



## STORAGE LOT VARIANCE APPLICATION

Prepared by:



DECEMBER 15, 2016

# SIERRA RV STORAGE LOT

## VARIANCE APPLICATION

**Prepared for:**

Sierra RV Super Center, Inc.

9125 S. Virginia Street

Reno, Nevada 89511

**Prepared by:**

Rubicon Design Group, LLC

100 California Avenue, Suite 202

Reno, Nevada 89509

(775) 425-4800

**December 15, 2016**



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## Introduction

This application includes the following request:

- A **Variance** to allow for a RV storage lot to operate without a “primary commercial structure,” to reduce required onsite landscaping and paving, eliminate onsite lighting and allow for increased fence height.

## Project Location

The project site (APN 017-320-15) consist of 4± acres and is located at 16400 South Virginia Street in the South Valleys Area Plan. Specifically, the property is located on the east side of South Virginia Street south of Rhodes Road. Figure 1 (below) depicts the project location.



Figure 1 – Vicinity Map



## Existing Conditions

The subject property is zoned Neighborhood Commercial (NC) and is currently developed with a security fence and gate on the western portion of the property. The area within the fence was once paved although the pavement has deteriorated to a level where only small portions still exist. The site itself sits approximately 5 feet below the grade of South Virginia Street (Old US 395) and is accessed via an existing driveway on the south side of the parcel.

Steamboat Creek runs just east of the site. As such, there is a significant amount of mature vegetation that exists along the east side of the parcel. This vegetation is not located within the developed portion of the site and is located east of the existing onsite fence. Additionally, there is mature vegetation, including a large pine tree located at the northwest corner of the site as well as along the northern perimeter of the property.

Surrounding uses include trailer sales and service to the north, single family to the south and west and vacant land to the east. Another trailer sales establishment is located just south of the site on the same side of Virginia Street.

Figures 2 (below) and 3 and 4 (following pages) depict the existing onsite conditions.

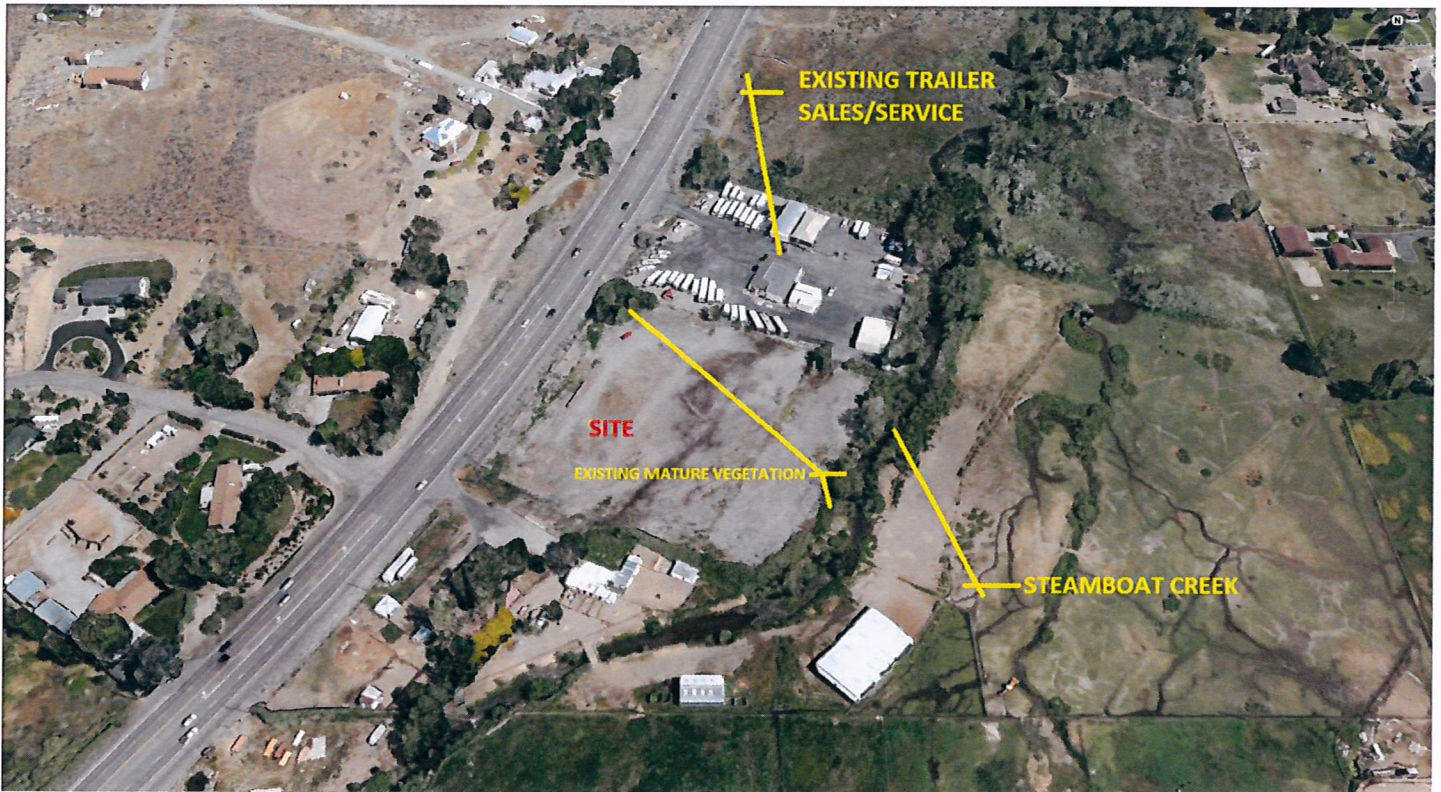


Figure 2 – Existing Conditions

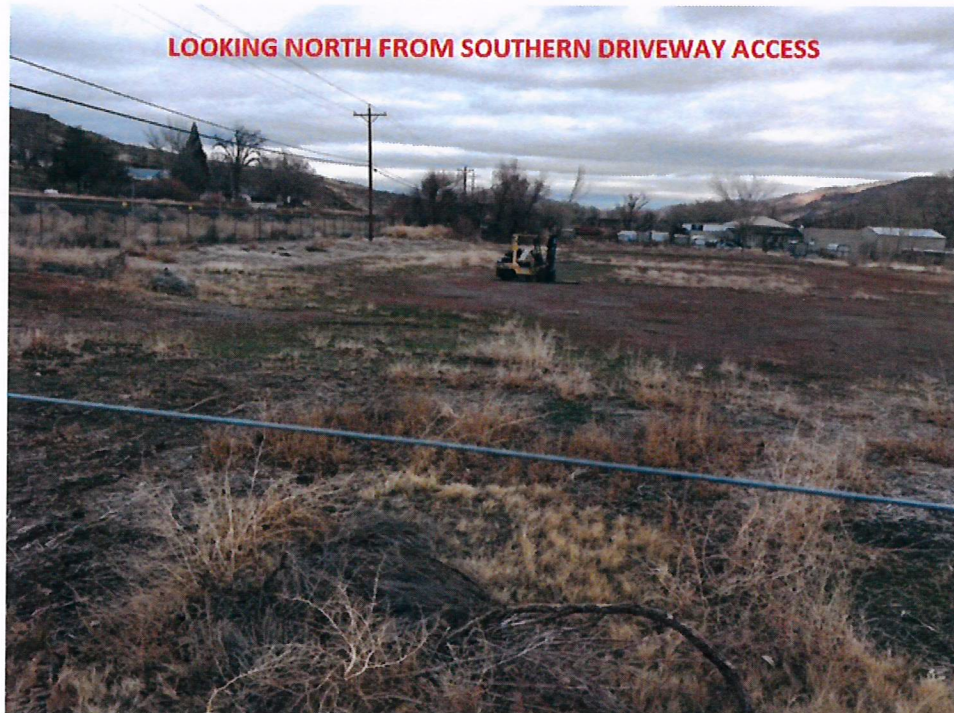


Figure 3 – Existing Conditions

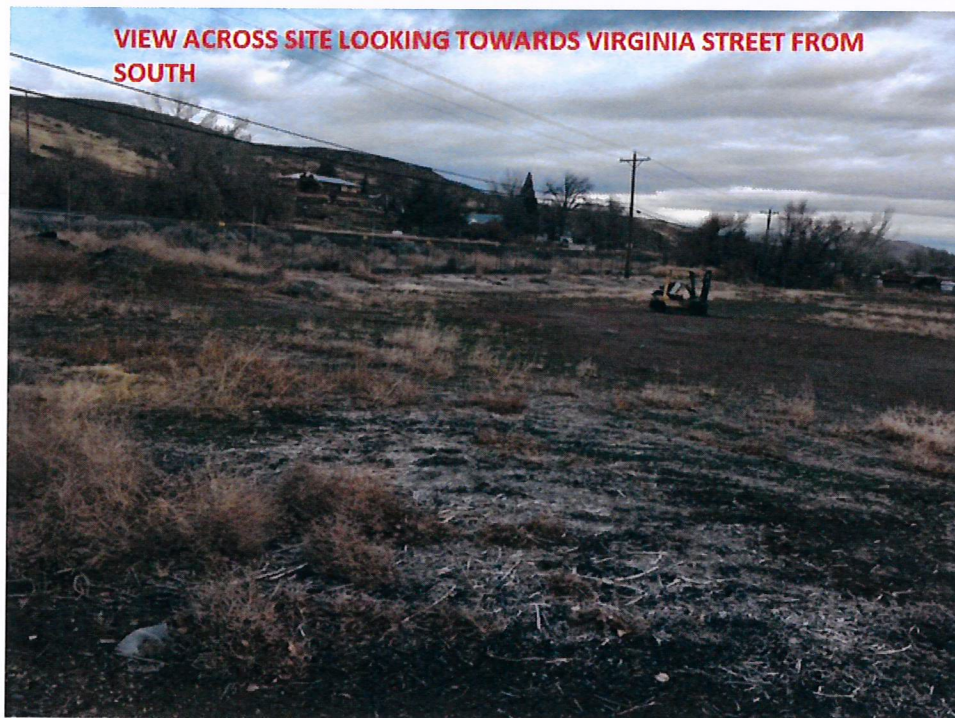


Figure 4 – Existing Conditions



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## Project History

The subject property was originally developed well over 25 years ago and was previously used for recreational vehicle sales and/or storage. The previous commercial operations ceased in 2007 or 2008 (estimated based on Washoe County business license records). Sierra RV acquired the parcel in mid-2016 with the intent of reestablishing the prior RV storage use. It was Sierra RV's intent to store new inventory on the parcel and not have any commercial activity at the site. Instead, RV's would be moved to the businesses primary facility located in the City of Reno on an as-needed basis.

After acquiring the property, Sierra RV moved approximately 30 to 40 new RV's to the subject parcel. In the summer of 2016, Sierra RV was notified by Washoe County Code Enforcement that the units were being stored illegally and that operable vehicle storage was not an allowed use. After several months of working with Washoe County Planning and Zoning staff, it was determined that the storage use is permitted within the NC zone, per Appendix 1 of the South Valleys Area Plan. However, the site did not meet the current development criteria outlined in the Washoe County Development Code.

Based on the code enforcement notification, Sierra RV has removed all units that were stored onsite. Additionally, Sierra RV has continued to work with Washoe County staff in an effort to "legalize" the storage use. However, the Development Code includes requirements that are not practical based on the low intensity of the use as well as the unique site characteristics. Therefore, Washoe County Planning and Zoning staff recommended that a Variance be filed to waiver/modify certain Development Code requirements. Details of the various Variance components are detailed in the following section.

## Project Description

Sierra RV wishes to utilize the subject parcel for the sole purpose of storing inventory. The operation will not include any onsite employees and will not be open to the public. Instead, Sierra RV will transport inventory from the proposed storage lot to their sales center located on South Virginia Street in Reno on an as-needed basis. It is anticipated that this will occur an average of 3 times per week. Also, no delivery of units will occur at the proposed site. Instead, all deliveries take place at the primary facility in Reno. The Pleasant Valley lot is simply an area to store overflow inventory.

The majority of the 4± acre site will remain undeveloped. In fact, no new development is proposed from what has been previously utilized in the past. The eastern portion of the site, adjacent to Steamboat Creek, will be left natural. This includes the area identified by FEMA as floodway along with the critical and sensitive zones of the creek, as identified by Washoe County. Since there is no encroachment into this area, no Special Use Permit for development within the creek zone is necessitated.

RV's will be stored on the western portion of the site within the existing fenced area. In addition to the existing chain link fence, it is proposed to legalize the onsite 8-foot electric fence that is currently in place (discussed in detail later). Access in and out of the storage yard will be from the southern driveway that connects with Virginia Street.



Figure 5 (below) depicts the project site plan. A full size-site plan is included in the attached map pocket.

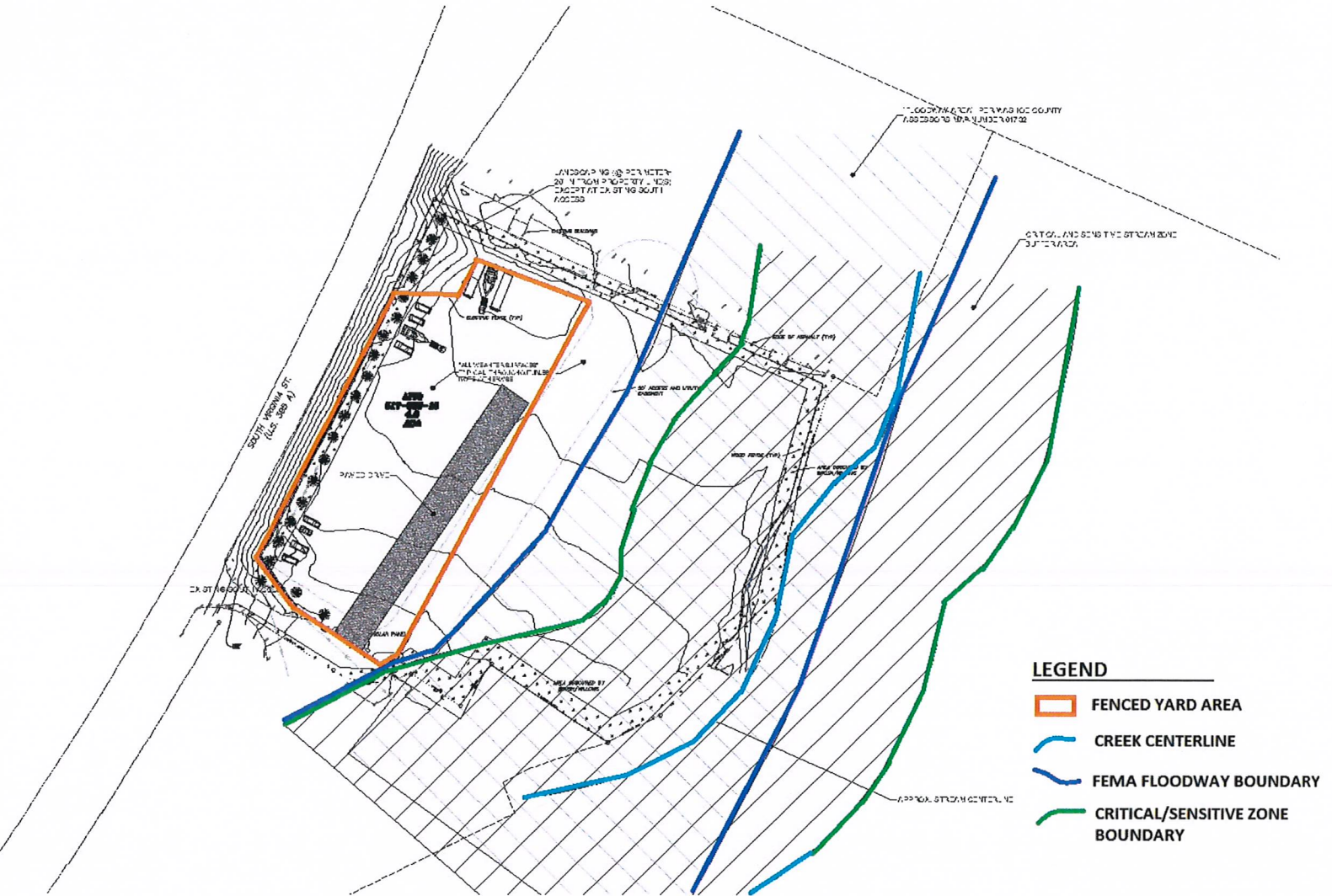


Figure 5 – Site Plan



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A solar powered sliding gate is located at the southern property boundary. A paved drive aisle will start at the access gate and extend into the site, reducing the potential for dust at the most heavily traveled area. It is proposed to cover the remainder of the yard area with an all-weather surface such as gravel or road base. This is logical given the very low intensity level proposed and the fact that vehicles will not be driving around within the yard area.

No new lighting is proposed nor is any new construction (other than paving the drive aisle and adding all-weather surface). No grading is needed with the proposed storage use and existing mature vegetation onsite will remain undisturbed.

### **Variance Request**

As previously noted, Sierra RV previously stored RV's at the subject property and believed it was a permitted use based on the use history of the site. Although operable vehicle storage is allowed by right, bringing the site into full compliance with Washoe County Development Code requirements is not feasible or logical given the site's location and unique characteristics. Therefore, a Variance is being sought for the following:

- To eliminate the requirement for an onsite commercial structure.
- To reduce the amount of required paving.
- To eliminate site lighting.
- To reduce the amount of required onsite landscaping.
- To increase allowable fence height from 6 feet to 8 feet.

Each of these proposed Variance components is discussed below in more detail:

- **Commercial Structure**

The Washoe County Development Code, section 110.304.25 requires that any permanent commercial use must operate from a commercial structure. The proposed Sierra RV storage lot is unique in that no activity occurs on the site on a daily basis. Instead, 1 or 2 employees arrive at the site to pick up or drop off an RV on a sporadic basis (average of 3 times per week). The employees are typically onsite for 10 minutes or less. There are no employees located onsite on a permanent basis and the lot is not open to customers/general public. Therefore, locating an office onsite serves no practical purpose as the use itself dictates that it would never be used. Activity at the site will only occur for an average of 30 minutes per week. It is the intent of the ordinance to require an office for commercial storage where customers may come and go. In this case, that simply will not happen.



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- **Paving**

Washoe County Development Code standards require that the entire yard area be paved. In the case of Sierra RV, this serves no functional purpose. The intent of the paving requirement is to reduce dust and erosion that occurs from vehicles circulating within the site. This use is unique in that vehicles are only stored onsite. Therefore, it is proposed to pave a primary entry aisle and utilize an all-weather surface such as gravel or asphalt grindings for the storage areas. This will eliminate the potential for weeds and provide a paved surface for the area where vehicles enter and exit the site.

Another unique circumstance to consider is the site's proximity to Steamboat Creek. Creating a large impervious surface near the creek creates the potential for runoff and other environmental concerns. Utilizing an all-weather surface allows for water to percolate into the ground naturally. This approach was utilized for the previous RV sales/storage use and functioned without negative impacts.

- **Lighting**

No new lighting is proposed at the site. Code would require that lighting be installed to commercial standards. If this occurred, the property would look very similar to a commercial parking lot. Given the rural character of Pleasant Valley and the fact that the site adjoins single family and open space uses, lighting would be out of character with the surrounding area. Additionally, no nighttime activity will occur at the property. Security fencing is being provided to ensure the security of RV's stored onsite.

- **Landscaping**

The Washoe County Development Code would require that the entire perimeter of the site be landscaped. The Sierra RV site is unique in two distinct ways. First, as depicted in the previous exhibits, there is a heavy mature vegetative buffer that screens the site on the north, east and south sides. Furthermore, the property to the north is very similar in use. Thus, providing a landscape buffer on the north serves no practical purpose. The uniqueness of the existing natural "landscaping" far outweighs any new landscaping and provides for a more effective screen.

The second consideration and unique circumstance is that the site sits anywhere between 5 and 9 feet below the grade of Virginia Street. Therefore, any shrubs planted within the setback area would only be visible internal to the site, providing no public benefit whatsoever. As a result, it is proposed to plant trees only along the Virginia Street frontage, as depicted on the project site plan. The mature evergreen located at the northwest corner of the property will remain and provides an effective screen for southbound traffic on Old US 395.

Figure 6 (following page) depicts the grade differential between the Sierra RV site and South Virginia Street.

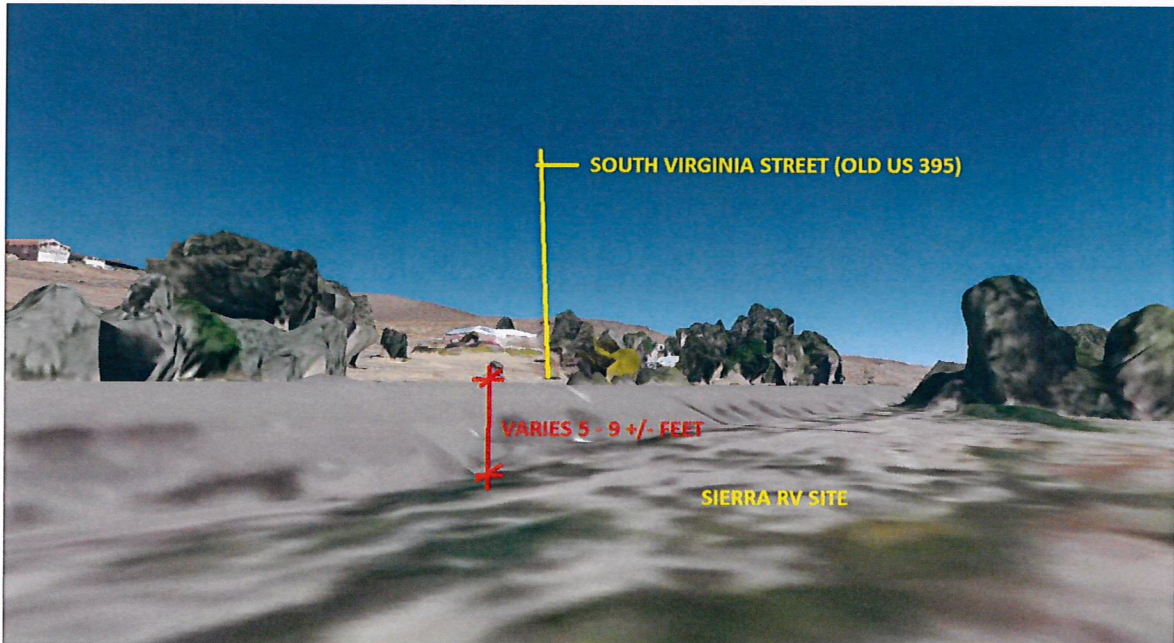
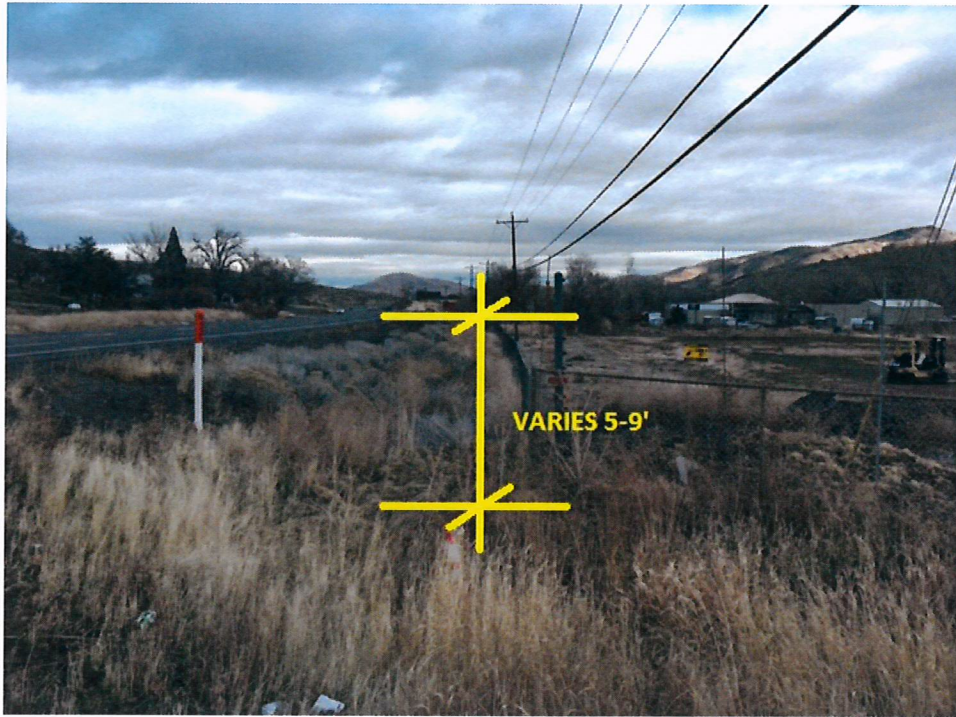


Figure 6 – Grade Differential Exhibits

- **Fencing**

Sierra RV installed an 8-foot electric security fence after they purchased the property. While attempting to secure a permit, the fencing contractor was informed that the maximum allowed fence height is 6 feet. The electric fence is unique in that it is not visibly obtrusive. Instead, it consists of strands of cabling and creates an open look. From a distance, the fence is not even visible. Based on this unique characteristic, it is requested that a Variance be granted to allow the 2 extra feet. It should also be noted that the adjoining property to the north has a similar fence that exceeds what is being proposed by Sierra RV. Also, the proposed fencing provides security without the need for lighting which is incompatible with the adjoining properties to the south and east.

Figure 7 (below) depicts the electric fence and shows that it is less obtrusive than a standard chain link security fence. The fence is also included in the previous site photos and is barely noticeable to the casual observer.



**Figure 7 – Proposed Security Fence**



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All in all, Sierra RV is simply attempting to reestablish a use that existed onsite for decades. The property functioned as an RV sales and storage center for years without incident and impact. Sierra RV is proposing to make reasonable improvements that will clean up the current site and bring it far more into compliance than what previously existed.

The site includes numerous unique circumstances such as grade separation from the adjoining right-of-way, existing mature vegetation, etc. which create impracticalities and hardships in terms of bringing the property in to 100% compliance with current standards. Additionally, being in a rural transition area, urban/suburban standards included in the Development Code (i.e. lighting and landscaping) are not necessarily keeping in context with the surrounding area. Finally, the use itself is unique in that it is of ultra-low intensity and results in an average of 30 minutes of activity per week. Such a low intensity use does not warrant construction of an onsite building as it will serve no purpose.

### Variance Findings

The Washoe County Development Code (Section 110.804.25) establishes legal findings that must be made by the Board of Adjustment or Planning Commission in order to approve a Variance request. These findings are listed below and are addressed in **bold face** type.

- (a) Special Circumstances. Because of the special circumstances applicable to the property, including either the:
- (1) Exceptional narrowness, shallowness or shape of the specific piece of property, or
  - (2) By reason of exceptional topographic conditions, or
  - (3) Other extraordinary and exceptional situation or condition of the property and/or location of surroundings,

As noted previously, the site and proposed use include special, unique and unusual circumstances. This includes the grade separation and the fact that Steamboat Creek skirts the property resulting in a dense mature vegetative buffer. Also, the site essentially lies in a “transition zone” between suburban and residential uses. As such, strict application of the code standards is not in keeping with the surrounding area and creates a more urban environment that could result in light pollution, etc. Paving of the site would result in more impervious area adjacent to the stream zone which is highly discouraged by Washoe County and another unique site consideration. Lastly, the use itself is unique in that there is very little activity onsite. Requiring a use that has no employees or customers to meet commercial standards creates impracticalities and a hardship upon the owner.



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

This request will not result in any detrimental impact to the public. In fact, requiring paving could have detrimental impact to the creek zone and lighting would create an environment incompatible with adjoining rural use types. Waiving the building requirement has zero impact whatsoever. In terms of landscaping, the existing vegetation has served as a natural buffer for decades and any shrubs planted within the property would not be visible from any adjoining properties based on grade separation between the site and the right-of-way and existing vegetation in the area. Finally, the increased fence height is not visually obtrusive and will provide for added security. This is a much better solution to lighting given the surrounding conditions.

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

The variances requested are not inconsistent with other similar businesses in the immediate area. There are two other trailer-related businesses in the area that also do not meet current code standards and are much more intense than what Sierra RV is proposing. When considering the variance requests, it is important to consider that the proposed use is unique and will not include employees or customers and averages approximately 30 minutes of activity per week.

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

Operable vehicle storage is an allowed use (by right) in the NC zone per Appendix A of the South Valleys Area Plan.

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

Not applicable.

# APPENDICES

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## Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: <b>Sierra RV Storage Lot</b>			
Project Description: A Variance request to allow a RV storage lot without a primary commercial structure, reduce onsite landscaping, paving and lighting, and allow for increased fence height.			
Project Address: 16400 S. Virginia St.			
Project Area (acres or square feet): 4 acres			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): <b>East side of South Virginia Street (Old US 395), south of Rhodes Road.</b>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
017-320-15	4 acres		
Section(s)/Township/Range: Section 4, T17N, R20E			
<b>Indicate any previous Washoe County approvals associated with this application:</b> Case No.(s).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Sierra RV Super Center, Inc.		Name: Rubicon Design Group, LLC	
Address: 9125 S. Virginia St. Reno, NV		Address: 100 California Ave. Suite 202 Reno, NV	
Zip: 89511		Zip: 89509	
Phone: 775-324-0522 Fax:		Phone: 775-425-4800 Fax:	
Email: Paul@SierraRV.com		Email: mrailey@rubicondesigngroup.com	
Cell: 775-233-4860 Other:		Cell: 775-250-3455 Other:	
Contact Person: Paul McDonald		Contact Person: Mike Railey	
<b>Applicant/Developer:</b> Same as above		<b>Other Persons to be Contacted:</b>	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: SIERRA RV SUPER CENTER, INC.

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA )  
COUNTY OF WASHOE )

I, PAUL McDONALD  
(please print name)

being duly sworn, depose and say that I am the owner\* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Development.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 017-320-15

Printed Name Paul Mac Donald  
Signed Paul McDonald  
Address 42 Bewnington Ct.  
Reno, NV 89511

Subscribed and sworn to before me this 8<sup>th</sup> day of DECEMBER, 2016.

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

My commission expires: MAY 4, 2017

(Notary Stamp)



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

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

# SIERRA RV SUPER CENTER, INC.

Business Entity Information			
Status:	Active	File Date:	12/11/2000
Type:	Domestic Corporation	Entity Number:	C32887-2000
Qualifying State:	NV	List of Officers Due:	12/31/2017
Managed By:		Expiration Date:	
NV Business ID:	NV20001498295	Business License Exp:	12/31/2017

Registered Agent Information			
Name:	PAUL MACDONALD	Address 1:	9125 S. VIRGINIA ST.
Address 2:		City:	RENO
State:	NV	Zip Code:	89511
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Noncommercial Registered Agent		

Financial Information			
No Par Share Count:	10,000.00	Capital Amount:	\$ 0
No stock records found for this company			

<input checked="" type="checkbox"/> Officers <span style="float: right;"><input type="checkbox"/> Include Inactive Officers</span>			
Secretary - CATHERINE MACDONALD			
Address 1:	42 BENNINGTON COURT	Address 2:	
City:	RENO	State:	NV
Zip Code:	89511	Country:	
Status:	Active	Email:	
Treasurer - CATHERINE MACDONALD			
Address 1:	42 BENNINGTON COURT	Address 2:	
City:	RENO	State:	NV
Zip Code:	89511	Country:	
Status:	Active	Email:	
President - PAUL MACDONALD			
Address 1:	42 BENNINGTON COURT	Address 2:	
City:	RENO	State:	NV
Zip Code:	89511	Country:	
Status:	Active	Email:	

Director - PAUL MACDONALD

Address 1:	42 BENNINGTON COURT	Address 2:	
City:	RENO	State:	NV
Zip Code:	89511	Country:	
Status:	Active	Email:	

**Actions\Amendments**

Action Type:	Articles of Incorporation		
Document Number:	C32887-2000-001	# of Pages:	8
File Date:	12/11/2000	Effective Date:	
(No notes for this action)			
Action Type:	Initial List		
Document Number:	C32887-2000-006	# of Pages:	1
File Date:	1/23/2001	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	C32887-2000-007	# of Pages:	1
File Date:	12/9/2001	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	C32887-2000-004	# of Pages:	1
File Date:	12/16/2002	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	C32887-2000-005	# of Pages:	1
File Date:	12/15/2003	Effective Date:	
(No notes for this action)			
Action Type:	Amendment		
Document Number:	C32887-2000-003	# of Pages:	2
File Date:	5/26/2004	Effective Date:	
CERTIFICATE OF AMENDMENT FILED AMENDING ARTICLE FOURTH - PURPOSE. (2)PGS CHM			
Action Type:	Annual List		
Document Number:	C32887-2000-002	# of Pages:	1
File Date:	12/14/2004	Effective Date:	
List of Officers for 2004 to 2005			
Action Type:	Annual List		
Document Number:	20050594234-14	# of Pages:	1
File Date:	12/2/2005	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		

Document Number:	20060799820-73	# of Pages:	1
File Date:	12/12/2006	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20070840077-75	# of Pages:	1
File Date:	12/11/2007	Effective Date:	
(No notes for this action)			
Action Type:	Registered Agent Address Change		
Document Number:	20080017031-02	# of Pages:	2
File Date:	1/7/2008	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
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File Date:	2/4/2009	Effective Date:	
08/09			
Action Type:	Annual List		
Document Number:	20090884141-27	# of Pages:	1
File Date:	12/9/2009	Effective Date:	
dec 09-10 no biz .. no xp			
Action Type:	Annual List		
Document Number:	20100911878-47	# of Pages:	1
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(No notes for this action)			
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2013/2014			
Action Type:	Annual List		
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14-15			
Action Type:	Amendment		

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<b>15-16</b>			
<b>Action Type:</b>	Registered Agent Change		
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<b>File Date:</b>	10/5/2016	<b>Effective Date:</b>	
<b>16-17</b>			

Community Services Department  
Planning and Development  
VARIANCE APPLICATION



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

Telephone: 775.328.3600

## Variance Application Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to variances may be found in Article 804, Variances.

1. What provisions of the Development Code (e.g. front yard setback, height, etc.) must be waived or varied to permit your request?

It requested to waive the following as detailed in the attached report:

- Eliminate the commercial structure requirement for a commercial use.
- Reduce required paving and landscaping.
- Eliminate lighting requirements.
- Allow for increased fence heights (8 feet).

**You must answer the following questions in detail. Failure to provide complete and accurate information will result in denial of the application.**

2. What are the topographic conditions, extraordinary or exceptional circumstances, shape of the property or location of surroundings that are unique to your property and, therefore, prevent you from complying with the Development Code requirements?

Please refer to the attached report for a highly detailed and specific analysis of the unique and unusual circumstances that apply to the site as well as the use itself.



3. What steps will be taken to prevent substantial negative impacts (e.g. blocking views, reducing privacy, decreasing pedestrian or traffic safety, etc.) to other properties or uses in the area?

As proposed with the requested Variance, impacts to adjoining properties will be significantly reduced. Refer to attached report for a highly detailed analysis.

4. How will this variance enhance the scenic or environmental character of the neighborhood (e.g. eliminate encroachment onto slopes or wetlands, provide enclosed parking, eliminate clutter in view of neighbors, etc.)?

Preservation of mature vegetation, reduction in impervious area adjacent to a stream zone, and reduction in light pollution will all occur with implementation of this request. Refer to attached report for a detailed description.

5. What enjoyment or use of your property would you be denied that is common to other properties in your neighborhood?

Other properties in the area operate under similar conditions and are more in character with the rural nature of surrounding properties. Refer to attached report for a detailed description/analysis.

6. Are there any restrictive covenants, recorded conditions or deed restrictions (CC&Rs) that apply to the area subject to the variance request?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, please attach a copy.
------------------------------	--	-------------------------------

7. What is your type of water service provided?

N/A. No new water service is proposed. There is a well (currently unused) located on the property.

8. What is your type of sewer service provided?

N/A. No sewer is needed/proposed.

Account Detail

[Back to Search Results](#)

[Change of Address](#)

[Print this Page](#)

Washoe County Parcel Information		
Parcel ID	Status	Last Update
01732015	Active	12/14/2016 2:09:31 AM
<b>Current Owner:</b> SIERRA RV SUPER CENTER INC		<b>SITUS:</b> 16400 S VIRGINIA ST
9125 S VIRGINIA ST RENO, NV 89511		
<b>Taxing District</b> 4000	<b>Geo CD:</b>	
Legal Description		
SubdivisionName _UNSPECIFIED Lot 3 Township 17 Range 20		

Tax Bill (Click on desired tax year for due dates and further details)					
Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
<a href="#">2016</a>	\$2,249.39	\$1,124.70	\$0.00	\$0.00	\$1,124.69
<a href="#">2015</a>	\$2,247.71	\$2,427.53	\$0.00	\$0.00	\$0.00
<a href="#">2014</a>	\$2,247.72	\$2,878.71	\$0.00	\$0.00	\$0.00
<a href="#">2013</a>	\$2,311.94	\$2,880.91	\$0.00	\$0.00	\$0.00
<a href="#">2012</a>	\$3,917.70	\$3,917.70	\$0.00	\$0.00	\$0.00
Total					\$1,124.69

Important Payment Information
<ul style="list-style-type: none"> <li><b>ALERTS:</b> If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.</li> <li>For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See Payment Information for details.</li> </ul>

Pay Online
Payments will be applied to the oldest charge first.
Select a payment option:
<input checked="" type="radio"/> Total Due \$1,124.69 <input type="radio"/> Oldest Due \$562.35 <input type="radio"/> Partial <input type="text"/>
<a href="#">ADD TO CART</a>

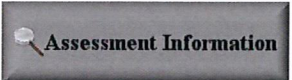
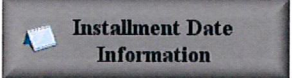
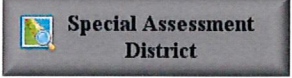
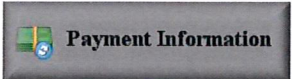
<b>\$0.00</b>
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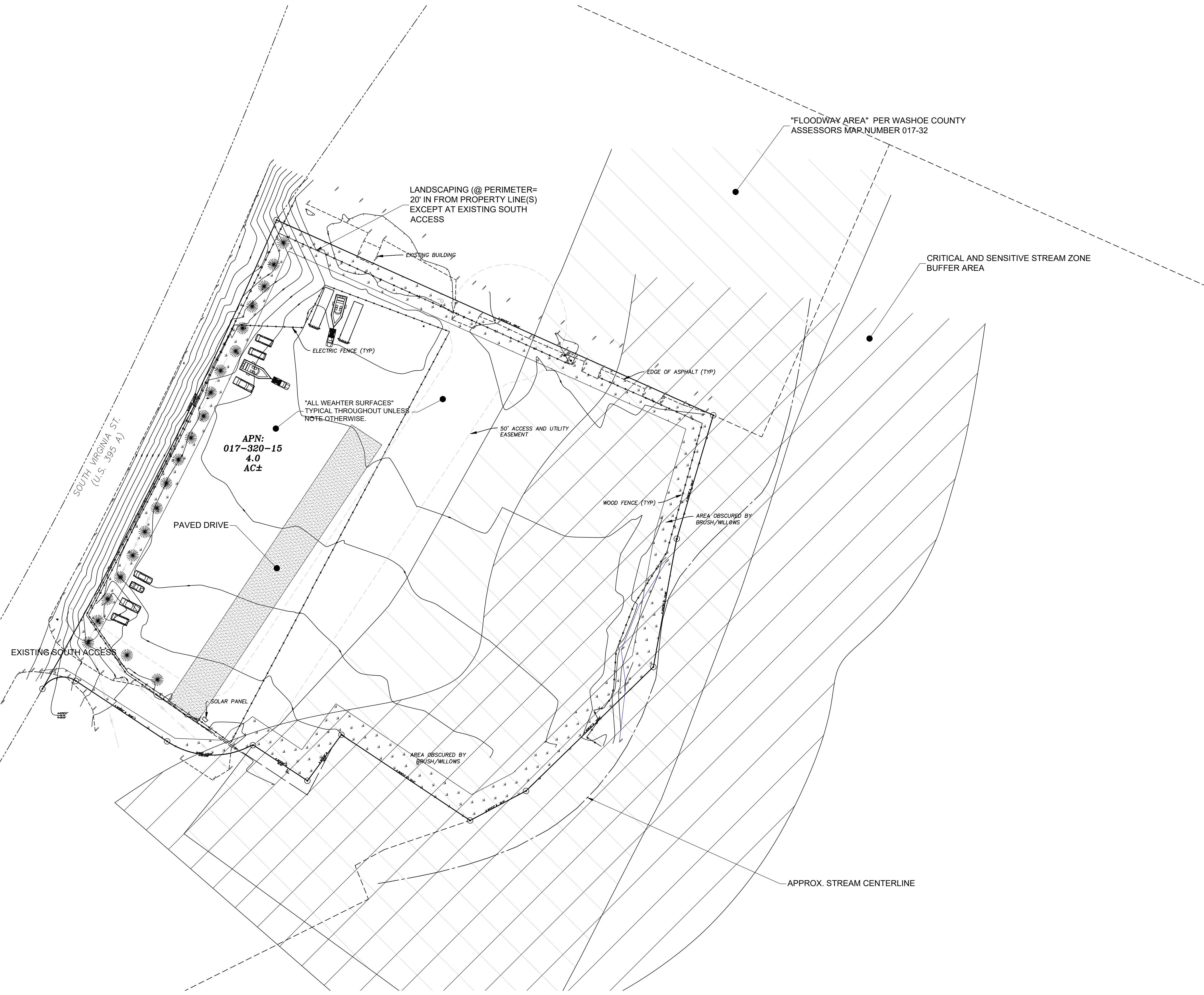
**Pay By Check**

Please make checks payable to:  
**WASHOE COUNTY TREASURER**

**Mailing Address:**  
P.O. Box 30039  
Reno, NV 89520-3039

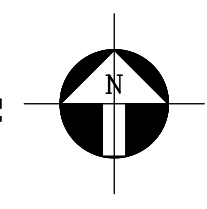
**Overnight Address:**  
1001 E. Ninth St., Ste D140  
Reno, NV 89512-2845





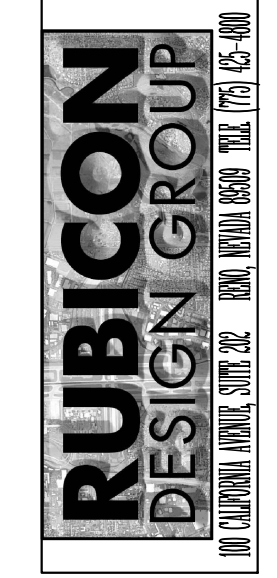
PRELIMINARY SITE PLAN

SCALE: 1"=40'-0" (OR PER GRAPHIC SCALE BELOW)



NO.	REVISIONS	DATE

10-11-2016  
 SCALE: 1"=40'-0"  
 DRAWN BY: \_\_\_\_\_  
 DESIGNED BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_



PRELIMINARY SITE PLAN FOR:  
**SERRA RV**  
 16400 S. VIRGINIA ST. RENO, NEVADA 89511  
 A.P. IN. 017-320-15

ELECTRONIC FILE/PROJECT NO.

SHEET NO.  
**A1.0**