

ORIGINAL

void

~~5614-015~~



New

* 5614-001

Community Services Department
Planning & Development

SPECIAL USE PERMIT 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 Community Development staff at 775.328.6100.

Project Information		Staff Assigned Case No.: <u>SB14-015</u> VOID	
Project Name (commercial/industrial projects only): <u>TRUCKEE RIVER R.V. PARK</u>			
Project Description: <u>CONSTRUCT + OPERATE A RECREATIONAL VEHICLE PARK</u> <u>100 UNITS</u> SWP4-001 fees the same!			
Project Address: <u>34200 CANTLOW DR WASHOE COUNTY</u>			
Project Area (acres or square feet): <u>11.5 ACRES</u>			
Project Location (with point of reference to major cross streets AND area locator): <u>34200 CANTLOW DRIVE LOCATED ON THE SOUTH SIDE OF INTERSTATE 80 AT THE WADSWORTH INTERCHANGE KNOWN AS EXIT 43 IN WASHOE COUNTY</u>			
Assessor's Parcel No(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
<u>08429213-16</u>	<u>11.5 acres</u>		
Section(s)/Township/Range:			
Indicate any previous Washoe County approvals associated with this application: Case Nos.			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: <u>VERNON S. WALIGORA</u>		Name: <u>ROY H. HIBDON P.E.</u>	
Address: <u>P.O. Box 508</u>		Address: <u>4866 HILTON COURT</u>	
<u>101 SILVER FOX CIR</u> Zip: <u>89439</u>		<u>RENO NV</u> Zip: <u>89439</u>	
Phone: <u>775-771-7269</u> Fax: <u>775-345-7400</u>		Phone: <u>775-747-7343</u> Fax: <u>747-4184</u>	
Email: <u>BLUEVERN37@NSN.COM</u>		Email: <u>ROYHIBDON@HOTMAIL.COM</u>	
Cell: <u>775-771-7269</u> Other:		Cell: <u>775-636-0144</u> Other:	
Contact Person: <u>VERNON S WALIGORA</u>		Contact Person: <u>ROY H. HIBDON</u>	
Applicant/Developer:		Other Persons to be Contacted:	
Name: <u>SAME AS ABOVE</u>		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:		Phone:	
Fax:		Fax:	
Email:		Email:	
Cell:		Cell:	
Other:		Other:	
Contact Person:		Contact Person:	
For Office Use Only			
Date Received: <u>10/14/14</u> Initial: <u>E.K.</u>		Planning Area: <u>TC</u>	
County Commission District: <u>4</u>		Master Plan Designation(s): <u>C</u>	
CAB(s): <u>EAST TRUCKEE SYN.</u>		Regulatory Zoning(s): <u>TC</u>	

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?

PERMISSION TO CONSTRUCT + OPERATE A RECREATIONAL VEHICLE
PARK AND CONVENIENCE STORE - 100 UNITS

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

Well permit numbers 34841 - CANCELLED

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?

A SEWAGE SYSTEM WITH UTILITIES, WATER SUPPLY, ROADWAY IMPROVEMENTS,
DRAINAGE, PARKING, SIGNS, FENCING & LAND SCAPING.
WORK WILL BE DONE IN PHASES AND WILL BE COMPLETED WITHIN FIVE YRS

Treatment Plant

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

- 1) PLANNING 2014 - 2015
- 2) INSTALLING SEWERAGE SYSTEM, ELECTRICAL, WATER + ROADS
- 3) BUILDING OFFICE + CONVENIENCE STORE
- 4) LANDSCAPING, FENCE, SIGNS

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?

OIO CANTON DRIVE SITUATED ON THE SOUTH SIDE OF INTERSTATE 80
AT THE WADSWORTH INTERCHANGE KNOWN AS EXIT 43
WASHOE COUNTY, NV — I-80 FREEWAY + EXIT 43 OFF RAMP

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

IT SHOULD BRING SOME LIFE + HOPE BACK TO THE ADJACENT
PROPERTIES

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

I DON'T SEE ANY NEGATIVE IMPACT TO ADJACENT
PROPERTIES. TRAFFIC WILL BE CONTAINED TO THE EXIT 43 INTERCHANGE.

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

THIS SITE IS LOCATED ON THE EXIT 43 INTERCHANGE. THERE IS PLENTY OF ACTIVITY PASSING THIS SITE NOW. MANY CARS AND TRUCKS CAN BE SEEN AND HEARD FROM THIS SITE NOW.

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

THERE WILL BE MORE THAN ENOUGH PARKING SPACES TO ACCOMMODATE THE PUBLIC & EMPLOYEES

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

FOLLICIA NATIVE TO THE AREA WILL BE PLANTED. A FENCE WILL DEFINE THE PROPERTY.

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.)

THERE WILL BE LOW LIGHT ON ROADS LEADING IN & OUT OF THE PARK. THERE WILL BE SIGNS ON THE SITE ADVERTISING THE PARK.

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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CERTIFICATE OF BUSINESS: FICTITIOUS FIRM NAME

THIS CERTIFICATE EXPIRES 5 YEARS FROM FILE DATE

FILED
03/07/2014 04:49:46 PM
NANCY PARENT
Washoe County Clerk

By: [Signature]
CASH \$20.50

THE UNDERSIGNED do(es) hereby certify that I AM

conducting a(n) RV PARK - 100 UNITS business at

817 2ND ST VERDI NV 89439

under the fictitious firm name of TRUCKEE RIVER RV PARK

and that said firm is composed of the following person(s) whose name(s) and address(es) are as follows to wit:

VERNON STANLEY WALIGORA PO BOX 508 VERDI NV 89439

Prior Related DBA Filing:

Alternate Mailing Address: PO BOX 508 VERDI NV 89439

WITNESS my hand this 7th day of March, 2014

In the case of a legal entity, the undersigned hereby swears under penalty of perjury that he/she has authority to sign on behalf of and to bind the above-named legal entity to a contract.

[Signature]

STATE OF NEVADA)
) SS
COUNTY OF WASHOE)

On this 7th day of March, 2014 personally appeared before me,

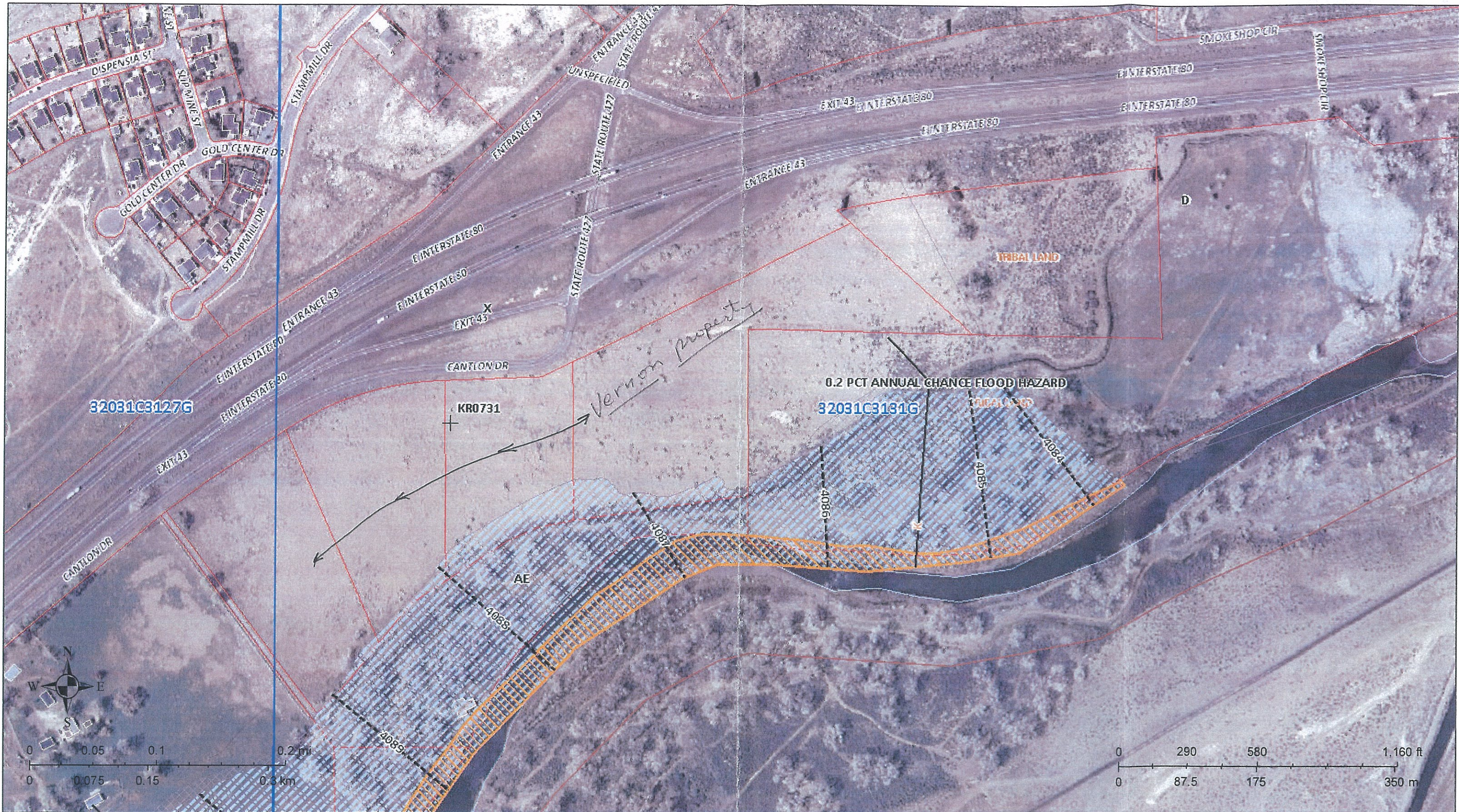
VERNON STANLEY WALIGORA,

who acknowledged that he/she executed the above instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official stamp at my office in the County of Washoe the day and year in this certificate first above written.

WASHOE COUNTY CLERK
NANCY PARENT, WASHOE COUNTY CLERK
By: [Signature]
Deputy Clerk





Created: March 28, 2014

Washoe County Technology Services - Regional Services Division (GIS), PO Box 11130, Reno, NV 89520-0027 www.washoecounty.us/gis (775) 328-3619


DISCLAIMER: This information is provided as a service to the citizens of Washoe County. No warranties of any kind, expressed or implied, are provided, including usage, merchantability content, interpretation, sequence, accuracy, currency or timeliness. This information is not intended for use as an address locator and it should be noted that not all county addresses will be found. For example, parcels containing multiple addresses may only display a single address as recorded in the Assessor's database. This information cannot be used for the purpose of boundary resolution or location. Building outlines are included for cartographic and representational purposes only and are not intended to be used for any measurement, calculation, or delineation. Assessor's Office Disclaimer: This public information is furnished by the Washoe County Assessor's Office and should be accepted and used by the recipient with the understanding that the data received was developed and collected for assessment purposes only. No liability is assumed as to the accuracy, sufficiency or suitability of the information contained herein for any other particular use. The Assessor's Office assumes no liability whatsoever associated with the use or misuse of such data. For questions about assessment data please contact the Washoe County Assessor's Office Public Service Center at (775) 328-2277. Zoning information should be verified with the appropriate planning agency. FEMA Disclaimer: Washoe County has prepared this web site to assist in locating properties within the un-incorporated area of Washoe County relative to FEMA designated flood plains. While every effort has been made to assure the accuracy, correctness, and timeliness of the data presented, it is hereby acknowledged that inherent mapping inaccuracies are present ranging from minor to significant. Washoe County provides the FEMA data 'AS IS'. The FEMA FIRM (Flood Insurance Rate Maps) data and the LOMR (Letter of Map Revision) data shown are for illustrative purposes only. Any reliance upon the FEMA and LOMR data used to make parcel specific decisions or conclusions is at the sole discretion and risk of the user. Washoe County provides the information with the understanding that this data is not guaranteed to be accurate, correct or complete and assumes no responsibility for errors or omissions even if Washoe County is advised of the errors or omissions. FEMA data and documents may not be the most currently available data. All data is subject to constant change. FEMA data may lag behind real-world changes by varying periods of time. Special Notes: 1. FEMA DATA ON THIS WEB SITE IS NOT SUITABLE FOR INSURANCE DETERMINATIONS. 2. PARCELS LOCATED NEAR BOUNDARY OF A FEMA FLOOD ZONE: Parcels shown to be near the boundary of a FEMA flood zone may or may not be within the flood zone because mapping inaccuracies of parcel data relative to FEMA data. One should refer to the FEMA FIRM, or LOMR to make any final flood plain determination. Contact the Washoe County Department of Public Works at (775) 328-2041 to confirm the current FIRM or LOMR data. By accessing the FEMA data, you agree with the terms herein and understand the limitations of the data provided. THE NEW DIGITAL FLOOD INSURANCE RATE MAPS (DFIRM) DID NOT CHANGE ANY FLOOD ELEVATIONS. THE BASE FLOOD ELEVATIONS (BF_E) DEPICTED ARE FEMA CONVERSIONS TO THE NAVD88 (NORTH AMERICAN VERTICAL DATUM 1988).



Remarks: Not To Scale


Site Plan by
Washoe County Assessor Website



 = Test Pit Location
(Approximate Location)

Job No. 6565.01-D

SITE AND EXPLORATION PLAN

 Pezonella
Associates, Inc

A.P.N. 084-292-13
WASHOE COUNTY, NEVADA

Plate No. 1

Consulting Engineers
620 Edison Way Reno, Nevada 89502
PHONE (775) 856-6065 FAX (775) 856-6048

HOLE NO. TP #1 (3.5')

LOCATION: A.P.N. 084-292-13

FIELD
TECHNICIAN: KLM

SOIL TESTED: BROWN SILTY SAND (SM)

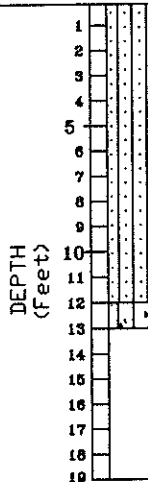
DIMENSION: 6" Wide X 12" Deep

Set-Up Run
DATE: 01-15-14 01-16-13

LOG

TIME (Hours/Minutes)	MEASURED DROP (Inches)	REMARKS
01-15	0.00	Add Initial water IAW NAC 444.7962
		Presoak IAW NAC 444.7962 (4 hours)
01-16	0.00	Readjust water to 6" Over Gravel IAW NAC 444.7962
0:10	5.00	Proceed IAW NAC 444.7962
0:10	4.50	
0:10	3.75	
0:10	3.50	
0:10	3.00	
0:10	2.00	
0:10	2.00	
0:10	2.00	
		PERCOLATION RATE: 5 MPI
		TEST PERFORMED AT: 3.5 ft.
		PIT EVALUATED BY:

TP #1
N 39.61557°
W 119.30654°




BROWN SILTY SAND (SM) medium dense, dry

BROWN SILTY GRAVEL WITH SAND (GM) dense, moist
rounded and sub-rounded gravels

Total Depth= 13.0 feet
No Free Water Encountered

Job No. 6565.01-D

PERCOLATION TEST RECORD

 **Pezonella Associates, Inc**
Consulting Engineers
520 Edison Way Reno, Nevada 89502
PHONE (775) 856-5566 FAX (775) 856-8042

A.P.N. 084-292-13
WASHOE COUNTY, NEVADA

Plate No. 2

HOLE NO. TP #1 (6.0')

LOCATION: A.P.N. 084-292-13

FIELD TECHNICIAN: KLM

SOIL TESTED: BROWN SILTY SAND (SM)

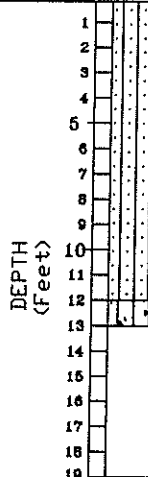
DIMENSION: 6" Wide X 12" Deep

Set-Up Run
DATE: 01-15-14 01-16-13

LOG

TIME (Hours/Minutes)	MEASURED DROP (Inches)	REMARKS
01-15	0.00	Add Initial water IAW NAC 444.7962
		Presoak IAW NAC 444.7962 (4 hours)
01-16	0.00	Readjust water to 6' Over Gravel IAW NAC 444.7962
0:10	4.75	Proceed IAW NAC 444.7962
0:10	4.25	
0:10	4.00	
0:10	3.75	
0:10	3.25	
0:10	2.00	
0:10	2.00	
0:10	2.00	
		PERCOLATION RATE: 5 MPI
		TEST PERFORMED AT: 6.0 ft.
		PIT EVALUATED BY:

TP #1
N 39.61557°
W 119.30654°




BROWN SILTY SAND (SM) medium dense, dry

BROWN SILTY GRAVEL WITH SAND (GM) dense, moist rounded and sub-rounded gravels

Total Depth= 13.0 feet
No Free Water Encountered

Job No. 6565.01-D

PERCOLATION TEST RECORD

 **Pezonella Associates, Inc**
 Consulting Engineers
 520 Edison Way Reno, Nevada 89502
 PHONE (775) 856-5666 FAX (775) 856-8042

A.P.N. 084-292-13
WASHOE COUNTY, NEVADA

Plate No. 3

HOLE NO. TP #2 (3.5')

LOCATION: A.P.N. 084-292-13

FIELD
TECHNICIAN: KLM

SOIL TESTED: BROWN POORLY GRADED SAND (SP)

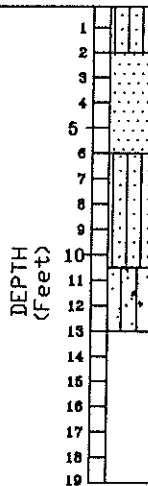
DIMENSION: 6" Wide X 12" Deep

Set-Up Run
DATE: 01-15-14 01-16-13

LOG

TIME (Hours/Minutes)	MEASURED DROP (Inches)	REMARKS
01-15	0.00	Add initial water IAW NAC 444.7962
		Presoak IAW NAC 444.7962 (4 hours)
01-16	0.00	Readjust water to 6" Over Gravel IAW NAC 444.7962
0:10	4.75	Proceed IAW NAC 444.7962
0:10	4.25	
0:10	4.00	
0:10	3.25	
0:10	3.00	
0:10	2.50	
0:10	2.50	
0:10	2.50	
		PERCOLATION RATE: 4 MPI
		TEST PERFORMED AT: 3.5 ft.
		PIT EVALUATED BY:

TP #2
N 39.61556°
W 119.30620°



1-2 BROWN SILTY SAND (SM) medium dense, dry

2-4 BROWN POORLY GRADED SAND (SP) medium dense, dry
45° bedding

4-7 BROWN SILTY SAND (SM) medium dense, dry

7-11 BROWN SILTY GRAVEL WITH SAND (GM) dense, moist
rounded and sub-rounded gravels

Total Depth= 13.0 feet
No Free Water Encountered

Job No. 6565.01-D

PERCOLATION TEST RECORD

 **Pezonella Associates, Inc**
Consulting Engineers
520 Edison Way Reno, Nevada 89502

A.P.N. 084-292-13
WASHOE COUNTY, NEVADA

Plate No. 4

HOLE NO. TP #2 (6.0')

LOCATION: A.P.N. 084-292-13

FIELD TECHNICIAN: KLM

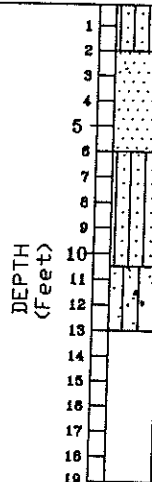
SOIL TESTED: BROWN SILTY SAND (SM)

DIMENSION: 6" Wide X 12" Deep

Set-Up Run
DATE: 01-15-14 01-16-13

LOG

TIME (Hours/Minutes)	MEASURED DROP (Inches)	REMARKS
01-15	0.00	Add Initial water IAW NAC 444.7962
		Presoak IAW NAC 444.7962 (4 hours)
01-16	0.00	Readjust water to 6" Over Gravel IAW NAC 444.7962
0:10	4.25	Proceed IAW NAC 444.7962
0:10	3.75	
0:10	3.25	
0:10	3.00	
0:10	2.50	
0:10	2.00	
0:10	2.00	
0:10	2.00	
		PERCOLATION RATE: 5 MPI
		TEST PERFORMED AT: 6.0 ft.
		PIT EVALUATED BY:



1 BROWN SILTY SAND (SM) medium dense, dry

2

3 BROWN POORLY GRADED SAND (SP) medium dense, dry

4 45° bedding

5

6 BROWN SILTY SAND (SM) medium dense, dry

7

8

9

10

11 BROWN SILTY GRAVEL WITH SAND (GM) dense, moist

12 rounded and sub-rounded gravels

13

14

15

16

17

18


19

Total Depth= 13.0 feet
No Free Water Encountered

TP #2
N 39.61556°
W 119.30620°

Job No. 6565.01-D

PERCOLATION TEST RECORD

 **Pezonella Associates, Inc**
Consulting Engineers
520 Edison Way Reno, Nevada 89502
PHONE (775) 856-8866 FAX (775) 856-8810

A.P.N. 084-292-13
WASHOE COUNTY, NEVADA

Plate No. 5

HOLE NO. TP #3 (3.5')

LOCATION: A.P.N. 084-292-13

FIELD
TECHNICIAN: KLM

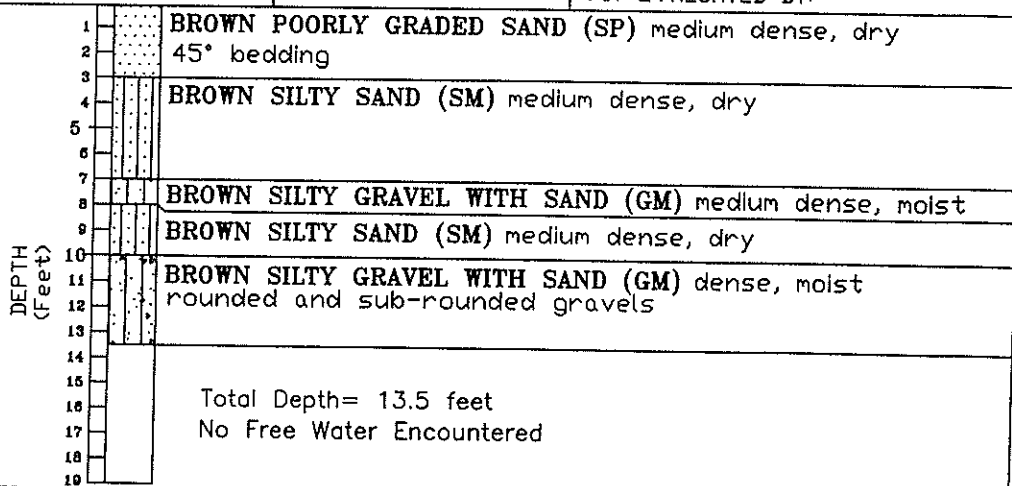
SOIL TESTED: BROWN SILTY SAND (SM)

DIMENSION: 6" Wide X 12" Deep

Set-Up Run
DATE: 01-15-14 01-16-13

LOG


TIME (Hours/Minutes)	MEASURED DROP (Inches)	REMARKS
01-15	0.00	Add initial water IAW NAC 444.7962
		Presoak IAW NAC 444.7962 (4 hours)
01-16	0.00	Readjust water to 6" Over Gravel IAW NAC 444.7962
0:10	4.00	Proceed IAW NAC 444.7962
0:10	3.50	
0:10	3.00	
0:10	2.75	
0:10	2.00	
0:10	1.50	
0:10	1.50	
0:10	1.50	
		PERCOLATION RATE: 6 MPI
		TEST PERFORMED AT: 3.5 ft.
		PIT EVALUATED BY:



TP #3
N 39.61563°
W 119.30572°

Job No. 6565.01-D

PERCOLATION TEST RECORD

 **Pezonella Associates, Inc**
Consulting Engineers
520 Edison Way Reno, Nevada 89502

A.P.N. 084-292-13
WASHOE COUNTY, NEVADA

Plate No. 6

HOLE NO. TP #3 (5.5')

LOCATION: A.P.N. 084-292-13

FIELD TECHNICIAN: KLM

SOIL TESTED: BROWN SILTY SAND (SM)

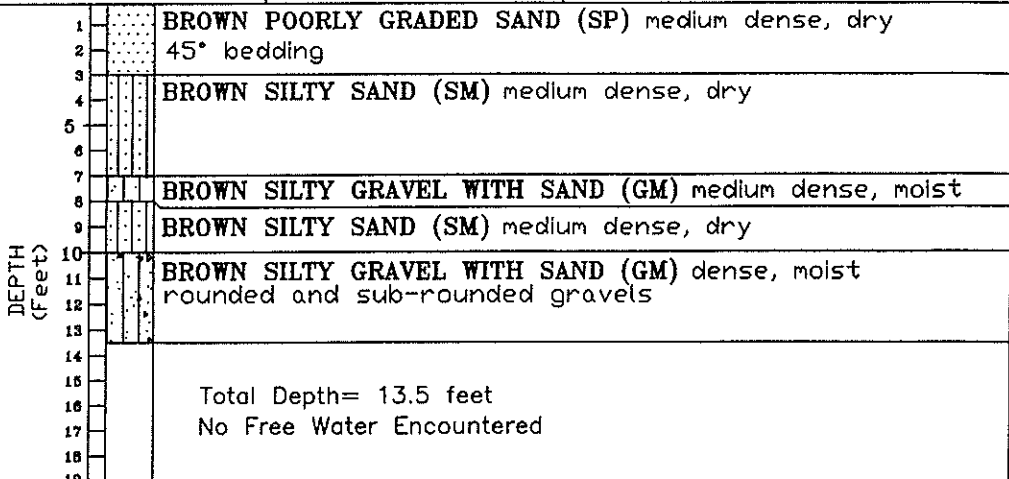
DIMENSION: 6" Wide X 12" Deep

Set-Up Run
 DATE: 01-15-14 01-16-13

LOG

TIME (Hours/Minutes)	MEASURED DROP (Inches)	REMARKS
01-15	0.00	Add initial water IAW NAC 444.7962
		Presoak IAW NAC 444.7962 (4 hours)
01-16	0.00	Readjust water to 6" Over Gravel IAW NAC 444.7962
0:10	4.75	Proceed IAW NAC 444.7962
0:10	4.00	
0:10	3.50	
0:10	3.00	
0:10	2.50	
0:10	2.00	
0:10	2.00	
0:10	2.00	
		PERCOLATION RATE: 5 MPI
		TEST PERFORMED AT: 5.5 ft.
		PIT EVALUATED BY:

TP #3
 N 39.61563°
 W 119.30572°



Job No. 6565.01-D

PERCOLATION TEST RECORD

Pezonella Associates, Inc
 Consulting Engineers
 520 Edison Way Reno, Nevada 89502

A.P.N. 084-292-13
 WASHOE COUNTY, NEVADA

Plate No. 7

HOLE NO. TP #4 (3.5')

LOCATION: A.P.N. 084-292-13

FIELD
TECHNICIAN: KLM

SOIL TESTED: BROWN CLAYEY SAND (CL)

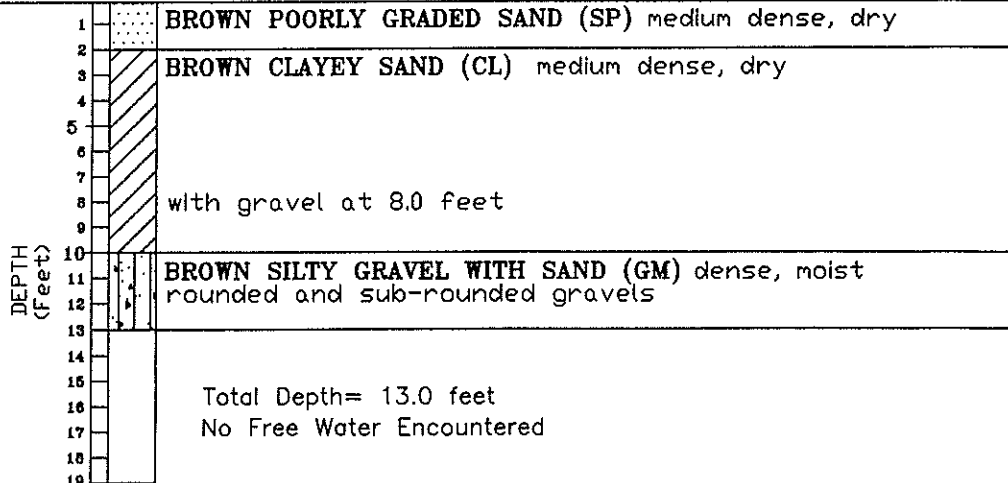
DIMENSION: 6" Wide X 12" Deep

Set-Up Run
DATE: 01-15-14 01-16-13

LOG

TIME (Hours/Minutes)	MEASURED DROP (Inches)	REMARKS
01-15	0.00	Add initial water IAW NAC 444.7962
		Presoak IAW NAC 444.7962 (4 hours)
01-16	0.00	Readjust water to 6" Over Gravel IAW NAC 444.7962
0:30	1.50	Proceed IAW NAC 444.7962
0:30	1.25	
0:30	1.00	
0:30	0.75	
0:30	0.75	
0:30	0.75	
0:30	0.75	
		PERCOLATION RATE: 40 MPI
		TEST PERFORMED AT: 3.5 ft.
		PIT EVALUATED BY:

TP #4
N 39.61516°
W 119.30541°



Job No. 6565.01-D

PERCOLATION TEST RECORD

HOLE NO. TP #4 (5.0')

LOCATION: A.P.N. 084-292-13

FIELD TECHNICIAN: KLM

SOIL TESTED: BROWN CLAYEY SAND (CL)

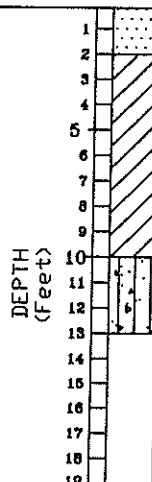
DIMENSION: 6" Wide X 12" Deep

DATE: 01-15-14 01-16-13
Set-Up Run

LOG

TIME (Hours/Minutes)	MEASURED DROP (Inches)	REMARKS
01-15	0.00	Add Initial water IAW NAC 444.7962
		Presoak IAW NAC 444.7962 (4 hours)
01-16	0.00	Readjust water to 6" Over Gravel IAW NAC 444.7962
0:30	2.00	Proceed IAW NAC 444.7962
0:30	1.50	
0:30	1.25	
0:30	1.00	
0:30	1.00	
0:30	1.00	
0:30	1.00	
		PERCOLATION RATE: 30 MPI
		TEST PERFORMED AT: 5.0 ft.
		PIT EVALUATED BY:

TP #4
 N 39.61516°
 W 119.30541°



1 BROWN POORLY GRADED SAND (SP) medium dense, dry

2 BROWN CLAYEY SAND (CL) medium dense, dry

with gravel at 8.0 feet

10 BROWN SILTY GRAVEL WITH SAND (GM) dense, moist
 rounded and sub-rounded gravels

Total Depth= 13.0 feet
 No Free Water Encountered



**Pezonella
Associates, Inc**

Consulting Engineers
520 Edison Way Reno, Nevada 89502
PHONE (775) 856-5566 FAX (775) 856-5042

A.P.N. 084-292-13
WASHOE COUNTY, NEVADA

Plate No. 9

HOLE NO. TP #5 (3.5')

LOCATION: A.P.N. 084-292-13

FIELD TECHNICIAN: KLM

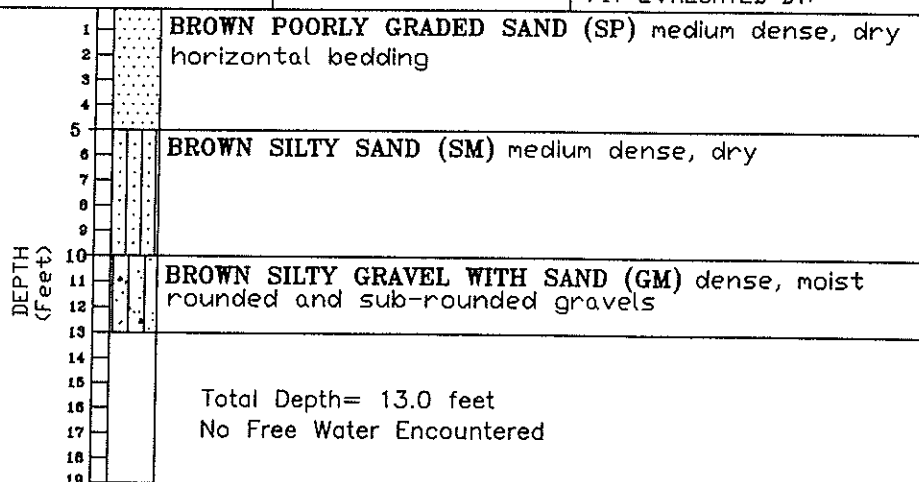
SOIL TESTED: BROWN POORLY GRADED SAND (SP)

DIMENSION: 6" Wide X 12" Deep

Set-Up Run
DATE: 01-15-14 01-16-13

LOG


TIME (Hours/Minutes)	MEASURED DROP (Inches)	REMARKS
01-15	0.00	Add initial water IAW NAC 444.7962
		Presoak IAW NAC 444.7962 (4 hours)
01-16	0.00	Readjust water to 6" Over Gravel IAW NAC 444.7962
0:10	4.50	Proceed IAW NAC 444.7962
0:10	4.00	
0:10	3.50	
0:10	3.00	
0:10	2.75	
0:10	2.50	
0:10	2.50	
0:10	2.50	
		PERCOLATION RATE: 4 MPI
		TEST PERFORMED AT: 3.5 ft.
		PIT EVALUATED BY:



TP #5
N 39.61527°
W 119.30601°

Job No. 6565.01-D

PERCOLATION TEST RECORD

 **Pezonella Associates, Inc**
Consulting Engineers
620 Edison Way Reno, Nevada 89502

A.P.N. 084-292-13
WASHOE COUNTY, NEVADA

Plate No. 10

HOLE NO. TP #5 (5.5')

LOCATION: A.P.N. 084-292-13

FIELD TECHNICIAN: KLM

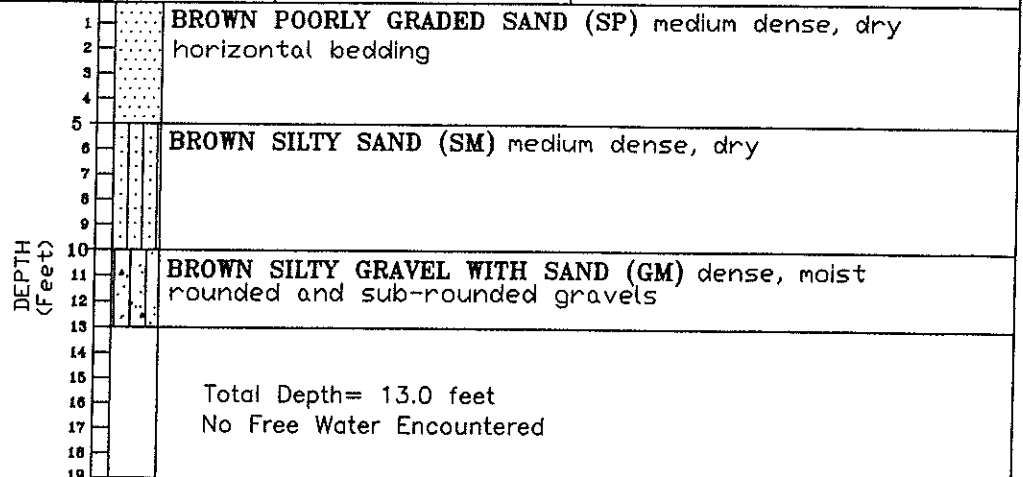
SOIL TESTED: BROWN SILTY SAND (SM)

DIMENSION: 6" Wide X 12" Deep

Set-Up Run
DATE: 01-15-14 01-16-13


LOG

TIME (Hours/Minutes)	MEASURED DROP (Inches)	REMARKS
01-15	0.00	Add Initial water IAW NAC 444.7962
		Presoak IAW NAC 444.7962 (4 hours)
01-16	0.00	Readjust water to 6" Over Gravel IAW NAC 444.7962
0:10	4.75	Proceed IAW NAC 444.7962
0:10	4.25	
0:10	4.00	
0:10	3.50	
0:10	2.75	
0:10	2.00	
0:10	2.00	
0:10	2.00	Terminate IAW NAC 444.7962
		PERCOLATION RATE: 5 MPI
		TEST PERFORMED AT: 5.5 ft.
		PIT EVALUATED BY:



Job No. 6565.01-D

PERCOLATION TEST RECORD

 **Pezonella Associates, Inc**
Consulting Engineers
520 Edison Way Reno, Nevada 89502

A.P.N. 084-292-13
WASHOE COUNTY, NEVADA

Plate No. 11

HOLE NO. TP #6 (3.5')

LOCATION: A.P.N. 084-292-13

FIELD TECHNICIAN: KLM

SOIL TESTED: BROWN SILTY SAND (SM)

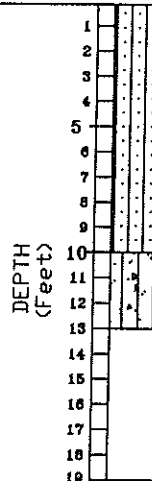
DIMENSION: 6" Wide X 12" Deep

Set-Up Run
DATE: 01-15-14 01-16-13

LOG

TIME (Hours/Minutes)	MEASURED DROP (Inches)	REMARKS
01-15	0.00	Add initial water IAW NAC 444.7962
		Presoak IAW NAC 444.7962 (4 hours)
01-16	0.00	Readjust water to 6" Over Gravel IAW NAC 444.7962
0:10	5.00	Proceed IAW NAC 444.7962
0:10	4.50	
0:10	4.00	
0:10	3.75	
0:10	3.00	
0:10	2.00	
0:10	2.00	
0:10	2.00	
		PERCOLATION RATE: 5 MPI
		TEST PERFORMED AT: 3.5 ft.
		PIT EVALUATED BY:

TP #6
N 39.61518°
W 119.30639°




BROWN SILTY SAND (SM) medium dense, dry

BROWN SILTY GRAVEL WITH SAND (GM) dense, moist
rounded and sub-rounded gravels

Total Depth= 13.0 feet
No Free Water Encountered

Job No. 6565.01-D

PERCOLATION TEST RECORD

 **Pezonella Associates, Inc**
Consulting Engineers
520 Edison Way Reno, Nevada 89502

A.P.N. 084-292-13
WASHOE COUNTY, NEVADA

Plate No. 12

HOLE NO. TP #6 (5.5')

LOCATION: A.P.N. 084-292-13

FIELD TECHNICIAN: KLM

SOIL TESTED: BROWN SILTY SAND (SM)

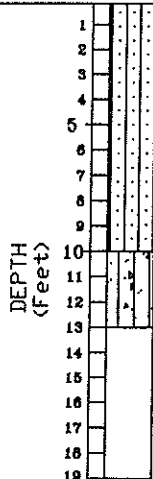
DIMENSION: 6" Wide X 12" Deep

Set-Up Run
DATE: 01-15-14 01-16-13

LOG

TIME (Hours/Minutes)	MEASURED DROP (Inches)	REMARKS
01-15	0.00	Add initial water IAW NAC 444.7962
		Presoak IAW NAC 444.7962 (4 hours)
01-16	0.00	Readjust water to 6' Over Gravel IAW NAC 444.7962
0:10	4.00	Proceed IAW NAC 444.7962
0:10	3.75	
0:10	3.25	
0:10	2.50	
0:10	2.00	
0:10	1.75	
0:10	1.75	
0:10	1.75	
		PERCOLATION RATE: 5 MPI
		TEST PERFORMED AT: 5.5 ft.
		PIT EVALUATED BY:

TP #6
N 39.61518°
W 119.30639°




BROWN SILTY SAND (SM) medium dense, dry

BROWN SILTY GRAVEL WITH SAND (GM) dense, moist rounded and sub-rounded gravels

Total Depth= 13.0 feet
No Free Water Encountered

Job No. 6565.01-D

PERCOLATION TEST RECORD

 **Pezonella Associates, Inc**
Consulting Engineers
520 Edison Way Reno, Nevada 89502

A.P.N. 084-292-13
WASHOE COUNTY, NEVADA

Plate No. 13

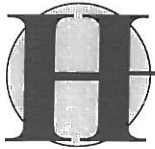
TRUCKEE RIVER

RV PARK

SPECIAL USE PERMIT
SUPPLEMENTAL
INFORMATION

PRESENTED BY
ROY H. HIBDON, P.E.
CIVIL ENGINEERING CONSULTANTS
(775) 747-7343

Community Services Department
Planning and Development
1001 E Ninth St, Bldg. A
Reno, Nevada 89520
Telephone (775) 328-3600



ROY H. HIBDON

4860 Hilton Court
Reno, Nevada, 89509

Civil Engineering Consultants

(775) 747-7343 · FAX (775) 747-4184

Cell: (775) 636-0144

January 6, 2015

Sandra Monsalve' AICP, Senior Planner
Washoe County Community Development
1001 East Ninth Street, Bldg. A
Reno, NV 89520

Re: Special Use Permit Application (SB 14-001)
Supplemental Information
Truckee River R.V. Park
Owner: Vernon Waligora

Dear Sandra;

I am in receipt of your October 20, 2014 and November 19, 2014 letters regarding our submittal of Special Use Permit Application (SW 14-001) for the Truckee River R.V. Park on behalf of Mr. Vernon Waligora.

The following items provide the additional information requested in order for you to continue to process the application.

1. Traffic Report:

Refer to original Plan Amendment Application submitted by Vernon Waligora to Washoe County Department of Comprehensive Planning in 1978.

2. Proposed Site Plan Requirements and Existing On-Site Information:

Refer to Conceptual Site Plan, 2 sheets for Waligora R.V. Park submitted with this Special Use Permit application.

3. Grading:

The grading of this site will be minimal. The property slopes gently from the freeway south east. There are no steep slopes, no proposed rip rap treatment and no drainage channels. All run off will be handled by surface flow. Two cross sections are included on the Conceptual Site Plan.

4. Existing On-Site Information:

Refer to Conceptual Site Plan for Waligora R.V. Park submitted with this Special Use Permit Application for all information requested in your October 20, 2014 letter. All information is in compliance with all applicable provisions of the Washoe County Development Code.

5. Landscaping Plans (per article 412 of the Development Code):
Refer to Preliminary Landscape Plan for the Waligora R.V. Park by L. A. Studio Nevada, the landscape architecture studio. The plan shows all proposed turf area, ornamental plantings, shrub beds and trees.
6. Conceptual Irrigation Statement:
All landscaped areas, including turf areas, ornamental plantings, shrubs and trees will be irrigated by an automatic irrigation and drip systems properly designed to water all plant materials.
7. Signage Plans:
All proposed signage locations are shown on the Proposed Site Plan. Sign details are shown on the sign detail sheets included with this submittal.
8. Lighting Plans:
There is no proposed outside lighting for the property.
9. Buildings:
There are three proposed small buildings, office, shop and laundry. All will be single story, wood frame with truss roofs on concrete slab floors.

Please continue to process the Special Use Permit Application and if additional information is needed, please contact me.

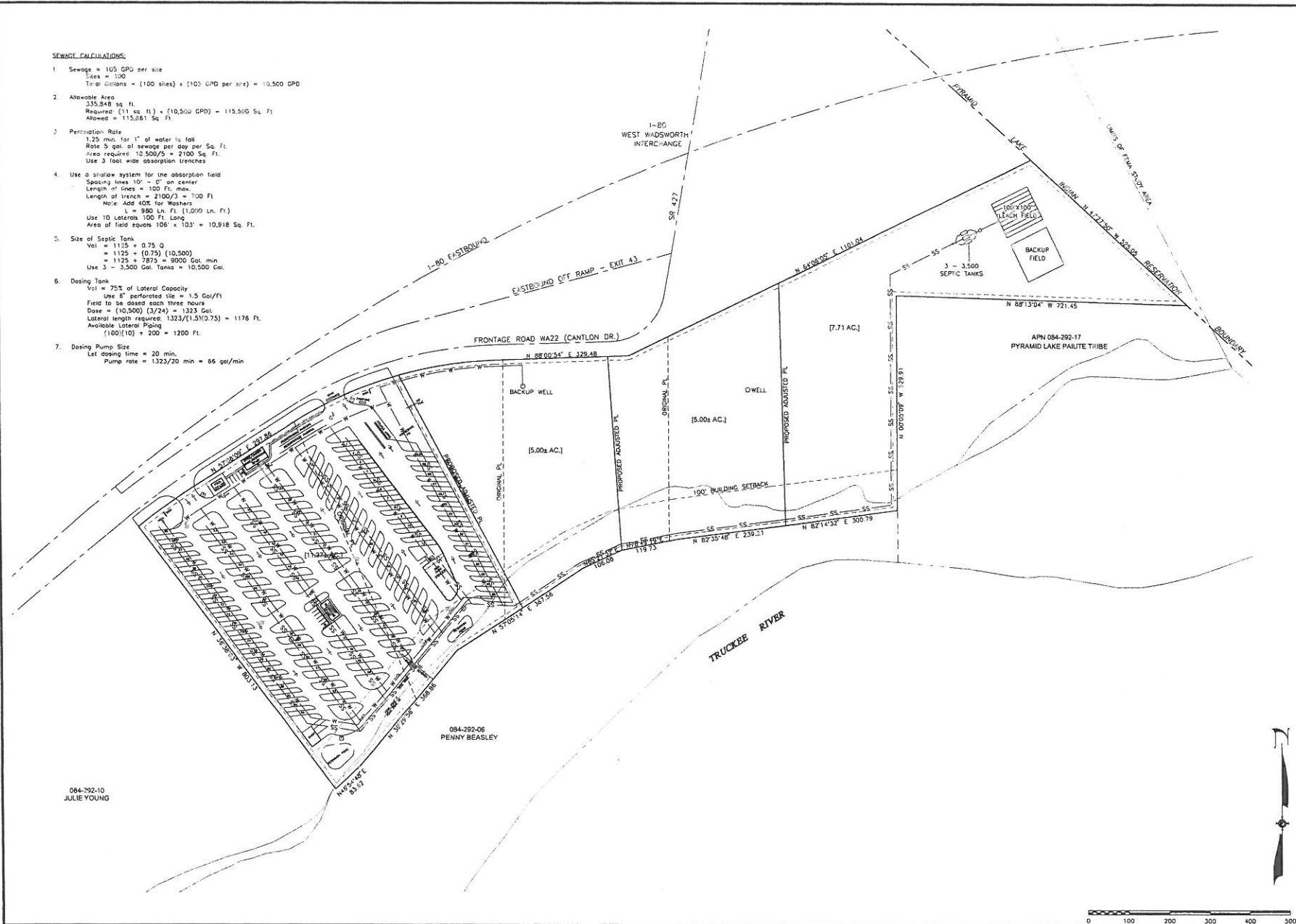
Sincerely,

Roy H. Hibdon, P.E.

Incl: Preliminary Site Plan, 2 Sheets
Cross Sections (2)
Preliminary Landscape Plan
Preliminary Signage Plan
Photos of Site (4)

SEWAGE CALCULATIONS:

1. Sewage = 105 GPD per site
 Sites = 100
 Total Gallons = (100 sites) x (105 GPD per site) = 10,500 GPD
2. Allowable Area
 335,848 sq. ft.
 Required: (11 sq. ft.) x (10,500 GPD) = 115,500 Sq. Ft.
 Allowed = 115,061 Sq. Ft.
3. Percolation Rate
 1.25 min. for 1" of water to fall
 Rate 5 gal. of sewage per day per Sq. Ft.
 Area required: 10,500/5 = 2100 Sq. Ft.
 Use 3 foot wide absorption trenches
4. Use a shallow system for the absorption field
 Spacing lines 10' = 6" on center
 Length of lines = 100 Ft. max.
 Length of trench = 2100/3 = 700 Ft.
 Note: Add 40% for Washers
 L = 980 Ln. Ft. (1,000 Ln. Ft.)
 Use 10 Laterals 100 Ft. Long
 Area of field equals 106' x 103' = 10,918 Sq. Ft.
5. Size of Septic Tank
 Vol = 1125 + 0.75 Q
 = 1125 + (0.75) (10,500)
 = 1125 + 7875 = 9000 Gal. min
 Use 3 - 3,500 Gal. Tanks = 10,500 Gal.
6. Dosing Tank
 Vol = 75% of Lateral Capacity
 Use 6" perforated tile = 1.5 Gal./Ft.
 Field to be dosed each three hours
 Dose = (10,500) (3/24) = 1323 Gal.
 Lateral length required: 1323/(1.5)(0.75) = 1176 Ft.
 Available lateral Piping
 (100)(10) = 200 = 1200 Ft.
7. Dosing Pump Size
 Let dosing time = 20 min.
 Pump rate = 1323/20 min = 66 gal/min



084-292-10
 JULIE YOUNG

084-292-06
 PENNY BEASLEY

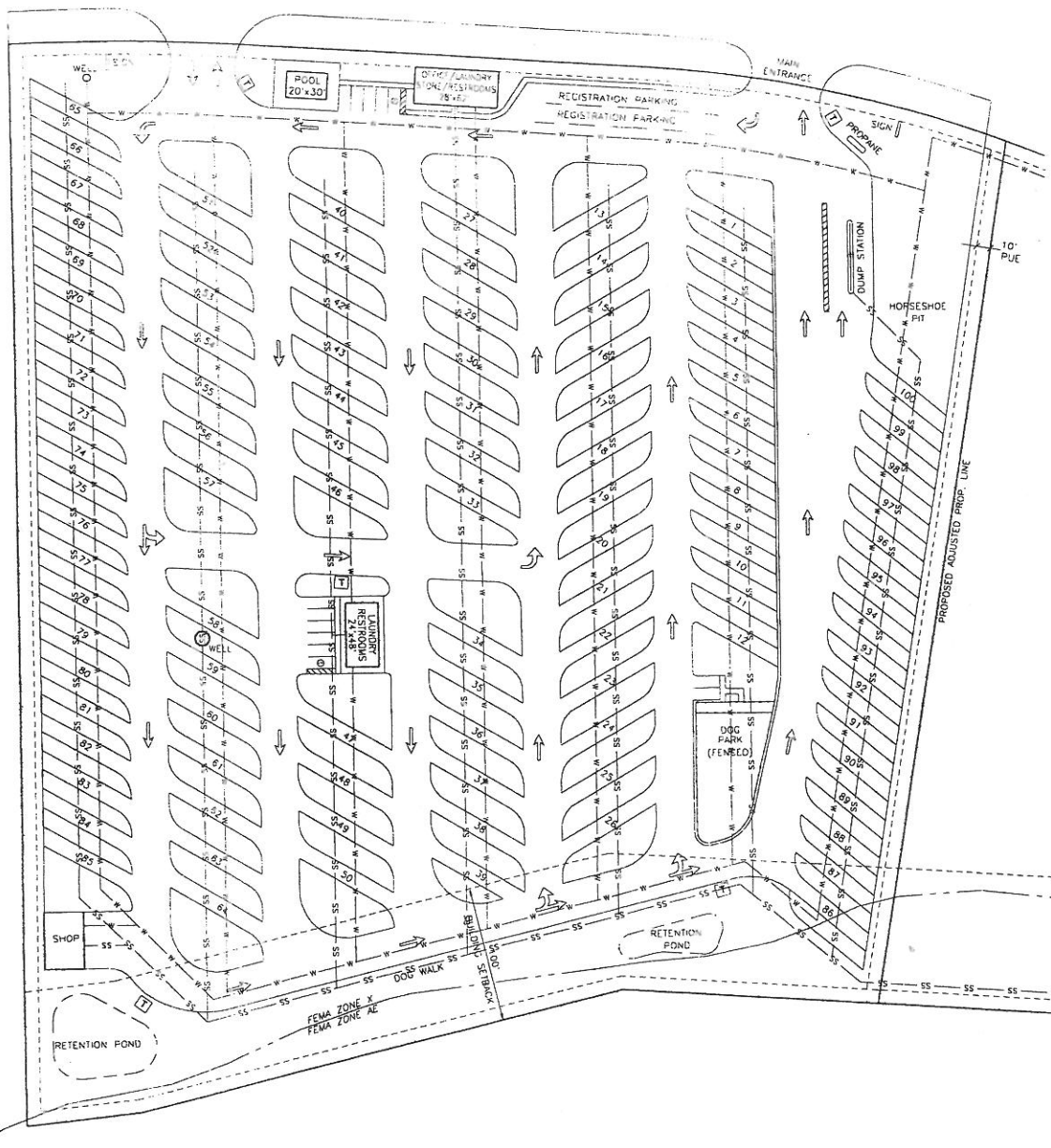
ROY H. HIBDON, P.E.
 CIVIL ENGINEERING CONSULTANTS
 1000 S. WASHINGTON ST., SUITE 100
 RENO, NV 89502
 TEL: (775) 787-2444 FAX: (775) 787-8844
 DRAWING DATE: 9/28/06

DESIGNED BY: JHM
 DRAWN BY: TROOK
 CHECKED BY:

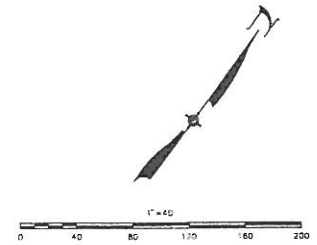
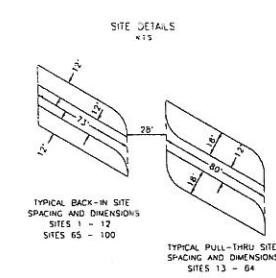
CONCEPTUAL SITE PLAN
WALIGORA RV PARK
 WASHOE COUNTY
 NEVADA

SHEET	SCALE	REV.	DATE	DESCRIPTION	BY	APP'D
1	HORIZ: 1" = 100' VERT: 1" = 10'					
2						





- NOTES
1. DIRECTIONAL ARROWS INDICATE GENERAL DIRECTION OF TRAFFIC FOR RV SITE PARKING.
 2. ROADWAYS ARE 28' WIDE AND WILL ACCOMMODATE TWO-WAY TRAFFIC.
 3. RESTROOM FACILITIES INCLUDE SHOWERS.
 4. TYPICAL PULL-THRU SPACES ARE 30' x 60'.
 5. TYPICAL BACK-IN SPACES ARE 30' x 72' OR 24' x 72' AS NOTED.
 6. ALL RV PARKING LINES ARE 12' WIDE.
 7. THERE ARE A TOTAL OF 100 SITES: 12 PULL-THRU SITES AND 48 BACK-IN SITES.
 8. OVERALL SITE AREA IS 11.37 AC.
 9. TYPICAL SEPARATION BETWEEN WATER LINES AND SEWER LINES SHOWN HEREON IS 15'.



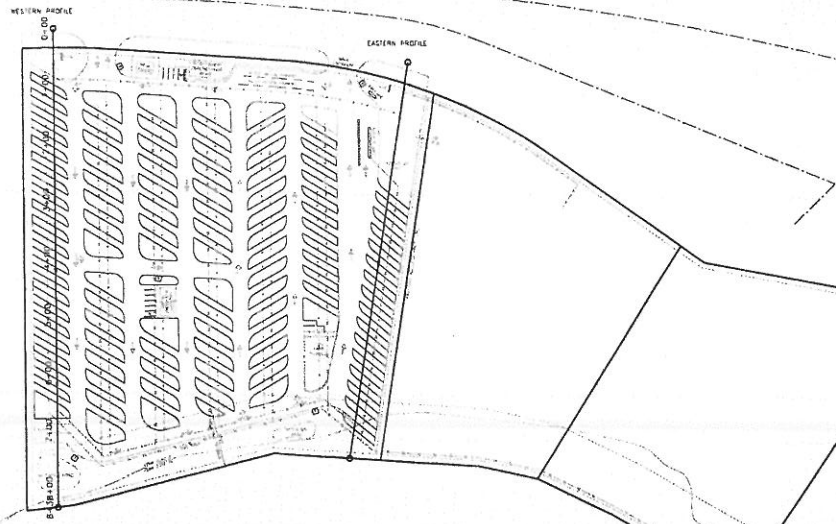
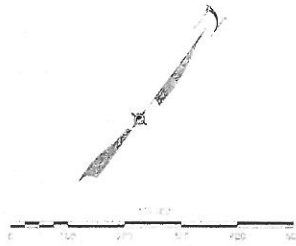
ROY H. HIBDON, P.E.
 CIVIL ENGINEERING CONSULTANTS
 4850 HILTON CT. BLDG. NEVADA 8959
 PH: (702) 747-7343 FAX: (702) 747-4184
 DRAWING DATE: 8/28/12

DESIGNED BY: JWM
 DRAWN BY: COOK
 CHECKED BY:

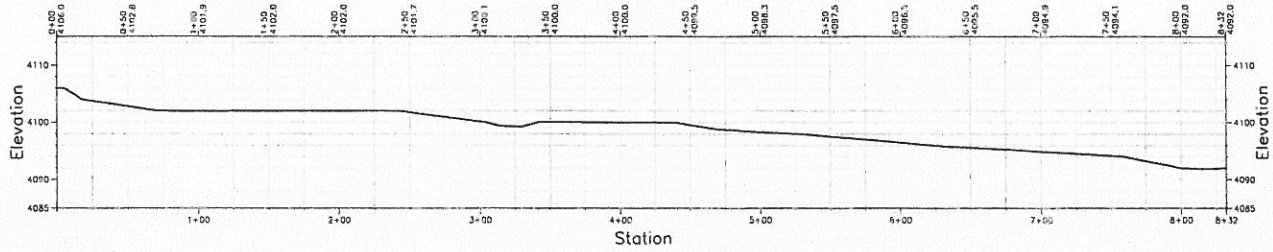
CONCEPTUAL SITE PLAN
WALIGORA RV PARK
 NEVADA
 WASHOE COUNTY

SHEET	SCALE	REV.	DATE	DESCRIPTION	BY	APP'D
2	HORIZ. 1" = 40' VERT. 2" = 10'					
2						

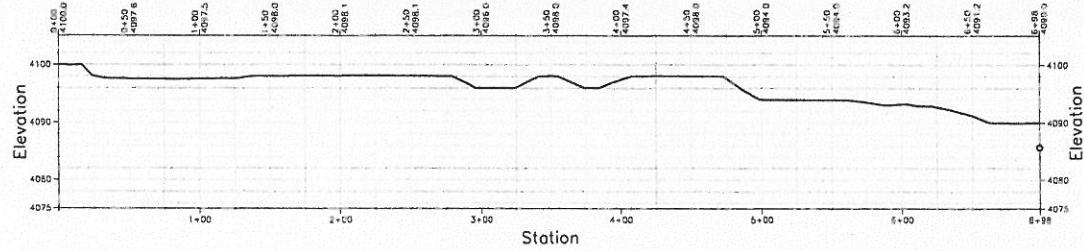
PROJECT NO. 275999
 11/25/12 11:25:21 AM
 11/25/12 11:25:21 AM



WESTERN PROFILE
Profile View H=1"=40' V=1"=10'



EASTERN PROFILE
Profile View H=1"=40' V=1"=10'



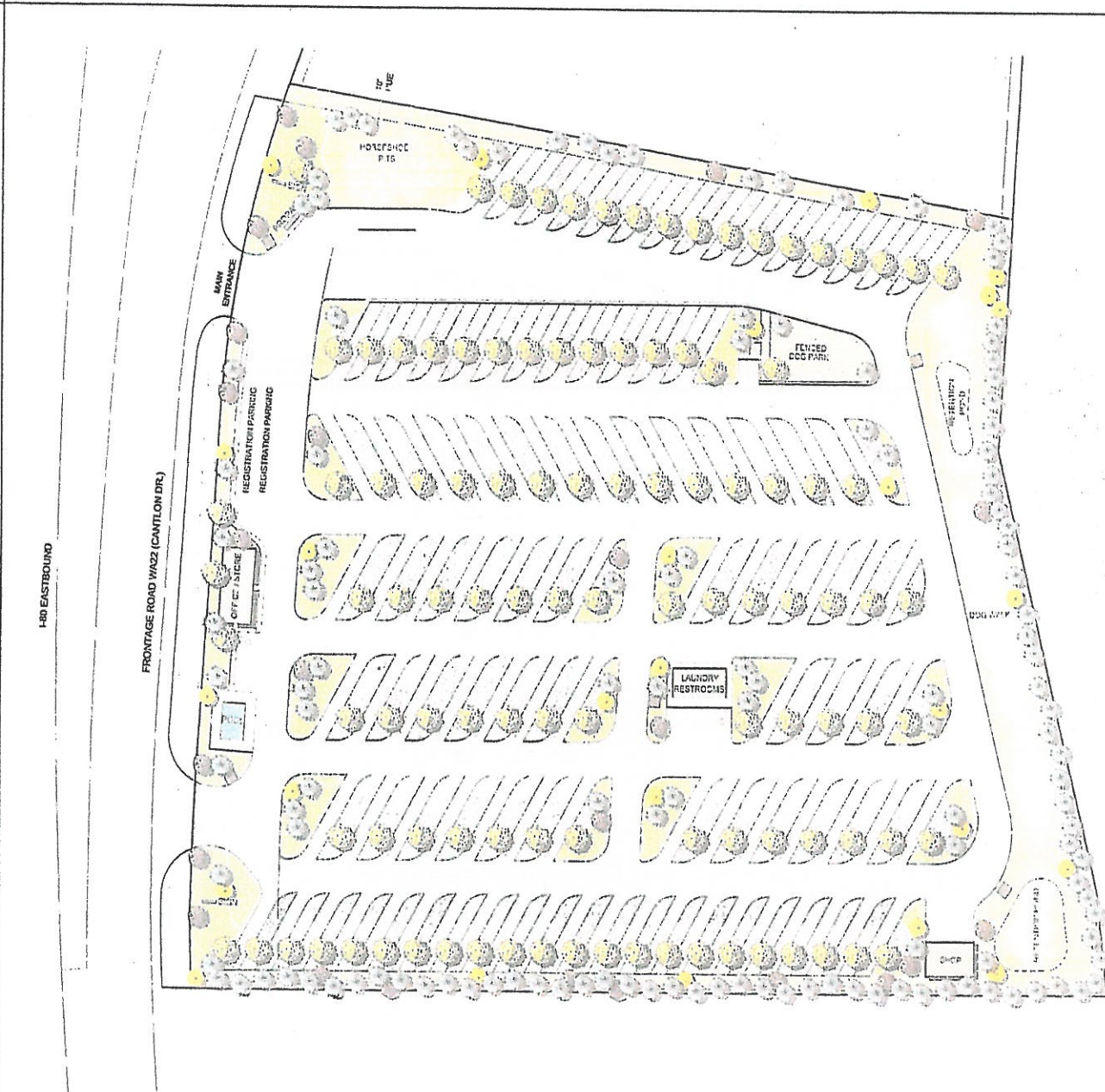
ROY H. HIBDON, P.E.
 CIVIL ENGINEER
 460 HILTON CT. BUNG. NEVADA 89519
 P.E. (775) 747-7343 FAX: (775) 747-4184
 DRAWING DATE: 6/26/14

DESIGNED BY: JHM
 DRAWN BY: COOK
 CHECKED BY:

EXISTING GROUND PROFILES
WALIGORA RV PARK
 WASHOE COUNTY NEVADA

SHEET	SCALE	REV.	DATE	DESCRIPTION	BY	APP'D
1	HORIZ: VARIES					
	VERT: VARIES					
1	JOB NO: 29999					

3:\Projects\2014\Waligora RV\Waligora RV\Drawings\29999 - 312.dwg - 29-06-2014



GENERAL NOTES

- 1) ALL PLANTING AND IRRIGATION SHALL BE INSTALLED PER LOCAL GOVERNING CODES.
- 2) PRIAL PLANT SELECTION AND LAYOUT WILL BE BASED ON SOUND HORTICULTURAL PRACTICES RELATING TO MICRO-CLIMATE, SOIL, AND WATER REGIMES. ALL TREES WILL BE STAKED TO AS TO REMAIN UPRIGHT AND PLUMBA FOLLOWING INSTALLATION. PLANT SIZE AND QUALITY AT TIME OF PLANTING WILL BE PER THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
- 3) ALL SHRUB BEDS WILL RECEIVE 4" DEPTH MULCH WITH WEED CONTROL.
- 4) ALL LANDSCAPING WILL BE AUTOMATICALLY IRRIGATED. CONTAINER PLANTINGS WILL BE DRIP IRRIGATED BASED ON THE SPECIFIC HORTICULTURAL REQUIREMENTS OF EACH SPECIES. A REDUCED-PRESSURE-TYPE BACKFLOW PREVENTOR WILL BE PROVIDED ON THE IRRIGATION SYSTEM AS REQUIRED PER CODE.

NOTE: PLAN IS CONCEPTUAL. PLANT QUANTITIES INDICATED ARE PER CITY OF RENO CODE REQUIREMENTS. PLANT LOCATIONS AND SPECIES SELECTION SHALL BE DETERMINED UPON DEVELOPMENT OF THE FINAL CONSTRUCTION DOCUMENTS. EXISTING TREES ON SITE THAT ARE OUTSIDE OF CONSTRUCTION LIMITS AND CAN BE PROTECTED DURING CONSTRUCTION SHALL REMAIN.

LANDSCAPE DATA

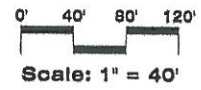
PROJECT AREA: 495,277 SQUARE FEET (11.34 ACRE)
 ZONING: TOURIST COMMERCIAL (TC)
 REQUIRED LANDSCAPE AREA: 99,055 SF (20% OF PROJECT AREA)
 PROVIDED LANDSCAPE AREA: 248,000 +/- SF
 • TURF AREA: 18,120 SF
 • ORNAMENTAL PLANTINGS: 24,450 SF
 • RV SPACE LANDSCAPE: 84,200 SF
 • NATIVE REVEGETATION: 71,230 SF

TREES REQUIRED: 87
 (1 TREE PER 10 PARKING SPACES, 13 SPACES PROVIDED)
 14 (1 TREE PER 60 LINEAR FEET OF STREET FRONTAGE - 743 LF)
 72 (1 TREE PER 20 LINEAR FEET OF ADJOINING RESIDENTIAL - 1,445 LF)

SHRUBS REQUIRED: 90 (8 SHRUBS PER REQUIRED TREE)
 SHRUBS PROVIDED: 90+ (MINIMUM SHRUBS PROVIDED)

PLANT LEGEND

- FLOWERING DECIDUOUS TREE
- DECIDUOUS SHADE TREE
- EVERGREEN TREE
- SHRUBS
- TURF GRASS
- REVEGETATION AREA
- GRAVEL



LA Studio Nevada
 INCORPORATED ARCHITECTURE & LANDSCAPE ARCHITECTURE
 1630 West Stone Lane Reno, NV 89502 (775) 332-2323 info@lastudio.com
 License No. 12-02576-0000-0000-0000-0000-0000-0000

PRELIMINARY LANDSCAPE PLAN
WALIGORA RV PARK
 ROY HIBDON
 Henderson, NV

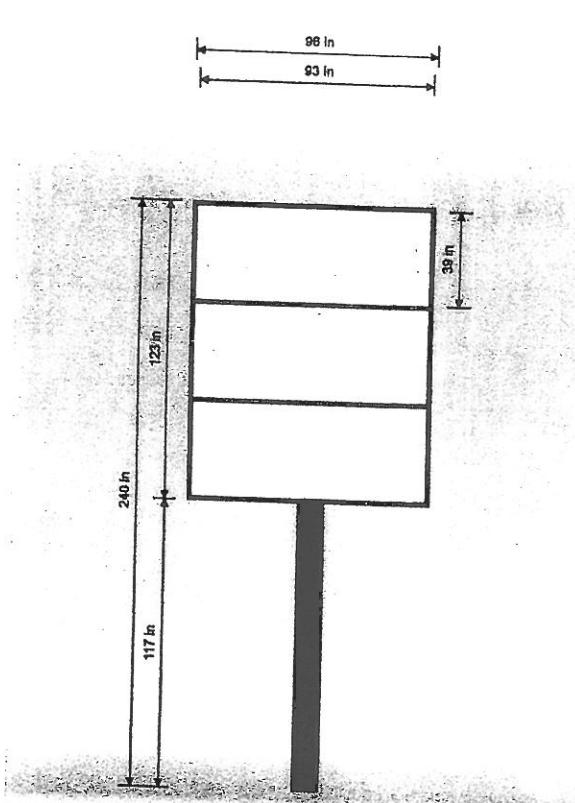
No.	Revision	Date

LA File: 24-08-2024-04
 Date Issued: 2024
 Drawn: CES
 Checked: BMH
 CAD File: L-24-021
 Date Plotted: 10/25/24

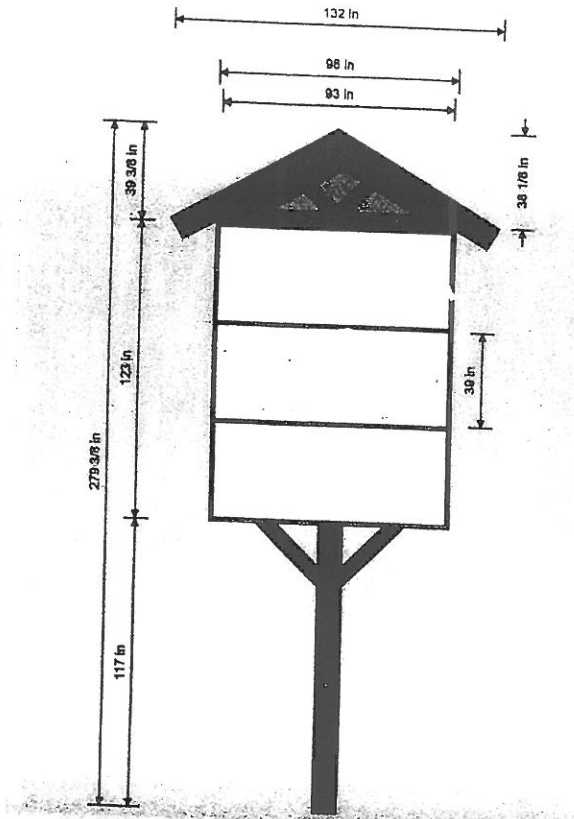
Sheet
11
 of
 1

Sign concepts

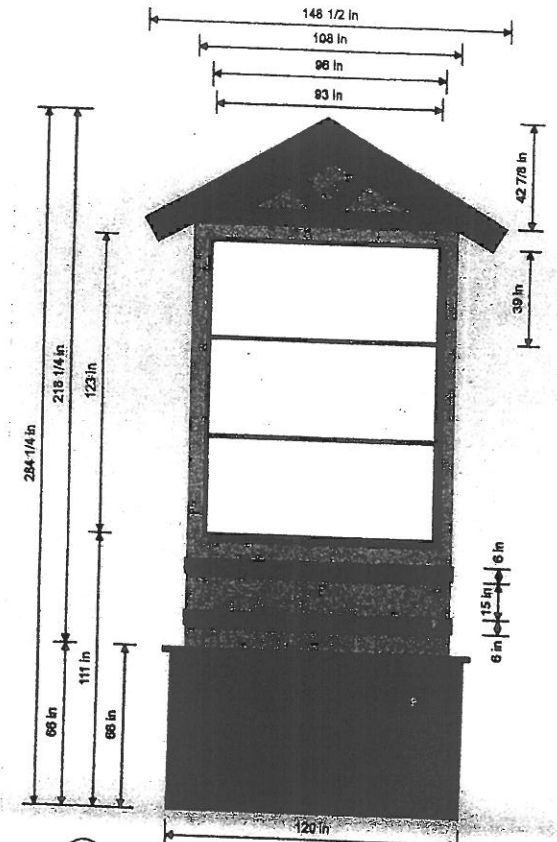
CHICO Majestic Neon



SIGN A OPT. 1: DOUBLE FACED FREESTANDING SIGN



SIGN A OPT. 2: DOUBLE FACED FREESTANDING SIGN



SIGN A OPT. 3: DOUBLE FACED FREESTANDING SIGN







