

Community Services Department
Planning and Development
AMENDMENT OF CONDITIONS
APPLICATION



Community Services Department
Planning and Development
1001 E. Ninth St., Bldg. A
Reno, NV 89520

Telephone: 775.328.3600

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.

Project Information		Staff Assigned Case No.: _____	
Project Name: EVANS GREENHOUSES			
Project Description: 40' x 100' 4000 SQ' GREEN HOUSE			
Project Address: 31850 CANTLON DRIVE, WADSWORTH			
Project Area (acres or square feet): 5.94 ACRES			
Project Location (with point of reference to major cross streets AND area locator): SECTION 18, T20N, R24E, MDM, WASHOE COUNTY, NV			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
084-282-16	5.942 ACRE		
Section(s)/Township/Range:			
Indicate any previous Washoe County approvals associated with this application: Case No.(s). AC15-002			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: DON EVANS		Name:	
Address: 5555 TANCHO DR. 201		Address:	
MADISON, WI Zip: 53718		Zip:	
Phone: 608.230.3778 Fax:		Phone: Fax:	
Email: danevans@evcoplastics.com		Email:	
Cell: 608.846.6116 Other:		Cell: Other:	
Contact Person: Brian Bishop-Parise		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Brian Bishop-Parise		Name:	
Address: 1991 MORNING GROVE CT.		Address:	
RENO Zip: 89523		Zip:	
Phone: 775.250.4002 Fax:		Phone: Fax:	
Email: brian@igwtco.com		Email:	
Cell: 250.4002 Other:		Cell: Other:	
Contact Person: Brian Bishop-Parise		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: DON EVANS

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, DON EVANS
(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): 084-282-16

Printed Name DON EVANS

Signed Don Evans

Address 5555 TANCHO DR. APT. 201
MADISON, WI 53718

Subscribed and sworn to before me this 13 day of FEB, 2017.

(Notary Stamp)

Amanda Hair Dane, WI
Notary Public in and for said county and state

My commission expires: 03/27/2020

*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

Amendment of Conditions Application Supplemental Information

(All required Information may be separately attached)

Required Information

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

RE: AC15-002 & AP12-003 (EVANS GREENHOUSE)
GREENHOUSE WAS PROPOSED TO BE OPERATED
TO GROW PRODUCE FOR COMMERCIAL ~~USE~~ SALE.
THIS PURPOSE WAS NEVER REALIZED. THE
EXISTING GREENHOUSE WILL BE THE ONLY
ONE ON THE PROPERTY, NO OTHER GREENHOUSE
WILL BE BUILT. REMOVE ANY APPROVAL FOR ADDITIONAL
GREENHOUSE BUILDING. STRIKE FOLLOWING CONDITIONS
1, A, B, E, F, H, I, K, M, N1, N4, N5. PROPOSE A CONDITION
TO ALLOW USE OF EXISTING GREENHOUSE FOR PERSONAL
NON-COMMERCIAL USE AND ACTIVITY. PROPOSE CONDITION
OF NO LIGHTS AT NIGHT.

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

NO POTENTIAL IMPACT TO PUBLIC HEALTH, SAFETY
OR WELFARE. NON-COMMERCIAL USE DIMINISHES
ANY POTENTIAL ADVERSE IMPACT. AMENDING
TO A PERSONAL NON-COMMERCIAL USE
BY HOMEOWNER REMOVES ALL THE RESTRICTIVE
COMMERCIAL REQUIREMENTS.

Property Tax Reminder Notice

WASHOE COUNTY
 PO BOX 30039
 RENO, NV 89520-3039
 775-328-2510

PIN: 08428216
 AIN:

Balance Good Through:	02/15/2017
Current Year Balance:	\$0.00
Prior Year(s) Balance: (see below for details)	\$0.00
Total Due:	\$0.00

AUTO
 :537186:
 DON EVANS
 5555 TANCHO DR APT 201
 MADISON WI 53718

Description:

Situs: 31850 CANTLON DR
 WCTY

This is a courtesy notice. If you have an impound account through your lender or are not sure if you have an impound account and need more information, please contact your lender directly. Please submit payment for the remaining amount(s) according to the due dates shown. Always include your PIN number with your payment. Please visit our website: www.washoecounty.us/treas

Current Charges									
PIN	Year	Bill Number	Inst	Due Date	Charges	Interest	Pen/Fees	Paid	Balance
08428216	2016	2016087346	1	08/15/2016	965.00	0.00	0.00	965.00	0.00
08428216	2016		2	10/03/2016	964.99	0.00	0.00	964.99	0.00
08428216	2016		3	01/02/2017	964.99	0.00	0.00	964.99	0.00
08428216	2016		4	03/06/2017	964.99	0.00	0.00	964.99	0.00
Current Year Totals					3,859.97	0.00	0.00	3,859.97	0.00

Prior Years								
PIN	Year	Bill Number	Charges	Interest	Pen/Fees	Paid	Balance	
Prior Years Total								



Board of Adjustment Action Order

Amendment of Conditions Case Number AC15-002

Decision: Approval with Conditions

Decision Date: April 2, 2015

Mailing/Filing Date: April 6, 2015

Applicant : Spencer Scott
31850 Cantlon Drive
Wadsworth, NV 89442

Assigned Planner: Roger Pelham, MPA, Senior Planner
Planning and Development Division
Washoe County Community Services Department

Phone: 775.328.3622
E-Mail: rpelham@washoecounty.us

Amendment of Conditions Case Number AC15-002 (Evans Greenhouses) – To re-approve the expired Administrative Permit Case Number AP12-003 that allowed the construction of two greenhouse buildings, both of which are larger than the existing dwelling unit and to extend the time for submission of complete construction permits for the one remaining greenhouse until October 2017.

- Applicant: Spencer Scott
31850 Cantlon Drive
Wadsworth, NV 89442
- Property Owner: Don Evans
5555 Tancho Drive
Madison, WI 53718
- Location: 31850 Cantlon Drive, approximately one mile west of
its intersection with State Route 427
- Assessor's Parcel Number: 084-282-16
- Parcel Size: ±5.94 acres
- Master Plan Category: Rural Residential (RR)
- Regulatory Zone: Medium Density Rural (MDR)
- Area Plan: Truckee Canyon
- Citizen Advisory Board: East Truckee Canyon
- Development Code: Authorized in Article 808, Administrative Permits
- Commission District: 4 – Commissioner Hartung
- Section/Township/Range: Section 18, T20N, R24E, MDM ,
Washoe County, NV

Notice is hereby given that the Washoe County Board of Adjustment granted approval with amended conditions of the above referenced case number based on the findings, below, in accordance with Washoe County Development Code Section 110.808.25. If no appeals have been filed within 15 days after the date of decision, the approval by the Washoe County Board of Adjustment is final. If filed, an appeal stays any further action on the permit until final resolution of the appeal. If the end of the appeal period falls on a non-business day, the appeal period shall be extended to include the next business day. An appeal shall be filed in accordance with the provisions found in Article 808 of the Washoe County Development Code.

To: Evans Greenhouse
Subject: Amendment of Conditions Case Number AC15-002
Date: April 6, 2015
Page: 2

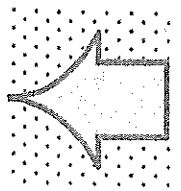
1. Consistency. That, as conditioned, the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the East Truckee Canyon Area Plan;
2. Improvements. That, upon compliance with the conditions of approval imposed by the Board of Adjustment, adequate utilities, 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 two greenhouse structures for the commercial production of crops, and for the intensity of such a development;
4. Issuance Not Detrimental. That, as conditioned, 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
5. Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of any military installation.

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

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

Washoe County
Planning and Development


William Whitney
Secretary to the Board of Adjustment



WW/RP/df

Attachments: Amended Conditions of Approval

Applicant: Spencer Scott
31850 Cantlon Drive
Wadsworth, NV 89442

Property Owner: Don Evans
5555 Tancho Drive #201
Madison, WI 53718

To: Evans Greenhouse
Subject: Amendment of Conditions Case Number AC15-002
Date: April 6, 2015
Page: 3

Action Order xc: Nate Edwards, Esq., District Attorney's Office; Carol Buonanoma, Assessor's Office (CAAS); Josh Wilson, Assessor's Office; Tim Simpson; CSD – Utilities Division, Kimble Corbridge/Leo Vesely, Engineering Division; Amy Ray, Truckee Meadows Fire Protection District; East Truckee Canyon Citizen Advisory Board, Chair.



AMENDED Conditions of Approval

Amendment of Conditions Case Number AC15-002 for
Administrative Permit Case Number AP12-003

The project approved under Amendment of Conditions Case Number AC15-002 for Administrative Permit Case No. AP12-003 shall be carried out in accordance with the Conditions of Approval imposed by the Board of Adjustment on April 2, 2015. New and amended conditions are shown in *italic* text. 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 Administrative Permit shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Development Division.

Compliance with the conditions of approval related to this Administrative Permit is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the Administrative Permit may result in the initiation of revocation procedures.

Operational Conditions are subject to review by the Planning and Development Division prior to the renewal of a business license each year. Failure to adhere to the Operational Conditions may result in the Planning and Development Division recommending that the business license not be renewed until conditions are complied with to the satisfaction of Washoe County.

Washoe County reserves the right to review and revise the conditions of approval related to this Administrative Permit should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

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

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

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

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

- The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District. Any conditions set by the District Health Department must be appealed to the District Board of Health.

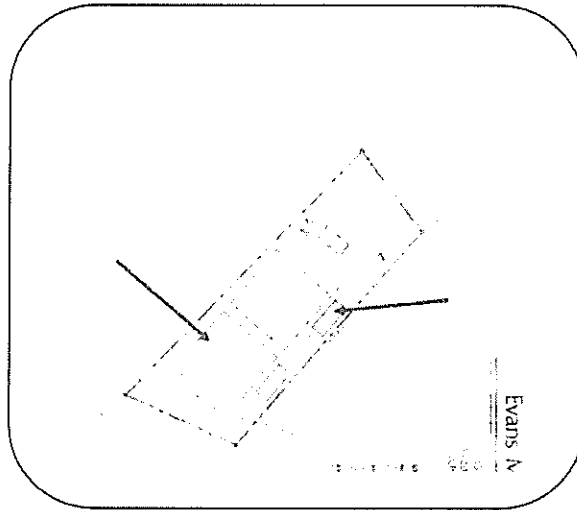
FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Planning and Development

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

Contact Name: Roger Pelham, 775.328.3622

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this administrative permit. Approval is granted for two greenhouse structures. The size of the structures, but not the final locations, is indicated with arrows on the site plan below. The Planning and Development Division shall determine compliance with this condition.



- b. The applicant shall submit complete construction plans and building permits shall be issued prior to April 1, 2017. Failure to obtain approval of a building permit for "phase 2" of the project prior to April 1, 2017, shall result in this approval being null and void. The applicant shall complete construction within the time specified by the building permits. Compliance with this condition shall be determined by the Planning and Development Division.
- c. The applicant shall attach a copy of the action order approving this project to all administrative permit applications (including building permits) applied for as part of this administrative permit.
- d. No structure shall be located within the 100-year floodplain, or within three hundred (300) feet of the center of the Truckee River, whichever is greater. The applicant shall indicate the 100-year floodplain, and the three hundred (300) foot setback from the center of the Truckee River on all plans submitted for building permits.
- e. All parking, loading and maneuvering areas utilized by vehicles associated with the commercial crop production shall be paved with asphalt or concrete.
- f. The applicant shall supply documentation acceptable to the Director of Washoe County Planning and Development indicating that the applicant possesses sufficient water rights for the proposed use, prior to approval of a building permit.
- g. The applicant shall install a six-foot-tall fence having opacity of at least 95% at the property line adjacent to each structure and extending at least 50 feet further along the property line each direction past the end of each structure.
- h. The applicant shall provide a photometric study showing that there will be no light emission or glare at the property line when the growing lights are turned on. All lighting fixtures must be installed such that light is emitted downward only.
- i. Prior to a final approval of any building the applicant shall submit a report from a licensed engineer, registered in the State of Nevada certifying that, as constructed, there is no light spill-over from the approved buildings at any property line.
- j. The applicant shall install timers on all lights and all artificial lighting shall be turned off daily not later than one hour after sunset, nor turned on more than one hour before sunrise OR the applicant shall install and utilize screening or blinds on the interior of the buildings so that no light is emitted from the structures at night.
- k. The applicant shall submit detailed grading plans for development of the greenhouse structures. All cut and fill slopes shall be set back at least ten feet from all property lines. No final slopes shall be steeper than 3 horizontal to 1 vertical (3H:1V). The grading plans shall show the area and volume of all grading on the entire parcel for all purposes.
- l. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any prehistoric or historic remains/artifacts be discovered during site development, work shall temporarily be halted at the specific site and the State Historic Preservation Office of the Department of Museums, Library and Arts shall be notified to record and photograph the site. The period of temporary delay shall be limited to a maximum of two (2) working days from the date of notification.

- m. The site plan submitted with construction drawings shall include all improvements on the subject site including all grading for all purposes. All plans shall show contours prior to disturbance and proposed contours after construction. A special use permit for grading may be required prior to construction if the thresholds in Article 438 of the Development Code are met.
- n. The following **Operational Conditions** shall be required for the life of the project/business/development:
 - 1. This administrative permit shall remain in effect until or unless it is revoked or is inactive (crop production ceases) for one year.
 - 2. Failure to comply with the conditions of approval shall render this approval null and void. Compliance with this condition shall be determined by the Planning and Development Division.
 - 3. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the administrative permit to meet with the Planning and Development Division to review conditions of approval prior to the final sale of the site and/or the administrative permit. Any subsequent purchaser/operator of the site and/or the administrative permit shall notify the Planning and Development Division of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.
 - 4. This administrative permit shall remain in effect as long as the business is in operation and maintains a valid business license.
 - 5. The operation of commercial vehicles on the site shall be limited to the hours between 9 am and 5 pm daily.
 - 6. Light shall not be emitted from the greenhouse structures at night.
- o. The easement for the Gregory Ditch shall be shown on all plans. That easement shall be respected and flow of the ditch water shall not be impeded in any way.

Washoe County Engineering and Capital Projects

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

Contact Name: Leo Vesely, 775.328.2040

- a. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit.

Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control, and slope stabilization. Placement or removal of any excavated materials shall be indicated on the site/grading plan. Silts shall be controlled on-site and not allowed to exit the property or enter the Truckee River.

- b. The owner/developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit for construction and submit a copy to the Engineering Division prior to issuance of a building or grading permit.
- c. The owner/developer shall complete and submit the Construction Permit Submittal Checklist, the Performance Standards Compliance Checklist and pay the Construction Stormwater Inspection Fee prior to obtaining a grading permit. The County Engineer shall determine compliance with this condition.

Washoe-Storey Conservation District

3. The following conditions are requirements of the Washoe-Storey Conservation District. Compliance with these conditions shall be determined by the Planning and Development Division in consultation with the Washoe-Storey Conservation District.

Contact: Kevin Roukey, 775.232.1571, kevinjr@att.net

- a. The plans must include details on what type of BMP's (Best Management Practices) will be utilized and their placement for mitigation of soil erosion.
- b. Clearing of vegetation between the fence line and the river is prohibited. Any disturbed areas shall be re-vegetated with appropriate native plant species.
- c. The applicant shall supply evidence that any and all necessary permits from all State, and Federal agencies, including the tribes, have been issued prior to construction of phase 2 of the project.

*** End of Conditions ***



LOCKED FACILITY
ENTRY BY TRAINED
PERSONNEL ONLY





LOCKED FACILITY
ENTRY BY TRAINED
PERSONNEL ONLY

