



Board of Adjustment Staff Report

Meeting Date: January 4, 2024

Agenda Item: 8A

AMENDMENT OF CONDITIONS CASE NUMBER:

WAC23-0015 (Sparks Mustang) for WSUP21-0026

BRIEF SUMMARY OF REQUEST:

To amend a condition to extend, for two years, the date of when the building permit may be issued

STAFF PLANNER:

Katy Stark, Planner
Phone Number: 775.328.3618
E-mail: krstark@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion, and possible action to approve an amendment of conditions to amend condition 1(c) for Special Use Permit Case Number WSUP21-0026, in order to extend the expiration date of the special use permit for an additional two (2) years.

Applicant: Industrial Realty Group
 Property Owner: Sparks Mustang, LLC
 Location: North of Interstate 80, along the frontage road at Exit 23 in Mustang
 APN: 084-090-49
 Parcel Size: 36.57 acres
 Master Plan: Industrial
 Regulatory Zone: Industrial (I)
 Area Plan: Truckee Canyon
 Development Code: Authorized in Article 438, Grading Standards and Article 810, Special Use Permits
 Commission District: 4 – Commissioner Andriola



STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

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 Amendment of Conditions Case Number WAC23-0015 for Industrial Realty Group for Sparks Mustang, LLC, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30.

(Motion with Findings on Page 6)

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Amended Conditions of Approval Exhibit A

Agency Comments..... Exhibit B

WSUP21-0026 Action Order Dated November 8, 2021 Exhibit C

Noticing Map..... Exhibit D

Project Application Exhibit E

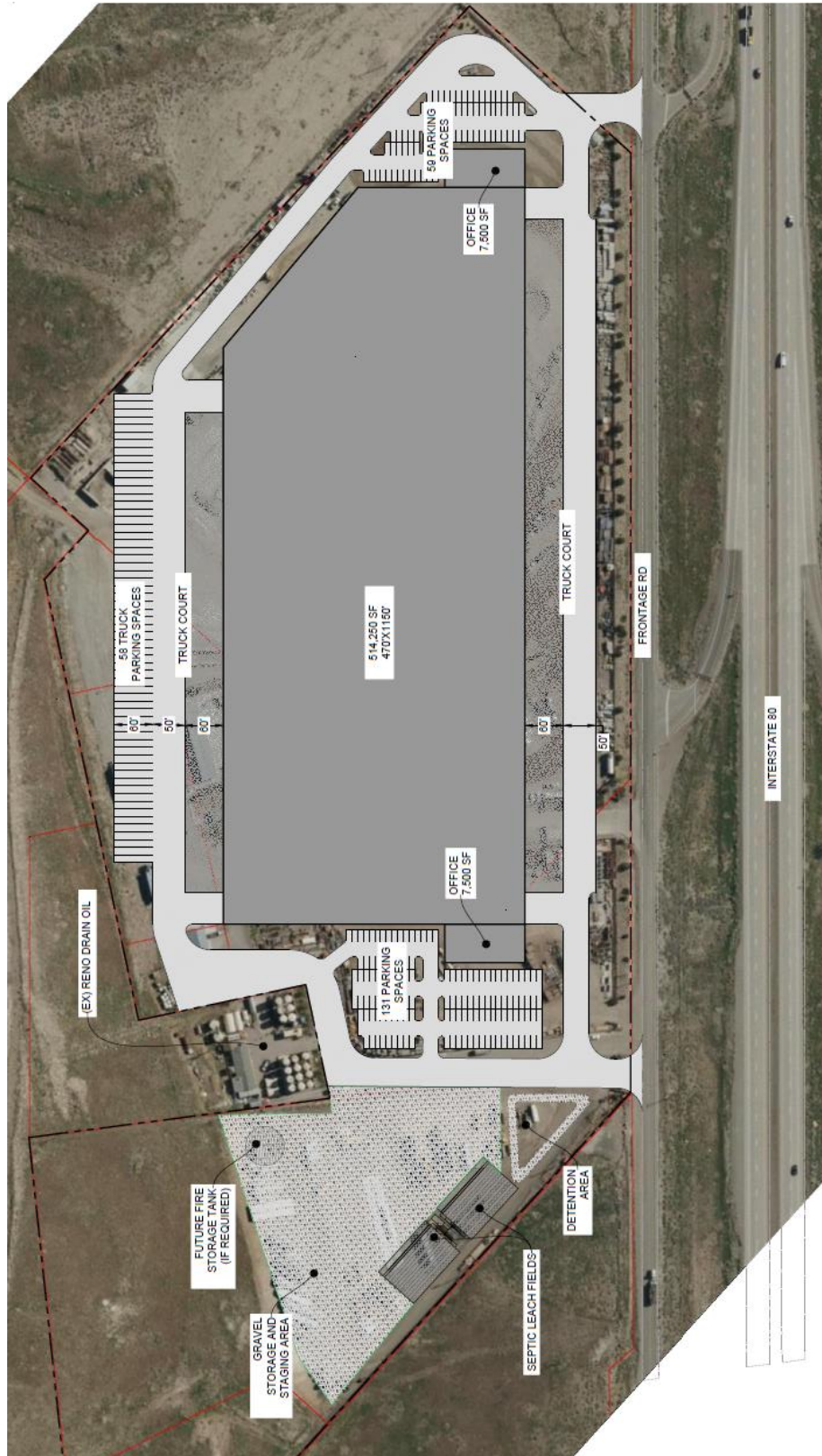
Amendment of Conditions

An amendment of conditions application is necessary in order to change a condition(s) of an approved discretionary permit, such as a special use permit, a variance, an abandonment of an easement or a tentative subdivision map. Some examples of why an amendment of conditions application is submitted are listed below:

- Change in operating hours
- Physical expansion
- Extend the expiration date of the discretionary permit
- Extend the time to complete phases of the approved project

The amendment of conditions request is required to be heard by the same board that approved the original application and only the specific amendment may be discussed and considered for approval. The amendment of conditions application is processed in the same manner as the original discretionary permit application, including a public hearing, noticing, agency review and analysis, and satisfying the required findings. If the Board of Adjustment grants an approval of the amendment of conditions request, an amended action order is created along with amended conditions of approval.

The conditions of approval for Amendment of Conditions Case Number WAC23-0015 is attached to this staff report and will be included with the amended action order.



Site Plan

Background and Evaluation of Amendment Request

On November 4, 2021, the Board of Adjustment (BOA) heard special use permit case number WSUP21-0026. The request was for major grading, including 31.01 acres of land disturbance, approximately 450,000 cy of cut, and 103,000 cy of fill. The subject property has been functioning as an industrial materials processing plant operated by Q & D Construction. The entirety of the site is already heavily disturbed, and the requested grading would allow for the recontouring of the existing area of disturbance. The special use permit application also included requests to vary grading standards found in WCC Section 110.438.45 to permit 2:1 graded slopes and to allow finished grading to vary from the natural slope by more than 10 feet. There was an additional request to vary landscaping standards found in WCC Section 110.412.45 to reduce exterior landscaping requirements.

The BOA partially approved WSUP21-0026 with conditions. The approval included varying grading standards to permit 2:1 graded slopes on the portion of the site surrounding the warehouse but requiring 3:1 slopes surrounding the storage yard, varying grading standards to allow finished grading to vary from the natural slope by more than 10 feet, but not allowing the variance of landscaping standards to reduce exterior landscaping requirements. Standard landscaping code must be met. The BOA also added a condition that the applicant ensure the perpetuation of access to the adjoining parcel (APN: 084-090-15).

The applicant is now requesting to amend the conditions of approval for item 1(c) of the original conditions of approval to extend the date by which the applicant is required to obtain initial building permits. The original deadline was November 8, 2023, based on the mailing/filing date of the action order for WSUP21-0026 (Exhibit C), which was November 8, 2021.

WCC Section 110.810.65(b) allows requests for a special use permit time extension to be submitted in writing prior to expiration. The applicant submitted their extension of time request application (Exhibit E) on November 8, 2023. The applicant stated that their request is based on the need to review site development options. In October of 2023, staff reviewed the initial grading plans for building permit WBLD23-104183, which is the building permit associated with WSUP21-0026. Multiple corrections are required in order for the grading plans to meet the original conditions of WSUP21-0026. The two-year extension requested by the applicant would allow them additional time to meet the special use permit conditions.

The original condition 1(c) and the proposed condition are shown below.

Original condition:

The applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and initial 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. Compliance with this condition shall be determined by the Planning and Building Division.

Proposed amended condition:

The applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and initial building permits shall be issued on or before **November 8, 2025**. The applicant shall complete construction within the time specified by the building permits. Compliance with this condition shall be determined by the Planning and Building Division.

Truckee Canyon Area Plan

The subject parcel is located within the Truckee Canyon Area Plan. There are no relevant policies related to amending a special use permit condition to extend the date of when the building permit is required to be issued.

Reviewing Agencies

The following agencies/individuals received a copy of the project application for review and evaluation.

Agencies	Sent to Review	Responded	Provided Conditions	Contact
Environmental Protection	X			
NDOT (Transportation)	X			
NDOW (Wildlife)	X	X		Katie Andrie, kmandrie@ndow.org
Washoe County Building & Safety	X			
Washoe County Parks & Open Space	X	X	X	Faye-Marie Pekar, fpekar@washoecounty.gov
Washoe County Sewer	X			
Washoe County Traffic	X			
Washoe County Water Rights Manager (All Apps)	X	X		Timber Weiss, tweiss@washoecounty.gov
WCSO Law Enforcement	X	X		Brandon Zirkle, bzirkle@washoecounty.gov
Washoe County Engineering (Land Development) (All Apps)	X	X		Janelle Thomas, jkthomas@washoecounty.gov; Robert Wimer, rwimer@washoecounty.gov
Washoe County Engineering & Capital Projects Director (All Apps)	X			
NNPH Air Quality	X			
NNPH EMS	X	X		April Miller, almillier@washoecounty.gov
NNPH Environmental Health	X	X	X	Jim English, jenglish@washoecounty.gov; Wes Rubio, wrubio@washoecounty.gov
TMFPD	X	X		Brittany Lemon, blemon@tmfpd.us
Washoe-Storey Conservation District	X	X	X	Jim Shaffer, shafferjam51@gmail.com
Regional Transportation Commission	X			

All conditions required by the contacted agencies can be found in Exhibit A, Conditions of Approval.

Recommendation

After a thorough review and analysis, Amendment of Conditions Case Number WAC23-0015 is being recommended for approval with conditions. Staff offers the following motion for the Board's consideration.

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 Amendment of Conditions Case Number WAC23-0015 for Industrial Realty Group for

Sparks Mustang, LLC, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30:

- (a) Consistency. The proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Truckee Canyon Area Plan;
- (b) Improvements. Adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
- (c) Site Suitability. The site is physically suitable for the type of development and for the intensity of development;
- (d) 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;
- (e) Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation

Appeal Process

Board of Adjustment action will be effective 10 calendar days after the written decision is filed with the Secretary to the Planning Commission and mailed to the applicant(s), 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 Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Planning Commission and mailed to the applicant(s).

Applicant: Industrial Realty Group, Attn: Rex Massey, rmassey@irga.com

Property Owner: Sparks Mustang, LLC, Attn: Justin Lichter, jlichter@industrialrealtygroup.com

Consultant: Christy Corporation, LTD, Attn: Mike Railey, mike@christynv.com

Other: Reno Engineering Corp., Attn: Justin Farley, recnv.outlook@gmail.com



Amended Conditions of Approval

Amendment of Conditions Case Number WAC23-0015
For Special Use Permit Case Number WSUP21-0026

The project approved under Amendment of Conditions Case Number WAC23-0015 for Special Use Permit Case Number WSUP21-0026 shall be carried out in accordance with the Amended Conditions of Approval granted by the Board of Adjustment on January 4, 2024. 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 amendment of conditions approval regarding Special Use Permit Case Number WSUP21-0026 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 Building Division.

Compliance with the amended conditions of approval related to Special Use Permit Case Number WSUP21-0026 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 amended conditions imposed regarding the approved Special Use Permit Case Number WSUP21-0026 may result in the initiation of revocation procedures.

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

Washoe County reserves the right to review and revise the amended conditions of approval related to Special Use Permit Case Number WSUP21-0026 should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

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

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

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

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

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

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

Washoe County Planning and Building Division

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

Contact Name – Katy Stark, 775.328.3618, krstark@washoecounty.gov

- a. **The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this special use permit.**
- b. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit. The Planning and Building Division shall determine compliance with this condition.
- c. The applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and initial building permits shall be issued on or before **November 8, 2025**. The applicant shall complete construction within the time specified by the building permits. Compliance with this condition shall be determined by the Planning and Building Division.
- d. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any cairn or grave of a Native American be discovered during site development, work shall temporarily be halted at the specific site and the Sheriff's Office as well as the State Historic Preservation Office of the Department of Conservation and Natural Resources shall be immediately notified per NRS 383.170.

- e. The business license will be obtained to for the new use.
- f. The following **Operational Conditions** shall be required for the life of the business:
 - i. Failure to comply with any of the conditions of approval shall render this approval out of conformance and subject to revocation.
 - ii. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the administrative permit to meet with Planning and Building to review conditions of approval prior to the final sale of the site and/or the administrative permit. Any subsequent purchaser/operator of the site and/or the administrative permit shall notify Planning and Building of the name, address,

telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.

- g. Temporary irrigation shall be required on all revegetated 2:1 slopes in order to meet the requirements for revegetation under WCC 110.412.67.
- h. Finish grading may vary from the natural slope by more than ten (10) feet in elevation on this project provided that these areas abide by the following mitigating standards:
- i. The proposed cut and/or fill slopes include stepped-back structural containment (retaining walls or stabilized slopes) that form terraces, and;
- j. The proposed terraces include landscaping, are a minimum of six (6) feet in width and have a slope flatter than three horizontal to one vertical (3:1).
- k. Retaining walls or stabilized slopes used to create terraces are limited to a maximum vertical height of ten (10) feet, when located outside any required yard setback.
- l. Terrace widths shall be at least sixty (60) percent of the height of the higher of the two (2) adjacent retaining walls.
- m. Bench widths shall be at least four (4) feet.

Washoe County Engineering and Capital Projects

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

GENERAL CONDITIONS

Contact Name – Robert Wimer, P.E., 775.328.2059, rwimer@washoecounty.gov

- a. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
- b. 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.
- c. The developer shall complete and submit the Construction Permit Submittal Checklist and pay the Construction Stormwater Inspection Fee prior to obtaining a grading permit. The County Engineer shall determine compliance with this condition.
- d. Applicant shall indicate on the plans where exported materials will be taken and a grading permit shall be obtained for the import site.
- e. Exported materials shall not be sold without the proper business license.
- f. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
- g. Cross-sections indicating cuts and fills shall be submitted when applying for a grading permit. Estimated total volumes shall be indicated.
- h. All disturbed areas left undeveloped for more than 30 days shall be treated with a dust palliative. Disturbed areas left undeveloped for more than 45 days shall be revegetated.

Methods and seed mix must be approved by the County Engineer with technical assistance from the Washoe-Storey Conservation District. The applicant shall submit a revegetation plan to the Washoe-Storey Conservation District for review.

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

Contact Name – Robert Wimer, P.E., 775.328.2059, rwimer@washoecounty.gov

- i. 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.
- j. 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.
- k. Standard reinforced concrete headwalls or other approved alternatives shall be placed on the inlet and outlet of all drainage structures and rip rap shall be used to prevent erosion at the inlets and outlets of all pipe culverts to the satisfaction of the County Engineer.
- l. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage from the site to the satisfaction of the County Engineer.
- m. The following note shall be added to the construction drawings; “All properties, regardless if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties.”

Truckee Meadows Fire Protection District

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

Contact Name – Brittany Lemon, 775.326.6079, blemon@tmfpd.us

- a. This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply. <https://tmfpd.us/fire-code/>

Washoe County Health District, Air Quality Management Division

4. The following conditions are requirements of the Washoe County Health District, Air Quality Management Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Genine Rosa, 775.784.7204, grosa@washoecounty.gov

- a. A Dust Control Permit will be required prior to breaking ground, failure to do so may result in enforcement action resulting in a Notice of Violation with associated fines. For Dust Control Permit questions call AQMD at 775-784-7200 or visit www.OurCleanAir.com.
- b. Acknowledgement of Asbestos Assessment and NESHAP notifications would be needed for any structures to be demoed.

- c. There is a Stationary Source permit for the existing Q&D facility, this would need to be modified if moving or closed.

Washoe County Health District, Environmental Health Services

5. The following conditions are requirements of the Washoe County Health District, Environmental Health Services, which shall be responsible for determining compliance with these conditions.

Contact Name – David Kelly, 775.328.2434, dakelly@washoecounty.gov

- a. If the project does get approval to connect to the nearby Truckee Canyon public water system (TMWA owned), all existing domestic wells will be required to be abandoned. The abandonment requires a permit from EHS.
- b. If the project does not end up connecting to the public water system, the project will require permitting from Nevada Bureau of Safe Drinking Water as a public water system.
- c. The commercial septic system for the project will require permitting through Nevada Bureau of Water Pollution Control. Any existing septic tanks will be required to be properly abandoned. The abandonment(s) will require permitting through EHS.

Nevada Department of Transportation (NDOT)

6. The following conditions are requirements of Nevada Department of Transportation (NDOT), which shall be responsible for determining compliance with these conditions.

Contact Name – Alex Wolfson, PE, PTOE, 775.834.8365, awolfson@dot.nv.gov

- a. The proposed project is directly adjacent and proposes access to the frontage road on the north side of I-80. This frontage road is an NDOT owned road that is officially designated as Washoe County Frontage Road 10 (FRWA10) and functionally classified as an urban frontage road.
- b. NDOT requires the use of legal, permitted accesses to the state highway system. An NDOT occupancy permit will be required for the proposed access and any other improvements proposed within the FRWA10 right of way.
- c. All work proposed within or adjacent to the FRWA10 right of way must comply with NDOT's Standard Plans, Access Management System and Standards, Terms and Conditions Relating to Right-of-Way Occupancy Permits, and Drainage Manual current version at the time of application. Please contact the NDOT District II Permits Office at (775) 834-8330 for information about obtaining NDOT occupancy permits.
- d. The State defers to municipal government for land use development decisions. Public involvement for community development related improvements within or adjacent to NDOT right of way should be considered during the municipal land use development process. Significant improvements proposed within NDOT right of way may require additional public involvement. It is the responsibility of the applicant to perform such additional public involvement.
- e. This letter does not provide for approval or disapproval of any improvements proposed by the project. NDOT review during the occupancy permit process may result in modification to the proposed improvements or denial.

Washoe County Parks Program

7. The following conditions are requirements of the Washoe County Parks Program, which shall be responsible for determining compliance with these conditions.

**Contact Name – Sophia Kirschenman, 775.328.3623,
skirschenman@washoecounty.gov**

- a. All imported fill materials are required to be “certified weed free” in order to prevent the spread of noxious weeds in Washoe County.
- b. Prior to the issuance of building or grading permits, the applicant shall submit a revegetation plan, prepared by a biologist or other qualified professional, to the Parks Program for review and approval. At a minimum, the plan will include: identification of the area of impact, to include the 2:1 or 3:1 slopes; a selection of native/perennial adapted plants or seed mixes; irrigation provisions, as necessary; revegetation success criteria; and appropriate monitoring provisions.

Washoe-Storey Conservation District

8. The following conditions are requirements of Washoe-Storey Conservation District, which shall be responsible for determining compliance with these conditions.

Contact Names – Jim Shaffer and Bret Tyler, shafferjam51@gmail.com and brettyler2@gmail.com

- a. A revegetation plan is required from a qualified professional. The revegetation plan shall include a seed mix based on the soil, contingency water plan, fertilizer plan, erosion control structures and a monitoring plan with updates provided to the Conservation District after the growing season (October 31) every year for a three-year period.

*** End of Conditions ***

November 29, 2023

Washoe County Community Services
Planning and Development Division

RE: Sparks Mustang WSUP21-0026; 084-090-49
Amendment of Conditions; WAC23-0015

Dear Washoe County Staff:

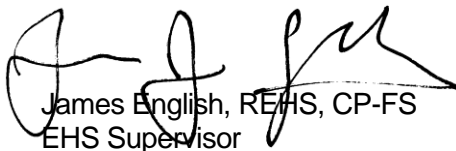
The following conditions are requirements of Northern Nevada Public Health (NNPH), Environmental Health Division, (EHS) which shall be responsible for determining compliance with these conditions.

Contact Name – James English - jenglish@washoecounty.us

- a) Condition #1: EHS has reviewed the application as submitted and has no concerns with the approval of the application as submitted.
- b) Condition #2: The original conditions for WSUP21-0026 are still applicable and must be met as part of an extension if approved.
- c) Condition #3: All future development which comes out of the extension must have their plans routed to EHS for review and approval.

If you have any questions or would like clarification regarding the foregoing, please contact James English, EHS Supervisor at jenglish@washoecounty.us regarding all NNPH comments.

Sincerely,



James English, REHS, CP-FS
EHS Supervisor
Environmental Health Services
Northern Nevada Public Health

From: [Program, EMS](#)
To: [Stark, Katherine](#)
Cc: [Program, EMS](#)
Subject: FW: November Agency Review Memo II -Amendment of Conditions Case Number WAC23-0015 (Sparks Mustang) for WSUP21-0026
Date: Friday, December 1, 2023 9:45:11 AM
Attachments: [image001.png](#)

Good Morning,

The EMS Program has reviewed the November Agency Review Memo II– Amendment of Conditions Case Number WAC23-0015 (Sparks Mustang) for WSUP21-0026 - and has no concerns or questions at this time based on the information provided.

Thank you,



April Miller
Sr. Office Specialist
Epidemiology and Public Health Preparedness

O: [775-326-6049](tel:775-326-6049)
1001 E Ninth St. Bldg. B Reno, NV 89512

[NNPH.org](https://www.nnph.org) | [f](#) [f](#) [@](#) [X](#) [in](#)

[Click here to take our customer satisfaction survey](#)



Date: December 2, 2023

To: Katy Stark, Planner

From: Janelle K. Thomas, P.E., Senior Licensed Engineer
Robert Wimer, P.E., Licensed Engineer

Re: Amendment of Conditions Case WAC23-0015 for WSUP21-0026
APN: 080-090-49

GENERAL COMMENTS

Washoe County Engineering staff has reviewed the above referenced application. The Amendment of Conditions case is to approve an Amendment of Conditions to amend condition 1(c) for Special Use Permit Case Number WSUP21-0026, in order to extend the expiration date of the special use permit for an additional two (2) years. The Engineering and Capital Projects Division recommends approval with no additional comments or conditions of approval based upon our review of the site and the application prepared by Christy Corporation, LTD.

From: [Albarran, Adriana](#)
To: [Stark, Katherine](#); [Bronczyk, Christopher](#); [Evans, Timothy](#)
Subject: FW: November Agency Review Memo II
Date: Thursday, November 16, 2023 9:37:37 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

From: Katie Andrlle <kmandrle@ndow.org>
Sent: Thursday, November 16, 2023 9:05 AM
To: Albarran, Adriana <AAlbarran@washoecounty.gov>
Subject: RE: November Agency Review Memo II

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

NDOW has no comments on these items.

Thank you,

Katie

From: [Pekar, Faye-Marie L.](#)
To: [Stark, Katherine](#)
Subject: Park Comments for WAC23-0015 (Sparks Mustang) for WSUP21-0026
Date: Wednesday, November 29, 2023 6:54:59 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Good Morning Katy,

I have reviewed WAC23-0015 (Sparks Mustang) for WSUP21-0026 where the applicant is requesting to amend condition 1c to extend the expiration date of the special use permit for an additional two years. Reviewing on behalf of parks, I approve the time extension of two years. However, I do want to note that the previous park conditions for WSUP21-0026 remain. Looking at the application submittal for November agency reviews, it looks like you already have the approved conditions from the Board of Adjustments approval with park conditions from November 4, 2021.

Thank you!



Faye-Marie L. Pekar, MPA
Park Planner, Planning & Building Division | Community Services Department
fpekar@washoecounty.gov |

Visit us first online: www.washoecounty.gov/csd
Planning Division: 775.328.6100 | Planning@washoecounty.gov
CSD Office Hours: Monday-Friday 8:00am to 4:00pm
1001 East Ninth Street, Reno, NV 89512



Have some kudos to share about a Community Services Department employee or experience?
Submit a nomination for a Washoe Star by clicking this link: [WASHOE STAR](#)

From: [Lemon, Brittany](#)
To: [Stark, Katherine](#)
Subject: WAC23-0015 (Sparks Mustang) for WSUP21-0026
Date: Tuesday, November 21, 2023 1:14:56 PM
Attachments: [image001.png](#)

Hi Katy,

Our comments have not changed for this request.

Thank you!

Brittany Lemon

Fire Captain - Fire Prevention | Truckee Meadows Fire & Rescue

blemon@tmfpd.us | Office: 775.326.6079 | Cell: 775.379.0584

3663 Barron Way, Reno, NV 89511



"Committed to excellence, service, and the protection of life and property in our community"



Washoe-Storey Conservation District

Bret Tyler Chairmen
Jim Shaffer Treasurer
Cathy Canfield Storey app
Jean Herman Washoe app

1365 Corporate Blvd.
Reno NV 89502
775 857-8500 ext. 131
nevadaconservation.com

November 26, 2023

Washoe County Community Services Department

C/O Katy Stark, Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

R: WAC23-0015 Sparks Mustang for WUP21-0026

Dear Katy,

In reviewing to amend condition 1c for special use permit WSUP21-0026 the Districts supports the condition and staff not eliminating the northeast perimeter landscape. Further, we recommend temporary irrigation for the project landscape rather than discretionary.

Additionally, please include our letter dated September 23,2021.

Thanks

Jim Shaffer



Date: November 22, 2023

To: Katy Stark, Planner

From: Timber Weiss, P.E., Licensed Engineer

Re: Amendment of Conditions Case Number WAC23-0015 (Sparks Mustang) for WSUP21-0026
APN 084-090-49

GENERAL PROJECT DISCUSSION

For hearing, discussion, and possible action to approve an amendment of conditions to amend condition 1(c) for Special Use Permit Case Number WSUP21-0026, in order to extend the expiration date of the special use permit for an additional two (2) years.

The Community Services Department (CSD) recommends approval of this project with the following Water Rights conditions:

There are no water rights comments for this case.

From: [Zirkle, Brandon](#)
To: [Stark, Katherine](#)
Subject: FW: November Agency Review Memo II
Date: Thursday, November 16, 2023 5:35:48 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[November Agency Review Memo II.pdf](#)

The sheriff's office has no opposition to Item #1

Captain Brandon Zirkle
Washoe County Sheriff's Office
Valley Patrol Command
Office (775) 328-3350
Cell (775) 232-9477





WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Planning and Building

1001 EAST 9TH STREET
 RENO, NEVADA 89512-2845
 PHONE (775) 328-6100
 FAX (775) 328.6133

Board of Adjustment Action Order

Special Use Permit Case Number WSUP21-0026 (Sparks Mustang)

Decision: Approval with Conditions

Decision Date: November 4, 2021

Mailing/Filing Date: November 8, 2021

Applicant: Industrial Realty Group

Assigned Planner: Katy Stark, Planner
 Washoe County Community Services Department
 Planning and Building Division

Phone: 775.328.3618
 E-Mail: krstark@washoecounty.gov

Special Use Permit Case Number WSUP21-0026 (Sparks Mustang) - For hearing, discussion and possible action to approve a special use permit for major grading and to vary grading standards to permit 2:1 graded slopes and allow finished grading to vary from the natural slope by more than 10 feet, and to vary landscaping standards to reduce exterior landscaping requirements. The requested grading would include 31.01 acres of land disturbance, approximately 450,000 cy of cut, and 103,000 cy of fill.

- Applicant: Industrial Realty Group
- Property Owner: Sparks Mustang, LLC
- Location: North of Interstate 80, along the frontage road at Exit 23 in Mustang
- APN: 084-060-32 and 084-090-04, 05, 12, 13 & 16
- Parcel Sizes: 17.66 acres and 18.6 acres
- Master Plan: Industrial (I)
- Regulatory Zone: Industrial (I)
- Area Plan: Truckee Canyon
- Development Code: Authorized in Article 438, Grading; and Article 810, Special Use Permits
- Commission District: 4 – Commissioner Hartung

Notice is hereby given that the Washoe County Board of Adjustment granted approval with conditions for the above referenced case number based on the findings in accordance with Washoe County Development Code Article 810, Special Use Permit. If no appeals have been filed within 10 calendar days from the Mailing/Filing Date shown on this Action Order, the approval by the Washoe County Board of Adjustment is final. If filed, an appeal stays any further action on the decision until final resolution of the appeal. An appeal shall be filed in accordance with the provisions found in Article 912 of the Washoe County Development Code.

The action was based on the following findings in accordance with Washoe County Code Section 110.810.30:



INTEGRITY



EFFECTIVE COMMUNICATION



QUALITY PUBLIC SERVICE

To: Industrial Realty Group
Subject: Special Use Permit Case Number WSUP21-0026
(Sparks Mustang)
Date: November 8, 2021
Page 2 of 3

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Truckee Canyon 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 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 warehousing and distribution facility and for the intensity of such a development;
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;
5. Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

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

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

Washoe County Community Services Department
Planning and Building Division

Trevor Lloyd

Trevor Lloyd
Secretary to the Board of Adjustment

TL/KS/df

Attachments: Conditions of Approval

Applicant: Industrial Realty Group
Attn: Rex Massey
11111 Santa Monica Blvd.
Los Angeles, CA 90025
Email: rmassey@irgra.com



INTEGRITY



EFFECTIVE
COMMUNICATION



QUALITY
PUBLIC SERVICE

To: Industrial Realty Group
Subject: Special Use Permit Case Number WSUP21-0026
(Sparks Mustang)
Date: November 8, 2021
Page 3 of 3

Owner: Sparks Mustang, LLC
Attn: Justin Lichter
11111 Santa Monica Blvd.
Los Angeles, CA 90025
Email: jlichter@industrialrealtygroup.com

Consultant: Christy Corporation, LTD
Attn: Mike Railey
1000 Kiley Pkwy.
Sparks, NV 89436
Email: mike@christynv.com

Action Order xc: Michael Large, District Attorney's Office; Keirsten Beck, Assessor's Office; Rigo Lopez, Assessor's Office; Robert Wimer & Mitch Fink, Engineering and Capital Projects; Sophia Kirschenman, Parks and Open Space; Genine Rosa, Health District; David Kelly, Health District; Dale Way & Brittany Lemon, Truckee Meadows Fire Protection District; NDOT, Alex Wolfson, AWolfson@dot.nv.gov; Washoe-Storey Conservation District, Jim Shaffer & Bret Tyler, shafferjam51@gmail.com & brettyler2@gmail.com



Conditions of Approval

Special Use Permit Case Number WSUP21-0026

The project approved under Special Use Permit Case Number WSUP21-0026 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on November 4, 2021. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act.

Unless otherwise specified, all conditions related to the approval of this special use permit shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Building Division.

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

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

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

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

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

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

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

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

Washoe County Planning and Building Division

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

Contact Name – Katy Stark, 775.328.3618, krstark@washoecounty.gov

- a. **The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this special use permit.**
- b. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit. The Planning and Building Division shall determine compliance with this condition.
- c. The applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and initial 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. Compliance with this condition shall be determined by the Planning and Building Division.
- d. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any cairn or grave of a Native American be discovered during site development, work shall temporarily be halted at the specific site and the Sheriff's Office as well as the State Historic Preservation Office of the Department of Conservation and Natural Resources shall be immediately notified per NRS 383.170.

- e. The business license will be obtained to for the new use.
- f. The following **Operational Conditions** shall be required for the life of the business:
 - i. Failure to comply with any of the conditions of approval shall render this approval out of conformance and subject to revocation.
 - ii. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the administrative permit to meet with Planning and Building to review conditions of approval prior to the final sale of the site and/or the administrative permit. Any subsequent purchaser/operator of the site and/or the administrative permit shall notify Planning and Building of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.
- g. Temporary irrigation shall be required on all revegetated 2:1 slopes in order to meet the requirements for revegetation under WCC 110.412.67.
- h. Finish grading may vary from the natural slope by more than ten (10) feet in elevation on this project provided that these areas abide by the following mitigating standards:
- i. The proposed cut and/or fill slopes include stepped-back structural containment (retaining walls or stabilized slopes) that form terraces, and;

- j. The proposed terraces include landscaping, are a minimum of six (6) feet in width and have a slope flatter than three horizontal to one vertical (3:1).
- k. Retaining walls or stabilized slopes used to create terraces are limited to a maximum vertical height of ten (10) feet, when located outside any required yard setback.
- l. Terrace widths shall be at least sixty (60) percent of the height of the higher of the two (2) adjacent retaining walls.
- m. Bench widths shall be at least four (4) feet.
- n. The applicant will ensure the perpetuation of access to the adjoining parcel (APN: 084-090-15).

Washoe County Engineering and Capital Projects

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

GENERAL CONDITIONS

Contact Name – Robert Wimer, P.E., 775.328.2059, rwimer@washoecounty.gov

- a. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
- b. 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.
- c. The developer shall complete and submit the Construction Permit Submittal Checklist and pay the Construction Stormwater Inspection Fee prior to obtaining a grading permit. The County Engineer shall determine compliance with this condition.
- d. Applicant shall indicate on the plans where exported materials will be taken and a grading permit shall be obtained for the import site.
- e. Exported materials shall not be sold without the proper business license.
- f. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
- g. Cross-sections indicating cuts and fills shall be submitted when applying for a grading permit. Estimated total volumes shall be indicated.
- h. All disturbed areas left undeveloped for more than 30 days shall be treated with a dust palliative. Disturbed areas left undeveloped for more than 45 days shall be revegetated. Methods and seed mix must be approved by the County Engineer with technical assistance from the Washoe-Storey Conservation District. The applicant shall submit a revegetation plan to the Washoe-Storey Conservation District for review.

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

Contact Name – Robert Wimer, P.E., 775.328.2059, rwimer@washoecounty.gov

- i. 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.
- j. 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.
- k. Standard reinforced concrete headwalls or other approved alternatives shall be placed on the inlet and outlet of all drainage structures and rip rap shall be used to prevent erosion at the inlets and outlets of all pipe culverts to the satisfaction of the County Engineer.
- l. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage from the site to the satisfaction of the County Engineer.
- m. The following note shall be added to the construction drawings; "All properties, regardless if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."

Truckee Meadows Fire Protection District

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

Contact Name – Brittany Lemon, 775.326.6079, blemon@tmfpd.us

- a. This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply. <https://tmfpd.us/fire-code/>

Washoe County Health District, Air Quality Management Division

4. The following conditions are requirements of the Washoe County Health District, Air Quality Management Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Genine Rosa, 775.784.7204, grosa@washoecounty.gov

- a. A Dust Control Permit will be required prior to breaking ground, failure to do so may result in enforcement action resulting in a Notice of Violation with associated fines. For Dust Control Permit questions call AQMD at 775-784-7200 or visit www.OurCleanAir.com.
- b. Acknowledgement of Asbestos Assessment and NESHAP notifications would be needed for any structures to be demoed.
- c. There is a Stationary Source permit for the existing Q&D facility, this would need to be modified if moving or closed.

Washoe County Health District, Environmental Health Services

5. The following conditions are requirements of the Washoe County Health District, Environmental Health Services, which shall be responsible for determining compliance with these conditions.

Contact Name – David Kelly, 775.328.2434, DAKelly@washoecounty.gov

- a. If the project does get approval to connect to the nearby Truckee Canyon public water system (TMWA owned), all existing domestic wells will be required to be abandoned. The abandonment requires a permit from EHS.
- b. If the project does not end up connecting to the public water system, the project will require permitting from Nevada Bureau of Safe Drinking Water as a public water system.
- c. The commercial septic system for the project will require permitting through Nevada Bureau of Water Pollution Control. Any existing septic tanks will be required to be properly abandoned. The abandonment(s) will require permitting through EHS.

Nevada Department of Transportation (NDOT)

6. The following conditions are requirements of Nevada Department of Transportation (NDOT), which shall be responsible for determining compliance with these conditions.

Contact Name – Alex Wolfson, PE, PTOE, 775.834.8365, AWolfson@dot.nv.gov

- a. The proposed project is directly adjacent and proposes access to the frontage road on the north side of I-80. This frontage road is an NDOT owned road that is officially designated as Washoe County Frontage Road 10 (FRWA10) and functionally classified as an urban frontage road.
- b. NDOT requires the use of legal, permitted accesses to the state highway system. An NDOT occupancy permit will be required for the proposed access and any other improvements proposed within the FRWA10 right of way.
- c. All work proposed within or adjacent to the FRWA10 right of way must comply with NDOT's Standard Plans, Access Management System and Standards, Terms and Conditions Relating to Right-of-Way Occupancy Permits, and Drainage Manual current version at the time of application. Please contact the NDOT District II Permits Office at (775) 834-8330 for information about obtaining NDOT occupancy permits.
- d. The State defers to municipal government for land use development decisions. Public involvement for community development related improvements within or adjacent to NDOT right of way should be considered during the municipal land use development process. Significant improvements proposed within NDOT right of way may require additional public involvement. It is the responsibility of the applicant to perform such additional public involvement.
- e. This letter does not provide for approval or disapproval of any improvements proposed by the project. NDOT review during the occupancy permit process may result in modification to the proposed improvements or denial.

Washoe County Parks Program

7. The following conditions are requirements of the Washoe County Parks Program, which shall be responsible for determining compliance with these conditions.

Contact Name – Sophia Kirschenman, 775.328.3623, skirschenman@washoecounty.gov

- a. All imported fill materials are required to be “certified weed free” in order to prevent the spread of noxious weeds in Washoe County.
- b. Prior to the issuance of building or grading permits, the applicant shall submit a revegetation plan, prepared by a biologist or other qualified professional, to the Parks Program for review and approval. At a minimum, the plan will include: identification of the area of impact, to include the 2:1 or 3:1 slopes; a selection of native/perennial adapted plants or seed mixes; irrigation provisions, as necessary; revegetation success criteria; and appropriate monitoring provisions.

Washoe-Storey Conservation District

8. The following conditions are requirements of Washoe-Storey Conservation District, which shall be responsible for determining compliance with these conditions.

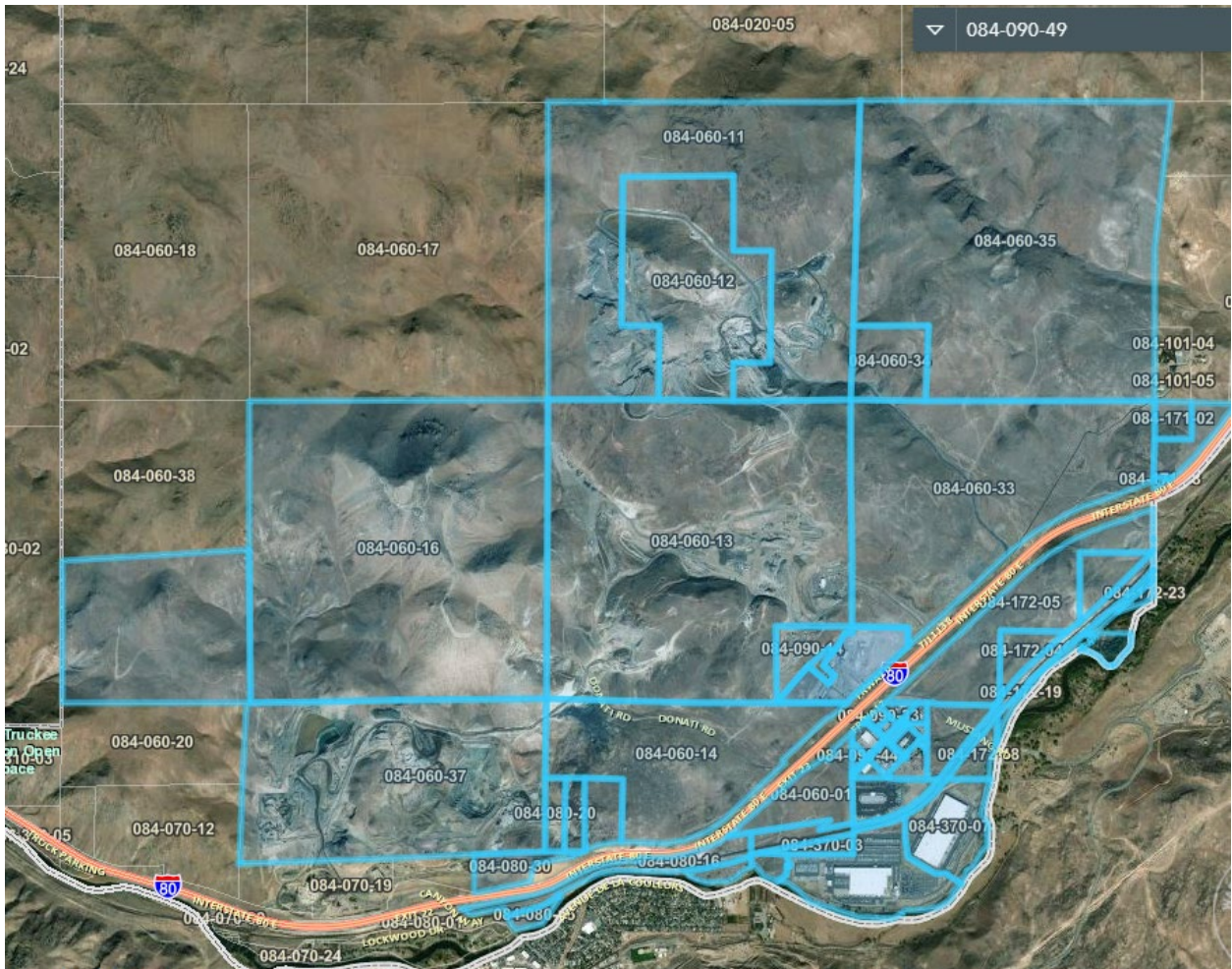
Contact Names – Jim Shaffer and Bret Tyler, shafferjam51@gmail.com and brettyler2@gmail.com

- a. A revegetation plan is required from a qualified professional. The revegetation plan shall include a seed mix based on the soil, contingency water plan, fertilizer plan, erosion control structures and a monitoring plan with updates provided to the Conservation District after the growing season (October 31) every year for a three-year period.

*** End of Conditions ***

Public Notice

Washoe County Code requires that public notification for a special use permit must be mailed to a minimum of 30 separate property owners within a minimum 500-foot radius of the subject property a minimum of 10 days prior to the public hearing date. A notice setting forth the time, place, purpose of hearing, a description of the request and the land involved was sent within a 5,500-foot radius of the subject property. A total of 31 separate property owners were noticed a minimum of 10 days prior to the public hearing date.



Public Notice Map

**Amendment of Conditions Case Number WAC23-0015 (Sparks Mustang) for
Special Use Permit Case Number WSUP21-0026**

Community Services Department
Planning and Building
AMENDMENT OF CONDITIONS
APPLICATION



Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89512-2845

Telephone: 775.328.6100

WAC23-0015
EXHIBIT E

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

Project Information		Staff Assigned Case No.: _____	
Project Name: Sparks Mustang, LLC			
Project Description: A SUP to allow for the establishment of a warehousing use in the Industrial zone; major grading per Section 110.438.35; and modifications to standards related to slopes and landscaping.			
Project Address: 11998 Interstate 80 East, Mustang, NV 89434			
Project Area (acres or square feet): 36.26 acres			
Project Location (with point of reference to major cross streets AND area locator): The site is located north of Interstate 80, along the frontage road at Exit 23 in Mustang.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
084-060-32	17.66 acres		
084-090-04, 05, 12, 13, and 16	18.6 acres		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Sparks Mustang, LLC		Name: Christy Corporation, LTD	
Address: 11111 Santa Monica Blvd.		Address: 1000 Kiley Pkwy.	
Los Angeles, CA	Zip: 90025	Sparks, NV	Zip: 89436
Phone: 805-207-1830	Fax:	Phone: 775-502-8552	Fax:
Email: jlichter@industrialrealtygroup.com		Email: mike@christynv.com	
Cell: 805-207-1830	Other:	Cell: 775-250-3455	Other:
Contact Person: Justin Lichter		Contact Person: Mike Railey	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Industrial Realty Group		Name: <i>Reno Engineering Corp</i>	
Address: 11111 Santa Monica Blvd.		Address: <i>201 W. Liberty</i>	
Los Angeles, CA	Zip: 90025	<i>Ste. 300</i>	Zip: <i>89501</i>
Phone: 775-772-6923	Fax:	Phone: <i>775 8131 822</i>	Fax: <i>X</i>
Email: rmassey@irga.com		Email: <i>re.cnv.outlook@gmail.com</i>	
Cell: 775-772-6923	Other:	Cell:	Other: <i>X</i>
Contact Person: Rex Massey		Contact Person: <i>Justin Farley</i>	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Amendment of Conditions Application Supplemental Information

(All required Information may be separately attached)

Required Information

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

We are Seeking an extension
from the 2021 approval

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.

n/a.

From: Britton, Griffith
To: Stark, Katherine
Cc: jlichter@industrialrealtorgroup.com; rmassev@irqa.com; Mike, Railey; recnv.outlook@gmail.com
Subject: Re: Document needed - WAC23-0015 (Sparks Mustang) - Extension of Time
Date: Tuesday, November 14, 2023 1:44:47 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image.png](#)
[DOC11423-002.pdf](#)

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Good Afternoon,

I hope this email finds you well!

I really appreciate your assistance on this matter.

Please note I have attached the Page 6 as well.

The applicant is requesting an extension of 2 years (24 months) for the purpose of site development options to review internally.

The condition being amended is: C:

- c. The applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and initial 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. Compliance with this condition shall be determined by the Planning and Building Division.

Thank you again, should anything additional arise, please let me know.

Best, Britton

On Tue, Nov 14, 2023 at 12:04 PM Stark, Katherine <KRStark@washocounty.gov> wrote:

Good morning,

My name is Katy Stark, and I am the planner assigned to the extension of time request (WAC23-0015) for WSUP21-0026 (Sparks Mustang). I have completed my initial review of the application, and I will need some additional information. Page 6 of the amendment of conditions application was completed as shown at the end of this email (screenshot), but information is missing. I have attached a PDF of the application template of page 6 for reference. **Please provide an addendum to your application** in email or memo form that answers:

1. How long (in years and/or months) of an extension of time are you requesting?
2. Provide a written explanation of why you are asking for the extension of time. Any information you provide will be presented to the Board of Adjustment to help them understand why you need the extension.
3. Specify which condition of approval you are asking to amend from the action order (attached).

Please provide this information **by end of day, today (November 14, 2023)**

**WAC23-0015
EXHIBIT E**

Thank you! Also, it is easiest to reach me via email. Please feel free to reach out if you have any questions.

Required Information

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We are Seeking an extension from the 2021 approval

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.

n/a.



Katy Stark

Planner, Planning & Building Division | Community Services Department

krstark@washoecounty.gov | Direct Line: 775.328.3618

My typical working hours: Monday-Friday 7:00 am to 4:00 pm

Visit us first online: www.washoecounty.gov/csd

Planning Division: 775.328.6100 | Planning@washoecounty.gov

CSD Office Hours: Monday-Friday 8:00am to 4:00pm

1001 East Ninth Street, Reno, NV 89512



Amendment of Conditions Application Supplemental Information

(All required Information may be separately attached)

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 - 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)**.

Industrial Realty Group is requesting an extension of 2 years (24) months & amend condition: C. This request is based on the need to review site development options.

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.

n/a.



WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
Planning and Building

1001 EAST 9TH STREET
 RENO, NEVADA 89512-2845
 PHONE (775) 328-6100
 FAX (775) 328.6133

Board of Adjustment Action Order
Special Use Permit Case Number WSUP21-0026 (Sparks Mustang)

Decision: Approval with Conditions
 Decision Date: November 4, 2021
 Mailing/Filing Date: November 8, 2021
 Applicant: Industrial Realty Group
 Assigned Planner: Katy Stark, Planner
 Washoe County Community Services Department
 Planning and Building Division
 Phone: 775.328.3618
 E-Mail: krstark@washoecounty.gov

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- Regulatory Zone: Industrial (I)
- Area Plan: Truckee Canyon
- Development Code: Authorized in Article 438, Grading; and Article 810, Special Use Permits
- Commission District: 4 – Commissioner Hartung

Notice is hereby given that the Washoe County Board of Adjustment granted approval with conditions for the above referenced case number based on the findings in accordance with Washoe County Development Code Article 810, Special Use Permit. If no appeals have been filed within 10 calendar days from the Mailing/Filing Date shown on this Action Order, the approval by the Washoe County Board of Adjustment is final. If filed, an appeal stays any further action on the decision until final resolution of the appeal. An appeal shall be filed in accordance with the provisions found in Article 912 of the Washoe County Development Code.

The action was based on the following findings in accordance with Washoe County Code Section 110.810.30:



INTEGRITY



EFFECTIVE COMMUNICATION



QUALITY PUBLIC SERVICE

WAC23-0015
EXHIBIT E

To: Industrial Realty Group
Subject: Special Use Permit Case Number WSUP21-0026
(Sparks Mustang)
Date: November 8, 2021
Page 2 of 3

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Truckee Canyon 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 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 warehousing and distribution facility and for the intensity of such a development;
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;
5. Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

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

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

Washoe County Community Services Department
Planning and Building Division

Trevor Lloyd

Trevor Lloyd
Secretary to the Board of Adjustment

TL/KS/df

Attachments: Conditions of Approval

Applicant: Industrial Realty Group
Attn: Rex Massey
11111 Santa Monica Blvd.
Los Angeles, CA 90025
Email: rmassey@irgra.com

**WAC23-0015
EXHIBIT E**



INTEGRITY



EFFECTIVE
COMMUNICATION



QUALITY
PUBLIC SERVICE

To: Industrial Realty Group
Subject: Special Use Permit Case Number WSUP21-0026
(Sparks Mustang)
Date: November 8, 2021
Page 3 of 3

Owner: Sparks Mustang, LLC
Attn: Justin Lichter
11111 Santa Monica Blvd.
Los Angeles, CA 90025
Email: jlichter@industrialrealtygroup.com

Consultant: Christy Corporation, LTD
Attn: Mike Railey
1000 Kiley Pkwy.
Sparks, NV 89436
Email: mike@christynv.com

Action Order xc: Michael Large, District Attorney's Office; Keirsten Beck, Assessor's Office; Rigo Lopez, Assessor's Office; Robert Wimer & Mitch Fink, Engineering and Capital Projects; Sophia Kirschenman, Parks and Open Space; Genine Rosa, Health District; David Kelly, Health District; Dale Way & Brittany Lemon, Truckee Meadows Fire Protection District; NDOT, Alex Wolfson, AWolfson@dot.nv.gov; Washoe-Storey Conservation District, Jim Shaffer & Bret Tyler, shafferjam51@gmail.com & brettyler2@gmail.com





Conditions of Approval

Special Use Permit Case Number WSUP21-0026

The project approved under Special Use Permit Case Number WSUP21-0026 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on November 4, 2021. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act.

Unless otherwise specified, all conditions related to the approval of this special use permit shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Building Division.

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

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

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

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

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

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

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

**WAC23-0015
EXHIBIT E**

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 Building Division

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

Contact Name – Katy Stark, 775.328.3618, krstark@washoecounty.gov

- a. **The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this special use permit.**
- b. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit. The Planning and Building Division shall determine compliance with this condition.
- c. The applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and initial 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. Compliance with this condition shall be determined by the Planning and Building Division.
- d. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any cairn or grave of a Native American be discovered during site development, work shall temporarily be halted at the specific site and the Sheriff's Office as well as the State Historic Preservation Office of the Department of Conservation and Natural Resources shall be immediately notified per NRS 383.170.

- e. The business license will be obtained to for the new use.
- f. The following **Operational Conditions** shall be required for the life of the business:
 - i. Failure to comply with any of the conditions of approval shall render this approval out of conformance and subject to revocation.
 - ii. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the administrative permit to meet with Planning and Building to review conditions of approval prior to the final sale of the site and/or the administrative permit. Any subsequent purchaser/operator of the site and/or the administrative permit shall notify Planning and Building of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.
- g. Temporary irrigation shall be required on all revegetated 2:1 slopes in order to meet the requirements for revegetation under WCC 110.412.67.
- h. Finish grading may vary from the natural slope by more than ten (10) feet in elevation on this project provided that these areas abide by the following mitigating standards:
- i. The proposed cut and/or fill slopes include stepped-back structural containment (retaining walls or stabilized slopes) that form terraces, and;

- j. The proposed terraces include landscaping, are a minimum of six (6) feet in width and have a slope flatter than three horizontal to one vertical (3:1).
- k. Retaining walls or stabilized slopes used to create terraces are limited to a maximum vertical height of ten (10) feet, when located outside any required yard setback.
- l. Terrace widths shall be at least sixty (60) percent of the height of the higher of the two (2) adjacent retaining walls.
- m. Bench widths shall be at least four (4) feet.
- n. The applicant will ensure the perpetuation of access to the adjoining parcel (APN: 084-090-15).

Washoe County Engineering and Capital Projects

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

GENERAL CONDITIONS

Contact Name – Robert Wimer, P.E., 775.328.2059, rwimer@washoecounty.gov

- a. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
- b. 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.
- c. The developer shall complete and submit the Construction Permit Submittal Checklist and pay the Construction Stormwater Inspection Fee prior to obtaining a grading permit. The County Engineer shall determine compliance with this condition.
- d. Applicant shall indicate on the plans where exported materials will be taken and a grading permit shall be obtained for the import site.
- e. Exported materials shall not be sold without the proper business license.
- f. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
- g. Cross-sections indicating cuts and fills shall be submitted when applying for a grading permit. Estimated total volumes shall be indicated.
- h. All disturbed areas left undeveloped for more than 30 days shall be treated with a dust palliative. Disturbed areas left undeveloped for more than 45 days shall be revegetated. Methods and seed mix must be approved by the County Engineer with technical assistance from the Washoe-Storey Conservation District. The applicant shall submit a revegetation plan to the Washoe-Storey Conservation District for review.

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

Contact Name – Robert Wimer, P.E., 775.328.2059, rwimer@washoecounty.gov

- i. 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.
- j. 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.
- k. Standard reinforced concrete headwalls or other approved alternatives shall be placed on the inlet and outlet of all drainage structures and rip rap shall be used to prevent erosion at the inlets and outlets of all pipe culverts to the satisfaction of the County Engineer.
- l. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage from the site to the satisfaction of the County Engineer.
- m. The following note shall be added to the construction drawings; "All properties, regardless if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."

Truckee Meadows Fire Protection District

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

Contact Name – Brittany Lemon, 775.326.6079, blemon@tmfpd.us

- a. This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply. <https://tmfpd.us/fire-code/>

Washoe County Health District, Air Quality Management Division

4. The following conditions are requirements of the Washoe County Health District, Air Quality Management Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Genine Rosa, 775.784.7204, grosa@washoecounty.gov

- a. A Dust Control Permit will be required prior to breaking ground, failure to do so may result in enforcement action resulting in a Notice of Violation with associated fines. For Dust Control Permit questions call AQMD at 775-784-7200 or visit www.OurCleanAir.com.
- b. Acknowledgement of Asbestos Assessment and NESHAP notifications would be needed for any structures to be demoed.
- c. There is a Stationary Source permit for the existing Q&D facility, this would need to be modified if moving or closed.

Washoe County Health District, Environmental Health Services

5. The following conditions are requirements of the Washoe County Health District, Environmental Health Services, which shall be responsible for determining compliance with these conditions.

Contact Name – David Kelly, 775.328.2434, DAKelly@washoecounty.gov

- a. If the project does get approval to connect to the nearby Truckee Canyon public water system (TMWA owned), all existing domestic wells will be required to be abandoned. The abandonment requires a permit from EHS.
- b. If the project does not end up connecting to the public water system, the project will require permitting from Nevada Bureau of Safe Drinking Water as a public water system.
- c. The commercial septic system for the project will require permitting through Nevada Bureau of Water Pollution Control. Any existing septic tanks will be required to be properly abandoned. The abandonment(s) will require permitting through EHS.

Nevada Department of Transportation (NDOT)

6. The following conditions are requirements of Nevada Department of Transportation (NDOT), which shall be responsible for determining compliance with these conditions.

Contact Name – Alex Wolfson, PE, PTOE, 775.834.8365, AWolfson@dot.nv.gov

- a. The proposed project is directly adjacent and proposes access to the frontage road on the north side of I-80. This frontage road is an NDOT owned road that is officially designated as Washoe County Frontage Road 10 (FRWA10) and functionally classified as an urban frontage road.
- b. NDOT requires the use of legal, permitted accesses to the state highway system. An NDOT occupancy permit will be required for the proposed access and any other improvements proposed within the FRWA10 right of way.
- c. All work proposed within or adjacent to the FRWA10 right of way must comply with NDOT's Standard Plans, Access Management System and Standards, Terms and Conditions Relating to Right-of-Way Occupancy Permits, and Drainage Manual current version at the time of application. Please contact the NDOT District II Permits Office at (775) 834-8330 for information about obtaining NDOT occupancy permits.
- d. The State defers to municipal government for land use development decisions. Public involvement for community development related improvements within or adjacent to NDOT right of way should be considered during the municipal land use development process. Significant improvements proposed within NDOT right of way may require additional public involvement. It is the responsibility of the applicant to perform such additional public involvement.
- e. This letter does not provide for approval or disapproval of any improvements proposed by the project. NDOT review during the occupancy permit process may result in modification to the proposed improvements or denial.

Washoe County Parks Program

7. The following conditions are requirements of the Washoe County Parks Program, which shall be responsible for determining compliance with these conditions.

Contact Name – Sophia Kirschenman, 775.328.3623, skirschenman@washoecounty.gov

- a. All imported fill materials are required to be “certified weed free” in order to prevent the spread of noxious weeds in Washoe County.
- b. Prior to the issuance of building or grading permits, the applicant shall submit a revegetation plan, prepared by a biologist or other qualified professional, to the Parks Program for review and approval. At a minimum, the plan will include: identification of the area of impact, to include the 2:1 or 3:1 slopes; a selection of native/perennial adapted plants or seed mixes; irrigation provisions, as necessary; revegetation success criteria; and appropriate monitoring provisions.

Washoe-Storey Conservation District

8. The following conditions are requirements of Washoe-Storey Conservation District, which shall be responsible for determining compliance with these conditions.

Contact Names – Jim Shaffer and Bret Tyler, shafferjam51@gmail.com and brettyler2@gmail.com

- a. A revegetation plan is required from a qualified professional. The revegetation plan shall include a seed mix based on the soil, contingency water plan, fertilizer plan, erosion control structures and a monitoring plan with updates provided to the Conservation District after the growing season (October 31) every year for a three-year period.

*** End of Conditions ***



Board of Adjustment Staff Report

Meeting Date: November 4, 2021

Agenda Item: 8B

SPECIAL USE PERMIT CASE NUMBER: WSUP21-0026 (Sparks Mustang)

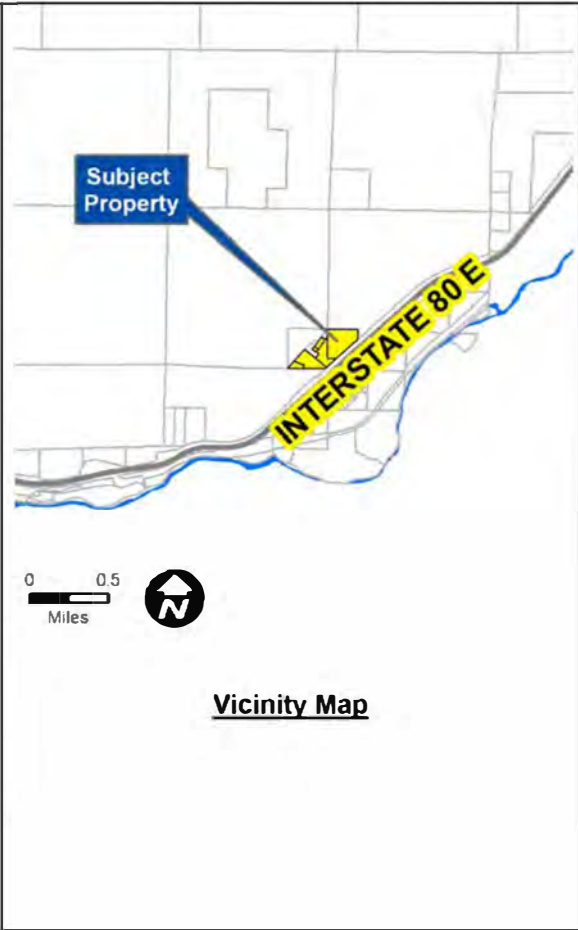
BRIEF SUMMARY OF REQUEST: A special use permit for major grading for a warehousing and distribution facility

STAFF PLANNER: Planner's Name: Katy Stark
Phone Number: 775.328.3618
E-mail: krstark@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion and possible action to approve a special use permit for major grading and to vary grading standards to permit 2:1 graded slopes and allow finished grading to vary from the natural slope by more than 10 feet, and to vary landscaping standards to reduce exterior landscaping requirements. The requested grading would include 31.01 acres of land disturbance, approximately 450,000 cy of cut, and 103,000 cy of fill.

Applicant:	Industrial Realty Group
Property Owner:	Sparks Mustang, LLC
Location:	North of Interstate 80, along the frontage road at Exit 23 in Mustang
APN:	084-060-32 and 084-090-04, 05, 12, 13 & 16
Parcel Sizes:	17.66 acres and 18.6 acres
Master Plan:	Industrial (I)
Regulatory Zone:	Industrial (I)
Area Plan:	Truckee Canyon
Development Code:	Authorized in Article 438, Grading; and Article 810, Special Use Permits
Commission District:	4 – Commissioner Hartung



STAFF RECOMMENDATION

APPROVE

PARTIAL APPROVAL WITH CONDITIONS

DENY

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 partially approve Special Use Permit Case Number WSUP21-0026 for Industrial Realty Group, with the conditions included as Exhibit A to this matter. This partial approval includes varying grading standards to permit 2:1 graded slopes on the portion of the site surrounding the warehouse but requiring 3:1 slopes surrounding the storage yard, varying grading standards to allow finished grading to vary from the natural slope by more than 10 feet, but not allowing the variance of landscaping standards to reduce exterior landscaping requirements. Standard landscaping code must be met. All five findings can be met in accordance with Washoe County Code Section 110.810.30.

WSUP21-0026

(Motion with Findings on Page 12)

SPARKS MUSTANG

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Exhibits Contents

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Public NoticeExhibit C

Project Application.....Exhibit D

The technical reports submitted with the project application are extensive. To review the complete project application with technical reports on-line click [here](#) or contact Planning at Planning@washoecounty.gov to have a copy sent by email.

Special Use Permit

The purpose of a special use permit is to allow a method of review to identify any potential harmful impacts on adjacent properties or surrounding areas for uses that may be appropriate within a regulatory zone; and to provide for a procedure whereby such uses might be permitted by further restricting or conditioning them so as to mitigate or eliminate possible adverse impacts. If the Board of Adjustment grants an approval of the special use permit, that approval is 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.

The conditions of approval for Special Use Permit Case Number WSUP21-0026 are attached to this staff report and will be included with the action order, if approved.

The subject property is designated as Industrial (I). The proposed use of a warehousing and distribution facility, which is classified a Wholesaling, Storage and Distribution, Light, is allowed by right in the Industrial regulatory zone per WCC 110.302.05.4; a special use permit is not required. The proposed grading is allowed with a special use permit (SUP) per WCC 110.438.35. Therefore, the applicant is seeking approval of this SUP for major grading from the Board of Adjustment.

Additionally, Article 810, Special Use Permits, allows the Board of Adjustment to vary development code standards in conjunction with the approval process per WCC 110.810.20(e). The Board of Adjustment will be ruling on the requests to vary standards below:

Variance(s) Requested	Relevant Code	Supported by Staff
Eliminate northern and eastern perimeter landscaping	110.412.45(b) – Industrial and Agricultural Use Types, Required Yards Adjoining Streets	No
Allow 2:1 graded slopes on northern project boundary	110.438.45(a) – Grading of Slopes	Yes, but require 3:1 slopes surrounding the storage yard
Vary natural grade by more than 10 percent	110.438.45(c) – Grading of Slopes	Yes

**WAC23-0015
EXHIBIT E**



Site Plan

Project Evaluation

The applicant is requesting a special use permit for major grading to construct a 529,250± square foot warehousing and distribution facility. The project site consists of 36.26± acres located on the north side of Interstate 80 in Mustang. The project site is currently developed as an industrial materials processing plant operated by Q&D Construction. The current operations include the crushing and processing of construction debris such as concrete and asphalt for future use in other construction applications. Storage of heavy equipment, pre-cast operations, and various industrial support services are also conducted on the site. In order to construct the new warehouse, the existing Q&D operations will vacate the site, including the removal of site debris and existing dilapidated buildings. According to the applicant, these previous operations have already disturbed all developable portions of the property (approximately 85% of the total site area). The aerial view below shows the existing site disturbance.



The applicant is requesting a special use permit to allow for major grading in order to establish a new 529,250± square foot warehousing and distribution facility. This warehousing use is classified as “Wholesaling, Storage and Distribution, Light” and is allowed in the Industrial regulatory zone by right, per WCC 110.302.05.4. As such, a special use permit is not required in order for the warehousing and distribution facility to be built. A portion of the project site shows a “gravel storage and staging area”. According to the applicant, this area will have a gravel road/base and may include staging or storage of trucks and/or equipment. The “Storage of Operable Vehicles” use type is allowed by right in the Industrial regulatory Zone.

The applicant is also requesting a special use permit to allow for major grading on the project site. The grading for the proposed project exceeds major grading thresholds per WCC 110.438.35(a) on slopes 15% or less, and a special use permit is required for the grading component of the project. These are the grading thresholds from WCC 110.438.35(a) that are pertinent to the special use permit request:

- 1) Grading on slopes of less than (flatter than) fifteen (15) percent:
 - i. Area:
 - C. Grading of an area of more than four (4) acres on a parcel of any size;

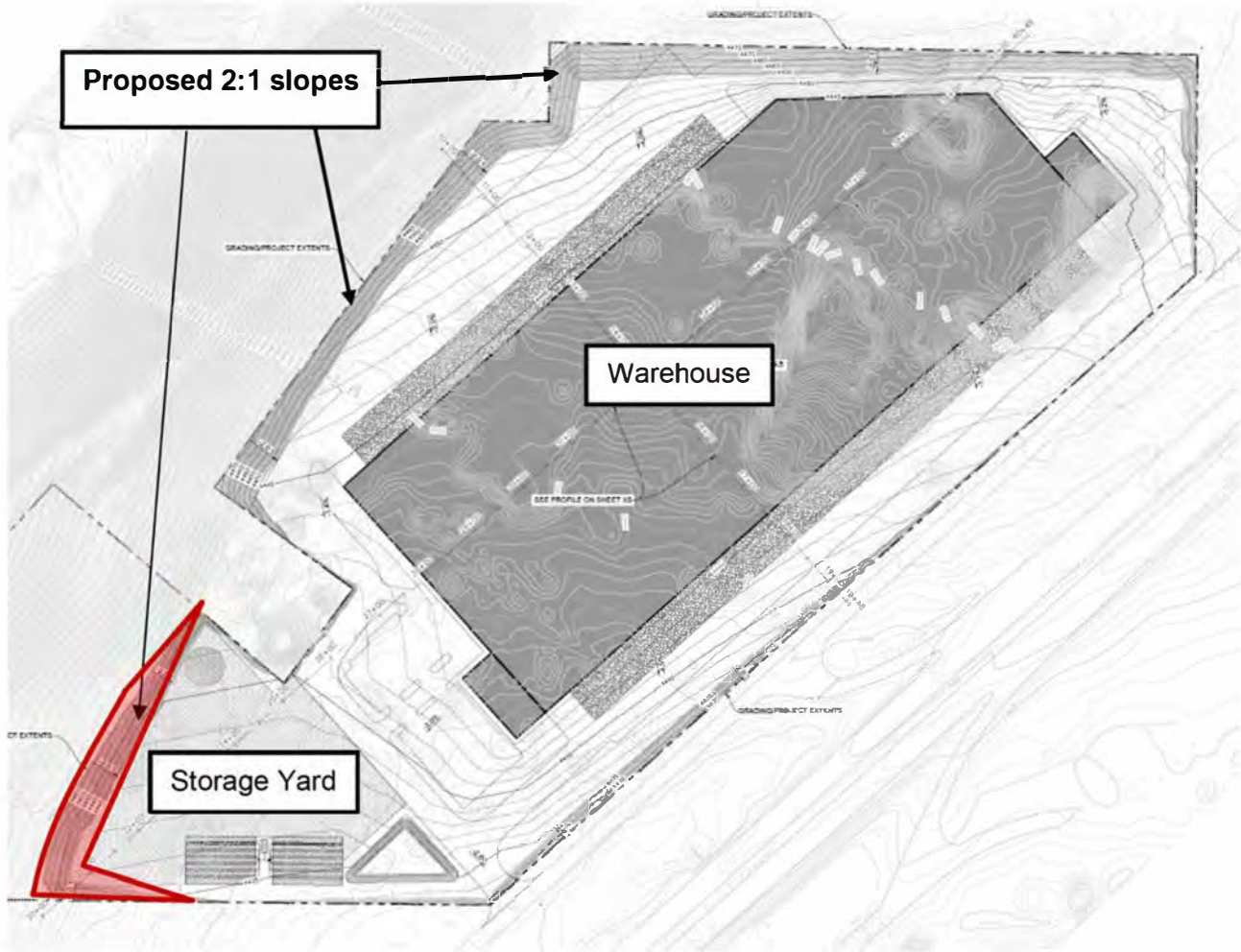
ii. Volume:

- A. Excavation of five thousand (5,000) cubic yards or more whether the material is intended to be permanently located on the project site or temporarily stored on a site for relocation to another, final site,

The applicant is proposing to grade 31.01± acres with the project, which constitutes an area of more than four acres and triggers the major grading threshold. Additionally, grading for the project will include approximately 450,000 cubic yards of cut and 103,000 cubic yards of fill. This volume of cut and fill exceeds the 5,000 cubic yard trigger for major grading. The applicant has indicated that the entirety of the site is already heavily disturbed, and the requested grading would act as a recontouring of the existing areas of disturbance. Additionally, the applicant has indicated that the excess 347,000 cubic yards of cut is material that is compacted fill and recycling material that is currently being processed by Q&D Construction at the existing onsite facility and is not needed for the warehousing use. Q&D has been processing this material in conjunction with active projects and the material is slated to be exported from the site regardless of this proposed warehousing project. By removing this excess material, Q&D is essentially returning the site back to its "natural" grade. Washoe County Engineering has provided conditions for the grading plan, which are included in Exhibit A of this staff report.

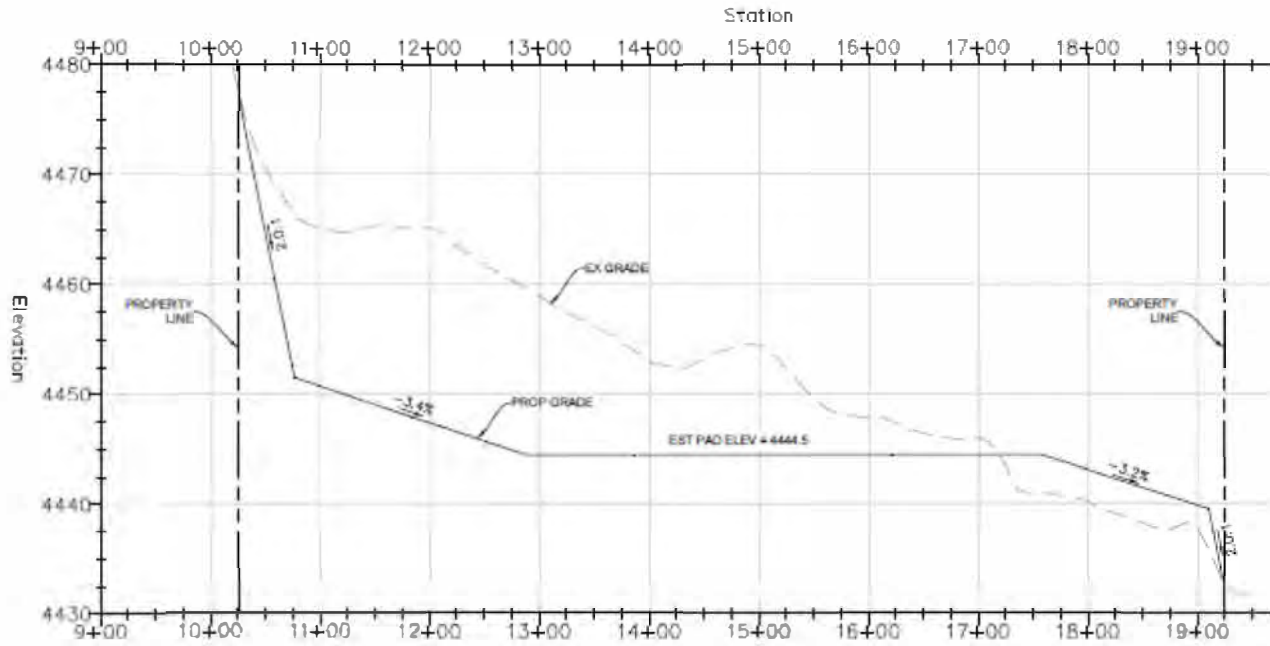
As part of this special use permit, the applicant is asking to allow 2:1 slopes along the northern project boundary. The applicant has stated that 3:1 slopes would extend significantly further to the north and would result in visual impacts, while 2:1 slopes will be fully screened by the warehouse. WCC Section 110.438.45(a) requires that grading not result in slopes in excess of, or steeper than, three horizontal to one vertical (3:1) except in several situations listed in this section of code. One of those exceptions is cut slopes proposed to be located behind civic, commercial and industrial buildings, when the cut slope is shorter than and substantially screened by the proposed building. Such slopes are subject to approval of a Director's Modification of Standards by the Director of Community Development. However, WCC Section 110.810.20(e) also allows the Board of Adjustment to vary standards of the Development Code as part of the approval of a special use permit application.

The proposed 2:1 slopes are shown in dark gray in the image below. Staff has highlighted the southernmost proposed 2:1 slopes in red. The majority of these requested 2:1 slopes are located behind the proposed warehouse and will be substantially screened by the warehouse. The applicant also intends to use the spaces behind and on either side of the future warehouse for parking and traffic flow, which would be aided by the additional space provided by 2:1 slopes. Staff recommends approving the requested 2:1 slopes surrounding the warehouse (gray in the image below). Staff does not recommend approval of the 2:1 slopes surrounding the storage yard (highlighted in red) shown in the southernmost portion of the site, as these slopes will not be blocked by the warehouse. Staff recommends the required 3:1 slopes in the location highlighted in red.

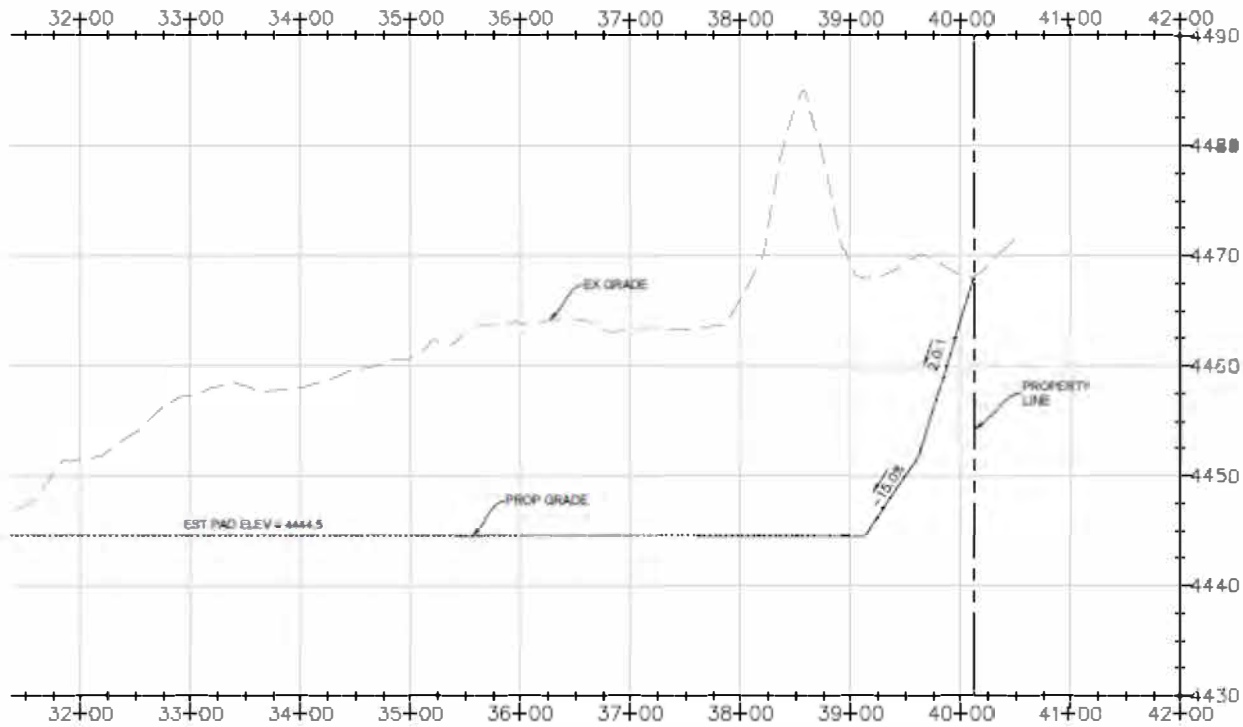


The applicant has stated that native revegetation will be used to stabilize the proposed 2:1 slopes. The applicant has also stated that the native seed mix will be approved by the Washoe-Storey Conservation District (WSCD). Washoe County Parks and Open Space (Parks) staff expressed that it is much more difficult to revegetate 2:1 slopes than it is to revegetate 3:1 slopes, and temporary irrigation will likely be required. The applicant stated in the application that temporary irrigation will be provided, if necessary, at revegetation locations. Staff has provided a condition requiring temporary irrigation in the Conditions of Approval (Exhibit A). Parks, WSCD, and Engineering provided conditions of approval related to revegetation of the cut slopes; these conditions are included in Exhibit A.

The applicant is also requesting to vary the natural slope by more than ten (10) feet in elevation. While this request was not initially included in the application materials, the grading plan submitted with the application does show multiple locations where the proposed grade would be more than ten feet lower than the existing elevation. Several examples are shown in the images below.



NW to SE Profile



SW to NE Profile

The applicant submitted a written request after the original application submittal asking to vary WCC Section 110.438.45(c). The applicant stated that grading, as proposed, will result in significantly less disturbance than what would result if the provisions of the code were enforced and will provide for a more natural finished appearance. WCC Section 110.438.45(c) requires that finished grading shall not vary from the natural slope by more than ten (10) feet in elevation. Exposed finish grade slopes greater than ten (10) feet in height may be allowed upon the approval of a director's modification of standards by the Director of Community Development upon recommendation by the County

WSUP21-0026

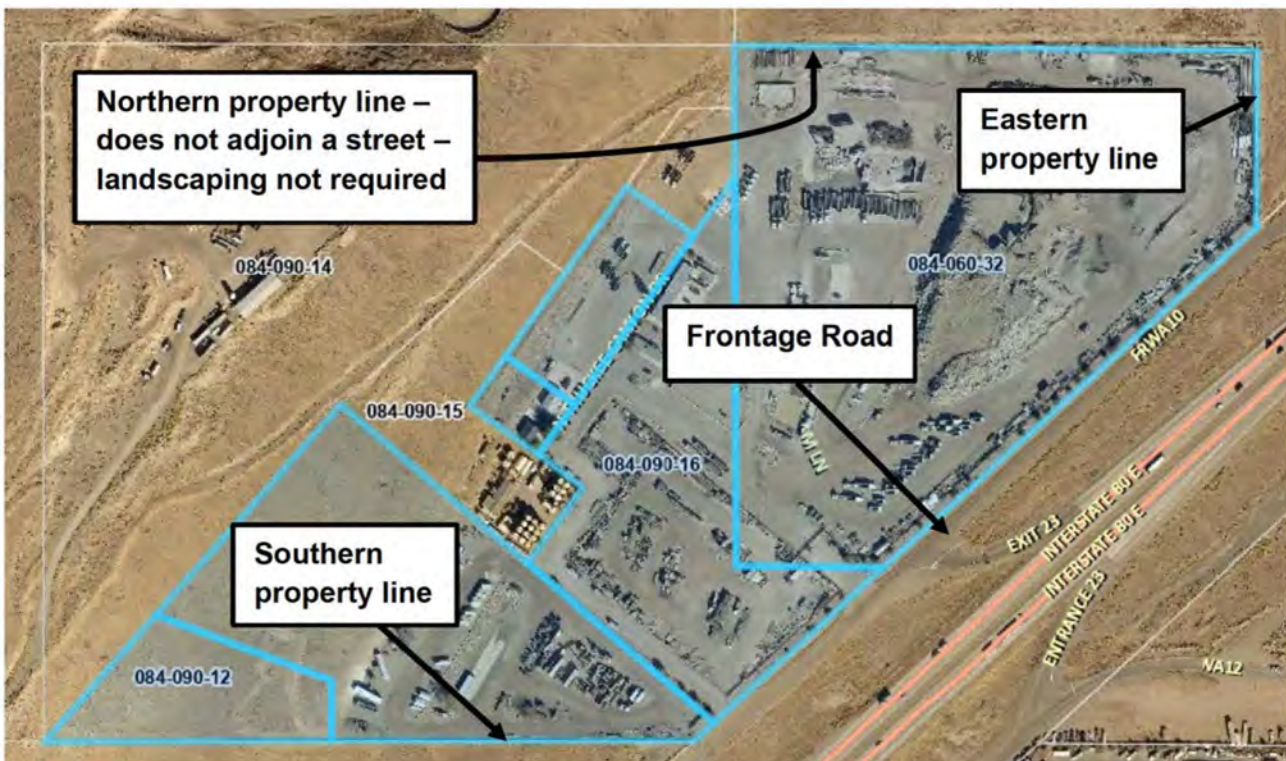
SPARKS MUSTANG

Engineer. However, WCC Section 110.810.20(e) also allows the Board of Adjustment to vary standards of the Development Code as part of the approval of a special use permit application. Per WCC Section 110.438.45(c), approval of this modification of standards requires a determination that:

- (i) The proposed cut and/or fill slopes include stepped-back structural containment (retaining walls) that form terraces, and;
- (ii) The proposed terraces include landscaping, are a minimum of six (6) feet in width and have a slope flatter than three horizontal to one vertical (3:1).
- (iii) Retaining walls used to create terraces are limited to a maximum vertical height of ten (10) feet, when located outside any required yard setback.
- (iv) Terrace widths shall be at least sixty (60) percent of the height of the higher of the two (2) adjacent retaining walls.
- (v) Bench widths shall be at least four (4) feet.

Staff recommends approval of the applicant’s request to allow finished grading that varies from the natural slope by more than ten (10) feet in elevation, provided that the above listed requirements (i through v) are met. These requirements have been included with the Conditions of Approval in Exhibit A.

The applicant's final request to modify standards is a request to eliminate northern and eastern perimeter landscaping. WCC Section 110.412.45(b), Industrial and Agricultural Use Types, Required Yards Adjoining Streets, states that all required yards which adjoin a street shall be landscaped and shall include at least one (1) tree for every fifty (50) linear feet, or fraction thereof. The northern perimeter of this property does not adjoin a street and does not require landscaping. Staff does not support the applicant’s request to vary the landscaping requirements but rather recommends that the applicant meet full landscaping requirements, per code, and include at least one (1) tree for every fifty (50) linear feet for the property line running along the frontage road, the property line on the east which adjoins the frontage road, and the property line on the south which also adjoins the frontage road. An image of said property lines is provided below.



The applicant has indicated that mature trees already exist along the frontage road, and their intention is to include additional shrubs to ensure full compliance with Washoe County standards.

Truckee Canyon Area Plan Evaluation

The subject parcel is located within the Truckee Canyon Area Plan. The following is/are the pertinent policy(ies) from the Area Plan:

Relevant Area Plan Policies Reviewed

Policy	Brief Policy Description	Complies	Condition of Approval
TC 1.1	Ensure that the scenic views of the Truckee Canyon planning area remain unobstructed.	Yes	The scenic views will not be altered from their current status, as the site is already disturbed.
TC 1.3	Proposed developments shall be reviewed to ensure the view from Interstate 80 is preserved. Height limitations and setbacks will help preserve the visually predominant ridges and escarpments.	Yes	Height limitations and setbacks will be required to conform to WCC when a building permit is submitted for the warehouse. Landscaping along all yards adjoining a street will preserve views from Interstate 80.
TC 3.2	Development of such resources shall not be detrimental to surrounding properties, land uses and the environment in general.	Yes	Development of the site is compatible with surrounding properties and land uses.

Reviewing Agencies

The following agencies/individuals received a copy of the project application for review and evaluation.

Agency	Sent to Review	Responded	Provided Conditions	Contact
Nevada Dept of Env Protection	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Nevada Dept of Transportation	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Alex Wolfson / AWolfson@dot.nv.gov
Nevada Div. of Wildlife	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe County Building & Safety	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Dan Holly / dholly@washoecounty.gov
Washoe County Parks & Open Spaces	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Sophia Kirschenman / skirschenman@washoecounty.gov
Washoe County Water Rights	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Vahid Behmaram / vbehmaram@washoecounty.gov
Washoe County Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Robert Wimer, P.E., & Mitch Fink / rwimer@washoecounty.gov & mfink@washoecounty.gov
Washoe County Sherriff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
WCHD – Air Quality	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Genine Rosa / grosa@washoecounty.gov
WCHD – Environment Health	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	David Kelly / DAKelly@washoecounty.gov
Truckee Meadows Fire Protection District	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Brittany Lemon / blemon@tmfpd.us
RTC Washoe	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

**WSUP21-0026
SPARKS MUSTANG**

Washoe-Storey Conservation District	☒	☒	☒	Jim Shaffer & Bret Tyler / shafferjam51@gmail.com & brettyler2@gmail.com
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All conditions required by the contacted agencies can be found in Exhibit A, Conditions of Approval.

Staff Comment on Required Findings

WCC Section 110.810.30, Article 810, *Special Use Permits*, requires that all of the following findings be made to the satisfaction of the Washoe County Board of Adjustment before granting approval of the request. Staff has completed an analysis of the special use permit application and has determined that the proposal is in compliance with the required findings as follows.

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Truckee Canyon Area Plan.

Staff Comment: Staff has reviewed the Master Plan and the Truckee Canyon Area Plan, and the project is consistent with these plans.

2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven.

Staff Comment: The grading will allow for the establishment of a warehousing and distribution facility, as well as the cleanup of debris currently on the site. Appropriate roadways and access to those roadways already exists. Stormwater detention will be provided at the southwest corner of the site, ensuring that flows off the property are equal to or less than those in the pre-development condition.

3. Site Suitability. That the site is physically suitable for a warehousing and distribution facility and for the intensity of such a development.

Staff Comment: The site is located in the Industrial regulatory zone, which is designated as an appropriate location for warehouses. Surrounding properties are being used for warehousing and industrial uses. There are no abutting residential uses. All developable portions of the property are already disturbed and in use for the processing of construction debris, the storage of heavy equipment, pre-cast operations, and various industrial support services. The establishment of a warehouse will result in improvements to the property.

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.

Staff Comment: All developable portions of the property are currently disturbed and in use. The proposed project will result in the removal of site debris and dilapidated buildings, and improvements will be made to the property, including paving, landscaping, and the installation of the warehouse building. There are no abutting residential properties to be disturbed by the construction process.

5. Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

Staff Comment: There is no military installation within the area of required notice for this special use permit; therefore, the project will have no effect on a military installation.

Recommendation

After a thorough analysis and review, Special Use Permit Case Number WSUP21-0026 is being recommended for partial approval with conditions. Staff offers the following motion for the Board's consideration.

**WSUP21-0026
SPARKS MUSTANG**

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 partially approve Special Use Permit Case Number WSUP21-0026 for Industrial Realty Group, with the conditions included as Exhibit A to this matter. This partial approval includes varying grading standards to permit 2:1 graded slopes on the portion of the site surrounding the warehouse but requiring 3:1 slopes surrounding the storage yard, varying grading standards to allow finished grading to vary from the natural slope by more than 10 feet, but not allowing the variance of landscaping standards to reduce exterior landscaping requirements. Standard landscaping code must be met. All five findings can be met in accordance with Washoe County Code Section 110.810.30:

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Truckee Canyon 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 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 warehousing and distribution facility and for the intensity of such a development;
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;
5. Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

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 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 Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Board of Adjustment and mailed to the applicant.

Applicant: Industrial Realty Group
 Attn: Rex Massey
 11111 Santa Monica Blvd.
 Los Angeles, CA 90025
 Email: rmassey@irgra.com

Owner: Sparks Mustang, LLC
 Attn: Justin Lichter
 11111 Santa Monica Blvd.
 Los Angeles, CA 90025
 Email: jlichter@industrialrealtygroup.com

Consultant: Christy Corporation, LTD
Attn: Mike Railey
1000 Kiley Pkwy.
Sparks, NV 89436
Email: mike@christynv.com



Conditions of Approval

Special Use Permit Case Number WSUP21-0026

The project approved under Special Use Permit Case Number WSUP21-0026 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on November 4, 2021. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act.

Unless otherwise specified, all conditions related to the approval of this special use permit shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Building Division.

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

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

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

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

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

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

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

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

Washoe County Planning and Building Division

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

Contact Name – Katy Stark, 775.328.3618, krstark@washoecounty.gov

- a. **The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this special use permit.**
- b. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit. The Planning and Building Division shall determine compliance with this condition.
- c. The applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and initial 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. Compliance with this condition shall be determined by the Planning and Building Division.
- d. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any cairn or grave of a Native American be discovered during site development, work shall temporarily be halted at the specific site and the Sheriff's Office as well as the State Historic Preservation Office of the Department of Conservation and Natural Resources shall be immediately notified per NRS 383.170.

- e. The business license will be obtained to for the new use.
- f. The following **Operational Conditions** shall be required for the life of the business:
 - i. Failure to comply with any of the conditions of approval shall render this approval out of conformance and subject to revocation.
 - ii. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the administrative permit to meet with Planning and Building to review conditions of approval prior to the final sale of the site and/or the administrative permit. Any subsequent purchaser/operator of the site and/or the administrative permit shall notify Planning and Building of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.
- g. Temporary irrigation shall be required on all revegetated 2:1 slopes in order to meet the requirements for revegetation under WCC 110.412.67.
- h. Finish grading may vary from the natural slope by more than ten (10) feet in elevation on this project provided that these areas abide by the following mitigating standards:
- i. The proposed cut and/or fill slopes include stepped-back structural containment (retaining walls or stabilized slopes) that form terraces, and;

- j. The proposed terraces include landscaping, are a minimum of six (6) feet in width and have a slope flatter than three horizontal to one vertical (3:1).
- k. Retaining walls or stabilized slopes used to create terraces are limited to a maximum vertical height of ten (10) feet, when located outside any required yard setback.
- l. Terrace widths shall be at least sixty (60) percent of the height of the higher of the two (2) adjacent retaining walls.
- m. Bench widths shall be at least four (4) feet.

Washoe County Engineering and Capital Projects

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

GENERAL CONDITIONS

Contact Name – Robert Wimer, P.E., 775.328.2059, rwimer@washoecounty.gov

- a. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
- b. 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.
- c. The developer shall complete and submit the Construction Permit Submittal Checklist and pay the Construction Stormwater Inspection Fee prior to obtaining a grading permit. The County Engineer shall determine compliance with this condition.
- d. Applicant shall indicate on the plans where exported materials will be taken and a grading permit shall be obtained for the import site.
- e. Exported materials shall not be sold without the proper business license.
- f. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
- g. Cross-sections indicating cuts and fills shall be submitted when applying for a grading permit. Estimated total volumes shall be indicated.
- h. All disturbed areas left undeveloped for more than 30 days shall be treated with a dust palliative. Disturbed areas left undeveloped for more than 45 days shall be revegetated. Methods and seed mix must be approved by the County Engineer with technical assistance from the Washoe-Storey Conservation District. The applicant shall submit a revegetation plan to the Washoe-Storey Conservation District for review.

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

Contact Name – Robert Wimer, P.E., 775.328.2059, rwimer@washoecounty.gov

- i. 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.

- j. 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.
- k. Standard reinforced concrete headwalls or other approved alternatives shall be placed on the inlet and outlet of all drainage structures and rip rap shall be used to prevent erosion at the inlets and outlets of all pipe culverts to the satisfaction of the County Engineer.
- l. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage from the site to the satisfaction of the County Engineer.
- m. The following note shall be added to the construction drawings; "All properties, regardless if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."

Truckee Meadows Fire Protection District

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

Contact Name – Brittany Lemon, 775.326.6079, blemon@tmfpd.us

- a. This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply. <https://tmfpd.us/fire-code/>

Washoe County Health District, Air Quality Management Division

4. The following conditions are requirements of the Washoe County Health District, Air Quality Management Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Genine Rosa, 775.784.7204, grosa@washoecounty.gov

- a. A Dust Control Permit will be required prior to breaking ground, failure to do so may result in enforcement action resulting in a Notice of Violation with associated fines. For Dust Control Permit questions call AQMD at 775-784-7200 or visit www.OurCleanAir.com.
- b. Acknowledgement of Asbestos Assessment and NESHAP notifications would be needed for any structures to be demoed.
- c. There is a Stationary Source permit for the existing Q&D facility, this would need to be modified if moving or closed.

Washoe County Health District, Environmental Health Services

5. The following conditions are requirements of the Washoe County Health District, Environmental Health Services, which shall be responsible for determining compliance with these conditions.

Contact Name – David Kelly, 775.328.2434, DAKelly@washoecounty.gov

- a. If the project does get approval to connect to the nearby Truckee Canyon public water system (TMWA owned), all existing domestic wells will be required to be abandoned. The abandonment requires a permit from EHS.
- b. If the project does not end up connecting to the public water system, the project will require permitting from Nevada Bureau of Safe Drinking Water as a public water system.
- c. The commercial septic system for the project will require permitting through Nevada Bureau of Water Pollution Control. Any existing septic tanks will be required to be properly abandoned. The abandonment(s) will require permitting through EHS.

Nevada Department of Transportation (NDOT)

6. The following conditions are requirements of Nevada Department of Transportation (NDOT), which shall be responsible for determining compliance with these conditions.

Contact Name – Alex Wolfson, PE, PTOE, 775.834.8365, AWolfson@dot.nv.gov

- a. The proposed project is directly adjacent and proposes access to the frontage road on the north side of I-80. This frontage road is an NDOT owned road that is officially designated as Washoe County Frontage Road 10 (FRWA10) and functionally classified as an urban frontage road.
- b. NDOT requires the use of legal, permitted accesses to the state highway system. An NDOT occupancy permit will be required for the proposed access and any other improvements proposed within the FRWA10 right of way.
- c. All work proposed within or adjacent to the FRWA10 right of way must comply with NDOT's Standard Plans, Access Management System and Standards, Terms and Conditions Relating to Right-of-Way Occupancy Permits, and Drainage Manual current version at the time of application. Please contact the NDOT District II Permits Office at (775) 834-8330 for information about obtaining NDOT occupancy permits.
- d. The State defers to municipal government for land use development decisions. Public involvement for community development related improvements within or adjacent to NDOT right of way should be considered during the municipal land use development process. Significant improvements proposed within NDOT right of way may require additional public involvement. It is the responsibility of the applicant to perform such additional public involvement.
- e. This letter does not provide for approval or disapproval of any improvements proposed by the project. NDOT review during the occupancy permit process may result in modification to the proposed improvements or denial.

Washoe County Parks Program

7. The following conditions are requirements of the Washoe County Parks Program, which shall be responsible for determining compliance with these conditions.

Contact Name – Sophia Kirschenman, 775.328.3623, skirschenman@washoecounty.gov

- a. All imported fill materials are required to be "certified weed free" in order to prevent the spread of noxious weeds in Washoe County.
- b. Prior to the issuance of building or grading permits, the applicant shall submit a revegetation plan, prepared by a biologist or other qualified professional, to the Parks Program for review and approval. At a minimum, the plan will include: identification of the area of impact, to include the 2:1 or 3:1 slopes; a selection of native/perennial

adapted plants or seed mixes; irrigation provisions, as necessary; revegetation success criteria; and appropriate monitoring provisions.

Washoe-Storey Conservation District

8. The following conditions are requirements of Washoe-Storey Conservation District, which shall be responsible for determining compliance with these conditions.

Contact Names – Jim Shaffer and Bret Tyler, shafferjam51@gmail.com and brettyler2@gmail.com

- a. A revegetation plan is required from a qualified professional. The revegetation plan shall include a seed mix based on the soil, contingency water plan, fertilizer plan, erosion control structures and a monitoring plan with updates provided to the Conservation District after the growing season (October 31) every year for a three-year period.

*** End of Conditions ***



STEVE SISOLAK
Governor

STATE OF NEVADA
DEPARTMENT OF TRANSPORTATION
1263 S. Stewart Street
Carson City, Nevada 89712

KRISTINA L. SWALLOW, P.E., Director

September 24, 2021

Washoe County Community Services Department
Planning and Building Division
1001 East 9th Street
Reno, NV 89512
Attention: Katy Stark, Planner

SENT VIA ELECTRONIC MAIL

RE: WSUP21-0026 Sparks Mustang

Dear Ms. Stark,

Nevada Department of Transportation (NDOT) District II staff has reviewed the following application and provided comments accordingly:

Special Use Permit Case Number WSUP21-0026 - For hearing, discussion and possible action to approve a special use permit for major grading and to vary grading standards to permit 2:1 graded slope and to vary landscaping standards to reduce exterior landscaping requirements. The requested grading would include 31.01 acres of land disturbance, approximately 450,000 cy of cut, and 103,000 cy of fill.

NDOT comments:

1. The proposed project is directly adjacent and proposes access to the frontage road on the north side of I-80. This frontage road is an NDOT owned road that is officially designated as Washoe County Frontage Road 10 (FRWA10) and functionally classified as an urban frontage road.
2. NDOT requires the use of legal, permitted accesses to the state highway system. An NDOT occupancy permit will be required for the proposed access and any other improvements proposed within the FRWA10 right of way.
3. All work proposed within or adjacent to the FRWA10 right of way must comply with NDOT's Standard Plans, Access Management System and Standards, Terms and Conditions Relating to Right-of-Way Occupancy Permits, and Drainage Manual current version at the time of application. Please contact the NDOT District II Permits Office at (775) 834-8330 for information about obtaining NDOT occupancy permits.
4. The State defers to municipal government for land use development decisions. Public involvement for community development related improvements within or adjacent to NDOT right of way should be considered during the municipal land use development process. Significant improvements proposed within NDOT right of way may require additional public involvement. It is the responsibility of the applicant to perform such

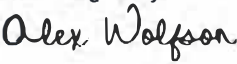
WSUP21-0026
EXHIBIT B

additional public involvement.

5. This letter does not provide for approval or disapproval of any improvements proposed by the project. NDOT review during the occupancy permit process may result in modification to the proposed improvements or denial.

Thank you for the opportunity to review this request. NDOT reserves the right to incorporate further changes as this project progresses. Should you have any questions, please contact me at (775) 834-8365.

Sincerely,

DocuSigned by:

8D80C88AB3244A2
Alex Wolfson, PE, PTOE
Engineering Manager

Cc: Sondra Rosenberg – NDOT Assistant Director of Planning
Mike Fuess – NDOT District Engineer
Rod Schilling – NDOT Traffic Operations
File

From: [Holly, Dan](#)
To: [Stark, Katherine](#)
Subject: WSUP21-0026
Date: Wednesday, September 15, 2021 7:08:24 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Good Morning Katy: I have reviewed the above referenced application on behalf of Building and have no comments at this time. Thank You



Please tell us how we did by taking a quick [survey](#)

Dan Holly

Plans Examiner Supervisor, Planning and Building Division | Community Services Department

dholly@washoecounty.us | Office: (775) 328-2027

1001 E. Ninth St., Bldg. A, Reno, NV 89512





WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
Regional Parks and Open Space

1001 EAST 9TH STREET
 RENO, NEVADA 89520-0027
 PHONE (775) 328-3600
 FAX (775) 328.3699

TO: Katy Stark, Planner

FROM: Sophia Kirschenman, Park Planner

DATE: October 1, 2021

SUBJECT: Special Use Permit Case Number WSUP21-0026 (Sparks Mustang)



I have reviewed WSUP21-0026 on behalf of the Washoe County Regional Parks and Open Space Program (Parks Program) and prepared the following comments:

If approved, this special use permit would allow for major grading to facilitate the redevelopment of an approximately 36-acre site located to the north of i-80 in the east Truckee Canyon near Lockwood. The site is bordered on two sides by public lands administered by the Bureau of Land Management. The applicant is also requesting to vary landscaping standards and grading standards, to allow for 2:1 slopes instead of the required 3:1 slopes. The application also states that the proposed 2:1 slopes would be stabilized with the use of native species revegetation. It is the position of the Parks Program that it is much more difficult to revegetate 2:1 slopes and this would likely require temporary irrigation. Given this information, the Parks Program offers the following conditions of approval:

1. All imported fill materials are required to be “certified weed free” in order to prevent the spread of noxious weeds in Washoe County.
2. Prior to the issuance of building or grading permits, the applicant shall submit a revegetation plan, prepared by a biologist or other qualified professional, to the Parks Program for review and approval. At a minimum, the plan will include: identification of the area of impact, to include the 2:1 or 3:1 slopes; a selection of native/perennial adapted plants or seed mixes; irrigation provisions, as necessary; revegetation success criteria; and appropriate monitoring provisions.

WSUP21-0026
EXHIBIT B



INTEGRITY



EFFECTIVE COMMUNICATION



QUALITY PUBLIC SERVICE

WAC23-0015
EXHIBIT E



WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

P.O. Box 11130
Reno, Nevada 89520-0027
Phone: (775) 328-3600
Fax: (775) 328-3699

September 15, 2021

TO: Katy Stark, Planner, CSD, Planning & Development Division
FROM: Vahid Behmaram, Water Rights & Water Resources Consultant, CSD
SUBJECT: Special Use Permit Case Number WSUP21-0026 (Sparks Mustang)

Project description:

The applicant is proposing to approve a special use permit for major grading and to vary grading standards to permit 2:1 graded slopes and to vary landscaping standards to reduce exterior landscaping requirements. The requested grading would include 31.01 acres of land disturbance, approximately 450,000 cy of cut, and 103,000 cy of fill.

Location: North of Interstate 80, along the frontage road at Exit 23 in Mustang, Assessor's Parcel Numbers: 084-060-32 and 084-090-04, 05, 12, 13 and 16.

The Community Services Department (CSD) recommends approval of this project with the following Water Rights comments and/or conditions:

Comments:

None

Conditions:

There are no conditions of approval for this SUP.



WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects

1001 EAST 9TH STREET
RENO, NEVADA 89512
PHONE (775) 328-3600
FAX (775) 328.3699

Date: September 28, 2021

To: Katy Stark, Planner

From: Robert Wimer, P.E., Licensed Engineer

Re: Special Use Permit for *Sparks Mustang WSUP21-0026*
APN 084-060-32, 084-090-04, 084-090-05, 084-090-12, 084-090-13, 084-090-16

GENERAL PROJECT DISCUSSION

Washoe County Engineering staff has reviewed the above referenced application. The Special Use Permit is for the construction of an approximately 529,250 square foot warehousing and distribution facility and is located on approximately 36.26 acres at the north side of Interstate 80 in Mustang. The Engineering and Capital Projects Division recommends approval with the following comments and conditions of approval which supplement applicable County Code and are based upon our review of the site and the application prepared by Christy Corporation, Ltd. The County Engineer shall determine compliance with the following conditions of approval.

For questions related to sections below, please see the contact name provided.

GENERAL CONDITIONS

Contact Information: Robert Wimer, P.E. (775) 328-2059

1. 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 indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
2. 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.
3. The developer shall complete and submit the Construction Permit Submittal Checklist and pay the Construction Stormwater Inspection Fee prior to obtaining a grading permit. The County Engineer shall determine compliance with this condition.
4. Applicant shall indicate on the plans where exported materials will be taken and a grading permit shall be obtained for the import site.
5. Exported materials shall not be sold without the proper business license.



Subject: **Sparks Mustang WSUP21-0026**
Date: September 28, 2021
Page: 2

6. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
7. Cross-sections indicating cuts and fills shall be submitted when applying for a grading permit. Estimated total volumes shall be indicated.
8. All disturbed areas left undeveloped for more than 30 days shall be treated with a dust palliative. Disturbed areas left undeveloped for more than 45 days shall be revegetated. Methods and seed mix must be approved by the County Engineer with technical assistance from the Washoe-Storey Conservation District. The applicant shall submit a revegetation plan to the Washoe-Storey Conservation District for review.

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

Contact Information: Robert Wimer, P.E. (775) 328-2059

1. 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.
2. 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.
3. Standard reinforced concrete headwalls or other approved alternatives shall be placed on the inlet and outlet of all drainage structures and rip rap shall be used to prevent erosion at the inlets and outlets of all pipe culverts to the satisfaction of the County Engineer.
4. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage from the site to the satisfaction of the County Engineer.
5. The following note shall be added to the construction drawings; "All properties, regardless if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Contact Information: Mitch Fink, (775) 328-2050

1. If the project will generate 80 or more weekday peak hour trips, provide A detailed traffic report prepared by a registered engineer addressing driveway locations and turning movements, delivery truck patterns and movements, and provide recommendations on

Subject: **Sparks Mustang WSUP21-0026**
Date: September 28, 2021
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acceleration/deceleration lanes, storage lanes, and access control to the satisfaction of NDOT and the County Engineer.

2. Driveway locations shall conform to the Washoe County Code Article 436 for commercial driveways.
3. An approved occupancy permit shall be obtained from the Nevada Department of Transportation (NDOT), for access to, from, or under roads and highways maintained by NDOT and a copy of said permit sent to the Engineering Division.

UTILITIES (County Code 422 & Sewer Ordinance)

Contact Information: Tim Simpson, P.E. (775) 954-4648

1. No Comments.

From: [Rosa, Genine](#)
To: [Stark, Katherine](#)
Subject: Second Review of Applications Submitted September 2021
Date: Wednesday, September 22, 2021 4:37:51 PM

Special Use Permit Case Number WSUP21-0026 (Sparks Mustang)

Dust Control Permit will be required prior to breaking ground, failure to do so may result in enforcement action resulting in a Notice of Violation with associated fines. For Dust Control Permit questions call AQMD at 775-784-7200 or visit www.OurCleanAir.com.

Acknowledgement of Asbestos Assessment and NESHAP notifications would be needed for any structures to be demoed.

There is a Stationary Source permit for the existing Q&D facility, this would need to be modified if moving or closed.

P.S. – Please be sure to click the link below and sign up to receive air quality news, updates, public notices and more via e-mail.

Genine Rosa

Environmental Engineer II | Air Quality Management Division | Washoe County Health District
grosa@washoecounty.gov | O: (775) 784-7204 | 1001 E. Ninth St., Bldg. B, Reno, NV 89512

*My schedule is 4 x 10's M-Th 7-5:30 off on Fridays.

www.OurCleanAir.com | [Subscribe to get Air Quality Updates!](#)



Please take our customer satisfaction survey by clicking [here](#)

**WASHOE COUNTY
HEALTH DISTRICT**
ENHANCING QUALITY OF LIFE

September 23, 2021

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

RE: Sparks Mustang; 084-060-32
Special Use Permit; WSUP21-0026

Dear Washoe County Staff:

The following conditions are requirements of the Washoe County Health District, Environmental Health Division (EHS), which shall be responsible for determining compliance with these conditions.

- a) If the project does get approval to connect to the nearby Truckee Canyon public water system (TMWA owned), all existing domestic wells will be required to be abandoned. The abandonment requires a permit from EHS.
- b) If the project does not end up connecting to the public water system, the project will require permitting from Nevada Bureau of Safe Drinking Water as a public water system.
- c) The commercial septic system for the project will require permitting through Nevada Bureau of Water Pollution Control. Any existing septic tanks will be required to be properly abandoned. The abandonment(s) will require permitting through EHS.

If you have any questions or would like clarification regarding the foregoing, please contact David Kelly regarding all EHS comments.

Sincerely,



David Kelly
EHS Supervisor
Environmental Health Services
Washoe County Health District



WSUP21-0026
EXHIBIT B



From: [Lemon, Brittany](#)
To: [Stark, Katherine](#)
Cc: [Way, Dale](#)
Subject: WSUP21-0026 (Sparks Mustang) Conditions of Approval
Date: Monday, September 27, 2021 3:21:48 PM
Attachments: [image001.png](#)

Hi Katy,

“This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply.”

<https://tmfpd.us/fire-code/>

Thank you!

Brittany Lemon

Fire Captain - Fire Prevention | Truckee Meadows Fire & Rescue

blemon@tmfnd.us | Office: 775.326.6079 | Cell: 775.379.0584

3663 Barron Way, Reno, NV 89511



“Committed to excellence, service, and the protection of life and property in our community”



Washoe-Storey Conservation District

Bret Tyler Chairmen
Jim Shaffer Treasurer
Cathy Canfield Storey app
Jean Herman Washoe app

1365 Corporate Blvd.
Reno NV 89502
775 857-8500 ext. 131
nevadaconservation.com

September 23, 2021

Washoe County Community Services Department

C/O Katy Stark, Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

WSUP21- 0026 Sparks Mustang

Dear Katy,

In reviewing the special use permit for major grading and permit 2:1 graded slope, the District has the following comments.

With the proposed detention basins, we recommend as a condition for approval to construct a low flow channel between the inlet to outlet pipe, lining the flow line with 4–6-inch rock. Additionally construct two feet by three feet deep by six feet long infiltration trench below the low flow channel to encourage ground water recharge and reduce water runoff. All ditches and swales have the flow line with 4–6-inch rock to reduce sediment runoff downstream.

The applicant states they will send the revegetation plan to the District in which we will require from a qualified professional that includes a seed mix based on the soil, contingency water plan, fertilizer plan, erosion control structures and a monitoring plan with updates provided to the Conservation District after the growing season (October 31) every year for a three-year period.

The District will require earth tone colors for the fencing such as brown, gray, or green colors and the exterior building finishes and roofing material have a color palette that is environmentally friendly.

The proposed lighting for the project follows Washoe County code as it relates to dark sky illumination.

Thank you for the opportunity to review the project that may have impacts on our natural resources and any questions call us at 775-750-8272.

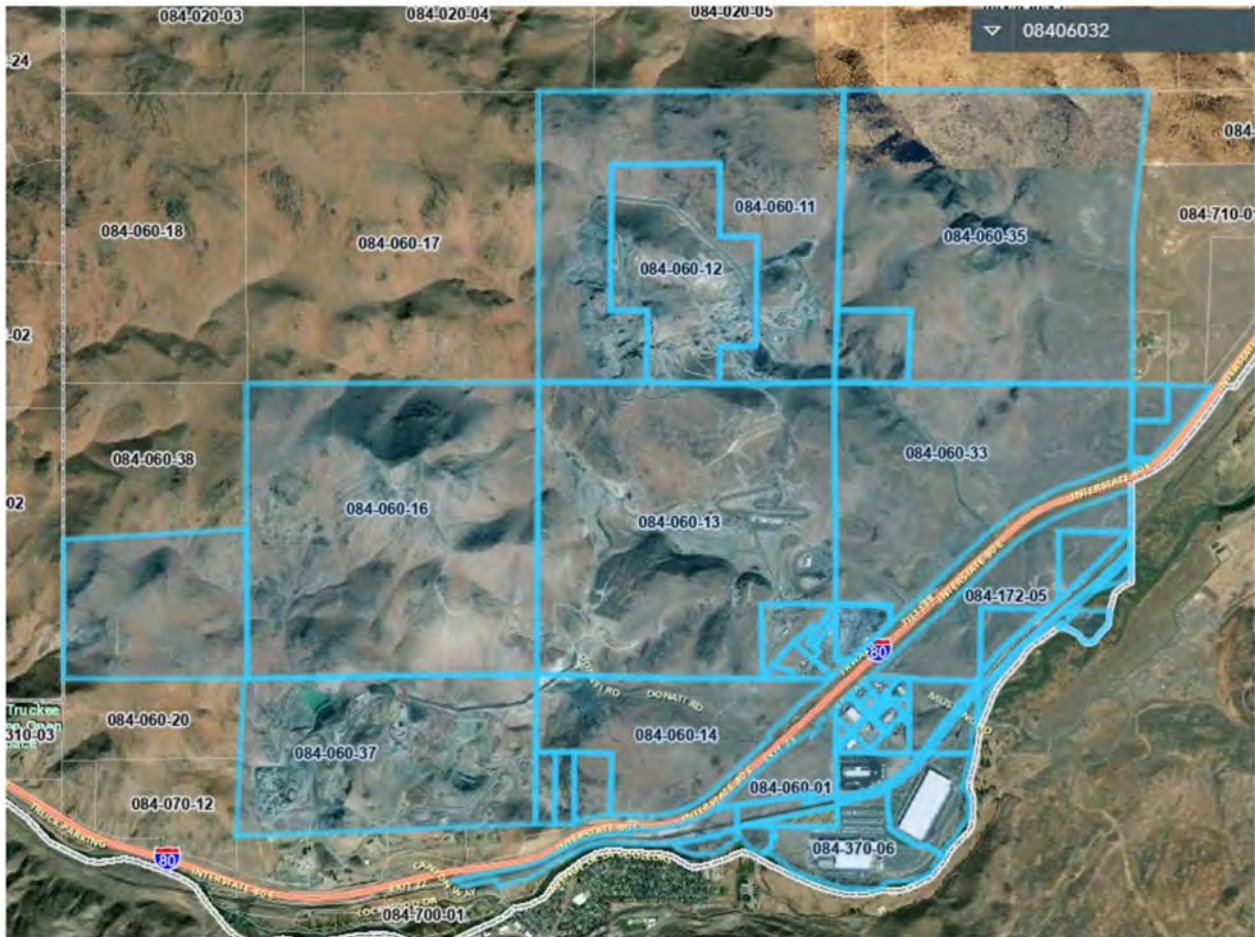
Sincerely,

Shaffer-Tyler

**WSUP21-0026
EXHIBIT B**

Public Notice

WSUP21-0026 (Sparks Mustang)



55 parcels at 5500 feet

SPARKS MUSTANG, LLC

SPECIAL USE PERMIT



Prepared by:



September 8, 2021

SPARKS MUSTANG, LLC

Special Use Permit

Prepared for:

Sparks Mustang, LLC
11111 Santa Monica Boulevard
Los Angeles, California 90025

Prepared by:

Christy Corporation, Ltd.
1000 Kiley Parkway
Sparks, Nevada 89436
(775) 502-8552

September 8, 2021

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Appendices:

Washoe County Development Application
Owner Affidavit
Special Use Permit Application
Property Tax Verification

Attachments:

Preliminary Site and Grading Plans
Drainage Report
TMWA Discovery

SPARKS MUSTANG, LLC – SPECIAL USE PERMIT

Introduction

This application includes the following request:

- A **Special Use Permit** to allow for the establishment of a warehousing use within the Industrial (I) regulatory zone; to allow for Major Grading per the standards of Section 110.438.35 of the Washoe County Development Code; and to allow for modification of standards to permit 2:1 graded slopes and to reduce exterior landscaping.

Project Location

The project site (APN #'s 084-060-32, 084-090-04, 05, 12, 13, and 16) consists of 36.26± acres located on the north side of Interstate 80 in Mustang. Specifically, the site is located along the northern Interstate 80 frontage road at Exit 23, as depicted below in Figure 1.



Figure 1 – Vicinity Map

SPARKS MUSTANG, LLC – SPECIAL USE PERMIT

Existing Conditions

The project site is currently developed as an industrial materials processing plant that is operated by Q&D Construction. This includes the crushing and processing of construction debris such as concrete and asphalt. Material, including large chunks of concrete and asphalt, are trucked into the site and loaded into a crusher that pulverizes the material into small pieces that can be used for other construction applications such as road base. In addition, the operation includes the storage of heavy equipment, pre-cast operations, and various industrial support services.

The project site is generally flat except for the northern boundary which includes steeper slopes as it approaches the ridgeline to the north. The existing Q&D operations have previously disturbed all developable portions of the property (approximately 85% of the total site area).

Surrounding uses include industrial and warehousing to the south (across Interstate 80) and to the north at the top of the ridge. A motorsports park also exists to the north and hosts various racing events on a limited basis throughout the year. Reno Drain Oil operates a petroleum recycling facility that abuts the site to the north at the west-central portion of the property. This facility is accessed through the Sparks Mustang, LLC site by an existing access easement.

Figure 2 (below) provides an aerial view of the site and depicts existing site disturbance along with the Reno Drain Oil facility noted previously.



Figure 2 – Aerial View

SPARKS MUSTANG, LLC – SPECIAL USE PERMIT

Figures 3 (below) and 4 through 6 (following pages) depict the existing onsite conditions.



Figure 3 – Existing Conditions

SPARKS MUSTANG, LLC – SPECIAL USE PERMIT



Figure 4 – Existing Conditions

SPARKS MUSTANG, LLC – SPECIAL USE PERMIT

VIEW ACROSS SITE FROM NORTHEAST (LOOKING SOUTHWEST)



EXISTING OPERATIONS ALONG NORTHEAST PROPERTY LINE



Figure 5 – Existing Conditions

SPARKS MUSTANG, LLC – SPECIAL USE PERMIT



Figure 6 – Existing Conditions

SPARKS MUSTANG, LLC – SPECIAL USE PERMIT

Project Description and Request

The first component of this Special Use Permit (SUP) is to allow for the establishment of a new 529,250± square foot warehousing and distribution facility to be located at the 36.26± acre site. To construct the new warehouse use, the existing Q&D operations will be vacated from the site, including removal of site debris and existing dilapidated buildings. A new single warehouse structure will be constructed at the property and will include east/west orientation.

The primary warehouse structure is proposed to be 514,250± square feet and will include two 7,500± square foot offices at the western and eastern edges. Truck bays will line the northern and southern walls of the warehouse building. Access to the site will be from an existing western access at the I-80 frontage road along with a new eastern access that will also connect to the frontage road.

Employee parking will be provided adjacent to the offices and includes 131± spaces on the west and 59± spaces on the east. Additionally, 58± truck parking spaces will be located on the north side of the parcel, adjacent to the northern drive aisle. Internal circulation will consist of a looping drive aisle that circles the building and connects at the two accesses along the frontage road. This provides for safe and efficient vehicle and truck circulation within the site and maintains access to the existing Reno Drain Oil facility to the north.

The western edge of the site may be developed with additional building area in the future but is currently proposed to remain as outdoor storage, as exists today. However, the area will be improved to include gravel base and a solid screen fence that will buffer the view into the site. This, coupled with new exterior landscaping on the west side, ensures that a much more visual pleasing appearance will occur over the current conditions.

The area proposed for development essentially consists of the areas previously disturbed by the existing Q&D operations. However, with the grading proposed (and described in the following section), a much more refined project appearance will result. In fact, it is anticipated that development of the site, as proposed, will greatly enhance the visual aesthetics of the area, especially from Interstate 80.

Stormwater detention will be provided at the southwest corner of the site, ensuring that flows off the property are equal to or less than those in the pre-development condition. The existing mature landscaping that is included in the southern streetscape will remain and will be enhanced to ensure full compliance with Washoe County standards. This will result in an immediate highly effective screen that will soften the appearance of the building from the freeway.

Steeper slopes that exist at the northwest corner of the property will continue to remain undisturbed. No cutting of the hillside will occur. Overall, it is proposed to disturb 31.01± acres (85%) of the site which essentially is the same amount of site disturbance that exists now under the current operations.

Figure 7 (following page) depicts the preliminary project site plan.

SPARKS MUSTANG, LLC – SPECIAL USE PERMIT



Figure 7 – Preliminary Site Plan

SPARKS MUSTANG, LLC – SPECIAL USE PERMIT

Figure 8 (below) depicts a conceptual elevation/rendering of a building comparable to what is being proposed at the Sparks Mustang, LLC site.



Figure 8 – Typical Building Elevation/Rendering

The second component of this SUP request is to allow for Major Grading, as defined in Section 110.438.35 of the Washoe County Development Code. Specifically, the Major Grading Permit Thresholds triggered by this application include those outlined in Section 110.4.8.35(a)(1)(i) and (ii).

The Development Code sections noted above refer to grading on slopes 15% or less. Per 110.438.35(1)(i), a SUP is triggered for grading of an area more than 4 acres in size. As proposed, 31.01± acres will be graded with the project. However, this grading is essentially a recontouring of the existing areas of disturbance and will have very limited visual impact.

The second SUP “trigger” is to allow for the excavation of 5,000 cubic yards or more at the site (110.438.35(1)(ii)). As proposed, the Sparks Mustang, LLC project will include approximately 450,000 cubic yards of cut and 103,000 cubic yards of fill. Once again, the area proposed for disturbance is already highly disturbed and the proposed grading is tailored for the specific use being developed at the site. Once complete, the Sparks Mustang, LLC project will result in a much more visually appealing project than what is occurring onsite now.

SPARKS MUSTANG, LLC – SPECIAL USE PERMIT

Grading proposed is consistent with an industrial site of this scale and density. The project is highly consistent with other warehousing/distribution uses in the area directly complements those located across Interstate 80 to the south. Most importantly, grading will occur in areas previously disturbed and will not encroach upon hillside areas to the north, ensuring that visual degradation of the site, including hillside scarring, will not occur.

A detailed grading and drainage plan, prepared by Reno Engineering, is included as an attachment to this report.

The final component of this request is to allow for the modification of standards related to graded slopes and landscaping. First, it is requested to allow for the implementation of 2:1 slopes along the northern project boundary, as depicted on the attached grading plan. The use of 2:1 slopes is beneficial as it will ensure that visual scarring along the northern hillside will not occur. If typical County standards (3:1 slopes) were implemented in these areas, daylighting of graded slopes would extend significantly further to the north and would result in visual impact.

The 2:1 slopes proposed are consistent with grading that has already occurred onsite and will be fully screened by the intervening building. Allowing 2:1 slopes in this area will not result in any negative visual impacts. In fact, it ensures that they will not occur. Slopes will be stabilized with the use of native revegetation and will be supported by a geotechnical investigation at the time of final permitting.

The second modification request is to eliminate the northern and eastern perimeter landscaping. Landscaping of these setback areas serves no functional purpose as it cannot be seen outside of the project site. The intervening Sparks Mustang, LLC project site will fully screen this area from view of the frontage road and freeway. Additionally, locating landscaping in the northern and eastern setback would be in stark contrast to the native hillside vegetation and would result in an awkward, out-of-place appearance.

The western perimeter will include code-required perimeter landscaping to ensure a visually pleasing appearance from the freeway and further screen outside storage areas. The southern landscape setback already includes mature trees (as depicted in Figure 6) and will include additional shrubs to ensure full compliance with Washoe County standards. A highly effective and attractive landscape screen will exist along the project frontage from day-one which is highly beneficial since this is the frontage visible from Interstate 80.

The requested modifications are entirely permissible per Development Code standards and procedures and will not result in negative impacts to surrounding properties or the overall area. The modifications are consistent with other industrial properties in the area and will not detract from the overall project design and appearance.

SPARKS MUSTANG, LLC – SPECIAL USE PERMIT

Special Use Permit Findings

In order to approve a Special Use Permit, the following findings must be made. Responses are provided in **bold**.

1. Consistency. The granting of the special use permit is consistent with the policies and maps of the Comprehensive Plan Elements and the Area Plan in which the property is located.

The Sparks Mustang project is consistent with the existing Industrial Master Plan and Regulatory Zone designations and is a permissible use per Development Code standards. The East Truckee Canyon Area Plan supports the project by encouraging industrial development in the Mustang area, including the adaptive reuse of existing properties in the area.

2. Adequate Public Facilities. Adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities must exist or will be provided.

The site is already developed and operating as an industrial use. Utilities are in place and appropriate access on and off of Interstate 80 is already occurring and has proven to function well with industrial truck traffic. The Truckee Meadows Water Authority (TMWA) owns and operates the tank abutting the project site and will provide municipal water service. A TMWA Discovery verifying water service has been completed. A commercial septic system will be installed (subject to Health Department approval).

3. Site Suitability. The site must be physically suitable for the proposed use and for the intensity of development.

As noted previously, the site area proposed for development is basically flat and already developed with an industrial use type(s). The Sparks Mustang, LLC project is an excellent adaptive reuse of the site and will allow for a much more attractive project than what exists today. Infrastructure and services needed to serve the project are already in place or can easily be extended at the developer's expense.

4. Issuance Not Detrimental. Issuance of the permit may not be significantly detrimental to the public health, safety or welfare; have a detrimental impact on adjacent properties; or be detrimental to the character of the surrounding area.

Issuance of this SUP will allow for the site to come into full compliance with Washoe County Development Code standards and will not result in any negative impacts to the surrounding area. The use proposed is consistent with the existing Industrial zoning and is complementary to other warehousing uses in the Mustang area. Furthermore, site improvements will greatly enhance the aesthetics of the area above and beyond what currently exists today.

**WSUP21-0026
EXHIBIT D**

APPENDICES

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

Project Information		Staff Assigned Case No.: _____	
Project Name: Sparks Mustang, LLC			
Project Description: A SUP to allow for the establishment of a warehousing use in the Industrial zone; major grading per Section 110.438.35; and modifications to standards related to slopes and landscaping.			
Project Address: 11998 Interstate 80 East, Mustang, NV 89434			
Project Area (acres or square feet): 36.26 acres			
Project Location (with point of reference to major cross streets AND area locator): The site is located north of Interstate 80, along the frontage road at Exit 23 in Mustang.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
084-060-32	17.66 acres		
084-090-04, 05, 12, 13, and 16	18.6 acres		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Sparks Mustang, LLC		Name: Christy Corporation, LTD	
Address: 11111 Santa Monica Blvd.		Address: 1000 Kiley Pkwy.	
Los Angeles, CA	Zip: 90025	Sparks, NV	Zip: 89436
Phone: 805-207-1830	Fax:	Phone: 775-502-8552	Fax:
Email: jlichter@industrialrealtygroup.com		Email: mike@christynv.com	
Cell: 805-207-1830	Other:	Cell: 775-250-3455	Other:
Contact Person: Justin Lichter		Contact Person: Mike Railey	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Industrial Realty Group		Name:	
Address: 11111 Santa Monica Blvd.		Address:	
Los Angeles, CA	Zip: 90025		Zip:
Phone: 775-772-6923	Fax:	Phone:	Fax:
Email: rmassey@irga.com		Email:	
Cell: 775-772-6923	Other:	Cell:	Other:
Contact Person: Rex Massey		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

**WSUP21-0026
EXHIBIT D**

December 2018

Community Services Department

Planning and Building

SPECIAL USE PERMIT

(see page 7)

SPECIAL USE PERMIT FOR GRADING

(see page 9)

SPECIAL USE PERMIT FOR STABLES

(see page 12)

APPLICATION



Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89512-2845

Telephone: 775.328.6100

Special Use Permit Application Supplemental Information

(All required information may be separately attached)

1. What is the project being requested?

A Special Use Permit to allow for the establishment of a warehousing use within the Industrial (I) regulatory zone; to allow for Major Grading per the standards of Section 110.438.35 of the Washoe County Development Code; and to allow for modification of standards to permit 2:1 graded slopes and to reduce exterior landscaping.

2. Provide a site plan with all existing and proposed structures (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.)

Refer to attached preliminary site plan.

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

Pad development is anticipated to commence early 2022 with vertical construction to follow (anticipated summer 2022).

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

The project is an adaptive reuse of an existing disturbed site. The property is well suited for the type of use and density proposed. Refer to attached report for a detailed analysis.

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

Redevelopment of this site will eliminate concrete recycling operation and heavy equipment storage and replace current use with a new industrial building which will greatly improve visual quality of the I-80 corridor. Much of the site will be paved and reduce dust and particulates. Remaining older buildings will be torn down and existing on-site groundwater wells plugged.

6. What are the anticipated negative impacts or affect your project will have on adjacent properties? How will you mitigate these impacts?

None, access to the site will be maintained. Existing easement will be paved. Site drainage will be greatly improved. Adjacent property may have opportunity to obtain a domestic water source and fire protection will be greatly enhanced. Refer to attached report for additional details.

7. Provide specific information on landscaping, parking, type of signs and lighting, and all other code requirements pertinent to the type of use being purposed. Show and indicate these requirements on submitted drawings with the application.

Approximately 450,000 cubic yards of cut and 103,000 cubic yards of fill. Refer to attached report.

WSUP21-0026
EXHIBIT D

Washoe County Planning and Building
SPECIAL USE PERMITS APPLICATION SUPPLEMENTAL INFORMATION

December 2018

WAC23-0015
EXHIBIT E

8. 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
------------------------------	--

9. Utilities:

a. Sewer Service	Private Commercial Septic
b. Electrical Service	NV Energy
c. Telephone Service	AT&T
d. LPG or Natural Gas Service	LPG
e. Solid Waste Disposal Service	Waste Management
f. Cable Television Service	AT&T or Charter Communications
g. Water Service	TMWA

For most uses, Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County. Please indicate the type and quantity of water rights you have available should dedication be required.

h. Permit #		acre-feet per year	
i. Certificate #	19042,66825,66827,74927	acre-feet per year	20.0027 (underground)
j. Surface Claim #		acre-feet per year	
k. Other #		acre-feet per year	

Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources).

Existing mature landscaping, fencing, and the proposed building will all serve to screen disturbed areas.

10. Community Services (provided and nearest facility):

a. Fire Station	TMFPD Station 46 (reciprocal from City of Sparks and Storey County)
b. Health Care Facility	Renown Regional Medical Center
c. Elementary School	N/A
d. Middle School	N/A
e. High School	N/A
f. Parks	Lockwood River Trail/Interpretive Park
g. Library	Washoe County - Sparks Branch
h. Citifare Bus Stop	N/A

**Special Use Permit Application
for Grading
Supplemental Information**
(All required information may be separately attached)

1. What is the purpose of the grading?

Grading will be used to create a building pad for a new industrial building, parking, driveways, and fire suppression storage tank.

2. How many cubic yards of material are you proposing to excavate on site?

Approximately 450,000 cubic yards of cut and 103,000 cubic yards of fill. Refer to attached report.

3. How many square feet of surface of the property are you disturbing?

A total of 31.01 acres will be disturbed.

4. How many cubic yards of material are you exporting or importing? If none, how are you managing to balance the work on-site?

Approximately 450,000 cubic yards of cut and 103,000 cubic yards of fill. Refer to attached report.

5. Is it possible to develop your property without surpassing the grading thresholds requiring a Special Use Permit? (Explain fully your answer.)

Given the size of the site and existing disturbance that has already occurred, it is not possible to grade below the established SUP thresholds.

6. Has any portion of the grading shown on the plan been done previously? (If yes, explain the circumstances, the year the work was done, and who completed the work.)

The area proposed to be graded is 100% disturbed. The grading proposed allows for redevelopment of the property, as described in the attached report.

7. Have you shown all areas on your site plan that are proposed to be disturbed by grading? (If no, explain your answer.)

Yes.

**WSUP21-0026
EXHIBIT D**

Washoe County Planning and Building
SPECIAL USE PERMITS APPLICATION GRADING SUPPLEMENTAL INFORMATION

December 2018

**WAC23-0015
EXHIBIT E**

8. Can the disturbed area be seen from off-site? If yes, from which directions and which properties or roadways?

The proposed building and landscape improvements will screen all onsite grading. Refer to attached report for additional details.

9. Could neighboring properties also be served by the proposed access/grading requested (i.e. if you are creating a driveway, would it be used for access to additional neighboring properties)?

Neighboring property (Reno Drain Oil) will continue to be served by existing access easement.

10. What is the slope (horizontal/vertical) of the cut and fill areas proposed to be? What methods will be used to prevent erosion until the revegetation is established?

As described in the attached report, a modification to standards to allow for 2:1 slopes is requested. Native revegetation will be used to stabilize slopes.

11. Are you planning any berms?

Yes	NoXX	If yes, how tall is the berm at its highest?
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12. If your property slopes and you are leveling a pad for a building, are retaining walls going to be required? If so, how high will the walls be and what is their construction (i.e. rockery, concrete, timber, manufactured block)?

No retaining walls are proposed.

13. What are you proposing for visual mitigation of the work?

Existing mature landscaping, fencing, and the proposed building will all serve to screen disturbed areas.

14. Will the grading proposed require removal of any trees? If so, what species, how many and of what size?

No.

15. What type of revegetation seed mix are you planning to use and how many pounds per acre do you intend to broadcast? Will you use mulch and, if so, what type?

Areas to be revegetated will include a native seed mix to the approval of the WSCD.

WSUP21-0026
EXHIBIT D

16. How are you providing temporary irrigation to the disturbed area?

If deemed necessary, temporary irrigation will be provided at revegetation locations.

17. Have you reviewed the revegetation plan with the Washoe Storey Conservation District? If yes, have you incorporated their suggestions?

Revegetation (as necessary) will include a WSCD approved seed mix.

18. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that may prohibit the requested grading?

Yes	NoXX	If yes, please attach a copy.
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APPLICANT / DEVELOPER

INDUSTRIAL REALTY GROUP, LLC
 Care of Rex Massey
 Phone: 775-772-6923
 Email: rmassey@irg.com

JURISDICTIONS:

WASHOE COUNTY - PLANNING DEPARTMENT
 Department of Planning and Building
 1001 E High St. Reno NV
 Phone: (775) 328-6100, Fax: (775) 328-6133

WASHOE COUNTY - DUST CONTROL PERMIT
 Washoe County Health District (WCHD), Air Quality Management Division
 Administrative Health Services (AHS) 1001 E. 9th Street, Building B, Reno NV 89512
 Phone: (775) 785-4110, Fax: (775) 784-7225

STATE OF NEVADA - STORM WATER POLLUTION PREVENTION PLAN (SWPPP)
 NEVADA DIVISION OF ENVIRONMENTAL PROTECTION (NDEP)
 901 South Steves Street, Suite 601, Carson City, Nevada 89701-5240
 Phone: (775) 687-9520, Fax: (775) 687-5699

AT&T COMMUNICATION
 Chp Lyles, OSP Design Engineer
 AT&T Nevada, 745 W. Moana Lane, Room 220, Reno, NV
 Phone: (775) 449-5243

NV ENERGY - ELECTRIC AND GAS SERVICE
 P.O. Box 10100, Reno, Nevada 89520

TRUJEE MEADOWS WATER AUTHORITY (TMWA)
 1355 Capital Blvd., Reno, NV 89502



VICINITY MAP

GENERAL NOTE

THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH ACCEPTED ENGINEERING PROCEDURES AND GUIDELINES, AND ARE BELIEVED TO BE IN SUBSTANTIAL COMPLIANCE WITH APPLICABLE STATUTES, COUNTY ORDINANCES, AND FOR CITY STANDARDS. IN THE EVENT OF A CONFLICT BETWEEN ANY PORTION OF THESE PLANS AND COUNTY STANDARDS PROMPTLY NOTIFY ENGINEER, THE COUNTY STANDARDS SHALL APPLY. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTORS SHALL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.

THE ENGINEER SHALL NOT BE RESPONSIBLE FOR OR LIABLE FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE ENGINEER.

OBTAIN LATEST ELECTRONIC FILE FROM REC PRIOR TO STAKING & CONSTRUCTION. THE ORIGINAL, SET WET-STAMPED & DATED TBD AND APPROVED AS NOTED BY CITY OF RENO BLDG DEPT & FIRE DEPT IS "PERMIT SET". REFER ALSO TO FDS PLAN REVIEW COMMENTS.

TOPOGRAPHY

CONTOURS AND SPOT GRADES SHOWN ON THESE PLANS WERE TAKEN FROM AERIAL MAPPING AND CONFORM TO THE FOLLOWING STANDARDS:

- XY ACCURACY = 1/30" AT MAP SCALE
- Z ACCURACY = 1/2" CONTOUR INTERVAL
- SPOTS = 1/4" CONTOUR INTERVAL

MAPS MUST BE FIELD CHECKED BEFORE USE

CONTRACTOR TO VERIFY WITH ENGINEER AND/OR SURVEYOR FOR THE LATEST SITE MAP

FEATURES IN SHADOW AND VEGETATION AREAS OR NEAR TALL OBJECTS MAY BE OBSCURED DUE TO PHOTOGRAPHIC ANGLE

MAPPING OUTSIDE OF CONTROL PERIMETER MAY NOT MEET MAP ACCURACY STANDARDS

SMALL SHADOW AREAS ARE NOT SHOWN FOR CLARITY

BASIS OF BEARING & ELEVATION

BASIS OF BEARING

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83) IS DETERMINED USING REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS OF WASHOE COUNTY SURVEY CONTROL. COMBINED GRID TO GROUND FACTOR = 1.000197939. ALL DISTANCES SHOWN HEREIN ARE GROUND.

BASIS OF ELEVATION

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), AS TAKEN FROM CONTRACTOR TO VERIFY WITH ENGINEER AND/OR SURVEYOR. BOUNDARY INFO. SITE LAYOUT PRIOR TO STAKING & CONSTRUCTION

CIVIL ENGINEER OF RECORD

RENO ENGINEERING CORPORATION
 Attn: Justin Farley, P.E.
 One East 1st Street, Suite 1400
 Reno, NV 89501
 Phone: 775-815-7172
 Email: justin@recw.com

SHEET INDEX

- | | |
|----|--------------------------------|
| CV | COVER SHEET |
| CM | PRELIMINARY CONSTRAINTS MAP |
| SP | PRELIMINARY SITE PLAN |
| GP | PRELIMINARY GRADING PLAN |
| XS | PRELIMINARY GRADING X-SECTIONS |

NO.	DATE	REVISIONS

ONE EAST FIRST STREET #1400
 RENO, NEVADA 89501
 WWW.RECENGINEERING.COM
REC
 Reno Engineering & Development Services Company



PROJECT Y - MUSTANG
 COVER SHEET

CV



LOCKWOOD INVESTMENT CO. LTD
APN 084-090-13
(NOT A PART)

U.S.A. B.L.M.
APN 084-090-34
(NOT A PART)

EAGLE PROPERTIES LLC
APN 084-090-14
PARCEL 1 PM 2072
(NOT A PART)

EAGLE PROPERTIES LLC
APN 084-090-14
PARCEL 1 PM 2072
(NOT A PART)

APN 084-090-03
TITLE PARCEL 2
(0.79± ACRES)

APN 084-090-04
TITLE PARCEL 3
(1.46± ACRES)

RENO DRILL OIL SERVICE
APN 084-090-15
PARCEL 2 PM 2072
(NOT A PART)

APN 084-090-15
TITLE PARCEL 4
(0.44± ACRES)

APN 084-090-16
TITLE PARCEL 7
(6.39± ACRES)

EAGLE PROPERTIES LLC
APN 084-090-14
PARCEL 1 PM 2072
(NOT A PART)

APN 084-090-13
TITLE PARCEL 6
(7.87± ACRES)

APN 084-090-12
TITLE PARCEL 5
(2.00± ACRES)

APN 084-090-32
TITLE PARCEL 1
(17.66± ACRES)

U.S.A. B.L.M.
APN 084-090-33
(NOT A PART)

U.S.A. B.L.M.
APN 084-172-05
(NOT A PART)

NOTE: PARCEL LINES TO BE CONSOLIDATED THROUGH MAPPING PROCESS WITH FINAL DESIGN. EASEMENTS TO BE REMOVED WITH PARCEL MAPPING PROCESS OR RELOCATED WITH COORDINATION FROM THE MUNICIPALITY/UTILITY PURVEYOR

LOCKWOOD INVESTMENT CO. LTD
APN 084-090-13
(NOT A PART)

U.S.A. B.L.M.
APN 084-090-14
(NOT A PART)

U.S.A. B.L.M.
APN 084-090-14
(NOT A PART)

HENSLEY FAMILY TRUST
APN 084-090-10
(NOT A PART)

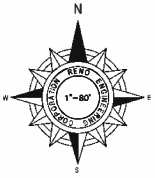
Table with 2 columns: DATE, REVISIONS

ONE EAST FIRST STREET #400
RENO, NEVADA 89501
WWW.RENOENGINEERING.COM
RENO
Reno Engineering A Development Services Company

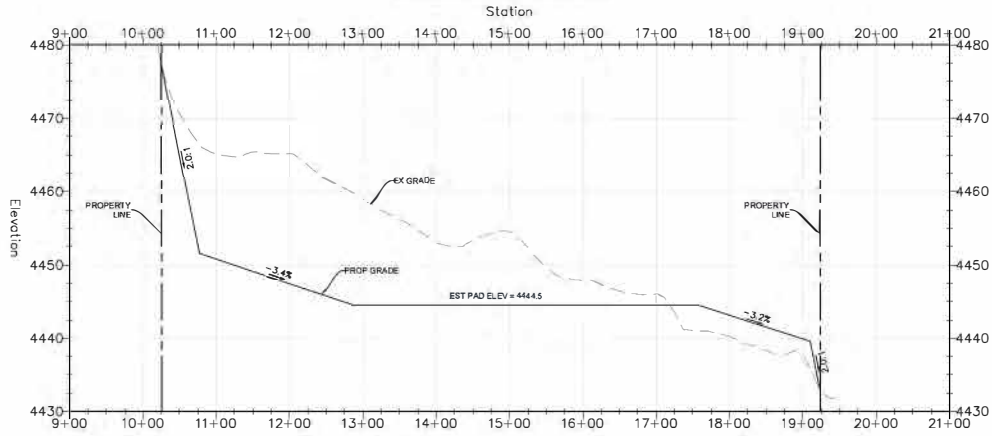


PROJECT Y - MUSTANG
PRELIMINARY CONSTRAINTS MAP

CM

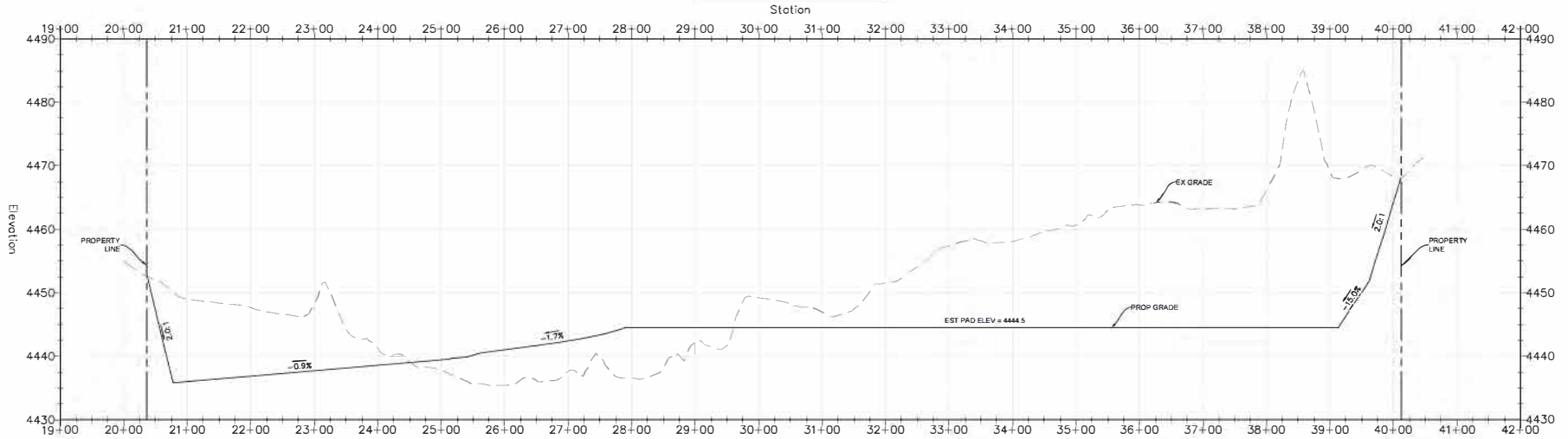


NW TO SE PROFILE



HORIZ. SCALE: 1"=80'
 80 0 40 80 160
 VERT. SCALE: 1"=8'
 8 0 4 8 16

SW TO NE PROFILE



NO.	DATE

ONE EAST FIRST STREET #400
 RENO, NEVADA 89501
 WWW.RENOENR.COM



PROJECT Y - MUSTANG
 PRELIMINARY GRADING
 X-SECTIONS

XS