condition	Type II
Runoff Hydrograph	SCS Method	Peak Discharge (Qp)	134.0643 cfs
Return Period	100 <b>YEAR</b>	Time to Peak	12.60 hrs
Time Increment	0.10 hrs	Runoff Volume	20.60 acre-ft
Drainage Area	59.000 acre	Runoff Curve Number, CN	93.0
Basin Slope	0.00 %	Hydraulic length	0.00 ft
Tc Method	SCS	Time of Concentration	55.0 min
Base Flow	0.0000 cfs	Rainfall Depth	4.99 in
Storm Duration	24.00 hrs	Peak Rate Factor	484



Runoff Hydrograph - SCS Method

### Hydrograph Table

Time (hr)	Flow (cfs)
3.30	0.006
3.40	0.022
3.50	0.050
3.60	0.093

Project: KP Investments North  
Location:  
Present

By: RMS  
Checked:

Date: 03/22/22  
Date: 03/22/22

Curve Number : 79  
Length of Flow : 2072.00 ft  
Average Land Slope : 4.30 %  
Time of Concentration : 0.472 hrs, 28.3 mins

Project: KP Investments North  
Location:  
Developed

By: RMS  
Checked:

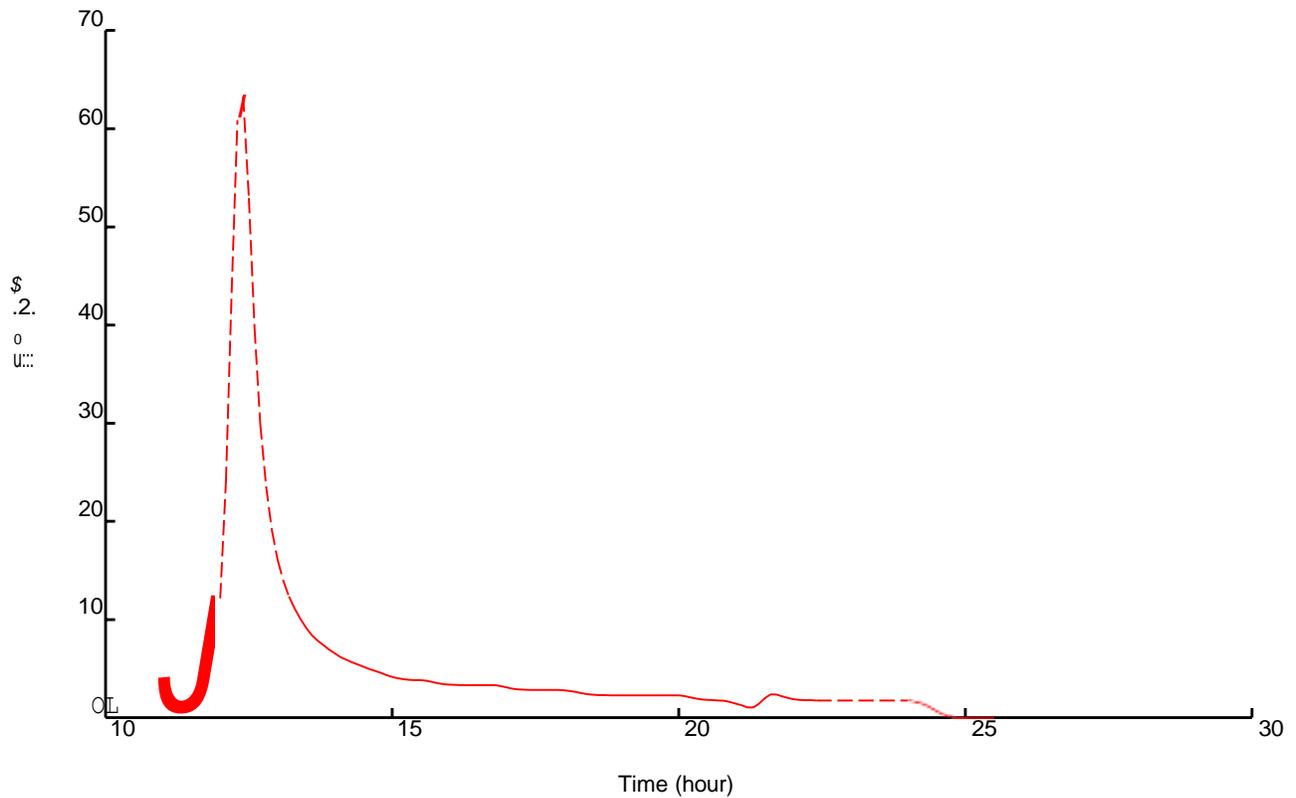
Date: 03/22/22  
Date: 03/22/22

Curve Number : 93  
Length of Flow : 3435.00 ft  
Average Land Slope : 0.60 %  
Time of Concentration : 1.131 hrs, 67.8 mins

## Runoff Hydrograph

Unit Hydrograph: SCS Curvilinear

Rainfall Distribution Type	TYPE II 24-HOUR	Antecedent Moisture Condition	Type II
Runoff Hydrograph	SCS Method	Peak Discharge (Qp)	63.2591 cfs
Return Period	5YEAR	Time to Peak	12.40 hrs
Time Increment	0.10 hrs	Runoff Volume	6.38 acre-ft
Drainage Area	76.000 acre	Runoff Curve Number, CN	79.0
Basin Slope	0.00 %	Hydraulic length	0.00 ft
Tc Method	SCS	Time of Concentration	28.0 min
Base Flow	0.0000 cfs	Rainfall Depth	2.75 in
Storm Duration	24.00 hrs	Peak Rate Factor	484



Runoff Hydrograph - SCS Method

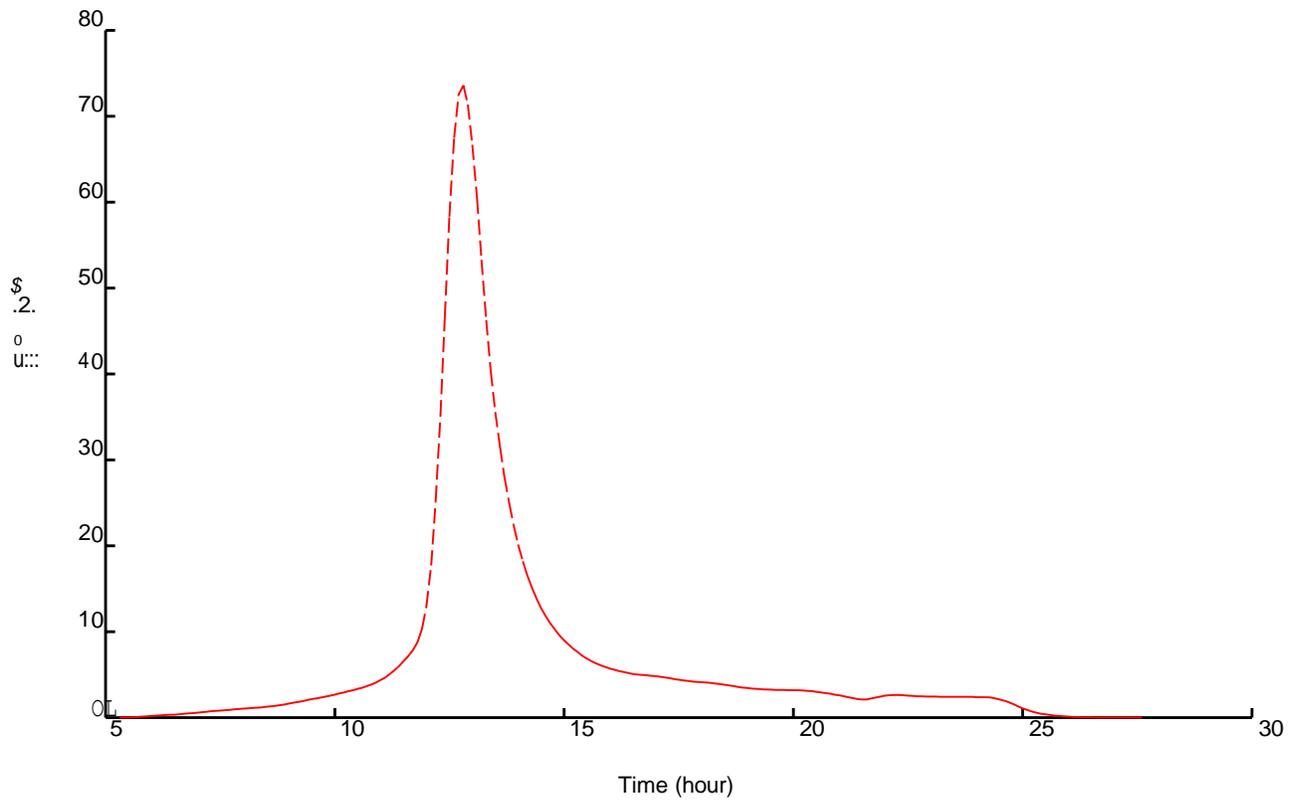
### Hydrograph Table

Time (hr)	Flow (cfs)
10.90	0.052
11.00	0.212
11.10	0.412
11.20	0.604

## Runoff Hydrograph

Unit Hydrograph: SCS Curvilinear

Rainfall Distribution Type	TYPE II 24-HOUR	Antecedent Moisture Condition	Type II
Runoff Hydrograph	SCS Method	Peak Discharge (Qp)	73.6168 cfs
Return Period	5YEAR	Time to Peak	12.80 hrs
Time Increment	0.10 hrs	Runoff Volume	12.77 acre-ft
Drainage Area	76.000 acre	Runoff Curve Number, CN	93.0
Basin Slope	0.00 %	Hydraulic length	0.00 ft
Tc Method	SCS	Time of Concentration	68.0 min
Base Flow	0.0000 cfs	Rainfall Depth	2.75 in
Storm Duration	24.00 hrs	Peak Rate Factor	484



Runoff Hydrograph - SCS Method

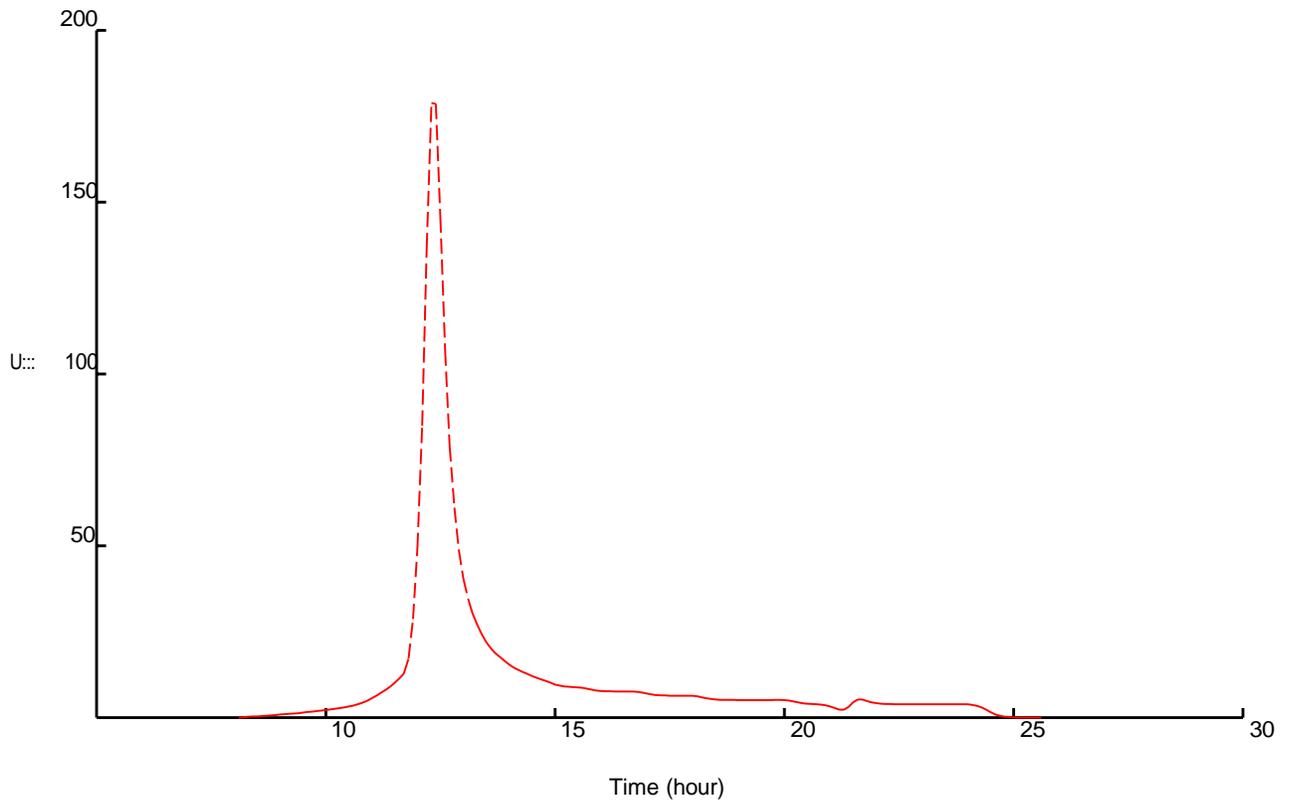
### Hydrograph Table

Time (hr)	Flow (cfs)
5.30	0.005
5.40	0.015
5.50	0.032
5.60	0.060

## Runoff Hydrograph

Unit Hydrograph: SCS Curvilinear

Rainfall Distribution Type	TYPE II 24-HOUR	Antecedent Moisture Condition	Type II
Runoff Hydrograph	SCS Method	Peak Discharge (Qp)	178.8913 cfs
Return Period	100 YEAR	Time to Peak	12.30 hrs
Time Increment	0.10 hrs	Runoff Volume	17.66 acre-ft
Drainage Area	76.000 acre	Runoff Curve Number, CN	79.0
Basin Slope	0.00 %	Hydraulic length	0.00 ft
Tc Method	SCS	Time of Concentration	28.0 min
Base Flow	0.0000 cfs	Rainfall Depth	4.99 in
Storm Duration	24.00 hrs	Peak Rate Factor	484



Runoff Hydrograph - SCS Method

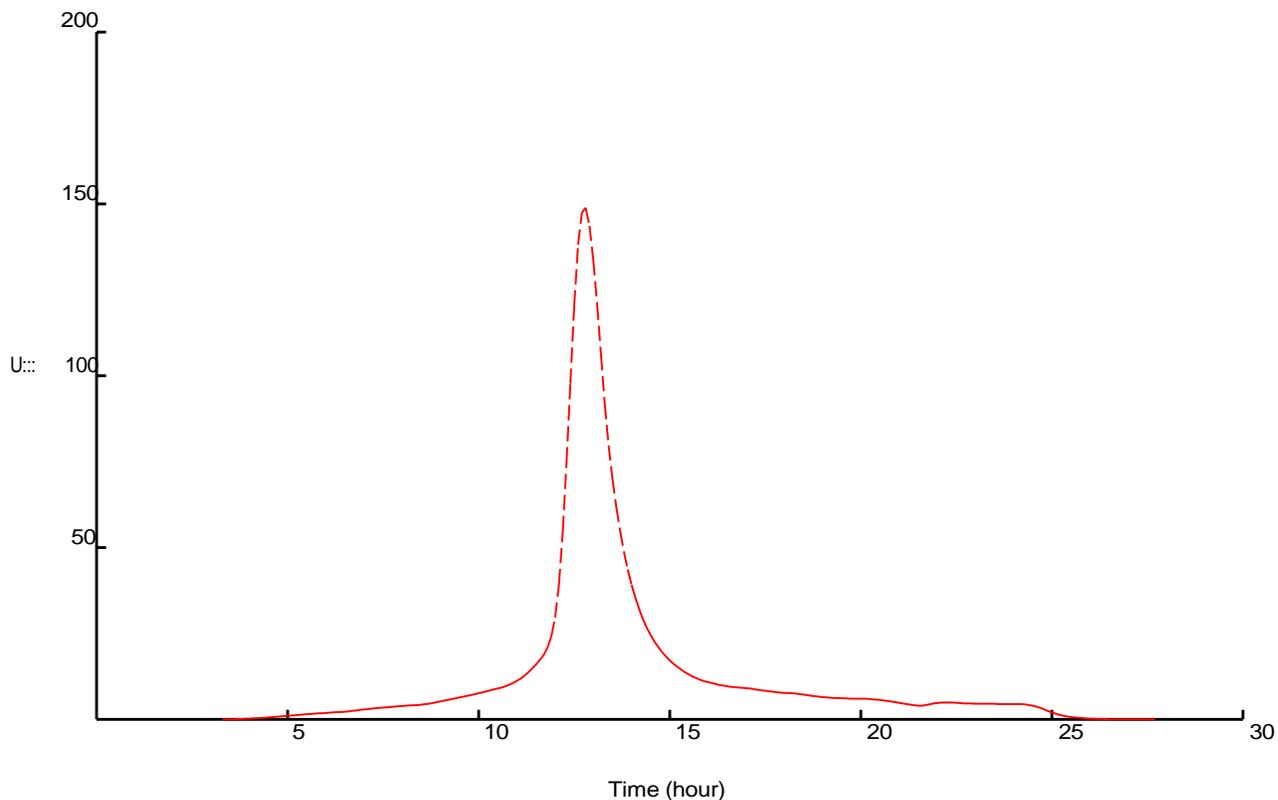
### Hydrograph Table

Time (hr)	Flow (cfs)
8.10	0.048
8.20	0.180
8.30	0.308
8.40	0.391

## Runoff Hydrograph

Unit Hydrograph: SCS Curvilinear

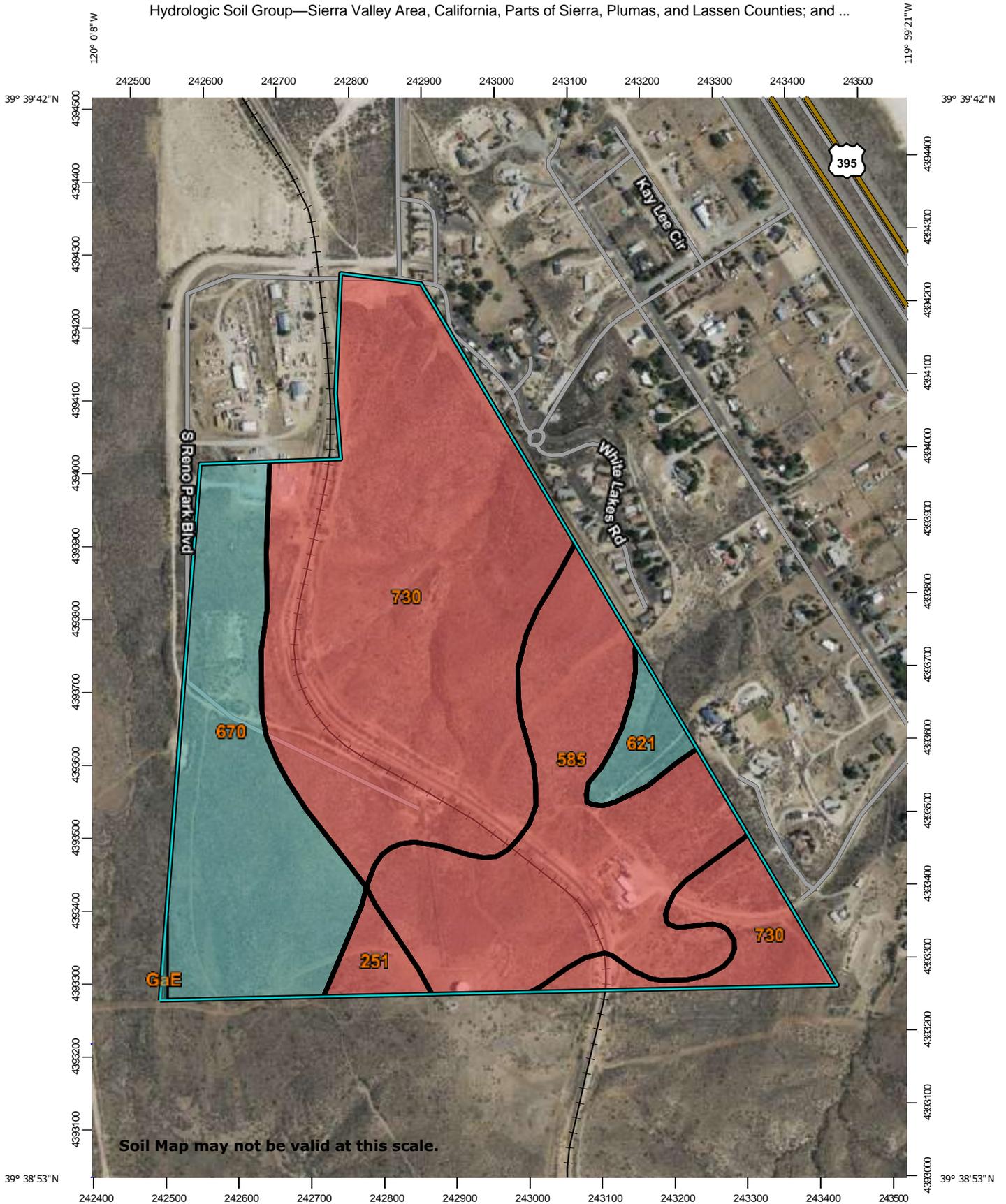
Rainfall Distribution Type	TYPE II 24-HOUR	Antecedent Moisture Condition	Type II
Runoff Hydrograph	SCS Method	Peak Discharge (Qp)	148.9019 cfs
Return Period	100 <b>YEAR</b>	Time to Peak	12.80 hrs
Time Increment	0.10 hrs	Runoff Volume	26.54 acre-ft
Drainage Area	76.000 acre	Runoff Curve Number, CN	93.0
Basin Slope	0.00 %	Hydraulic length	0.00 ft
Tc Method	SCS	Time of Concentration	68.0 min
Base Flow	0.0000 cfs	Rainfall Depth	4.99 in
Storm Duration	24.00 hrs	Peak Rate Factor	484



Runoff Hydrograph - SCS Method

### Hydrograph Table

Time (hr)	Flow (cfs)
3.30	0.005
3.40	0.016
3.50	0.035
3.60	0.067



Map Scale: 1:7,220 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edgeetics: UTM Zone 11N WGS84



## MAP LEGEND

<b>Area of Interest (AOI)</b>	 C
Area of Interest (AOI)	 C/D
<b>Soils</b>	 D
<b>Soil Rating Polygons</b>	 Not rated or not available
 A	
 A/D	
 B	
 B/D	
 C	
 C/D	
 D	
 Not rated or not available	
<b>Soil Rating Lines</b>	<b>Water Features</b>
 A	 Streams and Canals
 A/D	<b>Transportation</b>
 B	 Rails
 B/D	 Interstate Highways
 C	 US Routes
 C/D	 Major Roads
 D	 Local Roads
 Not rated or not available	<b>Background</b>
<b>Soil Rating Points</b>	 Aerial Photography
 A	
 A/D	
 B	
 B/D	

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Sierra Valley Area, California, Parts of Sierra, Plumas, and Lassen Counties  
 Survey Area Data: Version 15, Sep 6, 2021

Soil Survey Area: Washoe County, Nevada, South Part  
 Survey Area Data: Version 18, Sep 9, 2021

Your area of interest (AOI) includes more than one soil survey area. These survey areas may have been mapped at different scales, with a different land use in mind, at different times, or at different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 21, 2021—Jun 23, 2021

**WSUP22-0005**  
**EXHIBIT F**

## MAP LEGEND

## MAP INFORMATION

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
GaE	Galeppi loamy coarse sand, 5 to 30 percent slopes	C	0.1	0.1%
<b>Subtotals for Soil Survey Area</b>			<b>0.1</b>	<b>0.1%</b>
<b>Totals for Area of Interest</b>			<b>136.7</b>	<b>100.0%</b>

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
251	Cassiro gravelly sandy loam, 4 to 8 percent slopes	D	2.7	2.0%
585	Barnard-Trosi association	D	34.6	25.3%
621	Orr stony sandy loam, 4 to 15 percent slopes	C	3.4	2.5%
670	Galeppi sandy loam, 4 to 8 percent slopes	C	28.6	21.0%
730	Stodick very stony loam, 15 to 30 percent slopes	D	67.1	49.1%
<b>Subtotals for Soil Survey Area</b>			<b>136.5</b>	<b>99.9%</b>
<b>Totals for Area of Interest</b>			<b>136.7</b>	<b>100.0%</b>

## Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

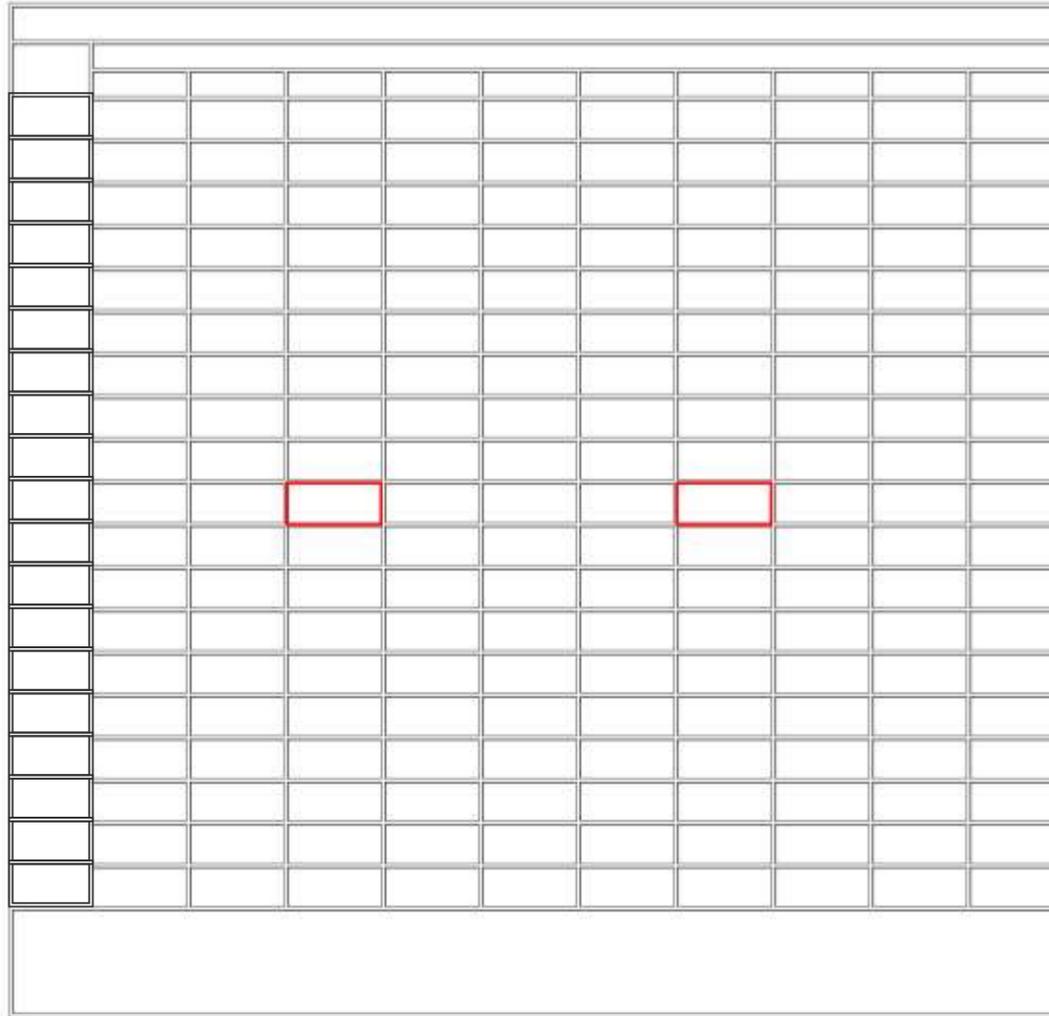
If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

## Rating Options

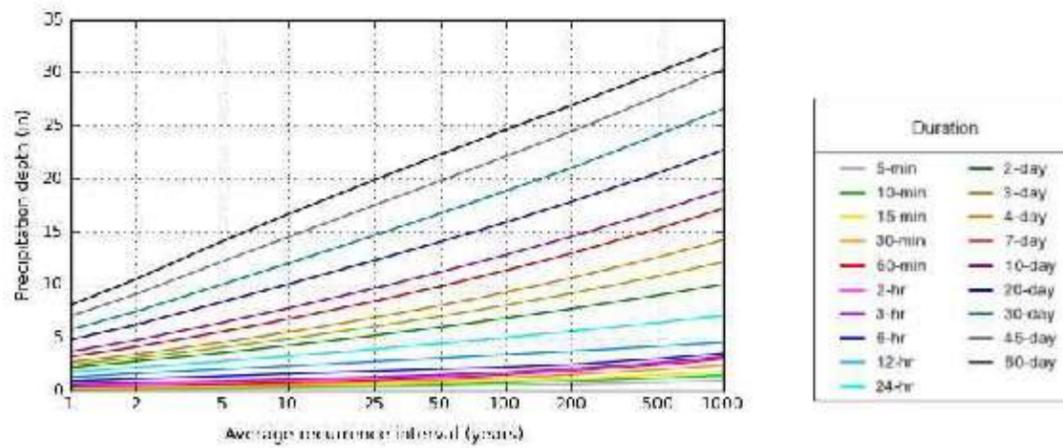
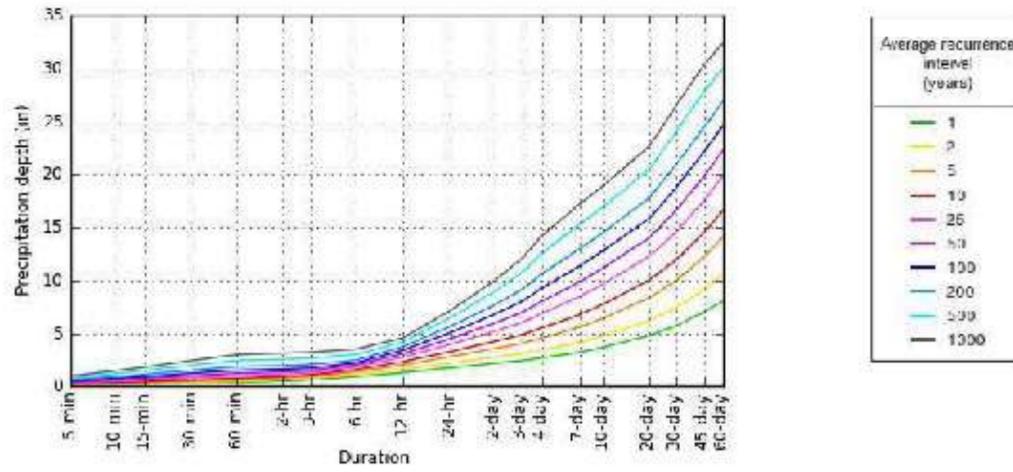
*Aggregation Method:* Dominant Condition

*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Higher

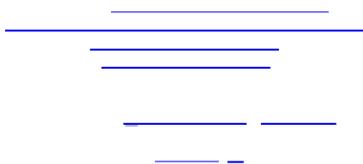
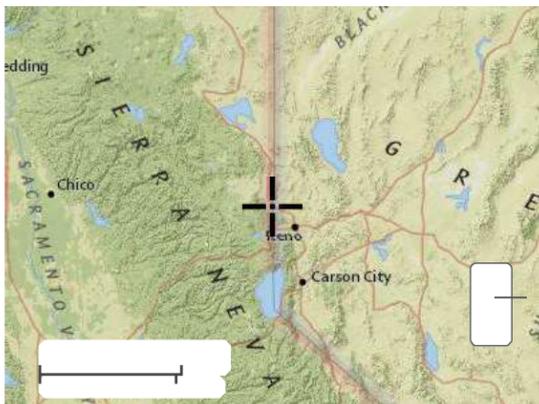
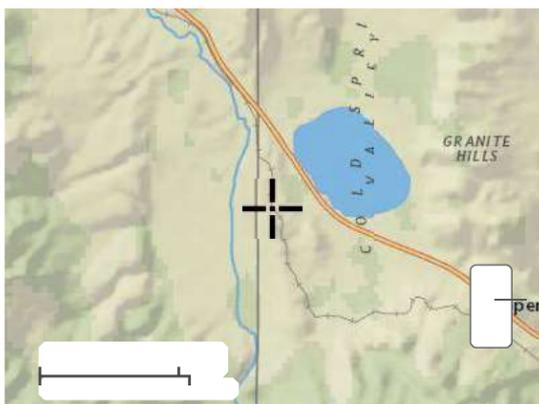


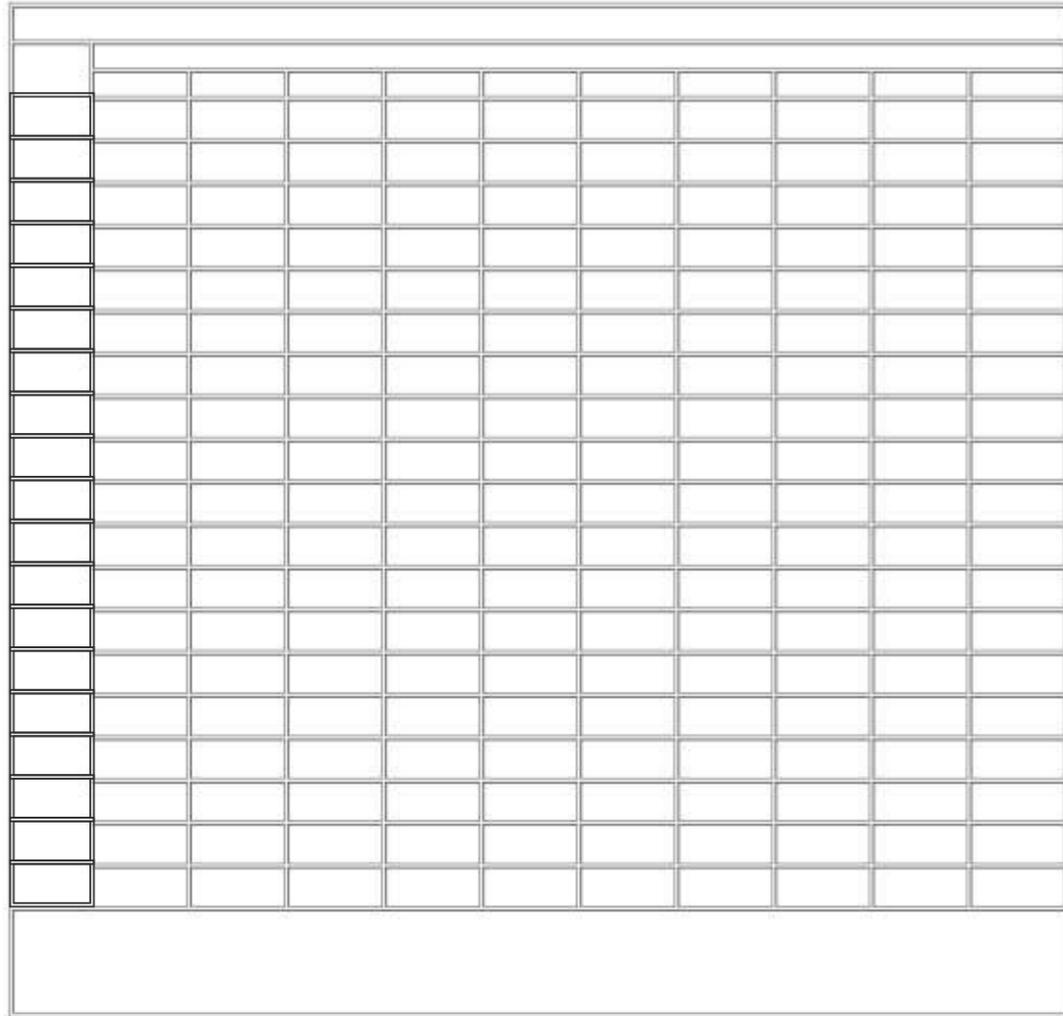
PDS-based depth-duration-frequency (DDF) curves  
Latitude: 39.6336°, Longitude: -119.9968°



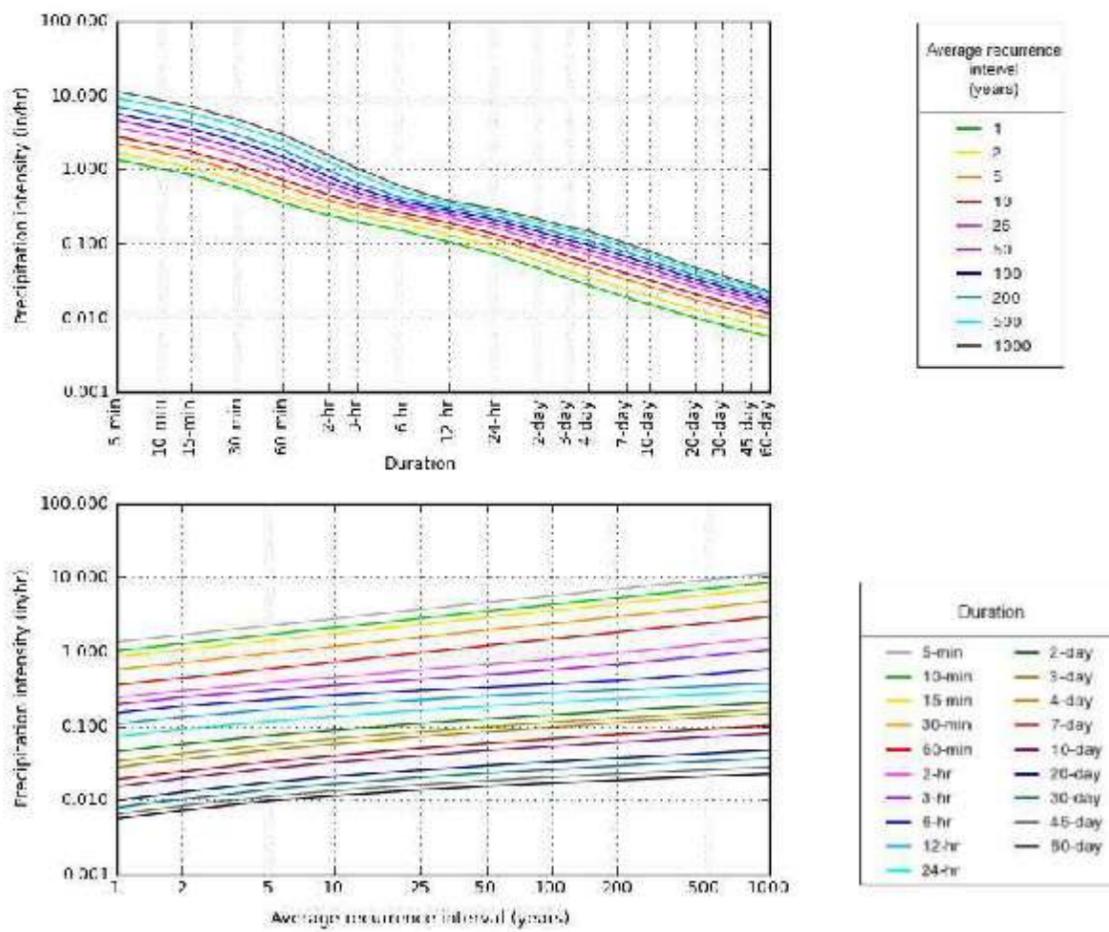
NOAA Atlas 14, Volume 1, Version 5

Created (GMT) : Tue Mar 22 19:24:17 2022



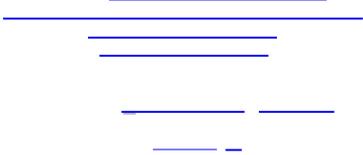
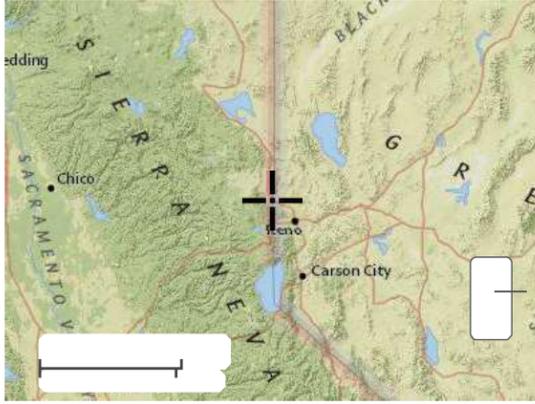
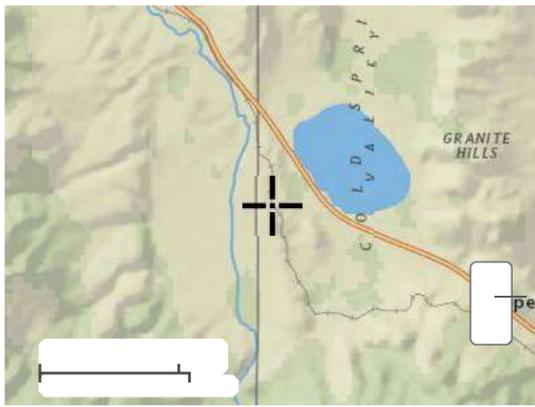


PDS-based intensity-duration-frequency (IDF) curves  
Latitude: 39.6336°, Longitude: -119.9968°



NOAA Atlas 14, Volume 1, Version 5

Created (GMT): Tue Mar 22 19:25:19 2022





March 4, 2022

Re: Neighborhood Meeting for Proposed Project (KP Investments North)

Dear Washoe County Resident:

We are inviting you to a **neighborhood meeting on Tuesday March 15<sup>th</sup> at 5:30 pm** to discuss our proposed Special Use Permit (SUP) for this project. You are invited because you are a property owner located within 750' of the site. The site is located near the end of Reno Park Blvd, west of the Lakeview Mobile Home Park. This SUP is for grading only as the Industrial zoning allows for the use. We are working with KP Investors LLC (the applicant) for the Special Use Permit (shown on the map below).

We are hosting a courtesy neighborhood meeting to discuss the proposed SUP. Please see the complete application posted online through the Washoe County website and the following link: [https://www.washoecounty.gov/csd/planning\\_and\\_development/applications/files-planning-development/comm\\_dist\\_five/2022/Files/wsups22-0005w.pdf](https://www.washoecounty.gov/csd/planning_and_development/applications/files-planning-development/comm_dist_five/2022/Files/wsups22-0005w.pdf).

Washoe County Board of Adjustment will likely review this project at a hearing on April 7, 2022. We will update you with details of that hearing at our neighborhood meeting.

Some basic elements of the eventual project are:

- The site includes 8 parcels totaling 135 acres (shown in orange color on the map)
- The SUP is for grading that includes earthwork volume (910,000 cubic yards of cut, and 895,000 cubic yards of fill) and 57% % of the site being graded (77.5 acres)
- The maximum depth of cuts is 43' and fills is 56' on the property.
- The intent of the SUP is to then build single-story warehouse & distribution buildings
- The design includes an extensive landscape and tree buffer along the east property line.

This will be a virtual neighborhood meeting (Zoom format) to discuss the project. If you have an interest in learning more about the proposal or would like to offer your input, please email [johnk@klsdesigngroup.com](mailto:johnk@klsdesigngroup.com) or call or text me at (775) 857-7710.

Please join the Zoom meeting by opening the Zoom app and enter the Meeting ID: 876 2633 3987 and **Passcode: ZmfL8E**. You can also click on the link below to enter the meeting <https://us02web.zoom.us/j/87626333987?pwd=OWI1SmtPNIJUa3BoOE5aWG5iankxZz09> for the meeting at **5:30 pm on Tuesday March 15<sup>th</sup>, 2022.**

Thank you,

John F. Krmptic  
KLS Planning





Noticing Map

137 Parcel -1500 feet

# KP Investments North

Application to Washoe County for a:

## *Special Use Permit*

Prepared by:



John F. Krmpotic, AICP  
KLS Planning & Design Group  
1 East 1<sup>st</sup> Street, Suite 1400  
Reno, Nevada 89501  
(775) 852-7606



Ryan Switzer, P.E.  
Robison Engineering  
846 Victorian Avenue, Suite 20  
Sparks, NV 89431  
(775) 852-2251

Prepared for:

Pat Owens  
KP Investors, LLC  
10399 Double R Blvd, Suite 109  
Reno, NV 89521

February 8, 2022

**Table of Contents**

Project Request .....1  
Project Location .....1  
Land Use and Zoning .....3  
Project Description .....5  
Hillside Development Analysis .....7  
Special Use Permit Findings .....12  
Cold Springs Area Plan Analysis .....13

**List of Figures**

Figure 1 – Vicinity Map .....1  
Figure 2 – Parcel Map .....2  
Figure 2 – Washoe County Master Plan Land Use.....3  
Figure 3 – Washoe County Zoning Map.....4  
Figure 4 – Conceptual Site Plan.....6  
Figure 6 – Slope Map .....7

**Appendix A**

**Application Materials**

- Washoe County Development Application
- Property Owner Affidavit
- Special Use Permit – Supplemental Information
- Special Use Permit for Grading – Supplemental Information
- Washoe County Fee Schedule
- Washoe County Treasurer – Tax Payment Records
- Building Elevations and Signage Detail

**Appendix B**

**Civil Reports/Studies**

- Traffic Impact Report
- Geotechnical Report
- Acoustic Study (to be completed)

**Civil & Landscape Plan Set (full size sheets – 24” x 36”)**

- C0 Title Sheet
- C1 Existing Topography and Slope Map
- C2 Preliminary Site and Utility Plan
- C3 Preliminary Grading Plan

C4 Preliminary Cut Fill Map  
C5 Preliminary Cross-Sections  
L-1 Preliminary Landscape Plan  
L-2 Landscape Buffer Detail and Cross-Sections  
Preliminary Lighting Plan

### Project Request

This application contains a request for a **Special Use Permit** for major grading meeting the thresholds defined in Washoe County Development Code Section 110.438.35(a).

### Project Location

The site is composed of ten parcels (APN: 081-121-32, -35, -39, -42, -43, -44, -46, -50, -51; 081-131-24) totaling 135.46 acres and is located off of Reno Park Blvd near the US 395 exit for Village Parkway in Cold Springs. The site is currently vacant except for three well sites, one that is capped and two that have not been drilled yet. Current primary access to the site is via Reno Park Blvd.



Figure 1 – Vicinity Map

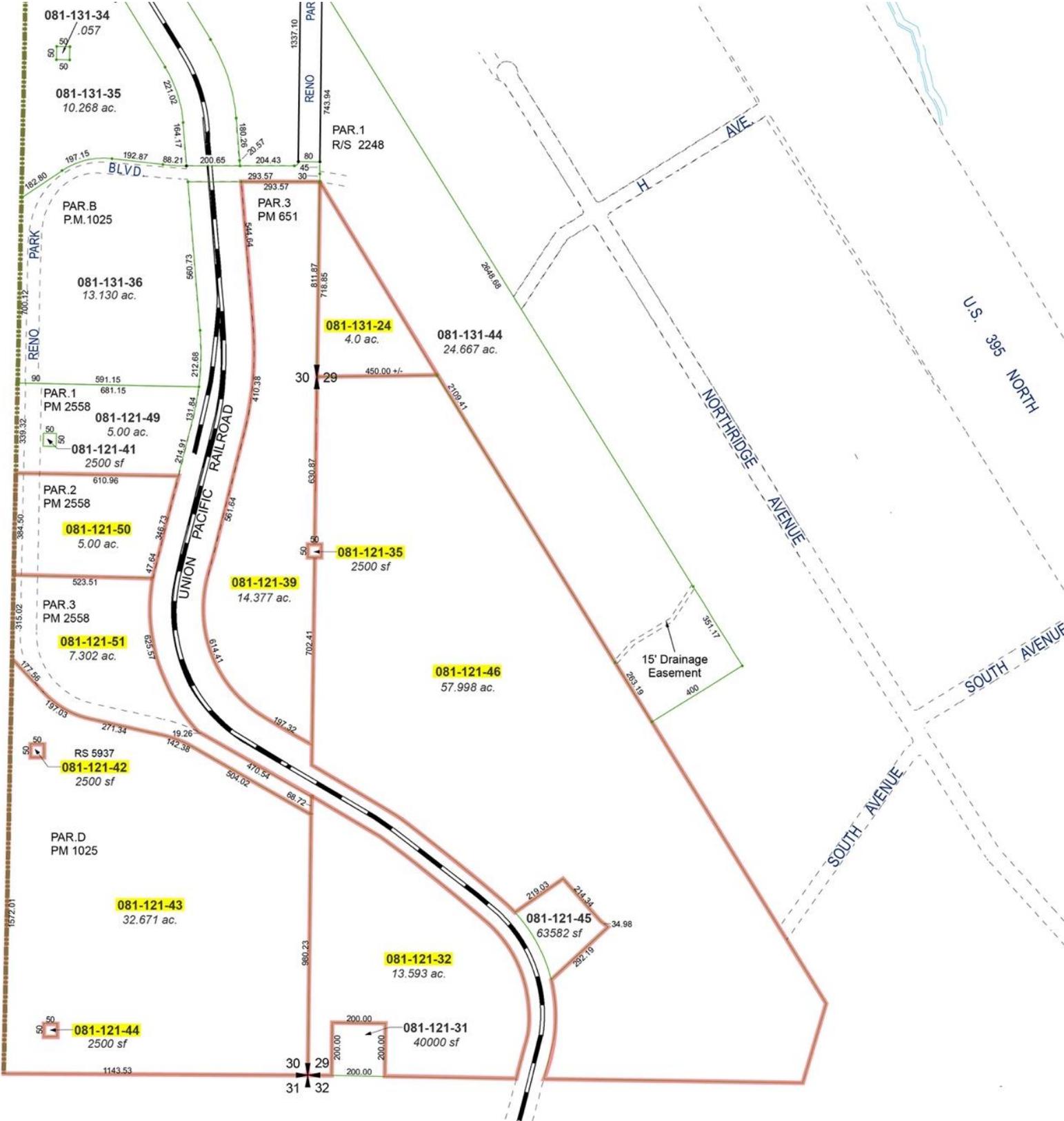


Figure 2 – Parcel Map

### Land Use and Zoning

The site is adjacent to vacant land to the west and south, residential to the east, and industrial to the north. Industrial (I) was established for the site's land use in the Washoe County Master Plan, and regulatory zoning is Industrial (I) (See Figures 3 and 4 below). There are portions of the site with R & SR land use and GR & MDS zoning, respectfully. These areas will only contain grading and infrastructure with no structural development or industrial activity. The site is part of the Cold Springs Area Plan within its Suburban Character Management Area.

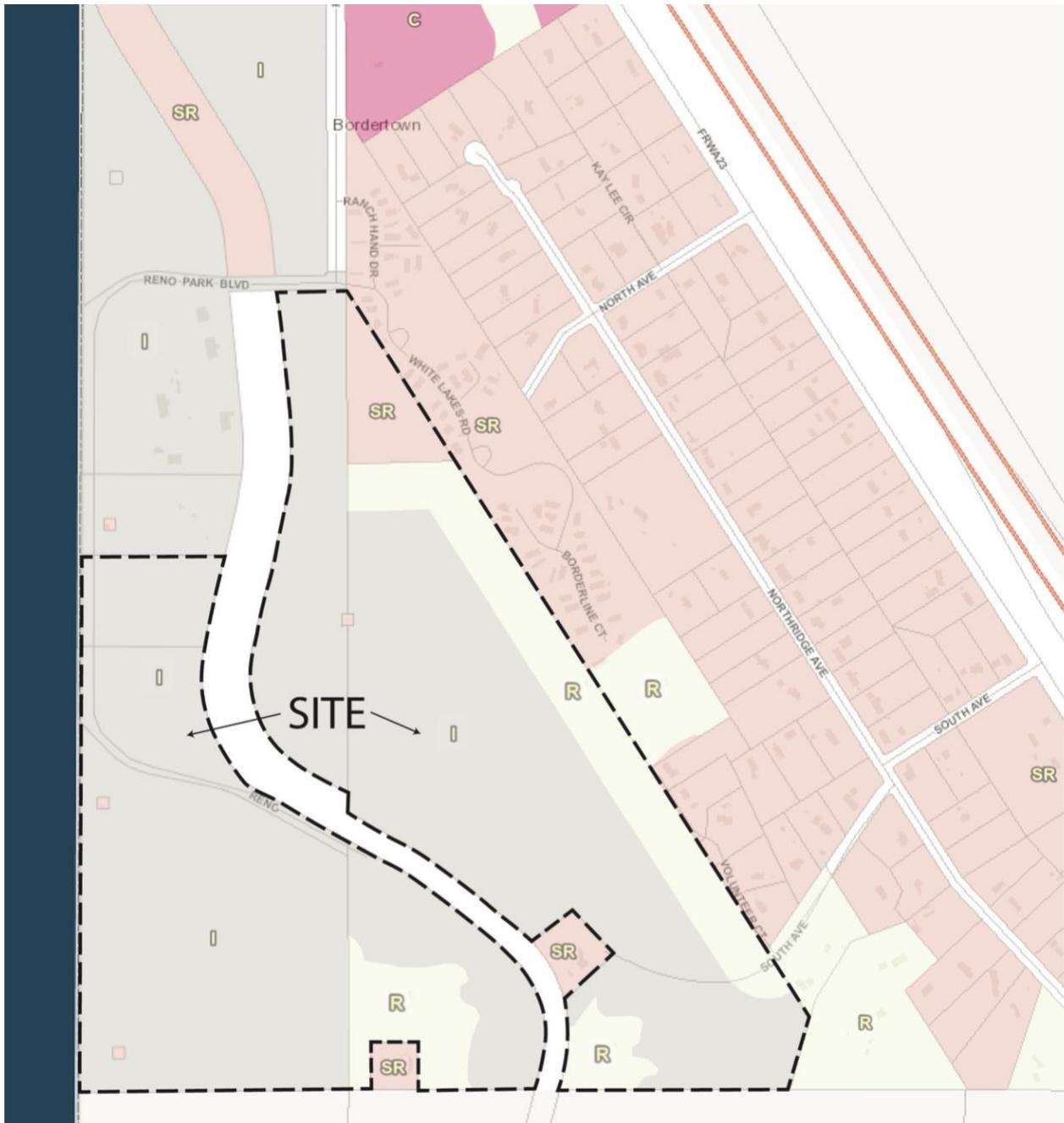


Figure 3 – Washoe County Master Plan

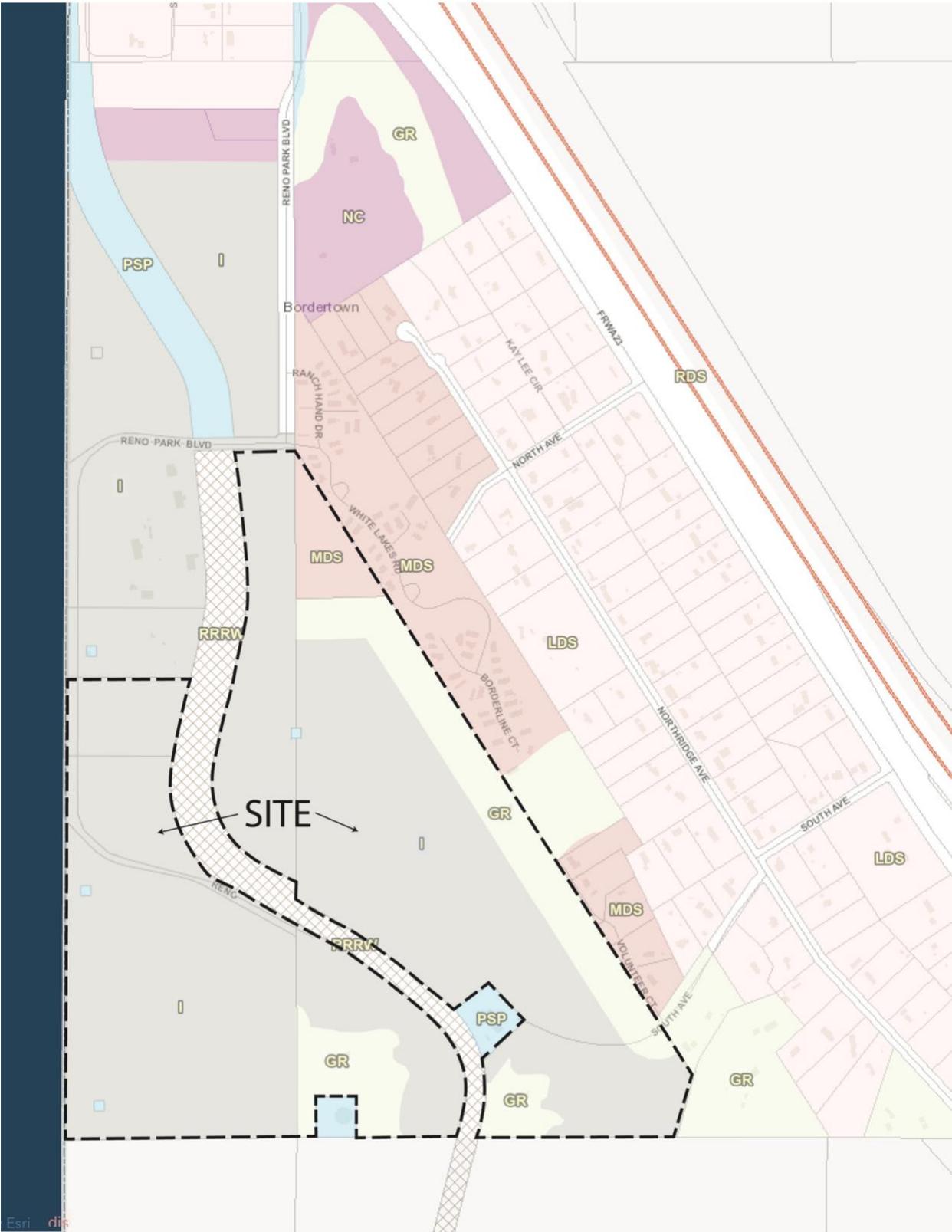


Figure 4 – Washoe County Zoning Map

**Project Description**

This is a grading request for 910,000 cubic yards of cut, where 895,000 cubic yards will be used for fill. Currently there is a total of 15,000 cubic yards of calculated export based on preliminary engineering. With final engineering, we will make every effort to balance the site.

The total project area of approximately 135.5 acres will include an industrial complex with five buildings and the roadways needed to serve them (see Figure 5 below). It is expected that a majority of the users of the industrial park (75% of square footage) will be warehouse/distribution/fulfillment, with the remaining space (25% of square footage) to be manufacturing.

For the warehouse/distribution/fulfillment portions, a typical user is expected to have inbound/outbound semitrucks and trailers from 7am-7pm, Monday to Friday.

For the manufacturing, there would likely be more employees, lending to more vehicular traffic and less truck traffic. All manufacturing processes would occur in the building to confine noise.

Truck lock indicator lights that are located on the docks on the east side of Building A can be installed with a timer to be dimmed or completely turned off from 7pm-7am, preventing any light flashing onto adjacent residential. The truck locks are not significant noise generators.

Parking requirements were calculated based on 2% of building square footage will be dedicated to office space, with the remaining 98% to warehousing. An employee count of 4 employees per office area was assumed for a peak shift. This led to a total of 649 spaces required, with 649 provided. 20 ADA spaces are required with 24 provided.

Table 1: Parking Summary			
Use	Spaces Required	Building	Spaces Calculation
Administrative Offices	4 / 1,000 SF Building Space + 1 / Employee	A	15,380 SF / 1,000 * 4 + 8 = 70
		B.1	1,922 SF / 1,000 * 4 + 4 = 12
		B.2	1,798 SF / 1,000 * 4 + 4 = 12
		C	9,360 SF / 1,000 * 4 + 16 = 54
		D	3,360 SF / 1,000 * 4 + 16 = 30
		Subtotal	178
Wholesale, Storage, and Distribution	1 / 3,300 SF Building Space	A	749,210 / 3,300 = 227
		B.1	91,295 / 3,300 = 28
		B.2	91,295 / 3,300 = 27
		C	458,640 / 3,300 = 139
		D	164,640 / 3,300 = 50
		Subtotal	471
		<b>Total Required</b>	<b>649</b>

Landscaping coverage required is 10% of disturbed area, or 7.8 acres. Provided landscape area is 12.4 acres including 883 trees and 5,296 shrubs that are a variety of species that will be of different sizes and shapes. Those landscaped areas include buffer areas, streetscapes, parking lot edges and islands, and planter beds. 3:1 slopes will be revegetated with native plants and 2:1 slopes will be covered with rip-rap.

The Industrial Use Standards outlined in Washoe County Code Article 340, including but not limited to noise, setbacks, screening, signs, lighting, emissions, and access, are all met with the proposed project design and operations. The special use permit requested is based on the major grading necessary for site development, not any deviance from use-related standards.



Figure 5 – Conceptual Site Plan

**Hillside Development Analysis**

Per Washoe County Development Code Section 110.424.05(a)(1), properties with 15 percent or greater slope on 20 percent or more of the site is subject to hillside development. This applies to this project, as about 30% of the site has more than 15% slope (see Table 2 below). The average slope of the site is 12.8%.

Number	Min. Slope	Max. Slope	Acreage	Percent of Site	Color
1	0.00%	15.00%	94	69.62%	Light Green
2	15.00%	20.00%	24	17.78%	Yellow
3	20.00%	25.00%	10	7.41%	Orange
4	25.00%	30.00%	4	2.96%	Dark Orange
5	30.00%	100.00%	3	2.22%	Red



Figure 6 – Slope Map

The total disturbed grading area is approximately 77.5 acres of the total 135-acre site. Maximum cut is 43 feet and maximum fill is 56 feet. There is an estimated total net export of 1.7% of the graded material (only 15,000 cubic yards). Single level pads, rather than stepped pads, will be used for the building foundations. This requires a deviation from Washoe County Development Code Section 110.424.30(a)(1) and (b)(1), as stated below. All other site development standards are met with current project design.

**Section 110.424.30 Site Development Standards.** This section sets forth development standards to address the physical and technical conditions unique to hillside and ridgeline property. In case of conflict between the provisions of this section and those of any other section of the Washoe County Development Code, the provisions of this section shall prevail unless otherwise determined by the Director of Community Development, County Engineer, or designated staff from the appropriate fire protection agency.

(a) **Building Location.** The following standards are intended to encourage compatibility between development and the existing hillside and vegetation character:

(1) Structures should be located on the natural slope of the land rather than on man-made pads and terraces as shown in Figure 110.424.30.1.

(b) **Building Design.** The following standards are intended to encourage building design that is compatible to the character of hillsides and ridgelines and minimize alteration of the natural landforms:

(1) Split-pad and stepped foundation shall be encouraged so that buildings step-down or step-up with the natural slope to avoid padding and terracing as shown in Figure 110.424.30.2.

The major grading on the site subjects the project to additional standards of the Washoe County Development Code as stated below. Responses to the standards are written in *italics* below each code section.

**Section 110.424.35 Grading and Drainage Standards.** This section sets forth development standards for grading and drainage of hillside and ridgeline properties.

(a) **Grading.** These grading standards are applicable to hillside and ridgeline development only if a special use permit for grading is required pursuant to Washoe County Ordinance 811. The following standards are intended to preserve natural topographic features, foster resource preservation and minimize degradation of the visual character of hillsides:

(1) Grading shall relate to the natural topography with the natural topography maintained to the greatest extent possible;

*This standard has been met with grading as proposed given that only 57% of the site is graded. We avoided mass grading the entire site to work with the natural topography. Also, that our grading plan almost "balances" is a testament that grading has been achieved to meet the standard to the greatest extent possible. There is only 1.7% difference in cut versus fill volume in the overall grading plan. Also fundamental to the hillside evaluation is that roughly 87% of the site is in 0 to 20% terrain. That slope range is considered workable and least impacted for development.*

- (2) Where alteration to the natural topography is necessary, graded slopes shall be contoured to provide a smooth and gradual transition of grading and natural slopes, while maintaining the basic character of the terrain;

*All grading (whether in cut or fill areas) is counter graded to provided smooth and gradual transitions. In addition, the restoration of graded slopes with revegetation, and slope planting will help with mitigation.*

- (3) Standard pad grading or terracing which results in grading outside the building footprint and access area shall be discouraged;

*This has been accomplished as there is no terracing of the pads. However, grading outside of the building footprint is imperative in a site like this.*

- (4) Grading of knolls, ridgelines or toes of slopes shall be rounded to conform with the natural grade and to provided a smooth transition to the natural slope;

*There is no grading of knolls or ridgelines being proposed in the grading plan. The predominant land form characteristic of this site can best be described as "wrinkles" of the terrain which are reasonably dealt with in the plan as proposed. All finished slopes are designed with a smooth transition to the natural slope.*

- (5) Grading shall create varying gradients in order to avoid a "manufactured" appearance;

*Similar to above, our consistent approach to varying gradients is to avoid a manufactured appearance in the proposed contours.*

- (6) Grading in environmentally sensitive habitat areas shall occur only when necessary to protect, maintain, enhance or restore the habitat; and

*There are no environmentally sensitive areas on the site. This grading SUP is entirely about topography as the sole means of project impact on the environment. This is the key point in the overall grading discussion given there are no significant water ways, drainageways, vegetation including trees and shrubs, wildlife or rock outcroppings on the property.*

- (7) A slope stability and scarring mitigation plan, certificated by the project engineer, shall be reviewed and approved by the Director of Community Development and the Public Works Department prior to initiation of grading.

*The applicant agrees with this requirement.*

- (b) Drainage and Erosion Control. All hillside development shall satisfy current Washoe County Code for drainage and erosion control.

*All hillside development will satisfy code requirements for drainage and erosion control. We accept that preventive measures on drainage and erosion control that satisfy the applicable articles of the development code can and will be met.*

**Section 110.438.45 Grading of Slopes.** The standards in this section shall apply to all grading for subdivision improvements, special use permits, or other discretionary permits. The standards

in this section shall also apply to all grading for building and grading permits upon or adjacent to lots less than or equal to five (5) acres in size, and to all grading within one hundred (100) feet of all property lines on parcels greater than five (5) acres in size.

- (a) Grading shall not result in slopes in excess of, or steeper than, three horizontal to one vertical (3:1) except as provided below:
  - (1) Storm drainage improvements.
  - (2) Cut and fill slopes less than thirty (30) inches in height.
  - (3) Cut slopes proposed to be located behind civic, commercial and industrial buildings, when the cut slope is shorter than and substantially screened by the proposed building. Such slopes are subject to approval of a Director's Modification of Standards by the Director of Community Development.
  - (4) The County Engineer may waive this requirement for up to fifteen (15) percent of the length of the cut and/or fill where the presence of rock or, in his determination, other practical hardships exists.

*This project proposes slopes greater than 3:1 in some areas. This must be viewed as a positive approach to minimize the overall slope areas whether cut or fill and enhancement to the finished product. This is a benefit and not an issue of noncompliance. The approach is supported by the Geotech findings as directed by the soils engineer.*

- (b) Within the required yard setbacks fills shall not differ from the natural or existing grade by more than forty-eight (48) inches (see Figure 110.438.45.1).

*There is a 50' side yard setback required next to Building A. At the northeast of the building, there is a maximum fill of 18' to meet the finished grade. Otherwise, the standard is met with current project design.*

- (c) Finish grading shall not vary from the natural slope by more than ten (10) feet in elevation. Exposed finish grade slopes greater than ten (10) feet in height may be allowed upon the approval of a director's modification of standards by the Director of Community Development upon recommendation by the County Engineer.

*The project will require a maximum cut of 43 feet and a maximum fills of 56' in height to achieve a uniform finished grade for the building pad locations.*

- (1) Approval of a director's modification of standards requires a determination that:

- (i) The proposed cut and/or fill slopes include stepped-back structural containment (retaining walls) that form terraces, and;

*There are no step-backs/retaining walls/terracing areas being proposed. This is to make the slopes look more natural and to have less overall disturbance area where 2:1 slopes are proposed to further support this concept.*

- (ii) The proposed terraces include landscaping, are a minimum of six (6) feet in width, and have a slope flatter than three horizontal to one vertical (3:1).

*There is no terracing being proposed.*

- (iii) Retaining walls used to create terraces are limited to a maximum vertical height of ten (10) feet, when located outside any required yard setback.

*No retaining walls are proposed with the project.*

- (iv) Terrace widths shall be at least sixty (60) percent of the height of the higher of the two (2) adjacent retaining walls.

*There is no terracing being proposed.*

- (v) Bench widths shall be at least four (4) feet.

*No retaining walls are proposed with the project*

- (2) An exception to the terrace width may be allowed subject to the approval of a director's modification of standards by the Director of Community Development, upon recommendation by the County Engineer for cuts into stable rock, supported by a geotechnical report.

## Special Use Permit Findings

**Section 110.810.30 Findings.** Prior to approving an application for a special use permit, the Planning Commission, Board of Adjustment or a hearing examiner shall find that all of 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 character statement of the Cold Springs Area Plan emphasizes a range of uses that includes 173 acres of industrial, containing them along the railroad tracks along the western border of the plan area. Further, the Cold Springs Suburban Character Management Area will contain all industrial uses. These statements make the proposed industrial use consistent with the plan's goals and the best fit for the intended vision for the project site.*

- (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;

*Existing roadways will be extended to serve the site as seen in the project's site plan. The site will be served by municipal water and sewer systems. Any additional utility improvements needed will be provided upon construction. Drainage improvements are outlined in the attached civil plan set.*

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

*The site has less than 15 percent average slope, but several scattered areas of steeper slopes make it impossible to propose industrial developments of an appropriate size without major grading. The vast amount of industrial zoned space and the typical buildings used in light industrial are too large in scale to avoid the grading requested with this special use permit. However, the five buildings in the project design are within the allowable height for the zoning district and their separation allows for a large amount of open space (approximately 60 acres) to be preserved on the site.*

- (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; and

*Issuance of the permit has no conceivable detriment to the public health, safety, or welfare; is not injurious to the property or improvements of adjacent properties; and is not of detrimental character to the surrounding area.*

- (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.

*Issuance of the permit will not have a detrimental effect on the location, purpose, or mission of a military installation.*

## Cold Springs Area Plan Analysis

Beyond its Washoe County land use designation, the project site is located in the area managed by the Cold Springs Area Plan. Further, it is within the Cold Springs Suburban Character Management Area. The following sections discuss the themes and policies associated with the project in either industrial use or grading.

### Industrial Use Character Statements

- Industrial development is generally located near the railroad tracks along the western border of the plan area, with some additional industrial land use along White Lake Parkway (e.g. Reno Truss Co.).

*The project as designed keeps industrial use in this intended area along the railroad tracks, as the Union Pacific Railroad runs through the project site. The site's land use and regulatory zoning are Industrial, allowing the project use by right.*

- The Cold Springs Area Plan contains adequate vacant commercial (including tourist commercial) and industrial land use to accommodate adequate services and some employment opportunities for these existing and future residents.

*The area plan designates 173 acres as industrial land use, including the project site, which will provide the intended benefits that the currently vacant space has the potential to contribute to. The project will provide services and employment opportunities for existing and future residents as a large industrial complex.*

- The majority of industrial acreage will be located near the rail corridor along the western boundary of the plan area.

*The project site is located within this described industrial acreage, keeping the use as intended.*

- Core community areas of existing and planned suburban development, together with the suburban community water and sanitary sewer service area, will be known as the Cold Springs Suburban Character Management Area (CSSCMA). This area will contain all commercial and industrial land use designations as well as all residential densities greater than one unit per five acres.

*The site is located within the Cold Springs Suburban Character Management Area, which ensures that industrial use is contained within it.*

- Industrial and commercial uses will incorporate building design and site development best practices to mitigate potential negative impacts to existing community character.

*The project's building design intends to minimize visual impact with architecture that fits well with the natural landscape of the site's surroundings. There is a significant buffer between the buildings and the adjacent residential including a sound wall and several landscape features to mitigate potential visual or sound impacts. The finished grade and the wall keep the industrial use out of the sightline of the adjacent residents (see cross sections in civil and landscaping plan sets in Appendix B).*

Industrial Use Policies

- CS.1.1.2 The General Commercial, Neighborhood Commercial, Tourist Commercial, and Industrial Regulatory Zones must be located within the Cold Springs Suburban Character Management Area (CSSCMA).

*The site's Industrial regulatory zone is located within the Cold Springs Suburban Character Management Area.*

- CS.2.4 Dark night skies are an important part of the Cold Springs community character. To help preserve this character, outdoor-lighting must be consistent with best practice "dark-sky" standards. The use of streetlights will be minimized to the extent feasible while meeting minimum health and safety regulations.

*The outdoor lighting will be consistent with "dark-sky" standards and will minimize streetlights while meeting all health and safety regulations.*

- CS.2.7 Landscape designs for new development will emphasize the use of native and/or drought tolerant vegetation, with non-native and atypical vegetation integrated sparingly into any landscaped area.

*The landscape plan uses a variety of native and drought tolerant vegetation that differ in size and shape throughout the buffer, streetscape, parking, and planter areas.*

- CS.2.7.1 Where landscaping is required in yards adjoining streets, residential subdivisions shall offer at least two (2) options for drought tolerant (i.e. climate adaptive) and native type landscaping.

*Not applicable as this is not a residential project.*

- CS.2.7.2 Large expanses of turf shall be discouraged, except for necessary use in parks and recreational facilities. The use of treated effluent shall be used whenever feasible for irrigation of large turf areas.

*There are no large expanses of turf within this project.*

- CS.2.9 Non-residential development shall incorporate best practice design guidelines to mitigate potential visual and natural resource impacts. At a minimum, articulation to break-up long, blank walls (particularly on large concrete tilt-up buildings), complete screening of roof mounted HVAC equipment, low impact development (LID) techniques, and transparency (e.g. windows) shall be incorporated into development projects.

*The project's building design incorporates all of these techniques to articulate the long facades of the buildings. See the included architectural elevations with varying colors and materials to keep visual interest while fitting with the natural surrounding environment.*

- CS.3.8 The Streets and Highways System Plan map shall depict the existing and desired road network within the plan area, connections to other sub areas of the North

Valleys (such as Stead) and the region, and the Regional Road network as administered by the RTC.

*The project integrates with the existing road network, allowing the project to be accessed from other sub areas of the North Valleys region. See the attached Traffic Report in the application for details.*

- CS.3.8.1 A collector should be constructed to serve buildout of the industrial area near the railroad tracks (see the Streets and Highways System Plan map).

*The project as designed constructs the collector proposed in the Streets and Highways System Plan map, extending Reno Park Blvd to connect to South Ave.*

- CS.7.1 Idling of combustible engines, particularly diesel engines, shall be limited to 15 consecutive minutes (see also District Board of Health Regulations Governing Air Quality Management # 040.200). Approval of proposed uses likely to generate such activity (e.g. truck stop, RV resort, power generation) shall include conditions addressing this issue to the satisfaction of Community Development and Air Quality staff.

*Any conditions regarding air quality regulation from truck or other industrial use will be met to the satisfaction of Community Development and Air Quality staff with the approval of the special use permit.*

#### Grading Policies

- CS.4.1 Ensure that the scenic and ecologic qualities of the mountains and hills in the Cold Springs planning area are preserved.

*The scenic qualities of Cold Springs are the project is contained within the Cold Springs Suburban Character Management Area, intended for industrial development, without infringing on the rural character of the area. The building and site design were thoughtfully planned to integrate the project with the surroundings by minimizing visual impact and natural resource use. The scenic and ecologic qualities of the surrounding mountains and hills will be preserved.*

- CS.4.1.1 Development on hillsides shall disturb the smallest area possible. All graded or disturbed areas, exposed slopes and areas of soil or landform disturbance not designated for development shall be revegetated after grading in order to mitigate adverse visual impacts, improve soil conditions, minimize erosion and stabilize necessary cut and fill slopes with plant roots. Drought tolerant/fire resistant and/or native species should be used whenever possible.

*Development on the hillside keeps grading as minimal as practicable for the building pads needed for development while still allowing for nearly 60 acres of undisturbed land area. All exposed slopes will be revegetated with native species, hydroseeded, or covered with rip-rap as appropriate.*

- CS.4.1.2 Revegetation should be conducted as soon as practicable after disturbance while considering factors favorable to successful outcomes, such as weather and seasonal conditions.

*Revegetation will be conducted as soon as practicable to achieve the benefits stated above.*

- CS.4.2 The following shall be considered in all grading activities:
  - a. Minimize disruption to natural topography.
  - b. Utilize natural contours and slopes.
  - c. Complement the natural characteristics of the landscape.
  - d. Preserve existing vegetation and ground coverage where possible to minimize erosion.
  - e. Minimize cuts and fills.

*All physical characteristics were considered in the project design and engineering. As a grading specific project, attention was given to the slopes and soil conditions on the site that were evaluated in the design per the geotechnical study recommendations. Slope treatment with revegetation will be utilized to restore slopes and limit erosion and subsequent sedimentation within adjacent storm-water conveyances.*

- CS.7.2 To help avoid significant wind blown dust events, as well as the need for lengthy and extensive dust control measures, mass grading/soil engineering during development activities shall be limited to the current phase of development plans for which a final map will be recorded and building construction commenced in a timely manner.

*The grading disturbance will only be limited to the current phase of development as agreed upon in final construction plans, and extensive dust control measures will be taken throughout.*

## **Appendix A**

### **Application Materials**

Washoe County Development Application

Property Owner Affidavit

Special Use Permit – Supplemental Information

Special Use Permit for Grading – Supplemental Information

Washoe County Fee Schedule

Washoe County Treasurer – Tax Payment Records

Building Elevations and Signage Detail

## 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.

<b>Project Information</b>		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 <b>AND</b> 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).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:		Phone:	
Fax:		Fax:	
Email:		Email:	
Cell:		Cell:	
Other:		Other:	
Contact Person:		Contact Person:	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:		Phone:	
Fax:		Fax:	
Email:		Email:	
Cell:		Cell:	
Other:		Other:	
Contact Person:		Contact Person:	
<b>For Office Use Only</b>			
Date Received:		Initial:	
County Commission District:		Planning Area:	
CAB(s):		Master Plan Designation(s):	
		Regulatory Zoning(s):	

## Additional Applicant Information

**Property Owner:**

Name: Great Basin Water Co. - Cold Springs Division

Address: 1005 Terminal Way Ste. 294

Reno, NV                      Zip: 89502

Phone: 775-432-3184              Fax:

Email: James.Eason@greatbasinwaterco.com

Contact Person: James Eason

**Property Owner:**

Name: Charlene Christman, Trustee

Address: 1395 Celese Circle

Reno, NV                      Zip: 89511

**Property Owner:**

Name: Andre Sallaberry

Address: P.O. Box 61166

Reno, NV                      Zip: 89506





# Property Owner Affidavit

**Applicant Name:** KP Investments North

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, \_\_\_\_\_  
(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): 081-121-35, 081-121-42, 081-121-44

Printed Name James Eason - Director of Nevada Operations

Signed *James Eason*

Address Great Basin Water Co. – Cold Springs Division

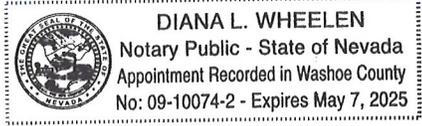
1005 Terminal Way, Ste. 294, Reno, NV 89502

Subscribed and sworn to before me this  
7th day of February, 2022

*Diana L. Wheeler*  
Notary Public in and for said county and state

My commission expires: May 7, 2025

(Notary Stamp)



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

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

# Special Use Permit Application Supplemental Information

(All required information may be separately attached)

1. What is the project being requested?

2. Provide a site plan with all existing and proposed structures (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.)

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

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

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

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

7. Provide specific information on landscaping, parking, type of signs and lighting, and all other code requirements pertinent to the type of use being purposed. Show and indicate these requirements on submitted drawings with the application.

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

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

9. Utilities:

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

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

h. Permit #		acre-feet per year	
i. Certificate #		acre-feet per year	
j. Surface Claim #		acre-feet per year	
k. Other #		acre-feet per year	

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

--

10. 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	

**Special Use Permit Application  
for Grading  
Supplemental Information**  
(All required information may be separately attached)

1. What is the purpose of the grading?

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

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

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

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

6. Has any portion of the grading shown on the plan been done previously? (If yes, explain the circumstances, the year the work was done, and who completed the work.)

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

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

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

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

11. Are you planning any berms?

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

12. If your property slopes and you are leveling a pad for a building, are retaining walls going to be required? If so, how high will the walls be and what is their construction (i.e. rockery, concrete, timber, manufactured block)?

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

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

15. What type of revegetation seed mix are you planning to use and how many pounds per acre do you intend to broadcast? Will you use mulch and, if so, what type?

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

--

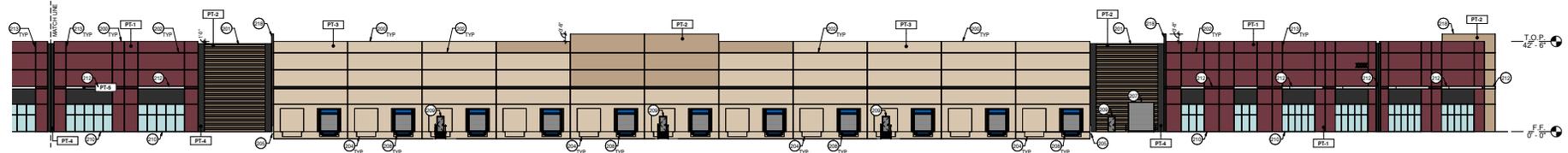
17. Have you reviewed the revegetation plan with the Washoe Storey Conservation District? If yes, have you incorporated their suggestions?

--

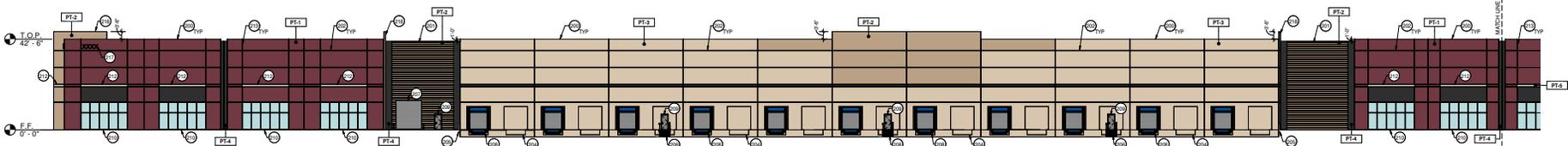
18. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that may prohibit the requested grading?

Yes	No	If yes, please attach a copy.
-----	----	-------------------------------

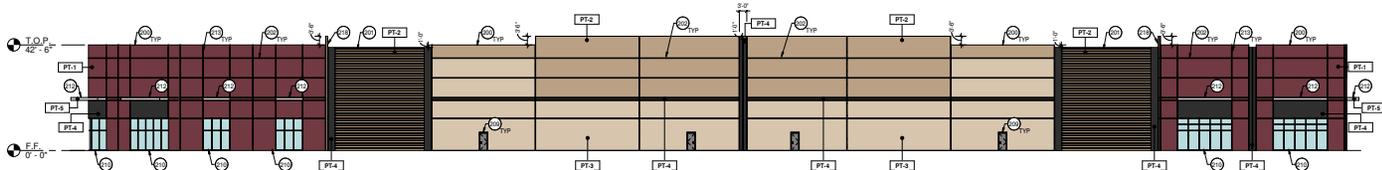
THE DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY DPWA ARCHITECTS, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED ON THIS PROJECT ONLY. THIS DRAWING REMAINS THE PROPERTY OF DPWA ARCHITECTS, INC. AND SHALL BE RETURNED TO THE ARCHITECT UPON COMPLETION OF THE CONSTRUCTION WORK. PERMITTEE IS TO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND DEBARS INCLUDING THE NECESSARY PERMITS AND DEBARS. THE ORIGINAL FORM AND COMPLETION OF SPECIFIC AND EXISTING CONDITIONS SHALL BE THE RESPONSIBILITY OF THE ARCHITECT. ANY REPRODUCTION OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF DPWA ARCHITECTS, INC. IS STRICTLY PROHIBITED. © 2022 DPWA ARCHITECTS, INC.



**3 PARTIAL WEST ELEVATION - B**  
1" = 20'-0"



**2 PARTIAL WEST ELEVATION - A**  
1" = 20'-0"



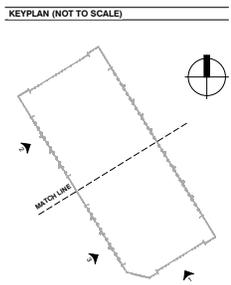
**1 SOUTH ELEVATION**  
1" = 20'-0"

**PAINT SCHEDULE**

PT-1	SHERWIN WILLIAMS - SW6537 FINE WINE
PT-2	SHERWIN WILLIAMS - SW108 LATTE
PT-3	SHERWIN WILLIAMS - SW106 KILIM BEIGE
PT-4	SHERWIN WILLIAMS - SW6258 TRICORN BLACK
PT-5	SHERWIN WILLIAMS - SW7961 REFLECTION

- GENERAL NOTES - PAINT**
- CONTRACTOR TO PROVIDE FULL SIZE MOCK-UP PANEL OF PAINT COLOR AT ENTRY AREA FOR OWNER/ARCHITECT APPROVAL.
  - SEE SHEET "A01 - BUILDING ELEVATIONS" FOR ADDITIONAL INFORMATION.
  - TILT-UP CONCRETE WALL PANELS AND CMU WALLS SHALL RECEIVE LEXON PRIMER OR APPROVED EQUAL AND TWO (2) COATS OF QUALITY MEDIUM TEXTURED ACRYLIC LATEX PAINT AS RECOMMENDED BY THE PAINT MANUFACTURER.
  - EXTERIOR WALL PANELS SHALL BE HYDRO WASHED PRIOR TO PAINT APPLICATION.
  - EXTERIOR MAIN DOORS AND FRAMES, OVERHEAD DOORS, ALL STEEL AND FLASHING, SHALL RECEIVE PRIMER AND TWO (2) COATS OF SEMI-GLOSS ENAMEL PAINT.
  - PIPE BOLLARDS, STAIRS FRAMING, AND LADDERS SHALL RECEIVE PRIMER AND TWO (2) COATS OF SEMI-GLOSS ENAMEL.
  - METAL BAR GRATING, STAIR TREADS, LANDINGS, RAILINGS, AND GUARDRAILS SHALL BE GALVANIZED, NO PAINT.
  - TRELLIS CANOPIES TO BE GALVANIZED AND PREPPED TO RECEIVE TWO (2) COATS OF SEMI-GLOSS EXTERIOR ENAMEL.

- KEYNOTES**
- TILT-UP CONCRETE PANEL - TYP
  - HORIZONTAL REVEALS A 1/2" O.C.
  - HORIZONTAL REVEALS
  - IN-CUT PANEL FOR FUTURE OPENING PROVIDE REVEAL TO OUTLINE FINISH - SEE STRUCTURAL
  - DOCK RETURNING WALL WITH PANEL - SEE STRUCTURAL
  - DOCK STAIRS
  - SECTIONAL DRUM AND DOOR PAINT TO MATCH BUILDING
  - SECTIONAL DOCK DOOR - FACTORY WHITE FINISH
  - MANUALLY OPERATED DOOR
  - ALUMINUM DOOR FRAME SYSTEM
  - METAL TRELLIS CANOPY
  - METAL REVEAL
  - ADDRESS NUMBER SET INTO CORNERS OF BUILDING AT NORTHWEST AND SOUTH WEST CORNERS OF BUILDING
  - PANEL RETURNS AT FOOT LEVEL - SEE STRUCTURAL



DESIGNED BY  
 PROJECT BY  
 ARCHITECTURE  
 3718 N. 75th. Ste. 105  
 Scottsdale, Arizona 85251  
 Telephone 480.941.4822  
 www.dpwaarchitects.com

**REVISION SCHEDULE**

#	DESCRIPTION	DATE

drawn by: jw  
 project no.: 22001  
 date: 02/08/2022

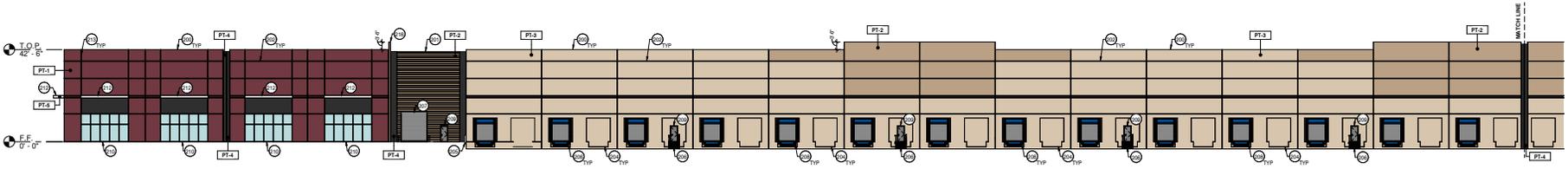
**A 200**

BUILDING ELEVATIONS

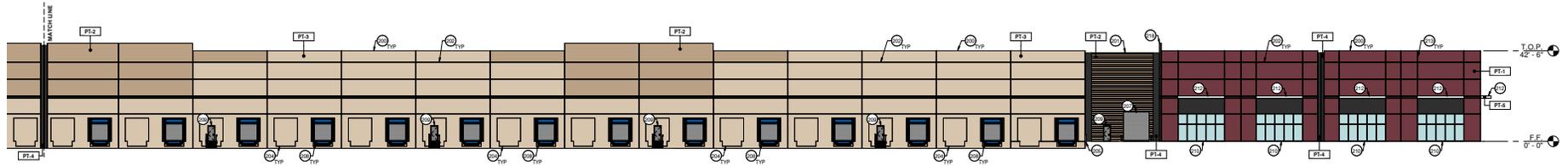
**WSUP22-005 | EXHIBIT I**

PREPARED FOR CONTRACTOR OR RECORDING

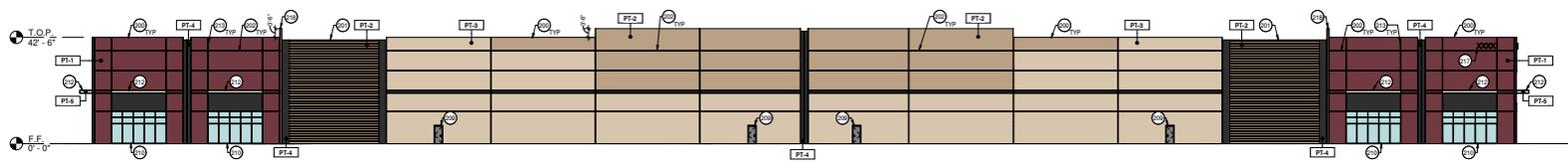
THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF ARCHITECTURAL DESIGN GROUP, INC. AND SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT PERMISSION IN WRITING FROM ARCHITECTURAL DESIGN GROUP, INC. ANY REPRODUCTION, COPIING, OR TRANSMISSION OF THIS DOCUMENT WITHOUT THE WRITTEN CONSENT OF ARCHITECTURAL DESIGN GROUP, INC. IS STRICTLY PROHIBITED. © 2022 ARCHITECTURAL DESIGN GROUP, INC.



**6 PARTIAL EAST ELEVATION - B**  
1" = 20'-0"



**5 PARTIAL EAST ELEVATION - A**  
1" = 20'-0"



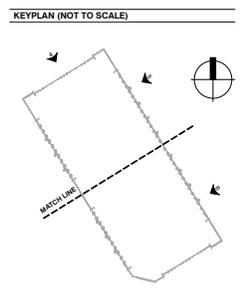
**4 NORTH ELEVATION**  
1" = 20'-0"

**PAINT SCHEDULE**

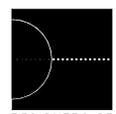
PT.1	SHERWIN WILLIAMS - SW6037 FINE WINE
PT.2	SHERWIN WILLIAMS - SW108 LATTE
PT.3	SHERWIN WILLIAMS - SW106 KILIM BEIGE
PT.4	SHERWIN WILLIAMS - SW628 TRICOORN BLACK
PT.5	SHERWIN WILLIAMS - SW7861 REFLECTION

- GENERAL NOTES - PAINT**
- CONTRACTOR TO PROVIDE FULL SIZE MOCK-UP PANEL OF PAINT COLOR AT ENTRY AREA FOR OWNER / ARCHITECT APPROVAL.
  - SEE SHEET 3000 - BUILDING ELEVATIONS FOR ADDITIONAL INFORMATION.
  - TILT-UP CONCRETE WALL PANELS AND CMU WALLS SHALL RECEIVE LUXON PRIMER OR APPROVED EQUAL AND TWO (2) COATS OF QUALITY MEDIUM TEXTURED ACRYLIC LATEX PAINT AS RECOMMENDED BY THE PAINT MANUFACTURER.
  - EXTERIOR WALL PANELS SHALL BE HYDRO-WASHED PRIOR TO PAINT APPLICATION.
  - EXTERIOR MAIN DOORS AND FRAMES, OVERHEAD DOORS, ALL STEEL AND FLASHINGS, SHALL RECEIVE PRIMER AND TWO (2) COATS OF SEMI-GLOSS ENAMEL PAINT.
  - PIPE BOLLARDS, STAIRS FRAMING, AND LADDERS SHALL RECEIVE PRIMER AND TWO (2) COATS OF SEMI-GLOSS ENAMEL.
  - METAL BAR GRATING, STAIR TREADS, LANDINGS, RAILINGS, AND GUARDRAILS SHALL BE GALVANIZED, NO PAINT.
  - TRELLIS CANOPIES TO BE GALVANIZED AND PREPARED TO RECEIVE TWO (2) COATS OF SEMI-GLOSS EXTERIOR ENAMEL.

- KEYNOTES**
- TILT-UP CONCRETE PANEL - TYP.
  - HORIZONTAL REVEALS AT 12" OC.
  - HORIZONTAL REVEALS.
  - KNOCKOUT PANEL FOR FUTURE OPENING, PROVIDE REVEAL TO OUTLINE OPENING - SEE STRUCTURAL.
  - DOOR FRAME TO MATCH WALL WITH FIN. - SEE STRUCTURAL.
  - DOOR STAIRS.
  - SECTIONAL DOOR IN DOOR - PAINT TO MATCH BUILDING.
  - SECTIONAL DOOR TO FACTORY WHITE FINISH.
  - MN DOOR - PAINT TO MATCH BUILDING.
  - ALUMINUM OPERATIVE SYSTEM.
  - METAL TRELLIS CANOPY.
  - VERTICAL REVEAL.
  - ADDRESS MARKERS FOR PRECAST CONCRETE, #1 TALL NUMBERS AT NORTH WEST AND SOUTH WEST CORNERS OF BUILDING.
  - PANEL RETURNS AT ROOF LEVEL - SEE STRUCTURAL.



PRELIMINARY  
NOT FOR CONSTRUCTION  
OR RECORDING



PROGRESSIVE ARCHITECTURE  
 3719 N 75th AVE, SUITE 105  
 LAS VEGAS, NV 89121  
 telephone: 482-8414  
 www.progressivearchitect.com

**REVISION SCHEDULE**

#	DESCRIPTION	DATE

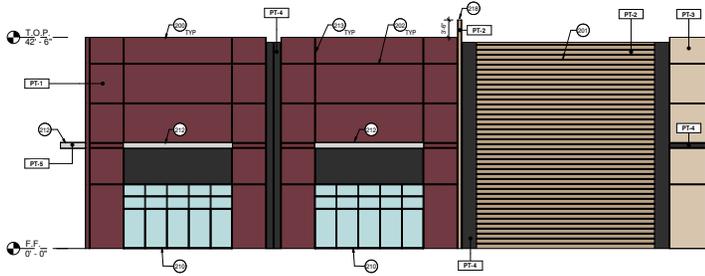
Drawn by: JR  
 Project no.: 2001  
 Date: 02/06/2022

A  
201

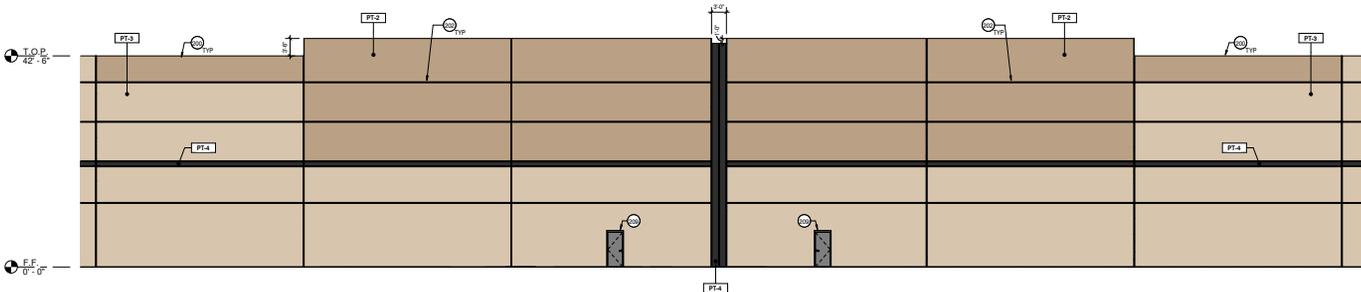
BUILDING ELEVATIONS

**WSUP22-0005**  
**EXHIBIT I**

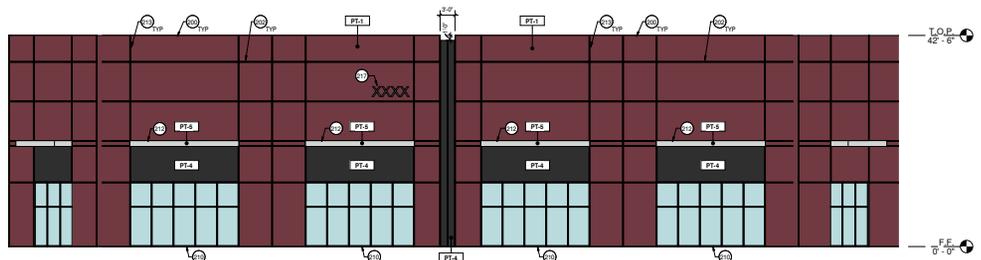
THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE. THE DRAWING IS THE PROPERTY OF JPB ARCHITECTS, INC. AND SHALL BE RETURNED TO THE ARCHITECT UPON COMPLETION OF THE CONSTRUCTION WORK. IN ADDITION, ALL DRAWINGS, SPECIFICATIONS, LEGENDS AND DETAILS INCLUDING THE ORIGINAL FORM, ARRANGEMENT AND COMPOSITION OF SHEET AND ELEMENTS THEREON SHALL BE THE PROPERTY OF JPB ARCHITECTS, INC. AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT FROM JPB ARCHITECTS, INC. © 2022 JPB ARCHITECTS, INC.



**3 ENLARGED PARTIAL ELEVATION - B**  
1" = 10'-0"



**2 ENLARGED PARTIAL ELEVATION - A**  
1" = 10'-0"



**1 SOUTHWEST CORNER**  
1" = 10'-0"

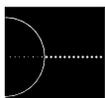
**PAINT SCHEDULE**

PT-1	SHERWIN WILLIAMS - SW6037 FINE WINE
PT-2	SHERWIN WILLIAMS - SW108 LATTE
PT-3	SHERWIN WILLIAMS - SW108 KILM BEIGE
PT-4	SHERWIN WILLIAMS - SW658 TRICORN BLACK
PT-5	SHERWIN WILLIAMS - SW7861 REFLECTION

- GENERAL NOTES - PAINT**
- CONTRACTOR TO PROVIDE FULL SIZE MOCK-UP PANEL OF PAINT COLOR AT ENTRY AREA FOR OWNER / ARCHITECT APPROVAL.
  - SEE SHEET 'AS01 - BUILDING ELEVATIONS' FOR ADDITIONAL INFORMATION.
  - TILT-UP CONCRETE WALL PANELS AND CMU WALLS SHALL RECEIVE LODON PRIMER ON APPROVED EQUAL AND TWO (2) COATS OF QUALITY MEDIUM TEXTURED ACRYLIC LATEX PAINT AS RECOMMENDED BY THE PAINT MANUFACTURER.
  - EXTERIOR WALL PANELS SHALL BE HYDRO-WASHED PRIOR TO PAINT APPLICATION.
  - EXTERIOR MAIN DOORS AND FRAMES, OVER-HEAD DOORS, ALL STEEL AND FLASHING, SHALL RECEIVE PRIMER AND TWO (2) COATS OF SEMI-GLOSS ENAMEL PAINT.
  - METAL BAR GRATING, STAIR FRAMING, AND LADDERS SHALL RECEIVE PRIMER AND TWO (2) COATS OF SEMI-GLOSS ENAMEL.
  - METAL BAR GRATING, STAIR THREADS, RAILINGS, AND GUARDRAILS SHALL BE GALVANIZED, NO PAINT.
  - TRELLIS CANOPES TO BE GALVANIZED AND PREPARED TO RECEIVE TWO (2) COATS OF SEMI-GLOSS EXTERIOR ENAMEL.

- KEYNOTES**
- TILT-UP CONCRETE PANEL - TYP.
  - HORIZONTAL REVEALS 12" O.C.
  - HORIZONTAL REVEALS.
  - WINDOW - PAINTED TO MATCH BUILDING.
  - ALUMINUM SCREENED SYSTEM.
  - METAL TRELLIS CANOPY.
  - VERTICAL REVEAL.
  - ADDRESS NUMBER (NOT INTO CONCRETE, 10' TALL, MEETS AT 10' IN WEST AND SOUTHWEST CORNERS OF BUILDING.
  - PANEL RETURNS AT ROOF LEVEL - SEE STRUCTURAL.

PREPARED FOR CONSTRUCTION OR RECORDING



DESIGNED BY: JPB  
 PREPARED BY: JPB  
 ARCHITECTURE  
 3719 N. 75th. 4th. Suite 105  
 Scottsdale, Arizona 85251  
 Telephone 480 941 4822  
 www.jpbarchitects.com

REVISION SCHEDULE		
#	DESCRIPTION	DATE

drawn by: jpb  
 project no.: 22001  
 date: 02/09/2022

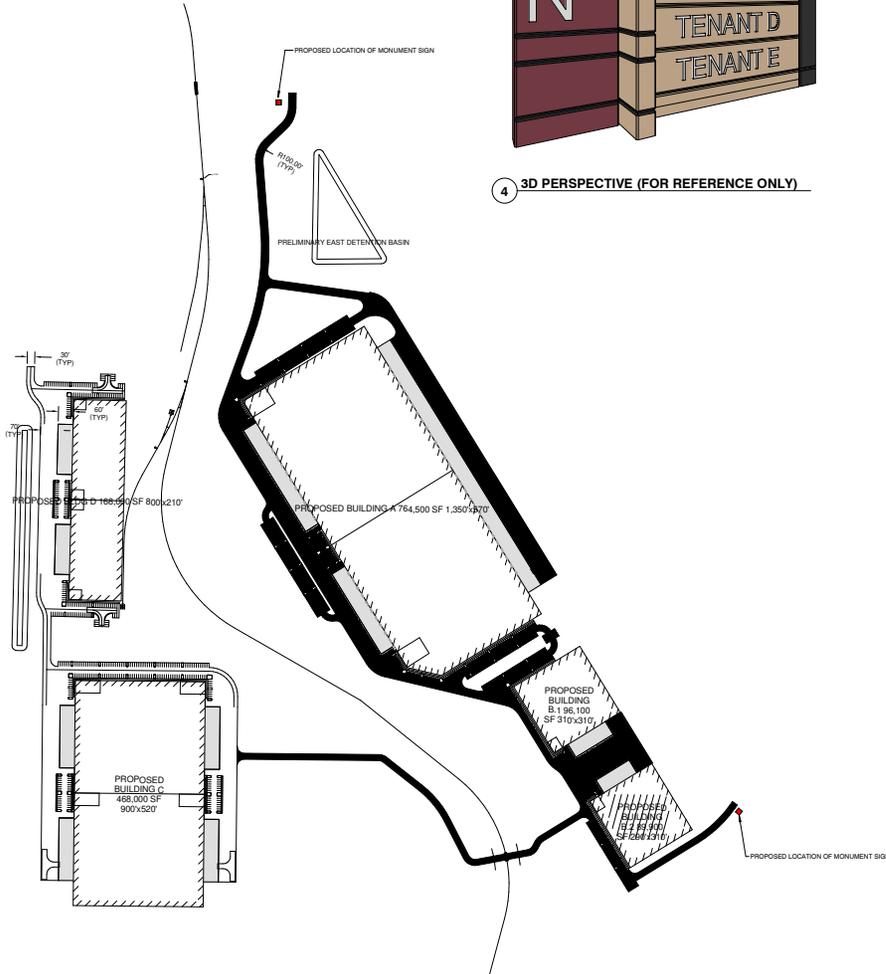
A  
202

BUILDING ELEVATIONS

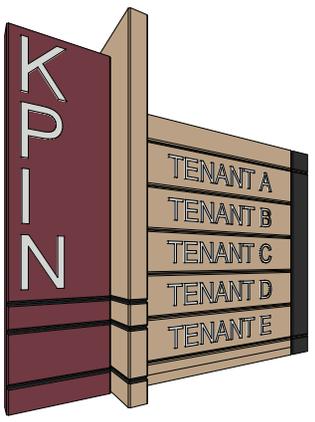
**WSUP22-005**  
**EXHIBIT I**

PLOT DATE: 2/1/2022 8:53:25 AM

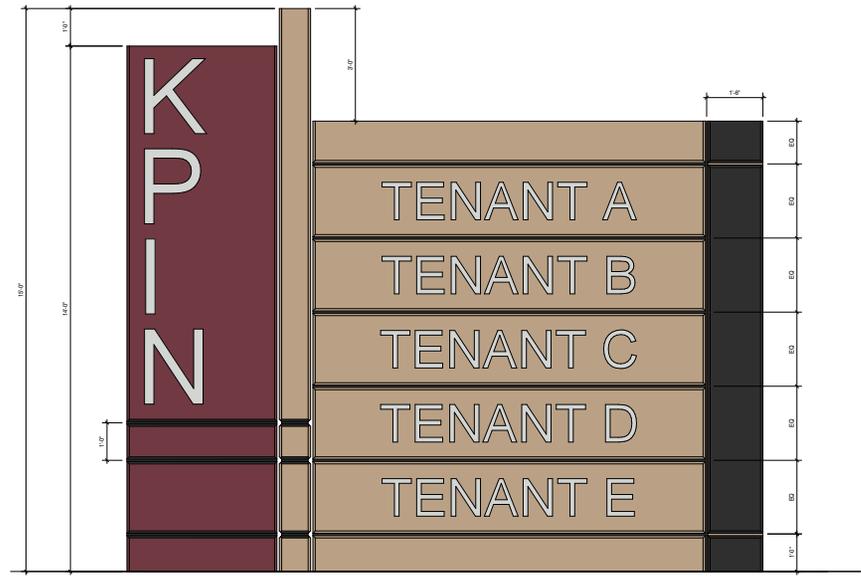
THE PREPARED BY ARCHITECTS OF RECORD FOR THE PROJECT HAS BEEN REVIEWED BY THE ENGINEER FOR THE DESIGN OF THE STRUCTURAL MEMBERS OF THE MONUMENT SIGN. THE ENGINEER'S REVIEW IS LIMITED TO THE DESIGN OF THE STRUCTURAL MEMBERS OF THE MONUMENT SIGN AND DOES NOT CONSTITUTE AN ENDORSEMENT OF THE PROJECT OR A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE ENGINEER'S REVIEW IS LIMITED TO THE DESIGN OF THE STRUCTURAL MEMBERS OF THE MONUMENT SIGN AND DOES NOT CONSTITUTE AN ENDORSEMENT OF THE PROJECT OR A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE ENGINEER'S REVIEW IS LIMITED TO THE DESIGN OF THE STRUCTURAL MEMBERS OF THE MONUMENT SIGN AND DOES NOT CONSTITUTE AN ENDORSEMENT OF THE PROJECT OR A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.



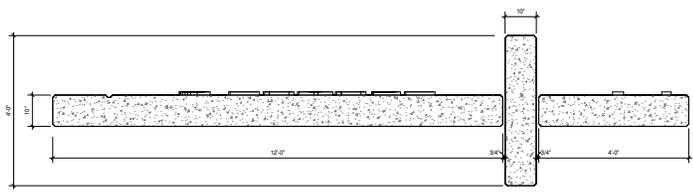
1 OVERALL SITE PLAN  
1" = 200'-0"



4 3D PERSPECTIVE (FOR REFERENCE ONLY)



3 MONUMENT SIGN ELEVATION  
3/4" = 1'-0"



2 MONUMENT SIGN FLOOR PLAN  
3/4" = 1'-0"

**KP INVESTMENTS NORTH**  
 WASHOE COUNTY, NEVADA

PREPARED FOR  
 CONSTRUCTION  
 OR RECORDING



DESIGN GROUP  
 ARCHITECTS  
 3719 N 75th AVE SUITE 105  
 LAS VEGAS, NV 89121  
 telephone: 482-8414  
 www.designgrouparchitects.com

REVISION SCHEDULE		
#	DESCRIPTION	DATE

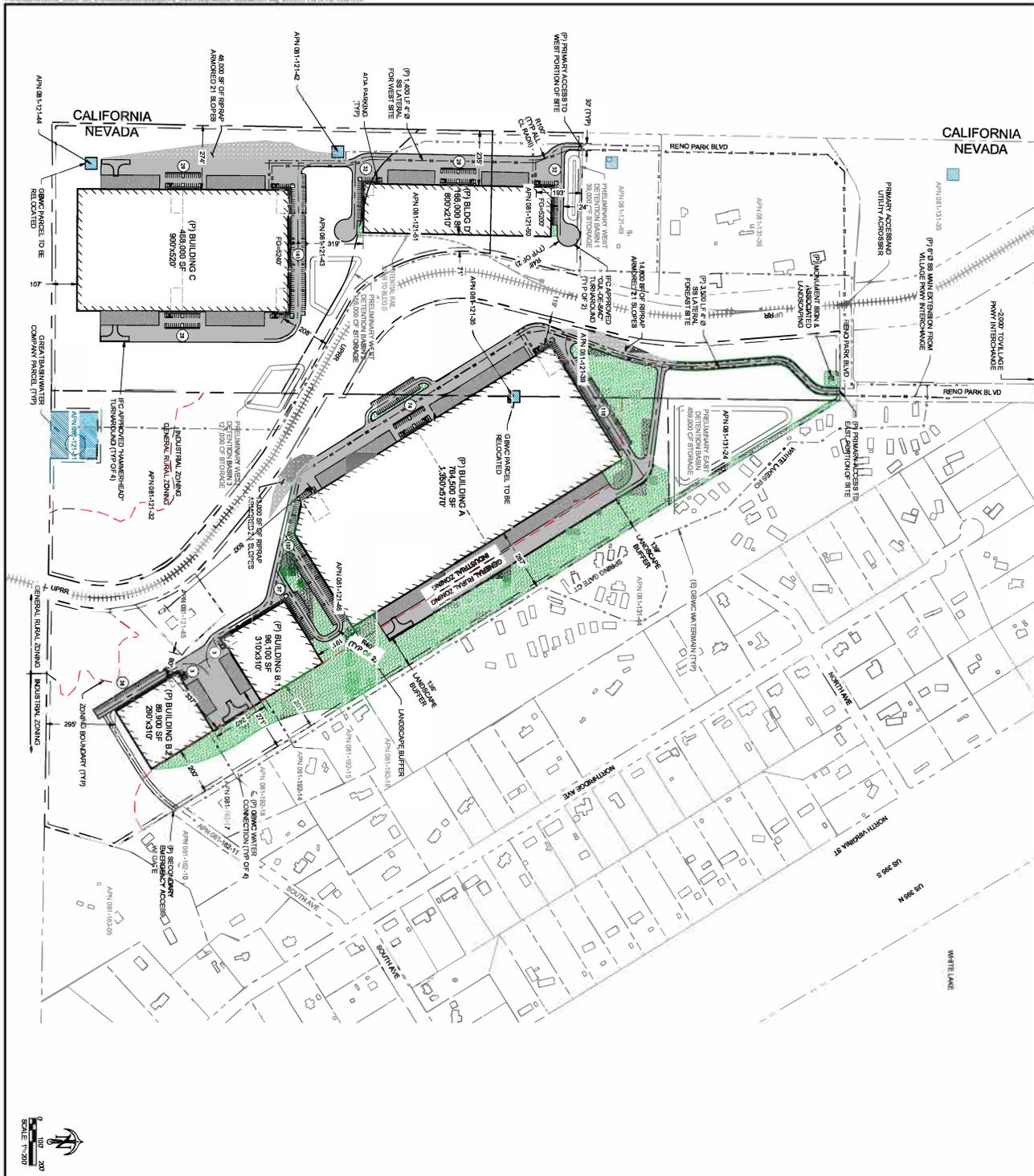
Drawn by: JR  
 Project no.: 2001  
 Date: 02/06/2022

AS  
 101

SITE DETAILS  
**WSUP22-005**  
**EXHIBIT I**







**RAILROAD EASEMENT**  
 USE OF THIS COPY IS SUBJECT TO THE TERMS AND CONDITIONS OF THE CERTAIN COMPANY RIGHT AND INCENTIVE AGREEMENT BETWEEN INCORPORATED DATED 01/20/2022

# WSUP22-005 EXHIBIT J

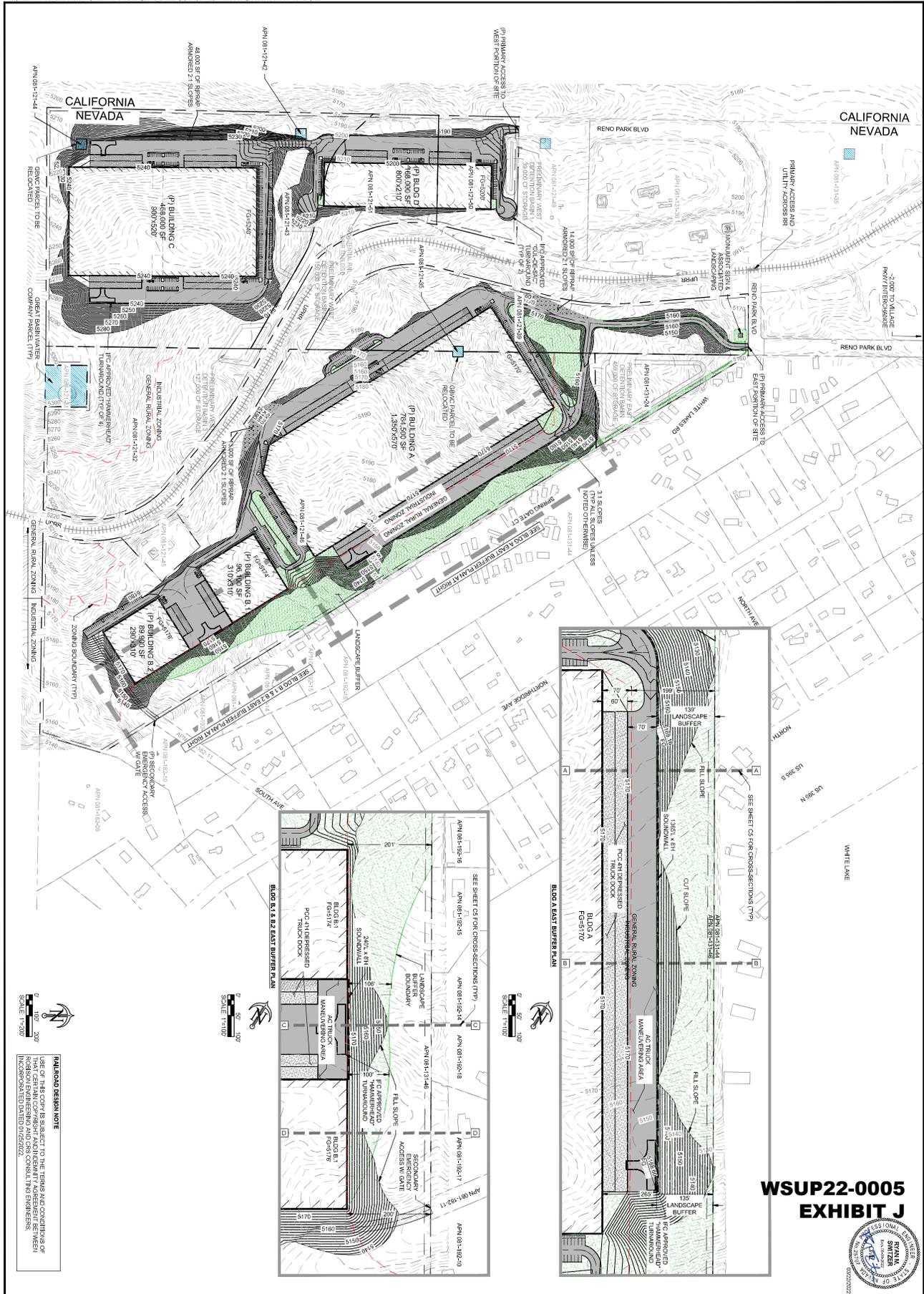


NO.	DESCRIPTION	DATE	BY	CHKD
PT	FOR CLIENT REVIEW	01/21/2022	RMS	-
P7	WASHOE COUNTY PRE-SUP MEETING	01/26/2022	RMS	-
P8	FOR CLIENT REVIEW - BLD B SPLIT	01/26/2022	RMS	-
P9	SUP SUBMITTAL	02/04/2022	RMS	-
P10	SUP SUBMITTAL - LABEL ADJUSTMENTS	02/07/2022	RMS	-
P11	SUP SUBMITTAL - FINE ACCESS ADJUSTMENT	02/08/2022	RMS	-
P12	SUP SUBMITTAL - CUT/FILL + HYDRO LOG/PATIES	02/22/2022	RMS	-

**PRELIMINARY NOT FOR CONSTRUCTION**

PREPARED FOR:  
**KP INVESTORS LLC**  
 10368 DOUBLE R BLVD  
 STE 105  
 RENO, NV 89521  
 (775) 544-8484  
 DATE: 02/04/2022

THE BEST-INTERESTED AND PERMITTED ARE GRANTED COPY OF THE PLAN. THIS PROJECT IS SUBJECT TO ALL OTHER AGREEMENTS INCLUDING CONTRACTS AND ELECTRONIC DATA. SEE PROJECT NOTIFICATION CONTRACT AGREEMENT.  
 0" = 1/2" = 1" INCHES FULL SCALE  
**KP INVESTMENTS NORTH GRADING SPECIAL USE PERMIT**  
 SHEET C2  
 PRELIMINARY SITE AND UTILITY PLAN  
 WASHOE COUNTY PROJECT NO. 1-2028-01-002



**WSUP22-005 EXHIBIT J**



**RAILROAD DESIGN NOTE**  
 USE OF THIS COPY IS SUBJECT TO THE TERMS AND CONDITIONS OF THE CERTAIN COPYRIGHT AGREEMENT AGENCY BETWEEN INCORPORATED DATED 01/20/22.



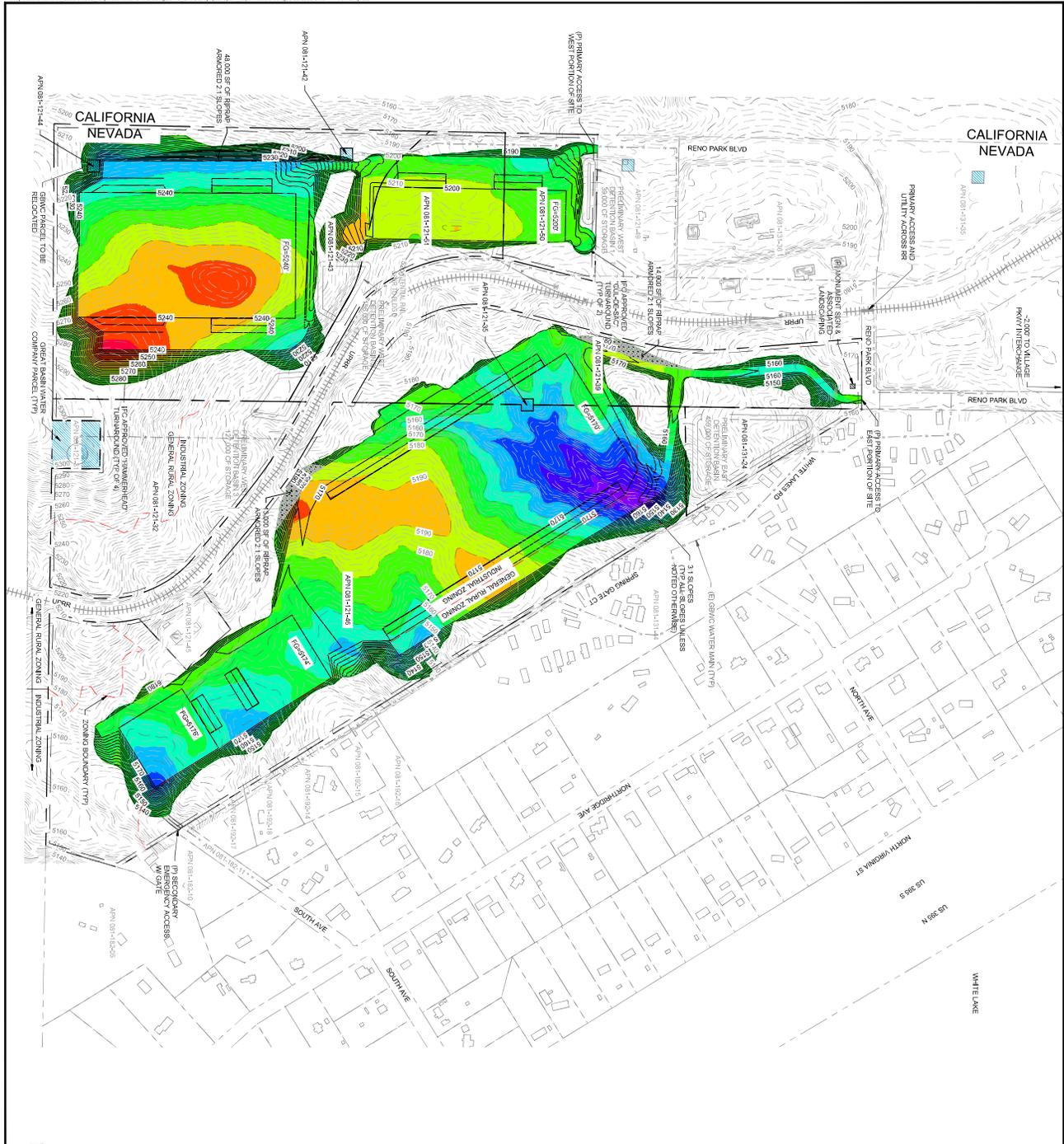
NO.	DESCRIPTION	DATE	BY	CHKD
1	GLOBAL MAPPER WORLD IMAGERY			
2	WASHOE COUNTY PRE-SUP MEETING	01/21/2022	RMS	-
3	WASHOE COUNTY PRE-SUP MEETING	01/26/2022	RMS	-
4	FOR CLIENT REVIEW - BLDG B SPLIT	01/28/2022	RMS	-
5	SUP SUBMITTAL - SUP SUBMITTAL	02/04/2022	RMS	-
6	SUP SUBMITTAL - LABEL ADJUSTMENTS	02/07/2022	RMS	-
7	SUP SUBMITTAL - FIRE ACCESS ADJUSTMENT	02/09/2022	RMS	-
8	SUP SUBMITTAL - CUT/FILL + HYDROLOGIES	02/22/2022	RMS	-

**PRELIMINARY NOT FOR CONSTRUCTION**



PREPARED FOR:  
**KP INVESTORS LLC**  
 10369 DOUBLE B BLVD  
 STE 109  
 RENO, NV 89521  
 (775) 544-8484  
 DATE: 02/04/2022

THE WET-Stamped and PERMITTED RECORD COPY OF THIS PLAN VERSIONS INCLUDING: 1. DATE OF THE WET-Stamp AND PERMITTING AGREEMENT.  
 SHEET C3  
 PRELIMINARY GRADING PLAN  
 WASHOE COUNTY PROJECT NO. 1-006-61.002



NUMBER	MIN ELEV	MAX ELEV	COLOR
1	40.00	-8.00	Red
2	-40.00	-28.00	Orange
3	-20.00	-10.00	Yellow
4	-10.00	0.00	Light Green
5	0.00	10.00	Green
6	10.00	20.00	Light Blue
7	20.00	30.00	Blue
8	30.00	40.00	Dark Blue
9	40.00	50.00	Very Dark Blue
10	50.00	60.00	Black
11	60.00	80.00	White



**RAILROAD DESIGN NOTE**  
 USE OF THIS COPY IS SUBJECT TO THE TERMS AND CONDITIONS OF THE CERTAIN COPYRIGHT AGREEMENTS BETWEEN INCORPORATED DATED 01/20/22.

### WSUP22-0005 EXHIBIT J



NO	DESCRIPTION	DATE	BY	CHKD
P1	FOR CLIENT REVIEW	01/21/2022	RMS	-
P2	WASHOE COUNTY PRE-SUP MEETING	01/26/2022	RMS	-
P3	FOR CLIENT REVIEW - BLO B SPLIT	01/28/2022	RMS	-
P4	SUP SUBMITTAL	02/04/2022	RMS	-
P5	SUP SUBMITTAL - LABEL ADJUSTMENTS	02/07/2022	RMS	-
P6	SUP SUBMITTAL - FIRE ACCESS ADJUSTMENT	02/08/2022	RMS	-
P7	SUP SUBMITTAL - CUT/FILL + HYDRO LOPATES	02/22/2022	RMS	-

**PRELIMINARY NOT FOR CONSTRUCTION**

184 VICTOR BLVD AVENUE  
 SUITE 109  
 RENO, NV 89521  
 (775) 544-8484

DATE: 02/04/2022

PREPARED FOR:  
**KP INVESTORS LLC**

10368 DOUBLE E BLVD  
 STE 109  
 RENO, NV 89521  
 (775) 544-8484

**KP INVESTMENTS NORTH GRADING SPECIAL USE PERMIT**

SHEET C4  
 PRELIMINARY CUT FILL MAP

WASHOE COUNTY PROJECT NO. 1-2022-01.002

