

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: Encore DEC Amendment to SUP			
Project Description: Amendment to Special Use Permit			
Project Address: 14830 Kivett Lane, Reno NV 89521			
Project Area (acres or square feet): 1.312 acre parcel			
Project Location (with point of reference to major cross streets AND area locator): south side of Geiger Grade approx one (1) mile east of the Toll Road / Geiger Grade intersection			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
017-055-36	1.312		
Section(s)/Township/Range: Section 27, T18N, R20E			
Indicate any previous Washoe County approvals associated with this application: Case No.(s). SUP SB06-017			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Merit Property Management LLC		Name:	
Address: 14830 Kivett Lane		Address:	
Reno, NV	Zip: 89521		Zip:
Phone: 775-852-2295	Fax: 775-852-9455	Phone:	Fax:
Email: mike@encorenv.com		Email:	
Cell: 775-690-9625	Other:	Cell:	Other:
Contact Person: Mike Burgess		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Encore DEC LLC		Name:	
Address: 14830 Kivett Lane		Address:	
Reno, NV	Zip: 89521		Zip:
Phone: 775-852-2295	Fax: 775-852-9455	Phone:	Fax:
Email: mike@encorenv.com		Email:	
Cell: 775-690-9625	Other:	Cell:	Other:
Contact Person: Mike Burgess		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: Merit Property Management LLC / Encore DEC LLC

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, Randy Soule (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): 017-055-34

Printed Name Randy Soule

Signed [Signature]

Address 14830 Kivett Lane

Reno, NV 89521

Subscribed and sworn to before me this 13th day of November, 2015.

(Notary Stamp)

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

My commission expires: Feb 16, 2016



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

- Owner
Corporate Officer/Partner
Power of Attorney
Owner Agent
Property Agent
Letter from Government Agency with Stewardship

Amendment of Conditions Application

(Information may be attached separately)

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)*.

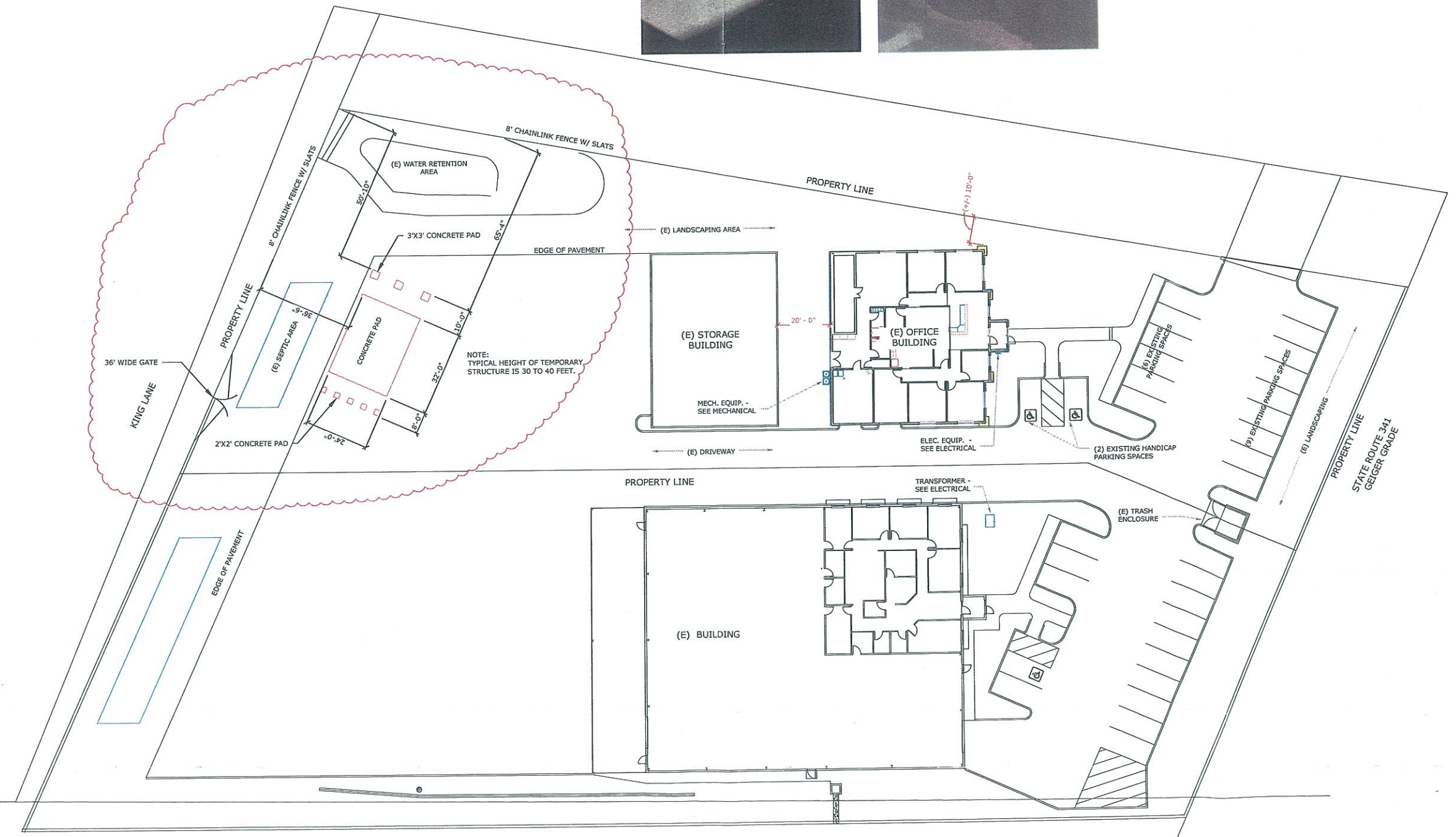
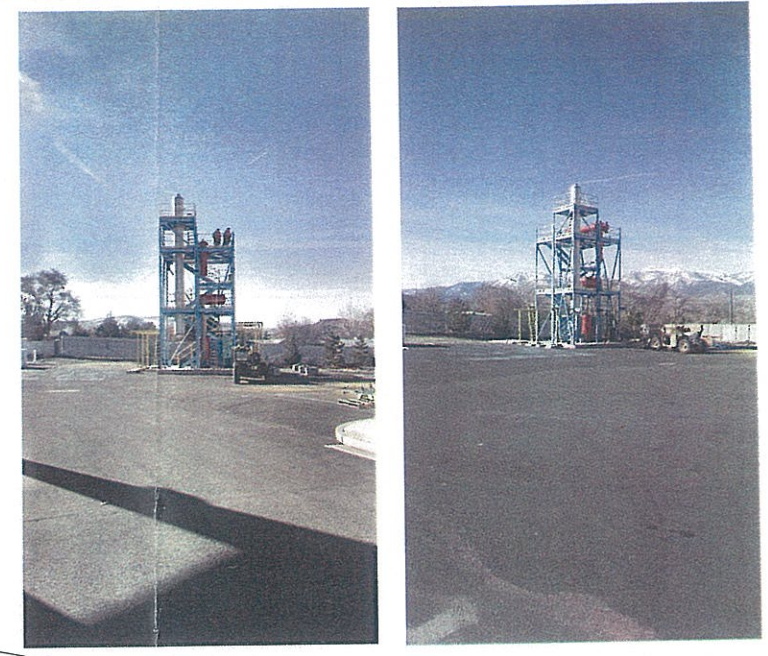
Amend the SUP to allow for outdoor construction and temporary setup of a metal structure for a period of time not longer than 3 to 4 months at any one time. The location of the temporary setup is on a concrete pad measuring 32 feet by 24 feet that sits in the southwest portion of the backyard storage area. The typical outside dimension of the structure is 30 feet wide by 20 feet long by 30 to 40 feet in height. The site location and a picture of a typical layout is shown on the attached drawing. The original SUP allowed for storage of roofing materials and incidentals related to operations of an electrical contractor. Encore DEC is a general engineering and general contractor with Nevada license AB 76757.

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.

None



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NOT TO SCALE



THESE PLANS, SPECIFICATIONS AND ALL RELATED COMMENTS AND DOCUMENTS CONSTITUTE COPYRIGHT MATERIALS OF ENCORE DEC LLC. ALL RIGHTS CONFERRED BY THE COPYRIGHT AND SIMILAR LAWS ARE RESERVED TO ENCORE DEC LLC. THESE MATERIALS SHALL REMAIN THE SOLE PROPERTY OF ENCORE DEC LLC. ENCORE DEC LLC MAY NOT BE REPRODUCED, DISTRIBUTED TO OTHERS OR USED FOR ANY PURPOSE WHATSOEVER WITHOUT THE PRIOR WRITTEN CONSENT OF ENCORE DEC LLC.

ENCORE D.E.C.
 14830 KIVETT LANE - RENO, NV 89521
 TELEPHONE (775) 855-3285
 FAX (775) 855-3285
 NV CONTRACT LICENSE NO. 81727 Class A0

Encore DEC
 14830 Kivett Lane
 Reno, NV 89521

REVISIONS

SHEET TITLE:
 General Site Layout

DATE:	RCS
CHECKED:	RAS
DATE:	11/18/15
DESIGNER:	
SHEET:	

G-1

Washoe County Treasurer
Taraami Davis

Account Detail

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No payment due for this account.

Washoe County Parcel Information

Parcel ID	Status	Last Update
01705536	Active	11/14/2015 2:10:13 AM
Current Owner: MERIT PROPERTY MGT LLC C/O RANDALL SOULE 14830 KIVETT LN RENO, NV 89521		SITUS: 14830 KIVETT LN WCTY NV
Taxing District 4000	Geo CD:	
Legal Description		
SubdivisionName _UNSPECIFIED Lot 4A Township 18 Range 20		

\$0.00

[Pay by Check](#)

AMOUNT ABOVE WILL POPULATE AFTER PAYMENT TYPE IS SELECTED

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

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2015	\$10,405.47	\$10,509.59	\$0.00	\$0.00	\$0.00
2014	\$10,491.56	\$10,491.56	\$0.00	\$0.00	\$0.00
2013	\$10,296.40	\$10,296.40	\$0.00	\$0.00	\$0.00
2012	\$10,212.52	\$10,212.52	\$0.00	\$0.00	\$0.00
2011	\$9,600.28	\$9,600.28	\$0.00	\$0.00	\$0.00
Total					\$0.00

Payment Information

Special Assessment District

Installment Date Information

Assessment Information

Important Payment Information

- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See [Payment Information](#) for details.

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.

Washoe County Treasurer
Tammi Davis

Account Detail

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No payment due for this account.

Washoe County Parcel Information

Parcel ID	Status	Last Update
2462459	Active	11/14/2015 2:10:13 AM
Current Owner: ENCORE DEC LLC HOWELL, DEBRA 14830 KIVETT LN RENO, NV 89521		SITUS: 14830 KIVETT LN RENO NV
Taxing District 4005	Geo CD:	
Legal Description		

\$0.00

[Pay by Check](#)

AMOUNT ABOVE WILL POPULATE AFTER PAYMENT TYPE IS SELECTED

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

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2014	\$42.18	\$48.40	\$0.00	\$0.00	\$0.00
2013	\$42.20	\$42.20	\$0.00	\$0.00	\$0.00
2012	\$38.58	\$38.58	\$0.00	\$0.00	\$0.00
Total					\$0.00

Important Payment Information

- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See [Payment Information](#) for details.

[Payment Information](#)

[Special Assessment District](#)

[Installment Date Information](#)

[Assessment Information](#)

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Community Development

"Dedicated to Excellence in Public Service"

Adrian P. Freund, AICP, Community Development Director



(December 7, 2006)

Agenda Item No: 2

Staff Recommendation: **CONDITIONAL APPROVAL**

**WASHOE COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
STAFF REPORT**

To: Washoe County Board of Adjustment

Re: Special Use Permit Case No. SB06-017

Date: November 30, 2006

Prepared By: Sandra Monsalvè, Planner

GENERAL INFORMATION SUMMARY

Applicant: Merit Electric

Requested Action: To allow for the construction of a 12,000 square foot building to be partitioned off into a 2,956 square foot administrative office and a 9,044 square foot workshop with outdoor storage space for an electrical contractor. **The project is located on the south side of Geiger Grade, approximately one (1) mile east of the Toll Road/Geiger Grade intersection.** The ± 1.18 acre parcel is designated General Commercial (GC) in the Southeast Truckee Meadows Area Plan, and is situated in a portion of Section 27 T18N, R20E, MDM, Washoe County, Nevada. The property is located in the Galena Steamboat Citizen Advisory Board boundary and Washoe County Commission District No. 2 (APN: 017-055-34).

RECOMMENDATION/FINDINGS

Based upon the staff analysis, comments received, and the site inspection, staff recommends approval of the request with conditions and offers the following motion for your consideration:

I move that the Washoe County Board of Adjustment conditionally approve Special Use Permit Case No. SB06-017 for an office and warehouse for storage of roofing materials and incidentals having made the findings in accordance with Washoe County Development Code Section 110.810.30 :

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Comprehensive Plan and the Southeast Truckee Meadows 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

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Re: SB06-017 (Merit Electric)
Date: November 30, 2006
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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 construction sales and services facility for an electrical contractor with storage space for materials and incidentals;
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; and
5. That the Board of Adjustment gave reasoned consideration to the information contained within the staff report and information received during the meeting.

ANALYSIS

Background/Proposal:

The project site is located on the south side of Geiger Grade (State Route 341) east of the intersection of Kivett Lane and Geiger Grade. The undeveloped subject parcel is ±1.18-acres and is designated General Commercial (GC) in the Southeast Truckee Meadows planning area. The applicant wishes to construct an office building and workshop for the storage of electrical materials and other incidentals related to the electrical trade. The proposed office building will be approximately 12,000 square feet, and partitioned off into 2,956 square feet for office space, and 9,044 square feet for the workshop area, and will include an area outside for additional outdoor storage of materials incidental to the business. The project will be screened from adjoining properties as required by the Development Code with landscaping and the required solid fencing. The setbacks for commercial uses are 10-feet on all four sides of the property. Within this setback area a landscaped buffer will be created as required by the Development Code. Commercial use types are allowed up to 80-feet in height, therefore any and all screening of this site is very important in order to mitigate any negative impacts created by development of the site.

Site Analysis:

The subject property is located on Geiger Grade (SR-341) and Kivett Lane in the Southeast Truckee Meadows planning area. The site is currently undeveloped and relatively flat. The Development Suitability map for the Southeast Truckee Meadows identifies the site as "Most Suitable for Development."

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Access:

Access to the site will be provided from two (2) points. One at the northeastern portion of the subject parcel which connects to the grocery store access at Kivett Lane. Secondary access will be provided for via a driveway at the southeast corner of the subject site at Pinion Lane. At this time there will be no access from Geiger Grade because the intersection and driveway spacing standards do not meet Nevada Department of Transportation's (NDOT) requirements.

Additionally, on-site sidewalks, at 4-feet in width will be constructed in order to provide connectivity and safety for pedestrians accessing the site.

Traffic:

Washoe County requires an applicant to submit a traffic study if a project generates 80 or more Average Daily Trips (ADT). Gray and Associates has reviewed the proposal for the applicant and determined the traffic generated as a result of this project will be approximately 44 ADT, with 7 a.m. peak trips and 6 p.m. peak trips. Therefore a traffic study will not be necessary. Additionally, traffic considerations are reviewed by Washoe County Engineering Division, and they have commented and included related conditions for any traffic impacts within the Standard List of Conditions at the end of this staff report.

Water and Sewer:

The water purveyor for the subject parcel is South Truckee Meadows General Improvement District (STMGID). The water service will be provided through a six (6) inch main along the eastern boundary of the parcel via a 20-foot Washoe County utility easement. If a fire hydrant is required by Reno Fire Department, then there is a potential tie in via a 12-inch main located at Kivett Lane.

The site is located within the STMGID service area for sewer service. However, currently there are no sanitary sewer mains at, adjacent to, or within 200-linear feet of the project site. As a result of this fact, the applicant has spoken with the District Health Department, and they have agreed to allow a septic system in lieu of a sewer system. (see attached District Health letter).

Lighting and Signage:

Exterior lighting is proposed in order to provide security and safety around the office building, outside storage area and parking area. The proposed lighting will take the form of wall mounted signage and possibly freestanding light fixtures for the rear storage area. At the time of application, the design of the lights has not been determined, however, the Development Code requires that all lighting within 100-feet of a residential zone not exceed twelve (12)-feet in height, and must be shielded and not have any spillover glare. Staff will suggest that the applicant go to the Design Review Committee

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Re: SB06-017 (Merit Electric)
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(DRC) for the review of all proposed lighting at which time staff will certainly pursue "Night Sky" lighting standards.

Proposed signage will consist of one (1) wall sign along the project frontage, with text less than 42-inches tall.

Landscaping/Parking:

The entire site will be fenced and landscaped, and paved to minimize dust. The applicant has submitted a preliminary landscaping plan, which will be further reviewed by staff for compliance with the landscaping standards of the Development Code.

Washoe County code requires twenty percent (20%) of the total developed land area be landscaped, which equates to approximately 10,273 square feet. The turf area, trees and shrubs will be placed in areas around the building, in planter areas, and along the required setback buffer portions of the project perimeter. All disturbed areas will be revegetated with a natural native seed mix approved by the Washoe-Storey Conservation District. The landscaping plan indicates a mixture of evergreens, deciduous trees and shrubs with groundcover. Staff feels the applicant has met all landscaping requirements of the Development Code by providing a preliminary landscaping plan that indicates 10,273 square feet will be landscaped. All other requirements of Article 412 *Landscaping* of the Development Code shall be complied with in addition to the submitted preliminary plans.

According the *Article 410 Parking and Loading* of the Washoe County Development Code, the project requires 2 spaces for retail and 1 for storage area per 1,000 square feet of building space. The plans indicate a total number of 15-parking spaces, 1-handicap space, and one (1) off-street loading space with dimensions of 25x15 feet. The proposed office building is approximately 2,834 square feet, and the warehouse is approximately 3,670 square feet. The applicant has sufficiently met the parking requirements of the Development Code.

Fencing:

The code requires a minimum of 6-foot high fence up to 8-feet for commercial use types in order to screen the use from adjacent properties, including residential use types to the south and east. The applicant has proposed either a masonry wall or a wooden fence. Staff would encourage a masonry wall in order to provide noise attenuation to the surrounding property owners so that noise does not become a factor with this project. Additionally, masonry walls or similar materials provide longevity for screening purposes rather than wood which fades over time or can be blown over with strong winds.

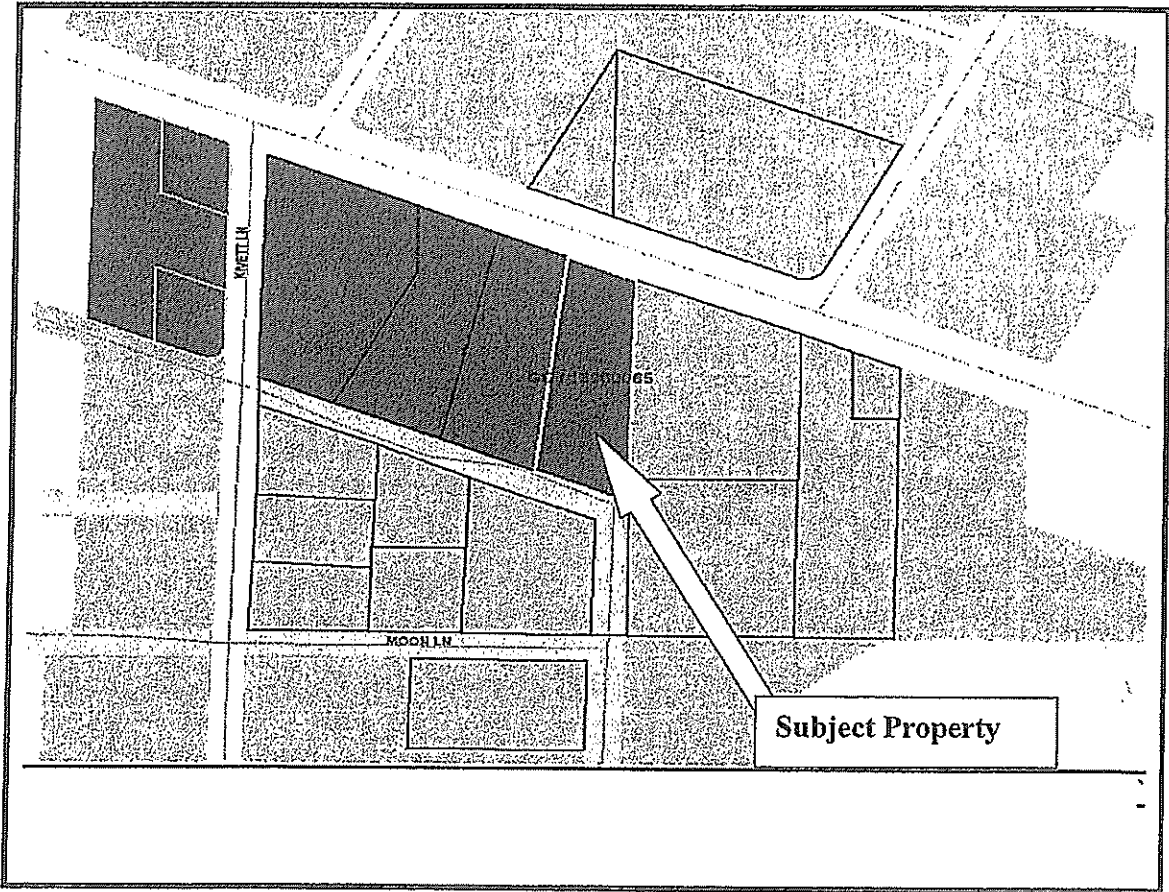
Note: All landscaping, signage, fencing, lighting, and architectural materials shall be reviewed by the Design Review Committee (DRC) prior to the issuance of building any permits.

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LAND USE SUMMARY

Land Use Designations:

The project site has a land use designation of General Commercial (GC) in the Southeast Truckee Meadows Planning Area. The General Commercial (GC) Regulatory Zone is intended to create and preserve areas for businesses that provide a variety of wholesale and retail goods and services and serve a community or regional market. The primary uses may include wholesale and retail stores, shopping centers, specialty shops, personal services, and automobile services. Other uses include offices, restaurants, theaters, and other compatible activities. Only limited gaming is allowed. Limited gaming is defined as an establishment, which contains no more than 15 slot machines (and no other game or gaming device) where the operation of the slot machines is incidental to the primary business of the establishment. The minimum lot area for this regulatory zone is ten thousand (10,000) square feet, unless the provision of Section 110.106.65 is met.



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As a result of an existing residence to the south and the residential zoning to the east of the subject property, staff would like to offer some mitigation measures in order to lessen the impact of this commercial use type.

- Hours of operation should be taken into consideration for this project. Staff would like to suggest a condition that limits the hours from 6:00 a.m. to 6:00 p.m. Monday through Saturday, and have Sundays by appointment only. Additionally, all vehicles used for this business shall be screened from view behind the solid fence or wall.
- Any deliveries of electrical goods or the like shall not take place during the early morning hours and shall occur after 8:00 a.m., but prior to 6:00 p.m., Monday through Saturday only.
- Staff would also like the Board members to consider a wall constructed out of concrete block or similar materials and not wood, in order to mitigate any possible noise that could result from the commercial usage and also for aesthetic purposes.
- Lastly, any ready-mixed concrete work that needs to be done on-site, shall not take place between the hours of 9:00 p.m. through 7:00 a.m., as these are prime sleeping hours for the majority of folks.

AGENCY COMMENTS

The application was submitted to involved agencies for review. No unique or extraordinary conditions of approval were requested. All of the conditions are related to the service needs and/or development impacts of the reviewing agencies resulting from the special use permit proposal. The applicant should be aware that if any applicable District Health Department conditions are imposed, compliance with those conditions is strictly reviewed by the Health Department. Any appeal of applicable conditions must be made to the District Board of Health.

Comments from Advance Planning, Bill Whitney, Senior Planner, has indicated that the citizens have expressed concerns about commercial development along this portion of Geiger Grade (SR-341) and how those uses would fit into the character of the area. This particular area of Geiger Grade is commonly referred to as the "Gateway to the Comstock." And it is because of this reference that the community members would like to continue to see open areas and if new business are developed, to incorporate aesthetically pleasing architecture created by the use of building materials and landscaping that represent this sense of character and/or identity that the community speaks of.

Staff has included a condition that this project goes to Design Review Committee (DRC) for review of all landscaping, irrigation, fencing, lighting, signage, building materials and colors.

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Also, at the time of report publication, staff had not received conditions or comments from Reno Fire Department. However, staff is confident that at the time of building plan submittal and review, the Fire Department will need to review all plans, and at that time shall indicate to the applicant what fire code standards need to be followed.

CITIZEN ADVISORY BOARD COMMENTS

The proposed plans were submitted to the Galena/Steamboat Citizen Advisory Board and were reviewed and discussed by the CAB members at the November 9, 2006. No comments or concerns were raised by the CAB members or the public, and no opposition was raised to the project. The members voted unanimously to recommend approval to the Board of Adjustment for this project. A copy of the CAB minutes for this item has been included at the end of this staff report.

APPLICABLE REGULATIONS

Nevada Revised Statutes Chapter 278; Washoe County Code Chapter 110.

SD (SB06-017S)

Attachments: Conditions, Vicinity Map, Site Plan, and Elevations, Landscape Plan, District Health Department Letters, dated October 30, 2006 and November 1, 2006.

cc:

Owner: Steven Sederquist, 539 Riverside Drive, Reno, NV 89503.

Applicant: Encore Energy, 16640 Wedge Parkway, Reno, NV 89511

Representatives: Gray & Associates, Attn: Kerry Cates or Suzanne Lindell, 130 Vine Street, Reno, NV 89503

Agencies: Galena/Steamboat Citizen Advisory Board, Chair.

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**CONDITIONS FOR
SPECIAL USE PERMIT CASE NO. SB06-017
Merit Electric
(As recommended by Department of Community Development
and attached to Staff Report dated November 30, 2006)**

*****IMPORTANT—PLEASE READ*****

UNLESS OTHERWISE SPECIFIED, ALL CONDITIONS MUST BE MET OR FINANCIAL ASSURANCES MUST BE PROVIDED TO SATISFY THE CONDITIONS PRIOR TO SUBMITTAL FOR A 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 ASSURANCES.

ALL AGREEMENTS, EASEMENTS, OR OTHER DOCUMENTATION REQUIRED BY THESE CONDITIONS SHALL HAVE A COPY FILED WITH THE COUNTY ENGINEER AND THE DEPARTMENT OF COMMUNITY DEVELOPMENT.

COMPLIANCE WITH THE CONDITIONS OF THIS SPECIAL USE PERMIT IS THE RESPONSIBILITY OF THE APPLICANT, HIS SUCCESSOR IN INTEREST, AND ALL OWNERS, ASSIGNEES, AND OCCUPANTS OF THE PROPERTY AND THEIR SUCCESSORS IN INTEREST. FAILURE TO COMPLY WITH ANY CONDITIONS IMPOSED IN THE ISSUANCE OF THE SPECIAL USE PERMIT MAY RESULT IN THE INSTITUTION OF REVOCATION PROCEDURES.

ANY OPERATIONS CONDITIONS ARE SUBJECT TO REVIEW BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT PRIOR TO THE RENEWAL OF A BUSINESS LICENSE EACH YEAR. FAILURE TO ADHERE TO THE CONDITIONS MAY RESULT IN WITHHOLDING RENEWAL OF THE BUSINESS LICENSE UNTIL CONDITIONS ARE COMPLIED WITH TO THE SATISFACTION OF THE DEPARTMENT OF COMMUNITY DEVELOPMENT.

WASHOE COUNTY RESERVES THE RIGHT TO REVIEW AND REVISE THE CONDITIONS OF THIS APPROVAL SHOULD THEY DETERMINE THAT A SUBSEQUENT LICENSE OR PERMIT ISSUED BY WASHOE COUNTY VIOLATES THE INTENT OF THIS APPROVAL.

FOR THE PURPOSES OF CONDITIONS IMPOSED BY WASHOE COUNTY, "MAY" IS PERMISSIVE AND "SHALL" OR "MUST" IS MANDATORY.

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GENERAL CONDITIONS

1. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit. The Department of Community Development shall determine compliance with this condition.
2. The applicant shall obtain and maintain a valid building permit for the construction of the Office building within three (3) years from the date of approval by Washoe County Board of Adjustment. The Department of Community Development shall determine compliance with this condition.
3. A copy of the Final Action Order stating conditional approval of this special use permit shall be attached to all applications for administrative permits issued by Washoe County.
4. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the special use permit to meet with the Department of Community Development 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 Department of Community Development of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.
5. 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.
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6. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be controlled on-site by BMP's. The Engineering Division shall determine compliance with this condition.
7. For construction areas larger than 1-acre, the developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit or Waiver for construction and submit a copy to the Engineering Division prior to issuance of a grading permit. The Engineering Division shall determine compliance with this condition.

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8. The developer shall complete and submit the Construction Permit Submittal Checklist, the Performance Standards Compliance Checklist, and the Construction Stormwater Inspection Fee, prior to obtaining a grading permit. The County Engineer shall determine compliance with this condition.
9. A detailed traffic report shall be prepared by a registered engineer and shall address driveway access, delivery, and fire truck turning patterns and movements. The County Engineer shall be responsible for determining compliance with this condition and the traffic improvements that are required. The Engineering Division shall determine compliance with this condition.
10. All paving and driveway improvements necessary to serve the project shall be designed and constructed to County standards and specifications. Driveway approach shall have a 36-foot minimum width at the property line. The Engineering Division shall determine compliance with this condition.
11. Provide documentation of access to the site to the satisfaction of the County Engineer.
12. An approved occupancy permit shall be obtained from the Nevada Department of Transportation (NDOT), for drainage and access, to from, or under highways maintained by NDOT and a copy of said permit sent to the Engineering Division. The Engineering Division shall determine compliance with this condition.
13. The minimum pavement requirements for on-site paving shall be three inches (3") asphalt over six inches (6") granular base.
14. A detailed hydrology/hydraulic report prepared by a registered engineer shall be submitted to the Engineering Division for review and approval. The report shall include the locations, points of entry and discharge, flow rates and flood limits of all 5- and 100-year storm flows impacting both the site and offsite areas and the methods for handling those flows. The report shall include all storm drain pipe and ditch sizing calculations and a discussion of and mitigation measures for any impacts on existing offsite drainage facilities and properties. The Engineering Division shall determine compliance with this condition.
15. Any increase in storm water runoff resulting from the development and based upon the 5-year storm shall be detained on site to the satisfaction of the County Engineer. The Engineering Division shall determine compliance with this condition.
16. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage from the site to the satisfaction of the County Engineer. The Engineering Division shall determine compliance with this condition.

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17. The applicant shall be sure that the access onto Kivett Lane provides adequate truck turning in and out. The Washoe County Traffic Engineer shall determine compliance with this condition.

DEPARTMENT OF WATER RESOURCES

18. The applicant shall dedicate necessary water rights prior to release of building permit. The dedication of water rights shall be in accordance with Article 422 and STMGID policies. Water rights must be in good standing with the State of Nevada division of Water Resources and the point of diversion, place and manner of use must be acceptable to the Department of Water Resources (DWR). The DWR shall determine compliance with this condition.
19. Improvement plans shall be in compliance with Washoe County Design Standards. A Professional Engineer licensed to practice in the State of Nevada must design the improvement drawings. The DWR shall determine compliance with this condition.
20. In accordance with the applicable ordinances, all fees shall be paid prior to release of building permit. The DWR shall determine compliance with this condition.
21. Any well on the property not in use for production or monitoring purposes, shall be properly abandoned in accordance with state regulations governing Water Wells and Related Drilling. The DWR shall determine compliance with this condition.
22. Add note on building permit that states, "When municipal sewer becomes available, the lot owner will be required to connect within 60-days of notification and pay sewer connection fees applicable per ordinances in effect at the time of connection." The DWR shall determine compliance with this condition.

OPERATIONAL CONDITIONS/COMMUNITY DEVELOPMENT

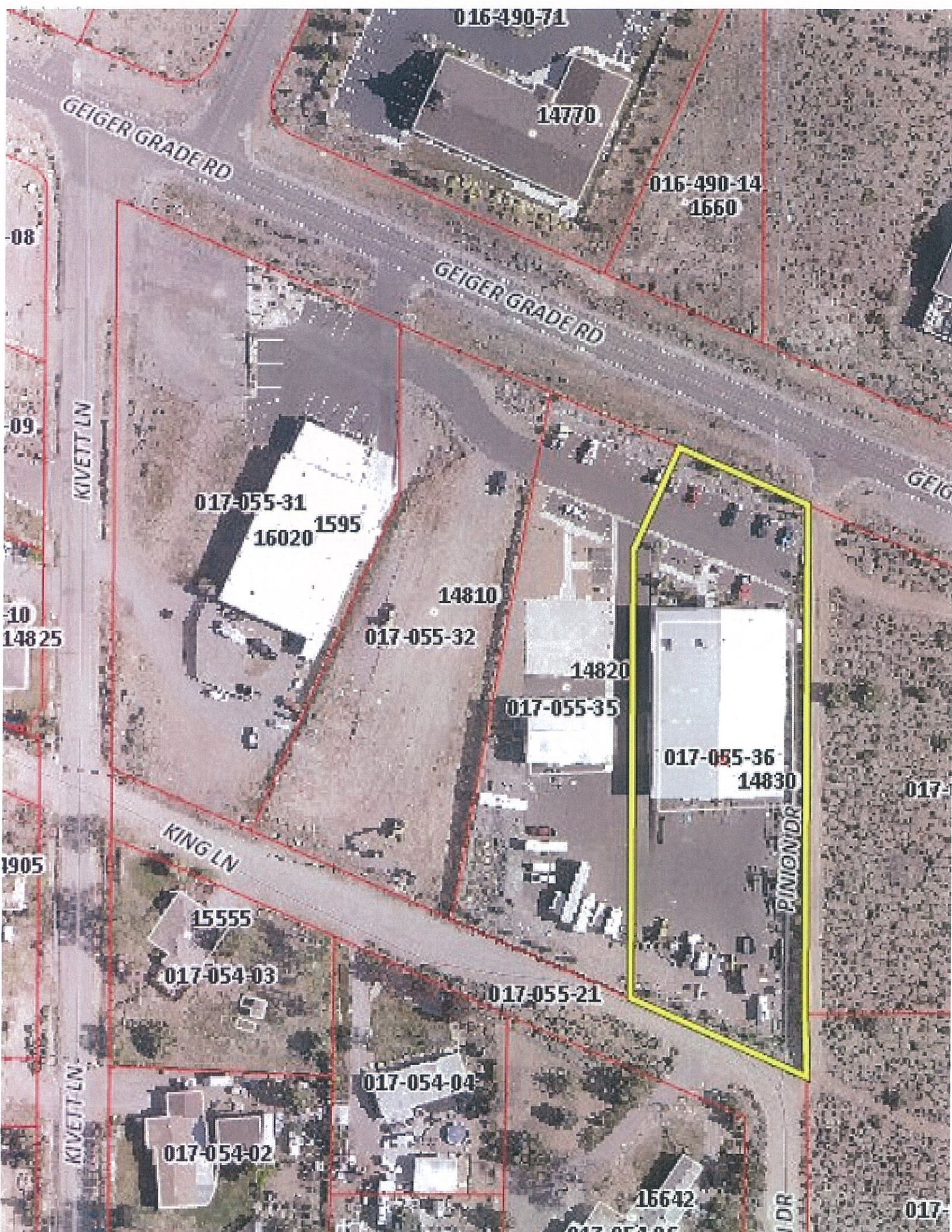
23. The hours of operation shall be limited to 6:00 a.m. to 6:00 p.m., Monday through Saturday, and Sunday by appointment only. The Department of Community Development shall determine compliance with this condition.
24. The office building and any other ancillary structures shall match in architectural design, to include similar colors and building materials. The Department of Community Development shall determine compliance with this condition.
25. The applicant shall park all vehicles used for this business within the confines of the property, behind the fence, screened from view from all property lines. The Department of Community Development shall determine compliance with this condition.

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26. Any deliveries of electrical goods or the like shall not take place during the early morning hours and shall occur after 8:00 a.m., but prior to 6:00 p.m., Monday through Saturday only. The Department of Community Development shall determine compliance with this condition.
27. Any ready-mixed concrete work that needs to be done on-site, shall not take place between the hours of 9:00 p.m. through 7:00 a.m. The Department of Community Development shall determine compliance with this condition.

LANDSCAPING AND DESIGN REVIEW COMMITTEE

28. Prior to any ground disturbing activity, the applicant shall submit a landscaping/architectural design plan to the Department of Community Development for review and approval by the Design Review Committee. Said plan shall address, but not be limited to: type and color of building materials, general architectural design, signage, exterior lighting, fencing, trash enclosures, landscaping material (if plant material: type, size at time of planting, maturation size at full growth, period of time between planting and full growth), landscaping location, landscaping irrigation system, and financial assurances that landscaping will be planted and maintained.
29. A certification letter or series of letters by a landscape architect registered in the State of Nevada shall be submitted to the Department of Community Development. The letter(s) shall certify that all applicable landscaping provisions of Articles 408, 410 and 412 of the Development Code have been met. The landscaping plans and the letter shall be wet-stamped. The letter shall indicate any provisions of the code that the Director of Community Development has waived.
30. All required landscaping shall be maintained in accordance with the provisions found in Section 110.412.75, Maintenance. A three-year maintenance plan shall be submitted by a licensed landscape architect registered in the State of Nevada to the Department of Community Development, within 12 months of the approval of this special use permit. The plan shall be wet-stamped.
31. The applicant shall install a solid concrete block wall or similar material in order to mitigate impacts to the existing residence to the south and residential zoning to the east. The block wall shall be a minimum of six (6) feet, but not exceed eight (8) feet in height. The Department of Community Development shall determine compliance with this condition.



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GEIGER GRADE RD

GEIGER GRADE RD

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KING LN

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PINON DR

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KIVETT LN

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