

## Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: VERDI RECLAIMED LUMBER COMPANY			
Project Description: Small scale wood shop to design/build tables, chairs, armoires from locally salvaged wood			
Project Address: 801 Bridge Street, Verdi NV 89439 <i>UNIT B</i>			
Project Area (acres or square feet): 3500 Sq Ft			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): Old Hwy 40 and Bridge Street Facing Railroad Tracks			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
038-392-01			
Section(s)/Township/Range:			
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Michael Pierczyk		Name:	
Address: PO Box 1216		Address:	
Verdi, NV	Zip: 89439		Zip:
Phone: 775-772-0930	Fax:	Phone:	Fax:
Email: verdimike@sbcglobal.net		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Alex James Gonzalez		Name:	
Address: PO Box 6264		Address:	
Tahoe City, Ca	Zip: 96145		Zip:
Phone: 530-583-7300	Fax:	Phone:	Fax:
Email: FinishingTouchLT@aol.com		Email:	
Cell: 530-362-6700	Other:	Cell:	Other:
Contact Person:		Contact Person:	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

# Property Owner Affidavit

**Applicant Name:** Alex J Gonzalez

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, Michael W. Pierczyk  
(please print name)

being duly sworn, depose and say that I am the owner\* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Development.

**(A separate Affidavit must be provided by each property owner named in the title report.)**

Assessor Parcel Number(s): 038-392-01

Printed Name Michael Pierczyk

Signed [Signature]

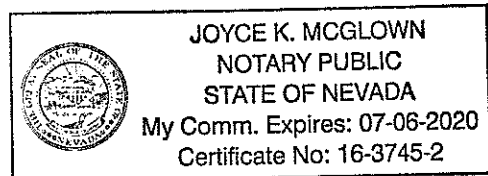
Address 805 Buckbrush Verde  
NV. 89439

Subscribed and Sworn to before me this 26 day of January, 2017

[Signature] WASHOE NV  
Notary Public in and for said county and state

My commission expires: 07-06-2020

(Notary Stamp)



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

- Owner
- Corporate Officer/Partner (Provide copy of recorded 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)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to special use permits may be found in Article 810, Special Use Permits.

1. What is the type of project being requested?

Primarily manufacturing with ancillary sales, walk-ins  
Design/build wood shop to manufacture highly custom tables and chairs

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

Unit B

3. What improvements (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.) will have to be constructed or installed and what is the projected time frame for the completion of each?

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

No Construction Needed

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

14" Thick concrete walls  
Hardwired smoke detectors  
Concrete slab floor  
Completely drywalled ceiling  
Large bay doors @ both ends of building 11' x 11'  
Large 3 phase electrical wiring \*in place from previous cabinet shop\*

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

My men and I will fuel and eat locally  
We have a large client base that will frequent shop  
Bring people to Verdi  
Create jobs and ancillary sales

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

Quality dust collection with Hepa and high micron air filtration  
Keep bay doors closed @ business hours to keep noise levels low  
Proper waste management, dumpster, dump trailer  
Operate in a clean and professional manner at all times

8. Please describe operational parameters and/or voluntary conditions of approval to be imposed on the project special use permit to address community impacts:

Employing 2-3 people max  
M-F 8:00 - 4:30  
Producing 2-3 Table sets per month

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

05-1688  
Existing 18 Spots, 1 Handicap, 5 Motorcycles

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

See attached site

11. What type of signs and lighting will be provided? On a separate sheet, show a depiction (height, width, construction materials, colors, illumination methods, lighting intensity, base landscaping, etc.) of each sign and the typical lighting standards. (Please indicate location of signs and lights on site plan.)

1 Sign over front bay doors natural tones  
No lighting  
Roughly 20" Tall x 198" Long  
"VERDI RECLAIMED LUMBER COMPANY"

12. 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
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13. Community Sewer

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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Community Water

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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Tax Information

Notes Refresh New Search List Close

PIN: 03839201  
 AIN:  
 Status: Active  
 Geocode:  
 Rev acct: 0001046072  
 Tax sale:

TAG: 4011  
 TIF:  
 County: -  
 Case:  
 Pmt pln:  
 ACH pln:

Current owner: PIERCZYK, MICHAEL W  
 Ownership type: Fee Simple Ownership  
 Situs address: 801 BRIDGE ST  
 Description: SubdivisionName LONKEY'S (...)  
 Class: General Commercial: retail, mixed, parking, school  
 Roll type: Real

Year/Bill		2016-2016063817-A	*NV On-Demand*	Print	Bill Detail	Total Due	2/3/2017
Bill type:	Original	Actual	Owner of record:				Bill 2016-2016063817-A Inst 1-August 15 \$0.00
Bill dates:	July 01, 2016		MICHAEL W PIERCZYK PO BOX 1216 VERDI NV 89439				Bill 2016-2016063817-A Inst 2-October 03 \$0.00
Amount:	\$2,280.31		Communication:				Bill 2016-2016063817-A Inst 3-January 02 \$0.00
Paid date:	Thursday, August 11, 2016						Bill 2016-2016063817-A Inst 4-March 06 \$0.00
Receipt:	416.6003						Total Current \$0.00
Sequence no:	3						Delinquent \$0.00
Paid by:	MICHAEL W PIERCZYK						Adv/Surplus \$0.00
Decal no:							Discount \$0.00
Description:	SubdivisionName LONKEY'S ADDITION Block A Township 19 Range 18						Total Due \$0.00

Charge Summary					Detail	Values/Exemptions
Gross Tax	Credits	Net Tax	Tax Savings	Total Credits/Savings		
2,294.30	-13.99	2,280.31	0.00	13.99	LandAssessed	34650.0000 None
					ImpAssessed	36139.0000 None
					CAPFLAG	1.0000 None
					SECURED	70789.0000 None
					LIMITED	70789.0000 None
					FINALCAPPERCENT	0.0020 None
					PYBASETAX	2,275 USD

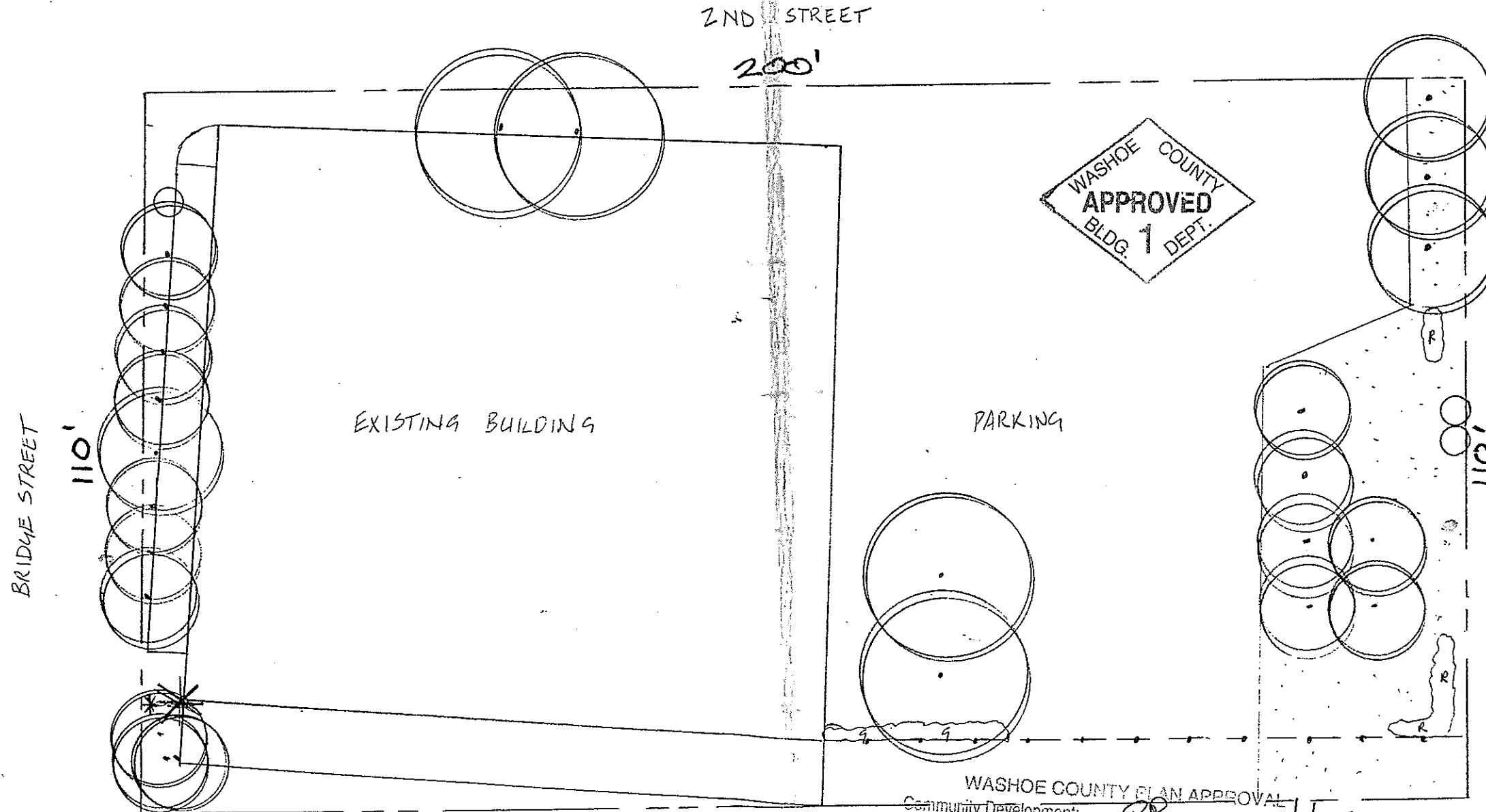
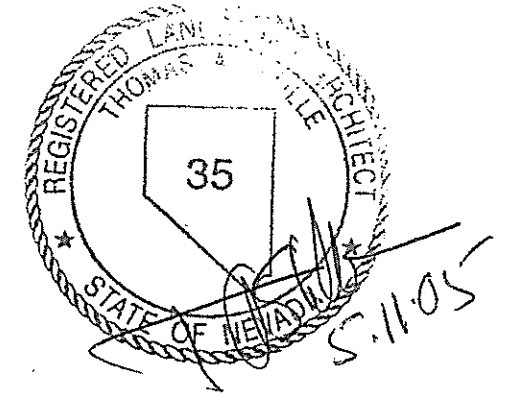
# MICHAEL PIERCZYK PROPERTY

801 BRIDGE STREET  
VERDI, NV  
PARCEL NO. 038-392-01

# EXISTING LANDSCAPE PLAN

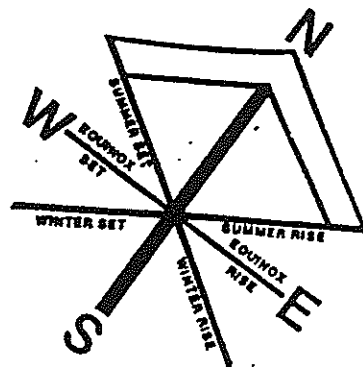
FEBRUARY 7, 2005

SCALE: 1" = 20'-0"



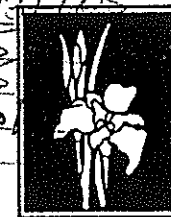
### SYMBOL KEY

- SMALL TREE 10'-15'
- MEDIUM TREE 20'-25'
- LARGE TREE 30'-40'
- EXISTING FENCE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- LOW EVERGREEN TH
- GRAPE VINE
- WILD RASPBERRIES



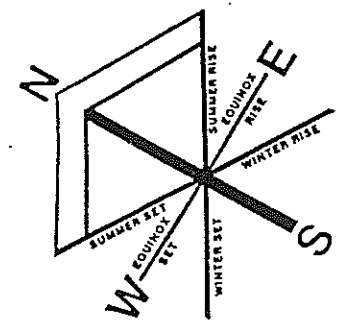
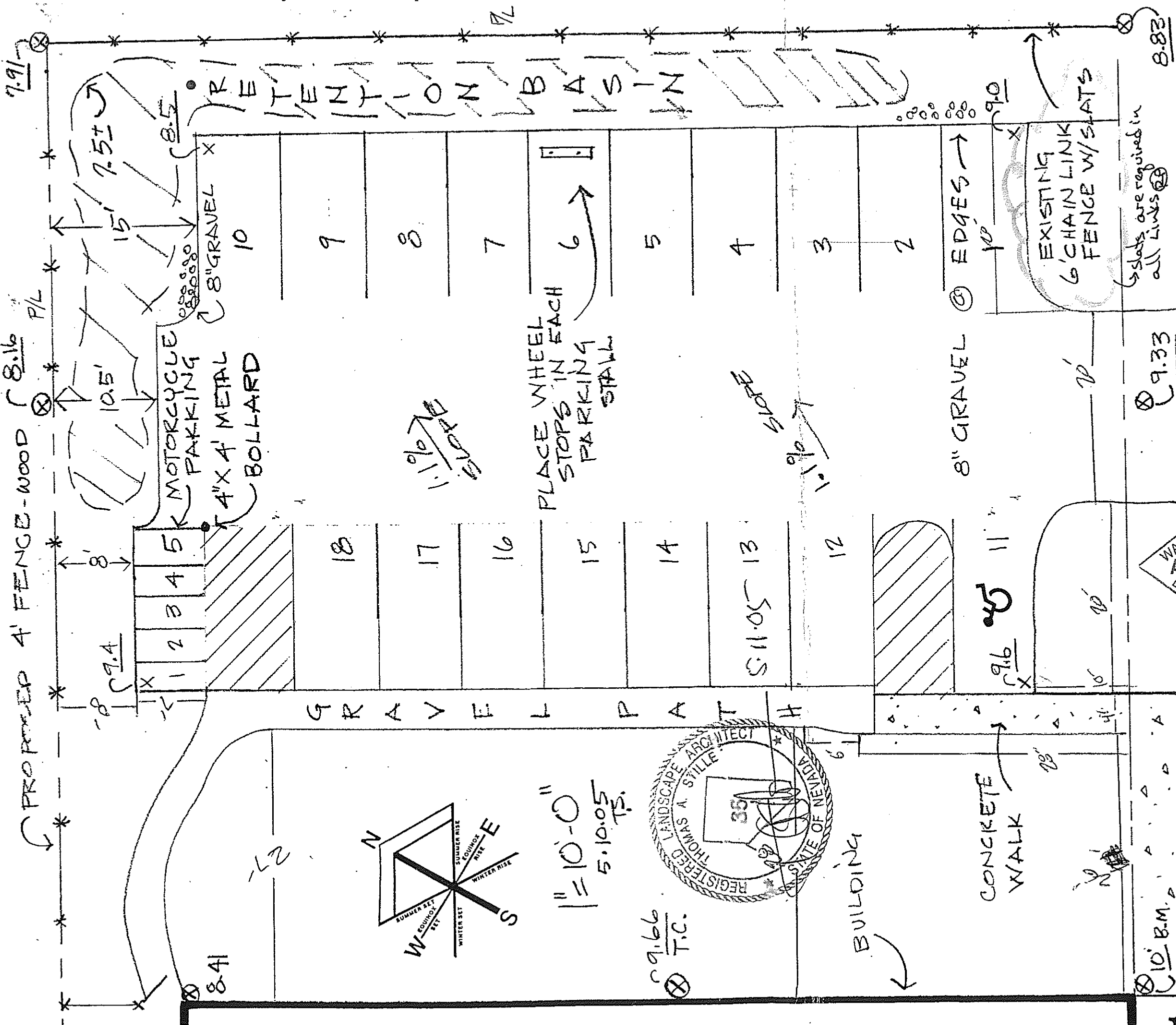
**SITE PLAN**  
22,000 SF. TOTAL AREA.

WASHOE COUNTY PLAN APPROVAL	
Community Development:	Date: 5/11/05
County Engineering:	Date: 5/13/05
Fire Department:	Date: 5/13/05
County Health Dept.:	Date: 5/18/05
Water Resources Dept.:	Date: 5/23/05
Building & Safety Dept.:	Date: 5/23/05
Other:	Date: 5/23/05

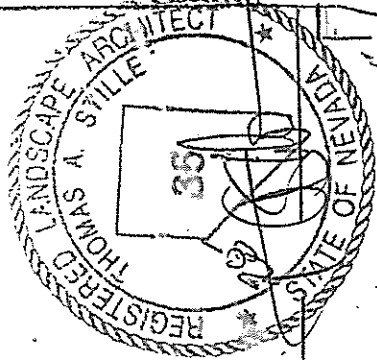


**Interpretive Gardens, Inc.**  
Landscape Architecture • Horticulture • Graphic Design  
7777 White Fir Street, Reno, NV 89523  
(775) 747-2222 FAX 747-1227  
Email: tom@pinyondesign.com  
http://www.pinyondesign.com





1" = 10'-0"  
5.10.05  
T.S.



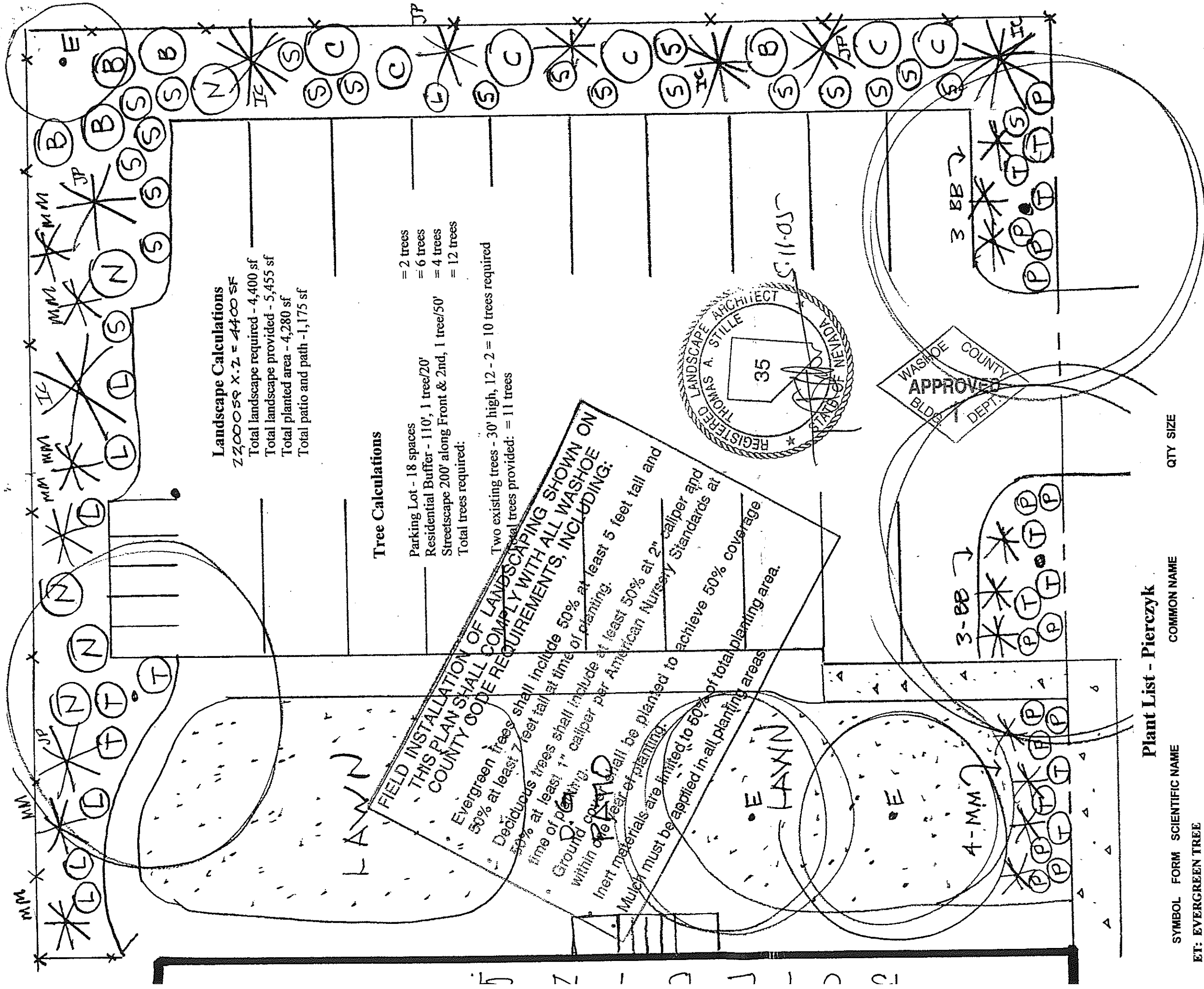
9.66  
T.C.



**NOTES**

- ⊗ 8.83 EXISTING ELEVATION
- ⊗ 9.16 PROPOSED ELEVATION
- RETENTION BASIN
- EXISTING SOIL = SANDY LOAM
- PARKING LOT PLAN**
- 6" TYPE 2 BASE COMPACT TO 95%
- 6" TYPE 3 AC-20 ASPHALT
- 3" TYPE 3 AC-20 ASPHALT
- FRONT ST. GRAVEL @ EDGES TYP
- APPROXIMATE EDGE OF PAVEMENT
- EXISTING CHAIN LINK FENCE W/ SLATS
- slats are required in all links
- 8" GRAVEL @ EDGES
- PLACE WHEEL STOPS IN EACH PARKING STALL
- 1.1% SLOPE
- 1.1% SLOPE
- 8" GRAVEL
- 9.33
- 9.16
- 10' B.M.
- EXISTING WALK
- CONCRETE WALK
- BUILDING
- PROPOSED 4' FENCE - WOOD
- MOTORCYCLE PARKING
- 4" X 4" METAL BOLLARD
- RETENTION BASIN
- GRAVEL PATH
- WASHOE COUNTY APPROVED BLDG. 1 DEPT.

VERDI LUMBER CO. BUILDINGS  
 MICHAEL PIERCZYK, OWNER  
 801 BRIDGE ST. VERDI, NV 89439

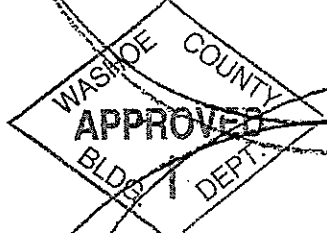
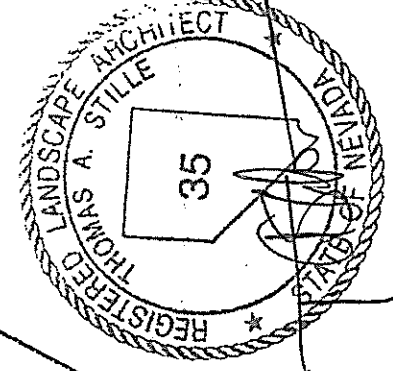


**Landscape Calculations**  
 22000sq x .2 = 4400 sf  
 Total landscape required - 4,400 sf  
 Total landscape provided - 5,455 sf  
 Total planted area - 4,280 sf  
 Total patio and path - 1,175 sf

**Tree Calculations**  
 Parking Lot - 18 spaces  
 Residential Buffer - 110', 1 tree/20'  
 Streetscape 200' along Front & 2nd, 1 tree/50'  
 Total trees required: = 2 trees  
 = 6 trees  
 = 4 trees  
 = 12 trees

Two existing trees - 30' high, 12 - 2 = 10 trees required  
 Total trees provided: = 11 trees

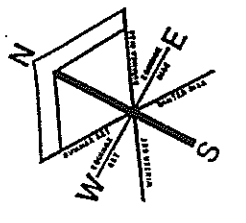
**FIELD INSTALLATION OF LANDSCAPING SHOWN ON THIS PLAN SHALL COMPLY WITH ALL WASHOE COUNTY CODE REQUIREMENTS, INCLUDING:**  
 " Evergreen trees shall include 50% at least 5 feet tall and 50% at least 7 feet tall at time of planting.  
 " Deciduous trees shall include at least 50% at 2" caliper and 50% at least 1" caliper per American Nursery Standards at time of planting.  
 " Ground cover shall be planted to achieve 50% coverage within one year of planting.  
 " Inert materials shall be planted to achieve 50% coverage within one year of planting.  
 " Mulch must be applied in all planting areas



**Plant List - Pierczyk**

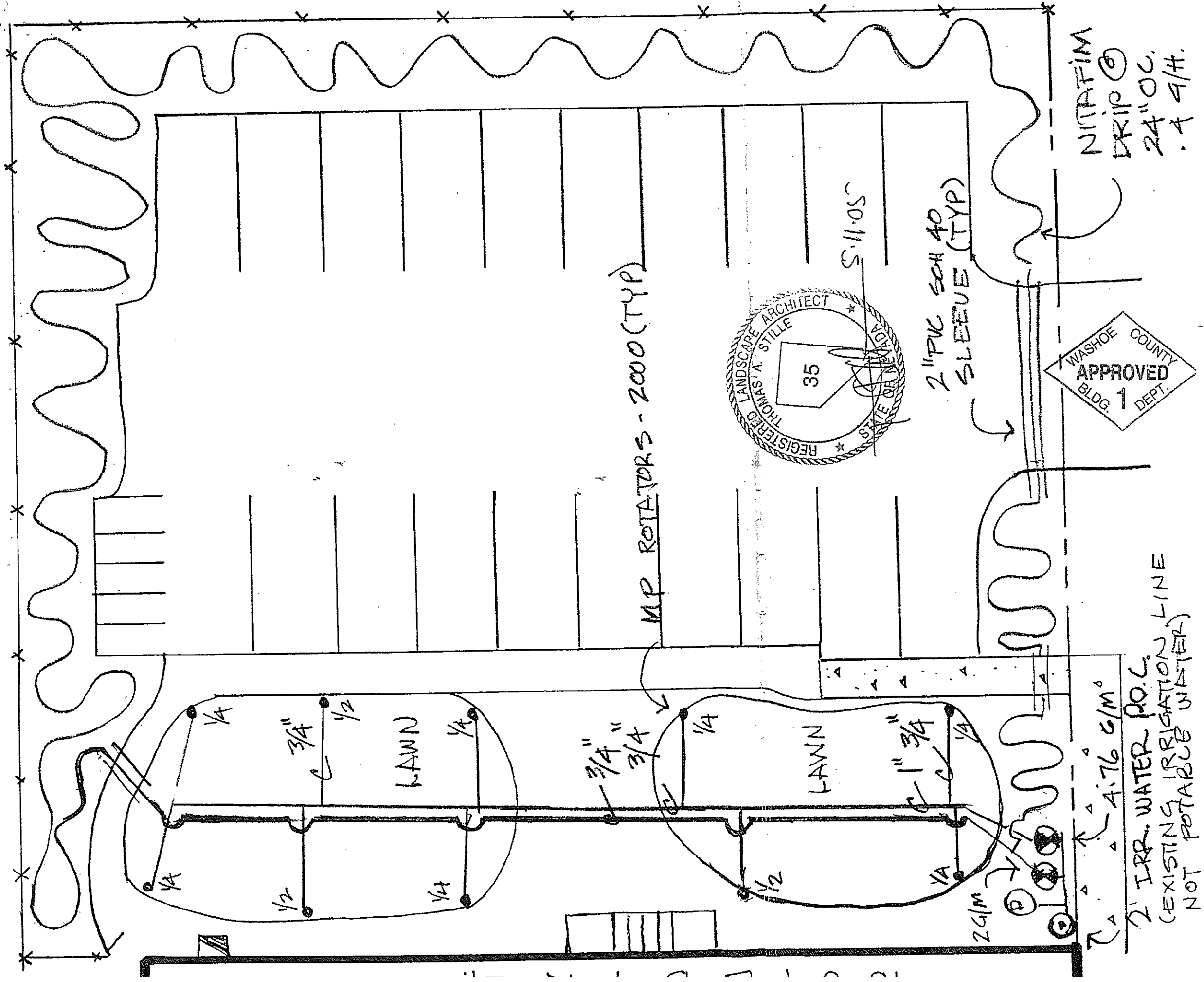
SYMBOL	FORM	SCIENTIFIC NAME	COMMON NAME	QTY	SIZE
<b>ET: EVERGREEN TREE</b>					
IC	ET	Calocedrus decurrens	Incense Cedar	4	5'
JP	ET	Pinus jeffreyi	Jeffrey Pine	4	7'
<b>DT: DECIDUOUS TREE</b>					
CA	DT	Fraxinus pennsylvanica 'Cimmaron'	Cimmaron Ash	2	2"
WO	DT	Quercus bicolor	Swamp White Oak	1	1"
<b>ES: EVERGREEN SHRUB</b>					
MM	ES	Cercocarpus ledifolius	Curl Leaf Mountain Mahogany	7	#5
BB	ES	Purshia tridentata	Bitterbrush	10	#5
<b>DS: DECIDUOUS SHRUB</b>					
B	DS	Buddleia davidii	Butterfly Bush	5	#5
N	DS	Prunus tomentosa	Nanking Cherry	5	#1
C	DS	Ribes aureum	Golden Currant	6	#1
<b>GC: GROUND COVERS</b>					
L	GC	Genista Lydia	Lydia Broom	7	#1
S	GC	Symphoricarpos alba	Snowberry	21	#1
T	GC	Santolina chamaecyparissus	Lavendar Cotton	12	#1
P	GC	Phlox subulata	Creeping Phlox	14	#1

# PLANTING PLAN



SCALE 1"=10'-0"  
 5-10-05 TR.

VERDI LUMBER CO. BUILDINGS  
 MICHAEL PIERCZYK, OWNER  
 801 BRIDGE ST. VERDI, NV 89439  
 APN #038-392-01



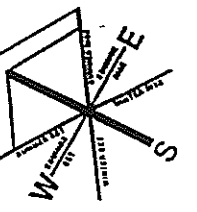
RAINIAL 6 STA. CONTROLLER - EXT.

ELECTRIC VALVE 700 ULTRA FLOW 1" ADD FILTER & PRESSURE REG.

ALL PIPE & VALVES TO BE RECLAIMED COLOR

SCALE 1" = 10'-0"  
5-10-05 T.S.

Purple And Labeled Per UPCV Appendix J



IRRIGATION PLAN

SHEET 4 OF 4

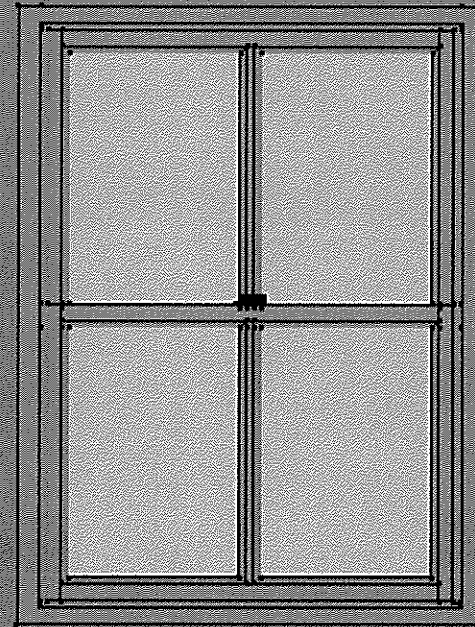
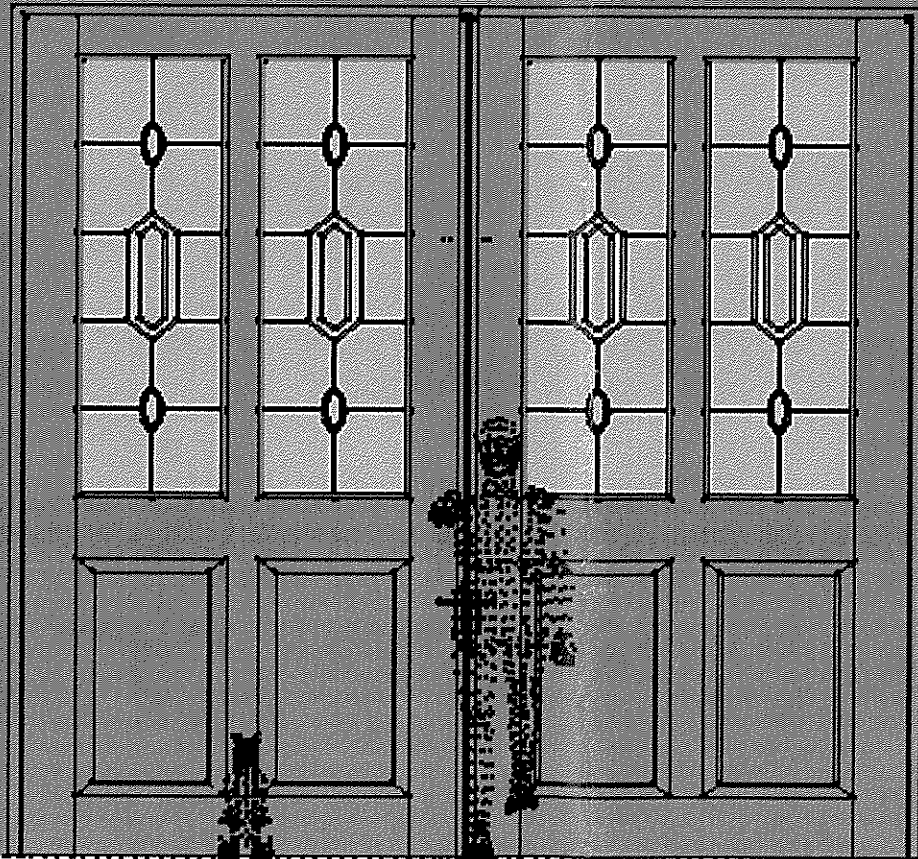
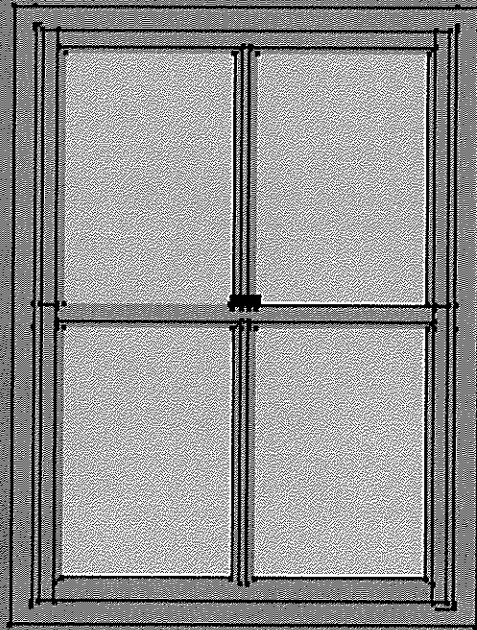
NO HOSE BIBS ALLOWED  
See UPC Appendix J-6 For Installation

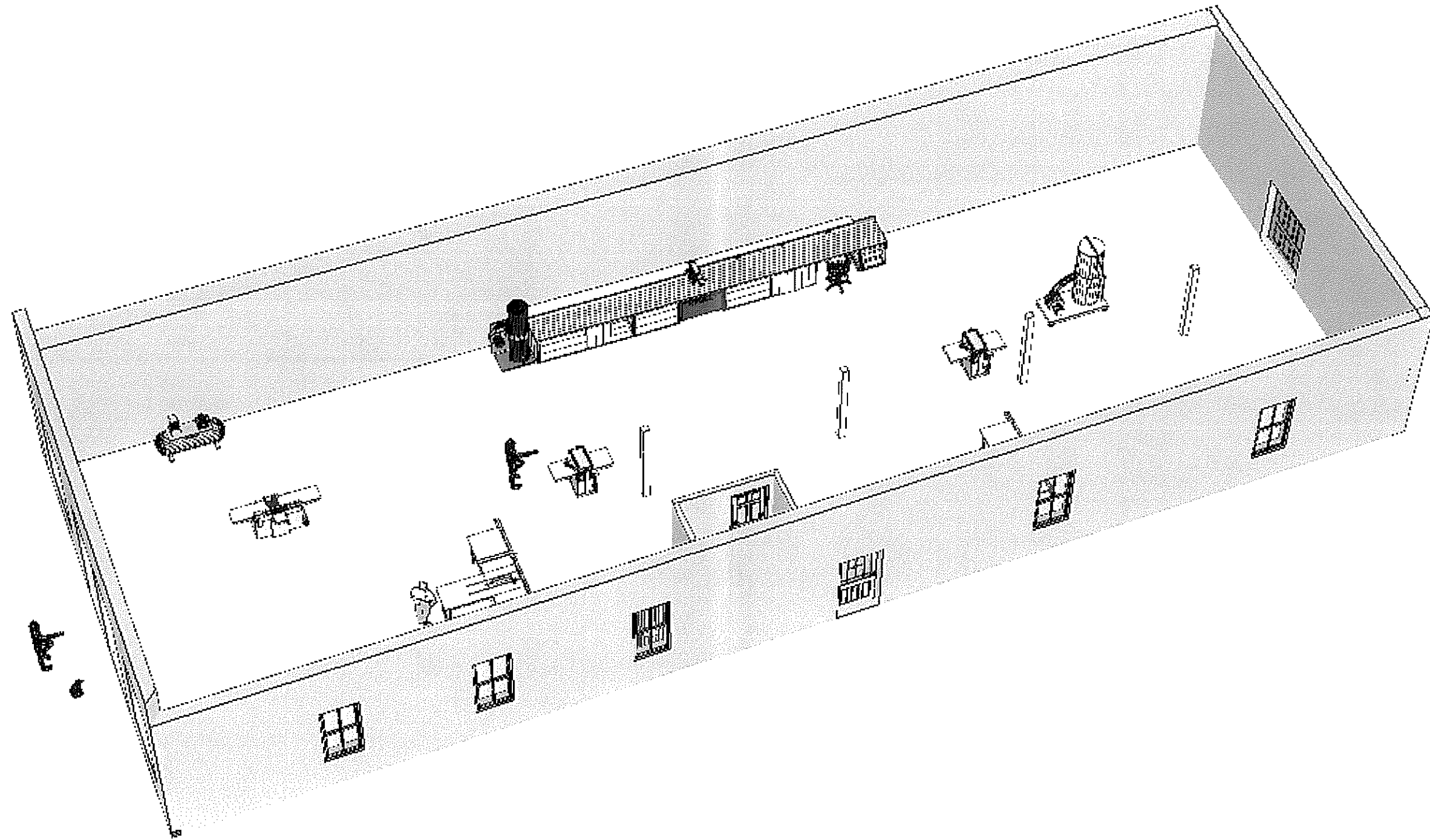
VERDI LUMBER CO. BUILDINGS  
MICHAEL PIERCZYK, OWNER  
801 BRIDGE ST. VERDI, NV 89439  
APN #038-392-01

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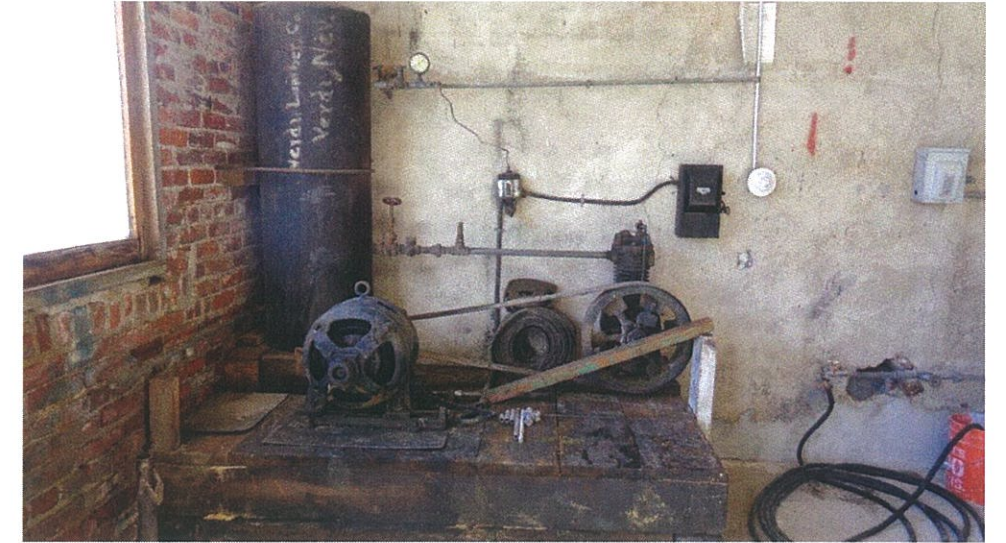
VERDI RECLAIMED LUMBER COMPANY

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Existing Air Compressor 1930

