



Board of Adjustment Staff Report

Meeting Date: October 6, 2016

Subject: Special Use Permit Case Number SB16-007
Applicant: Kristie Calder
Agenda Item Number: 8C
Project Summary: To allow religious assembly use type in an existing structure
Recommendation: **Approval with Conditions**
Prepared by: Roger D. Pelham, MPA, Senior Planner
Planning and Development Division
Washoe County Community Services Department
Phone: 775.328.3622
E-Mail: rpelham@washoecounty.us

Description

Special Use Permit Case Number SB16-007 (Springs of Hope Trans4mation Ministries) – Hearing, discussion, and possible action to approve a special use permit to allow religious assemblies including Bible studies and ministry meetings.

- **Applicant:** Kristie Calder
26740 Rose Mist Court
Reno, NV 89521
- **Property Owner:** Kristie and Bryan Calder
26740 Rose Mist Court
Reno, NV 89521
- **Location:** 888 Zolezzi Lane, directly south of the intersection
of Zolezzi Lane and Creek Crest Road
- **Assessor's Parcel Number:** 049-351-26
- **Parcel Size:** 1.07 acres
- **Master Plan Category:** Suburban Residential (SR)
- **Regulatory Zone:** Low Density Suburban (LDS)
- **Area Plan:** Southwest Truckee Meadows
- **Citizen Advisory Board:** South Truckee Meadows/Washoe Valley
- **Development Code:** Authorized in Article 810, Special Use Permits
- **Commission District:** 2 – Commissioner Lucey
- **Section/Township/Range:** Section 20, T18N, R20E, MDM,
Washoe County, NV

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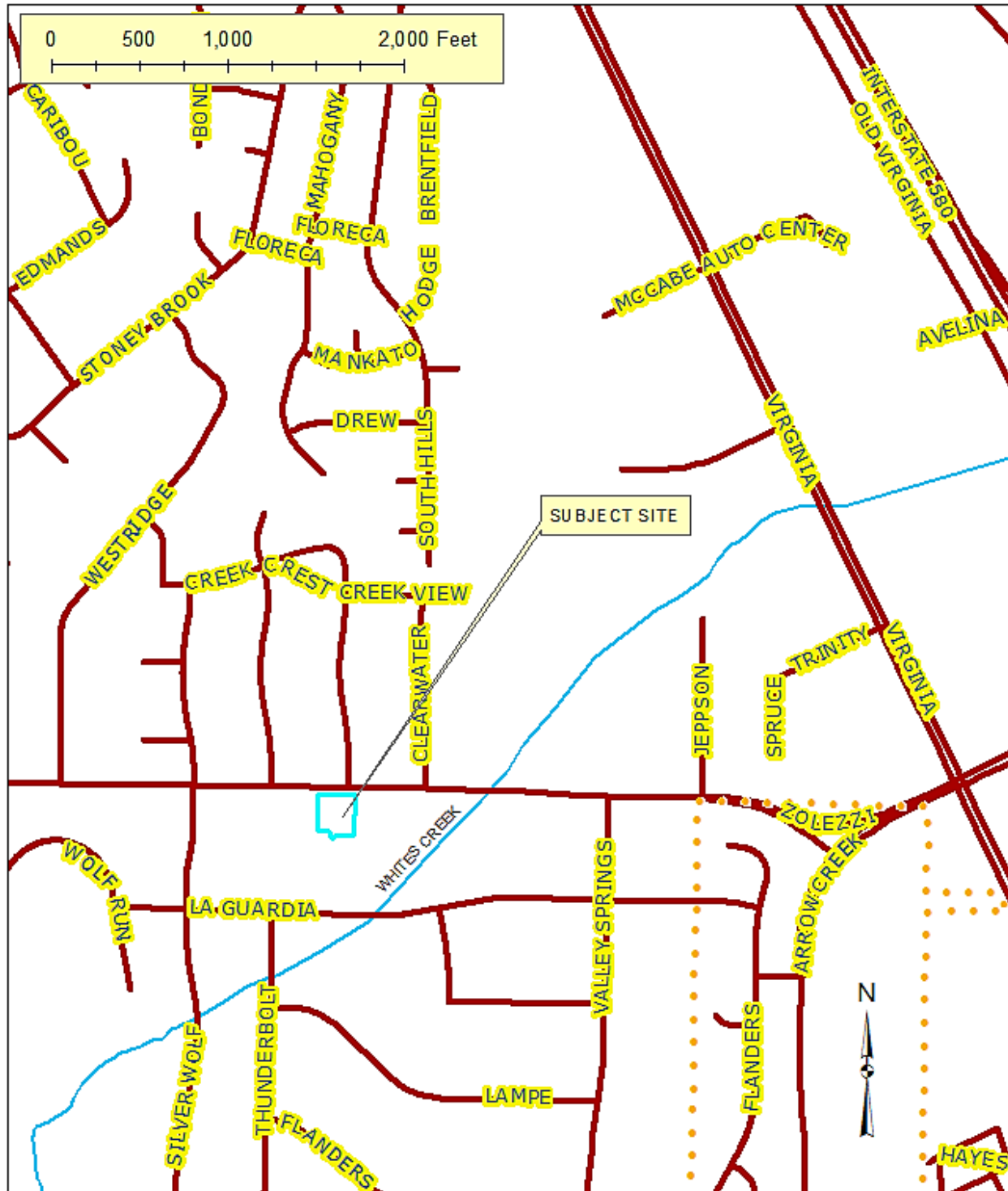
Project Application Exhibit D

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 SB16-007 are attached to this staff report and will be included with the Action Order, if approved by the Board of Adjustment.



Vicinity Map

Project Evaluation

The applicant is requesting to re-purpose an existing building for use as a religious assembly facility. This facility is not proposed to be used in a traditional “church” manner, in that there are not proposed to be large gatherings on weekends, but rather is intended to be used for series of smaller gatherings throughout the week. This facility has been used for various purposes in the past, however, the use for religious assembly is a new use and all generally applicable standards for any new commercial or civic use type will be required. The subject site includes some mature trees and remnants of previous landscaping. There is no paved parking suitable for a commercial or civic use there is, however, an existing paved driveway. Lighting fixtures do not meet current requirements of the Development Code. Screening of the proposed civic use type is also required as the proposed use is adjacent to residential uses on all sides.

The applicant has requested that improvements that are generally required for establishment of a civic or commercial use be allowed to be constructed in phases over the next three years. The reason for this is; the organization seeking the religious assembly use is limited in resources. Staff would like to make it clear that all requirements of all agencies other than Planning and Development will be required to be completed prior to use of the building for religious assemblies. To be specific, all “life and safety” requirements of all agencies such as Truckee Meadows Fire Protection, Washoe County Building and Safety, and Washoe County Health District will be met prior to use of the building.

As there is some landscaping and improvements existing on the site, (see photos on Page 8 of this report) Planning and Development staff believe that certain requirements of Articles 410, 412 and 414 of the Development Code can be completed in phases over the next three years without creating a substantial detriment upon the surrounding area, subject to conditions of approval to address potential impacts such as dust and visual impact. The request from the applicant for phased compliance follows:

Proposed Time Line for 888 Zolezzi Lane

To whom it may concern as it pertains to the consideration of the Special Use Permit of 888 Zolezzi Lane,

We are proposing an outline for work to be done that we feel at this time to be reasonable within the financial constraints of our entity, a 501c3. We are committed to operating ethically and within the law and to being good neighbors to those around us. We are therefore submitting this timeline in good-faith as we feel appropriate and reasonable.

- 1) 6 Parking Spaces with lines including 1 for handicap and appropriate space for handicap entry to be completed before opening for operation.
- 2) At this point we only plan to meet during daylight hours; as such, appropriate lighting to be installed in 6-9 months of opening.
- 3) Landscaping to be completed by November 1, 2018
- 4) Appropriate Fencing to be completed by November 1, 2019

Thank you for your consideration of this matter.

Regards,

Kristie Calder and Julia Abts



Subject site, looking south from Zolezzi Lane



Driveway easement on subject site, looking south from Zolezzi Lane

South Truckee Meadows/Washoe Valley Citizen Advisory Board (STM/WV CAB)

This case was heard by South Truckee Meadows/Washoe Valley CAB in July. No objections to the proposal were expressed. "Steven Kelly moved to state that the CAB doesn't have any objections for this plan. Jason Katz seconded. Motion passed unanimously."

Reviewing Agencies

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

- Washoe County Community Services Department
 - Planning and Development
 - Engineering and Capital Projects
 - Utilities
 - Building and Safety
- Washoe County Health District
 - Vector-Borne Diseases Division
 - Environmental Health Division
 - Air Quality Management Division
- Truckee Meadows Fire Protection District
- Regional Transportation Commission
- Reno-Tahoe Airport Authority
- Washoe-Storey Conservation District
- Truckee Meadows Water Authority

Four out of the twelve above listed agencies/departments provided substantive comments and/or recommended conditions of approval in response to their evaluation of the project application. A **summary** of each agency's comments and/or recommended conditions of approval and their contact information is provided. The Conditions of Approval document is attached to this staff report and will be included with the Action Order.

- Washoe County Planning and Development addressed phasing of installation of required improvements.
Contact: Roger Pelham, 775.328.3622, rpelham@washoecounty.us
- Washoe County Building and Safety addressed the requirement that the facility obtain building permits for the change of use.
Contact: Don Jeppson, 775.328.2030, djeppson@washoecounty.us
- Washoe County Health District addressed certain requirements for sewage disposal and installation of landscaping that will meet requirements for preventing vector-borne diseases.
Contact: James English, 775.328.2434, jenglish@washoecounty.us
- Truckee Meadows Fire Protection District noted that the plans as submitted are not sufficient and that current Fire Code must be met for the new use.
Contact: Amy Ray, 775.326.6005, aray@tmfpd.us.us

Staff Comment on Required Findings

Section 110.810.30 of Article 810, *Special Use Permits*, within the Washoe County Development Code, 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 Southwest Truckee Meadows Area Plan.

Staff Comment: There are no provisions of the Master Plan or Southwest Truckee Meadows Area Plan that are relevant to the proposed religious assembly use.

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 facility is existing and improvements will be made to comply with all generally applicable standards required of all new civic and commercial uses.

3. Site Suitability. That the site is physically suitable for religious assembly and for the intensity of such a development.

Staff Comment: The facility is existing and improvements will be made to comply with all generally applicable standards required of all new civic and commercial uses.

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: Staff has not identified any impacts that are not appropriately mitigated by the proposed conditions of approval.

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 3000 feet of the proposed religious assembly use, therefore this finding is not required to be made.

6. Southwest Truckee Meadows Area Plan. The community character as described in the character statement can be adequately conserved through mitigation of any identified potential negative impacts.

Staff Comment: The Southwest Truckee Meadows Area Plan at policy SW.2.14 requires that, "The approval of all special use permits and administrative permits must include a finding that the community character as described in the character statement can be adequately conserved through mitigation of any identified potential negative impacts. Mitigation measures shall be reviewed by the Washoe County Planning Commission as well as by the relevant Citizen Advisory Board." The use of the existing building for religious assembly will not conflict with conservation of the community character.

Recommendation

Those agencies which reviewed the application recommended conditions in support of approval of the project. Therefore, after a thorough analysis and review, Special Use Permit Case

Number SB16-007 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 with conditions Special Use Permit Case Number SB16-007 for Kristie Calder and Springs of Hope Trans4mation Ministries, having made all four required findings in accordance with Washoe County Development Code Section 110.810.30 and with the Southwest Truckee Meadows Area Plan:

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Southwest Truckee Meadows Area Plan;
2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly 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 religious assembly 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. Southwest Truckee Meadows Area Plan . The community character as described in the character statement can be adequately conserved through mitigation of any identified potential negative impacts.

Appeal Process

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

xc: Applicant: Kristie Calder
26740 Rose Mist Court
Reno, NV 89521

Property Owner: Kristie and Bryan Calder
26740 Rose Mist Court
Reno, NV 89521

Representatives: Todd Hail
5510 Longley Lane
Reno, NV 89511



Conditions of Approval

Special Use Permit Case Number SB16-007

The project approved under Special Use Permit Case Number SB16-007 shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment on October 6, 2016. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. These Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable Codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

Unless otherwise specified, all conditions related to the approval of this 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 Development 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 initiation 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 Development

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

Contact Name – Roger Pelham, 775.328.3622, rpelham@washoecounty.us

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit.
- b. The applicant shall submit complete construction plans and building permits shall be issued that comply with all generally applicable requirements of all Washoe County agencies (except for parking, landscaping and lighting, which shall be installed in phases as allowed below) within two years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits.
- c. The applicant shall record the approved action order for this special use permit with the Washoe County Recorder as a restriction on the subject site and shall include a letter stating that should any of the required improvements not be installed by the time specified herein, that the applicant agrees that the special use permit shall be null and void.
- d. All improvements on the subject site shall be carried out by a professional contractor, licensed in the State of Nevada.
- e. The applicant shall attach a copy of the action order approving this project to all administrative permit applications (including building permits) applied for as part of this administrative permit.
- f. Signage for the religious assembly use has not been reviewed with this special use permit. Any signage on the subject site shall comply with Article 505 of the Washoe County Development Code and shall be installed by a professional contractor, licensed in the State of Nevada.
- g. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any prehistoric or historic remains/artifacts be discovered during site development, work shall temporarily be halted at the specific site and the State Historic Preservation Office of the Department of Museums, Library and Arts shall be notified to record and photograph the site. The period of temporary delay shall be limited to a maximum of two (2) working days from the date of notification.

- h. Paved parking meeting all requirements of Article 410 of the Development Code shall be installed prior to any religious assembly use on the subject site.

- i. Prior to beginning of any religious assembly use on the subject site, the applicant shall request an inspection by Planning and Development to ensure that all conditions of approval have been met to begin the religious assembly use. The results of that inspection shall be documented in a letter from the Director to the applicant and shall be dated. That letter shall also set the date for the next inspection to ensure compliance with the next improvements required to maintain compliance with this special use permit.
- j. Boulders, bollards or other means acceptable to the Director of Planning and Development shall be installed adjacent to all paved parking areas to inhibit vehicular access on all unpaved areas of the subject parcel.
- k. Religious assembly use of the facility shall be limited to daylight hours only, until lighting is installed in all parking areas in accordance with Article 414 of the Washoe County Development Code.
- l. Lighting in accordance with Article 414 of the Washoe County Development Code shall be installed not later than nine (9) months from the date of the letter from the Director of Planning and Development in condition "i", above. Building permits are required for installation of all lighting. Installation of all lighting shall be carried out by a professional contractor, licensed in the State of Nevada. Failure to install approved lighting by that date shall render the approval of this special use permit null and void.
- m. Complete landscaping and irrigation plans, in accordance with all applicable provision of Washoe County Development Code Articles 410, 412 and 414 and certification letter or series of letters by a registered landscape architect (or other persons permitted to prepare landscaping and irrigation plans pursuant to N.R.S. 623A) shall be submitted to and approved by Planning and Development Division. The letter(s) shall certify that all applicable landscaping provisions of Articles 410, 412 and 414 of the Development Code have been met. All landscaping plans and letters shall be wet-stamped. The letters shall indicate any provisions of the code that the Director of Planning and Development has waived.
- n. Landscaping in accordance with condition "m", above shall be installed, inspected and approved by Planning and Development on or before November 1, 2018. Failure to install approved landscaping by that date shall render the approval of this special use permit null and void. Installation of all landscaping shall be carried out by a professional contractor, licensed in the State of Nevada.
- o. All landscaping shall be maintained in accordance with the provisions found in Section 110.412.75, Maintenance. A three-year maintenance plan shall be submitted by a licensed landscape architect registered in the State of Nevada to the Planning and Development Division, prior November 1, 2018. The plan shall be wet-stamped.
- p. Fencing along the property line between the subject site and all adjacent residences (in accordance with Article 412 of the Washoe County Development Code) shall be installed on or before November 1, 2019. Failure to install approved fencing by that date shall render the approval of this special use permit null and void. Installation of all fencing shall be carried out by a professional contractor, licensed in the State of Nevada. Fencing shall be at least six (6) feet in height, but shall not exceed eight (8) feet in height. Fencing shall consist of either concrete masonry unit (CMU) block or chain link with vinyl slats. If chain link with slats is installed, the slats shall be tan, brown or another color that blends with the surrounding area and is acceptable to the Director of Planning and Development. Slats shall achieve at least 95% visual obscurity. Failure to install approved fencing by November 1, 2019 shall render the

approval of this special use permit null and void. Installation of all fencing shall be carried out by a professional contractor, licensed in the State of Nevada.

- q. The following **Operational Conditions** shall be required for the life of the project:
1. This special use permit shall remain in effect until or unless it is revoked or is inactive for one year.
 2. Failure to comply with the Conditions of Approval shall render this approval null and void. Compliance with this condition shall be determined by the Planning and Development Division.
 3. The applicant and any successors shall direct any potential purchaser and/or operator of the special use permit to meet with the Planning and Development Division to review Conditions of Approval prior to the final sale of the site and/or the special use permit. Any subsequent purchaser/operator of the site and/or the special use permit shall notify the Planning and Development Division of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.

Washoe Building and Safety

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

Contact Name – Don Jeppson, 775.328.2030, djeppson@washoecounty.us

- a. The applicant must obtain necessary building permits and/or change of use permit prior to use of the facility for religious assembly.

Washoe County Health District

3. The following conditions are requirements of the Health District, which shall be responsible for determining compliance with these conditions. The District Board of Health 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.

Contact Name – James English, 775.328.2434, jenglish@washoecounty.us

- a. The parcel is currently served by municipal water and an on-site individual sewage disposal system (septic system). The existing septic system was not designed or installed for the purposes of a commercial or business operation. Prior to operating any business or commercial entity the parcel must contact the State of Nevada, Division of Environmental Protection, Bureau of Water Pollution Control to obtain the necessary permits and approval to operate the facility with the existing septic system.
- b. Any proposed construction or modification of the existing landscaping may require plan review and must meet all requirements of the WCHD Regulations Governing the Prevention of Vector-Borne Diseases. (<https://www.washoecounty.us/health/files/regulations/ehs/05-22-03-vector.pdf>)

Truckee Meadows Fire Protection District

4. The following conditions are requirements of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with these conditions.

Contact Name – Amy Ray, 775.326.6000, aray@tmfpd.us

Washoe County Conditions of Approval

- a. This project shall meet the requirements of Washoe County Code 60. Change in use or occupancy will require that the building be in compliance with current code.
- b. TMFPD will not approve the proposed fire department turnaround shown on the map.

*** End of Conditions ***

From: Emerson, Kathy
Sent: Tuesday, June 21, 2016 1:52 PM
To: Pelham, Roger; Young, Eric
Subject: FW: June Agency Review Memo II

Eric and Roger,

Please see Don Jeppson's comment on your cases:

Eric (DADAR16-05)
Roger (SB16-007)

From: Jeppson, Don C
Sent: Tuesday, June 21, 2016 1:30 PM
To: Emerson, Kathy; Whitney, Bill; Smith, Dwayne E.; Vesely, Leo;
Corbridge, Kimble; Lawson, Clara
Subject: RE: June Agency Review Memo II

Must obtain necessary building permits and/or change of use permit.

Don C. Jeppson, CBO AIA
County Building Official
Washoe County Building & Safety
(775) 328-2030 Office
(775) 328-6132 Fax
dcjeppson@washoecounty.us
1001 E. Ninth St., Bldg. A, Reno, NV 89512

Connect with us: [cMail](#) | [Twitter](#) | [Facebook](#) |
www.washoecounty.us/building

From: John Christopherson [mailto:jchrist@forestry.nv.gov]
Sent: Friday, June 24, 2016 10:52 AM
To: Fagan, Donna
Subject: RE: June Agency Review Memo IV

Ms. Fagan,

The Nevada Division of Forestry has no comments to make regarding Special Use Permit Case Number SB16-001.

Thank you for opportunity to review and comment.

John Christopherson
Natural Resource Program Manager
Nevada Division of Forestry
2478 Fairview Dr.
Carson City, NV 89701
jchrist@forestry.nv.gov
775-684-2507
775-684-2571 fax

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

June 27, 2016

Kathy Emerson
Washoe County Community Services Department
1001 E. Ninth Street, Bldg. A
Reno, NV 89512

Dear Ms. Emerson:

I received your email dated June 21, 2016, requesting a review of the June Agency Review Memo II regarding the special use permit case number SB16-007 (Item 2).

Based on the submitted documentation, it is anticipated that there will be minimal impacts concerning EMS responses to the residential parcel. Additionally, it is not anticipated that there will be impacts concerning access to healthcare services and facilities. Should you need a complete Environmental Impact Assessment, please contact the Washoe County Health District's Division of Environment Health Services at (775) 328-2434.

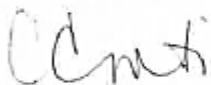
Advanced Life Support (ALS) fire services are provided by Truckee Meadows Fire Protection District and ALS ambulance services are provided by REMSA through a Franchise agreement with the Washoe County Health District. As of July 1, 2016, the proposed location on Zolezzi Lane will have a REMSA's Franchise response requirement for life-threatening calls of 8 minutes and 59 seconds for 90 percent of calls.

There is also a hospital within proximity to the Zolezzi Lane site, should individuals require such services. Renown South Meadows is approximately 3 miles away from the parcel. There are also several other acute care hospitals and healthcare resources available in Washoe County.

It is recommended that the address is clearly marked on the curb and buildings so individuals can be quickly located by public safety agencies.

Please feel free to contact me if you have any questions.

Sincerely,



Christina Conti
EMS Program Manager
cconti@washoecounty.us
(775) 326-6042

EPIDEMIOLOGY AND PUBLIC HEALTH PREPAREDNESS
1001 East Ninth Street | P.O. Box 11130 | Reno, Nevada 89520
EPHP Office: 775-326-6055 | Fax: 775-325-8130 | washoecounty.us/health
Serving Reno, Sparks and all of Washoe County, Nevada. Washoe County is an Equal Opportunity Employer.





Amy Ray
Fire Marshal

Tim Leighton
Division Chief

Charles A. Moore
Fire Chief

June 30, 2016

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

Re: Special Use Permit Case Number: SB 16-007 (Springs of Hope Trans4mation Ministries)

The Truckee Meadows Fire Protection District (TMFPD) will not approve the above permit due to the following conditions:

- This project shall meet the requirements of Washoe County Code 60. Change in use or occupancy will require that the building be in compliance with current code.
- TMFPD will not approve the proposed fire department turnaround shown on the map.

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

Thank you,

Amy Ray
Fire Marshal

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

From: Ray, Amy
Sent: Tuesday, July 05, 2016 12:20 PM
To: Pelham, Roger
Subject: RE: SB 16-007

Hi Roger,
I don't have issues with the project, they will need to bring the building up to code prior to use, but the map they submitted does not meet County Code, therefore I think the applicant should know that they will have to provide access and update per the Code, in case they don't want to move forward.

Amy Ray, CFPS
Fire Marshal
Truckee Meadows Fire Protection District
1001 E. Ninth St., Bldg. D, Ste. 210
Reno, NV 89512
Office: 775-326-6005 cell: 775-313-1592
e-mail: aray@tmfspd.us

From: Corbridge, Kimble
Sent: Wednesday, June 29, 2016 1:00 PM
To: Pelham, Roger
Cc: Corbridge, Kimble; Vesely, Leo; Smith, Dwayne E.
Subject: SB16-007 Springs of Hope Trans4mation

Roger,
I have reviewed the referenced SUP for Roads and Engineering and have no comments or conditions.
Thx,
Kimble

From: Lawson, Clara
Sent: Tuesday, June 21, 2016 1:22 PM
To: Pelham, Roger
Subject: SB16-007

Too small a building to generate significant traffic, therefore I have no concerns or conditions for approval.

Clara Lawson, PE, PTOE, Licensed Engineer
Washoe County | Community Services Dept | Engineering Division
1001 E. Ninth St., Reno NV
89520

clawson@washoecounty.us | o 775-328-3603 | fax 775-328-3699

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

July 1, 2016

Roger Pelham, MPA, Senior Planner
Washoe County Community Services
Planning and Development Division
PO Box 11130
Reno, NV 89520-0027

RE: Springs of Hope; APN: 049-351-26
Special Use Permit; SB16-007

Dear Mr. Pelham:

The Washoe County Health District, Environmental Health Services Division (Division) Engineering and Vector have reviewed the above referenced project. This special use permit is to allow religious assemblies, including bible studies and ministry meetings at an existing Single Family Residence (per Washoe County Tax Assessor). Approval by this Division is subject to the following conditions:

1. The parcel is currently served by municipal water and an on-site individual sewage disposal system (septic system). The existing septic system was not designed or installed for the purposes of a commercial or business operation. Prior to operating any business or commercial entity the parcel must contact the State of Nevada, Division of Environmental Protection, Bureau of Water Pollution Control to obtain the necessary permits and approval to operate the facility with the existing septic system.
2. Any proposed construction or modification of the existing landscaping may require plan review and must meet all requirements of the WCHD Regulations Governing the Prevention of Vector-Borne Diseases.
 - a. <https://www.washoecounty.us/healthfiles/regulations/ehs/05-22-03-vector.pdf>

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

Sincerely,

James English
Environmental Health Specialist Supervisor
Environmental Health Services

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

JE/JS/wr

cc: File - Washoe County Health District
Kristie Calder – kristie.acts2024@gmail.com
Nicholas Brothers – NDEP, BWPC, nbrothers@ndep.nv.gov

ENVIRONMENTAL HEALTH SERVICES
1001 East Ninth Street | P.O. Box 11130 | Reno, Nevada 89520
775-328-2434 | Fax: 775-328-6176 | washoecounty.us/health
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REGIONAL TRANSPORTATION COMMISSION

Metropolitan Planning · Public Transportation & Operations · Engineering & Construction

Metropolitan Planning Organization of Washoe County, Nevada

June 27, 2016

FR: Chrono/PL 183-16

Mr. Trevor Lloyd, Senior Planner
Community Services Department
Washoe County
P.O. Box 11130
Reno, NV 89520

**RE: SB16-006 (Steinberg DAD)
SB16-007 (Springs of Hope Trans4mation Ministries)
SB16-008 (Tracy Ecosystem Restoration Phase II)
VA16-004 (Powers Residence)
DADAR16-05 (Charbonneau)**

Dear Mr. Lloyd,

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

Thank you for the opportunity to comment on these applications. Please feel free to contact me at 335-1901 if you have any questions or comments.

Sincerely,

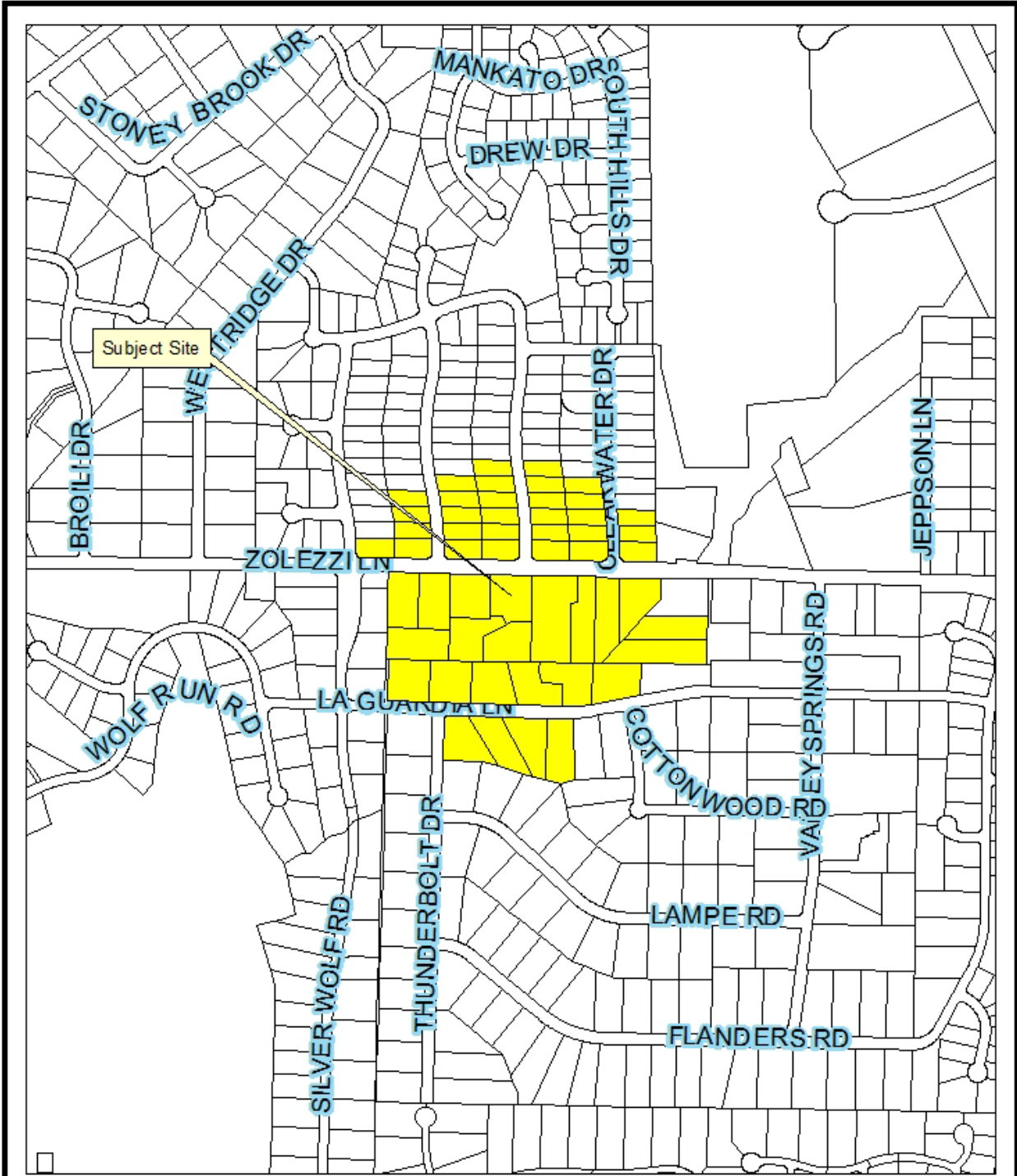
Daniel Doenges, PTP
Senior Technical Planner

DD/jm

Copies: Bill Whitney, Washoe County Community Services
Roger Pelham, Washoe County Community Services
Eva M. Krause, Washoe County Community Services
Eric Young, Washoe County Community Services
Rebecca Kapuler, Regional Transportation Commission
Julie Masterpool, Regional Transportation Commission
Tina Wu, Regional Transportation Commission
David Jickling, Regional Transportation Commission

Washoe County no comment 062716

RTC Board: Neoma Jardon (Chair) · Ron Smith (Vice Chair) · Bob Lucy · Paul McKenzie · Marsha Berkbigler
PO Box 30002, Reno, NV 89520 · 1105 Terminal Way, Reno, NV 89502 · 775-348-0400 · rtc@shoe.com



Mailing Label Map
Special Use Permit Case No SB16-007
Springs of Hope Religious Assembly

53 Parcels selected at 500 feet.

Source: Planning and Development



Date: June 2016

Department of
 Community
 Development
WASHOE COUNTY
NEVADA
 Post Office Box 11120
 Reno, Nevada 89520
 (775) 228-2600

Washoe County Development Application

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

Project Information		Staff Assigned Case No.: _____	
Project Name: <u>SPRINGS OF HOPE TRANSFORMATION MINISTRIES</u>			
Project Description: <u>RELIGIOUS ASSEMBLIES - A MEETING SPACE FOR BIBLE STUDIES AND MINISTRY MEETINGS. VARIOUS DAYS AND TIMES DURING THE WEEK</u>			
Project Address: <u>888 ZOLEZZI LANE, RENO, NV 89511</u>			
Project Area (acres or square feet): <u>1.07 ACRES</u>			
Project Location (with point of reference to major cross streets AND area locator): <u>SOUTH SUBURBAN RENO AREA.</u>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
<u>049 351 26</u>	<u>1.07</u>		
Section(s)/Township/Range:			
Indicate any previous Washoe County approvals associated with this application:			
Case No.(s). <u>N/A</u>			
Applicant Information (attach additional sheets if necessary)			
Property Owner: <u>KRISTINE +</u>		Professional Consultant:	
Name: <u>BRYAN CALDER</u>		Name: <u>TODD HAIL</u>	
Address: <u>888 Zolezzi Ln.</u>		Address: <u>5510 LONGLEY LN</u>	
<u>RENO NV Zip: 89511</u>		<u>RENO NV Zip: 89511</u>	
Phone: <u>(775) 813-6524</u> Fax:		Phone: <u>(775) 851-4788</u> Fax:	
Email: <u>calderhouse4@yahoo.com</u>		Email: <u>thail@farwestengineering.com</u>	
Cell: <u>SAME AS ABOVE</u> Other:		Cell: <u>(775) 200-5233</u> Other:	
Contact Person:		Contact Person: <u>TODD HAIL</u>	
Applicant/Developer: <u>OWNER</u>		Other Persons to be Contacted:	
Name: <u>KRISTIE CALDER</u>		Name:	
Address: <u>2670 ROSE MIST CT.</u>		Address:	
<u>RENO NV Zip: 89521</u>		Zip:	
Phone: <u>(775) 846-4838</u> Fax:		Phone: Fax:	
Email: <u>kristie.acts2024@gmail.com</u>		Email:	
Cell: <u>same as above</u> Other: <u>J</u>		Cell: Other:	
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Washoe County Development Application

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

Project Information		Staff Assigned Case No.: _____	
Project Name: <i>Springs of Hope Transformation Ministries</i>			
Project Description: <i>RELIGIOUS ASSEMBLIES - A MEETING SPACE FOR BIBLE STUDIES, SOME MORNING, SOME LUNCHTIME, AND MINISTRY MEETINGS</i>			
Project Address: <i>888 ZOLEZZI LANE, RENO, NV 89511</i>			
Project Area (acres or square feet): <i>1.07 ACRES</i>			
Project Location (with point of reference to major cross streets AND area locator): <i>SOUTH SUBURBAN RENO AREA.</i>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
<i>049-351-26</i>	<i>1.07</i>		
Section(s)/Township/Range:			
Indicate any previous Washoe County approvals associated with this application:			
Case No.(s). <i>N/A</i>			
Applicant Information (attach additional sheets if necessary)			
Property Owner: <i>Christopher + Julia Abts</i>		Professional Consultant:	
Name: <i>The Abts family trust dtd. 3/25/1995</i>		Name: <i>TODD HAIL - FAR WEST</i>	
Address: <i>888 Zolezzi Ln.</i>		Address: <i>5510 LONGLEY LN</i>	
<i>RENO NV</i> Zip: <i>89511</i>		<i>RENO NV</i> Zip: <i>89511</i>	
Phone: <i>(775) 750 8266</i> Fax:		Phone: <i>(775) 851-4788</i> Fax:	
Email: <i>chris@cornerstoneretirement.com</i>		Email: <i>thail@farwestengineering.com</i>	
Cell: <i>(775) 750 8266</i> Other:		Cell: <i>(775) 200-5233</i> Other:	
Contact Person: <i>Christopher</i>		Contact Person: <i>TODD HAIL</i>	
Applicant/Developer: <i>OWNER</i>		Other Persons to be Contacted:	
Name: <i>Julia L. Abts</i>		Name:	
Address: <i>2230 Del Monte Ln.</i>		Address:	
<i>Reno, NV</i> Zip: <i>89511</i>		Zip:	
Phone: <i>(775) 750 8276</i> Fax:		Phone: Fax:	
Email: <i>juliaLabts@yahoo.com</i>		Email:	
Cell: <i>(775) 750 8276</i> Other:		Cell: Other:	
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: KRISTIE CAUSER

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, KRISTINE M. CAUSER (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): 049-351-26

Printed Name KRISTINE M. CAUSER

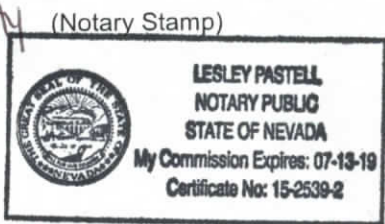
Signed Kristine M. Causer

Address 2670 ROSE MIST CT.
RENO, NV 89521

Subscribed and sworn to before me this 10th day of June, 2016.

Lesley Pastell Washoe County State of Nevada L.P.
Notary Public in and for said county and state

My commission expires: 07-13-19



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

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

Property Owner Affidavit

Applicant Name: BRYAN CALDER

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, BRYAN CALDER (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.)

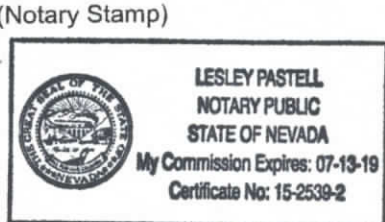
Assessor Parcel Number(s): 04935126

Printed Name BRYAN CALDER

Signed [Signature]

Address 2670 ROSE MIST CT RENO, NV 89521

Subscribed and sworn to before me this 10th day of June 2016. State of Nevada Washoe County L.P. Lesley Pastell Washoe County State of Nevada Notary Public in and for said county and state



My commission expires: 07-13-19

- *Owner refers to the following: (Please mark appropriate box.)
[X] Owner
[] Corporate Officer/Partner (Provide copy of recorded 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

Property Owner Affidavit

Applicant Name: Julia L. Abts

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, Julia L. Abts
(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): 049 35126

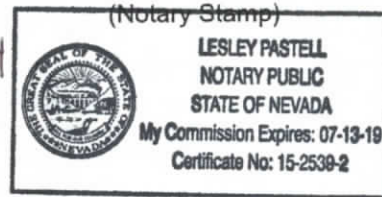
Printed Name Julia L. Abts

Signed Julia L. Abts

Address 2230 Del Monte Ln.
Reno, NV 89511

Subscribed and sworn to before me this
10th day of JUNE, 2016.
Lesley Pastell Washoe County State of Nevada L.P.
Notary Public in and for said county and state Nevada

My commission expires: 07-13-19



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

- Owner
- Corporate Officer/Partner (Provide copy of recorded 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

Property Owner Affidavit

Applicant Name: Christopher K. Abts

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, Christopher K. Abts
(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): 049 35126

Printed Name Christopher K. Abts

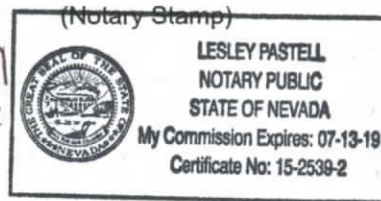
Signed [Signature]

Address 2230 Del Monte Ln.
Reno, NV 89511

Subscribed and sworn to before me this 10th day of June, 2016.

Lesley Pastell Washoe County State of NV
Notary Public in and for said county and state L.P. Nevada

My commission expires: 07-13-19



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

- Owner
- Corporate Officer/Partner (Provide copy of recorded 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

Washoe County Treasurer
 P.O. Box 30039, Reno, NV 89520-3039
 ph: (775) 328-2510 fax: (775) 328-2500
 Email: tax@washoecounty.us

Washoe County Treasurer
 Tammi Davis

Account Detail

[Back to Search Results](#)

[Change of Address](#)

[Print this Page](#)

Washoe County Parcel Information		
Parcel ID	Status	Last Update
04935126	Active	5/3/2016 2:10:58 AM
Current Owner: CRONN, THOMAS M		SITUS: 888 ZOLEZZI LN WCTY NV
888 ZOLEZZI LN RENO, NV 89511		
Taxing District 4000	Geo CD:	
Legal Description		
Lot 1 Township 18 SubdivisionName _UNSPECIFIED Range 20		

Pay Online

No payment due for this account.

\$0.00

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

Tax Bill (Click on desired tax year for due dates and further details)					
Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2015	\$1,997.38	\$1,997.38	\$0.00	\$0.00	\$0.00
2014	\$1,935.40	\$1,935.40	\$0.00	\$0.00	\$0.00
2013	\$1,964.32	\$1,964.32	\$0.00	\$0.00	\$0.00
2012	\$1,972.96	\$2,042.03	\$0.00	\$0.00	\$0.00
2011	\$2,030.08	\$2,549.55	\$0.00	\$0.00	\$0.00
Total					\$0.00

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

- [Payment Information](#)
- [Special Assessment District](#)
- [Installment Date Information](#)
- [Assessment Information](#)

The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washoecounty.us

This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.

Special Use Permit Application Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to special use permits may be found in Article 810, Special Use Permits.

1. What is the type of project being requested?

RELIGIOUS EDUCATION/ASSEMBLIES
THIS WILL BE A MEETING PLACE FOR PRIMARILY WOMEN'S BIBLE STUDIES (SOME MEN'S) THROUGH OUT THE WEEK AS WELL AS OTHER WOMEN'S MINISTRY MEETINGS/EVENTS. (SOME FOR MEN'S MINISTRY IF NEEDED - BUT BEGINNING WITH WOMEN'S BIBLE STUDIES & MEETINGS/EVENTS.

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

PROPERTY TO BE UTILIZED AS IS WITH GENERAL IMPROVEMENTS TO FRESHEN UP THE INTERIOR (FLOORING & PAINT) AND EXTERIOR WITH LANDSCAPE MAINTENANCE AND CLEAN-UP.

3. What improvements (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.) will have to be constructed or installed and what is the projected time frame for the completion of each?

NO NEW IMPROVEMENTS OTHER THAN GENERAL LANDSCAPE MAINTENANCE TO IMPROVE THE AESTHETICS OF THE PROPERTY FROM THE STREET AND INTERIOR UPDATING OF CARPET/FLOORING AND PAINT.

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

BEGIN LANDSCAPE CLEAN-UP MID JUNE,
INSTALL NEW FLOORING AND PAINT IN AUGUST.

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

THE STRUCTURE SITS ON 1 ACRE WITH AMPLE ROOM
FOR PARKING. BUILDING IS 1800 SF OF OPEN
MEETING SPACE WITH A MEN'S ROOM, LADIES ROOM
AND SMALL WORKING KITCHEN.

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

WE INTEND TO BE A VERY CONDUCTIVE, LIGHT IMPACT COMMUNITY
RESOURCE. RESEARCH INDICATES THE PROPERTY VALUES
INCREASE WHEN NEAR A NEIGHBORHOOD MINISTRY/CHURCH.
AT ONE TIME THIS PROPERTY WAS USED AS A SCHOOL AND
WE ANTICIPATE THAT OUR INTENDED USE WOULD
HAVE LESS IMPACT ON NEIGHBORING PROPERTIES REGARDING
LEVEL OF NOISE OR ACTIVITY.

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

WE DO NOT ANTICIPATE THAT THERE WILL BE ANY
NEGATIVE IMPACTS. WE INTEND TO IMPROVE THE
PROPERTY WITH GENERAL YARD MAINTENANCE, ETC.
HOWEVER, IF THERE ARE ANY CONCERNS, WE WOULD
BE HAPPY TO ADDRESS THOSE CONCERNS.

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

WE RESPECTFULLY DO NOT ANTICIPATE THAT THERE WILL BE ANY NEGATIVE IMPACT ON THE COMMUNITY THAT WOULD REQUIRE RESTRICTIONS IN REGARDS TO OPERATIONAL PARAMETERS.

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

1 SPACE / 3 PERSONS PER THE RELIGIOUS ASSEMBLIES REQUIREMENT - PLEASE SEE ATTACHED SITE PLAN FOR SPECIFICS.

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

ONLY EXISTING LANDSCAPE WITH YARD/WEED CLEAN-UP AND GENERAL MAINTENANCE GOING FORWARD.

11. What type of signs and lighting will be provided? On a separate sheet, show a depiction (height, width, construction materials, colors, illumination methods, lighting intensity, base landscaping, etc.) of each sign and the typical lighting standards. (Please indicate location of signs and lights on site plan.)

NO EXTERIOR SIGNAGE NEEDED.
CURRENT EXTERIOR LIGHTING SUFFICIENT

12. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the special use permit request? (If so, please attach a copy.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

13. Community Sewer

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

Community Water

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
---	-----------------------------

**888 Zolezzi Lane
Reno
\$279,900**



PROPERTY INFORMATION

MLS #	160002318
Status	SOLD
Type	Residential
Area	Reno-South Suburban
Total Living Space	1800
Bedrooms #	0
Baths #Full or 3/4	1
Year Built	1991
Acreage	1.07
Sold Price per SqFt	150.00
Cumulative DOM	95
Closing Date	5/31/2016
Sold Price	\$270,000

A rare opportunity to acquire a one-acre parcel centrally located in the heart of southwest Reno. This parcel provides one acre of level usable and buildable land and features mature trees, water rights and a 1,800-square-foot steel-frame building. At one time used as a church, and then a school, the steel building on a concrete slab offers unlimited potential. A large asphalt circular drive and additional gravel areas provides unparalleled parking potential. [See Extended Remarks for more details.]

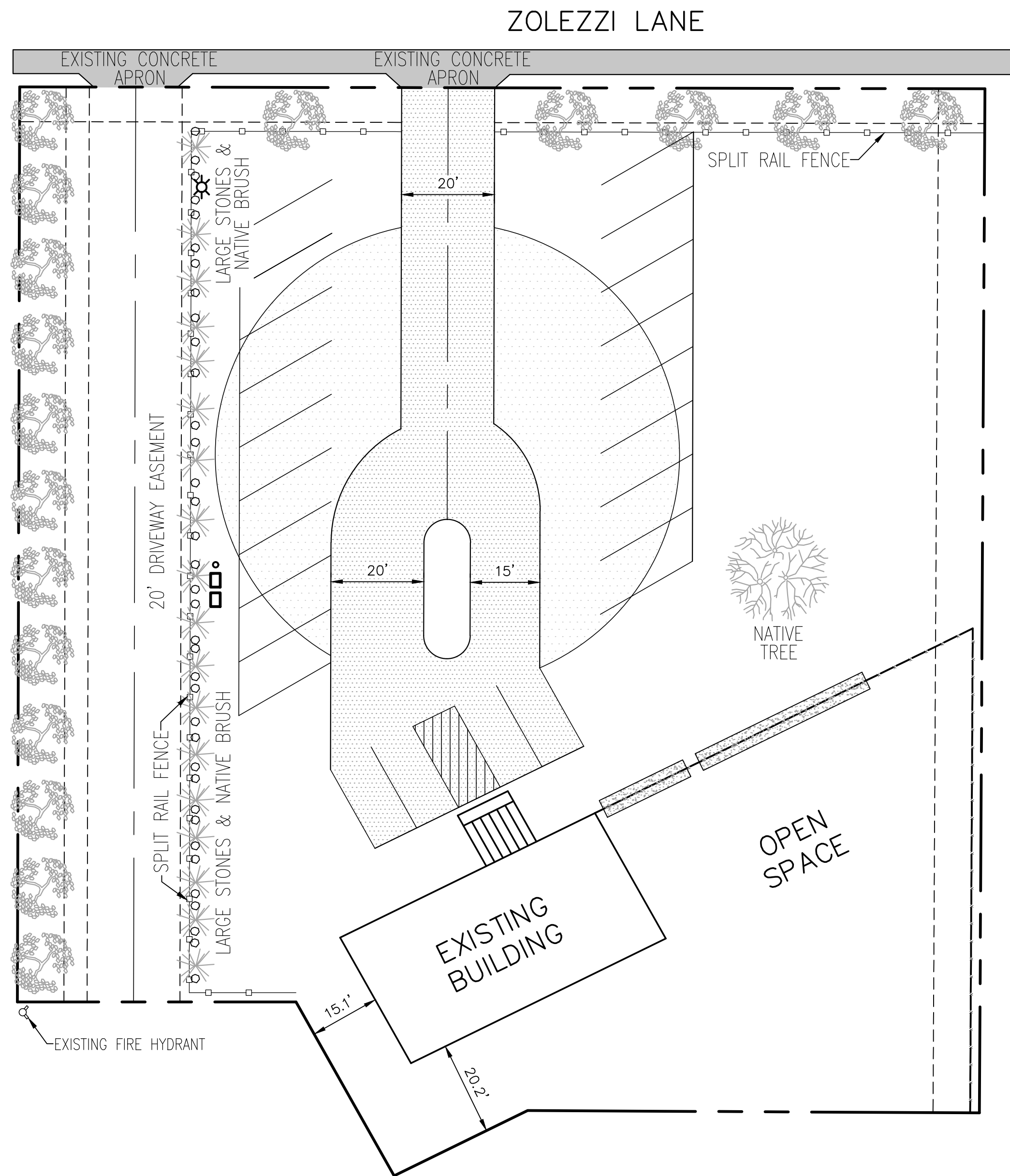
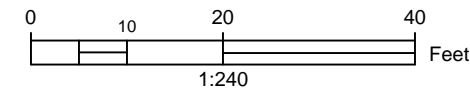
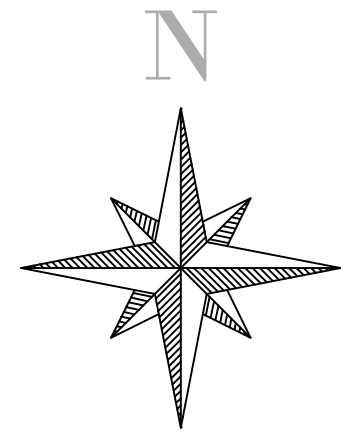


**Kristine M Calder
Krch Realty
775-359-0909**

**325 Harbour Cove. Dr. Ste 111
Sparks NV 89434
kcalder.realtor@gmail.com**



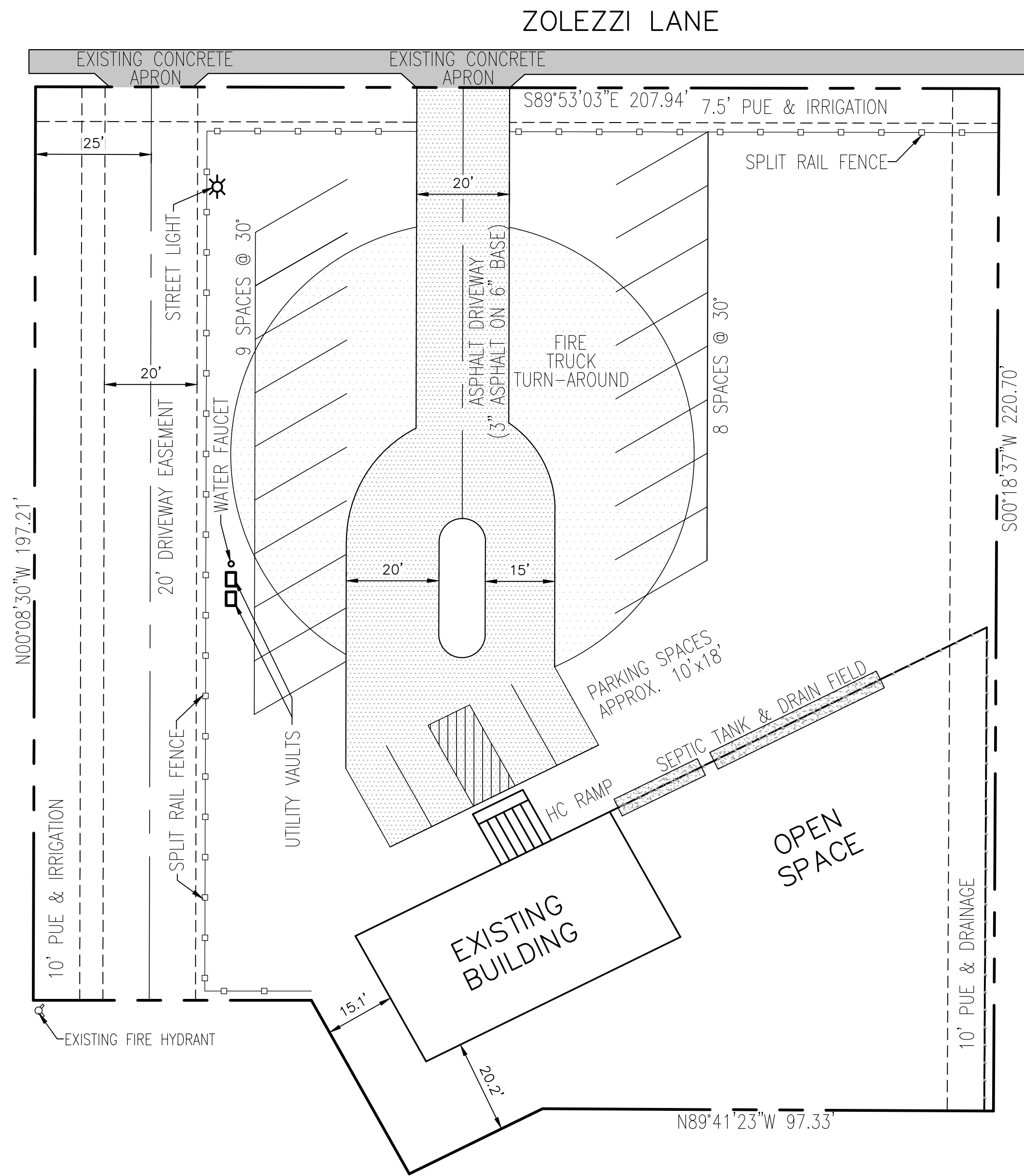
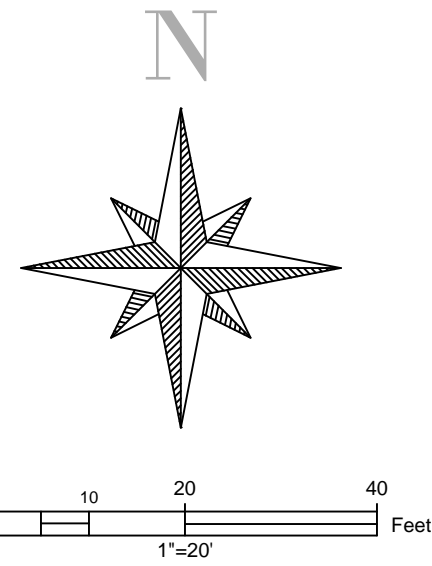
Information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Information deemed reliable but not guaranteed.



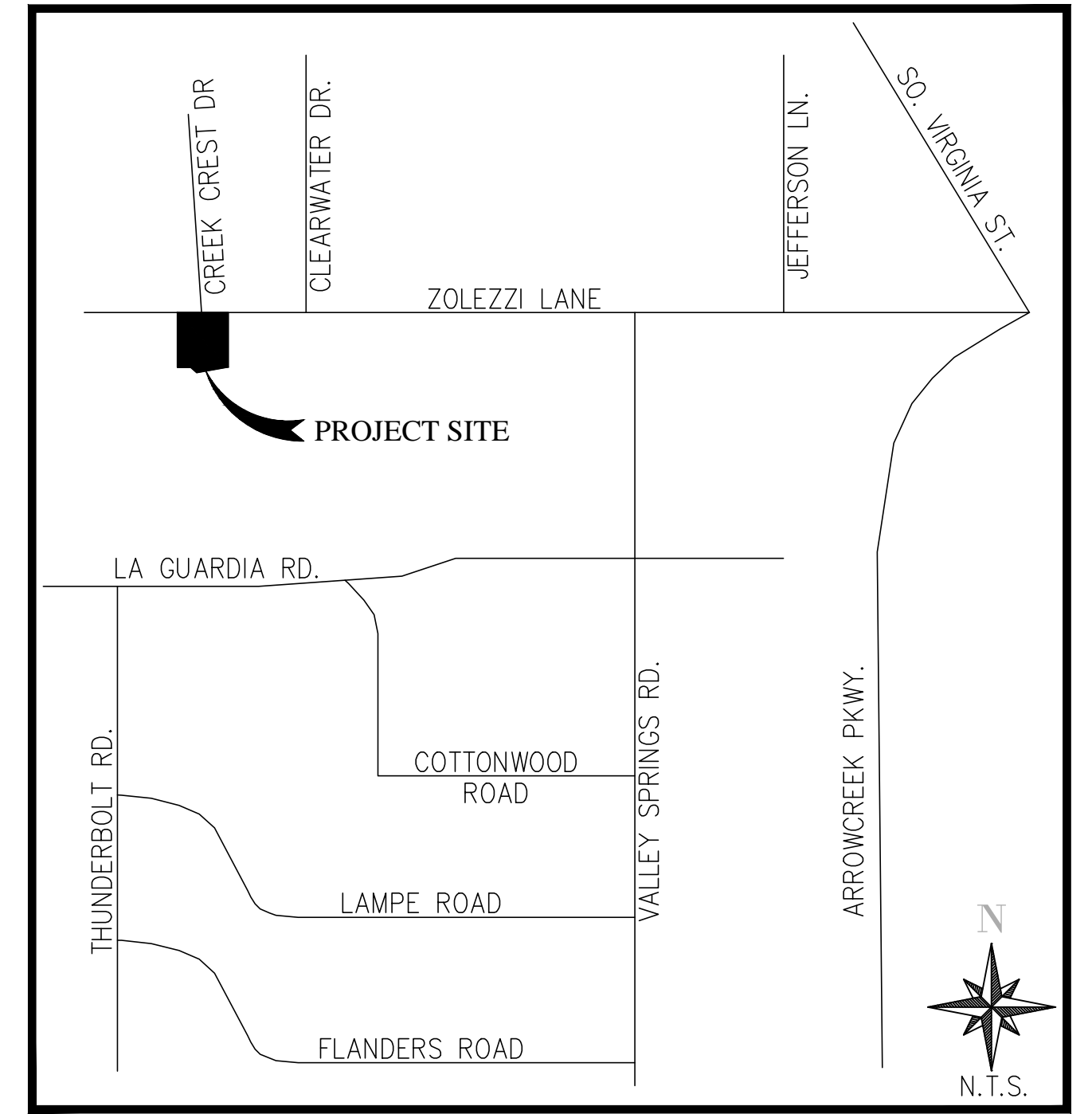
LANDSCAPE PLAN
RELIGIOUS ASSEMBLY BUILDING
APN # 049-351-26
888 ZOLEZZI LANE, RENO NV. 89511

DATE 6-15-2016

SCALE 1"=20'



CATTLE PASTURE



VICINITY MAP

SITE PLAN RELIGIOUS ASSEMBLY BUILDING APN # 049-351-26 888 ZOLEZZI LANE, RENO NV. 89511		
	DATE 6-15-2016	
		SCALE 1"=20'