



Board of Adjustment Staff Report

Meeting Date: June 2, 2016

Subject: Variance Case Number VA16-002
Applicant: Phil Hosking on behalf of Dixon W. Ufer Testamentary Trust
Agenda Item Number: 8A
Project Summary: Request to (a) reduce the front yard setback on the north side of the parcel from 20 feet to 18 feet and to (b) reduce the front yard setback on the west side of the parcel from 20 feet to 14 feet to accommodate a new manufactured home with carport
Recommendation: Approve with Conditions
Prepared by: Lora R. Robb, Planner
Washoe County Community Services Department
Division of Planning and Development
775.328.3627
Phone: 775.328.3627
E-Mail: lrobb@washoecounty.us

Description

Variance Case Number VA16-002 (Ufer) – Hearing, discussion, and possible action to approve a variance reducing (a) the front yard setback on the north side of the parcel from 20 feet to 18 feet and (b) the front yard setback on the west side of the parcel from 20 feet to 14 feet to accommodate a new manufactured home with carport.

- Applicant: Phil Hosking
- Property Owner: Dixon W. Ufer Testamentary Trust
- Location: 120 Malcom Avenue in Grandview Terrace
- Assessor's Parcel Number: 082-262-14
- Parcel Size: ±0.115 acre
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Medium Density Suburban (MDS)/Trailer Overlay
- Area Plan: North Valleys
- Citizen Advisory Board: North Valleys
- Development Code: Authorized in Article 804, *Variances*
- Commission District: 5 – Commissioner Herman
- Section/Township/Range: Section 16, T20N, R19E, MDM, Washoe County, NV

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Variance Definition

The purpose of a variance is to provide a means of altering the requirements in specific instances where the strict application of those requirements would deprive a property of privileges enjoyed by other properties with the identical regulatory zone because of special features or constraints unique to the property involved; and to provide for a procedure whereby such alterations might be permitted by further restricting or conditioning the project so as to mitigate or eliminate possible adverse impacts.

Nevada Revised Statutes (NRS) 278.300 (1) (c) limits the power of the Board of Adjustment to grant variances only under the following circumstances:

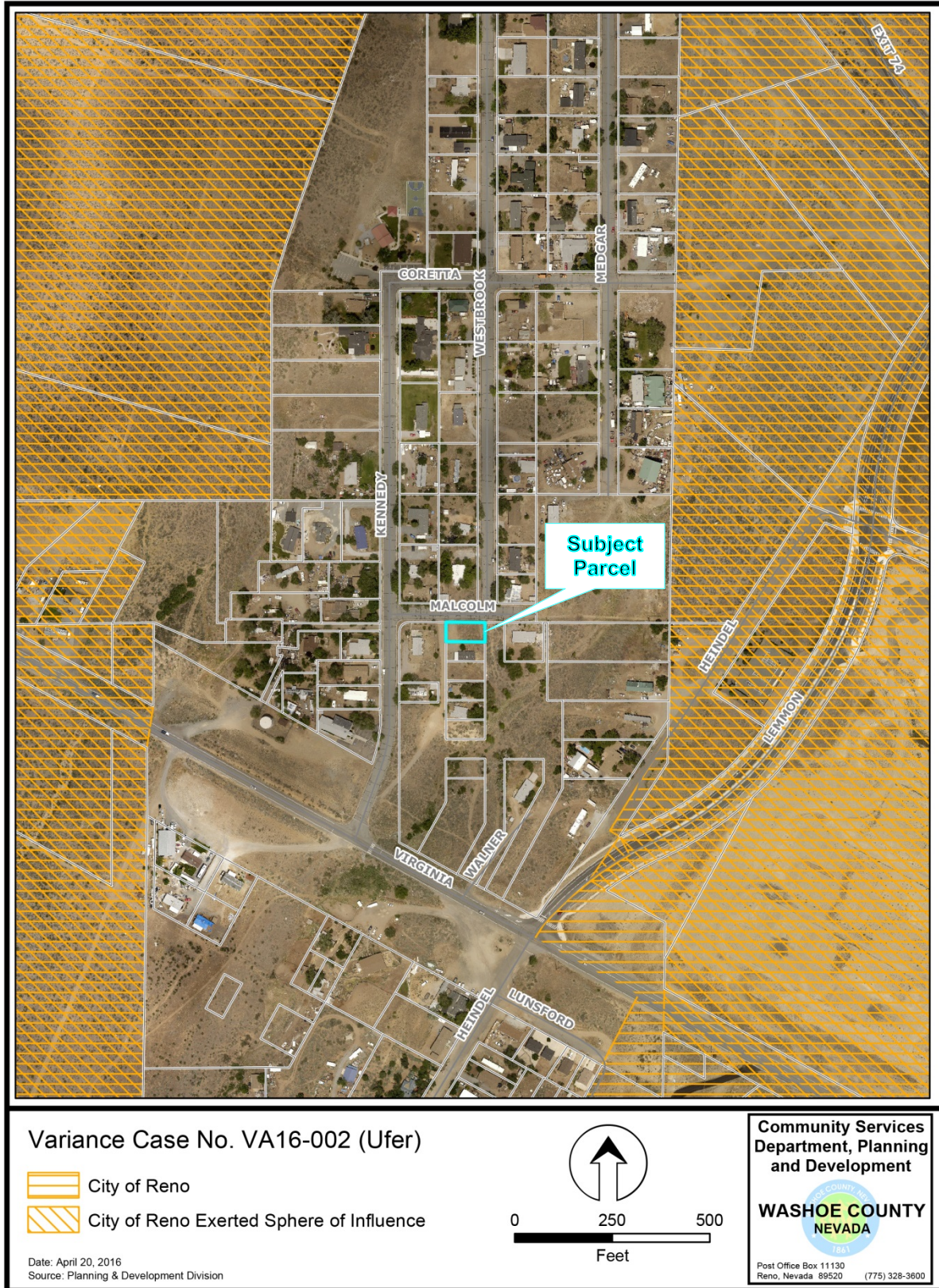
Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any regulation enacted under NRS 278.010 to 278.630, inclusive, would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, the Board of Adjustment has the power to authorize a variance from that strict application so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution.

The statute is jurisdictional in that if the circumstances are not as described above, the Board does not have the power to grant a variance from the strict application of a regulation. Along that line, under Washoe County Code Section 110.804.25, the Board must make five findings which are discussed in the staff report.

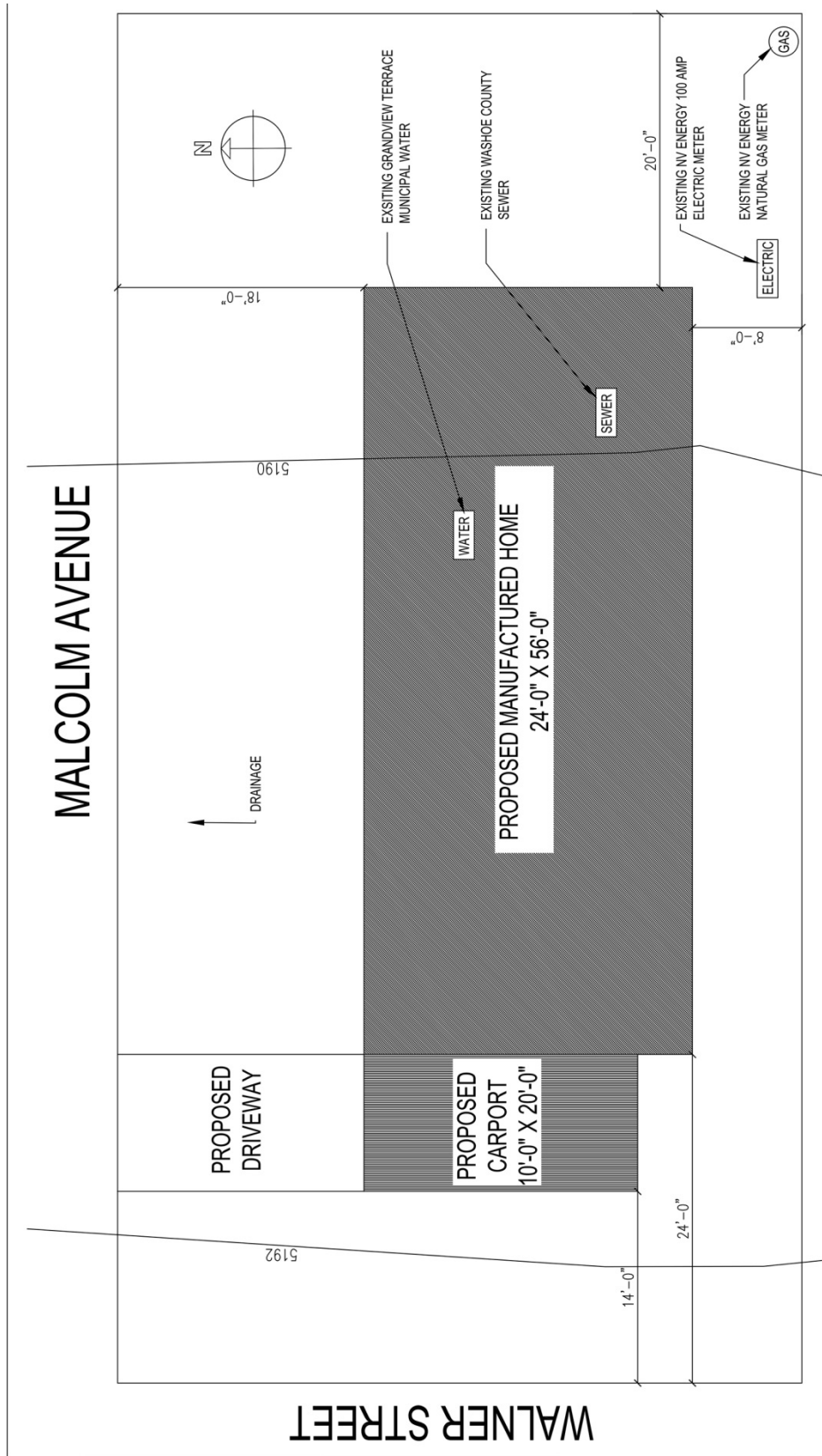
If the Board of Adjustment grants an approval of the variance, that approval may be subject to Conditions of Approval. Conditions of Approval are requirements that need to be completed during different stages of the proposed project. Those stages are typically:

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

Potential Conditions of Approval for Variance Case Number VA16-002 are attached to this staff report as Exhibit A. Should the Board find that special circumstances exist and approve the requested variance, the conditions will be included with the Action Order.



Vicinity Map



Site Plan



Surrounding Uses

Project Evaluation

The applicant would like to place a manufactured home and carport on a 0.115-acre parcel located in the Grandview Terrace area in the North Valleys, north of where North Virginia Street intersects with Lemmon Drive. The parcel is currently served with municipal water and sewer. The property's regulatory zone is designated Medium Density Suburban (MDS). It is a nonconforming 5,000 square foot lot that does not meet the minimum size (12,000 square feet) or minimum lot width requirements (80 feet) of the MDS regulatory zone. As defined in Washoe County Code (WCC) Section 110.904.15, a nonconforming lot is legal and "may be used as a building site, provided the access requirements, building setback requirements, and infrastructure requirements of this Development Code are met."

The required MDS regulatory zone setbacks for the parcel are 20 feet from the front and rear property lines and 8 feet from the side. Because the parcel is considered a corner lot, both the northern and western property lines are considered fronts. Therefore, three of the four property lines require 20-foot setbacks, restricting the developable portion of the property to 1,320 square feet.

The applicant is requesting a variance in order to place a manufactured home with carport on the property. The request is to reduce the front yard setback on the northern property line from 20 feet to 18 feet to accommodate a 24' by 56' manufactured home (1,344 square feet). Additionally, the applicant is requesting to reduce the front yard setback on the western property line from 20 feet to 14 feet to allow for a 10' by 20' carport (200 square feet). WCC Section 110.312.10 allows a carport to meet the parking standards required with the placement of the manufactured home. No reduction of the rear or side yard setback is being requested.

The property is located within a Trailer Overlay zone. As defined in WCC Section 110.312.05, multi-sectional manufactured housing units and single manufactured housing units are allowed in a Trailer Overlay zone with no minimum size requirements. The neighborhood surrounding the subject parcel consists of lots in the MDS regulatory zone which also allow for the Trailer Overlay development standards. There are numerous nonconforming lots located in the Grandview Terrace area.

North Valleys Citizen Advisory Board

Due to scheduling, the proposed variance was not able to appear before the North Valleys Citizen Advisory Board (CAB) at its next regular meeting of June 13, 2016. The variance application was emailed to members of the CAB for review. One CAB member provided a worksheet recommending approval of the variance and another replied to indicate he had no comments (Exhibit B).

Reviewing Agencies

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

- Washoe County Community Services Department
 - Planning and Development
 - Building and Safety
 - Engineering and Capital Projects
 - Utility Services
- Washoe County Health District

- Vector-Borne Diseases Program
- Environmental Health Division
- Truckee Meadows Fire Protection District
- Grandview Terrace General Improvement District
- Regional Transportation Commission
- Washoe-Storey Conservation District

Three of the above listed agencies/departments that reviewed the application recommended conditions of approval in response to their evaluation of the project application (Exhibit C). A **summary** of each agency's comments and/or recommended conditions of approval and their contact information is provided. The Conditions of Approval document (Exhibit A) is attached to this staff report and will be included with the Action Order, if the variance request is approved.

- Washoe County Planning and Development included standard conditions of approval associated with variance requests for setback reductions.
Contact: Lora R. Robb, 775.328.3627, lrobb@washoecounty.us
- Truckee Meadows Fire Protection District requires compliance with Washoe County Fire Code.
Contact: Amy Ray, 775.326-6005, aray@tmfpd.us
- Washoe-Storey Conservation District recommended Best Management Practices to prevent pollutants entering a nearby drainage and suggested the applicant work with them on proposed landscape plans. Because the nearby drainage is not on the subject property, and because Washoe County Code does not require submission of landscape plans as part of the variance process, the recommendations of Washoe-Storey Conservation District will be forwarded to the property owner for consideration. These recommendations are not included in the conditions of approval for the variance request.
Contact: Kevin Roukey, 775.857.8500 x131, kevinjr_51@att.net

The following agencies responded stating they had no comments or conditions regarding the proposed variance: Washoe County Engineering and Capital Projects, Washoe County Utility Services, Washoe County Health District Environmental Health Division and Vector-Borne Diseases Program, Grandview Terrace General Improvement District, Regional Transportation Commission.

Staff Comment on Required Findings

Washoe County Code Section 110.804.25 requires that all of the following findings be made to the satisfaction of the Washoe County Board of Adjustment before granting approval of the variance request. Staff has completed an analysis of the application as outlined above. Comments on each of the required findings are as follows:

1. Special Circumstances. Because of the special circumstances applicable to the property, including either the: exceptional narrowness, shallowness or shape of the specific piece of property, or; by reason of exceptional topographic conditions, or; other extraordinary and exceptional situation or condition of the property and/or location of surroundings; the strict application of the regulation results in exceptional and undue hardships upon the owner of the property.

Staff Comment: The 5,000 square foot property does not meet the minimum lot size of 12,000 square feet for the Medium Density Suburban (MDS) regulatory zone. In addition, the property is exceptionally narrow with an average lot width of 50 feet; the MDS regulatory zone minimum width is 80 feet. The developable area on the parcel is 1,320 square feet. Therefore, it is staff's determination that there is an exceptional and undue hardship on the property owner if the strict application of the Development Code is followed.

2. No Detriment. The relief will not create a substantial detriment to the public good, substantially impair affected natural resources or impair the intent and purpose of the Development Code or applicable policies under which the variance is granted.

Staff Comment: The variance request was provided to numerous agencies for review. Six agencies responded that they had reviewed the request and had no comments or conditions of approval. Three reviewers provided conditions of approval which are included in Exhibit A. Granting the variance request will not result in substantial detriment.

3. No Special Privileges. The granting of the variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and the identical regulatory zone in which the property is situated.

Staff Comment: Granting of the variance request will not give special privileges to the subject property that are inconsistent with the limitations on other MDS properties in the area. The reduction in setbacks will allow the nonconforming lot to have the type of manufactured housing and carport found throughout the Grandview Terrace neighborhood. Adjacent properties of the same size and configuration have similar limitations and have built within the required setbacks for the MDS regulatory zone.

4. Use Authorized. The variance will not authorize a use or activity which is not otherwise expressly authorized by the regulation governing the parcel of property.

Staff Comment: The variance request is for a setback reduction only – it does not affect the use of the property, which will remain residential. As described in Washoe County Development Code, Article 312 Fabricated Housing, a manufactured home with a carport is allowed (with building permits) in the MDS regulatory zone with the Trailer Overlay zone.

5. Effect on a Military Installation. The variance will not have a detrimental effect on the location, purpose and mission of the military installation.

Staff Comment: There is no military installation within the vicinity of the subject property; therefore, this finding is not applicable and not included with the motion options below.

Recommendation

After analysis and review, staff is able to make all five of the findings required for approval of Variance Case Number VA16-002. Therefore, the following motion to approve the variance with conditions of approval is offered for the Board's consideration.

Possible Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve Variance Case Number VA16-002 for Phil Hosking on behalf of Dixon W. Ufer Testamentary Trust, with the conditions included as Exhibit A to the staff report for this matter, having made all four required findings in accordance with Washoe County Code Section 110.804.25. Special Circumstances. Because of the special circumstances applicable to the property, including either the: exceptional narrowness, shallowness or shape of the specific piece of property, or; by reason of exceptional topographic conditions, or; other extraordinary and exceptional situation or condition of the property and/or location of surroundings; the strict application of the regulation results in exceptional and undue hardships upon the owner of the property;

2. No Detriment. The relief will not create a substantial detriment to the public good, substantially impair affected natural resources or impair the intent and purpose of the Development Code or applicable policies under which the variance is granted;
3. No Special Privileges. The granting of the variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and the identical regulatory zone in which the property is situated;
4. Use Authorized. The variance will not authorize a use or activity which is not otherwise expressly authorized by the regulation governing the parcel of property.

Appeal Process

Board of Adjustment action will be effective 10 calendar days after the written decision is filed with the Secretary to the Board of Adjustment and mailed to the original applicant, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Development Division within 10 calendar days after the written decision is filed with the Secretary to the Board of Adjustment and mailed to the original applicant.

xc: Property Owner: Dixon W. Ufer Testamentary Trust

Applicant: Phil Hosking
PO Box 628
Reno, NV 89504
renonevadabooks@gmail.com



Conditions of Approval

Variance Case Number: VA16-002

The project approved under Variance Case Number VA16-002 shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment on June 2, 2016. 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 or to abide by all other generally applicable Codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

Unless otherwise specified, all conditions related to the approval of this Variance 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 Variance 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 Variance may result in the initiation of revocation procedures.

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

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

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

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

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

Washoe County Planning and Development Division

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

Contact: Lora R. Robb, 775.328.3627, lrobb@washoecounty.us

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this variance. Modification to the site plan may require amendment to and reprocessing of the variance.
- b. The applicant shall submit complete construction plans and building permits shall be issued within two years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits.
- c. A copy of the Final Order stating conditional approval of this variance shall be attached to all applications for administrative permits, including building permits, issued by Washoe County.

Truckee Meadows Fire Protection District

2. The following condition is a requirement of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with these conditions.

Contact: Amy Ray, 775.326.6005, aray@tmfpd.us

- a. Plans and/or permits for the project shall be obtained and approved prior to construction in accordance with Washoe County Code Chapter 60.

*** End of Conditions ***

Robb, Lora R

From: Fagan, Donna
Sent: Thursday, April 21, 2016 3:17 PM
To: Robb, Lora R
Subject: FW: April Agency Review Memo III
Attachments: image001.gif

Lora,

Comments from one of the NV CAB members.

~ Donna ~

From: Conrad, Robert
Sent: Thursday, April 21, 2016 2:40 PM
To: Fagan, Donna
Cc: Tone, Sarah
Subject: Re: April Agency Review Memo III

Looks good to me. I have no comments. Thank you.
Bob

On Thu, Apr 21, 2016 at 1:14 PM Fagan, Donna <DFagan@washoecounty.us> wrote:

North Valleys Citizen Advisory Board Members:

Please find the attached Agency Review Memo for new applications received by the Washoe County Community Services Department, Planning and Development Division.

Click on the blue highlighted case description for a link to the application.

Staff is requesting that you review item #4 and complete the CAB Member Worksheet, also attached. Once completed, you may return the worksheets to Sarah Tone, stone@washoecounty.us.

Thank you,

Donna

Donna Fagan

Jeane 2 BOUT

planners) Lora Robb

Washoe County Citizen Advisory Boards CAB Member Worksheet



Citizen Advisory Board: North Valleys

Meeting Date (if applicable): N/A Planning & Development

Topic or Project Name (include Case No. if applicable): Variance Case Number VA 16-002 (offer)

Please check the appropriate box:

My comments were (or) were not discussed during the meeting.

Identified issues and concerns:

None

Suggested alternatives and/or recommendations:

I recommend allowing the two front yard setback reductions.

Grandview Terrace is not a community where anyone is going to be alarmed by fairly minor set back changes. I feel a new manufactured home will be an asset and beneficial addition to the neighborhood.

Name Jean Harris Date: 04/22/16
(Please Print)

Signature: Jean Harris

This worksheet may be used as a tool to help you take notes during the public testimony and discussion on this topic/project. Your comments during the meeting will become part of the public record through the minutes and the CAB action memorandum. Your comments, and comments from other CAB members, will and shall not collectively constitute a position of the CAB as a whole.

If you would like this worksheet forwarded to your Commissioner, please include his/her name.

Commissioner's Name: Jeanne Herman

Use additional pages, if necessary.

Please mail, fax or email completed worksheets to: Washoe County Manager's Office
Attention: CAB Program Coordinator
Post Office Box 11130, Reno, NV 89520-0027
Fax: 775.328.2491
Email: stone@washoecounty.us

Robb, Lora R

From: Fagan, Donna
Sent: Thursday, April 21, 2016 4:27 PM
To: Pelham, Roger; Young, Eric; Giesinger, Chad; Robb, Lora R
Subject: FW: April Agency Review Memo III

Below are the comments from Building and Safety for AC16-002, AP16-002, SB16-004, VA16-002, and VA16-003.

Thanks...

~ Donna ~

From: Jeppson, Don C
Sent: Thursday, April 21, 2016 3:58 PM
To: Fagan, Donna
Subject: RE: April Agency Review Memo III

Need to obtain Washoe County building permits.

From: Fagan, Donna
Sent: Thursday, April 21, 2016 12:26 PM
To: Jeppson, Don C
Subject: April Agency Review Memo III

Don

Please find the attached Agency Review Memo with the cases received this month by Washoe County Planning and Development.

You've been asked to review items #1 - #5. Click on the blue highlighted item description for a link to the application.

Thank you,
Donna



WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
Engineering and Capital Projects Division

"Dedicated to Excellence in Public Service"

1001 East 9th Street PO Box 11130 Reno, Nevada 89520 Telephone: (775) 328-2040 Fax: (775) 328-3699

INTEROFFICE MEMORANDUM

DATE: May 05, 2016
TO: Lora R. Robb, Planning and Development Division
FROM: Leo R. Vesely, P.E., Engineering and Capitol Projects Division
SUBJECT: **VA16-002**
APN 082-262-14
UFER TRUST VARIANCE

I have reviewed the referenced variance case and have no conditions or comments.

LRV/lrv

VA16-002
EXHIBIT C

Robb, Lora R

From: Lawson, Clara
Sent: Friday, April 22, 2016 7:59 AM
To: Robb, Lora R
Subject: VA16-002 APN 082-262-14

I don't have any issues with reducing the set back on the front and west side. Malcom is a straight street. I don't see any traffic issues with the change of setback.



Clara Lawson, PE, PTOE, Licensed Engineer

Washoe County | Community Services Dept | **Engineering Division** 1001 E. Ninth St., Reno NV 89520
clawson@washoecounty.us | o 775-328-3603 | fax 775-328-3699

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Robb, Lora R

From: Simpson, Tim
Sent: Thursday, April 21, 2016 1:37 PM
To: Robb, Lora R
Subject: VA16-002 (Ufer)

I have no comments for case VA16-002 (Ufer).

Thanks,

Timothy Simpson, P.E.

ENVIRONMENTAL ENGINEER II

Washoe County CSD, Engineering and Capital Projects

E: tsimpson@washoecounty.us | O: (775) 954-4648 | F: (775) 328-3699

1001 E. Ninth Street Bld A, Reno, NV 89512

P.O. BOX 11130, Reno, NV 89520-0027



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WASHOE COUNTY HEALTH DISTRICT

ENHANCING QUALITY OF LIFE

May 3, 2016

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

RE: Ufer; 082-262-14
Variance Case; VA16-002

Dear Ms. Robb:

The Washoe County Health District, Environmental Health Services Division (Division) Engineering and Vector have reviewed the above referenced project. Approval by this Division is subject to the following conditions:

1. The proposal to reduce the building setbacks to accommodate a larger Manufactured Home will not adversely impact the lot. This parcel is served by municipal sewer and municipal water. Environmental Health has no objections to the approval of this variance.

If you have any questions regarding the foregoing, please call Jim English 328-2610 or Jim Shaffer 785-4599 regarding engineering or vector comments, respectively.

Sincerely,

James English
Environmental Health Specialist Supervisor
Environmental Health Services

J.L. Shaffer
Program Coordinator/Planner
Vector-Borne Diseases Program
Environmental Health Services

JE/JS:wr

cc: File - Washoe County Health District

Phil Hosking – renonevadabooks@gmail.com



Amy Ray
Fire Marshal



Tim Leighton
Division Chief

Charles A. Moore
Fire Chief

May 3, 2016

Washoe County Community Services Department
1001 East Ninth Street
Reno, NV 89512

Re: Administrative Permit Case Number: 16-002 (Ufer)

The Truckee Meadows Fire Protection District (TMFPD) will approve the above permit with the following conditions:

- Plans and/or permits for the project shall be obtained and approved prior to construction in accordance with Washoe County Code 60.

Please contact me with any questions at (775) 326-6005.

Thank you,

Amy Ray
Fire Marshal

TRUCKEE MEADOWS FIRE PROTECTION DISTRICT

1001 E. Ninth St. Bldg D 2nd Floor • Reno, Nevada 89512 • PO Box 11130 • Reno, Nevada 89520
Office 775.326.6000 Fax 775.326.6003

**VA16-002
EXHIBIT C**



REGIONAL TRANSPORTATION COMMISSION

Metropolitan Planning • Public Transportation & Operations • Engineering & Construction

Metropolitan Planning Organization of Washoe County, Nevada

April 28, 2016

FR: Chrono/PL 183-16

Mr. Bill Whitney, Division Director
Community Services Department
Washoe County
P.O. Box 11130
Reno, NV 89520

**RE: AC16-002 (Hidden Valley Fire Station)
AP16-002 (Classical Tahoe)
SB16-004 (Verizon Arrowcreek Country Club)
VA16-002 (Ufer)
VA16-003 (Flemming Front Yard Setback Reduction)**

Dear Mr. Whitney,

We have reviewed the above applications and have no comments at this time.

Thank you for the opportunity to comment on these applications. Please feel free to contact me at 332-0174 if you have any questions or comments.

Sincerely,

Rebecca Kapuler
Planner

RK/jm

Copies: Roger Pelham, Washoe County Community Services
Eric Young, Washoe County Community Services
Chad Giesinger, Washoe County Community Services
Lora Robb, Washoe County Community Services
Debra Goodwin, Regional Transportation Commission
Julie Masterpool, Regional Transportation Commission
Tina Wu, Regional Transportation Commission
David Jickling, Regional Transportation Commission

/Washoe County no comment 050516



**Washoe-Storey
Conservation
District**

**Natural Resource
Conservation Service
1365 Corporate Blvd.
Reno, NV 89502**

**Tel: (775) 857-8500
ext. 131
Fax: (775) 857-8525**

Board of Supervisors:

**Bret Tyler
Chairman**

**James Shaffer
Secretary
County Appointee**

**Kevin Roukey
Director**

**Tory Friedmen
Supervisor**

**Spencer Scott
Supervisor**

**John Muntin
Supervisor**

**OPEN
City Appointee**

**Roger Pelham, MPA, Senior Planner
Kelly Mullin, Planner
Trevor Lloyd, Senior Planner
Chad Giesinger, AICP Senior Planner
Lora R. Robb, Planner
Washoe County Community Services Department
Planning and Development Division
1001 E. Ninth St., Bldg. A
Reno, NV 89512**

April 23, 2016

Subject: April Agency Review – Case Nos. – PM16-004 (Cole); PM16-006 (TL Mt. Rose Estates); AC16-002(Hidden Valley Fire Station); SB16-004(Verizon Arrowcreek Country Club); VA16-002 (Ufer); SW16-002 (Henderson)

Roger, et al,

Thank you for providing us the April Agency Reviews and the opportunity to review and provide comments. We have reviewed the subject proposed projects as requested and we have the following comments:

Parcel Map Case Number PM16-004 (Terri Cole)

The proposed project is to approve a Tentative Map to allow the division of a 2.15-acre parcel (017-342-29) into a 1.008-acre parcel and a 1.14-acre parcel. The project is located in Section 04, T17N, R20E, MDBM in Washoe County. We have the following comments on this proposed project:

1. Regarding Supplemental Information item 9 - The applicant states that the property contains no wetlands. However, the area is within close proximity of irrigation ditches and Steamboat Creek and the property appears to have potential wetland signatures on the north end of the parcel in the field. Also the NWI Maps for the area indicate PEMC fresh water wetlands in the vicinity of the property. Further the soil on the property is listed as Truckee Silt Loam (800), which is listed as a Hyrdic Soil on the National Hydric Soils List. Therefore, it is our recommendation that the County condition the approval that the applicant be required to submit a Jurisdictional Determination to the U.S. Army Corps of Engineers for review and verification of the wetlands on the property so that they may assessed for the potential impact to them from any proposed project.
2. Regarding Supplemental Information item 11 - The applicant states that property is not near a water body, stream, Significant Hydrologic Resource or riparian area. The property is near the Jumbo Irrigation Ditch and the Steam Boat Creek. The property has a Flood Zone classifications of X and AE. We recommend the County condition the approval requiring the applicant to comply with appropriate County ordinances regarding Floodplain Management.

Tentative Parcel Map Case Number PM 16-006 (Monte Vista at Estates at Mount Rose)

The proposed project is to approve a Tentative Map to allow the division of a +/- 6.65-acre parcel (150-460-05) into two parcels of +/- 3.90-acre parcel and a +/- 2.75-acre parcel. The project is located in Section 35, T18N, R19E, MDBM in Washoe County. We have the following comments on this proposed project:

1. Regarding Supplemental Information item 9 – The applicant replied NO to the questions Does the property contain wetlands? Although the property may not contain wetlands per se, the project area is adjacent to Whites Creek, a jurisdictional Waters of the United States, and as such a delineation of the limits of this feature should be conducted to identify the limits of the U.S. Army Corps of Engineers. It is our recommendation that the County conditions the approval to require the applicant to conduct a Jurisdictional Determination and submit it to the U.S. Army Corps of Engineers for verification.
2. Regarding Supplemental Information item 11 - The applicant has checked NO to the question regarding geologic hazards such as Is it subject to ...flash floods, is it near a water body stream ...or riparian area? However, it is apparently clear that the property is adjacent to Whites Creek and its riparian area. Also Whites Creek is designated as Flood Zone A and X. It is our recommendation that the County condition the approval that the applicant be required to submit the proper documents and maps to address these issues.

Amendment of Conditions Case Number AC16-002 (Hidden Valley Fire Station)

The proposed project is to allow for the Amendment of Conditions of the existing Special Use Permit SB 12-007 to extend the time period to allow a manufactured home to be used as living quarters for professional for professional firefighters until July 01, 2021. The project is located at 3255 West Hidden Valley Drive, Reno, Washoe County, Nevada in Section 22, T19N, R20E MDBM. We have the following comments on this proposed project.

1. General Comments - The project is in close proximity to the Hidden Valley mitigation area and as such we would recommend that the County require the applicant to install and/or maintain any and all BMPs necessary to insure that any pollutants from sediment runoff from entering this site.

Special Use Permit Case Number SB16-004 (Verizon – Arrowcreek Country Club)

The proposed project is to allow for the construction of a new wireless cellular facility consisting of a 56-foot high monopole utilizing a stealth design disguised as a pine tree with four sectors, each with three 8-foot tall antennas per sector for a total of 12 antennas. 12 ground mounted remote radio units (RRU), associated equipment cabinets, all enclosed within a fences 30' x 30' lease area. The project is located at 2905 Arrowcreek Parkway, Reno, Washoe County, Nevada in Section 23, T18N, R19E MDBM. We have any comments on this proposed project:

1. General Comments – The project is located in close proximity to an existing drainage channel to the south of the project site. It is our recommendation that the County condition the approval to require he applicant to install the necessary BMPs that will prevent any possible flow of run-off pollutants from entering the drainage.

Variance Case Number VA16-002 (Ufer)

The proposed project is to allow for (a) the reduction of the required front yard setback on the north side of the parcel from 20 feet to 18 feet, and (b) reduce the required front yard setback on the west side of the parcel from 20 feet to 14 feet, in order to accommodate a new manufactured home with carport. The project is located at 120 Malcolm Avenue in Grandview Terrace, Reno, Washoe County, Nevada in Section 16, T20N, R19E MDBM. We have any comments on this proposed project:

1. General Comments – The project is located in close proximity to an existing drainage channel to the south of the project site. It is our recommendation that the County condition the approval to require he applicant to install the necessary BMPs that will prevent any possible flow of run-off pollutants from entering the drainage.

2. It is our recommendation that the County condition the approval to require that the applicant contact and coordinate with the Washoe-Storey Conservation District to review the proposed landscape plan and proposed seed mix to be used in the proposed landscape plan.

Special Use Permit Case Number SWA16-002 (Henderson)

The proposed project is to approve a 1,016 square foot modular home as a detached accessory dwelling on a parcel that contains an existing 2,033 square foot main dwelling. The project is located at 95 Carneros Drive, Sparks, Washoe County, Nevada in Section 36, T21N, R20E MDBM. We have no comments on this proposed project.

These projects; **AP 16-002 (Classical Tahoe); VA 16-003 (Fleming); TM 16-003 (Incline Creek Estates)** are located outside of the Washoe/Storey Conservation District Service Area so we have no comment. However, the projects are located within the boundaries of the Nevada Tahoe Conservation District service area. We recommend you provide them copies of the proposed project for their review. Their contact information is:

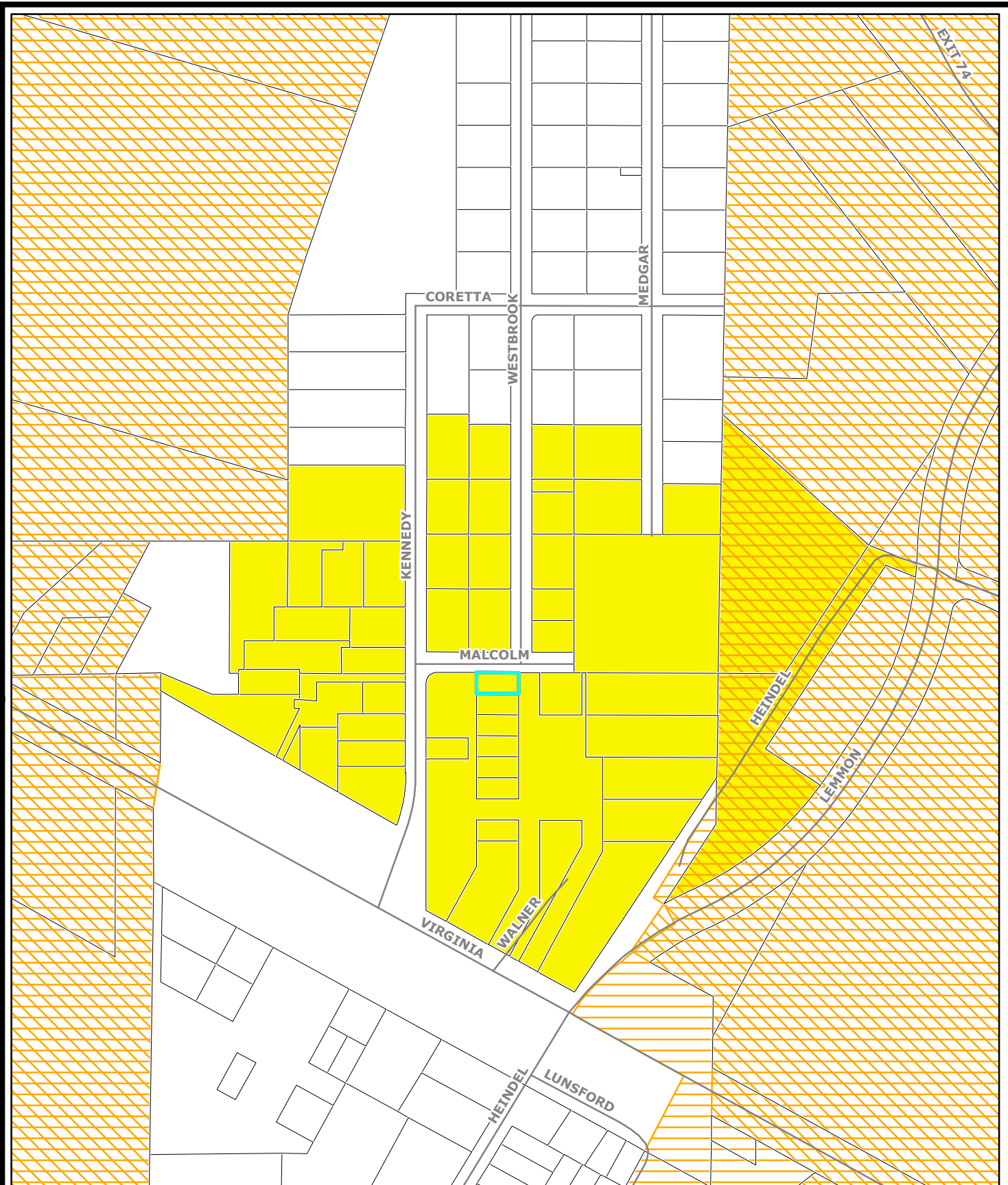
Nevada Tahoe Conservation District
P.O. Box 915
Zephyr Cove, NV 89448
Jason Brand, District Manager
Tel. -775-586-1610 ext. 33

These are our comments and recommendations for the subject projects. We appreciate the opportunity to provide comments and recommendations on projects that may have impacts on our natural resources. Should you have any further questions please contact Kevin J. Roukey by phone at 775-232-1571 or email kevinjr_51@att.net.

Sincerely,

// Original Signed by Kevin J. Roukey

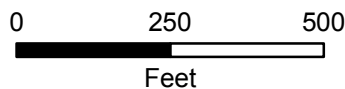
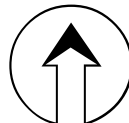
Kevin J. Roukey, District Director
Washoe/Storey Conservation District



Variance Case No. VA16-002 (Ufer)
 55 affected property owners within 500 feet

-  City of Reno
-  City of Reno Exerted Sphere of Influence

Date: April 20, 2016
 Source: Planning & Development Division



Community Services
 Department, Planning
 and Development



Post Office Box 11130
 Reno, Nevada 89520

VA16-002
EXHIBIT B