



Planning Commission Staff Report

Meeting Date: February 4, 2020

Agenda Item: 9A

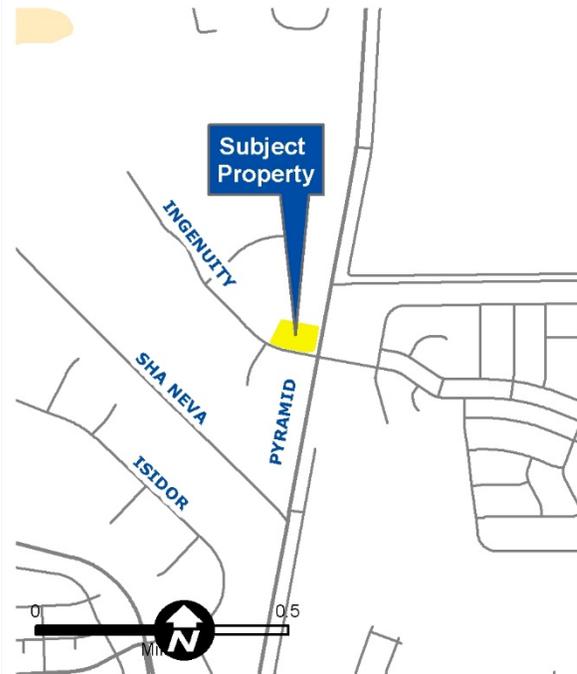
SPECIAL USE PERMIT CASE NUMBER: WSUP19-0030 (A Dog's Life)

BRIEF SUMMARY OF REQUEST: A special use permit to the Planning Commission for a Commercial Kennel in the Spanish Springs Area Plan.

STAFF PLANNER: Chris Bronczyk; 775.328.3612; cbronczyk@washoecounty.us

CASE DESCRIPTION

For possible action, hearing, and discussion to approve a special use permit to operate a Commercial Kennel. Commercial kennels refers to kennel services for dogs, cats and similar animals. Typical uses include commercial animal breeding with four (4) or more animals (dogs), boarding kennels, pet motels, or dog training centers. Commercial kennels require a parcel size minimum of two-and-one-half (2.5) acres regardless of the regulatory zone within which it is located. The project site will consist of a 20,000 square foot building, associated landscaping and parking. In addition to the commercial kennel, this project will also include a grooming and pet supply store and a construction sales and services operation that will function as materials storage and a takeoff point for a contractor. Fifteen thousand square feet of the building is planned to function as the commercial kennel with boarding and doggie daycare; two thousand square feet of the building will function as retail in the form of a grooming and pet supply store; three thousand square feet will function as the construction sales and services operation. Both the pet supply store and construction sales and services uses are allowed without a special use permit and are incidental to the operation of the commercial kennel. Lastly, the special use permit also includes grading of an area over 1 acre on a parcel smaller than 6 acres in size.



Applicant/Property Owner:	Dixie D. May Trust
Location:	Corner of Ingenuity and Pyramid Highway
APN:	530-492-01
Parcel Size:	2.75 Acres
Master Plan:	Industrial (I)
Regulatory Zone:	Industrial (I)
Area Plan:	Spanish Springs
Citizen Advisory Board:	Spanish Springs
Development Code:	Authorized in Article 810, Special Use Permit
Commission District:	4 – Commissioner Hartung

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve with conditions Special Use Permit Case Number WSUP19-0030 for Dixie D. May Trust, having made all five findings in accordance with Washoe County Code Section 110.810.30:

(Motion with Findings on Page 12)

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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 Planning Commission 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 WSUP19-0030 are attached to this staff report and will be included with the action order.

The subject property is designated as Industrial. The proposed use of commercial kennel which is classified as a commercial use type; and which is permitted in the Industrial regulatory zone, with a special use permit per the Spanish Springs Area Plan. Therefore, the applicant is seeking approval of this SUP from the Planning Commission. The SUP ordinance allows variances to be granted in conjunction with the approval process per WCC 110.810.20(e).

The project proposes three additional uses; which include a grooming and pet supply store, and construction sales and services, both of which are allowed by right within the Industrial regulatory zone, and within the Spanish Springs Area Plan.

Project Evaluation

The applicant is proposing a commercial kennel and doggie daycare, with 100 kennels, on a 2.75-acre parcel (APN: 530-492-01) with a regulatory zone of Industrial (I). The subject parcel is located within the Spanish Springs Business Park, on the corner of Ingenuity Avenue and Pyramid Highway. Access is proposed from Ingenuity Avenue. The commercial kennel use type may be permitted in the Industrial regulatory zone only, however the use type requires a special use permit from the Planning Commission. The construction sales and services use type is allowed by right in the Spanish Springs Area Plan, within the Industrial regulatory zone.

The project is proposed to be phased. Phase 1 includes a 20,000 square foot building, the building includes a 15,000 square foot space for dog boarding and doggie day care use; 2,000 square feet for retail, pet supply, and grooming store, and 3,000 square feet of construction sales and services which will operate as a materials storage and takeoff location for a contractor. The grooming and pet supply store, and construction sales and services use types are allowed by right within the Industrial regulatory zone, and within the Spanish Springs Area Plan.

A graveled outdoor storage area and paved employee parking area is proposed for the east side of the building. Phase 2 shows a 27,550 square foot building pad, that will include additional parking and additional square footage for future uses. Currently no uses have been indicated for this area within the current Special Use Permit. If any future uses are found to require a special use permit within the Spanish Springs Area Plan, they will have to apply at that time to legalize those additional uses. Phase 1 is anticipated to take 1-2 years after approval to be fully operational, with phase 2 being market driven. The stated goal is to have phase 2 completed within 5 years.



Operational Information

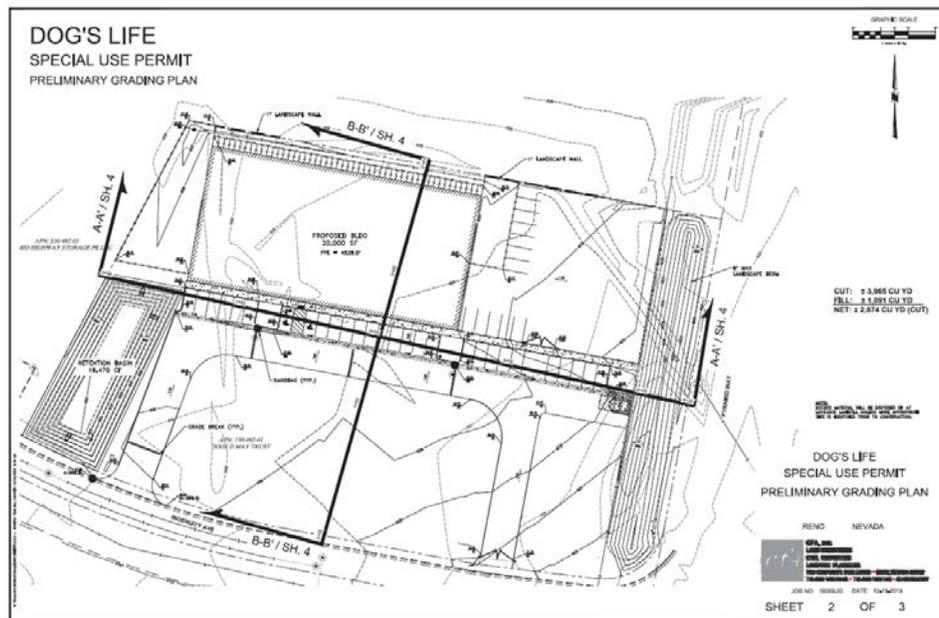
The nearest residential property is roughly 675 feet to the east from the proposed kennel and is located across Pyramid Highway. In addition, the residential property closest to the outdoor play area is roughly 650 feet away. The proposed kennel will keep dogs indoors for the night, starting at 6:00 PM. The outdoor areas will be used in the evenings for potty breaks before bed. The dogs will be kept indoors when it is raining, snowing, and when it is over 90 degrees outside – unless otherwise specified by the client; dogs will also be kept indoors when it is 32 degrees or colder outside.

Each dog kennel will be partially outdoor and partially indoor, with the indoor sizes being 4'x5', and the outdoor kennel sizes being 4'x7'. The kennels are accessible to the outdoor kennels via doggy door with a pully system. The facility also has 4 proposed exercise areas, two will be indoor, and two will be outdoor. The exercise areas are specific to small and large dogs, the indoor large dog exercise area will be 5,913 square feet, and the outdoor large dog exercise area will be 4,103 square feet. Additionally, the indoor small dog exercise area will be 3,213 square feet, and the outdoor small dog exercise area will be 1,625 square feet.

As part of the regular operations for the proposed kennel, each dog will be assessed before being accepted into the kennel operation. Verification of all vaccines are required prior to the assessment. The kennel operators also request a canine history and socialization form review and conduct a food and toy temperament assessment. Assessments can be with up to three dogs.

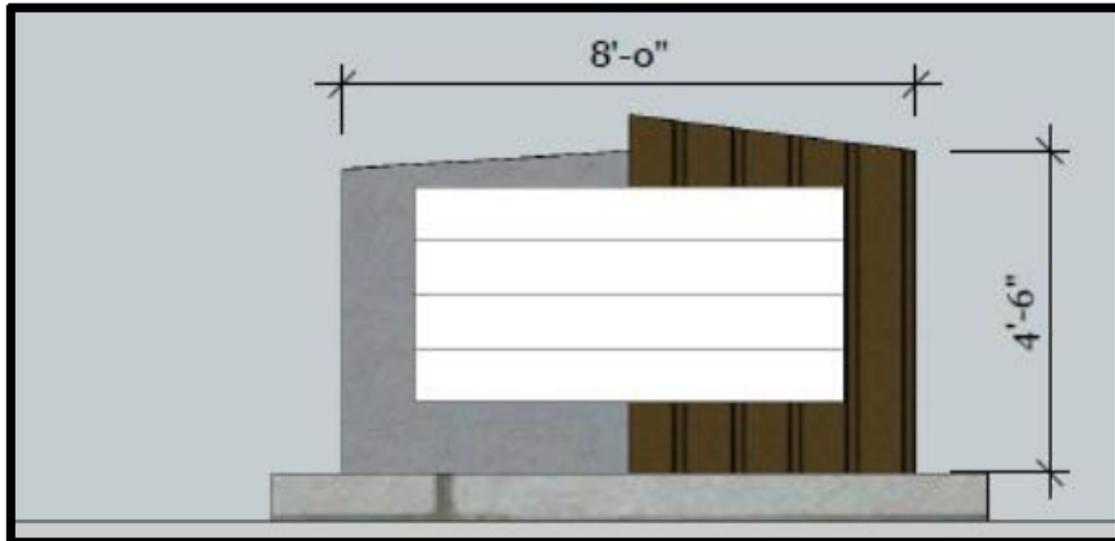
Grading

The application accounts for grading of the overall site, and to establish a berm for buffering and screening along Pyramid Highway. The application indicates that 35,000 square feet will be left undeveloped as part of the phase 2 portion of the project. The proposal is to create a large, 19,470 square foot retention basin, and a large berm that is parallel to Pyramid Highway. The total excavation proposed on site will be 3,965 cubic yards, and no importation of dirt is anticipated.



Signage

The application is proposing signage for the project. All signage will be required to conform with Article 505 requirements. The application provided a proposed monument sign that will stand 4’6” tall and have a width of 8’ which meets the requirements of Article 505. The purpose of the monument sign is to have space for multiple tenant identification signs.



Parking

The project proposes 40 parking spaces, with 2 ADA accessible parking spaces. Article 410 requires the following parking requirements for each use type.

Square Footage	Use	Code Requirement	Spaces Required
15,000 square feet / kennels	Commercial Kennel with 100 kennels and 4 employees at peak shift	.25 per animal and 1 per employee during peak shift	29
3,000	Grooming and Pet Store	2.5 per 1,000 SF plus 1 per employee during peak shift	6
2,000	Construction Sales and Service	2 per 1,000 SF and 1 per 1,000 SF storage area	3
		Total Required Parking	38

Spanish Springs Area Plan

The Spanish Springs Area Plan addresses Special Use Permit requirements and development standards. The following Goals and Policies are relevant to the proposed application.

SS.1.3 The following Regulatory Zones are permitted within the Spanish Springs Suburban Character Management Area:

- a. High Density Rural (HDR – One unit per 2.5 acres).
- b. Low Density Suburban (LDS – One unit per acre).
- c. Medium Density Suburban (MDS – Three units per acre).
- d. High Density Suburban (HDS limited to the areas designated HDS prior to August 17, 2004).

- e. Neighborhood Commercial/Office (NC).
- f. General Commercial (GC).
- g. Industrial (I).
- h. Public/Semi-Public Facilities (PSP).
- i. Parks and Recreation (PR).
- j. General Rural (GR).
- k. Open Space (OS).
- l. Medium Density Rural (MDR – One unit per 5 acres).

Staff Comment. The Spanish Springs Area Plan identifies that commercial kennels are allowed in the Industrial regulatory zone with the approval of a special use permit to the Planning Commission. The other proposed uses, grooming and pet supplies and construction sales and services are allowed by right within the Industrial regulatory zone. The Industrial regulatory zone is an allowed regulatory zone within the Spanish Springs Suburban Character Management Area.

SS.3.11 At the request of the Department of Public Works (now Engineering and Capital Projects), non-residential projects shall submit traffic reports and mitigation plans to the Departments of Public Works (now Engineering and Capital Projects) and Community Development (Now Community Services Dept.) for review and approval prior to the issuance of building permits for the project.

Staff Comment. Page 31, Attachment C of the application is a traffic letter dated December 12, 2019 from Solaegui Engineers. The information provided states that there will be 387 average daily trips between the three proposed uses and have 57 average daily trips during AM peak hours, and 63 average daily trips during PM peak hours. These totals are below the country thresholds for a full traffic study. Washoe County Engineering did provide a waiver (Exhibit I) for this requirement due to the Peak ADT not triggering the required thresholds.

SS.4.1 With the exception of temporary infrastructure for construction projects, Washoe County will require the underground placement of utility distribution infrastructure within the Suburban Character Management Area. Utility transmission facilities will be subject to a special use permit. In considering whether to grant a special use permit or in consideration of any conditions including underground placement which may be placed upon an approval, the Planning Commission will utilize the best available information including, but not limited to, the most recent Regional Utility Corridor Report and any Environmental Impact Statement or other study undertaken regarding the proposal.

Staff Comment. The proposed application will be required to provide utilities to the site, and any new utilities will be provided underground as is required by the Spanish Springs Area Plan.

SS.4.3 The grading design standards referred to in Policy SS.4.2 will, at a minimum, ensure that disturbed areas shall be finished and fill slopes will not exceed a 3:1 slope, and that hillside grading will establish an undulating naturalistic appearance by creating varying curvilinear contours.

Staff Comment. The application states that all exposed slopes will be graded at 3:1 or less. Any grading that occurs will be required to adhere to Article 438 of the Washoe County Development Code.

SS.5.1 Development, including that granted by a special use permit, but excluding educational facilities, within the Spanish Springs planning area will comply with the appropriate development standards and design guidelines as detailed in Appendix A –Western Theme Design Guidelines and Appendix B – Business Park Design Guidelines.

Staff Comment. The project is located within the Business Park area of the Spanish Springs Character Management Area. Appendix B- Business Park Design Guidelines will be followed as is required. The application states that the development standards and design guidelines within Appendix A and Appendix B will be adhered to.

SS.8.2 Development in the Spanish Springs area will comply with all state and federal standards regarding Air Quality.

Staff Comment. Air quality permits will be required for the proposed project.

Spanish Springs Citizen Advisory Board (SSCAB)

The proposed project was presented by the applicant's representative at the regularly scheduled Citizen Advisory Board meeting on January 8, 2020. The attached CAB minutes (Exhibit H) reflect discussion on the following items:

- Timeline for project phasing and construction
- Location of large dogs vs. small dogs
- Time dogs are inside and outside
- Noise concerns
- Staff living on site
- Staff numbers
- Hours of Operation

The Spanish Springs Citizen Advisory Board voted 4-0, recommending approval of the proposed kennel and associated uses.

Reviewing Agencies

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

- Washoe County Community Services Department
 - Planning and Building Division
 - Engineering and Capital Projects Division
 - Utilities/Water Rights
 - Parks and Open Spaces
- Washoe County Health District
 - Air Quality
 - Emergency Medical Services
 - Environmental Health Services Division
- Washoe County Regional Animal Services
- Washoe County Sheriff
- Truckee Meadows Fire Protection District
- Regional Transportation Commission
- Nevada Department of Wildlife
- Nevada Department of Transportation
- Spanish Springs Citizen Advisory Board
- Washoe-Storey Conservation District

Three out of the fifteen above listed agencies/departments provided comments and/or recommended conditions of approval in response to their evaluation of the project application. Three agencies provided comments with no conditions. A **summary** of each agency's

comments and/or recommended conditions of approval and their contact information is provided. The Conditions of Approval document is attached to this staff report and will be included with the Action Order.

- Washoe County Planning and Building Division addressed operational requirements in effect for the life of the project.
Contact: Chris Bronczyk, 775.328.3612, cbronczyk@washoecounty.us
- Washoe County Planning and Building Division, Park Planning Program provided comments related to the Recreational Opportunities Map, and the Spanish Springs Area Plan.
Contact: Sophia Kirschenman, 775.328.3623, skirschenman@washoecounty.us
- Washoe County Water Rights provided comments related to formal annexation into TMWA and a will serve letter from TMWA.
Contact: Vahid Behmaram, 775.954.4647, vbehmaram@washoecounty.us
- Washoe County Engineering and Capital Projects Division addressed construction and grading bonds, drainage code requirements, and regional road impact fees.
Contact: Leo Vesely, 775.328.2313, lvesely@washoecounty.us

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 Planning Commission 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.

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

Staff Comment: The proposal is consistent with the Master Plan and the Spanish Springs 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: Adequate utilities will need to be provided by the applicant to serve the proposed development. Utilities serving the property will be required to be underground.

3. Site Suitability. That the site is physically suitable for a commercial kennel and contractors office, and for the intensity of such a development.

Staff Comment: The Spanish Springs Area Plan's Development Suitability Map identifies the subject parcel as unconstrained. The site is located in the appropriate regulatory zone and is part of the Spanish Springs Business Park and is specifically suited for industrial and commercial use types. The site backs up to an existing personal storage site and is surrounded by properties with an industrial regulatory zone.

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 proposed uses are expected to create minimal impacts and not cause significant detriment or injury to the public, adjacent properties, or surrounding

area. The nearest residential properties are over 675 feet to the east of the proposed kennel.

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: No military installations are located within the required noticing distance; therefore, this finding does not apply to this project.

Recommendation

After a thorough analysis and review, Special Use Permit Case Number WSUP19-0030 is being recommended for approval with conditions. Staff offers the following motion for the Commission'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 Planning Commission approve with conditions Special Use Permit Case Number WSUP19-0030 for Dixie D. May Trust, having made all five findings in accordance with Washoe County Code Section 110.810.30:

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Spanish Springs 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 a commercial kennel and contractors office, and for the intensity of such a development;
4. Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;
5. Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

Appeal Process

Planning Commission 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, 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.

Applicant: Dixie D. May Trust
4303 Cutting Horse Circle
Reno, NV 89512

Representatives: CFA, Inc
1175 Corporate Blvd.
Reno, NV 89502



Conditions of Approval

Special Use Permit Case Number WSUP19-0030

The project approved under Special Use Permit Case Number WSUP19-0030 shall be carried out in accordance with the conditions of approval granted by the Washoe County Planning Commission on February 4, 2020. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act.

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.

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.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. Failure to comply with the conditions of approval shall render this approval null and void. Compliance with this condition shall be determined by Planning and Building.
- c. This special use permit shall remain in effect until or unless it is revoked or is inactive for one year.
- d. This special use permit shall remain in effect as long as the business is in operation and maintains a valid business license.
- e. Prior to the issuance of a business license for each proposed use, final approvals of building permit(s) shall be issued for the proposed buildings. The business license for each use will be required to be maintained annually.
- f. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the special use permit to meet with the Planning and Building Division to review Conditions of Approval prior to the final sale of the site and/or the special use permit. Any subsequent purchaser/operator of the site and/or the special use permit shall notify the Planning and Building Division of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.
- g. 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.
- h. An evacuation plan for the removal of all animals in the event of an emergency shall be submitted prior to the issuance of a business license.
- i. 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.
- j. The entire perimeter of all construction areas shall be fenced with temporary construction fencing to inhibit unauthorized access during grading activities.
- k. Areas graded for Phase 2 development shall be stabilized and revegetated using a seed mix of native plants.
- l. The applicant will provide landscaping in accordance with Article 412 of the Development Code.
- m. The applicant shall pave all driveways and roadway on the site.
- n. Grading and construction activity shall be limited to the following hours: between 7 a.m. and 7 p.m. with no activity occurring on Sunday.
- o. 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.

Washoe County Planning and Building Division – Parks Division

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

**Contact Name – Sophia Kirschenman; 775.328.3623;
skirschenman@washoecounty.us**

- a. The maps and site plans included in the application materials do not identify the 30' buffer and public trail easement. All final maps and site plans shall identify this easement.
- b. Existing plans show a berm and landscape buffer within the 30' buffer and trail easement. This is consistent with the purpose of the easement, so long as adequate space remains for trail construction. At least 20' within the buffer and trail easement shall remain clear and free of vegetation to allow for future trail construction either by the applicant or by the Washoe County Parks Program.

Washoe County Engineering and Capital Projects

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

Contact Name – Leo Vesely; 775.328.3600; Lvesely@washoecounty.us

- 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 (BMPs) 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. The developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit and submit a copy to the Engineering Division prior to issuance of a grading permit.
- c. The Truckee Meadows Regional Stormwater Quality Management Program Construction Permit Submittal Checklists and Inspection Fee shall be submitted with the grading permit.
- d. All mitigation shall be done in accordance with the Washoe County June 15, 2019 Boneyard Flat Closed Basin Interim Drainage Policy and updates.
- e. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
- f. All grading shall be in accordance with Article 110.438 Grading Standards.
- g. Grading plans shall identify the basis of elevation. NAVD88 is preferred for design. If NAVD88 is not used, the conversion factor to NAVD88 shall be provided.
- 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. Specifications for revegetation procedure and seed mix shall be prepared by a licensed landscape architect.

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

Contact Information: Leo Vesely, P.E., 775.328.3600

- i. A project specific drainage report shall be prepared for each grading permit and shall address any required mitigation of increased volume of runoff for the 100-year 10-day storm event.

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Contact Information: Mitchell Fink, 775.328.2050

- j. Regional Road Impact Fees will be assessed for the project with the issuance of a building permit.

*** End of Conditions ***



WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

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

December 27, 2019

TO: Chris Broncsyk, Planner, CSD, Planning & Development Division
FROM: Vahid Behmaram, Water Management Planner Coordinator, CSD
SUBJECT: Special Use Permit Case Number WSUP19-0030 (A Dog's Life)

Project description:

The applicant is proposing to approve a Commercial Kennel. The project site will consist of a 20,000 square foot building, associated landscape and parking. The building will contain 15,000 sf of space for boarding and doggie day care, 2,000 sf for retail use, and 3,000 sf for a contractor's office.

Project location: Corner of Ingenuity Avenue and Pyramid Highway, Assessor's Parcel Number: 530-492-01.

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

There are no conditions of approval for the WSUP 19-0030.

Formal annexation into TMWA water service area and a will serve letter from TMWA for provision of water service will be required prior to approval of any building permits on this site.



WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects

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

Date: January 6, 2020

To: Chris Bronczyk, Planner

From: Leo Vesely, P.E., Licensed Engineer

Re: Special Use Permit Case **WSUP19-0030 – A Dog's Life Kennel**
APN 530-492-01

GENERAL PROJECT DISCUSSION

Washoe County Engineering staff has reviewed the above referenced application. The Special Use Permit is for the development of a commercial kennel. 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 CFA, Inc. 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: Leo Vesely, P.E. (775) 328-3600

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 (BMPs) 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. The developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit and submit a copy to the Engineering Division prior to issuance of a grading permit.
3. The Truckee Meadows Regional Stormwater Quality Management Program Construction Permit Submittal Checklists and Inspection Fee shall be submitted with the grading permit.
4. All mitigation shall be done in accordance with the Washoe County June 15, 2019 Boneyard Flat Closed Basin Interim Drainage Policy and updates.
5. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
6. All grading shall be in accordance with Article 110.438 Grading Standards.
7. Grading plans shall identify the basis of elevation. NAVD88 is preferred for design. If NAVD88 is not used, the conversion factor to NAVD88 shall be provided.



INTEGRITY



EFFECTIVE
COMMUNICATION



QUALITY
PUBLIC SERVICE

Subject: **WSUP19-00 – A Dog’s Life**
Date: December 31, 2019
Page: 2

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. Specifications for revegetation procedure and seed mix shall be prepared by a licensed landscape architect.

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

Contact Information: Leo Vesely, P.E. (775) 328-3600

1. A project specific drainage report shall be prepared for each grading permit and shall address any required mitigation of increased volume of runoff for the 100-year 10-day storm event.

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Contact Information: Mitchell Fink (775) 328-2050

1. Regional Road Impact Fees will be assessed for the project with the issuance of a building permit.
2. Provide a copy of the Special Use Permit to NDOT for their review and comments.

**WASHOE COUNTY
HEALTH DISTRICT**
ENHANCING QUALITY OF LIFE

December 26, 2019

Washoe County Community Services
Planning and Development Division
PO Box 11130
Reno, NV 89520-0027

RE: A Dog's Life; 530-492-01
Special Use Permit; WSUP19-0030

Dear Washoe County Staff:

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

Contact Name – James English - jenglish@washoecounty.us

- a) Condition #1: The WCHD has no comments, conditions or recommendations on this special use permit application as submitted.

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

Sincerely,



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





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

Washoe-Storey Conservation District

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

January 6, 2020

Washoe County Community Services Department

C/O Chris Bronczyk, Planner

1001 E Ninth Street, Bldg A

Reno, NV 89512

R: WSUP19-0030 A Dog's Life

Dear Chris,

In reviewing A Dog's Life, the Conservation District has the following comments.

With the landscape having drought tolerant plantings any new deciduous and or evergreen trees planted monitored for a 4 year period and if replacement is needed they shall be the same size as the initial planting.

In the document the color of the buildings and roof will require a lighter color to reflect earth tone colors.

In the construction of the retention basin connect the 4 inlets to a 2 feet deep by 3 feet wide infiltration trench to encourage ground water-recharge. In addition connect the 4 inlets with a 2 feet deep by 3 foot wide low flow channel the length of the basin with 4-6 inch rock placed in the flow line.

All new catch basins shall be sumpless with the retention basin as the sediment collection point.

We request the lighting photometric plan follow the dark skies guidelines.

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

Tyler-Shaffer



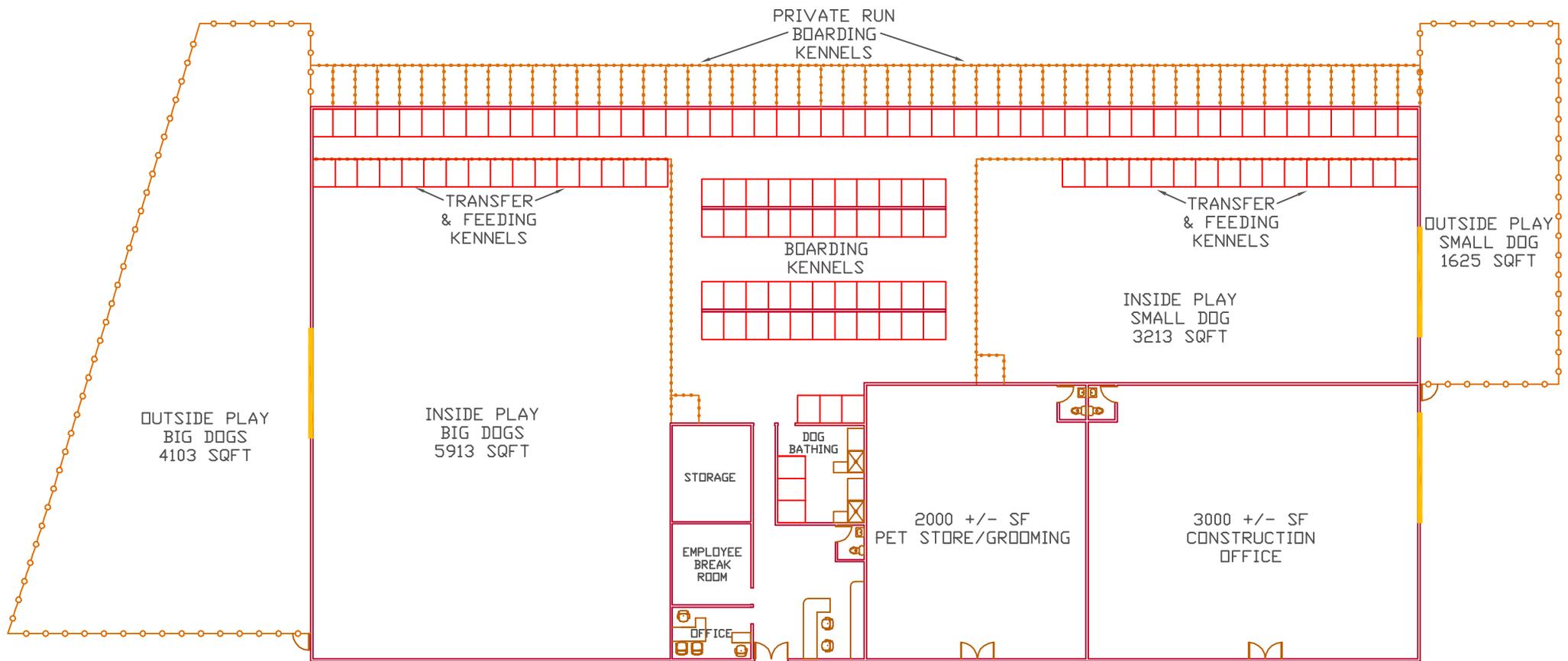
A Dog's Life Daily Operation's Overview

Canine Assessment

- Verification of all vaccines required prior to in house assessment.
- Canine history and socialization form review.
- Food and toy temperament assessment.
- Socialization assessment with one, two and 3 canines.
- Final approval/denial decision.

Open Play

- Morning drop-off begins at 6:30 am.
- Outside open play and private runs begins at 7:00 am.
(Weather permitting and below 90°F and above 32°F)
- Mid-day feeding requests begin at 1:00 pm.
- Outside open play and private runs ends at 6:00 pm.
- Inside open play ends and last pick-up 6:30 pm.
- Overnight boarding bathroom breaks as needed.





Spanish Springs Citizen Advisory Board

Approval of these draft minutes, or any changes to the draft minutes, will be reflected in writing in the next meeting minutes and/or in the minutes of any future meeting where changes to these minutes are approved by the CAB. Minutes of the regular meeting of the Spanish Springs Citizen Advisory Board held December 8, 2020, 6:00 p.m. at the Spanish Springs Library at (7100A Pyramid Lake Highway).

1. *CALL TO ORDER/ DETERMINATION OF QUORUM – The meeting was called to order at 6:00 p.m.

MEMBERS PRESENT: Sam Metz, Donald Christensen, Stan Smith, , Ken Theiss.

MEMBERS ABSENT: Matt Lee, Bruce Parks

2. *PLEDGE OF ALLEGIANCE – The pledge was recited.

3. *PUBLIC COMMENT – There were no requests for public comment, Ken Theiss closed the public comment period.

4. APPROVAL OF AGENDA FOR THE REGULAR MEETING OF JANUARY 8, 2020:

Stan Smith moved to approve the agenda for the meeting of **JANUARY 8, 2020**. Sam Metz seconded the motion to approve the agenda of **JANUARY 8, 2020**. Motion passed unanimously.

5. APPROVAL OF THE MINUTES FOR THE MEETING OF DECEMBER 4, 2019: Stan Smith moved to approve the minutes of **DECEMBER 4, 2019**. Sam Metz seconded the motion to approve the minutes of **DECEMBER 4, 2019**. Motion passed unanimously.

6. DEVELOPMENT PROJECTS- The project description is provided below with links to the application or you may visit the Planning and Building Division website and select the Application Submittals page: www.washoecounty.us/comdev

6.A. Special Use Permit Case Number WSUP19-0029 (Summit Christian Church) – Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request for a special use permit to allow for grading and expansion of religious assembly uses at 7075 Pyramid Highway. The grading includes ±50,000 cubic yards of cuts from the site with ±30,000 cubic yards to be placed on the north end of the site and ±20,000 cubic yards to be exported. The building expansion will occur over the next fifteen years including a new 40,689 sq. ft. two story worship center, a new 33,064 sq. ft. administrative building, and the addition of 369 parking spaces with the existing buildings being reconfigured. (for Possible Action)

- Applicant\Property Owner: Summit Christian Church
- Location: 7075 Pyramid Hwy
- Assessor's Parcel Number: 083-730-13
- Staff: Julee Olander, Planner, (775) 328-3627; jolander@washoecounty.us
- Reviewing Body: Tentatively scheduled for the Board of Adjustment on February 6, 2020

- Kerry Rohrmeier, Representative, provided a PowerPoint presentation. She spoke about the proposed project of the expansion of the worship center. She said this has been a long-term plan of expansion.
- MDS zoning with cluster style development.
- 40,689 sq. ft. worship center with seating for 1,500
- 13,060 sq. ft. administrative office building

- Reconfiguration of existing church for family use
- Interior storage
- 369 parking spaces with dark-sky compliant lighting – desert pallet colors
- The property is setback and above Pyramid highway
- She showed images of the proposed expansion

Stan smith asked about traffic. He asked if the ingress and egress can handle the extra cars. Ms. Rohrmeier said there is a traffic management plan and program. There should be no added impact with this site.

Ken Theiss asked about the turn lanes and semi trucks. Ms. Rohrmeier said the church is working with NDOT. Ken expressed concerns at the whoop-de-dos at the turn lanes and increased traffic.

Donald Christensen asked about the 15-year plan. He said the demographics may be different in 15 years. He said he wants to know the current plan. Lonny Johnson, Project Representative, said the worship will be the majority of the project which they are getting permits for in 2020. He said the administrative offices portion of the project will be deferred for 10 years. It will be a small add-on built later. And a small add-on to storage will come later in about 5 years. He said we are currently trying to get entitlements.

Ms. Rohrmeier said 15 year timeline is to allow them to build out.

Ken said permits are only good for so long. In 15 years, you will need more permits. Lonny said they are requesting only the grading and building permit.

Donald asked for clarification on the 13,000 sq. ft. for an administrative building. He asked if there are other plans for subleasing or other uses. Ms. Rohrmeier said they don't plan to sublet or allow other businesses to operate there. She wanted to clarify the square footage on her PowerPoint for administrative building was not correct. It should be 13,000 sq. ft. not 33,000 sq. ft.

Stan asked about increased traffic. Lonny said they currently have 700 seats. All the seats at the current facility will be moved to the proposed worship building. He said it most likely they won't go to 1,500 seats on the first day, but rather phased into it. Stan said eventually it will be double the current seating. Ms. Rohrmeier said the holidays are when they experience higher attendance than the typical Sunday. She said they are already equipped to deal with that.

Public Comment:

Cynthia Bymers wanted clarification and said there are 700 seats currently, but there will be up to 1500 seats in the proposed project. Ms. Rohrmeier said the current auditorium will be turned into a family area. Cynthia asked about the 30,000 sq. ft. mound. She asked what kind of mound it will be. Ms. Rohrmeier showed on the overview map the location on the mound on the right side of the property, north of the exit. Lonny said it will be graded and sculpted as a natural, meandering, re-vegetated mound with native grass and shrubs. Cynthia asked the height of the mound. Lonny said it will be a 3:1 slope with a max of 10 feet. Cynthia said 30,000 sq. ft. mound is a lot for that location. Lonny said they have to remove extra dirt and will be relocating some of it on the mound and haul the rest off of the property.

Hearing no further requests for public comment, Ken closed public comment period.

MOTION: Stan Smith moved to forward community and Citizen Advisory Board comments to Washoe County staff and recommend approval Special Use Permit Case Number WSUP19-0029 (Summit Christian Church). Sam Metz seconded the motion to recommend approval. Donald Christensen opposed. The Motion carried 3 to 1.

6.B. Abandonment Case Number WAB19-0003 (Cooper Easement) – Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request for abandoning a portion of the access and utility easement bulb to create a non-constrained buildable area. (for Possible Action)

- Applicant\Property Owner: Jimmy and Marianna Cooper
- Location: 0 El Molina Drive
- Assessor's Parcel Number: 076-381-64
- Staff: Dan Cahalane, Planner, (775) 328-3628; dcahalane@washoecounty.us and Chris Bronczyk, Planner, (775) 3283612; cbronczyk@washoecounty.us
- Reviewing Body: Tentatively scheduled for the Planning Commission on February 4, 2020

Ryan Switzer, Project Engineer, said the items WAB19-0003 and WPVAR19-0003 are co-current and requested to present them together.

6.C. Variance Case Number WPVAR19-0003 (Cooper Variance) – Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request for a variance of the setbacks located on the relocated easement per WAB19-0002, and the westerly property line setback. The required setbacks are 30 feet front, and rear, and 50 feet for the side yard setbacks. The westerly property line is a side yard which requires a 50 foot setback, the request is for a 10 foot setback. The setback off the relocated easement is 30', the request is for a 0 foot setback off of a 40 foot easement. (for Possible Action)

- Applicant\Property Owner: Jimmy and Marianna Cooper
- Location: 0 El Molina Drive
- Assessor's Parcel Number: 076-381-64
- Staff: Dan Cahalane, Planner, (775) 328-3628; dcahalane@washoecounty.us and Chris Bronczyk, Planner, (775) 3283612; cbronczyk@washoecounty.us
- Reviewing Body: Tentatively scheduled for the Board of Adjustment on February 6, 2020

Ryan Switzer, Robinson Engineering, showed the subject site on the Washoe County Regional Map, and provided an overview of the requests.

He said they are requesting a hammer head turn around design instead of the bulb, and then they can move forward with re-description of the easement. He said the bulb is taking up the southwest corner. He spoke about the topography as hilly, not buildable, and they cannot develop by the access easement.

Additionally, he said they are requesting a variance of the current setbacks. He said they are requesting the west-side setback to be 10 feet. He said once they have a hammer head turn around in place, they will be requesting 0 feet setback in the front. The rear and side setback would remain the same.

Ken asked about acreage. Ryan said its 10 acres. Ken asked about developing on the north east corner. Ryan said there are access issues. He said south west corner is the only access. He showed the next nearest road on the map. He said the only access is El Molina

Stan asked if a road could be built across the drainage. Ryan said it would be steep terrain. To have a road across, it would have to be a bridge, which wouldn't be financially feasible. Stan said he has issues with 0 ft. setback. Ryan said it would be on the side of the easement, and the structure wouldn't be built right on the property line, it would be more like 10-15 feet back. He said their current proposed floor plan works with this proposed configuration with the most development space. Stan said he is concerned with the public's access of the easement and if they had to turn around on the

easement onto the subject property. Ryan said the fire department or property owner would be the only one's driving down the easement. Ryan showed easement and proposed hammerhead and said it's partially into the access easement. If there were a fire, the fire truck could turn around and they wouldn't have to back up down the court.

Sam Metz said he has a big concern with abandonment. Washoe County cannot do an abandonment themselves. It might set a precedent for others to do this in the future. He said he cannot support the abandonment. He said he supports the amendment. Ryan asked for clarification on his concern with abandonment. Stan Metz said according to the application, Washoe County doesn't own property therefore they cannot abandon the property. Ryan said it's an adjustment. Abandoning and re-locating at the same time. Ken said it's not abandoning it; you are changing it. Ryan said they are concurrent. Sam said he believes the property owner has a right to do they want with their property, but he said he is concerned about the abandonment portion of the request.

Dan Cahalane, Washoe County Planner, said the application includes standard language to show what the County can and cannot abandon. The applicant is abandoning what they have legal access to. Sam said that's not how he is reading it.

Ken re-stated and clarified, it has to be abandoned, but there has to be a backup application to replace it. Dan said in this case, yes, they are replacing the abandoned portion of access in order to provide access.

Public comment:

Vanessa Coyle, property owner north of subject property, said the easement is next to her property, and wondered why they can change it. Ryan said the access easement is not changing in front her property. He said the only part that is changing is on the subject property. Vanessa said cars use that access road to look for petroglyphs. Vanessa said there is an easement on the other side of her property with a required setback. She said they were required to have a setback for the shop they tried to build on her property, but her request was denied. Ken said this is not changing anything on her property.

Dean Tishler said he has concerns. He asked Dan to remove this item from the board tonight. People were confused about the notices that went out. The notices were misleading. He said the first card, the address said 0 El Molina, and the other card for asking for easement adjustment, gave an address in Palomino valley. Dean provided background of this subject property. He said they bought this parcel on the Washoe County court house. It's not buildable. He said the original owner got money from Sierra Pacific to run a power line across the buildable space. It should have been declared 3 owners ago that its unbuildable. Unfortunately, the owners got into a trap. The powerline goes down that road through the buildable space. The powerline is underground. That area should have been declared open space. He said with setbacks and easement make it unbuildable. He said previous owner who was an architect spent hours trying to figure out how to build a house there. He said it's a sad situation. He said he doesn't think you could move forward with this.

Ryan said yes, there is a powerline underground, continuation of utility easement which is 10 feet wide would remain in place that wouldn't be affected.

Ken closed the public comment period. And asked if any board member wanted to make a motion.

MOTION: Sam Metz moved to deny the abandonment. He said he cannot support the abandonment. He but could support the owner doing what he wants with his property. He said he cannot see why they need an abandonment of existing plan with variance on the same property. They are tied together for some reason. He wants to support the hammerhead. There is more to the abandonment. It's setting precedent down the road. Stan second motion to deny. Motion carried unanimously.

MOTION: Ken Theiss noted because the abandonment item was denied, he moved to deny the setback variance. Stan Smith seconded the motion for denial. Sam opposed. Motion carried 3 to 1 with Sam Metz opposed the motion.

6.D. Special Use Permit Case Number WSUP19-0030 (A Dog's Life) – Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request for a Commercial Kennel. The project site will consist of a 20,000 square foot building, associated landscape and parking. The building will contain 15,000 sf of space for boarding and doggie day care, 2,000 sf for retail use, and 3,000 sf for a contractor's office. (for Possible Action)

- Applicant\Property Owner: Dixie D. May Trust
- Location: Corner of Ingenuity Ave. and Pyramid Hwy
- Assessor's Parcel Number: 530-492-01
- Staff: Chris Bronczyk, Planner, (775) 328-3612; cbronczyk@washoecounty.us
- Reviewing Body: Tentatively scheduled for the Board of Adjustment on February 6, 2020

Kenny Brown, Representative, provided a project presentation.

Richard Wilson/Christine Wilson/ Rebecca (mother) are the business partners of A Dog's Life, a dog day care and boarding facility. Mr. Wilson said his vision is to provide dog care for community members. He said he has conducted research, and this will create local jobs and looking forward to providing this to the community.

Mr. Brown spoke about the project. He said there will be 1.9 acres for the kennel, and rest of portion will be developed later. It has the appropriate zoning. He said there is plenty of buffer between kennel and residential.

Sam Metz asked if this area will support this. He asked if there are enough dogs to support this. Mr. Wilson said research shows there are plenty of dogs in this area.

Donald Christensen wanted to illustrate his personal proximity to this subject property. He said there is a buffer with neighboring commercial zoning. He said he is within 1,000 ft and his backyard would face the side yard. He appreciated the proper zoning and SUP. He said his house is up on a grade with a catch basin with one will build behind him. He said he notified his neighbors and invited them to attend the meeting. None of his neighbors showed up; he said that is a sign of approval.

Mr. Brown noted there is information included regarding traffic impacts which are minimal. Donald said one neighbor who did respond was opposed. He said he will take it as 9 out of 10 as an approval.

Dave Snelgrove, CFA Representative, said the Wilsons have a plan to address the barking noises. He showed the outdoor play area on the map which is away from other properties.

Donald said he noticed a sale sign on the parcel. Mr. Wilson said they are in contract as long as they get this SUP. Dixie May Trust currently owns it. Donald said if we endorse it, are we endorsing it for another owner and business. Mr. Wilson said this our retirement. Mr. Wilson said the timeframe is 10 months to build. Mr. Wilson showed how they plan on minimizing the impacts of noise by placing larger dogs with block wall. All dogs will be brought in at 6 p.m. He showed the kennel locations on the property.

Sam Metz asked if there is an on-site manager. Mr. Wilson said there will be night staff.

With no requests for public comment, Ken closed the public comment period.

MOTION: Stan Smith moved to recommend approval. Sam Metz seconded the motion to recommend approval. The motion carried unanimously.

7. *WASHOE COUNTY COMMISSIONER UPDATE- Commissioner Hartung was not in attendance.

8. *CHAIRMAN/ BOARD MEMBER ITEMS - None

9. *GENERAL PUBLIC COMMENT AND DISCUSSION THEREOF –

With no requests for public comment, Bruce Park closed the public comment period.

ADJOURNMENT – Meeting adjourned at 7:12 p.m.

Number of CAB members present: 18

Number of Public Present: 4

Presence of Elected Officials: 0

Number of staff present: 2



WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects

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

Date: January 15, 2020

To: Chris Bronczyk, Planner

From: Jennifer Heeran, Senior Licensed Engineer

Re: Special Use Permit Case **WSUP19-0030 – A Dog's Life Kennel**
APN 530-492-01

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Contact Information: Mitchell Fink (775) 328-2050

This project is within the Spanish Springs Area Plan and per the Spanish Spring Area Plan section SS.3.11: At the request of the Department of Public Works, non-residential projects shall submit traffic reports and mitigation plans to the Departments of Public Works and Community Development for review and approval prior to the issuance of building permits for the project.

In the Special Use Permit application, a traffic update letter was prepared by Solaegui Engineers. Per their calculations and estimates of the overall traffic associated with the proposed uses, it was determined that the peak hour trip rates were below the threshold required by Washoe County necessitating the need for a traffic impact report for this project. Based on this information, the requirement for a traffic impact for this project has been waived.



INTEGRITY



EFFECTIVE
COMMUNICATION



QUALITY
PUBLIC SERVICE



WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Regional Parks and Open Space

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

TO: Chris Bronczyk, Planner

FROM: Sophia Kirschenman, Park Planner

DATE: January 10, 2020

SUBJECT: Special Use Permit Case Number WSUP19-0030 (A Dog's Life)



The Washoe County Regional Parks and Open Space Program (Parks Program) has reviewed and prepared the following comments related to WSUP19-0030:

If approved, this special use permit would allow for the construction of a commercial kennel, including a 20,000 square foot building and associated parking and landscaping. The subject property is located just north of Ingenuity Avenue and west of Pyramid Highway in Spanish Springs. This parcel falls within the boundaries of the Spanish Springs Planning Area and Washoe County Park District 2C. The Recreational Opportunities Map in the Spanish Springs Area Plan identifies a proposed multi-use trail along the west side of Pyramid Highway that would traverse the eastern boundary of the subject property. Parts of this trail just north of the subject site and south of Calle de la Plata have already been developed and there is an existing road/trail that traverses the subject site (see photos below). Additionally, there is an existing 30' buffer and public trail easement offered for dedication to Washoe County along the west line of State Route 445 (the east property boundary of the subject parcel) that is identified on Parcel Map 4045B per Parcel Map 3732 (see attached).



Photo 1: Existing multi-use trail just south of Calle de la Plata



INTEGRITY



EFFECTIVE COMMUNICATION



QUALITY PUBLIC SERVICE

Memo to: Chris Bronczyk
Subject: WSUP19-0030
Date: January 10, 2020
Page: 2



Photo 2: Existing road/trail along the eastern boundary of APN 538-161-11



Photo 3: Existing road/trail through the subject property (APN 530-491-01)

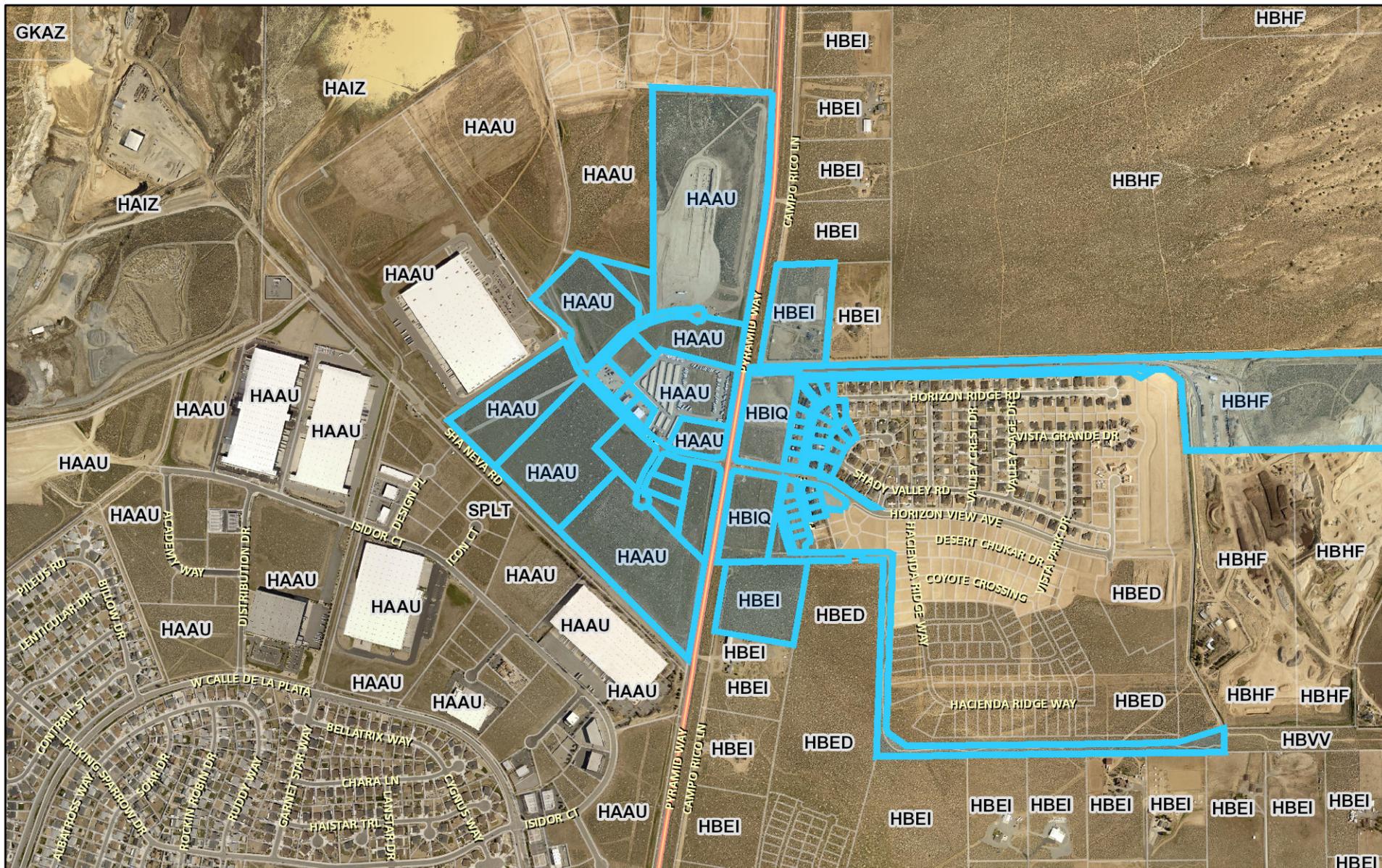
Memo to: Chris Bronczyk
Subject: WSUP19-0030
Date: January 10, 2020
Page: 3

While the Washoe County Parks Program shall not require the applicant to build the section of the trail on the applicant's property, we would request that the applicant consider building this portion of the trail as an added benefit to the community. Once the trail is fully complete, it could be used by employees and patrons of the future kennel and would also help meet the goals of the Spanish Springs Area Plan.

The Washoe County Parks Program does, however, require the following conditions of approval:

1. The maps and site plans included in the application materials do not identify the 30' buffer and public trail easement. All final maps and site plans shall identify this easement.
2. Existing plans show a berm and landscape buffer within the 30' buffer and trail easement. This is consistent with the purpose of the easement, so long as adequate space remains for trail construction. At least 20' within the buffer and trail easement shall remain clear and free of vegetation to allow for future trail construction either by the applicant or by the Washoe County Parks Program.

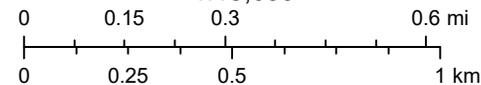
Notice Map - 900 Feet; 58 Parcels



January 9, 2020

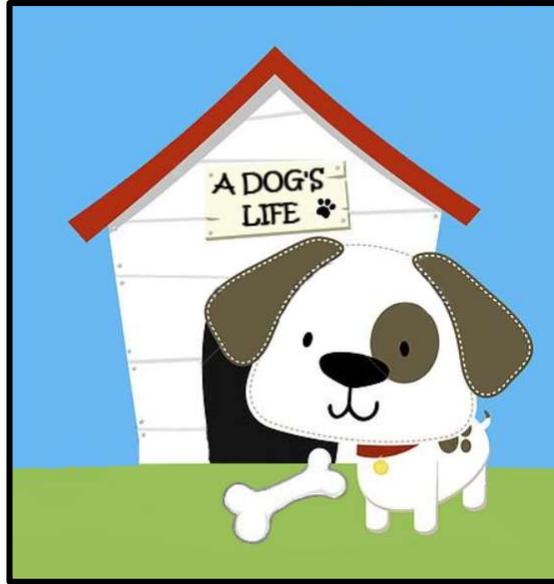
NBHD

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Washoe County
Washoe County GIS

WSUP19-0030
EXHIBIT K



***KENNEL AND DOGGIE DAY CARE FACILITY
SPECIAL USE PERMIT APPLICATION***

PREPARED FOR:

Richard and Christine Wilson

PREPARED BY:



DECEMBER 16, 2019

PROJECT: 19-089.00

**WSUP19-0030
EXHIBIT L**

Project Narrative - Table of Contents

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Special Use Permit Findings 9

Appendices

 Washoe County Dev, SUP Application Forms A

 Preliminary Landscape Plan, Project Architectural Elevations, Civil Engineering Sheets and Lighting and Photometric Plan B

 Project Supporting Information – Project Reports (Trip Generation Letter, Hydrology Letter, Proposed Revegetation Seed Mixture, SSAP Character Management Area Plan, SSAP Master Plan Map, Proof of Property Tax Payment, Assessors Parcel Map, Assessor’s Information Sheets, Recorded Parcel Map (PM 4045), Vesting Document) C

Map Envelope

 Full Size Maps

Property Location/Site Area

A Dog's Life Kennel and Doggie Day Care facility is proposed on a portion of a 2.75+/- acre parcel (APN 530-492-01). The subject parcel is located at the northwest corner of Pyramid Highway and Ingenuity Avenue in the Spanish Springs Business Park area, as defined in the Spanish Springs Area Plan (SSAP). A Project Vicinity Map is provided on page 2 of this Project Narrative to illustrate the subject property location.

Project Overview

The project submitted for special use permit review includes on 20,000+/- s.f. building on a 2.75+/- acre parcel. The building is proposed to contain a 15,000+/- SF of dog boarding and doggie day care use, 2,000+/- SF of retail/pet supply and grooming store and 3,000+/- SF construction sales and service use that will operate as a materials storage and takeoff location for a contractor. A graveled outdoor storage area employee parking area is also proposed on the eastern side of the currently proposed building. The use(s) for the second phase of the project have not yet been determined and there is a 27,550+/- SF pad area that will likely include additional parking and future building square footage that is allowed within the zoning designation of the parcel (I – Industrial) either by-right or with approval of a future special use permit.

Special Use Permit Requests

This application requests a special use permit for the use of a Commercial Dog Kennel for the proposed A Dog's Life - Boarding and Doggie Day Care. The use identified within the code standards of the Washoe County Development Code is Commercial Kennels. This is an allowed use in an Industrial zoning designation with approval of a special use permit. The commercial kennel use is proposed to be 15,000+/- s.f. of a 20,000+/- s.f. building. Two additional uses are proposed within the 20,000+/- building. A grooming and pet supply store (2,000+/- s.f.) and a construction sales and service use (3,000 s.f.) with an outdoor storage and vehicle parking area.

A special use permit for Grading is also requested to account for the overall site grading and the requirement (through the SSAP) to establish a berm for buffering and screening along Pyramid Highway. Specially, Sections 110.438.35(a)(1) as more than 1 acre of land will be graded with the development of the Phase I project site and pad preparation for the future (Phase II) development area.

Phasing Plan

The overall site will be developed in two phases. The currently proposed 20,000+/- SF building containing 15,000+/- SF of dog boarding and doggie day care use, 2,000+/- SF of retail/pet supply and grooming store and 3,000+/- SF construction sales and service use. A graveled outdoor storage area and employee parking area is also proposed on the eastern side of the currently proposed building. The use(s) for the second phase of the project have not yet been determined and there is a 27,550+/- SF pad area that will

A DOG'S LIFE SPECIAL USE PERMIT

SPECIAL USE PERMIT REQUEST NARRATIVE

likely include additional parking and future building square footage that is allowed within the zoning designation of the parcel (I – Industrial) either by-right or with approval of a future special use permit.

Phasing Timing – it is expected that the Phase I area will be constructed within 1-2 years after approval of the currently proposed special use permit. Phase II of the project will be largely market driving, but it is estimated that buildout of the project (with uses still to be defined) should occur within 5+/- years. If the future uses in Phase 2 of the project necessitate special use permit review, a subsequent application will be submitted for review to Washoe County.

Master Plan and Zoning

The subject property holds a master plan designation of Industrial and is zoned Industrial. The zoning designation is conformant with the master plan designation and the proposed use is conformant with the existing zoning designation.

Master Planned land uses and zoning designations that surround the subject property are as follows:

Direction from Subject Property	Master Plan Designation	Zoning Designation
West	Industrial	I
North	Industrial	I
South	Industrial	I
East	State Hwy ROW & Commercial	NC

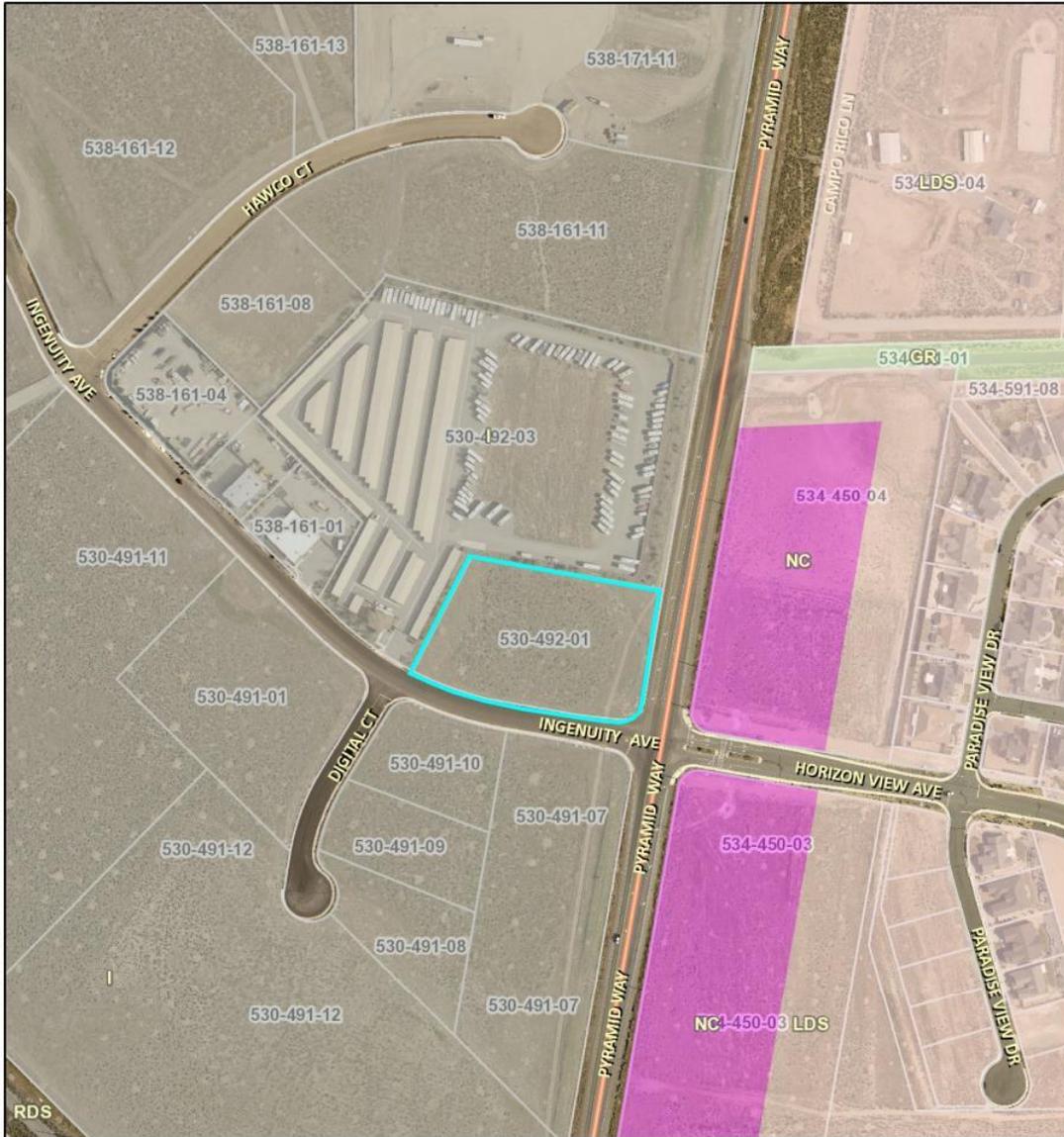
The surrounding master plan and zoning designations are all either high or medium in compatibility per the Washoe County Comprehensive Plan Compatibility Matrix. It should be noted that the only medium compatibility zoning is the NC zoning, which is located across a state highway (Pyramid Highway) and a 40-foot buffer has been provided with the proposed project plans. A copy of the Washoe County Master Plan Map and Zoning Map showing the subject property and surrounding uses are provided on the following two pages.

A DOG'S LIFE SPECIAL USE PERMIT

SPECIAL USE PERMIT REQUEST NARRATIVE

Zoning Map

530-492-01

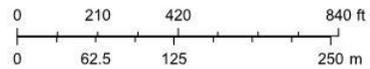


October 17, 2019

1:4,514

- INDUSTRIAL
- NEIGHBORHOOD COMMERCIAL
- LOW DENSITY SUBURBAN
- GENERAL RURAL

SUBJECT PROPERTY



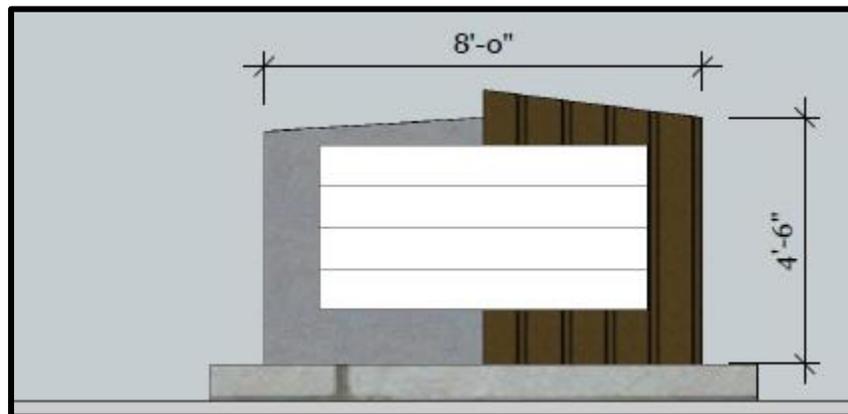
Washoe County
 Washoe County GIS
 Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

This information for illustrative purposes only. Not to be used for boundary resolution or location and not intended to be used for measurement, calculation, or delineation.
 Washoe County Technology Services - Regional Services Division, 1001 E. 9th St, Building C-200, Reno, NV 89512 www.washoecounty.us/gis (775) 328-2345



Signage and Lighting

The project proposed signage for this site will conform with standards contained in Article 505 of the Washoe County Code. Signage will be provided via wall signage and the building and a singular monument sign with multiple tenant identification spaces provided. An elevation of the proposed monument sign is provided, below.



A photometric plan is provided in Tab B with this application package that shows the location and type of lighting proposed. The photometric plan shows that lighting will not spill off the project site and will be appropriately directed to provide lighting in parking and pedestrian areas of the site.

Access

Article 216 deals specifically with access/ingress along the Pyramid Highway. Per Section 110.216.05 (Pyramid Lake Highway) development along the Pyramid Lake Highway shall comply with the following:

- (a) Access. Direct egress or ingress onto new individual parcels in addition to that existing on the May 26, 1993 is prohibited, unless no other alternative egress or ingress can be shown.

Conformant with this area plan requirement, access to and from the site is only provided from Ingenuity Avenue. A primary access has been provided near the western side of the site, further away from the higher speed turns off Pyramid Highway and a gated emergency access is provided toward the western side of the site approximately 120 feet from the western property line.

A DOG'S LIFE SPECIAL USE PERMIT

SPECIAL USE PERMIT REQUEST NARRATIVE

Parking

Required parking for the site will be conformant with Article 410 and provide adequate standard and handicapped accessible spaces. Currently, the proposed use will require 38 total parking spaces with two (2) of the spaces being accessible parking. The project proposes 40 total parking spaces with 2 accessible spaces, thus meeting the Code requirement for parking.

The required parking was calculated using Article 410 of the Washoe County Code for the specific, proposed uses. Below is the calculation for each use and the cumulative amount of Code required parking for the project.

Square Footage	Use	Code Parking Ratio	Total Spaces Required
15,000/100 Kennels	Commercial Kennel with 100 Kennels and 4 employees on peak shift	0.25 per animal at design capacity and 1 per employee on peak shift	29
2,000	Groom and Pet Supplies (retail store)	2.5 per 1,000 s.f. plus 1 per employee on peak shift	6
3,000	Construction Sales and Service (No retail use included, only storage and takeoff point)	2 per 1,000 SF for retail and 1 per 1,000 SF for storage area	3
		Total Code Required Parking	38

Traffic

A traffic update letter was prepared for this project by Solaegui Engineers. Per the calculations and estimates of overall traffic associated with the proposed uses, it has been determined that the peak hour trip rates do not break the Washoe County Code listed threshold necessitating a traffic report for the project.

Grading

The entire 2.75-acre site, which is all below 15% in slope will be graded in preparation for site development (buildings, landscape and paving) to accommodate the future proposed uses. There will be just under 35,000 SF that is left undeveloped as part of the Phase II area of the project with future uses to be determined. This remaining undeveloped but graded area is under the 1-acre threshold necessitating review through a special use permit. The total excavation/cut proposed on the site will be 3,965+/- cubic yard (CY) and there is no anticipated import of soil as the fill amount is less than the amount of cut proposed. As such, the proposed site grading is less than the 5,000 CY threshold that would necessitate special use permit review. Given these grading areas and volumes proposed through the project civil engineering plans, no special use permit specific to grading is expected to be necessary with this project review.

Existing Site Conditions



View to the north of the existing site frontage along Pyramid Highway, .

View to the west along the northern boundary of the subject property line.



A DOG'S LIFE SPECIAL USE PERMIT

SPECIAL USE PERMIT REQUEST NARRATIVE



View to the north along the western boundary of the subject property line – mini-warehouse and boat and RV storage can be seen as the adjacent uses.

View to the east along the subject property frontage on Ingenuity Avenue.



Special Use Permit Findings

Article 810 of the Washoe County Development Code identifies findings that must be made in order to approve a special use permit. Following is an identification of each finding and the applicant's response as to how or why this finding is met with this request.

(1) Consistency. The proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the applicable area plan;

SS.1.3 The following Regulatory Zones are permitted within the Spanish Springs Suburban Character Management Area:

- a. High Density Rural (HDR – One unit per 2.5 acres).
- b. Low Density Suburban (LDS – One unit per acre).
- c. Medium Density Suburban (MDS – Three units per acre).
- d. High Density Suburban (HDS limited to the areas designated HDS prior to August 17, 2004)
- e. Neighborhood Commercial/Office (NC).
- f. General Commercial (GC)
- g. **Industrial (I).**
- h. Public/Semi-Public Facilities (PSP).
- i. Parks and Recreation (PR).
- j. General Rural (GR).
- k. Open Space (OS).
- l. Medium Density Rural (MDR – One unit per 5 acres).

The proposed use of a commercial kennel is consistent with the Washoe County Area Plan and Master Plan. The Spanish Springs Area Plan identifies that Commercial Kennels are allowed in the Industrial zoning designation with the approval of a special use permit. The proposed uses of Grooming and Pet Supplies and a Construction Sales and Service use are allowed, by-right under the Industrial designation. The industrial zoning designation is an allowed zoning designation under the Spanish Spring Suburban Character Management Area (the area in which the subject property is located, per the Spanish Springs Character Management Plan Map, Page E-3 of the Spanish Springs Area Plan). Policy SS.1.3 identifies that the Industrial (I) zoning designation is an allowed designation within this area.

SS.3.4 The necessary right-of-way and intersection requirements identified in the Pyramid Highway Corridor Management Plan or the Regional Transportation Plan will be protected through dedication, setback or other method deemed adequate and appropriate by the Regional Transportation Commission and Washoe County.

The required 150-foot setback from the Pyramid Highway frontage has been provided in the proposed development plan.

A DOG'S LIFE SPECIAL USE PERMIT

SPECIAL USE PERMIT REQUEST NARRATIVE

SS.3.11 At the request of the Department of Public Works, non-residential projects shall submit traffic reports and mitigation plans to the Departments of Public Works and Community Development for review and approval prior to the issuance of building permits for the project.

The Traffic Generation Letter provided by Solaegui Engineers with this application identifies that the project does not trip peak hour thresholds that would necessitate a traffic report for the proposed project.

SS.4.1 With the exception of temporary infrastructure for construction projects, Washoe County will require the underground placement of utility distribution infrastructure within the Suburban Character Management Area. Utility transmission facilities will be subject to a special use permit. In considering whether to grant a special use permit or in consideration of any conditions including underground placement which may be placed upon an approval, the Planning Commission will utilize the best available information including, but not limited to, the most recent Regional Utility Corridor Report and any Environmental Impact Statement or other study undertaken regarding the proposal.

New utilities will be provided as underground utilities, as applicable to the site.

SS.4.3 The grading design standards referred to in Policy SS.4.2 will, at a minimum, ensure that disturbed areas shall be finished and fill slopes will not exceed a 3:1 slope, and that hillside grading will establish an undulating naturalistic appearance by creating varying curvilinear contours.

All exposed slopes will be graded at 3:1 or less.

SS.5.1 Development, including that granted by a special use permit, but excluding educational facilities, within the Spanish Springs planning area will comply with the appropriate development standards and design guidelines as detailed in Appendix A –Western Theme Design Guidelines and Appendix B – Business Park Design Guidelines.

The project is located within the Business Park area of the Spanish Springs Character Management Areas. As such, the Appendix B – Business Park Design Guidelines were used in the development of the preliminary development plan.

SS.12.1 Residential and commercial development must utilize one or a combination of the following reliable water resources that are replenished in quantities to meet the needs of the area without reliance upon groundwater mining or recharge from agricultural uses:

- a. Deeded Truckee River water rights or other approved imported surface water rights when used with an appropriate drought yield discount as determined by the water purveyor and approved by the State Engineer.
- b. Imported groundwater from a source that is replenished in sufficient quantity to meet the demands placed upon a source without groundwater mining.
- c. Certificated groundwater rights or permitted quasi-municipal groundwater rights (that existed as of May 22, 1990) matched by imported, deeded surface water from a source such as the Truckee River.
 - For residential developments, the quantity of imported water or deeded surface water shall be equal to 50 percent of the groundwater demand.

A DOG'S LIFE SPECIAL USE PERMIT

SPECIAL USE PERMIT REQUEST NARRATIVE

- For developments other than residential (commercial, industrial, recreational, etc.), the quantity of the matching imported or decreed surface water rights shall be equal to 100 percent of the calculated demand.
- The Truckee River surface water dedicated must be capable of diversion to the Orr Ditch.

Water rights sufficient to meet the project demands will be provided with final plans for the project.

In addition to the above identified Spanish Springs Area Plan policies that have been specifically met with the project, the following Washoe County Comprehensive Plan policies are also met.

LUT.5.1 – Utilities and roadway access is provided to the site and it is definitely ready for development.

LUT.20.7 – Landscaping will be provided per the requirements of the SSAP and will be provided as drought tolerant plantings.

LUT.20.8 – The roofline of the proposed building is conducive for solar panels with a large roof surface oriented to the south.

LUT.21.2 – The proposed use is a use that is not provided in the northern part of Spanish Springs where there are many dog owners. This proposed use can be frequented by many residents who reside in the northern part of Spanish Springs and areas further north and will help to reduce vehicle miles travelled for such services.

LUT.21.4 – The SSAP design guidelines in Appendix B were followed for the design of this site.

LUT.23.2 – The landscape plan incorporates a berm along Pyramid Highway, per the requirement of the SSAP.

LUT.25.1 – This review of applicable policies shows adherence to this policy.

LUT.29.4 – VMT can be reduced with this proposed use being so closely located off Pyramid Highway making for convenient drop-off and pick-up of dogs from day care or boarding.

LUT.29.10 – A 150' setback off the Pyramid Highway frontage is required as part of the SSAP. It is assumed and understood that some of this area may be necessary in the future for potential widening of Pyramid Highway.

PSF.1.17 – Water rights sufficient to meet the project demands will be provided with final plans for the project.

- (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;

A DOG'S LIFE SPECIAL USE PERMIT

SPECIAL USE PERMIT REQUEST NARRATIVE

All utilities are accessible and adjacent to the subject property. The primary serving roadways (Ingenuity Avenue and Pyramid Highway) are adjacent to the site and currently underutilized relative to their overall capacity due to the limited construction of industrial and (generally) lower residential density patterns in the area. Retention has been identified and provided on site to meet the new regulation relative to stormwater that goes to Boneyard Flat.

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

The site is located in an appropriate location for the use. The location of the proposed commercial kennel is directly adjacent to industrially zoned properties on the north, west and south sides and abuts Pyramid Highway on the east with NC zoned property on the east side of Pyramid Highway. The project site backs up to an existing mini-warehouse and boat and RV storage on the north and west and the nearest residential properties are over 675 feet to the east of the proposed kennel building and have the ambient noise of Pyramid Highway separating their residential area from the proposed commercial kennel. Given this distance, noise that already exists in the area and the fact that the proposed kennel will have all dogs indoors in the nighttime, no impact on the nearest residential uses is foreseen.

- (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

All of the property surrounding the site is either Industrially zoned (north, west and south) or Neighborhood Commercially zoned (east) with Pyramid Highway separating the subject parcel from the NC zoned property. The project site backs up to an existing mini-warehouse and boat and RV storage on the north and west and the nearest residential properties are over 675 feet to the east of the proposed kennel building and have the ambient noise of Pyramid Highway separating their residential area from the proposed commercial kennel. Given the surrounding zoning, existing built/adjacent uses and the fact that the proposed kennel will have all dogs indoors in the nighttime no detrimental impacts to the character of the surrounding area nor injurious to the property or improvements of adjacent properties.

- (e) Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location purpose or mission of the military installation

There are no military installations located in proximity to the proposed site area. As such, this finding is not applicable.

ATTACHMENT A

*WSUP19-0030
EXHIBIT L*

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: A Dog's Life Kennel/Day Care SUP			
Project Description: Construction of a 20,000 +/- sf building, associated landscape and parking on a portion of a 2.75+/- acre parcel. The proposed building will contain a 15,000+/- SF boarding and doggie day care use 2,000 SF Retail and 3,000 SF Contractors Office with an employee parking and outdoor area.			
Project Address: 0 INGENUITY AVE			
Project Area (acres or square feet): 2.75 +/- Acres			
Project Location (with point of reference to major cross streets AND area locator): Project is located at the corner of Ingenuity Avenue and the Pyramid Highway and will be accessed off of Ingenuity Avenue			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
530-492-01	2.75+/- AC		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). None			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Dixie D. May Trust		Name: CFA, Inc.	
Address: 4303 CUTTING HORSE CIRCLE		Address: 1175 Corporate Boulevard	
RENO NV	Zip: 89519	Reno, NV	Zip: 89502
Phone: 775-750-4304	Fax:	Phone: 775-856-7073	Fax:
Email: dixiemay@charter.net		Email: dsnelgrove@cfareno.com	
Cell:	Other:	Cell: 775-737-8910	Other:
Contact Person: Dixie D. May		Contact Person: R. David Snelgrove, AICP	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Richard and Christine Wilson		Name:	
Address: 7695 Avila Court		Address:	
Sparks, NV	Zip: 89436		Zip:
Phone: 702-327-7137	Fax:	Phone:	Fax:
Email: adogslifenv@gmail.cm		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Richard Wilson		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: Richard and Christine Wilson

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, DIXIE D. MAY
(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): 530-492-01

Printed Name DIXIE D. MAY

Signed [Signature]

Address 4303 Cutting Horse Creeke
Reno, NV 89519

Subscribed and sworn to before me this
10 day of December, 2019.

(Notary Stamp)

[Signature]
Notary Public in and for said county and state
My commission expires: 11/01/2022



*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?

Construction of a 20,000 +/- sf building, associated landscape and parking on a portion of a 2.75+/- acre parcel. The proposed building will contain a 15,000+/- SF boarding and doggie day care use 2,000 SF Retail and 3,000 SF Contractors Office with an employee parking and outdoor area.

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.)

Site Plan included with application package

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

The dog boarding facility and doggie day care and 5,000 SF of lease space will be phase one (1) on the project. No developments of Phase (2) II is currently known and appropriate applications and processes are foreseen for the remaining portion of the site.

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?

Project is located adjacent to industrial with access to Pyramid Highway. The site has a gentle slope and is identified to be within a FEMA zone X, an area of minimal flood hazard. A high pressure gas line crosses the eastern most portion of the site but will not be affected by this project.

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

Provides an under-served use in the area that will be convenient for area residents. The nearest properties are Industrial uses and nearest residential uses are over 500+/- feet across Pyramid Highway. All over night boarding will be indoors of the facility.

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

There is a potential for barking dogs with any kennel. The site location and fact that this is proposed to be an indoor facility that will have the dogs indoors at night will limit any potential impact. The kennel building is over 675 feet from the nearest residential properties to the east across Pyramid Highway. All directly adjacent land uses are Industrial, State Highway or Neighborhood Commercial.

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.

Cut - 3,965+/- CY, Fill 1,091+/- CY. Net 2,874+/- CY

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

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

9. Utilities:

a. Sewer Service	Washoe County Utilities
b. Electrical Service	NV Energy
c. Telephone Service	ATT
d. LPG or Natural Gas Service	NV Energy
e. Solid Waste Disposal Service	Waste Management
f. Cable Television Service	Charter
g. Water Service	TMWA

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).

Addressed in question 8.

10. Community Services (provided and nearest facility):

a. Fire Station	Truckee Meadows Fire Protection District Station 46
b. Health Care Facility	Renown Urgent Care – Los Altos
c. Elementary School	Alyce Taylor Elementary School
d. Middle School	Yvonne Shaw Middle School
e. High School	Spanish Springs High School
f. Parks	East Canyon Park
g. Library	Spanish springs Library
h. Citifare Bus Stop	Corner of Pyramid Highway & York Way, Route 2

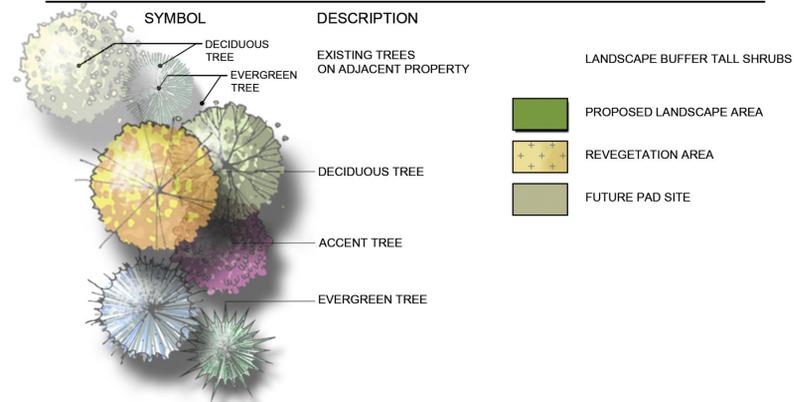
ATTACHMENT B



GENERAL NOTES

1. ALL PLANTING AND IRRIGATION SHALL BE INSTALLED PER LOCAL GOVERNING CODES.
2. FINAL PLANT SELECTION AND LAYOUT WILL BE BASED ON SOUND HORTICULTURAL PRACTICES RELATING TO MICRO-CLIMATE, SOIL, AND WATER REGIMES. ALL TREES WILL BE STAKED SO AS TO REMAIN UPRIGHT AND PLUMB FOLLOWING INSTALLATION. PLANT SIZE AND QUALITY AT TIME OF PLANTING WILL BE PER CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
3. ALL PLANTER BEDS WILL RECEIVE 3-INCH DEPTH OF MULCH WITH WEED CONTROL.
4. ALL LANDSCAPING WILL BE AUTOMATICALLY IRRIGATED UNLESS NOTED OTHERWISE ON THE PLAN. TURF GRASS WILL BE IRRIGATED USING LOW ANGLE SPRAY, ROTARY, AND/OR IMPACT HEADS TO REDUCE WIND DRIFT. CONTAINER PLANTINGS WILL BE DRIP IRRIGATED. A REDUCED-PRESSURE-TYPE BACKFLOW PREVENTOR WILL BE PROVIDED ON THE IRRIGATION SYSTEM AS REQUIRED PER CODE.

LANDSCAPE LEGEND



LANDSCAPE DATA

SITE AREA: 2.75 ACRES (119,190 SQ FT)
 ZONING: INDUSTRIAL; WASHOE COUNTY SPANISH SPRINGS AREA PLAN (SSAP)

DEVELOPMENT AREA: 85,146 SQ FT (1.9 ACRES)
 FUTURE PAD & FUTURE PARKING AREA NOT-A-PART

LANDSCAPE REQUIREMENTS PER WASHOE COUNTY DEVELOPMENT CODE & SPANISH SPRINGS AREA PLAN:

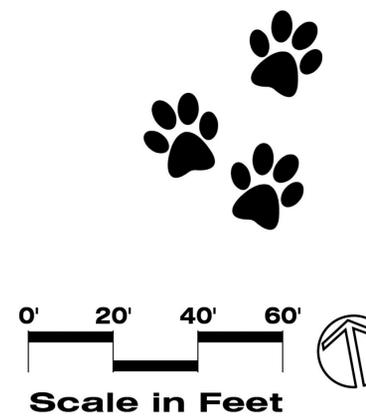
REQUIRED LANDSCAPE AREA: 8,515 SQ FT (10% OF DEVELOPMENT AREA)
 PROVIDED LANDSCAPE AREA: 8,515 SQ FT MIN.

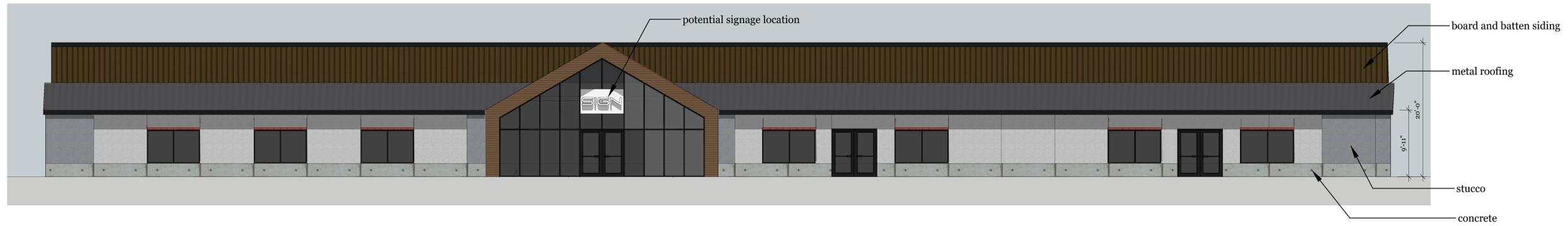
TREES REQUIRED: 20

- 1 STREET FRONTAGE TREES (1 TREE PER 50 LF)
- INGENUITY WAY FRONTING RETENTION BASIN (1 TREE)
- 15 PYRAMID HIGHWAY BUFFER TREES (1 TREE PER 20 LF)
- 4 PARKING AREA TREES (1 TREE PER 10 SPACES - 35 SPACES)

TREES PROVIDED: 20 MIN.

LANDSCAPE BUFFER AREAS MAY BE LANDSCAPED OR KEPT IN NATIVE VEGETATION. ALL BUFFER AREAS DISTURBED BY DEVELOPMENT CONSTRUCTION SHALL BE REVEGETATED.



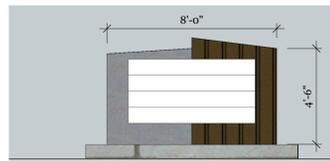


SOUTH ELEVATION



SOUTHWEST PERSPECTIVE - not to scale

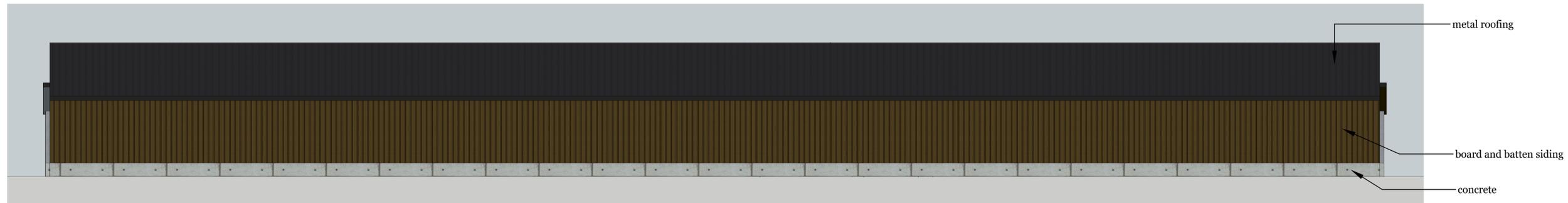
potential signage pylon



WEST ELEVATION



EAST ELEVATION



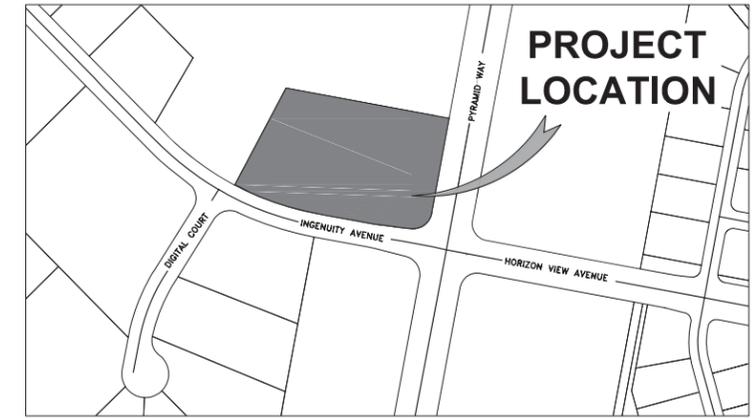
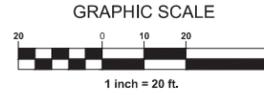
NORTH ELEVATION

**A DOG'S LIFE - KENNEL
CONCEPT ELEVATIONS
scale: 1/8" = 1'-0"**

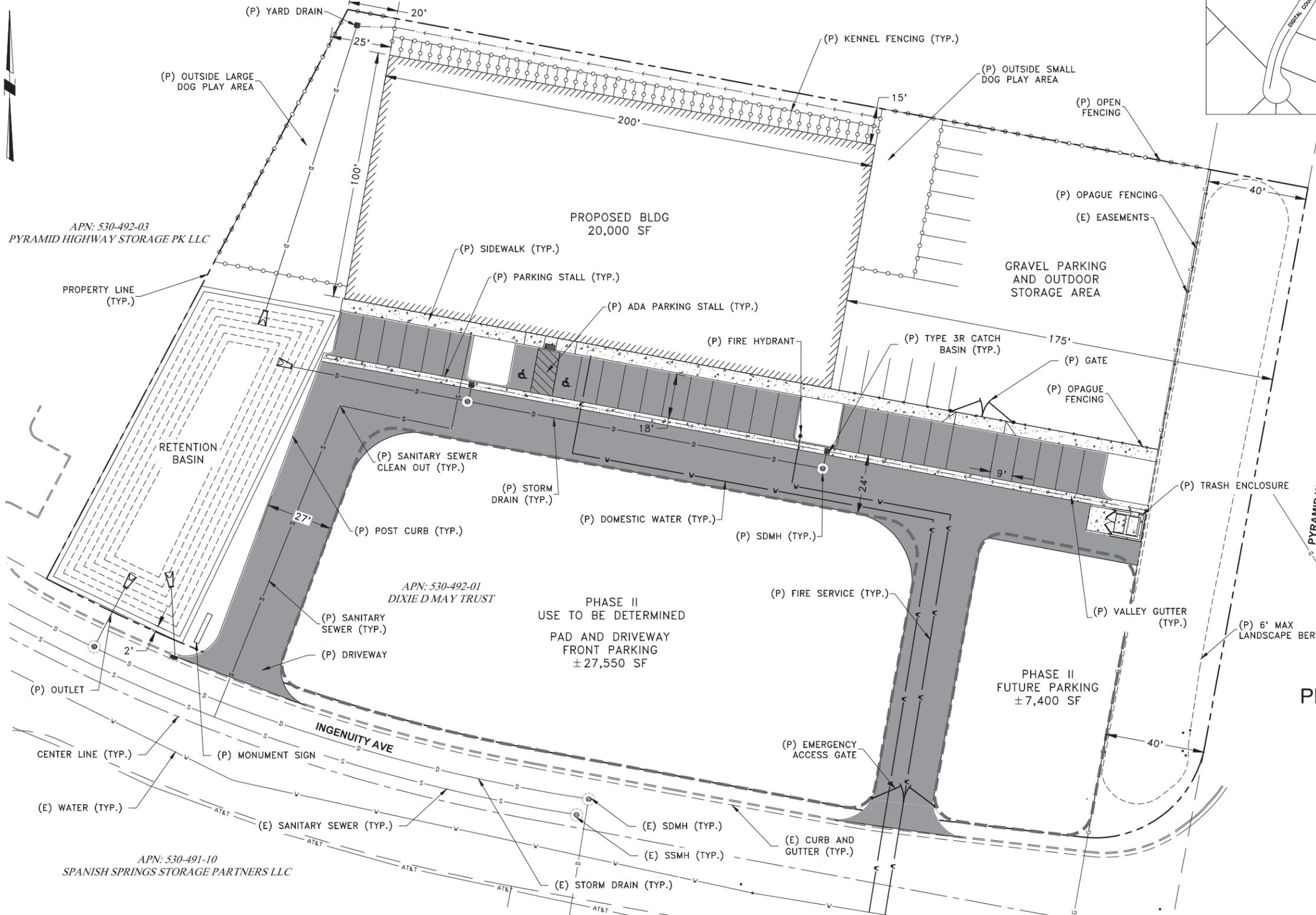


REVISIONS	
MM/DD/YY	REMARKS
1	...
2	...
3	...
4	...
5	...

DOG'S LIFE SPECIAL USE PERMIT PRELIMINARY SITE & UTILITY PLAN



VICINITY MAP
N.T.S.



LEGEND

	ASPHALT
	P.C.C.
	OPEN FENCING
	OPAGUE FENCING

DOG'S LIFE PRELIMINARY SITE & UTILITY PLAN SPECIAL USE PERMIT

RENO NEVADA

cfa CFA, INC.
 LAND SURVEYORS
 CIVIL ENGINEERS
 LAND USE PLANNERS
 1150 CORPORATE BOULEVARD ■ RENO, NEVADA 89502
 775-856-1150 MAIN ■ 775-856-1160 FAX ■ CFARENO.COM

JOB NO: 19089.00 DATE: 12-16-2019

SHEET 1 OF 3

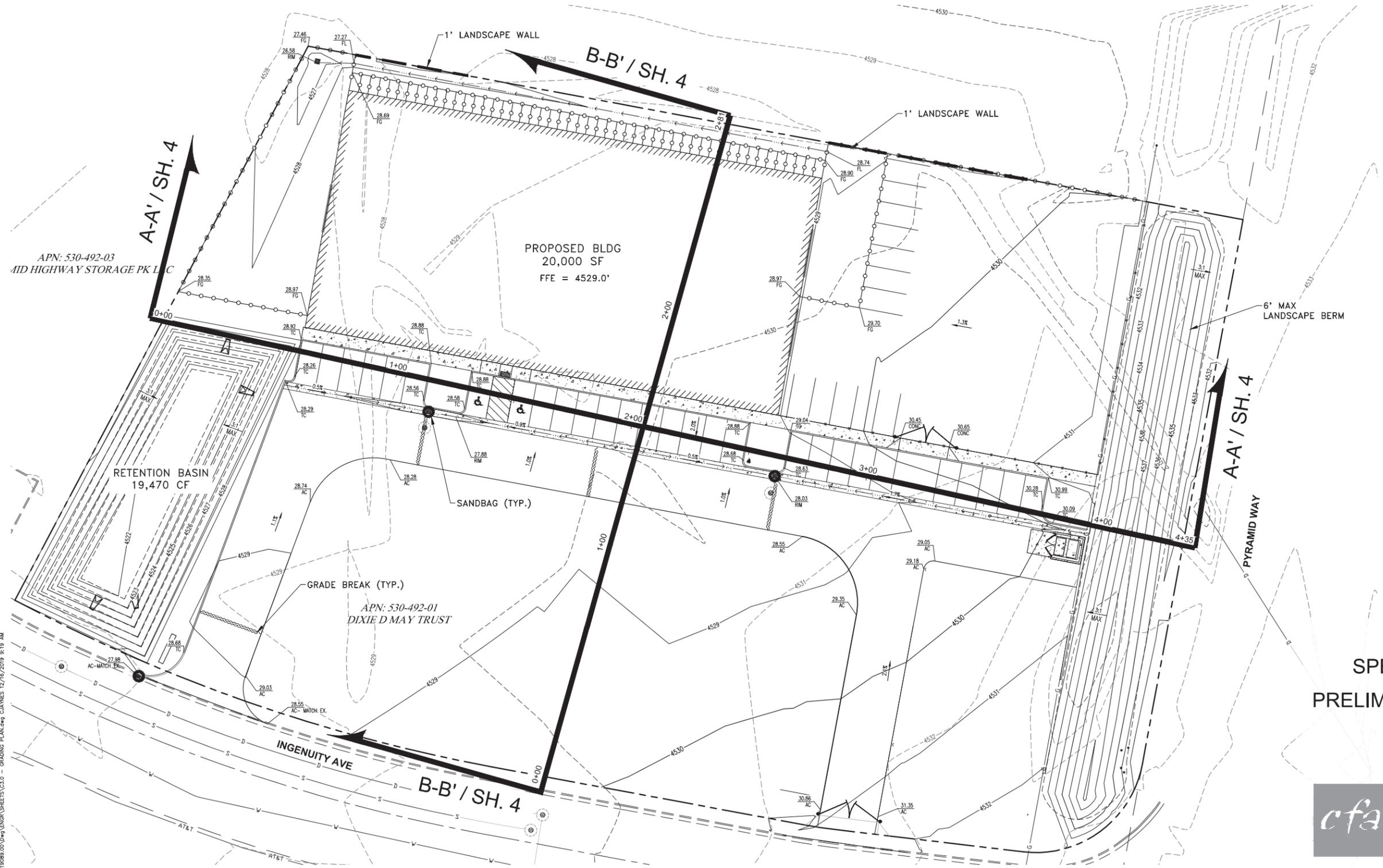
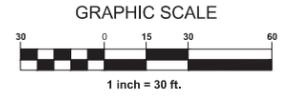
WSUP19-0030
EXHIBIT L

X:\Projects\19089\00\DWG\ENGR\ENGR SHEETS\02.D - UTILITY PLAN.dwg C:\MSDCAD\2019\8.04.dwg

DOG'S LIFE

SPECIAL USE PERMIT

PRELIMINARY GRADING PLAN



CUT: ± 3,965 CU YD
 FILL: ± 1,091 CU YD
 NET: ± 2,874 CU YD (CUT)

NOTE:
 EXCESS MATERIAL WILL BE DISPOSED OF AT
 LOVELOCK LANDFILL UNLESS MORE APPROPRIATE
 SITE IS IDENTIFIED PRIOR TO CONSTRUCTION.

DOG'S LIFE

SPECIAL USE PERMIT

PRELIMINARY GRADING PLAN

RENO NEVADA

cfa CFA, INC.
 LAND SURVEYORS
 CIVIL ENGINEERS
 LAND USE PLANNERS
 1150 CORPORATE BOULEVARD • RENO, NEVADA 89502
 775-856-1150 MAIN • 775-856-1160 FAX • CFARENO.COM

JOB NO: 19089.00 DATE: 12-16-2019

SHEET 2 OF 3

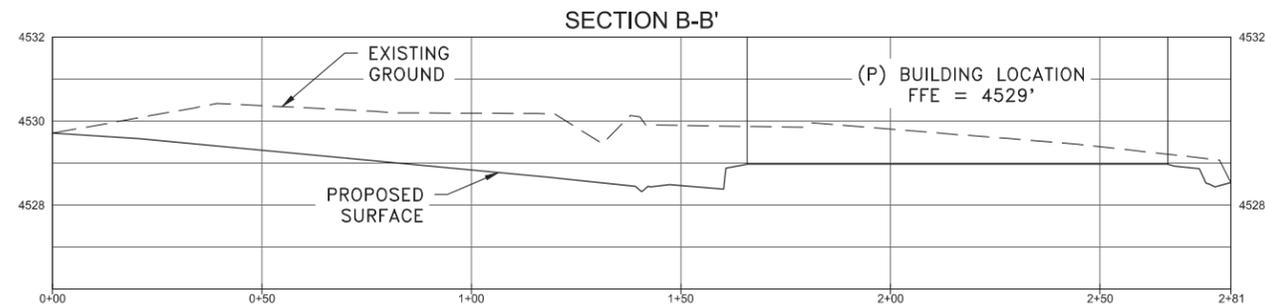
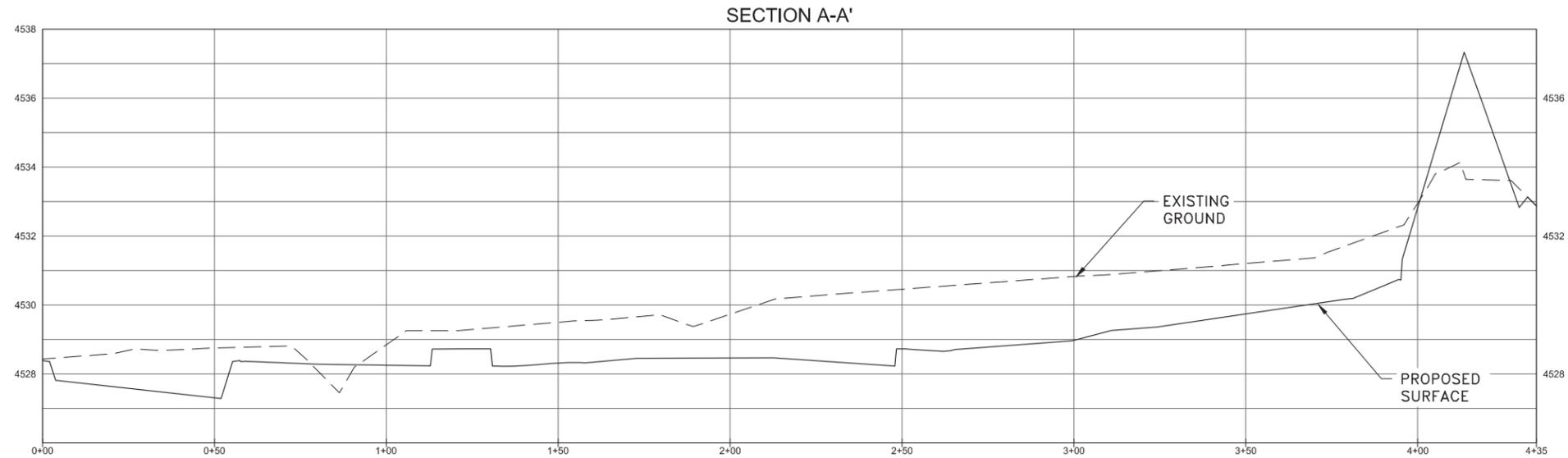
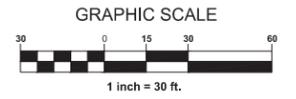
WSUP19-0030
 EXHIBIT L

X:\Projects\19089.00\Day\ENR\SHEETS\CAD - GRADING PLAN.dwg C:\MSD12\12162019 8:19 AM

DOG'S LIFE

SPECIAL USE PERMIT

CROSS SECTIONS



DOG'S LIFE

SPECIAL USE PERMIT

CROSS SECTIONS

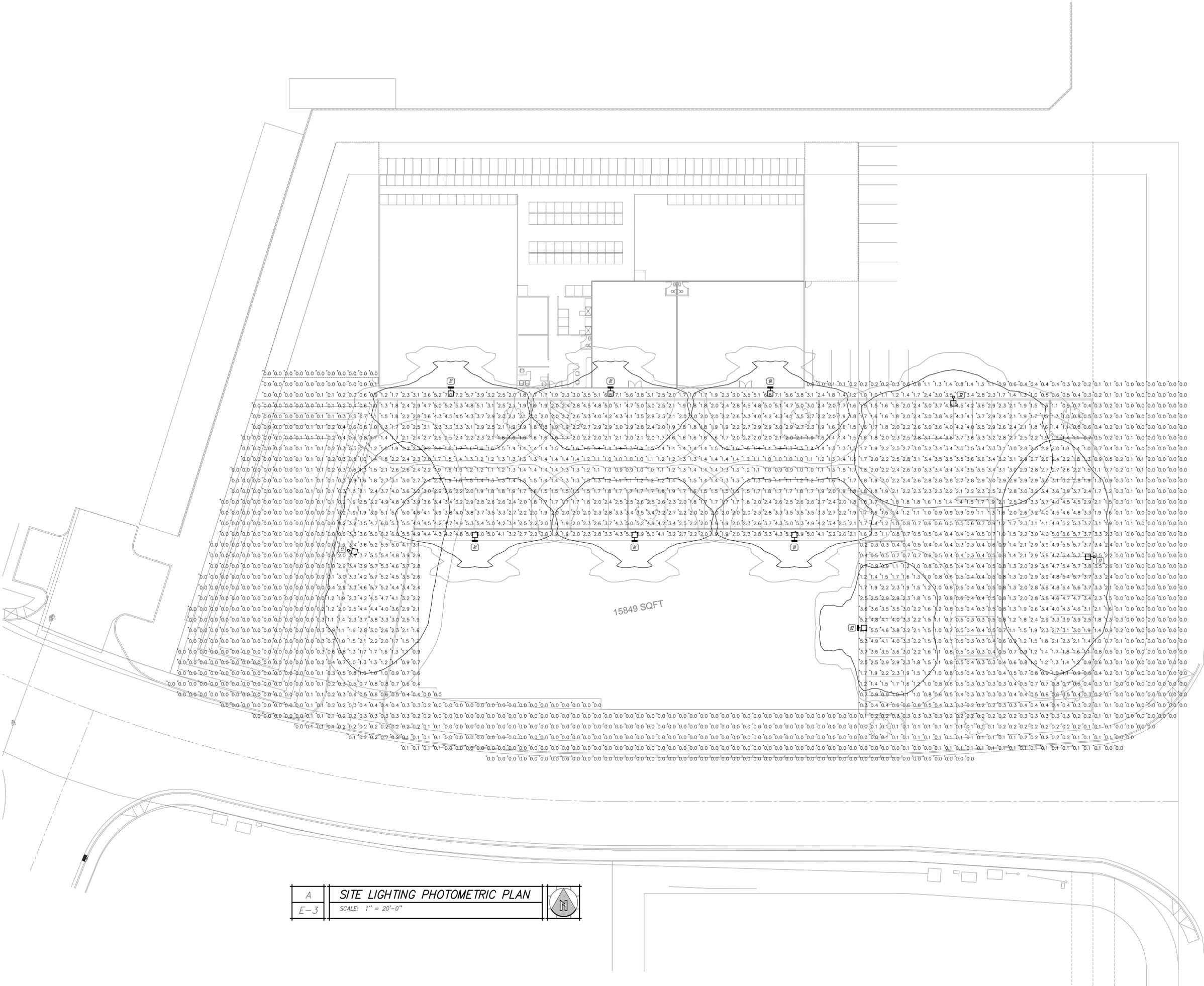
RENO NEVADA

cfa CFA, INC.
 LAND SURVEYORS
 CIVIL ENGINEERS
 LAND USE PLANNERS
 1150 CORPORATE BOULEVARD ■ RENO, NEVADA 89502
 775-956-1150 MAIN ■ 775-956-1160 FAX ■ CFARENO.COM

JOB NO: 19089.00 DATE: 12-16-2019

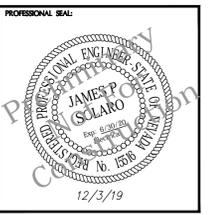
SHEET 3 OF 3

WSUP19-0030
 EXHIBIT L



A | **SITE LIGHTING PHOTOMETRIC PLAN** | 

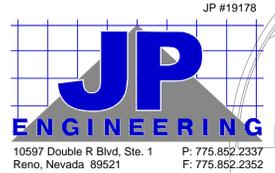
E-3 | SCALE: 1" = 20'-0"



A COMMERCIAL PROJECT FOR:
A Dog's Life - Kennel
0 INGENUITY AVE
WASHOE COUNTY, NEVADA 89441
APN: 550-492-01

REVISION AND DESCRIPTION

SHEET DESCRIPTION	
SITE LIGHTING PHOTOMETRIC PLAN	
<small>© Drawing and Specifications are the Property of the User shown on the Station. They shall not be used for any other project without the written permission of the Designer. Any reuse or modification of this drawing is prohibited. Origin 8 Architecture, Inc. - 11/2019</small>	
DRAWING SCALE	08-A PROJECT NUMBER:
NOTED	19-021
PROGRESS PRINT DATE	
13 DECEMBER 2019	
SHEET NUMBER:	
E-3	



ATTACHMENT C

SOLAEGUI
ENGINEERS

December 12, 2019

Mitchell Fink
Washoe County Community Development
1001 East Ninth Street
Reno, Nevada 89520

Re: Dog's Life – Trip Generation Letter

Dear Mitch:

This letter contains the findings of our trip generation review of the proposed Dog's Life site located on Ingenuity Avenue west of the Pyramid Highway in Washoe County, Nevada. The attached project site plans show the site with the dog day care / kennel, a grooming shop and pet supply retail area, and a construction office. The purpose of this letter is to document the trip generation attributable to the three site uses.

Trip generation calculations are based on the Tenth Edition of *ITE Trip Generation* (2017). ITE does not have published trip generation data for a dog day care / kennel use. It was determined that the ITE Day Care was the most representative land use. The developer anticipates that 70% of the dogs will be in the day care program and 30% boarded in the kennel. The calculation sheets are attached for ITE land use #565 Day Care Center, #820 Shopping Center and #710 General Office Building. The values for the Day Care consider the dog day care animals like child care students but reflect a 30% reduction for boarded dogs. Table 1 shows the trip generation summary.

TABLE 1
TRIP GENERATION

<u>LAND USE</u>	<u>ADT</u>	AM PEAK HOUR	PM PEAK HOUR
		<u>TOTAL</u>	<u>TOTAL</u>
Day Care 100 Dogs, 70% Day Care, 30% Kennel 100 Dogs	282	52	51
Grooming Shop / Retail 2,000 Square Feet	76	2	8
Construction Office 3,000 Square Feet	29	3	3
Totals	387	57	63

As indicated in Table 1, the site trip generation amounts to 387 average daily trips with 57 AM peak hour trips and 63 PM peak hour trips. These totals are below county trip thresholds triggering the need for a full traffic study.

We trust that this information will be helpful to you. Please contact us if you have questions or comments.

Very truly yours,
SOLAEGUI ENGINEERS, LTD

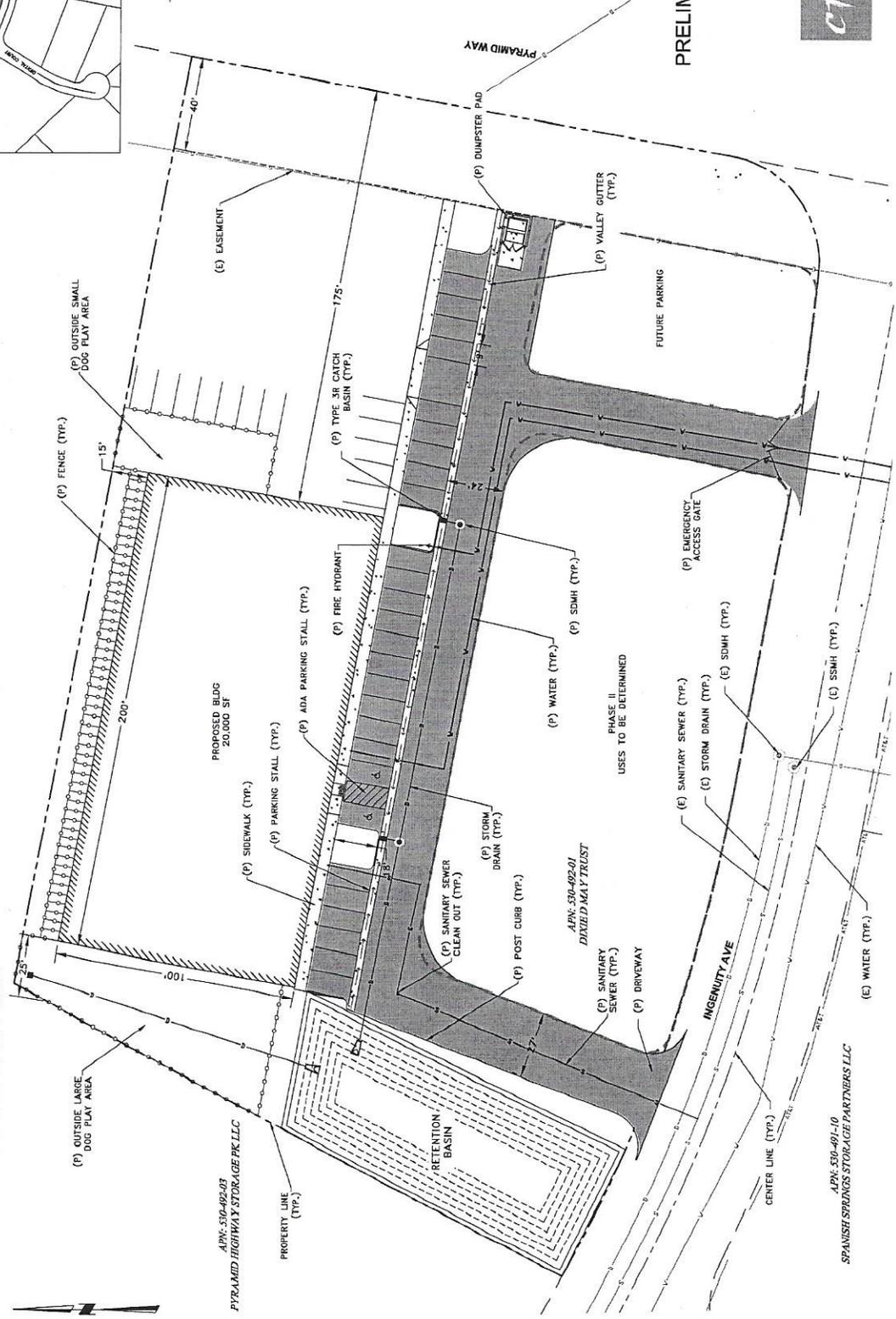


Paul W. Solaequi, P.E.

12-12-19
EXP 6-30-20

Enclosures
Letters/ Dogs Life Trip Generation Letter 2

DOG'S LIFE SPECIAL USE PERMIT PRELIMINARY SITE & UTILITY PLAN



LEGEND

[Hatched Box]	ASPHALT
[Dotted Box]	P.C.S.

DOG'S LIFE PRELIMINARY SITE & UTILITY PLAN SPECIAL USE PERMIT

RENO NEVADA
 CFA, INC.
 LAND SURVEYORS
 CIVIL ENGINEERS
 LAND USE PLANNERS
 1150 CORPORATE BOULEVARD • RENO, NEVADA 89502
 775-856-1160 MAIN • 775-856-1160 FAX • CFARENO.COM
 JOB NO: 19085.00 DATE: 12-16-2019

Day Care Center (565)

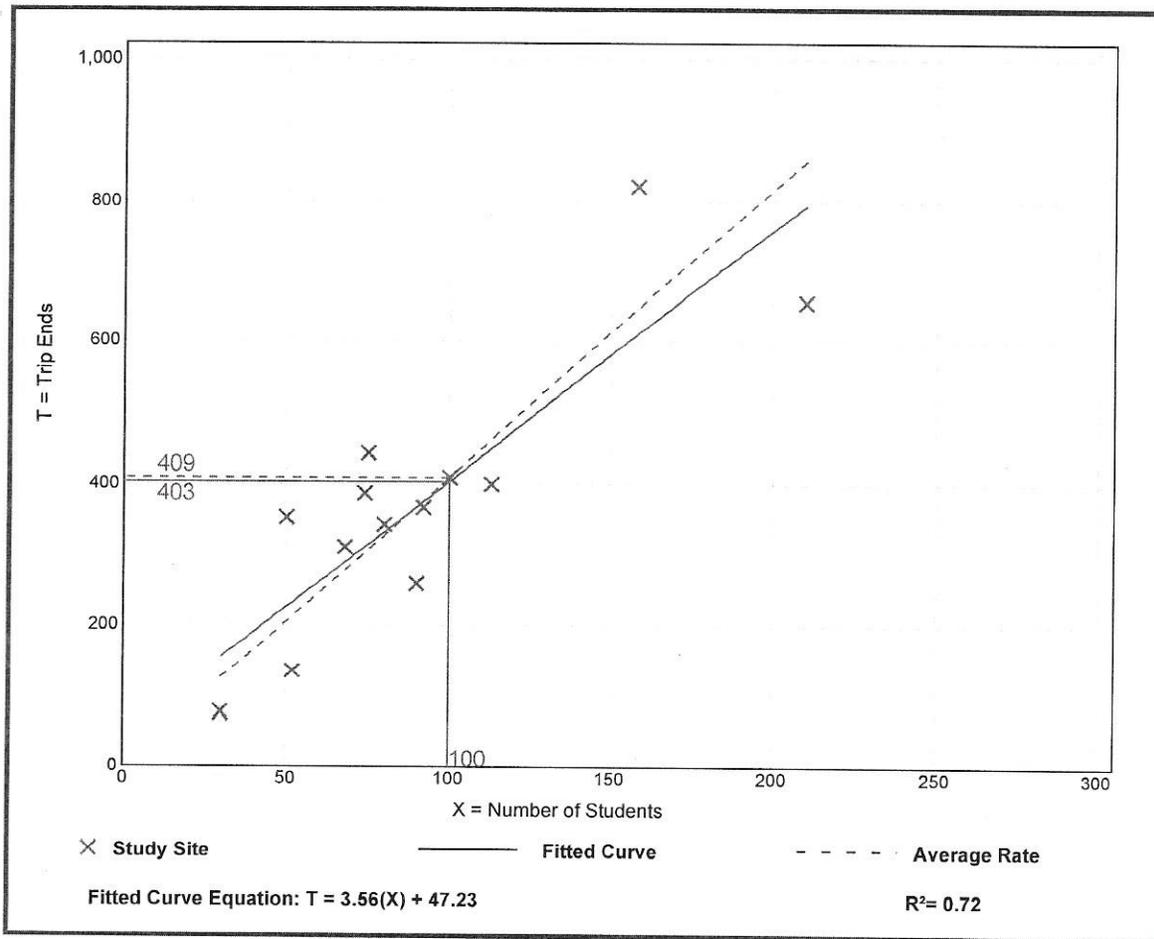
Vehicle Trip Ends vs: Students
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 14
Avg. Num. of Students: 89
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
4.09	2.50 - 7.06	1.21

Data Plot and Equation



Trip Generation Manual, 10th Edition • Institute of Transportation Engineers

403(.7) = 282

Day Care Center (565)

Vehicle Trip Ends vs: Students
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

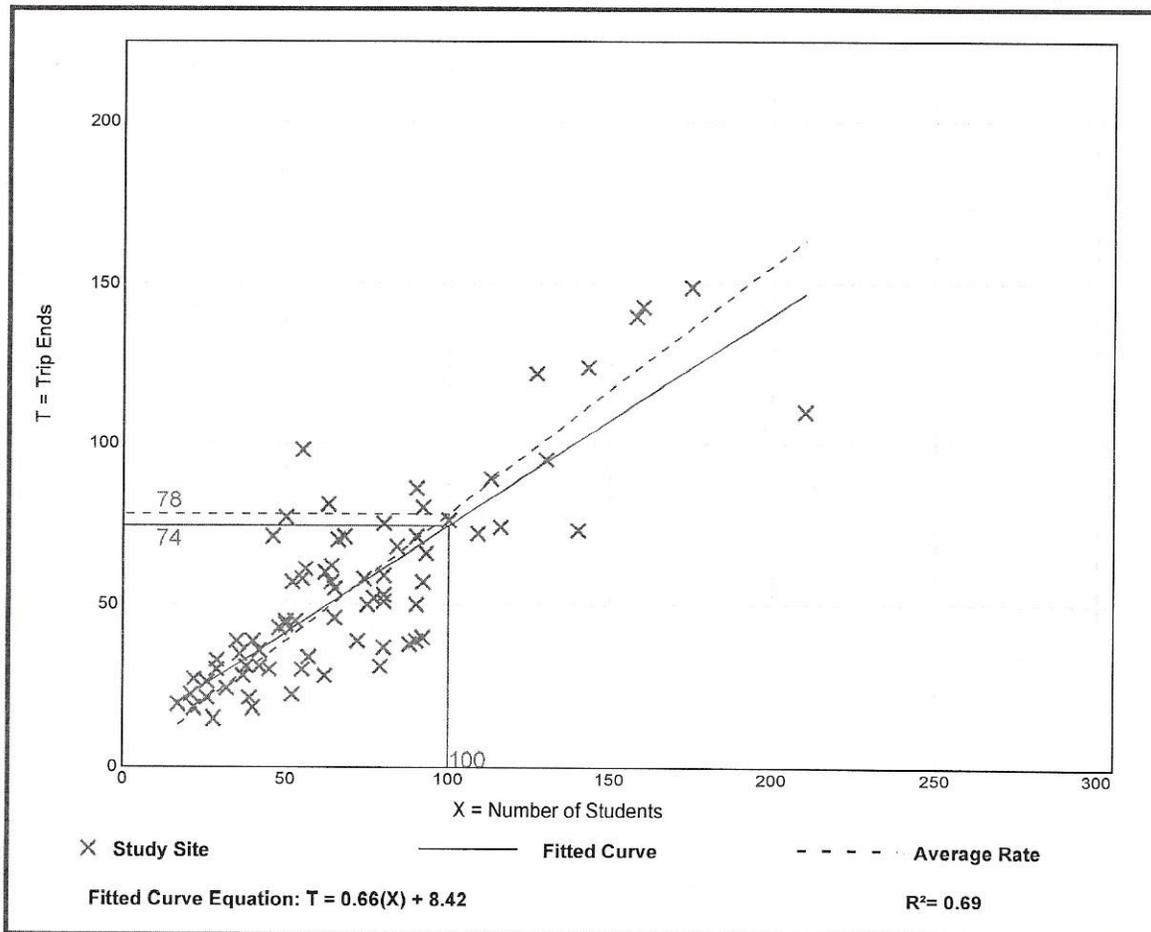
Setting/Location: General Urban/Suburban

Number of Studies: 75
 Avg. Num. of Students: 71
 Directional Distribution: 53% entering, 47% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.78	0.39 - 1.78	0.25

Data Plot and Equation



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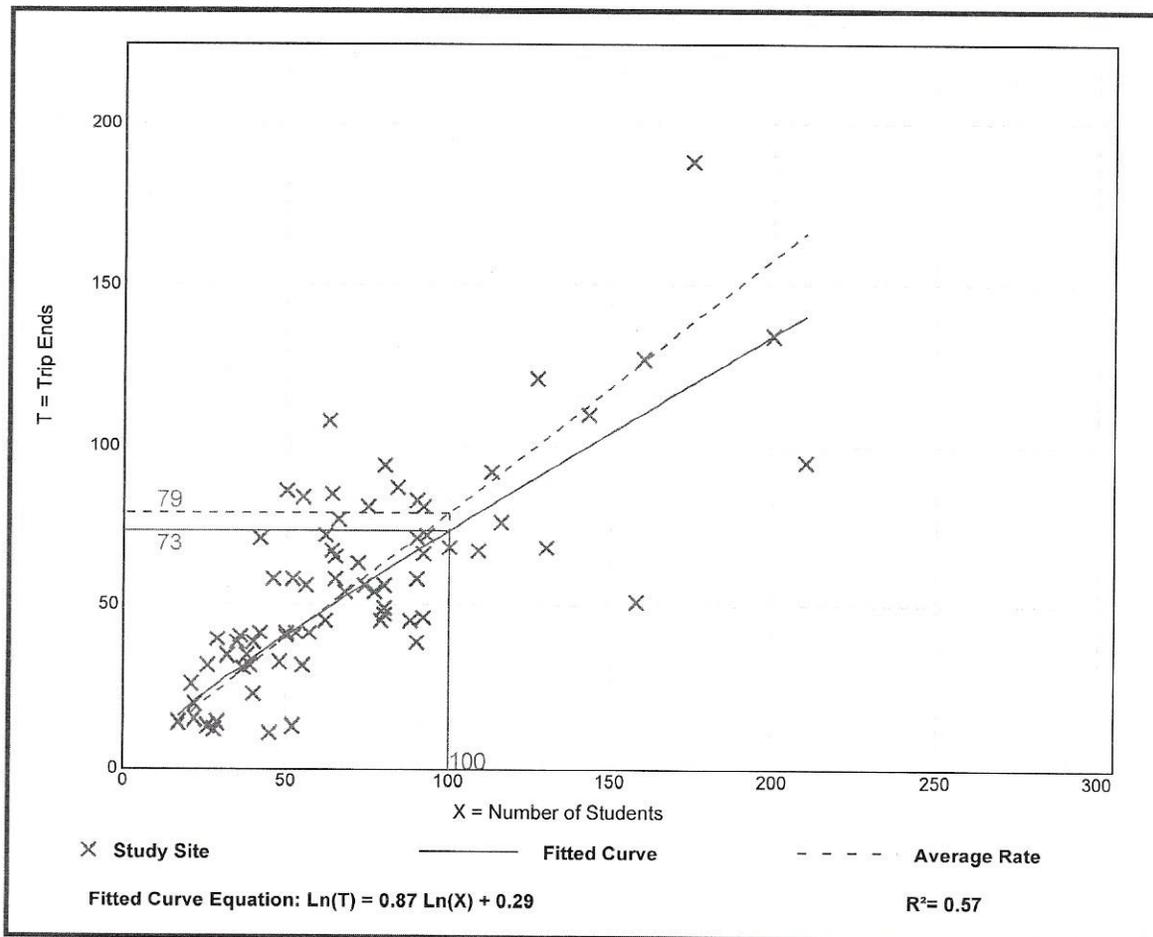
Day Care Center (565)

Vehicle Trip Ends vs: Students
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 75
 Avg. Num. of Students: 72
 Directional Distribution: 47% entering, 53% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.79	0.24 - 1.72	0.30

Data Plot and Equation



Trip Generation Manual, 10th Edition • Institute of Transportation Engineers

72(.7) = 51

Shopping Center (820)

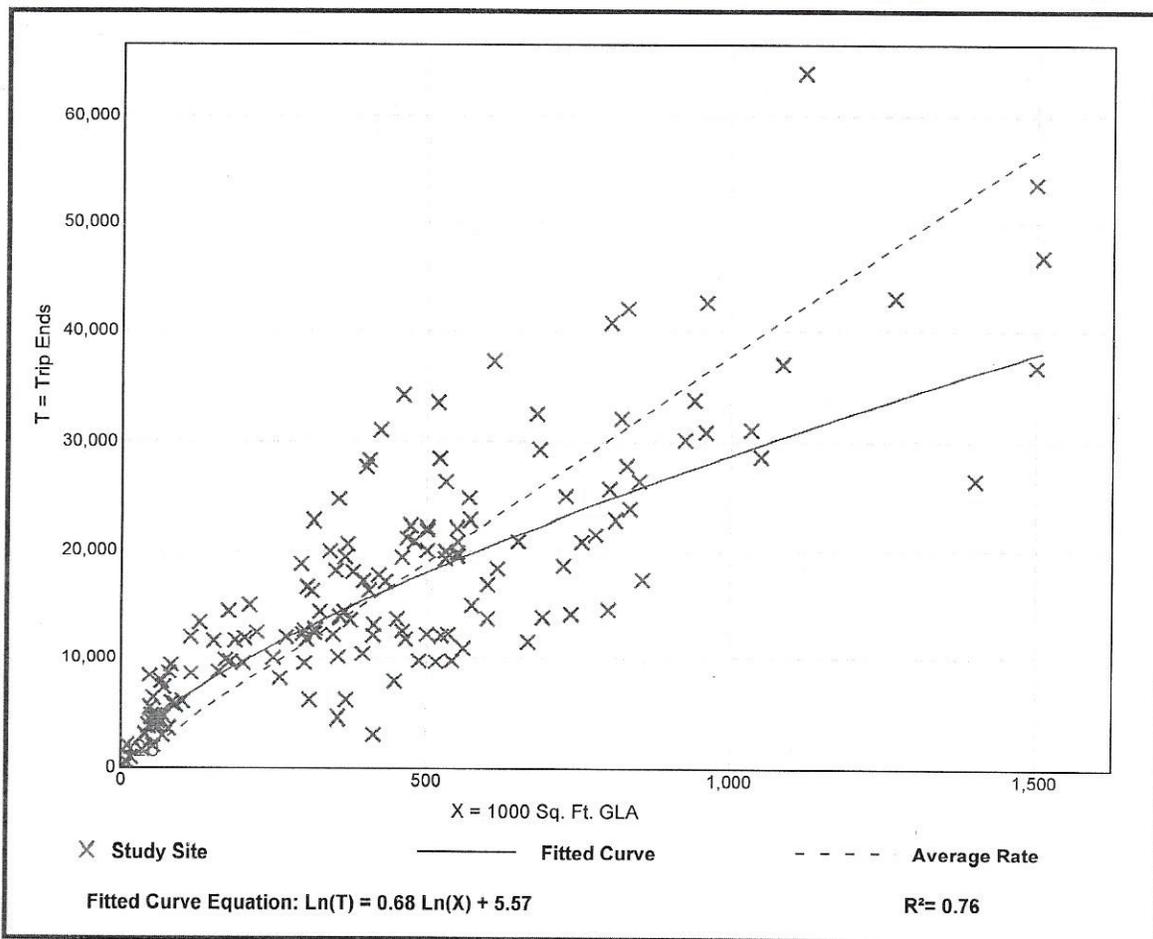
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

Setting/Location: General Urban/Suburban
 Number of Studies: 147
 Avg. 1000 Sq. Ft. GLA: 453
 Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
37.75	7.42 - 207.98	16.41

Data Plot and Equation



Trip Generation Manual, 10th Edition • Institute of Transportation Engineers

2(37.75) = 76

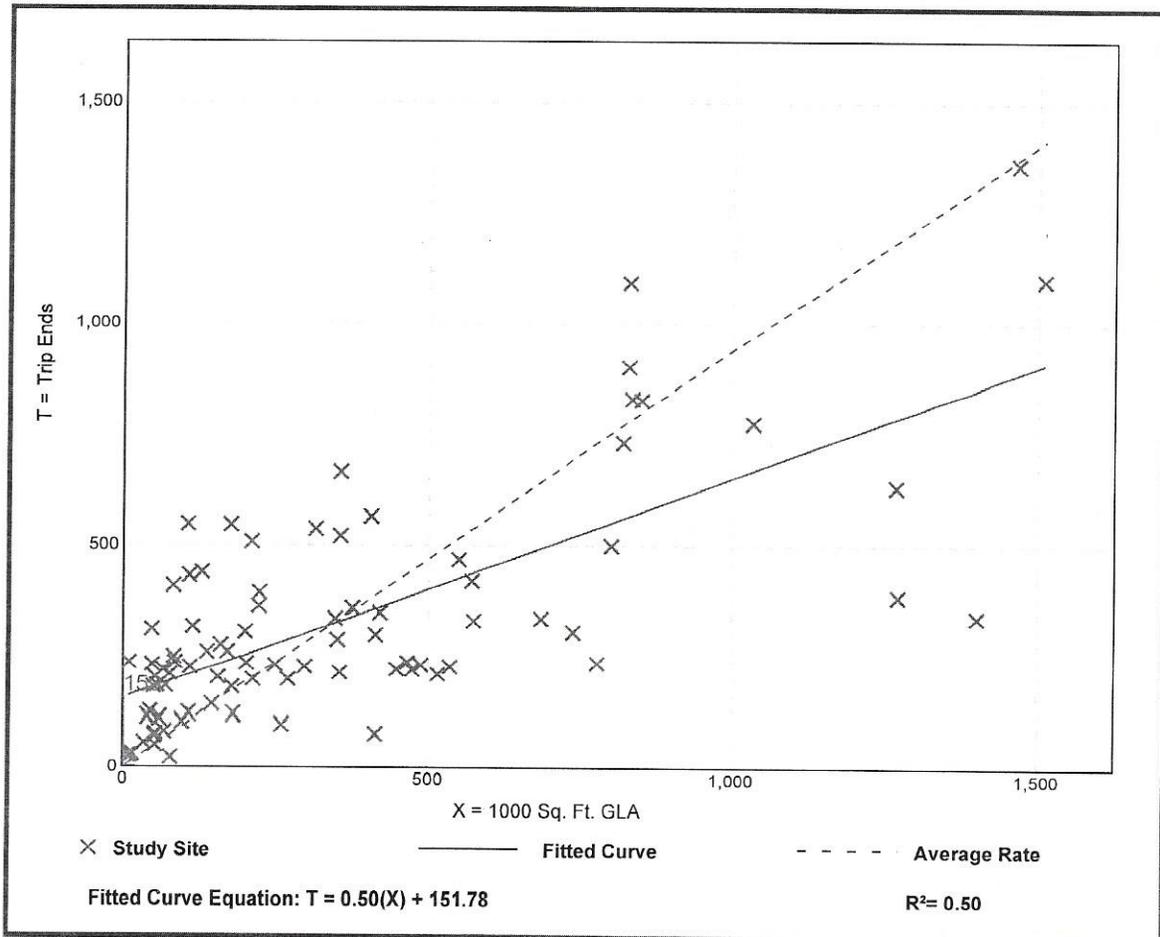
Shopping Center (820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 84
 Avg. 1000 Sq. Ft. GLA: 351
 Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
0.94	0.18 - 23.74	0.87

Data Plot and Equation



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2(0.94) = 2

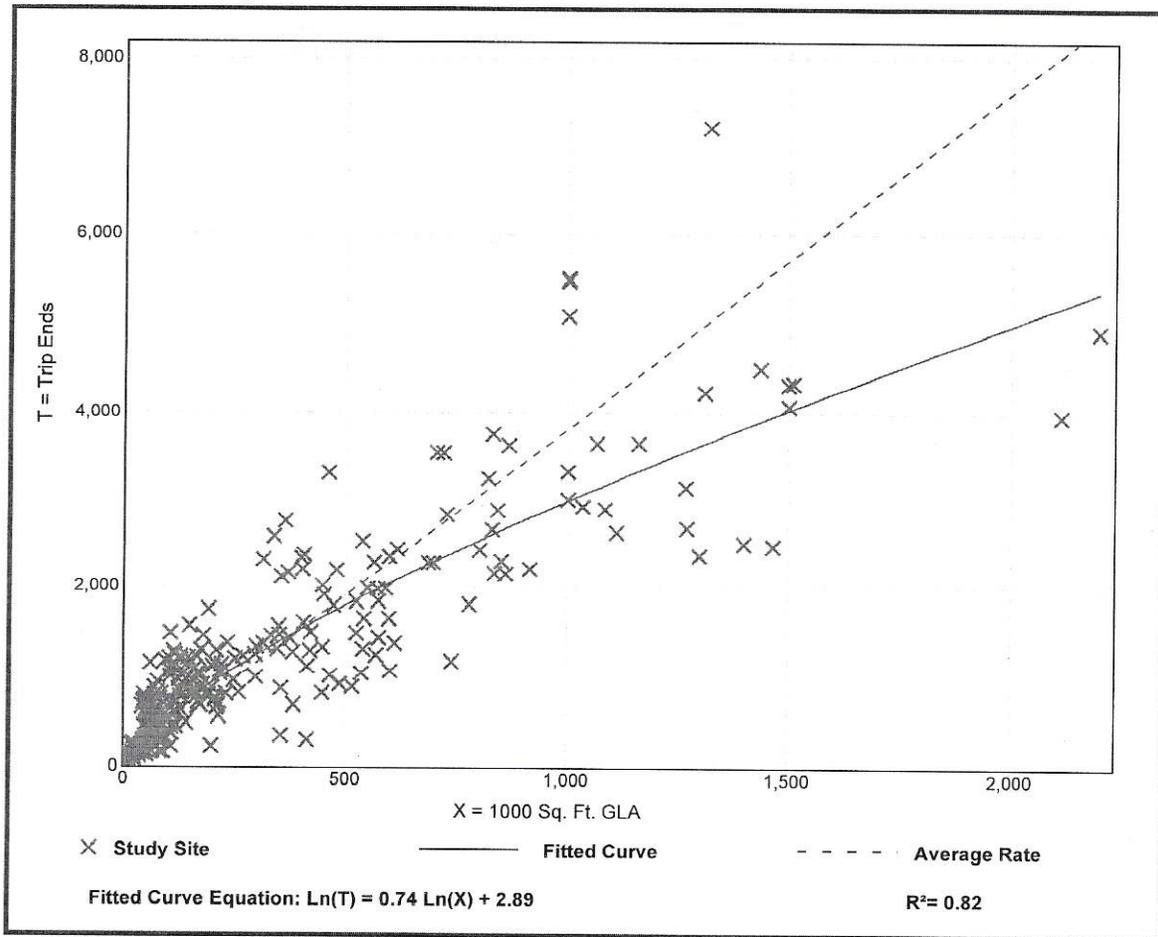
Shopping Center (820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 261
 Avg. 1000 Sq. Ft. GLA: 327
 Directional Distribution: 48% entering, 52% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
3.81	0.74 - 18.69	2.04

Data Plot and Equation



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2(3.81) = 8

General Office Building (710)

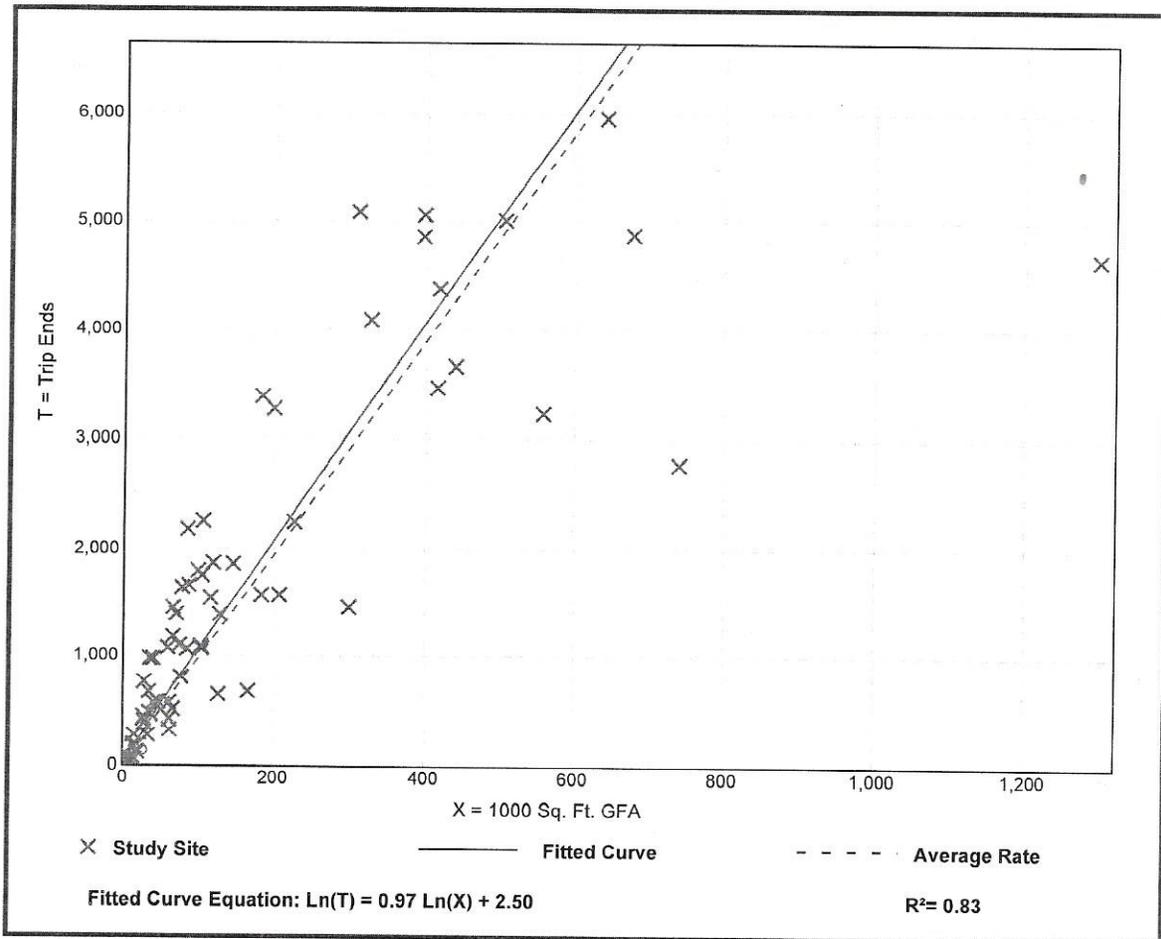
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 66
Avg. 1000 Sq. Ft. GFA: 171
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
9.74	2.71 - 27.56	5.15

Data Plot and Equation



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3(9.74) = 29

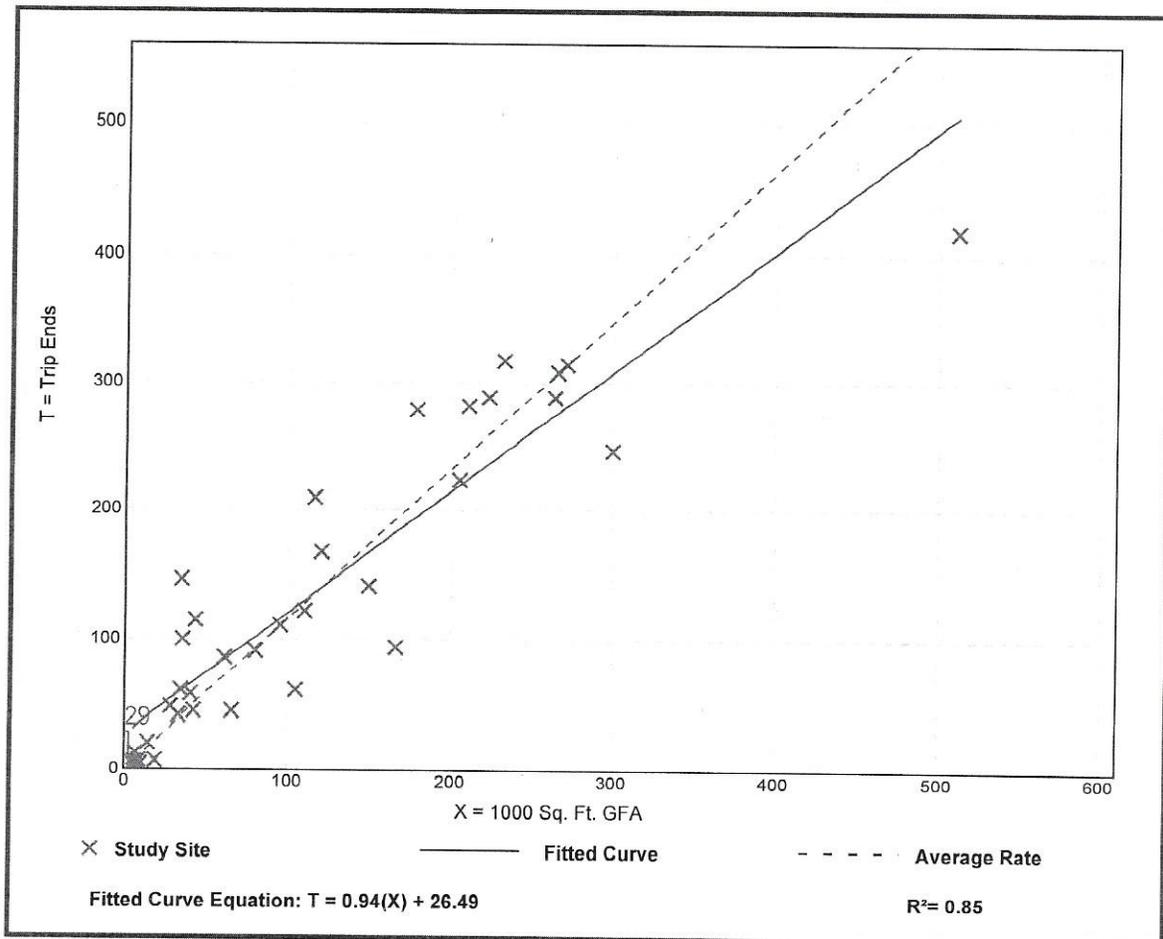
General Office Building (710)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 35
 Avg. 1000 Sq. Ft. GFA: 117
 Directional Distribution: 86% entering, 14% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.16	0.37 - 4.23	0.47

Data Plot and Equation



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3(1.16) = 3

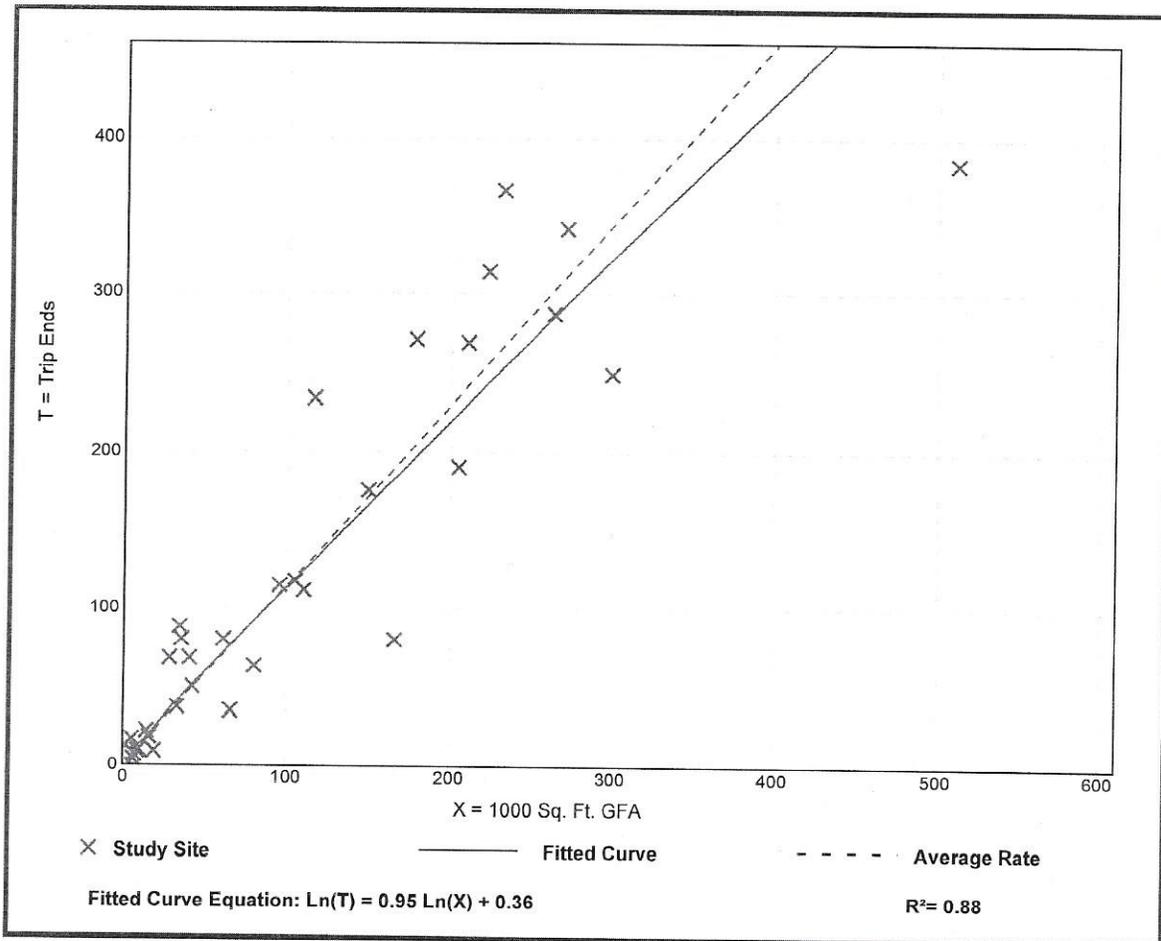
General Office Building (710)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 32
 Avg. 1000 Sq. Ft. GFA: 114
 Directional Distribution: 16% entering, 84% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.15	0.47 - 3.23	0.42

Data Plot and Equation



Trip Generation Manual, 10th Edition • Institute of Transportation Engineers

3(1.15) = 3



**LAND SURVEYORS
CIVIL ENGINEERS
LAND USE PLANNERS**

December 16, 2019

Washoe County
Community Services Department- Planning and Building
1001 E. Ninth Street
Reno, NV 89512

**RE: HYDROLOGY LETTER
 DOG'S LIFE SPECIAL USE PERMIT**

To whom it may concern:

This letter presents the storm drainage plan for the proposed development in Reno, Nevada.

The site is bound by public right-of-way to the east (Pyramid Way), public right-of-way to the south (Ingenuity Ave) and commercial property owned by Pyramid Highway Storage to the west and north. The existing site consists of approximately 2.75 acres of undeveloped land. Existing drainage from the site currently sheet flows to the northwest corner of the property. The new development includes a 20,000 SF building, a parking lot, sidewalk, a trash enclosure, a detention basin, and room for future Phase II development.

According to FIRM Map #32031C2865G, revised date of March 16, 2009, the sites are located in Zone X, which denotes areas determined to be outside the 0.2% Annual Chance Flood Hazard. (Reference Attached FIRM Map).

The proposed site is located in the Boneyard Flat requiring a detention volume of the 100-year, 10 day storm. The required detention volume is equal to 17,280 ft³. The proposed basin has a capacity of 19,470 ft³. (Reference Attached Hydrology Calculations).

Peak flows entering the public storm drain system will not change, and established drainage conditions (velocities, depths, flow paths) will not be altered within the public right-of-way. Therefore, we believe the site can be developed as planned with respect to storm drainage without adverse impact to the adjacent or downstream properties.

We appreciate your consideration of this information. Thank you for your review of this submittal. For questions or concerns, please contact me at (775) 856-1150 or by email at ddepoali@cfareno.com.

Regards,
CFA, Inc.



Deidre Depoali, P.E.
Project Engineer

Attachment
Firm Map #32031C2865G
Hydrology Calculations

PRELIMINARY HYDROLOGY – DOG’S LIFE SPECIAL USE PERMIT

Hydrologic Detention Calculation

100-yr, 10 day precipitation intensity = 0.033 inches/hour

A = 2.75 acres

C-proposed= 0.72

C-existing = 0.50

$$Q_{pr} = C * i * A = (0.72) * (0.033 \text{ in/hr}) * (2.75 \text{ ac}) = 0.065 \text{ cfs}$$

$$Q_{ex} = C * i * A = (0.50) * (0.033 \text{ in/hr}) * (2.75 \text{ ac}) = 0.045 \text{ cfs}$$

$$\Delta Q = 0.065 \text{ cfs} - 0.045 \text{ cfs} = 0.020 \text{ cfs}$$

$$\text{Volume} = \Delta Q * t_c = 0.020 \text{ cfs} * 10 \text{ days} * (24 \text{ hours/day}) * (60 \text{ min/hour}) * (60 \text{ seconds/min}) = \underline{17,280 \text{ ft}^3}$$



NOAA Atlas 14, Volume 1, Version 5
Location name: Sparks, Nevada, USA*
Latitude: 39.678°, Longitude: -119.7016°
Elevation: 4529.77 ft**



* source: ESRI Maps
 ** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sarah Dietz, Sarah Heim, Lillian Hiner, Kazungu Maitaria, Deborah Martin, Sandra Pavlovic, Ishani Roy, Carl Trypaluk, Dale Unruh, Fenglin Yan, Michael Yekta, Tan Zhao, Geoffrey Bonnin, Daniel Brewer, Li-Chuan Chen, Tye Parzybok, John Yarchoan

NOAA, National Weather Service, Silver Spring, Maryland

[PF_tabular](#) | [PF_graphical](#) | [Maps & aerials](#)

PF tabular

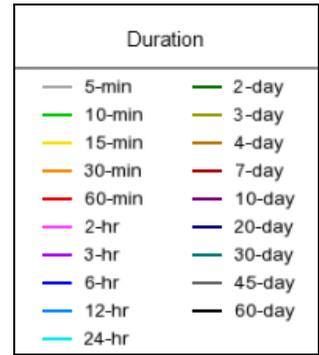
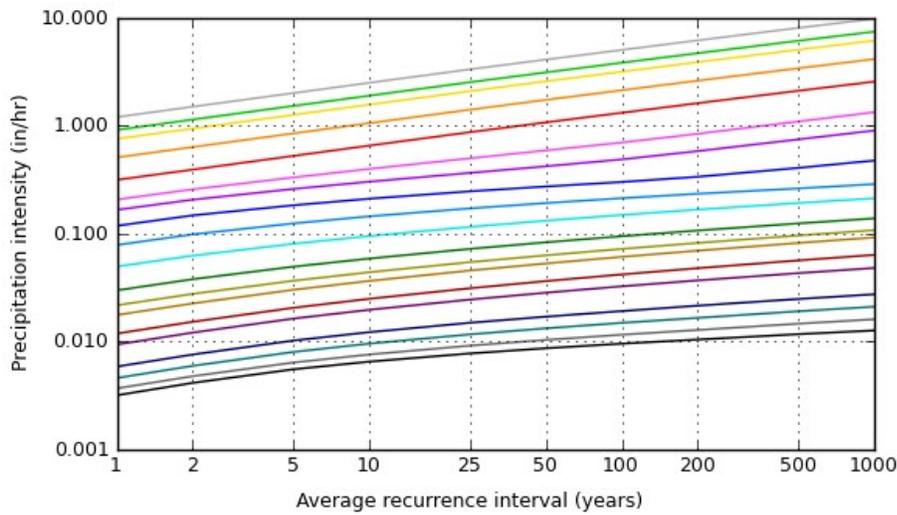
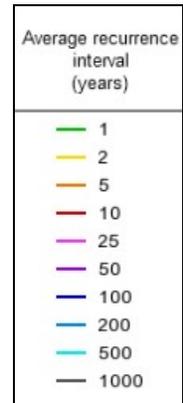
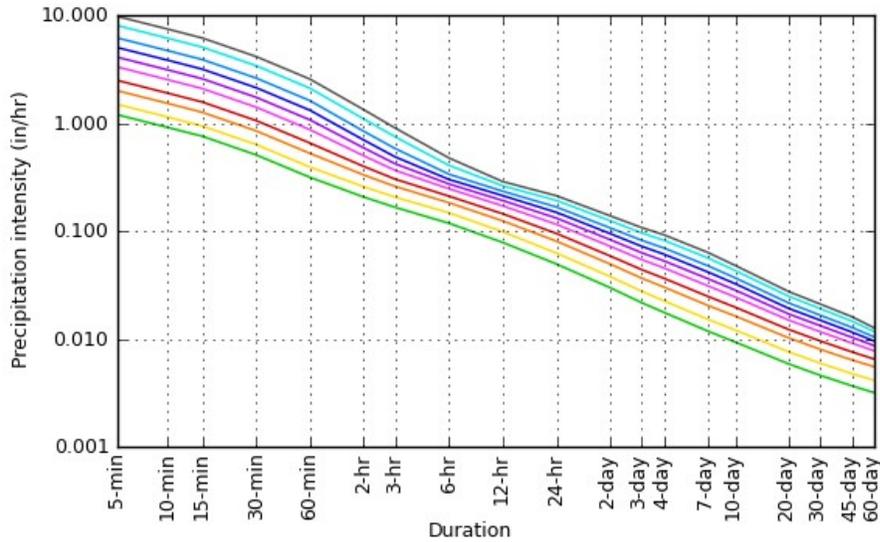
PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches/hour)¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	1.20 (0.101-1.38)	1.50 (1.25-1.75)	2.00 (1.69-2.36)	2.50 (2.10-2.98)	3.32 (2.72-4.01)	4.09 (3.28-5.02)	5.03 (3.90-6.25)	6.17 (4.61-7.85)	8.04 (5.68-10.6)	9.77 (6.61-13.2)
10-min	0.912 (0.762-1.05)	1.14 (0.948-1.33)	1.52 (1.28-1.80)	1.90 (1.60-2.26)	2.53 (2.08-3.05)	3.11 (2.49-3.82)	3.83 (2.97-4.76)	4.69 (3.50-5.98)	6.11 (4.32-8.06)	7.43 (5.03-10.0)
15-min	0.756 (0.632-0.872)	0.940 (0.784-1.10)	1.26 (1.06-1.49)	1.57 (1.32-1.87)	2.09 (1.72-2.52)	2.58 (2.06-3.16)	3.16 (2.46-3.94)	3.88 (2.90-4.94)	5.05 (3.57-6.66)	6.14 (4.16-8.29)
30-min	0.508 (0.426-0.586)	0.634 (0.528-0.738)	0.848 (0.714-1.00)	1.06 (0.888-1.26)	1.41 (1.16-1.70)	1.73 (1.39-2.13)	2.13 (1.65-2.65)	2.61 (1.95-3.33)	3.40 (2.40-4.48)	4.13 (2.80-5.58)
60-min	0.315 (0.263-0.362)	0.392 (0.327-0.457)	0.525 (0.442-0.621)	0.654 (0.550-0.778)	0.870 (0.715-1.05)	1.07 (0.858-1.32)	1.32 (1.02-1.64)	1.62 (1.21-2.06)	2.11 (1.49-2.78)	2.56 (1.73-3.46)
2-hr	0.207 (0.182-0.240)	0.258 (0.227-0.299)	0.332 (0.290-0.386)	0.398 (0.342-0.461)	0.498 (0.418-0.582)	0.590 (0.484-0.697)	0.698 (0.558-0.836)	0.841 (0.652-1.04)	1.09 (0.812-1.40)	1.33 (0.955-1.75)
3-hr	0.166 (0.148-0.189)	0.206 (0.185-0.237)	0.259 (0.230-0.297)	0.303 (0.267-0.348)	0.365 (0.316-0.421)	0.421 (0.358-0.489)	0.487 (0.407-0.574)	0.582 (0.475-0.696)	0.747 (0.591-0.943)	0.901 (0.696-1.17)
6-hr	0.118 (0.106-0.134)	0.148 (0.132-0.168)	0.183 (0.163-0.208)	0.211 (0.186-0.239)	0.247 (0.215-0.282)	0.273 (0.236-0.315)	0.301 (0.256-0.350)	0.337 (0.281-0.396)	0.406 (0.333-0.485)	0.476 (0.384-0.595)
12-hr	0.079 (0.070-0.088)	0.099 (0.088-0.111)	0.124 (0.111-0.140)	0.145 (0.128-0.163)	0.171 (0.150-0.195)	0.192 (0.166-0.220)	0.213 (0.182-0.247)	0.234 (0.196-0.274)	0.262 (0.215-0.313)	0.288 (0.231-0.349)
24-hr	0.050 (0.044-0.056)	0.063 (0.056-0.071)	0.081 (0.072-0.091)	0.095 (0.084-0.107)	0.116 (0.102-0.130)	0.132 (0.115-0.149)	0.149 (0.129-0.170)	0.167 (0.142-0.192)	0.192 (0.161-0.223)	0.213 (0.175-0.250)
2-day	0.030 (0.026-0.034)	0.038 (0.034-0.043)	0.049 (0.044-0.056)	0.059 (0.052-0.067)	0.072 (0.063-0.083)	0.083 (0.071-0.096)	0.095 (0.080-0.110)	0.107 (0.090-0.125)	0.124 (0.102-0.148)	0.139 (0.111-0.167)
3-day	0.022 (0.019-0.025)	0.028 (0.024-0.032)	0.037 (0.032-0.042)	0.044 (0.038-0.050)	0.054 (0.047-0.062)	0.063 (0.054-0.073)	0.072 (0.061-0.084)	0.082 (0.068-0.096)	0.096 (0.078-0.115)	0.108 (0.086-0.130)
4-day	0.018 (0.016-0.020)	0.023 (0.020-0.026)	0.030 (0.027-0.034)	0.037 (0.032-0.042)	0.046 (0.039-0.052)	0.053 (0.045-0.061)	0.061 (0.051-0.071)	0.070 (0.058-0.082)	0.082 (0.066-0.098)	0.092 (0.073-0.112)
7-day	0.012 (0.010-0.014)	0.015 (0.013-0.018)	0.021 (0.018-0.024)	0.025 (0.022-0.029)	0.031 (0.027-0.036)	0.036 (0.031-0.043)	0.042 (0.035-0.050)	0.048 (0.039-0.057)	0.057 (0.045-0.069)	0.064 (0.050-0.078)
10-day	0.009 (0.008-0.011)	0.012 (0.011-0.014)	0.016 (0.014-0.019)	0.020 (0.017-0.023)	0.025 (0.021-0.029)	0.028 (0.024-0.033)	0.033 (0.027-0.038)	0.037 (0.030-0.044)	0.043 (0.035-0.052)	0.048 (0.038-0.059)
20-day	0.006 (0.005-0.007)	0.008 (0.007-0.009)	0.010 (0.009-0.012)	0.012 (0.011-0.014)	0.015 (0.013-0.017)	0.017 (0.015-0.020)	0.019 (0.016-0.022)	0.022 (0.018-0.025)	0.025 (0.020-0.030)	0.027 (0.022-0.033)
30-day	0.005 (0.004-0.005)	0.006 (0.005-0.007)	0.008 (0.007-0.009)	0.010 (0.008-0.011)	0.012 (0.010-0.013)	0.013 (0.011-0.015)	0.015 (0.013-0.017)	0.017 (0.014-0.020)	0.019 (0.016-0.023)	0.021 (0.017-0.025)
45-day	0.004 (0.003-0.004)	0.005 (0.004-0.005)	0.006 (0.006-0.007)	0.008 (0.007-0.009)	0.009 (0.008-0.010)	0.010 (0.009-0.012)	0.012 (0.010-0.013)	0.013 (0.011-0.015)	0.015 (0.012-0.017)	0.016 (0.013-0.019)
60-day	0.003 (0.003-0.004)	0.004 (0.004-0.005)	0.006 (0.005-0.006)	0.007 (0.006-0.007)	0.008 (0.007-0.009)	0.009 (0.007-0.010)	0.010 (0.008-0.011)	0.010 (0.009-0.012)	0.012 (0.010-0.014)	0.013 (0.010-0.015)

¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS). Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values. Please refer to NOAA Atlas 14 document for more information.

[Back to Top](#)

PF graphical

PDS-based intensity-duration-frequency (IDF) curves
Latitude: 39.6780°, Longitude: -119.7016°



Maps & aerals

Small scale terrain



Large scale terrain



Large scale map



Large scale aerial



[Back to Top](#)

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[National Oceanic and Atmospheric Administration](#)
[National Weather Service](#)
[National Water Center](#)
1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

[Disclaimer](#)

National Flood Hazard Layer FIRMette



39°40'54.63"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

USGS The National Map: Orthoimagery. Data refreshed April, 2019.

39°40'26.94"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- | | | |
|------------------------------------|--|---|
| SPECIAL FLOOD HAZARD AREAS | | Without Base Flood Elevation (BFE)
Zone A, V, A99 |
| | | With BFE or Depth Zone AE, AO, AH, VE, AR |
| | | Regulatory Floodway |
| OTHER AREAS OF FLOOD HAZARD | | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X |
| | | Future Conditions 1% Annual Chance Flood Hazard Zone X |
| | | Area with Reduced Flood Risk due to Levee. See Notes. Zone X |
| | | Area with Flood Risk due to Levee Zone D |
| OTHER AREAS | | NO SCREEN Area of Minimal Flood Hazard Zone X |
| | | Effective LOMRs |
| | | Area of Undetermined Flood Hazard Zone D |
| GENERAL STRUCTURES | | Channel, Culvert, or Storm Sewer |
| | | Levee, Dike, or Floodwall |
| OTHER FEATURES | | 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation |
| | | 17.5 Coastal Transect |
| | | Base Flood Elevation Line (BFE) |
| | | Limit of Study |
| | | Jurisdiction Boundary |
| | | Coastal Transect Baseline |
| MAP PANELS | | Digital Data Available |
| | | No Digital Data Available |
| | | Unmapped |
- The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **12/11/2019 at 12:02:07 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas are not for regulatory purposes.

WSUR19-0030
EXHIBIT L

119°41'47.73"W



Comstock Seed

DATE OF QUOTE: December 11, 2019
 QUOTE EXPIRES: January 10, 2020

CUSTOMER: LA STUDIO J
 JOE HITZEL

QUOTE BY: ED

PHONE: 775-323-2223

FAX:

TOTAL: \$99.06

MOBILE:

PRICING: PLS

PROJECT NAME: PYRAMID HIGHWAY .25 ACE

PROJECT #:

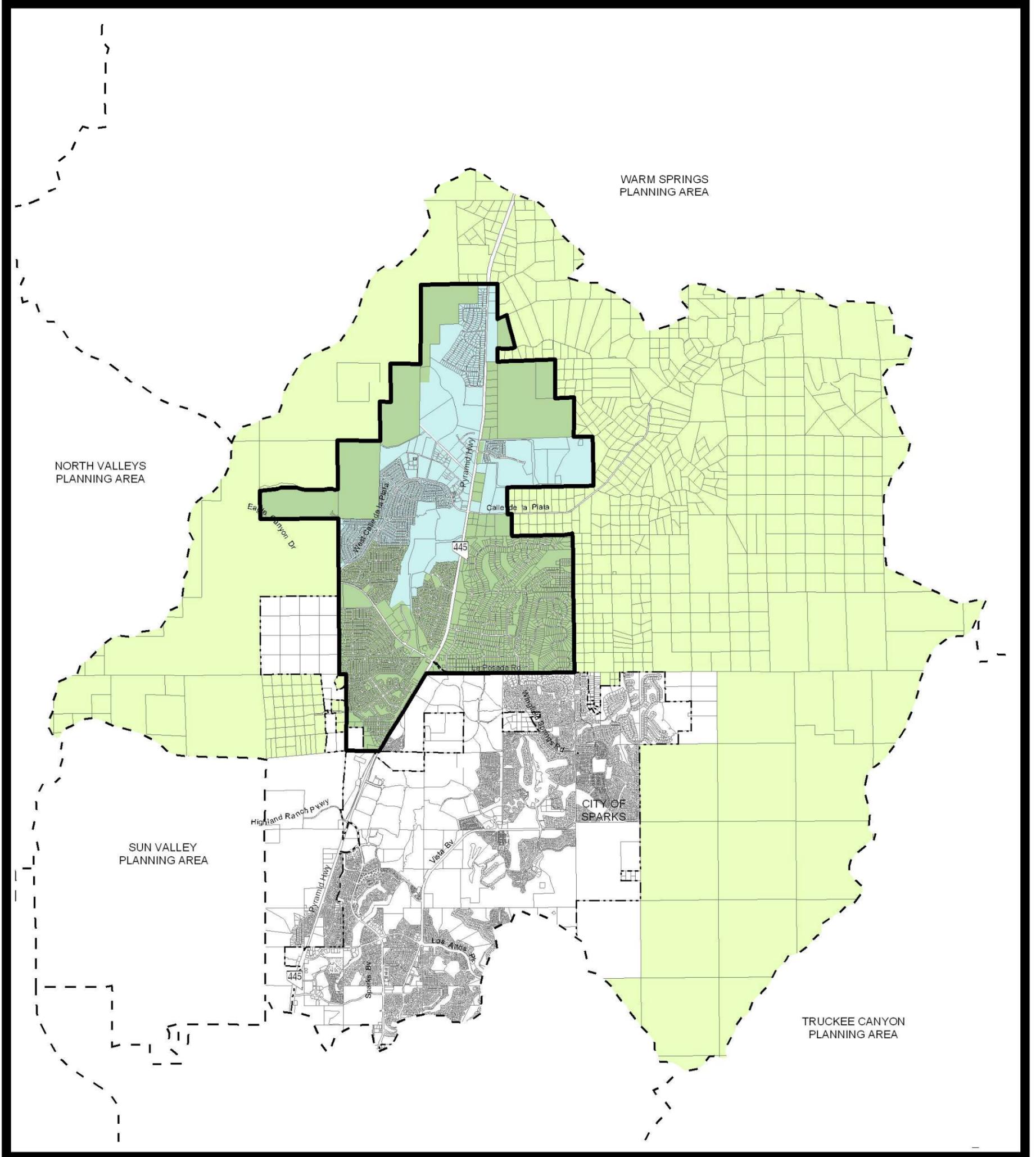
AREA: Area 1	Total Area: 0.25 Acres	MIXED: Yes
--------------	------------------------	------------

SPECIES	PLS LBS/ACRE	PLS LBS	
SAGEBRUSH BASIN	1.00	0.25	FOB Gardnerville
RABBITBRUSH RUBBER	1.00	0.25	\$/LBS \$13.43
SPINY HOPSAGE	1.00	0.25	\$/ACRE \$396.25
MORMON TEA GREEN	0.50	0.13	Seed Rate
SALTBUSH FOURWING	3.00	0.75	LBS/ACRE 29.50
WHEATGRASS CRESTED HYCRE	7.00	1.75	
WHEATGRASS STREAMBANK SO	5.00	1.25	
WHEATGRASS SIBERIAN STABILI	3.00	0.75	
BLUEGRASS SANDBERG HIGH PL	1.00	0.25	
WILDRYE BASIN TRAILHEAD	3.00	0.75	
RYEGRASS ANNUAL GULF	4.00	1.00	
AREA TOTALS	29.50	7.38	
GRAND TOTALS		7.38	

Plus applicable sales tax and freight. Please keep our prices confidential. **THANK YOU FOR LETTING US BID**

Hi Joe; 228 seeds per foot is generous, still, a small amount of seed for 1/4 acre. Call anytime; Ed

917 Highway 88
 Gardnerville, NV 89460
 (775) 265-0090 FAX
WSUP19-0030
EXHIBIT L



SPANISH SPRINGS CHARACTER MANAGEMENT PLAN

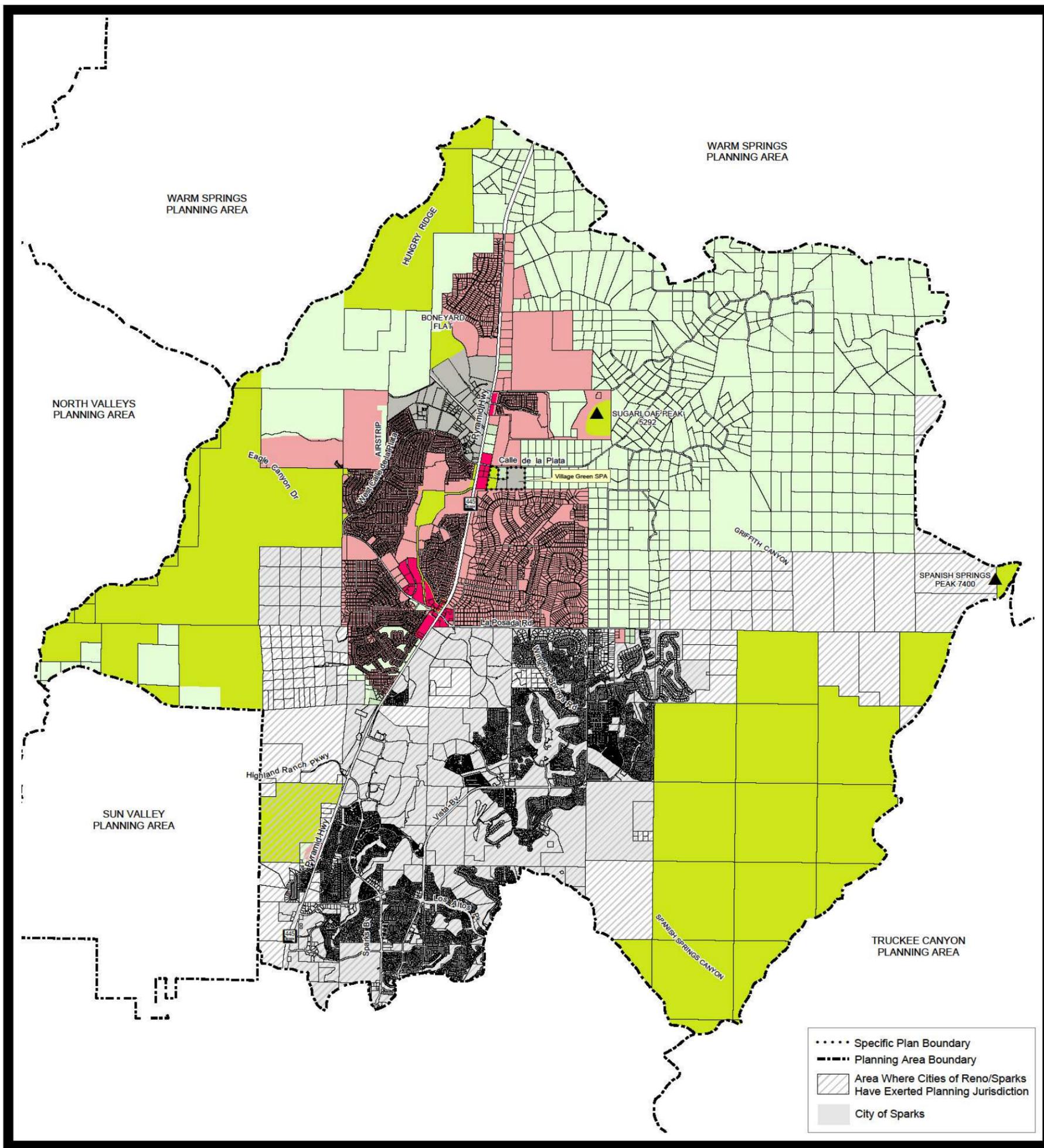
- SUBURBAN CHARACTER MANAGEMENT AREA
- RURAL CHARACTER MANAGEMENT AREA
- DESIGN GUIDELINES APPENDIX A (Spanish Springs Area Plan)
- DESIGN GUIDELINES APPENDIX B (Spanish Springs Area Plan)

NOTE: THE SCALE AND CONFIGURATION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A GUIDE FOR DESIGN OR SURVEY WORK. REPRODUCTION IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION FROM THE WASHOE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT.



SOURCE: COMMUNITY SUPPORT SERVICES

WCPC DATE: December 1, 2009
BCC DATE: January 12, 2010
RPC DATE: April 14, 2010



SPANISH SPRINGS MASTER PLAN MAP

- RURAL
- RURAL RESIDENTIAL
- SUBURBAN RESIDENTIAL
- URBAN RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- OPEN SPACE

SOURCE: Planning and Development Division

PC Date: December 1, 2015, March 1, 2016
 BCC Date: January 26, 2016, April 4, 2016
 RPC Conformance Date: July 13, 2016
 Resolution Adoption Date: April 12, 2016

NOTE: THE SCALE AND CONFIGURATION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A GUIDE FOR DESIGN OR SURVEY WORK. REPRODUCTION IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION FROM THE WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT.

CERTIFICATION: THIS DOCUMENT HAS BEEN REVIEWED AND APPROVED AS AN ACCURATE REPRESENTATION OF THE ADOPTED MASTER PLAN MAPS OF WASHOE COUNTY, NEVADA, BY THE WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT.
 DATE: 7/13/2016 DIRECTOR: [Signature]

Community Services Department

WASHOE COUNTY NEVADA
 Post Office Box 11130
 Reno, Nevada 89520 (775) 328-3600

Bill Detail

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

Washoe County Parcel Information		
Parcel ID	Status	Last Update
53049201	Active	11/5/2019 2:08:31 AM
Current Owner: MAY TRUST, DIXIE D 4303 CUTTING HORSE CIR RENO, NV 89519		SITUS: 0 INGENUITY AVE WCTY NV
Taxing District 4000		Geo CD:
Legal Description		
SubdivisionName _UNSPECIFIED Lot 1 Township 21 Range 20		

Installments						
Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/19/2019	2019	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/7/2019	2019	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/6/2020	2019	\$520.94	\$0.00	\$0.00	\$520.94
INST 4	3/2/2020	2019	\$520.94	\$0.00	\$0.00	\$520.94
Total Due:			\$1,041.88	\$0.00	\$0.00	\$1,041.88

Tax Detail			
	Gross Tax	Credit	Net Tax
State of Nevada	\$231.96	(\$122.63)	\$109.33
Truckee Meadows Fire Dist	\$736.82	(\$389.54)	\$347.28
Washoe County	\$1,898.93	(\$1,003.94)	\$894.99
Washoe County Sc	\$1,553.46	(\$821.30)	\$732.16
SPANISH SPRINGS WATER BASIN	\$0.14	\$0.00	\$0.14
Total Tax	\$4,421.31	(\$2,337.41)	\$2,083.90

Payment History				
Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2019	2019141799	B19.94026	\$420.94	9/16/2019
2019	2019141799	B19.14452	\$621.08	7/30/2019

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
P.O. Box 30039
Reno, NV 89520-3039

Overnight Address:
1001 E. Ninth St., Ste D140
Reno, NV 89512-2845

Change of Address

All requests for a mailing address change must be submitted in writing, including a signature (unless using the online form).

To submit your address change online [click here](#)

Address change requests may also be faxed to: (775) 328-3642

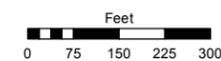
Address change requests may also be mailed to: Washoe County Assessor
1001 E 9th Street
Reno, NV 89512-2845

The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washoecounty.us

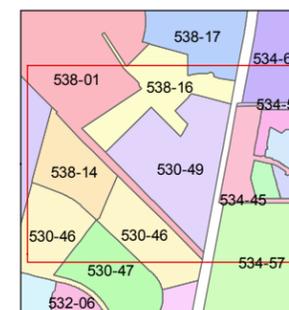
This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE

1001 East Ninth Street, Building D
Reno, Nevada 89512
(775) 328-2231



1 inch = 300 feet



created by: JMO 08/13/2019

updated: _____

area previously shown on map(s):

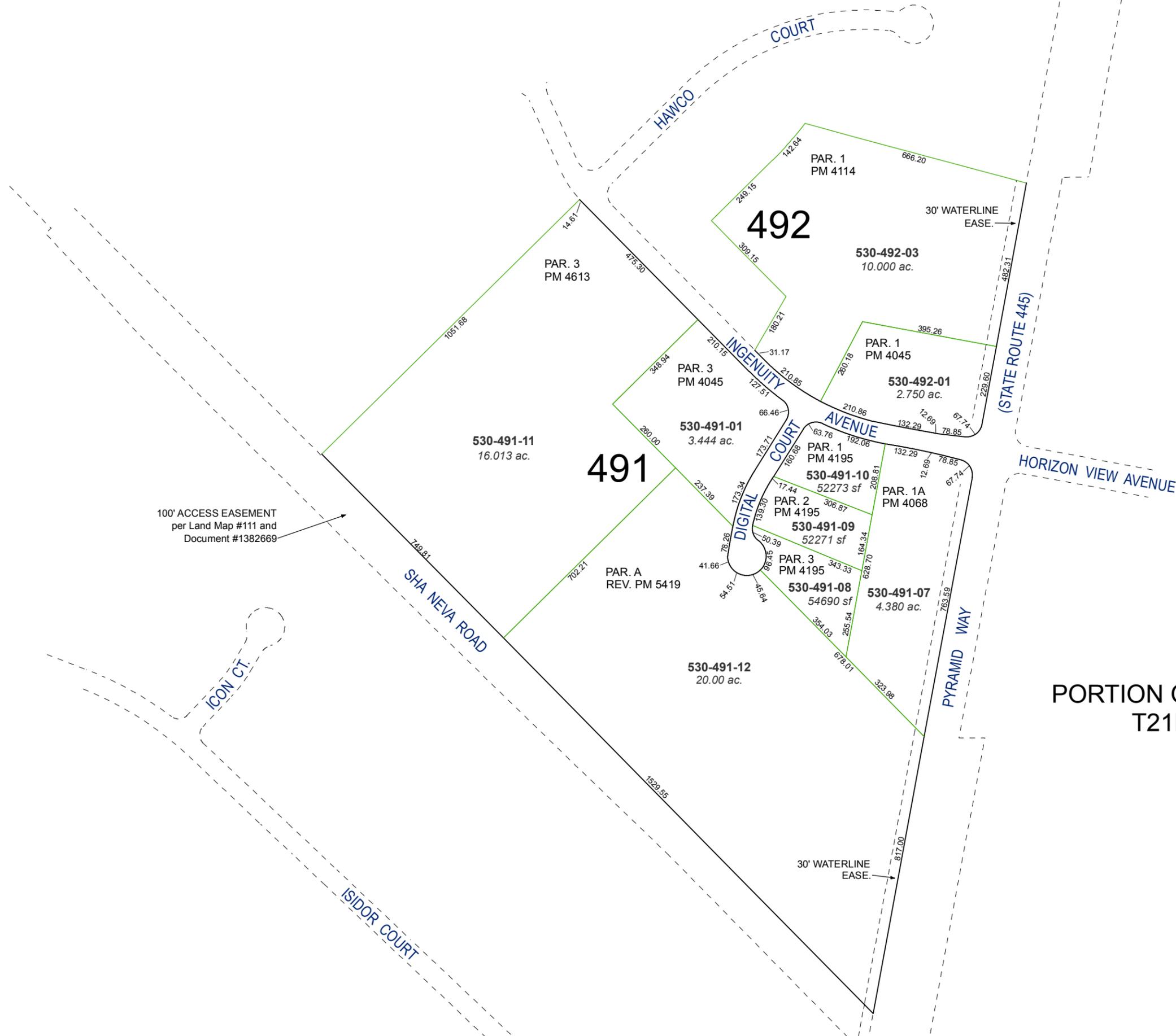
530-28

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the suitability of the data delineated hereon.

WSUP19-0030

EXHIBIT I

**PORTION OF SECTION 23
T21N - R20E**



100' ACCESS EASEMENT
per Land Map #111 and
Document #1382669

Owner Information				Building Information				XFOB	SUBAREA
APN	530-492-01	Card 1 of 1		Bld #1 Situs	0 INGENUITY AVE	Property Name			
Situs 1	0 INGENUITY AVE	Bld # 1		Quality		Building Type			
Owner 1	MAY TRUST, DIXIE D	TRUST		Stories		2nd Occupancy			
Owner 2 or Trustee	MAY TRUSTEE, DIXIE D	TRUSTEE		Year Built	0	WAY	0		
Mail Address	4303 CUTTING HORSE CIR RENO NV 89519			Bedrooms	0	Square Feet			
				Full Baths	0	Finished Bsmt	0		
				Half Baths	0	Unfin Bsmt			
				Fixtures		Basement Type			
Parcel Info & Legal Description				Fireplaces	0	Gar Conv Sq Feet	0		
Keyline Desc	PM 4045 LT 1			Heat Type		Total Garage Area	0		
Subdivision	_UNSPECIFIED			2nd Heat Type		Garage Type			
Lot 1 Block	Section	Township 21 Range 20		Exterior Walls		Detached Garage	0		
Record of Survey Map : Parcel Map# 4045 : Sub Map#				2nd Ext Walls		Basement Gar Door	0		
Special Property Code				Roof Cover		Sub Floor			
2019 Tax District	4000	Prior APN	530-280-33	% Complete	0	Frame			
2018 Tax District	4000	Tax Cap Status	NFM - Use does not qualify for Low Cap, High Cap Applied	Obso/Bldg Adj		Units/Bldg	0		
				Construction Modifier		Units/Parcel	0		

Land Information				LAND DETAILS			
Land Use	150	DOR Code	150	Sewer	Municipal	Neighborhood	HAAU HA Neighborhood Map
Size	119,790 SqFt	Size	2.75 Acres	Street	Paved	Zoning Code	I
				Water	Muni		

Sales and Transfer Records				RECORDER SEARCH				
Grantor	Grantee	Doc #	Doc Type	Doc Date	DOR Code	Value/Sale Price	Sale Code	Note
MAY, DIXIE D	MAY TRUST, DIXIE D	3418182	DEED	07-27-2006	150	0	3BGG	
MAY, DIXIE D	MAY,DIXIE D	2892362	CORR	07-24-2003	110	0	3BO	RR OF #2883077 TO CORRECT LEGAL
	MAY,DIXIE D	2883077	DEED	07-01-2003	110	979,993	2MQC	

SPANISH SPRINGS ASSOCIATES										F SEE RR #2892362 TO CORR LEGAL - THIS APN WAS NOT DESCRIBED-SHOULD BE. WATER BANKED WITH WASHOE CO ZONING NCI/LDS/OS/MDS SVL VERIFIED SEE 530-470-04 LINK OR 530-491-01 NOTE
SPANISH SPRINGS ASSOCIATES,	SPANISH SPRINGS ASSOCIATES	2881141	PM	06-30-2003	110		0	4BV		

Valuation Information

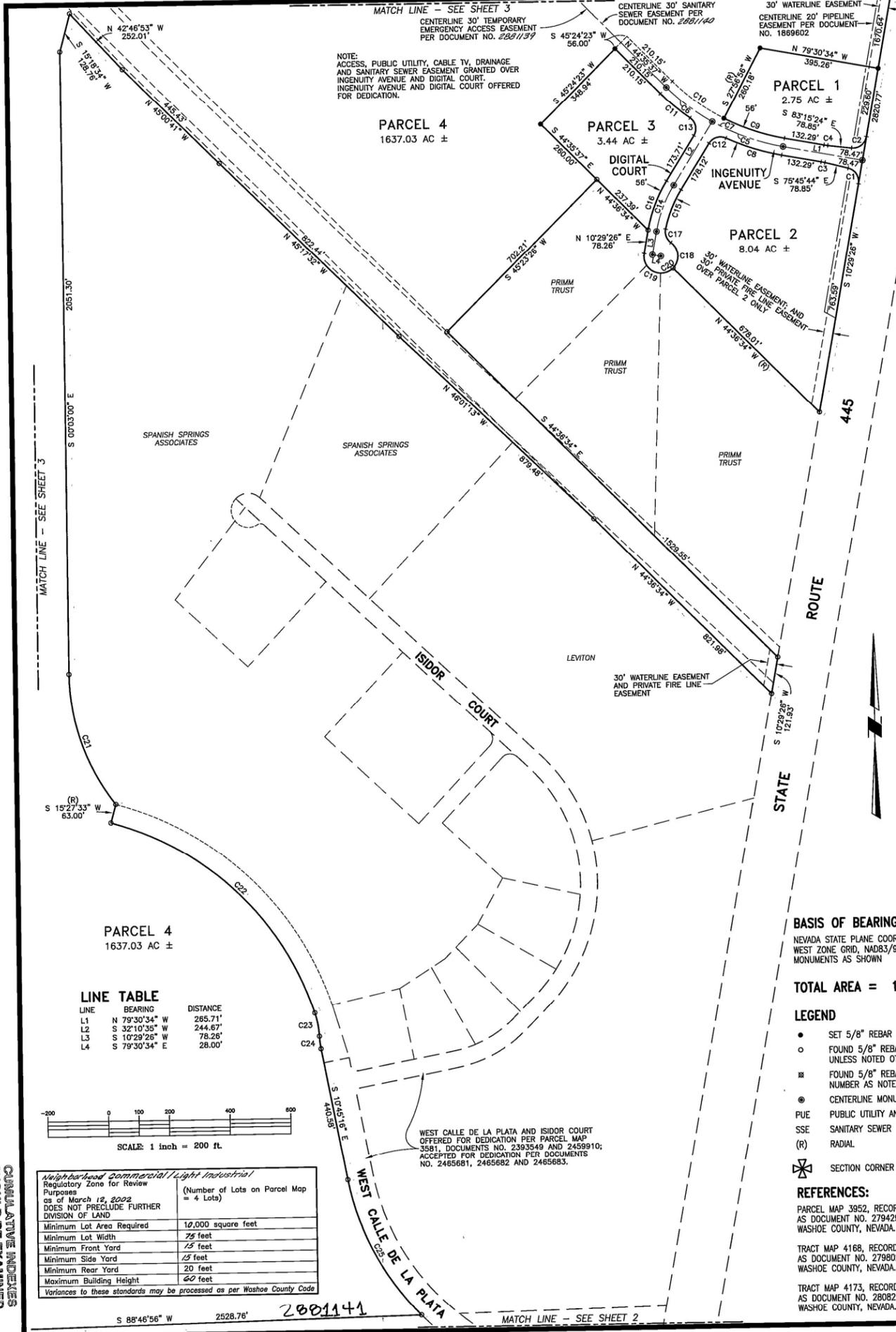
	Taxable Land	New Value	Taxable Imps	Tax Cap Value	Taxable Total	Land Assessed	Imps Assessed	OBSO	Total Assessed	Exemption Value
2019/20 FV	389,318	0	533	183,742	389,851	136,261	186	0	136,448	0

If the property sketch is not available on-line you can obtain a copy by calling (775) 328-2277 or send an email to exemptions@washoecounty.us with 'Sketch Request' in the subject line. Please include the APN.



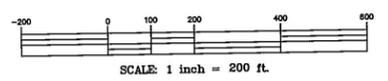
All parcel data on this page is for use by the Washoe County Assessor for assessment purposes only. Zoning information should be verified with the appropriate planning agency. Summary data may not be a complete representation of the parcel. All Parcels are reappraised each year. This is a true and accurate copy of the records of the Washoe County Assessor's Office as of 10-08-2019

st04



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 79°30'34" W	285.71'
L2	S 32°10'35" W	244.67'
L3	S 10°29'26" W	78.26'
L4	S 79°30'34" E	28.00'



Neighborhood Commercial/Light Industrial Regulatory Zone for Review

Purposes as of March 18, 2002
DOES NOT PRECLUDE FURTHER DIVISION OF LAND

	(Number of Lots on Parcel Map = 4 Lots)
Minimum Lot Area Required	10,000 square feet
Minimum Lot Width	75 feet
Minimum Front Yard	15 feet
Minimum Side Yard	15 feet
Minimum Rear Yard	20 feet
Maximum Building Height	60 feet

Variations to these standards may be processed as per Washoe County Code

WEST CALLE DE LA PLATA AND ISIDOR COURT OFFERED FOR DEDICATION PER PARCEL MAP 3581, DOCUMENTS NO. 2393549 AND 2459910; ACCEPTED FOR DEDICATION PER DOCUMENTS NO. 2465681, 2465682 AND 2465683.

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAN HAS BEEN EXAMINED AND THAT SPANISH SPRINGS ASSOCIATES, A NEVADA LIMITED PARTNERSHIP, OWNS OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT IT IS THE ONLY OWNER OF RECORD OF SAID LANDS; THAT ALL THE OWNERS OF RECORD OF THE LAND HAVE SIGNED THE FINAL MAP; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS TO BE DIVIDED AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE LANDS DELINEATED HEREON FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS, AND THAT A GUARANTEE DATED 6-20-03 FOR THE BENEFIT OF THE COUNTY OF WASHOE, STATE OF NEVADA, HAS BEEN ISSUED WITH REGARD TO ALL OF THE ABOVE.

WESTERN TITLE COMPANY, INC.
BY: *David Evans* DATE 6-25-03
DAVID EVANS, VICE PRESIDENT

COMMUNITY DEVELOPMENT CERTIFICATE

THIS FINAL MAP IS IN SUBSTANTIAL COMPLIANCE WITH THE TENTATIVE MAP, PM03-____, AND ALL CONDITIONS OF APPROVAL HAVE BEEN MET. THEREFORE, THIS PARCEL MAP IS APPROVED ON THIS 24th DAY OF June, 2003. THE OFFER OF DEDICATION OF THE STREETS SHOWN HEREON IS HEREBY REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NRS CHAPTER 278.

Adrian P. Freund
ADRIAN P. FREUND, AICP, DIRECTOR OF COMMUNITY DEVELOPMENT

- NOTES**
- PUBLIC UTILITY AND CABLE TV EASEMENTS ARE HEREBY GRANTED, 10 FEET IN WIDTH COINCIDENT WITH ALL STREET RIGHTS-OF-WAY, AND 5 FEET IN WIDTH COINCIDENT WITH THE SIDE AND REAR LINES OF PARCELS 1, 2, AND 3.
 - A PUBLIC UTILITY AND CABLE TV EASEMENT IS ALSO HEREBY GRANTED WITHIN PARCELS 1, 2 AND 3 FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY AND CABLE TV FACILITIES TO SAID PARCELS AND THE RIGHT TO EXIT SAID PARCELS WITH SAID FACILITIES FOR THE PURPOSE OF SERVING ADJACENT LOTS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THAT TIME, AND THE UTILITY AND CABLE TV COMPANIES.
 - PARCELS 1, 2 AND 3 ARE FOR NON-RESIDENTIAL USE ONLY.
 - THE NATURAL DRAINAGE WILL NOT BE IMPERED DURING THE DEVELOPMENT OR IMPROVEMENT OF THESE PARCELS.
 - THIS PARCEL MAP IS SITUATE WITHIN FLOOD ZONE AD AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 3003102840 E, DATED SEPTEMBER 30, 1994.
 - ANY STRUCTURES WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH THE WASHOE COUNTY DEVELOPMENT CODE ARTICLE 418.
 - A 5 FOOT PRIVATE DRAINAGE EASEMENT IS HEREBY GRANTED COINCIDENT WITH ALL SIDE AND REAR PARCEL LINES OF PARCELS 1, 2 AND 3.
 - SEWAGE DISPOSAL SHALL BE BY COMMUNITY SEWER ONLY.
 - A 10 FOOT PLOWED SNOW STORAGE AND TRAFFIC CONTROL SIGNAGE EASEMENT IS HEREBY GRANTED ALONG ALL STREET RIGHTS-OF-WAY.
 - THE OWNER SHALL RESERVE THE RIGHT FOR RESIDENTIAL DEVELOPMENT ON PARCEL 4.
 - WATER FOR FIRE PROTECTION SHALL BE PROVIDED AT BUILDING PERMIT FOR PARCELS 1, 2 AND 3 PRIOR TO ANY STORAGE OF COMBUSTIBLES ON SITE. FIRE FLOWS SHALL MEET TABLE III-A OF THE UNIFORM FIRE CODE.
 - PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR PARCELS 1, 2 AND 3, WATER AND SEWER IMPROVEMENT PLANS FOR EACH PARCEL AND THE SUBSEQUENT CONSTRUCTION SHALL BE IN ACCORDANCE WITH WASHOE COUNTY REQUIREMENTS.
 - FEES FOR IMPROVEMENT PLAN CHECKING AND CONSTRUCTION INSPECTION SHALL BE IN ACCORDANCE WITH WASHOE COUNTY ORDINANCE AND SHALL BE PAID PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR PARCELS 1, 2 AND 3.
 - PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR PARCELS 1, 2 AND 3, WATER SERVICE CONNECTION FEES IN ACCORDANCE WITH WASHOE COUNTY ORDINANCE AND SHALL BE PAID.
 - PRIOR TO THE ISSUANCE OF A SANITARY SEWER WILL SEND LETTER OR A BUILDING PERMIT FOR PARCELS 1, 2 AND 3, SANITARY SEWER CONNECTION FEES IN ACCORDANCE WITH WASHOE COUNTY ORDINANCE SHALL BE PAID. CONNECTION FEES FOR COMMERCIAL DEVELOPMENT WILL BE DETERMINED UPON WASTE FIXTURE UNIT COUNTS. THESE FIXTURE UNIT COUNTS SHALL BE PREPARED BY THE APPLICANT'S ARCHITECT OR ENGINEER IN ACCORDANCE WITH THE UNIFORM PLUMBING CODE AND SHALL BE SUBMITTED TO THE UTILITY SERVICES DIVISION FOR REVIEW AND APPROVAL.
 - THE TRAFFIC MITIGATION PLAN REQUIRED BY SECTION 4.4.1 OF THE SPANISH SPRINGS SPECIFIC PLAN SHALL BE REVIEWED AND APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT AND THE COUNTY ENGINEER PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR PARCELS 1, 2 AND 3.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CURVE	DELTA	RADIUS	LENGTH
C1	86°15'10"	45.00'	67.74'	C14	21°41'09"	430.00'	162.75'
C2	86°15'10"	45.00'	67.74'	C15	19°51'12"	402.00'	139.30'
C3	03°44'50"	194.00'	12.69'	C16	21°41'09"	458.00'	173.35'
C4	03°44'50"	194.00'	12.69'	C17	65°36'42"	44.00'	50.39'
C5	19°45'45"	720.00'	248.34'	C18	98°40'45"	56.00'	96.45'
C6	15°09'12"	720.00'	190.42'	C19	145°06'00"	56.00'	141.82'
C7	34°54'57"	720.00'	438.77'	C20	243°46'45"	56.00'	238.27'
C8	14°42'42"	748.00'	192.06'	C21	37°57'06"	700.00'	463.67'
C9	17°27'30"	692.00'	210.86'	C22	56°39'41"	968.50'	957.77'
C10	17°27'27"	692.00'	210.85'	C23	15°07'27"	300.00'	79.19'
C11	09°46'02"	748.00'	127.51'	C24	07°59'57"	300.00'	41.88'
C12	83°01'34"	44.00'	63.78'	C25	34°10'46"	863.50'	515.11'
C13	86°32'14"	44.00'	66.46'				

BASIS OF BEARINGS
NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE GRID, NAD83/94, PER SURVEY MONUMENTS AS SHOWN

TOTAL AREA = 1651.26 ACRES ±

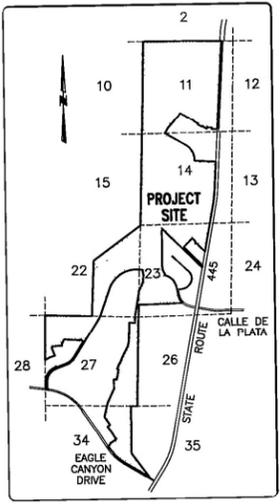
- LEGEND**
- SET 5/8" REBAR WITH CAP "PLS 4043"
 - FOUND 5/8" REBAR WITH CAP "PLS 4043" UNLESS NOTED OTHERWISE
 - FOUND 5/8" REBAR WITH CAP AND "PLS" NUMBER AS NOTED
 - CENTERLINE MONUMENT TO BE SET
 - PUE PUBLIC UTILITY AND CABLE TV EASEMENT
 - SSE SANITARY SEWER EASEMENT
 - (R) RADIAL
 - ✱ SECTION CORNER AS DESCRIBED

REFERENCES:

PARCEL MAP 3952, RECORDED JANUARY 22, 2003, AS DOCUMENT NO. 2794292, OFFICIAL RECORDS, WASHOE COUNTY, NEVADA.

TRACT MAP 4168, RECORDED JANUARY 30, 2003, AS DOCUMENT NO. 2798021, OFFICIAL RECORDS, WASHOE COUNTY, NEVADA.

TRACT MAP 4173, RECORDED FEBRUARY 20, 2003, AS DOCUMENT NO. 2808290, OFFICIAL RECORDS, WASHOE COUNTY, NEVADA.



VICINITY MAP
NO SCALE

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED SPANISH SPRINGS ASSOCIATES, A NEVADA LIMITED PARTNERSHIP, IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT, THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278, THAT INGENUITY AVENUE AND DIGITAL COURT AS SHOWN HEREON ARE HEREBY OFFERED FOR DEDICATION TO BE USED AS PUBLIC THOROUGHFARES FOREVER, THAT ALL WATER AND SEWER FACILITIES ARE HEREBY DEDICATED TO WASHOE COUNTY, AND THAT THE EASEMENTS AS SHOWN FOR ACCESS, UTILITY AND DRAINAGE ARE HEREBY GRANTED.

SPANISH SPRINGS ASSOCIATES, A NEVADA LIMITED PARTNERSHIP
BY: HAWCO DEVELOPMENT COMPANY, A NEVADA CORPORATION
GENERAL PARTNER

Jesse Haw
JESSE HAW, PRESIDENT

STATE OF NEVADA S.S.
COUNTY OF WASHOE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON June 26th, 2003, BY JESSE HAW, AS PRESIDENT OF HAWCO DEVELOPMENT COMPANY, A NEVADA CORPORATION, GENERAL PARTNER OF SPANISH SPRINGS ASSOCIATES, A NEVADA LIMITED PARTNERSHIP.

Melissa M. Marr
NOTARY PUBLIC

MELISSA M. MARR
Notary Public - State of Nevada
Appointed & Licensed by Washoe County
Exp. 06/30/06

SURVEYOR'S CERTIFICATE

I, GEORGE FONG, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, HEREBY CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF SPANISH SPRINGS ASSOCIATES.
- THE LANDS SURVEYED LIE WITHIN SECTIONS 11, 14, 22, 23, 27, 34 AND 35, T.21N., R.20E., M.D.M., AND THE SURVEY WAS COMPLETED ON MAY 14, 2003.
- THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
- THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

George Fong
GEORGE FONG - PLS 4043
LAND SURVEYOR - STATE OF NEVADA
Exp. 6-30-06

UTILITY COMPANIES CERTIFICATE

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITY AND CABLE TV COMPANIES.

Carol Cassien 6/26/2003
SIERRA PACIFIC POWER COMPANY DATE

Michelle Kinchel 6/25/2003
NEVADA BELL TELEPHONE COMPANY d/b/a SBC NEVADA DATE

Alvin L. F. 6-25-03
CHARTER COMMUNICATIONS DATE

Vahid Behmoram 6-25-03
WASHOE COUNTY DEPARTMENT OF WATER RESOURCES DATE

TAXATION CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL THE PROPERTY TAXES ON THE LAND FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO NRS 361A.265.

WASHOE COUNTY TREASURER
Darcy A. Anderson 6-26-03
DEPUTY DATE

WATER RIGHT DEDICATION CERTIFICATE

THE WATER AND SEWER RESOURCE REQUIREMENTS SET FORTH IN ARTICLE 422 OF THE WASHOE COUNTY DEVELOPMENT CODE, RELATED TO THE DEDICATION OF WATER RESOURCES, HAVE BEEN SATISFIED.

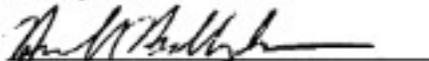
Vahid Behmoram 6-25-03
WASHOE COUNTY UTILITY DIVISION DATE

<p>7th PARCEL MAP FOR SPANISH SPRINGS ASSOCIATES</p> <p>SITUATE WITHIN SECTIONS 11, 14, 22, 23, 27, 34 AND 35, T.21N., R.20E., M.D.M.; A DIVISION OF A PORTION OF PARCEL 4 OF PARCEL MAP 3952</p>		<p>COUNTY RECORDER'S CERTIFICATE</p> <p>FILE NO: 2891141</p> <p>FILED FOR RECORD AT THE REQUEST OF <i>Hawco Dev. Co.</i> ON THIS 30th DAY OF June, 2003 AT 3:30 MINUTES PAST 1 O'CLOCK P.M. OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.</p>
<p>WASHOE COUNTY NEVADA</p> <p>C & M ENGINEERING AND DESIGN, LTD</p> <p>9498 DOUBLER BLVD., SUITE B RENO, NV 89521 PHONE: (775) 856-3312 FAX: (775) 856-3318</p>	<p>JOB NO. 03-02.01 DATE 5/14/03</p> <p>COUNTY RECORDER BY: <i>C. Bartley</i> DEPUTY 41.00</p>	<p>BY: <i>Kathryn Burke</i> COUNTY RECORDER</p> <p>SHEET 1 OF 3</p>

CUMULATIVE INDEXES SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP

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This document does not contain a social security number.


Brandi Ballingham

APN: 009-563-02, 530-470-04,
530-491-01, and 530-492-01

RECORDING REQUESTED BY:

Gerald M. Dorn, Esq.
Anderson & Dorn, Ltd.
500 Damonte Ranch Parkway, Suite 860
Reno, Nevada 89521

AFTER RECORDING MAIL TO:

DIXIE D. MAY
4303 Cutting Horse Circle
Reno, NV 89519

MAIL TAX STATEMENT TO:

DIXIE D. MAY
4303 Cutting Horse Circle
Reno, NV 89519

RPTT: \$0.00 Exempt (7)

Exempt (7): A transfer of title to or from a trust, if the transfer is made without consideration.

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH THAT,

DIXIE D. MAY, an unmarried woman,

For NO consideration, does hereby Grant, Bargain, Sell and Convey unto:

DIXIE D. MAY, Trustee, or her successors in trust, under the DIXIE D. MAY REVOCABLE TRUST, dated February 11, 1993, and any amendments thereto.

ALL that real property situated in the County of Washoe, State of Nevada, more particularly described in Exhibit "A", attached hereto and incorporated herein, together with all and singular the tenements, hereditaments, and appurtenances thereunto

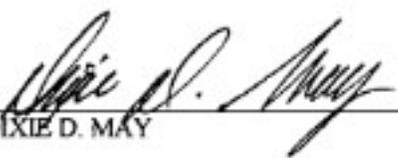


belonging or in anywise appertaining, and any reversions, remainders, rents, issues of profits thereof.

- Subject To:
1. Taxes for the Current fiscal year, paid current
 2. Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

WITNESS my hand, this 20th day of July, 2006.



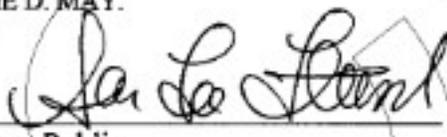
 DIXIE D. MAY

STATE OF NEVADA

COUNTY OF WASHOE

} ss:
}

This instrument was acknowledged before me, this 20th day of July, 2006, by DIXIE D. MAY.



 Notary Public

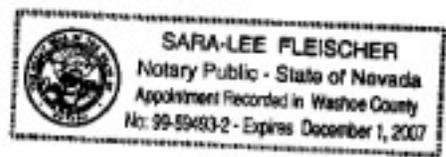




EXHIBIT "A"

PARCEL 1:

Legal Description:

Lot 426 in Block B of JUNIPER TRAILS UNIT NO. 4, at the CAUGHLIN RANCH, according to the map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada, on May 28, 1986, File No. 1074186, as Tract Map No. 2335.

APN: 009-563-02

Property Address: 4303 Cutting Horse Circle, Reno, Nevada 89519

PARCEL 2:

Legal Description:

All that real property situate in the County of Washoe, State of Nevada, described as follows:

Parcel 3 of Parcel Map No. 3759, that 4th Parcel Map for SPANISH SPRINGS ASSOCIATES, recorded March 23, 2001, Official Records, Washoe County, Nevada, as Document No. 2535880. Containing 42,987 square feet, more or less.

Parcel 1 of Parcel Map No. 4045, that 7th Parcel Map for SPANISH SPRINGS ASSOCIATES, recorded June 30, 2003, Official Records, Washoe County, Nevada, as Document No. 2881141. Containing 2.75 acres, more or less

APN: 530-470-04

Property Address: Isador Court