



Board of Adjustment Staff Report

Meeting Date: September 7, 2023

Agenda Item: 9A

AMENDMENT OF CONDITIONS CASE NUMBER:

WAC23-0006 (Boron) for WSUP21-0016

BRIEF SUMMARY OF REQUEST:

To amend a condition to extend, for two years, the date of when the building permit may be issued

STAFF PLANNER:

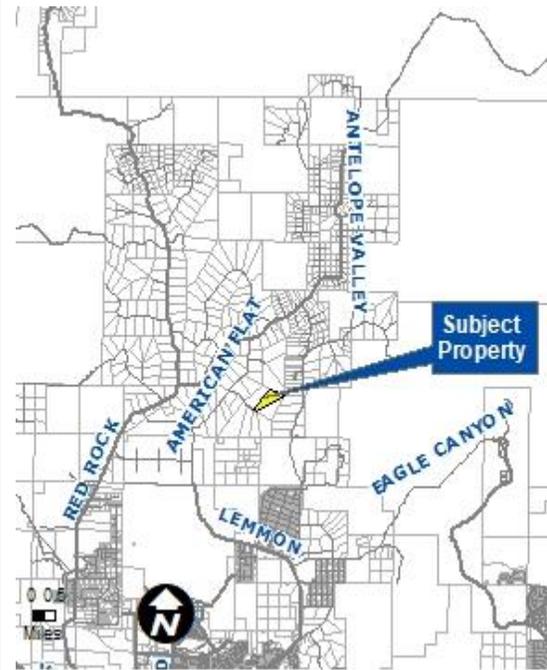
Julee Olander, Planner
Phone Number: 775.328.3627
E-mail: jolander@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion, and possible action to approve an amendment of conditions to amend condition 1(c) for Case Number WSUP21-0016, to extend the requirement that the building permit may be issued on or before July 8, 2025.

Applicant: Graham Quinn
 Property Owner: Jupiter Gulch LLC
 Location: 125 Boron Lane
 APN: 079-430-11
 Parcel Size: 80.52 acres
 Master Plan: Rural (R)
 Regulatory Zone: General Rural (GR)
 Area Plan: North Valleys
 Development Code: Authorized in Article 438, Grading; and Article 810, Special Use Permits

Commission District: 5 – Commissioner Herman



Vicinity Map

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 Amendment of Conditions Case Number WAC23-0006 for Graham Quinn for Jupiter Gulch LLC, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30

(Motion with Findings on Page 6)

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Amendment of Conditions

An amendment of conditions application is necessary in order to change a condition(s) of an approved discretionary permit, such as a special use permit, a variance, an abandonment of an easement or a tentative subdivision map. Some examples of why an amendment of conditions application is submitted are listed below:

- Change in operating hours
- Physical expansion
- Extend the expiration date of the discretionary permit
- Extend the time to complete phases of the approved project

The amendment of conditions request is required to be heard by the same board that approved the original application and only the specific amendment may be discussed and considered for approval. The amendment of conditions application is processed in the same manner as the original discretionary permit application, including a public hearing, noticing, agency review and analysis, and satisfying the required findings. If the Board of Adjustment grants an approval of the amendment of conditions request, an amended Action Order is created along with amended conditions of approval.

The conditions of approval for Amendment of Conditions Case Number WAC23-0006 is attached to this staff report and will be included with the amended action order.

Background and Evaluation of Amendment Request

On June 1, 2021 the Board of Adjustment (BOA) heard and approved special use permit case number WSUP21-0016. The request was for major grading, including approximately 200 cubic yards of cut and 1350 cubic yards of fill and the related importation of approximately 1980 cubic yards of aggregate base material for driveway construction. The driveway traverses slopes in excess of 30%, which also exceeded the thresholds for major grading per Washoe County Code Article 438.

The applicant is now requesting to amend the conditions of approval for item 1(c) of the original conditions of approval to read as follows:

The applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and initial building permits shall be issued on or before ~~July 8, 2023~~ **July 8, 2025**. 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.

North Valleys Area Plan

The subject parcel is located within the North Valleys Area Plan. There are no other relevant policies related to amending an administrative permit condition to extend the date of when the building permit is required to be issued.

Reviewing Agencies

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

Agencies	Sent to Review	Responded	Provided Conditions	Contact
Washoe County Sewer	X			
Washoe County Water Rights Manager (All Apps)	X			
Washoe County Engineering (Land Development) (All Apps)	X	X		Janelle K. Thomas, jkthomas@washoecounty.gov
WCHD Air Quality	X			
WCHD EMS	X	X		Sabrina Brasuell, sbrasuell@washoecounty.gov
WCHD Environmental Health	X	X		James English, jenglish@washoecounty.gov
TMFPD	X	X	X	Brittany Lemon, blemon@tmfpd.us

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

Staff Comment on Required Findings

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

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the North Valleys Area Plan.

Staff Comment: The request to amend the approved conditions to extend the date of when the building permit is issued, which does not conflict with the policies, action programs, standards, and maps of the Master Plan and the North Valleys Area Plan.

2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been 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 request to amend the approved conditions to extend the date of when the building permit is issued will not create a significant demand on the existing utilities, roadway improvements, sanitation, or water supply.

3. Site Suitability. The request to amend the approved conditions to extend the date of when the building permit is issued will not impact the site suitability.

Staff Comment: The request to amend the approved conditions to extend the date of when the building permit is issued will not impact the site suitability.

4. Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area.

Staff Comment: The request to amend the approved conditions to extend the date of when the building permit is issued, will not be significantly detrimental to the public health, safety, or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area.

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

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

Recommendation

After a thorough review and analysis, Amendment of Conditions Case Number WAC23-0006 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 Amendment of Conditions Case Number WAC23-0006 for Graham Quinn for Jupiter Gulch LLC, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30:

- (a) Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the North Valleys 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. The request to amend the approved conditions to extend the date of when the building permit is issued will not impact the site suitability;
- (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 Planning Commission and mailed to the applicant(s), 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 Planning Commission and mailed to the applicant(s).

Applicant: Graham Quinn, Email: jupitergulchllc@gmail.com
Owner: Jupiter Gulch LLC, Email: jupitergulchllc@gmail.com
Representatives: Robison Engineering, Inc. Email: michael@robisoneng.com



Amended Conditions of Approval

Amendment of Conditions Case Number WAC23-0006

For Special Use Permit Case Number WSUP21-0016

The project approved under Amendment of Conditions Case Number WAC23-0006 for Special Use Permit Case Number WSUP21-0016 shall be carried out in accordance with the Amended Conditions of Approval granted by the Board of Adjustment on September 7, 2023. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable Codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

Unless otherwise specified, all conditions related to the amendment of conditions approval regarding the Special Use Permit Case Number WSUP21-0016 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 amended conditions of approval related to the [Special Use Permit Case Number WSUP21-0016 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 amended conditions imposed regarding the approved Special Use Permit Case Number WSUP21-0016 may result in the initiation of revocation procedures.

Washoe County reserves the right to review and revise the amended conditions of approval related to this Special Use Permit Case Number WSUP21-0016 should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

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

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

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

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

Washoe County Planning and Building Division

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

Contact Name – Julee Olander, Planner, 775.328.3627, jolander@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 approval.**
- b. The applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and initial building permits shall be issued on or before **July 8, 2025**. 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.
- c. Construction activities shall be limited to the hours between 7am to 7pm, Monday through Saturday only. Any construction machinery activity or any noise associated with the construction activity are also limited to these hours.
- d. The applicant shall also meet all conditions of approval previously approved on June 1, 2021 by Special Use Permit Case Number WSUP21-0016.

Truckee Meadows Fire Protection District

2. 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, Fire Captain, 775.326.6079, 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/>

*** End of Amended Conditions ***

From: [Program, EMS](#)
To: [Olander, Julee](#)
Cc: [Program, EMS](#)
Subject: FW: July Agency Review Memo II
Date: Friday, July 21, 2023 12:13:13 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[July Agency Review Memo II.pdf](#)
[image006.png](#)

Hello,

The EMS Program has reviewed the July Agency Review Memo II - Amendment of Conditions Case Number WAC23-0006 (Boron) – and has no concerns or questions at this time based on the information provided.

Thank you,

Sabrina.

Sabrina Brasuell

Pronouns: she/her

Office hours: 7:00AM – 3:30PM Remote on Mondays

EMS Coordinator | Epidemiology and Public Health Preparedness

Washoe County Health District

sbrasuell@washoecounty.gov | Cell: (775) 830-7118 | Office: (775) 326-6043

1001 E. Ninth St., Bldg. B. Reno, NV 89512



Please take our customer satisfaction survey by clicking [here](#)



Date: August 2, 2023

To: Julee Olander, Planner

From: Janelle K. Thomas, P.E., Senior Licensed Engineer
Robert Wimer, P.E., Licensed Engineer

Re: Amendment of Conditions Case WAC23-0006 for WSUP21-0016
APN: 079-430-11

GENERAL COMMENTS

Washoe County Engineering staff has reviewed the above referenced application. The Amendment of Conditions case is to approve an Amendment of Conditions to extend the approval of Special Use Permit Number WSUP21-0016 for two additional years. The Engineering and Capital Projects Division recommends approval with no comments and conditions of approval which supplement applicable County Code and are based upon our review of the site and the application prepared by Robison Engineering, Inc.

WAC23-0006
EXHIBIT B

From: [Lemon, Brittany](#)
To: [Olander, Julee](#)
Cc: [Way, Dale](#)
Subject: WAC23-0006 (Boron) Conditions of Approval
Date: Tuesday, July 25, 2023 11:42:56 AM
Attachments: [image001.png](#)

Hi Julee,

As a heads up we have had extensive conversations with the applicant regarding this project. They are aware of the conditions regarding this project, however, we will provide our standard comment.

“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 | 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
HEALTH DISTRICT**
ENHANCING QUALITY OF LIFE

July 31, 2023

Washoe County Community Services
Planning and Development Division

RE: Boron; 079-430-11
Amendment of Conditions; WAC23-0006

Dear Washoe County Staff:

The following conditions are requirements of the Washoe County Health District, Environmental Health Division, which shall be responsible for determining compliance with these conditions.

Contact Name – James English - jenglish@washoecounty.us

- a) Condition #1: The WCHD has reviewed the application and has no issues with amending the conditions of the original Special Use Permit to provide more time to obtain a building permit.
- b) Condition #2: The proposed plans will be reviewed the most current regulations adopted by the Washoe County District Board of Health.

If you have any questions or would like clarification regarding the foregoing, please contact James English, EHS Supervisor at jenglish@washoecounty.us regarding all Health District comments.

Sincerely,



James English, REHS/CP-FS
EHS Supervisor
Environmental Health Services
Washoe County Health District



From: [Steve Shell](#)
To: [Olander, Julee](#)
Subject: FW: July Agency Review Memo II
Date: Tuesday, July 25, 2023 3:59:43 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[July Agency Review Memo II.pdf](#)

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

WAC23-0006:

The subject property lies within the Truckee Meadows Water Authority service area. Municipal water service is subject to Truckee Meadows Water Authority rules and regulations and approval by the Office of the State Engineer regarding water quantity and availability. A Will Serve from Truckee Meadows Water Authority and a mylar map of the proposed project must be presented to the State Engineer for approval and signed through his office prior to development.

As of June 1, 2021, the Office of the State Engineer is open to the public. Please call 684-2800 upon arrival and a representative will come down to escort you to our office.

Steve Shell
Nevada Division of Water Resources
775-684-2836

From: Albarran, Adriana <AAlbarran@washoecounty.gov>
Sent: Tuesday, July 18, 2023 5:09 PM
To: Steve Shell <sshell@water.nv.gov>
Subject: July Agency Review Memo II

WARNING - This email originated from outside the State of Nevada. Exercise caution when opening attachments or clicking links, especially from unknown senders.



WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

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

August 10, 2023

TO: Julee Olander, Planner, CSD, Planning & Development Division
FROM: Timber Weiss, Engineer, CSD
SUBJECT: Amendment of Conditions Case Number WAC23-0006 (Boron) for WSUP21-0016

Project description:

The applicant is proposing approve an amendment of conditions to amend condition 1(c) for Case Number WSUP21-0016, to extend the requirement that the building permit may be issued on or before July 8, 2025.

The property is located 125 Boron Lane • Assessor's Parcel Number(s): 079-430-11

The Community Services Department (CSD) recommends approval of this project with the following Water Rights conditions:

No water rights comments for this permit.



WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
Planning and Building

1001 EAST 9TH STREET
 RENO, NEVADA 89512-2845
 PHONE (775) 328-6100
 FAX (775) 328.6133

Board of Adjustment Action Order

Special Use Permit Case Number WSUP21-0016 (125 Boron Lane Grading)

Decision: Approval with Conditions
 Decision Date: July 1, 2021
 Mailing/Filing Date: July 8, 2021
 Applicants: Graham Quinn
 Assigned Planner: Roger Pelham, Senior Planner
 Washoe County Community Services Department
 Planning and Building Division
 Phone: 775.328.3622
 E-Mail: rpelham@washoecounty.us

Special Use Permit Case Number WSUP21-0016 (125 Boron Lane Grading) – For hearing, discussion, and possible action to approve a special use permit for Major Grading, including approximately 200 cubic yards of cut and 1350 cubic yards of fill and the related importation of approximately 1980 cubic yards of aggregate base material for driveway construction. The driveway traverses slopes in excess of 30%.

- Applicant: Graham Quinn
- Property Owner: 125 Boron Series, a Separate Series of Jupiter Gulch LLC
- Location: Eastern terminus of Boron Road, approximately one mile east of its intersection with American Flat Road
- APN: 079-430-11
- Parcel Size: ± 80.52 acres
- Master Plan: Rural (R)
- Regulatory Zone: General Rural (GR)
- Area Plan: North Valleys
- Citizen Advisory Board: North Valleys
- Development Code: Authorized in Article 438, Grading
- Commission District: 5 – Commissioner Herman

Notice is hereby given that the Washoe County Board of Adjustment granted approval with conditions for the above referenced case number based on the findings in accordance with Washoe County Development Code Article 810, Special Use Permit. If no appeals have been filed within 10 calendar days from the Mailing/Filing Date shown on this Action Order, the approval by the Washoe County Board of Adjustment is final. If filed, an appeal stays any further action on the decision until final resolution of the appeal. An appeal shall be filed in accordance with the provisions found in Article 912 of the Washoe County Development Code.

The action was based on the following findings in accordance with Washoe County Code Section 110.810.30:



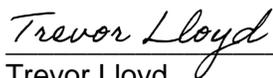
To: Graham Quinn
Subject: Special Use Permit Case Number WSUP21-0016
(125 Boron Lane Grading)
Date: July 8, 2021
Page 2 of 3

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

This Action Order is issued subject to the attached conditions and Washoe County development standards. Please contact the planner assigned to your project at the above-referenced phone number within 7 days of receipt of this Order to review the steps necessary to satisfy the Conditions of Approval. Any business license, certificate of occupancy, or final approval shall not be issued until all of the Conditions of Approval are satisfied. Additionally, compliance shall be required with all federal, state, and local statutes, ordinances, and regulations applicable to the approved project.

This Action Order does not authorize grading or building without issuance of the necessary permits from the Washoe County Planning and Building Division.

Washoe County Community Services Department
Planning and Building Division



Trevor Lloyd
Secretary to the Board of Adjustment

TL/RP/df

Attachments: Conditions of Approval

Applicant: Graham Quinn
523 Woodland Road
Kentfield, CA 94904
Email: jupitergulchllc@gmail.com

To: Graham Quinn
Subject: Special Use Permit Case Number WSUP21-0016
(125 Boron Lane Grading)
Date: July 8, 2021
Page 3 of 3

Owner: 125 Boron Series
a Separate Series of Jupiter Gulch LLC
Graham Quinn, Manager
523 Woodland Road
Kentfield, CA 94904
Email: jupitergulchllc@gmail.com

Representatives: Robison Engineering, Inc.
Attn: Michael Smith
846 Victorian Ave
Sparks, NV 89431
Email: michael@robisoneng.com

Action Order xc: Mike Large, District Attorney's Office; Keirsten Beck, Assessor's Office;
Rigo Lopez, Assessor's Office; Tim Simpson, Utilities; Walt West,
Engineering and Capital Projects; Dale Way, Truckee Meadows Fire
Protection District; Nevada Division of Environmental Protection, 901
South Stewart Street, Suite. 4001, Carson City, NV 89701-5249;
Regional Transportation Commission; Truckee Meadows Regional
Planning Agency; North Valleys Citizen Advisory Board



Conditions of Approval

Special Use Permit Case Number WSUP21-0016

The project approved under Special Use Permit Case Number WSUP21-0016 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on July 1, 2021. 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 – Roger Pelham, 775.328.3622, rpelham@washoecounty.us

- a. **The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this 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. All cut-and-fill slopes within 100 feet of any property line shall have a maximum slope of 3 horizontal to 1 vertical (3H1V).
- e. All disturbed areas shall be revegetated with plant materials consistent with the natural vegetation on the remainder of the site.
- f. The following **Operational Conditions** shall be required for the life of the business:
 - i. This special use permit shall remain in effect until or unless it is revoked or is inactive for one year.
 - ii. Failure to comply with any of the conditions of approval shall render this approval out of conformance and subject to revocation.
 - iii. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the administrative permit to meet with Planning and Building to review conditions of approval prior to the final sale of the site and/or the administrative permit. Any subsequent purchaser/operator of the site and/or the administrative permit shall notify Planning and Building of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.
 - iv. This special use permit shall remain in effect as long as the business is in operation and maintains a valid business license.

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.

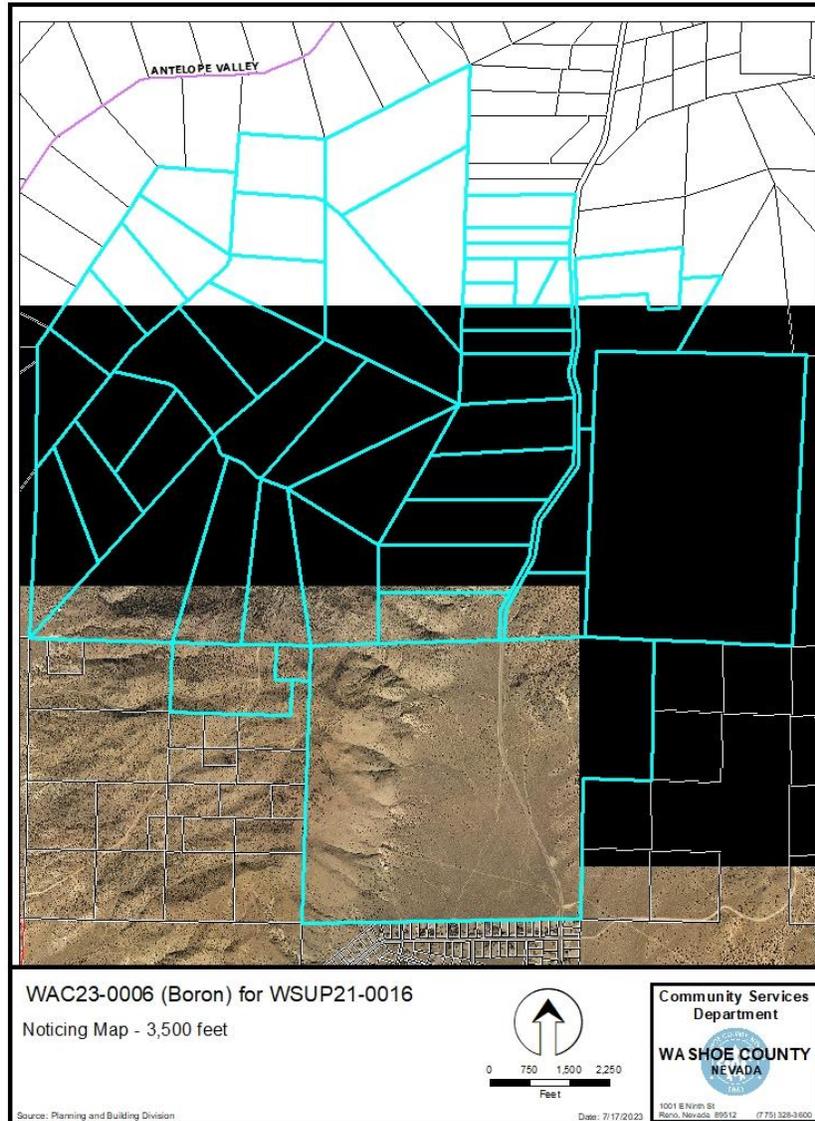
Contact Name – Walter West, P.E., (775) 328-2310

- 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. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
- e. Cross-sections indicating cuts and fills shall be submitted when applying for a grading permit. Estimated total volumes shall be indicated.
- f. 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.
- g. Prior to approval of a building permit, a copy of a recorded access easement shall be provided to Engineering and Capital Projects.
- h. 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."

*** End of Conditions ***

Public Notice

Washoe County Code requires that public notification for a special use permit must be mailed to a minimum of 30 separate property owners within a minimum 500-foot radius of the subject property a minimum of 10 days prior to the public hearing date. A notice setting forth the time, place, purpose of hearing, a description of the request and the land involved was sent within a 3,500-foot radius of the subject property. A total of 39 separate property owners were noticed a minimum of 10 days prior to the public hearing date.



Public Notice Map

WAC23-0006 (Boron) for WSUP21-0016

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

Project Information		Staff Assigned Case No.: _____	
Project Name: 125 Boron Lane Single Family Residence			
Project Description: Single family residence , pool, well, water tank, septic system (power will be from photovoltaics).			
Project Address: 125 Boron Lane, Reno NV			
Project Area (acres or square feet): 80 acre lot- disturbance 1.06 ac			
Project Location (with point of reference to major cross streets AND area locator): Lat N 39.7748° Long W119.84754 S344 T21N R19 E, MDM			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
079-430-11	80.52		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: 125 Boron Series, a Separate Series of Jupiter Gulch LLC, Graham Quinn, Manager		Name: Robison Engineering Inc.	
Address: 523 Woodland Road		Address: 846 Victorian Ave	
Kentfield, CA	Zip: 94904	Sparks NV	Zip: 89431
Phone: 4152469004	Fax:	Phone: 775.852.2251	Fax:
Email: jupitergulchllc@gmail.com		Email: michael@robisoneng.com	
Cell:	Other:	Cell: 775.762.4671	Other:
Contact Person: Graham Quinn		Contact Person: Michael S. Smith	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Graham Quinn, Manager of 125 Boron Series, A Separate Series of Jupiter Gulch LLC		Name:	
Address: 523 Woodland Road		Address:	
Kentfield, CA	Zip: 94904		Zip:
Phone: 4152469004	Fax:	Phone:	Fax:
Email: jupitergulchllc@gmail.com		Email:	
Cell: 415.246.9004	Other:	Cell:	Other:
Contact Person: Graham Quinn		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Amendment of Conditions Application Supplemental Information

(All required Information may be separately attached)

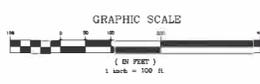
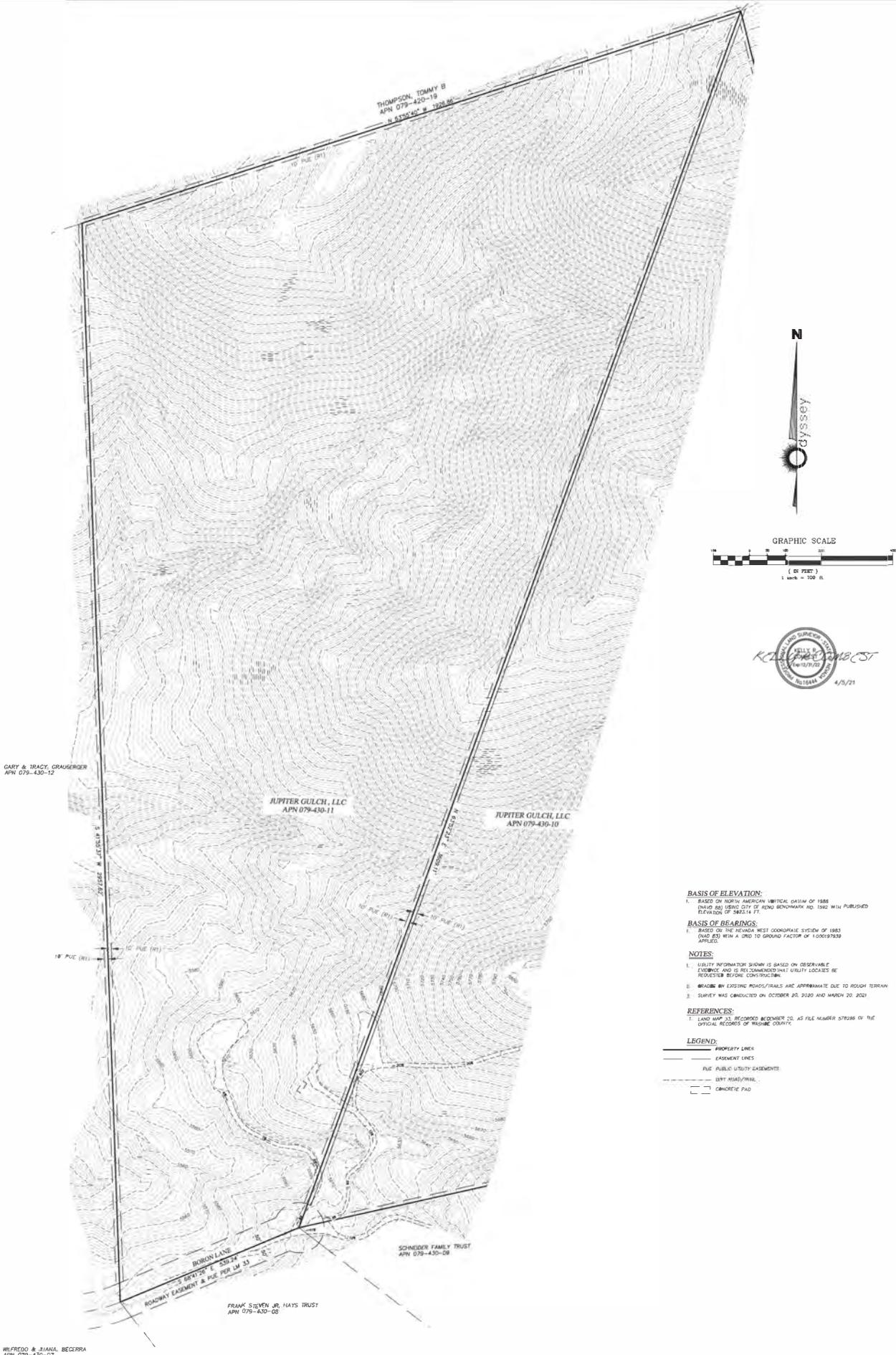
Required Information

1. The following information is required for an Amendment of Conditions:
 - a. Provide a written explanation of the proposed amendment, why you are asking for the amendment, and how the amendment will modify the approval.
 - b. Identify the specific Condition or Conditions that you are requesting to amend.
 - c. Provide the requested amendment language to each Condition or Conditions, and provide both the **existing** and **proposed condition(s)**.

I am requesting an extension of the two years given to vest (be issued a building permit) for the work associated with the approved S.U.P. Working with engineers to develop plans took longer than anticipated and the project, for a time, was placed on a temporary hold as construction costs skyrocketed in the past two year period. The application is moving its way through the Building Department. The first response to plan check comments were returned May 5, 2023. The vesting period ends July 1 2023. I'm requesting an extension should additional plan check comments arise and require additional back and forth with the County, extending the entitlement period beyond July 1st 2023.

2. Describe any potential impacts to public health, safety, or welfare that could result from granting the amendment. Describe how the amendment affects the required findings as approved.

There are no potential impacts to health, safety, or welfare that could result from granting this amendment. The request is to grant an extension on the time needed to vest the previously approved S.U.P. There are no changes to the work.



- BASIS OF ELEVATION:**
1. BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) USING CITY OF RENO BENCHMARK NO. 1342 WITH PUBLISHED ELEVATION OF 5823.14 FT.
- BASIS OF BEARINGS:**
1. BASED ON THE NAD 83 NORTH AMERICAN DATUM COORDINATE SYSTEM OF 1983 (NAD 83) WITH A GRID TO GROUND FACTOR OF 1.000197339 APPLIED.
- NOTES:**
1. UTILITY INFORMATION SHOWN IS BASED ON OBSERVABLE EVIDENCE AND IS RECOMMENDED THAT UTILITY LOCATES BE REQUESTED BEFORE CONSTRUCTION.
 2. GRADING ON EXISTING ROADS/ROADS ARE APPROXIMATE DUE TO ROUGH TERRAIN.
 3. SURVEY WAS CONDUCTED ON OCTOBER 20, 2020 AND MARCH 20, 2021.
- REFERENCES:**
1. LAND MAP 33, RECORDED DECEMBER 20, AS FILE NUMBER 57828 OF THE OFFICIAL RECORDS OF WASHOE COUNTY.

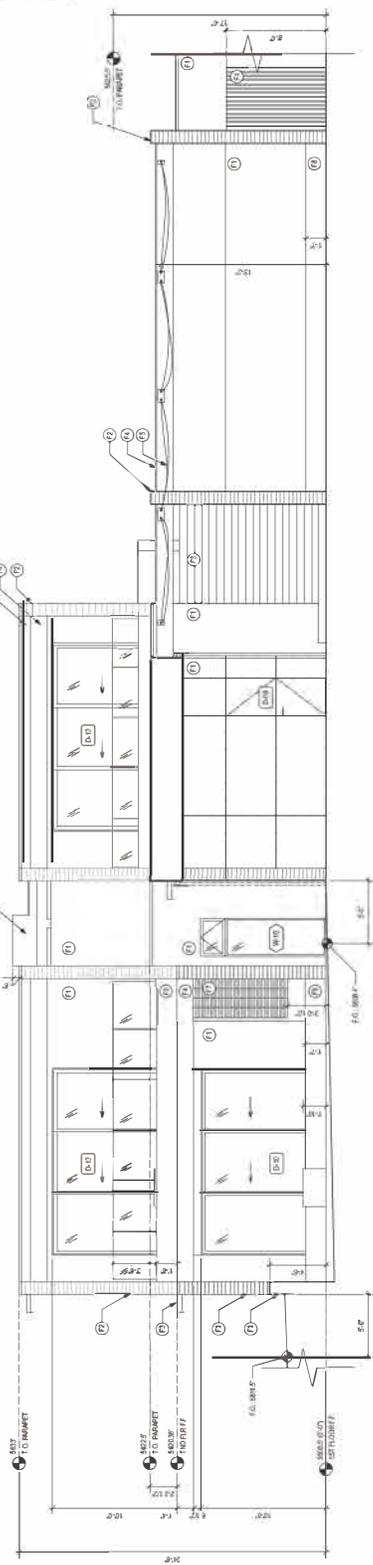
LEGEND:

—	PROPERTY LINES
---	EASEMENT LINES
- - - -	PUE PUBLIC UTILITY EASEMENTS
- · - · -	LEFT ROAD/RAIL
□	CONCRETE PAD

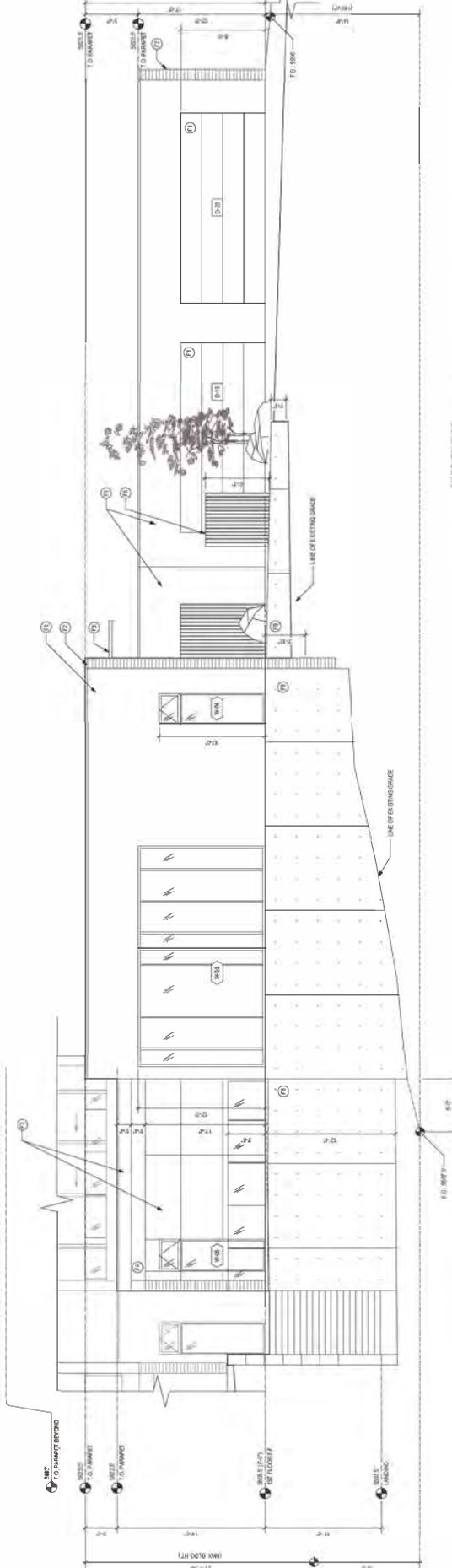
DATE:	APRIL 2021	REV	DATE	DESCRIPTION	BY
DRAWN BY:	RC				
DESIGNED BY:					
CHECKED BY:					

GENERAL NOTES

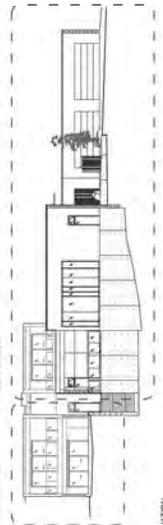
1. SEE ARCHITECT'S GENERAL NOTES FOR REFERENCE ONLY. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE 2018 INTERNATIONAL BUILDING CODE (IBC).
2. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
3. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE 2018 INTERNATIONAL BUILDING CODE (IBC).
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20. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE 2018 INTERNATIONAL BUILDING CODE (IBC).



8 MATERIALS AND FINISHES
SCALE: 1/4" = 1'-0"



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



1 OVERALL NORTH ELEVATION
SCALE: 1/8" = 1'-0"

GRHAM STEARNS QUINN
525 WOODLAND ROAD
CARRISVILLE, OH
43004
714.235.9004



125 BORON LANE
RENO, NV 89508
APN# 079-430-11

ISSUE	DATE
01	10/15/2024
02	10/15/2024
03	10/15/2024
04	10/15/2024
05	10/15/2024
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16	10/15/2024
17	10/15/2024
18	10/15/2024
19	10/15/2024
20	10/15/2024

EXTERIOR
ELEVATION
NORTH

DRAWN BY:
GD

A3.01

