



Board of Adjustment Staff Report

Meeting Date: May 3, 2018

Agenda Item: 8A

SPECIAL USE PERMIT CASE NUMBER: WSUP18-0004 (Tru Reno Bed & Breakfast)

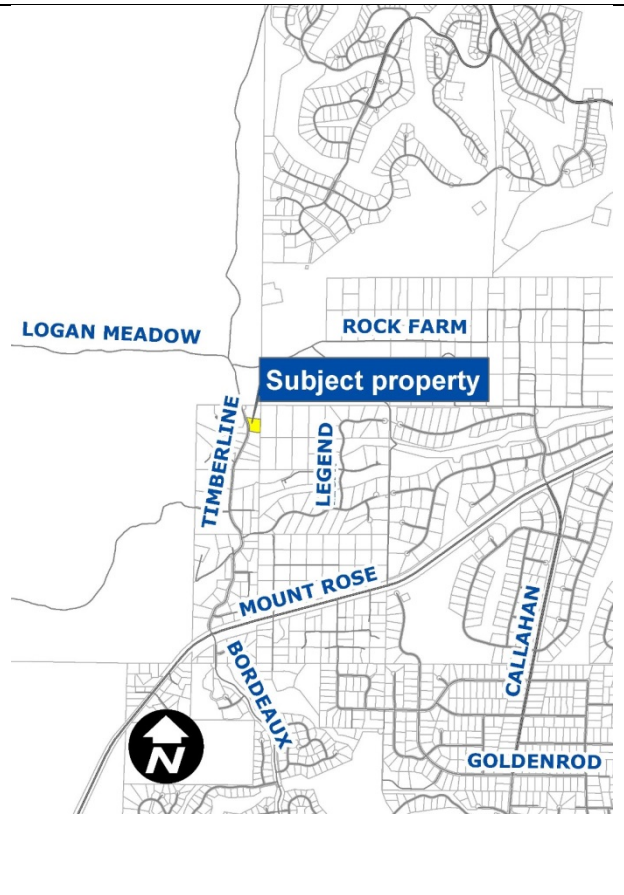
BRIEF SUMMARY OF REQUEST: Bed and breakfast establishment with five guest suites

STAFF PLANNER: Kelly Mullin, 775.328.3608, kmullin@washoecounty.us

CASE DESCRIPTION

For possible action, hearing, and discussion to approve a special use permit to operate a bed and breakfast establishment with five guest suites and one suite for the operator. The use is proposed to be located within an existing residence that the applicant has indicated was designed to meet appropriate standards for a bed and breakfast.

- Applicant: Troy Underwood
- Property Owner: Tru Reno Enterprise, LP
- Location: 15030 N. Timberline Drive
- APN: 049-871-10
- Parcel Size: ±1.5-acres
- Master Plan: Suburban Residential (SR)
- Regulatory Zone: Low Density Suburban (LDS)
- Area Plan: Forest
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 810, *Special Use Permits* and Article 320, *Bed and Breakfast Establishments*
- Commission District: 2 – Commissioner Lucey
- Section/Township/Range: Section 34, T18N, R19E, MDM, Washoe County, NV



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 with conditions Special Use Permit Case Number WSUP18-0004 for Troy Underwood, having made all five findings in accordance with WCC Section 110.810.30, the six findings in accordance with WCC Section 110.320.20, and the two findings in accordance with the Forest Area Plan.

(Motion with Findings on Page 10)

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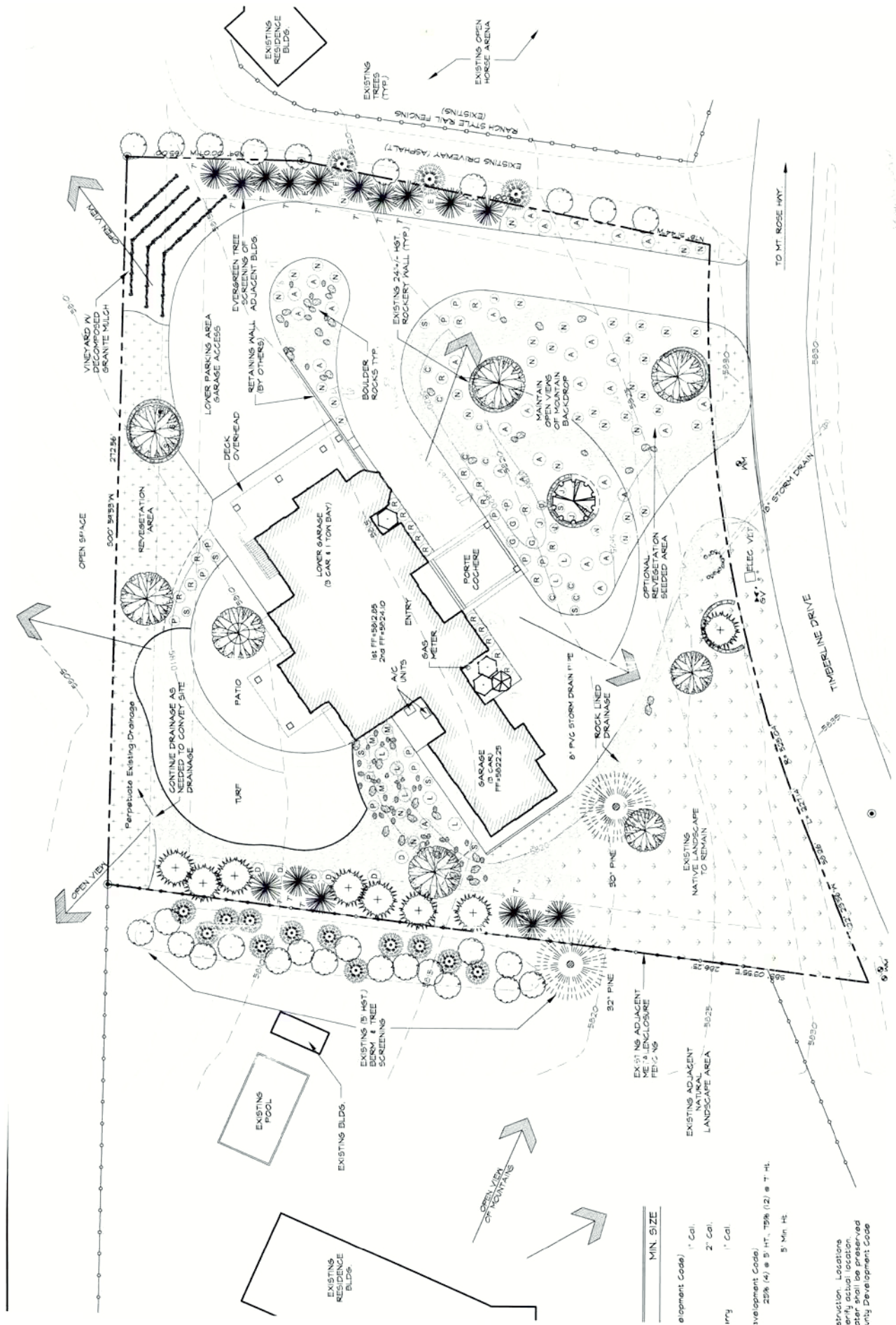
Special Use Permit

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 WSUP18-0004 are attached to this staff report and will be included with the Action Order if the request is approved.

The subject property is designated as Low Density Suburban (LDS). The proposed use of a bed and breakfast inn is permitted in LDS with a special use permit per WCC 110.302.05.03. Therefore, the applicant is seeking approval of this special use permit from the Board of Adjustment.



Site Plan

MIN. SIZE
1' Cal.
2' Cal.
1' Cal.
Development Code
25% (4) @ 5' HT., 75% (12) @ 7' HT.
5' Min. Ht.

Abstraction: Locations of trees and shrubs that shall be preserved only Development Code



Aerial Photo (subject property outlined in blue)



Looking east from rear patio, towards adjacent federal land



Looking east from N. Timberline Drive, at front of structure



Looking south from lower level, towards adjacent property



Looking east from N. Timberline Drive, toward lower level parking area

Project Evaluation

Article 902 of the Washoe County Development Code defines a bed and breakfast establishment as a single-family dwelling containing no more than five guest rooms, where meals and lodging are provided for compensation.

The applicant is seeking approval to operate a bed and breakfast inn within the existing residence located at 15030 N. Timberline Drive. The 1.5-acre parcel is zoned Low Density Suburban (LDS). The single-family dwelling was constructed in 2007 and consists of approximately 10,000 square feet on three levels. The house includes six bedrooms, seven full bathrooms, a kitchen, and several other rooms. Two large garages are attached to the main dwelling and provide seven parking bays. There is also an outdoor parking area on the lower level that is partially screened from street view by a retaining wall. The applicant has indicated this area will provide an additional six parking spaces, for an overall total of thirteen parking spots. All parking will need to comply with the standards of Article 410, *Parking and Loading*.

Article 320, *Bed and Breakfast Establishments* governs this type of use and includes the following:

Section 110.320.15 Development Requirements. All discretionary use permits for a bed and breakfast establishment shall, at a minimum, include the requirements of this section.

- (a) Conformity with Plans. The establishment shall conform to all approved plans.
- (b) On-site Operator. The operator of the establishment shall reside on the site.
- (c) Length of Stay. Length of stay for guests shall be limited to a maximum of seven (7) contiguous nights.
- (d) Parking Spaces. The location of required parking space shall not create any more adverse visual impact than that of surrounding uses.
- (e) Codes. Prior to issuance of a Certificate of Occupancy, all applicable building, fire and health codes shall be complied with.
- (f) Business License. Prior to the commencement of business, a business license shall be obtained.
- (g) Revise Conditions. The Board of County Commissioners reserves the right to review and revise the conditions of approval should it be determined that a subsequent license or permit issued by the County violates the intent of the permit.
- (h) Taxes. Responsibility for payment of applicable room taxes shall reside with the owner and/or the operator.

These standards are addressed below and/or included as conditions of approval where appropriate (see Exhibit A).

General Details

The applicants intend to rent out five of the bedroom suites, each equipped with its own bathroom. As required by sub-section (b) above, the bed & breakfast operator will reside on site, taking up the sixth bedroom suite. The applicants advise that the total number of bed and breakfast guests will be limited to ten at any given time. Check-in time will be between 4 p.m. and 8 p.m.

Due to the proposed commercial use of the single-family dwelling, a building permit will be required for a change of occupancy prior to obtaining a business license. All fire and life safety codes must be met for a commercial use, including, but not limited to a sprinkler system, fire alarm and emergency communication system.

An approval of this special use permit will not authorize ancillary activities for fees such as weddings, receptions, fundraisers, or similar events.

Water and Sewer

Water service is provided by the Truckee Meadows Water Authority. A private septic system currently serves the parcel, and the applicant will be required to obtain an operating permit from the Nevada Division of Environmental Protection (NDEP) for a commercial onsite sewage disposal system. As part of that process, the applicant must provide sufficient evidence that the system is able to meet NDEP standards. Additionally, the establishment must operate in accordance with the standards laid out in Chapter 130 of the District Board of Health Regulations Governing Food Establishments.

Traffic

Traffic impact reports are required whenever a proposed development project will generate 80 or more weekday peak hour trips as determined by the Institute of Transportation Engineers (ITE) trip generation rates. Due to the limited volume of traffic anticipated to be generated by this type of use, a traffic impact report is not required. The 8th edition of the ITE's trip generation rates identify this type of use as expected to generate approximately 8.92 trips per room per day and 0.74 p.m. peak hour trips per room. For five guest rooms, this establishment would be expected to generate a total of approximately 44.6 trips per day and 3.7 p.m. peak hour trips. Regional Road Impact Fees will be required to be paid for each guest room within the facility.

Compatibility and Development Suitability

Adjacent parcels to the north and south have Low Density Suburban (LDS) regulatory zones and are developed with single-family dwellings. The parcel directly across N. Timberline Drive to the west is undeveloped and includes both LDS and General Rural regulatory zones. The parcel to the east, which is owned by the Bureau of Land Management (BLM) is undeveloped and has a High Density Rural regulatory zone.

Prior to the issuance of a business license, the applicant will be required to submit updated parking and landscaping plans that comply with the provisions of Articles 410 and 412. This includes, but is not limited to, the commercial standards for screening adjoining residential uses.

The Forest Area Plan's Development Suitability Map identifies the parcel as most suitable for development, having no constraining features such as floodways, slopes exceeding 15% or wetlands.

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

The proposed project was presented by the applicant at the regularly scheduled STM/WV CAB meeting on April 5, 2018. The CAB voted 3-1 to recommend forwarding comments to the County for review. The draft CAB minutes are attached as Exhibit C and reflect discussion on the following items:

- Previous special use permit issued in 2009 but since expired
- Establishment of a commercial operation in a residential area
- Roadway capacity of N. Timberline Drive

Reviewing Agencies

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

- Washoe County Community Services Department
 - Planning and Building Division
 - Engineering and Capital Projects Division
 - Utilities/Water Rights
 - Parks and Open Spaces

- Washoe County Health District
 - Emergency Medical Services Program
 - Environmental Health Services Division
- Truckee Meadows Fire Protection District
- Regional Transportation Commission
- Nevada Division of Environmental Protection
- Washoe-Storey Conservation District
- Truckee Meadows Water Authority

Several of the above listed agencies/departments provided 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 if the request is approved.

- Washoe County Planning Program addressed operational requirements in effect for the life of the project.
Contact: Kelly Mullin, 775.328.3608, kmullin@washoecounty.us
- Washoe County Building Program addressed the need for building permits for the change of occupancy.
Contact: Mojra Hauenstein, 775.328.3619, mhauenstein@washoecounty.us
- Washoe County Water Rights provided conditions related to water rights or a will serve letter necessary to support the proposed facility.
Contact: Vahid Behmaram, 775.954.4647, vbehmaram@washoecounty.us
- Truckee Meadows Fire Protection District provided conditions related to a fire sprinkler system, fire alarm system, emergency communication system and other life safety standards.
Contact: Lisa Beaver, 775.326.6000, lbeaver@tmfpd.us
- Washoe County Engineering and Capital Projects Division provided a condition requiring the payment of the Regional Road Impact Fee for each rentable room.
Contact: Leo Vesely, 775.328.2313, lvesely@washoecounty.us
- Nevada Division of Environmental Protection will require an operating permit for a commercial on-site sewage disposal system.
Contact: Patrick Mohn, 775.687.9419, pmohn@ndep.nv.gov
- Washoe County Health District, Environmental Health Services Division addressed requirements for a food establishment permit and commercial septic system permit.
Contact: Wes Rubio, 775.328.2635, wrubio@washoecounty.us

Staff Comment on Required Findings

WCC Section 110.810.30 requires that five findings be made to the satisfaction of the Washoe County Board of Adjustment before granting approval of the request. WCC Section 110.320.20 requires an additional six findings be made for approval of bed and breakfast establishments. 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.

Required Special Use Permit Findings (WCC 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 Forest Area Plan.

Staff Comment: The proposal is consistent with the Master Plan and Forest Area Plan. This includes complying with policies F.2.13 and F.12.3, which require specific findings to be made regarding community character and air quality for special use permits within the Forest 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.

Staff Comment: Adequate facilities are available or will need to be provided by the applicant to serve the proposed development. The applicant will be required to obtain an operating permit from the Nevada Division of Environmental Protection for the commercial on-site sewage disposal system. Water will be provided through the Truckee Meadows Water Authority, and the Regional Road Impact Fee shall be paid for each rentable room.

3. Site Suitability. That the site is physically suitable for a bed and breakfast establishment, and for the intensity of such a development.

Staff Comment: The Forest Area Plan's Development Suitability Map identifies the subject parcel as unconstrained. The property has already been developed with the dwelling to be used as the bed and breakfast inn. Suitable space for parking exists on the property, and the majority of the necessary landscaping has already been completed.

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: As proposed, and with the recommended conditions of approval, the bed and breakfast inn is expected to create minimal impacts and not cause significant detriment or injury to the public, adjacent properties, or 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.

Staff Comment: No military installations are located nearby and the proposed bed and breakfast inn is not anticipated to have an effect on any military installation in the region.

Required Bed and Breakfast Findings (WCC Section 110.320.20)

- a. Traffic. The residential character of the neighborhood will not be changed due to increased traffic in the neighborhood caused by the use.

Staff Comment: This type of use is expected to generate approximately 8.92 trips per room per day and 0.74 p.m. peak hour trips per room. The overall neighborhood's residential character is not anticipated to be changed as a result of traffic from the proposed project.

- b. Commercial Nature. The residential character of the neighborhood will not be changed due to the commercial nature of the use.

Staff Comment: The recommended operational conditions of approval are intended to help mitigate impacts from the use and, to the extent possible, prevent it from changing the character of the neighborhood.

- c. Dwelling Exists. The single-family dwelling has been constructed.

Staff Comment: The home was constructed in 2007 under building permit #05-2708.

- d. Private Controls. The proposed use does not violate the provisions of any applicable covenants, conditions and restrictions governing the property. The burden shall be upon the applicant to provide appropriate documentation to support this finding.

Staff Comment: No CC&Rs appear to be applicable to the proposed use, with the exception that no signs are allowed on the property other than real estate signs. As a result, a proposed condition of approval has been included to prohibit on-premise signs advertising the establishment.

- e. Noise Levels. The proposed use will maintain acceptable residential noise standards as specified in Article 414, Noise and Lighting Standards.

Staff Comment: Recommended conditions of approval related to outdoor activities, deliveries, parking and loading are intended to keep the facility within acceptable residential noise standards. The operation will also be required to comply with the provisions of Article 414, Noise and Lighting Standards.

- f. Hours of Operation. The hours of operation are consistent with the residential character of the neighborhood.

Staff Comment: The recommended conditions of approval limit outdoor activities of guests from 7 a.m. to 10 p.m., and facility deliveries from 7 a.m. to 8 p.m. These conditions are intended to be consistent with the residential character of the neighborhood.

Required Findings for Special Use Permits within Forest Area Plan

- F.2.13** 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.

Staff Comment: The proposed bed and breakfast establishment is well-suited for the area and the subject parcel. With the recommended conditions of approval, potential negative impacts are expected to be mitigated to the extent possible, preserving the community character.

- F.12.3** The granting of special use permits in the Forest planning area must be accompanied by a finding that no significant degradation of air quality will occur as a result of the permit.

Staff Comment: The proposed use is not expected to generate any impacts that would result in a significant degradation of air quality.

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 WSUP18-0004 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 WSUP18-0004 for Troy Underwood, having made all five findings in accordance with WCC Section 110.810.30, the six findings in accordance with WCC Section 110.320.20, and the two findings in accordance with the Forest Area Plan:

Required Special Use Permit Findings (WCC 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 Forest 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 bed and breakfast establishment, 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.

Required Bed and Breakfast Findings (WCC Section 110.320.20)

- a. Traffic. The residential character of the neighborhood will not be changed due to increased traffic in the neighborhood caused by the use.
- b. Commercial Nature. The residential character of the neighborhood will not be changed due to the commercial nature of the use.
- c. Dwelling Exists. The single-family dwelling has been constructed.
- d. Private Controls. The proposed use does not violate the provisions of any applicable covenants, conditions and restrictions governing the property. The burden shall be upon the applicant to provide appropriate documentation to support this finding.
- e. Noise Levels. The proposed use will maintain acceptable residential noise standards as specified in Article 414, Noise and Lighting Standards.
- f. Hours of Operation. The hours of operation are consistent with the residential character of the neighborhood.

Required Findings for Special Use Permits within Forest Area Plan

- F.2.13** 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.
- F.12.3** The granting of special use permits in the Forest planning area must be accompanied by a finding that no significant degradation of air quality will occur as a result of the permit.

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 Commissioners, in which case the outcome of the appeal shall be determined by that Board. 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/Owner: Troy Underwood, 1650 Samantha Crest Trail, Reno, NV 89509



Conditions of Approval

Special Use Permit Case Number WSUP18-0004

The project approved under Special Use Permit Case Number WSUP18-0004 shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment on May 3, 2018. 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 the Planning and Building Division, which shall be responsible for determining compliance with these conditions.

Planning Program Conditions

Contact: Kelly Mullin, 775.328.3608, kmullin@washoecounty.us

- a. The applicant shall demonstrate substantial conformance to the plans and proposal approved as part of this special use permit.
- b. The applicant shall submit complete construction plans and building permits for the change of occupancy shall be issued within two years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits.
- c. Prior to the issuance of a business license, the applicant shall submit updated parking and landscaping plans that comply with the provisions of Articles 410 and 412. This includes, but is not limited to, the commercial standards for screening adjoining residential uses.
- 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 following **Operational Conditions** shall be required for the life of the business:
 - i. Failure to comply with the conditions of approval shall render this approval null and void.
 - ii. The house or subject parcel shall not be used by the public or paying guests for the hosting of weddings, receptions, private parties or the like.
 - iii. The use of the subject property is limited to the bed and breakfast inn proposed by the applicants and any other use will be subject to the requirements of the Washoe County Code.
 - iv. Meals shall be served only to residents of the home and overnight guests of the bed and breakfast use.
 - v. There shall be no separate or additional kitchen facilities for guests.
 - vi. The bed and breakfast use shall be limited to a maximum of five (5) guest rooms, and a total of ten (10) guests. This limitation does not preclude the Washoe County Building Program from establishing occupancy loads that may further restrict the total number of persons allowed within the structure.
 - vii. Outdoor activities on the subject parcel by bed and breakfast guests are limited to between the hours of 7 a.m. and 10 p.m.
 - viii. Deliveries related to the bed and breakfast use shall be limited to the hours between 7 a.m. and 8 p.m. Delivery vehicles shall not idle engines while parked.

- ix. No signs to advertise the bed and breakfast inn are allowed on the property.
- x. The operator of the establishment shall reside on-site, and the main dwelling unit of the bed and breakfast establishment must be that person's primary residence.
- xi. The length of stay for guests shall be limited to a maximum of seven (7) contiguous nights.
- xii. Trash containers shall be located so there are no adverse impacts, particularly visual impacts and odors that may affect adjacent properties.
- xiii. All exterior lighting fixtures shall be cut-off and down-shielded, and shall not result in spillover onto adjacent properties or the right-of-way.
- xiv. Responsibility for payment of applicable room taxes shall reside with the owner and/or the operator.
- xv. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the special use permit to meet with the Washoe County Planning Program 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 Washoe County Planning Program of the name, address, telephone number, and contact person of the new purchaser/operator within thirty days of the final sale.
- xvi. Off-street parking, loading and service areas shall be located so there is no adverse visual, noise or odor impacts to adjacent properties. Guest parking shall be designed so there is no backing of vehicles directly into the public right-of-way in order to exit a parking space.
- xvii. This special use permit shall remain in effect as long as the business is in operation and maintains a valid business license.
- xviii. This special use permit shall remain in effect until or unless it is revoked or is inactive for one (1) year.
- xix. The Board of County Commissioners reserves the right to review and revise the conditions of approval should it be determined that a subsequent license or permit issued by the County violates the intent of the permit.

Building Program Condition

Contact: Mojra Hauenstein, 775.328.3619, mhauenstein@washoecounty.us

- f. The applicant shall provide evidence that the business qualifies as an occupancy classification of 'R-1' or 'R-2' and obtain the appropriate building permit(s) for change of occupancy per International Building Code 2012, Section 310. Any change of occupancy permits shall be issued and finalized prior to the issuance of a business license.

Water Rights Condition

Contact: Vahid Behmaram, 775.954.4647, vbehmaram@washoecounty.us

- g. The applicant shall provide a water will serve letter, OR a letter acknowledging sufficiency of existing water rights from TMWA prior to approval a business license or building permit for the proposed facility.

Washoe County Engineering and Capital Projects Division

- 2. The following condition is a requirement of the Engineering and Capital Projects Division, which shall be responsible for determining compliance with this condition.

Contact: Leo Vesely, 775.328.2313, lvesely@washoecounty.us

- a. Prior to the issuance of building permits or a business license, the applicant shall pay the Regional Road Impact Fee. The fee shall be based at the hotel rate per rentable room.

Truckee Meadows Fire Protection District

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

Contact: Lisa Beaver, 775.326.6000, lbeaver@tmdfpd.us

- a. A National Fire Protection Association (NFPA) 13R fire sprinkler system installed by a State-licensed contractor shall be installed per 2012 International Fire Code (IFC) 903.2.8.
- b. A NFPA fire alarm system shall be installed by a State-licensed contractor per 2012 IFC 907.2.9
- c. Communication system through the use of an emergency responder radio shall be installed per 2012 IFC 510.1.
- d. Water and access per the requirements of the 2012 Wildland Urban Interface code.
- e. Any additional requirements applicable from Washoe County Code Chapter 60.

Nevada Division of Environmental Protection

4. The following condition is a requirement of the Nevada Division of Environmental Protection, which shall be responsible for determining compliance with this condition.

Contact: Patrick Mohn, 775.687.9419, pmohn@ndep.nv.gov

- a. Prior to the issuance of a business license, the property owner shall obtain or provide evidence of an existing operating permit for a commercial on-site sewage disposal system.

Washoe County Health District

5. The following conditions are a requirement of the Washoe County Health District, which shall be responsible for determining compliance with these conditions. Any appeal of these conditions must be made directly to the District Board of Health

Contact: Wes Rubio, 775.328.2635, wrubio@washoecounty.us

- a. A permit to operate a food facility may not be required as long as the establishment operates within the standards of Chapter 130 of the District Board of Health Regulations Governing Food Establishments. The bed and breakfast operation cannot exceed a daily capacity of 10 persons or a permit to operate the kitchen will be required. If at any time the Washoe County Health District is notified by either the applicant or Washoe County Community Services Department that the facility is exceeding the capacity in Section 130.005, the facility will be required to meet all the requirements to have a Food Establishment permit and required inspections in order to maintain operations.
- b. Prior to the sign-off and issuance of a business license, documentation must be presented to the Washoe County Health District providing evidence of a permit to operate a commercial septic system, issued by the Nevada Division of Environmental Protection, Bureau of Water Pollution Control. This will be required prior to an approval from the Health District.

***** End of Conditions *****



WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

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

March 21, 2018

TO: Kelly Mullin, Senior Planner, CSD, Planning & Development Division
FROM: Vahid Behmaram, Water Management Planner Coordinator, CSD
SUBJECT: Special Use Permit Case Number WSUP18-0004 (Tru Reno Bed & Breakfast)

Project description:

The applicant is proposing a bed and breakfast establishment with six master suites. The use is proposed to be located within an existing residence that the applicant has indicated was designed to meet appropriate standards for a bed and breakfast. The property is located at 15030 N. Timberline Drive, Assessor's Parcel Number: 049-871-10. Water service is to be provided by TMWA and sewage disposal will be provided by an onsite septic system.

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

The applicant shall provide a water will serve letter, OR a letter acknowledging sufficiency of existing water rights from TMWA prior to approval the building permit for the proposed facility.



WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
Engineering and Capital Projects Division

"Dedicated to Excellence in Public Service"

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

INTEROFFICE MEMORANDUM

DATE: April 09, 2018
TO: Kelly Mullin, Planning and Building Division
FROM: Leo R. Vesely, P.E., Engineering and Capitol Projects Division
SUBJECT: **WSUP18-0004**
APN 049-871-10
TRU RENO BED & BREAKFAST

Washoe County Engineering Division staff has reviewed the referenced special use permit case and we have the following conditions:

1. Pay the Regional Road Impact Fee. The fee shall be based at the hotel rate per rentable room.

LRV/lrv

WSUP18-0004
EXHIBIT B



April 9, 2018

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

RE: Reno B&B; [Click here to enter text.](#)
[Click here to enter text.](#); [Click here to enter text.](#)

Dear Ms. Mullin:

The Truckee Meadows Fire Protection District (TMFPD) has reviewed the above referenced project. The project is subject to the following conditions:

1. A NFPA 13R fire sprinkler system installed by a state license contactor shall be installed per 2012 IFC 903.2.8
2. A NFPA fire alarm system shall be installed by a state license contractor per 2012 IFC 907.2.9
3. Communication system thru the use of an emergency responder radio shall be installed per 2012 IFC 510.1
4. Water and access per the requirements of the 2012 WUI code
5. Any additional requirements from Washoe County chapter 60

Please let me know if you have any additional questions.

Sincerely,

Denise Reynolds

From: Patrick Mohn
To: [Mullin, Kelly](#)
Cc: [Fagan, Donna](#)
Subject: WSUP18-0004 Tru Reno B&B
Date: Thursday, March 22, 2018 8:21:10 AM

Kelly,

The NDEP has no comments other than to ensure that the owner has or will obtain an operating permit for the commercial OSDS.

Pat



Patrick A. Mohn, M.Sc., P.E.
UIC Compliance Coordinator
Bureau of Water Pollution Control (BWPC)
Nevada Division of Environmental Protection
901 South Stewart Street, Suite 4001
Carson City, NV 89701
p: 775.687.9419 fax: 775.687.4684
pmohn@ndep.nv.gov



South Truckee Meadows/Washoe Valley Citizens Advisory Board

MEMORANDUM

Date: April 8, 2018
To: Kelly Mullin, Washoe County Planners
Re: Special Use Permit Case Number WSUP18-0004 (Tru Reno Bed & Breakfast)
From: Misty Moga, Recording Secretary

The following is an excerpt from the South Truckee Meadows/Washoe Valley Citizen Advisory Board on April 5, 2018.

7. DEVELOPMENT PROJECTS– The project description is provided below with links to the application or you may visit the Planning and Building Division website and select the Application Submittals page:

https://www.washoecounty.us/csd/planning_and_development/index.php.

7.A. Special Use Permit Case Number WSUP18-0004 (Tru Reno Bed & Breakfast) – Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a special use permit to allow a bed and breakfast establishment with six master suites. The use is proposed to be located within an existing residence that the applicant has indicated was designed to meet appropriate standards for a bed and breakfast. (for Possible Action)

- Applicant: Troy Underwood
- Property Owner: Tru Reno Enterprise, LP
- Location: 15030 N. Timberline Drive
- Assessor's Parcel Number: 049-871-10
- Staff: Kelly Mullin, Senior Planner, 775-328-3608; kmullin@washoecounty.us
- Reviewing Body: Tentatively scheduled for Board of Adjustment, May 3, 2018

Kelly Mullin, Washoe County Planner, introduced herself and encouraged the public to email her their comments and concerns.

Troy Underwood, project representative:

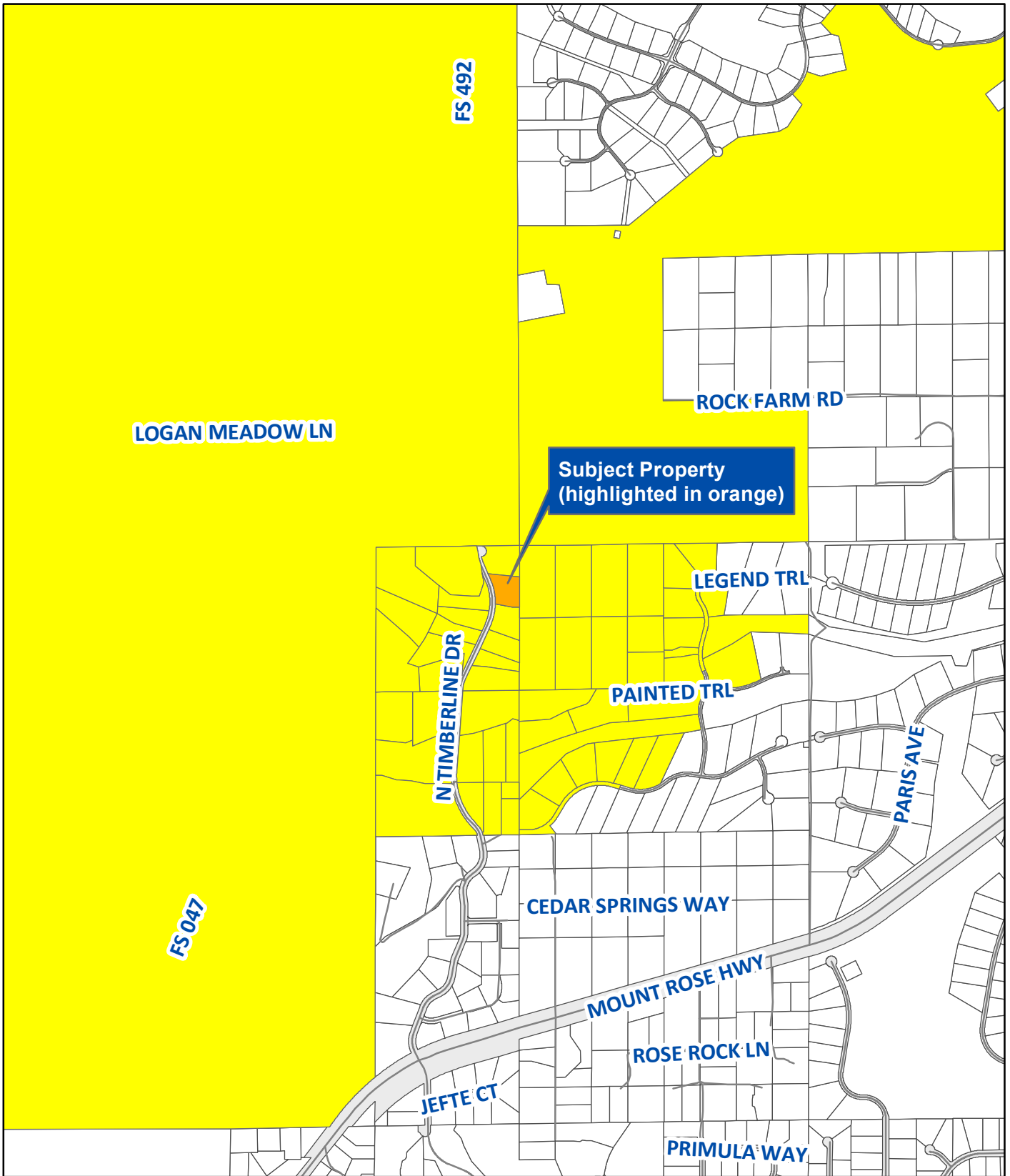
- He said the Bed and Breakfast will serve healthy food. But it's more of an experience. They will teach them how to make healthy food.
- Jason Katz asked about prior use. Troy Underwood said the house was built to be a bed and breakfast, but ended up as a private residence.
- Jim Rummings asked about Special Use Permit issued back in 2009. Kelly Mullin said they were issued a Special Use Permit; however, they never followed up to get a business license.
- Jason Katz asked about the CC&Rs. He said there are no communal/cooperative living arrangements allowed under the current CC&Rs. Troy Underwood said there will be no communal living.
- Jim Rummings asked how can they operate as business if zoned as residential. Kelly Mullin said they can request a Special Use Permit for a bed and breakfast. She said they will address potential impacts on the neighborhood. Troy Underwood said it's not a large hotel. Patricia Phillips asked about protecting the neighbors' privacy; Troy said they don't foresee there will be any impacts on the neighbors privacy.
- Troy Underwood addressed the question about the maximum occupants – there are 5 rooms with two guests per room.
- Public member and Timberline resident, Bill Garecht said Timberline Road is 20 feet wide. People are parking on both sides of the road. Cars are six feet wide with cars parked on both sides of the street. There are bicyclists, hikers, dogs, and kids, and there is only 2 feet available for the pedestrians. He said

what if there is snow on the road. Something has to be done with that road. It will be gridlock. Someone will get hurt.

- Patricia Phillips asked about parking. Troy Underwood said there is plenty of parking on the property.
- Jason Katz said this is already a busy residential area. It's opening it up to commercial use which would be a negative impact on the neighborhood. It's not a great road, and it's used a lot.
- Jim Rummings said the road is an NDOT problem, not part of the special use permit for this project.
- Kelly Mullin said she has not received comments from nearby residents.
- Patricia Phillips said she remembers when this came to the CAB before. It was denied. She wanted to know what changes have been made since that time. She said the previous concerns were about commercial use. Troy Underwood said the leach lines had to be updated which was the only concern he had to address according to the past owner. Steven Kelly said he is concern other homeowners will also want to do this. Jim Rummings said no one is here to oppose the project.

MOTION: Jason Katz moved to recommend denial. No second. Motion died.

MOTION: Jim Rummings recommended passing along the comments to the County. Patricia Phillips seconded. Jason Katz opposed. Motion carried 3 to 1.



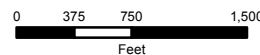
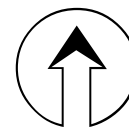
Subject Property
(highlighted in orange)

Public Notice Map

Special Use Permit Case Number WSUP18-0004
(Tru Reno Bed & Breakfast)

Provided with notice: 37 owners of 60 parcels
within a distance of 1,750 feet of the project site.

Source: Planning and Building Division



Date: March 16, 2018

Community Services
Department



Post Office Box 11130
Reno, Nevada 89520 (775) 328-3600

WSUP18-0004

EXHIBIT D

From: Troy Underwood
To: [Mullin, Kelly](#)
Subject: Re: Questions on bed & breakfast application
Date: Friday, March 16, 2018 6:22:10 PM

Answers enmeshed

Troy,

I have some questions based on an initial review of the application you've submitted for a bed & breakfast at [15030 N. Timberline Drive](#).

Article 320 of the [Washoe County Development Code](#) provides basic standards for operation of this type of facility. Some of the requirements within that article that were not addressed in the application, and I have follow-ups as well. Can you please address the following:

§ Will the operator of the establishment reside on-site?

Yes

§ What is maximum length of stay proposed for guests?

Guests will usually stay for five days but could stay for seven.

§ What is the maximum number of guests proposed to be on-site at any given time?

Ten

§ What are the proposed hours of operation?

The guests will be at the location all day and all night. Check in is [4:00 pm -8:00 pm](#)

§ One page of CC&Rs was provided with the

application. Can you please confirm that the single page represents the extend of the CC&Rs?

Confirmed

§ Please describe how the outdoor spaces on the property are proposed to be used?

Outdoor may have benches for sitting and places for quiet relaxing or stretching

Your responses will be provided to the Board of Adjustment, so if you prefer to address these questions in a separate memo, please feel free to do so.

Regards,

Troy R. Underwood
775-842-6062
916-548-4309 cell
Insurance License: 3245776 NV

On Mar 16, 2018, at 5:02 PM, Mullin, Kelly <KMullin@washoecounty.us> wrote:

Troy,

I have some questions based on an initial review of the application you've submitted for a bed & breakfast at 15030 N. Timberline Drive.

Article 320 of the [Washoe County Development Code](#) provides basic standards for operation of this type of facility. Some of the requirements within that article that were not addressed in the application, and I have follow-ups as well. Can you please address the following:

- <!--[if !supportLists]-->■ <!--[endif]-->Will the operator of the establishment reside on-site?
- <!--[if !supportLists]-->■ <!--[endif]-->What is maximum length of stay proposed for guests?
- <!--[if !supportLists]-->■ <!--[endif]-->What is the maximum number of guests proposed to be on-site at any given time?
- <!--[if !supportLists]-->■ <!--[endif]-->What are the proposed hours of operation?
- <!--[if !supportLists]-->■ <!--[endif]-->One page of CC&Rs was provided with the

application. Can you please confirm that the single page represents the extend of the CC&Rs?

■ Please describe how the outdoor spaces on the property are proposed to be used?

Your responses will be provided to the Board of Adjustment, so if you prefer to address these questions in a separate memo, please feel free to do so.

Regards,

Kelly Mullin, AICP

Senior Planner | Washoe County Community Services Department | Planning & Building Division
kmullin@washoecounty.us | 775.328.3608 (o) | 775.328.6133 (f) | 1001 E. Ninth St., Bldg. A, Reno, NV 89512

[<image001.gif>](#)

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

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: TRU RENO ENTERPRISE, LP			
Project Description: BED AND BREAKFAST			
Project Address: 15030 N. TIMBERLINE DRIVE, RENO NV 89511			
Project Area (acres or square feet): 1.505 ACRES/ 65,555 SQUARE FEET			
Project Location (with point of reference to major cross streets AND area locator): 15030 N. Timberline Dr. Reno, NV 89511: Mount Rose Hwy to Timberline Drive			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
049-871-10	1.505		
Section(s)/Township/Range: Township 18 / Range 19			
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: TRU RENO ENTERPRISE, LP		Name:	
Address: 1650 Samantha Crest Trail		Address:	
Reno NV	Zip: 89509		Zip:
Phone: 775-842-6062	Fax: 775-409-3355	Phone:	Fax:
Email: troyunderwood@yahoo.com		Email:	
Cell: 775-842-6062	Other:	Cell:	Other:
Contact Person: Troy Underwood		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Troy Underwood		Name:	
Address: 1650 Samantha Crest Trail		Address:	
Reno NV	Zip: 89509		Zip:
Phone: 775-842-6062	Fax: 775-409-3355	Phone:	Fax:
Email: troyunderwood@yahoo.com		Email:	
Cell: 775-842-6062	Other:	Cell:	Other:
Contact Person: Troy Underwood		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

July 1, 2017

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?

Operation of Bed and Breakfast

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

Entire property. All existing structures

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?

Existing structures were constructed with Bed and Breakfast use intended therefore existing utility service, sanitation, water supply, drainage and parking were built with needed capacity at time of construction.

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

Not Applicable

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 property is constructed with 6 master suites, all containing individual full bathrooms designed from initial construction for bed and breakfast use. Kitchen was designed from the initial construction to support this use and occupancy level.

Water, sewer and electrical service was designed from initial construction to accommodate anticipated volume of use.

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

The community will benefit if they choose to enjoy the bed and breakfast with meal services. A nice bed and breakfast can increase the value of nearby properties.

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

There will be essentially no negative impacts on neighboring properties. There will be minimal vehicle travel and any and all parking will take place on the back of the property not visible to the street.

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

The community impact will be favorable. A whole food plant based bed and breakfast facility will improve the health of all guests.

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

All parking for the location will be contain on-site, no off-site parking will be necessary. There are 7 garage parking bays and additional 6 parking spaces on the lower parking area garage access. Overflow parking available along the south driveway as needed. One handicapped parking space immediately south of entry canopy, next to wheelchair ramp.

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

All landscaping completed previously and will remain the same.

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 sign will be placed, all lightning will be as currently existing. No additional lights will constructed.

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

13. Utilities:

a. Sewer Service	On site Septic tank with 2500 gallon capacity
b. Electrical Service	NV Energy Public Utility
c. Telephone Service	Landlines through Sky Fiber Internet
d. LPG or Natural Gas Service	NV Energy Public Utility
e. Solid Waste Disposal Service	Waste Management
f. Cable Television Service	Sky Fiber Internet
g. Water Service	City of Reno

For most uses, the 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 #	N/A	acre-feet per year	N/A
i. Certificate #	N/A	acre-feet per year	N/A
j. Surface Claim #	N/A	acre-feet per year	N/A
k. Other #	N/A	acre-feet per year	N/A

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

14. Community Services (provided and nearest facility):

a. Fire Station	Arrow Creek Fire Station #36
b. Health Care Facility	Renown South Meadows Medical Center
c. Elementary School	Hunsberger Elementary School
d. Middle School	Pine Middle School
e. High School	Galena High School
f. Parks	Galena Creek County Park, Saddle Horn Park and Thomas Creek Park
g. Library	South Valleys Library
h. Citifare Bus Stop	

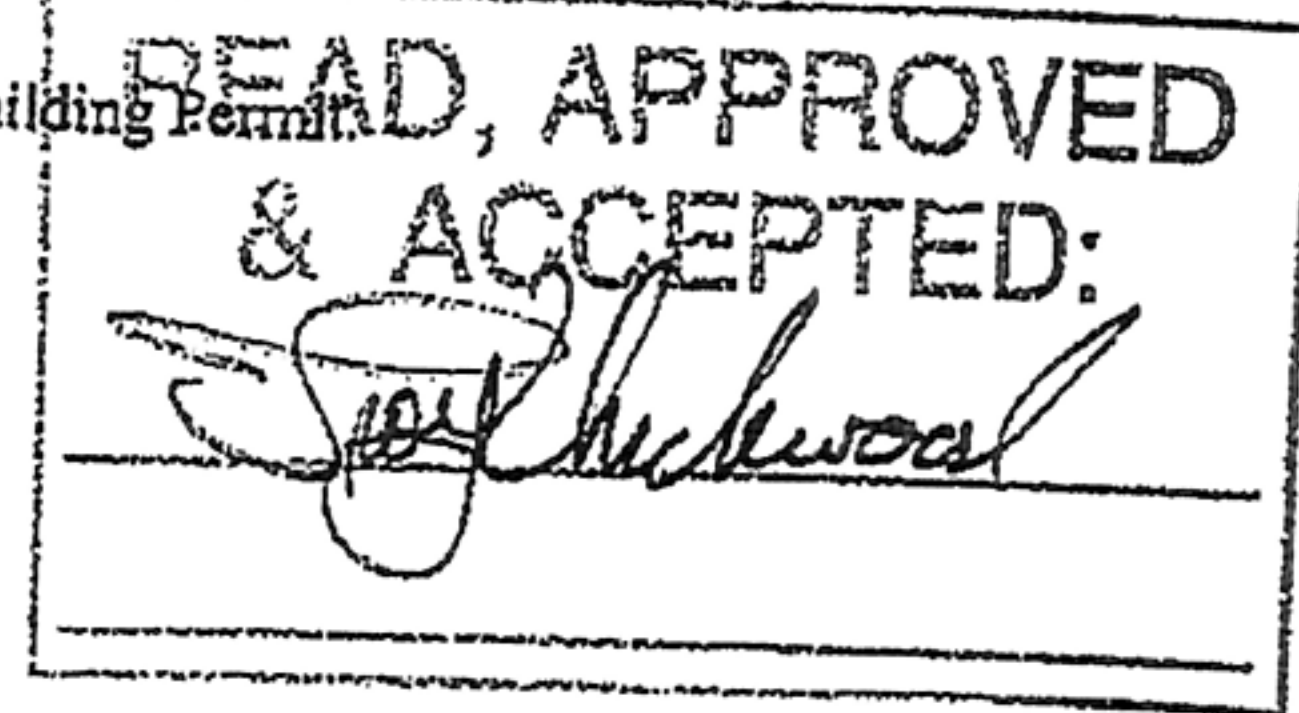
WHEN RECORDED MAIL:
GEORGE POORE AND JUDITH J. POORE
4900 WARREN WAY
RENO, NV 89509

ESCROW NO. 65421-CR
APN: 049-871-10

COVENANTS, CONDITIONS AND RESTRICTIONS

The following are the Deed Restrictions on Twin Creek Parcels Parcel Maps #3507, #3508 and #3827.

1. All animals to be maintained according to Washoe County Regulations.
2. No Temporary Structures or sheds without Washoe County Building Permit.
3. No above ground swimming pools.
4. No light to shine directly into other lots and houses.
5. No house to be smaller than 2,500 square feet of living space.
6. All propane tanks to be fenced in from view.
7. All recreational vehicles to be parked 100 feet from Timberline Drive. Guests of lot owners with recreational vehicles are limited to 7 days per month.
8. No outside clothes lines or other outside clothes drying or airing facilities shall be maintained on any lot.
9. All roofing material to be clay tile or metal.
10. No commune, co-operative or similar type living arrangement shall be permitted anywhere on a lot.
11. Emergency Road Easement - Twin Creek Parcels is the beneficial owner of a roadway easement, granted by the United States Forest Service which provides road emergency access to, through and from the Twin Creek Parcels. Each lot is responsible for an equal share of the cost to maintain the emergency access road. The road is to be maintained as per the Grant of Emergency Easement from Nell J. Redfield and Southwest Pointe Associates, LLC dated June 1, 1998.
12. No barns to be built within 150 feet of Timberline Drive.
13. No garage door openings to face Timberline Drive with the exception of Parcel #2 of Twin Creek Parcel Map #1, recorded Parcel Map 3507, on May 4, 1999.
14. No objections to future parceling of Twin Creek Parcels lots.
15. No signs except the standard 24" x 24" real estate signs.
16. No rubbish or debris of any kind shall be placed or permitted to accumulate upon any lot within the Twin Creek Parcels and no odors shall be permitted to arise therefrom so as to render any such lot or any portion thereof unsanitary, unsightly, offensive or detrimental to any other lot or to its occupants. No noise or other nuisance shall be permitted to exist or operate upon any such lot so as to be offensive or detrimental to any lot or to its occupants. Without limiting the generality of any of the foregoing restrictions, no exterior speakers, or horns, whistles, bells or other sound devices (other than security devices used exclusively for security purposes) shall be located, used or placed on any lot.
17. No hazardous material or activities of any kind will be allowed on any lot.
18. Georges Place, now known as Timber Crest Trail, a private road maintained by lots using the road as an access road.



2689848
65/17/2002
1 of 2







WSUP18-0004
EXHIBIT F
1/23/17 NRMLS





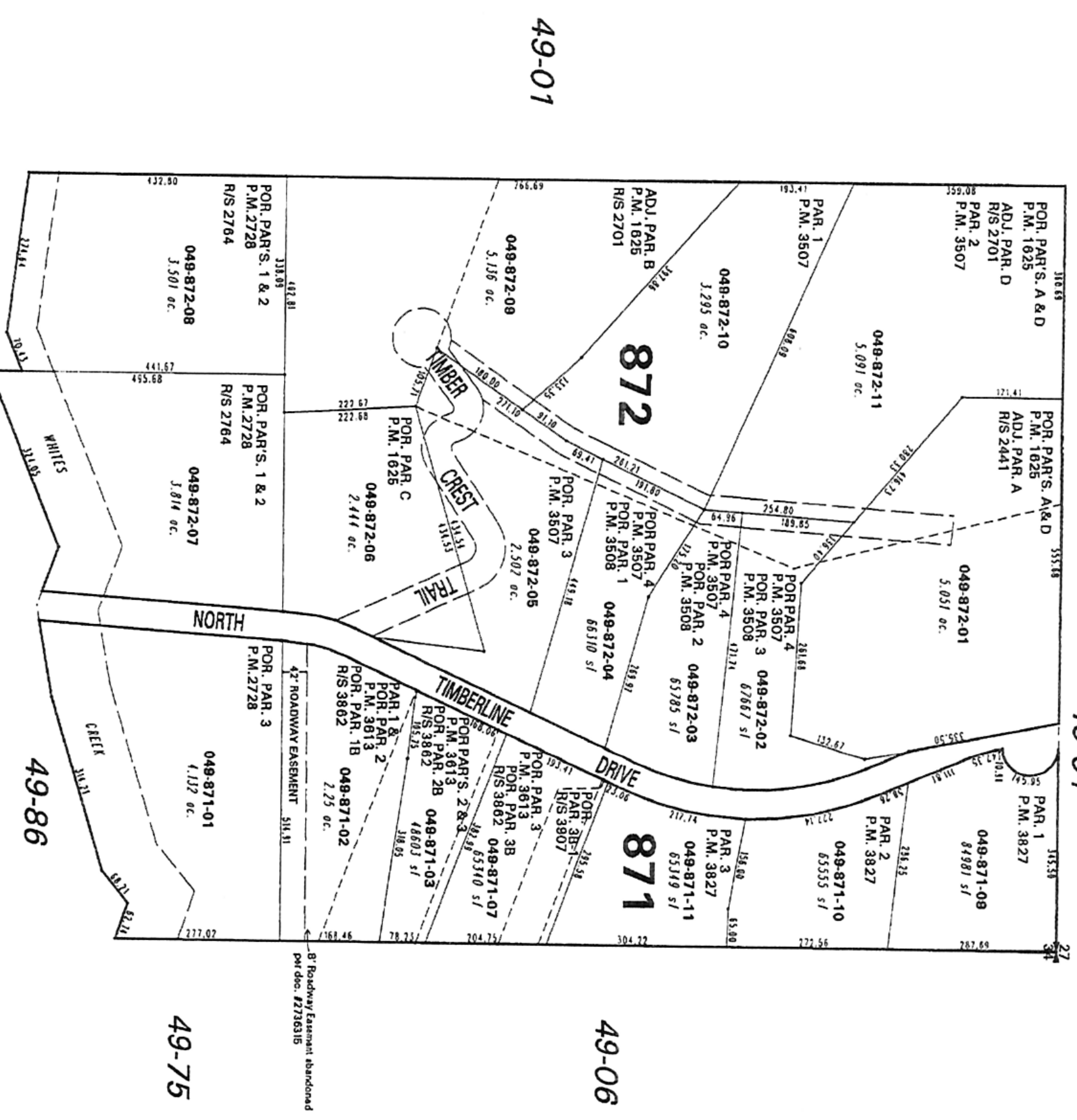
WSUP18-0004

EXHIBIT A



**PORTION OF E1/2 OF NW1/4 OF SECTION 34
T18N - R19E 49-01**

049-87

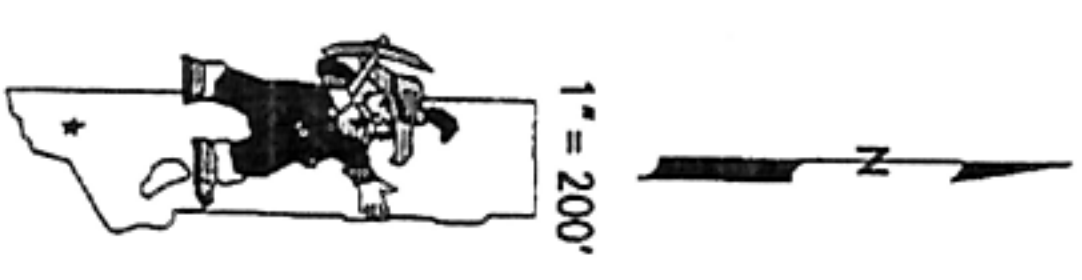


NOTE: This map is prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or the accuracy of the data delineated hereon.

Office of Washoe County Assessor, Nevada - Robert W. McGowan

This area previously shown on 49-06
NOTE: Areas of parcels which are less than 2 acres are shown in square feet.

Drawn by IWI 04/24/01
Revised TWT 4/26/01, 12/21/01, 10/9/02
KSB 5/05/05
AK:RHO B.O. WINDOWS 2007 E.O.



HOLE NO. 1

LOCATION: McCLELLAN RES. - APN 049-871-10 FIELD TECHNICIAN: HD

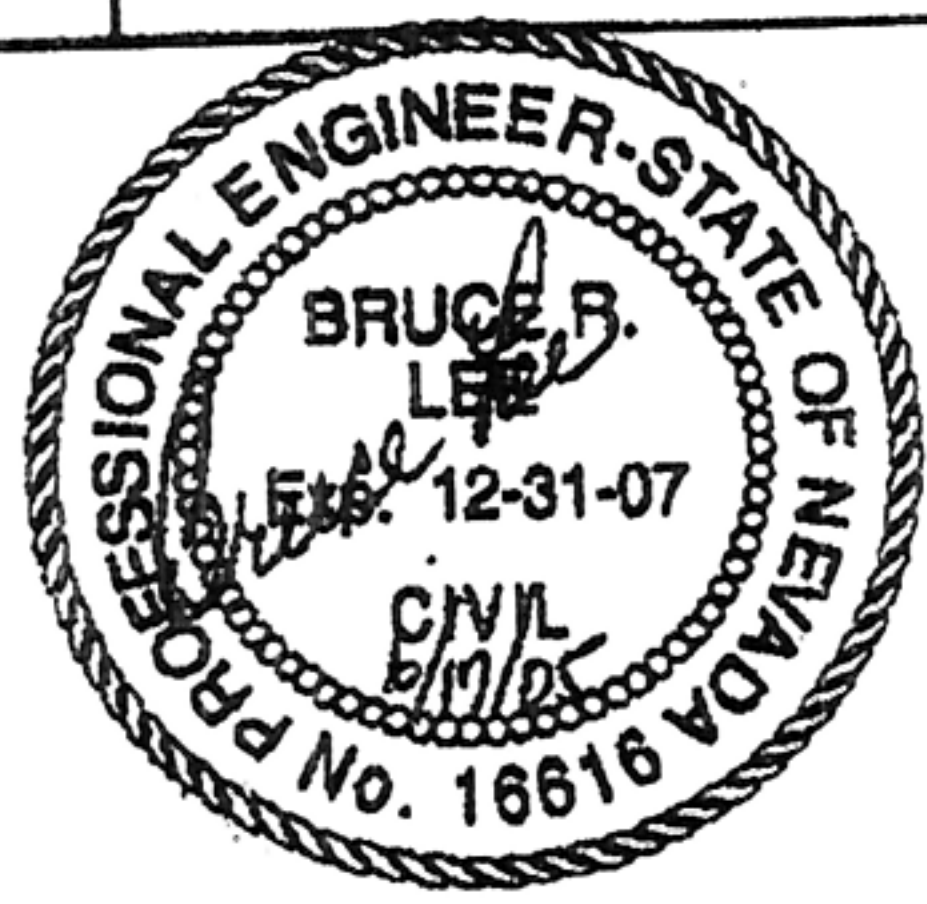
SOIL TESTED: Silty Sand (SM) With Gravel

DIMENSION: 6" Wide X 12" Deep

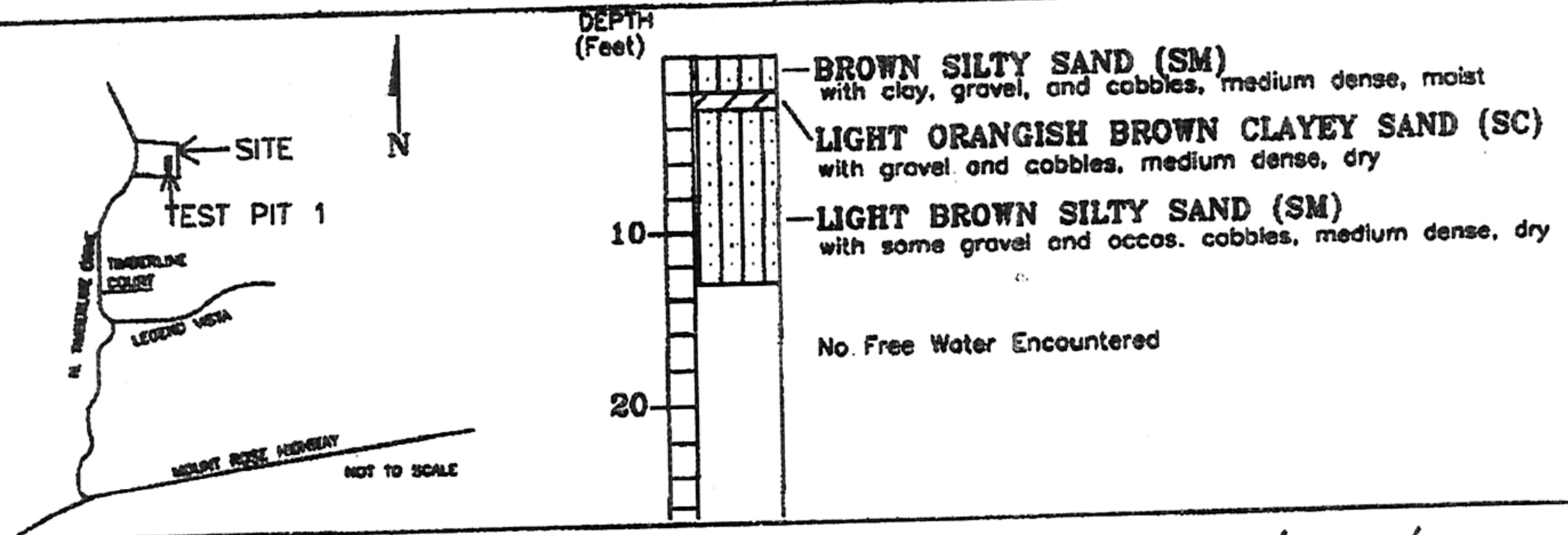
DATE: 11-9-04 11-10-04
Set-Up Run

LOG

TIME (Hours/Minutes)	MEASURED DROP (Inches)	REMARKS
11/9	0.00	Add initial water IAW 090.060
0:10	2.50	Presoak IAW 090.060
11/10	0.00	Readjust water to 6" Over Gravel IAW 090.070
0:30	3.25	Proceed IAW 090.075
0:30	3.00	
0:30	3.00	Terminate IAW 090.075



PERCOLATION RATE: 10.0 MPI
 TEST PERFORMED AT: 5.75'
 PIT EVALUATED BY: WASHOE COUNTY



Job No. 5310.01-N PERCOLATION TEST RECORD /appr./
 PEZONELLA ASSOCIATES, INC. McCLELLAN RESIDENCE APN 049-871-10 RENO, NEVADA Plate No. 1

DISTRICT HEALTH



DEPARTMENT

WASHOE COUNTY DISTRICT HEALTH DEPARTMENT
ON-SITE SEWAGE DISPOSAL SYSTEM

DATE: 7/12/05

NEW REPAIR ABANDONMENT OTHER _____ PERMIT # 05-2708

NAME MARTIN + KIMBLE McCLELLAN PARCEL# 049-871-10

ADDRESS 0 N TIMBERLINE DR. # OF BEDROOMS 6

CONTACT MARTIN OR KIMBLE AT 852-9327

CROSS STREET/AREA MT ROSE TANK SIZE 2500 (SUBMITTED)

SEPTIC SYSTEM DETAILS LEACH FIELD SIZED FOR 2000 GAL CAPACITY OR 10 BORN

2500 GAL. TO BE INSTALLED - OR TO GO TO 12' DEEP IN THIS AREA

Sizing based on: mpi 10 by: ENR/PAZ # of lines 2 Sizing 2 x 10 x 48 Total length 96'

SEPTIC TANK Existing Nearest well 710' Nearest structure 18'

Make of tank 2500 JENSEN Tank capacity 2500 Distance from cleanout _____

Tank DB Inlet t DB Outlet t DB Bs DB Co DB Solid DB Dbox DB Monitoring Well DB

NOTES: _____

DISPOSAL FIELD Existing Nearest well _____ Nearest lot line _____ Direction _____

Total trench length 100' Depth 12 Width 2 # of lines 1 Spacing _____

Depth pipe to natural grade 2-3' Direction of surface drainage SE Slope 2 %

NOTES: _____

Rock DB Filter Material DB End Caps DB Pump _____ Alarm _____ Wetwell _____

Letter of Affirmation "As-Built" Required HOLD: _____

Trench 1. DB 2. _____ 3. _____ 4. _____ 5. _____ 6. _____

Perf Pipe 1. DB 2. _____ 3. _____ 4. _____ 5. _____ 6. _____

Infiltrator: # of Units _____ # of Rows _____ Bed System Trench Unit Length _____

NOTES: _____

Final Inspection [Signature]

Date 7/12/05 ✓

(Date) 11/16/04

(Name) MARTIN MCELLEGAN
(Address) 12980 WELCOME WAY
(City, State Zip) RENO NV 89511

RE: Test Hole Inspection at (APN &/or Address) 049-871-10 / TIMBERLINE DR

Dear :

On 11/16/04, staff from the Washoe County District Health Department evaluated a test hole for suitability of an onsite standard sewage disposal system at the above referenced address. The evaluation shows that:

X An onsite sewage disposal system can be located in the proposed area of the property with the following conditions:

1000 gals: ONE (1) LINE @ 2' W X 10' D X 75' L
1500 gals: ONE (1) LINE @ 2' W X 10' D X ~~100~~ 100' L
MPI = 35 PP = 2' BG

 Soils in the proposed area are not suitable for an onsite sewage disposal system for the following reasons:

 Site conditions are marginal. A percolation test by a Registered Engineer is required before further evaluation.

Any change in the location of the proposed system will require a new test hole to be evaluated in the new location. Please include this letter with plot plans submitted to the Building Department.

Should you have any questions on the foregoing, please call me at 328-

Sincerely,

Name RPC
Title
Environmental Health Services

_____:

cc: Bob Sack, Division Director

Health Information System! - Microsoft Internet Explorer

Address: <http://inxgisweb.co.washoe.nv.us/website/MIS2/viewer.htm>

District Health Department

Choose a category for your search:

- Find a Web page
- Find a person's address
- Find a business
- Previous searches
- Find a map
- Look up a word
- Find a picture

Find a Web page containing:

Right to you by Search

Search for other items:
[Files or Folders](#)
[Computers](#)
[People](#)

Map: 2271242-33, 14517368-19 - Image: 531, 151 - ScaleFactor: 127990204283179

Map showing a parcel with handwritten annotations: 'N TIMBERLINE DR', '75'', and '100''.

Created by Washoe County GIS

Washoe PERMP... Health Inform...

Tuesday, Nov 16, 2004 03:25 PM

Test Trench Inspection Report

Date of Inspection: 11/16/04

Owner or Project Name: MARTIN MCELLEGAN

Address: TIMBERLINE DRIVE

Assessor's Parcel Number: 049-871-10

Test Trench Number: 1

Include map or plot plan showing the Test Trench locations.

Soil Log

0-2 Sandy loam
2-13 COARSE FRIABLE DG WITH SAND
NO WATER ENCOUNTERED. Roots at 2' MPI = 35
1000 GAL ABS = 1200 L = 1200 / (8x2) = 75'
ONE LINE @ 2'W x 10'D x 75'L
1500 GAL ABS = 1700 ft² L = 1700 / (8x2) = 100'
ONE LINE @ 2'W x 10'D x 100'L PP = 2' BG

Comments: _____

Groundwater Table:
Measured Depth 0 Estimated Maximum 0

Depth To Bedrock: 0

Recommended Type of On-site Sewage Disposal System:

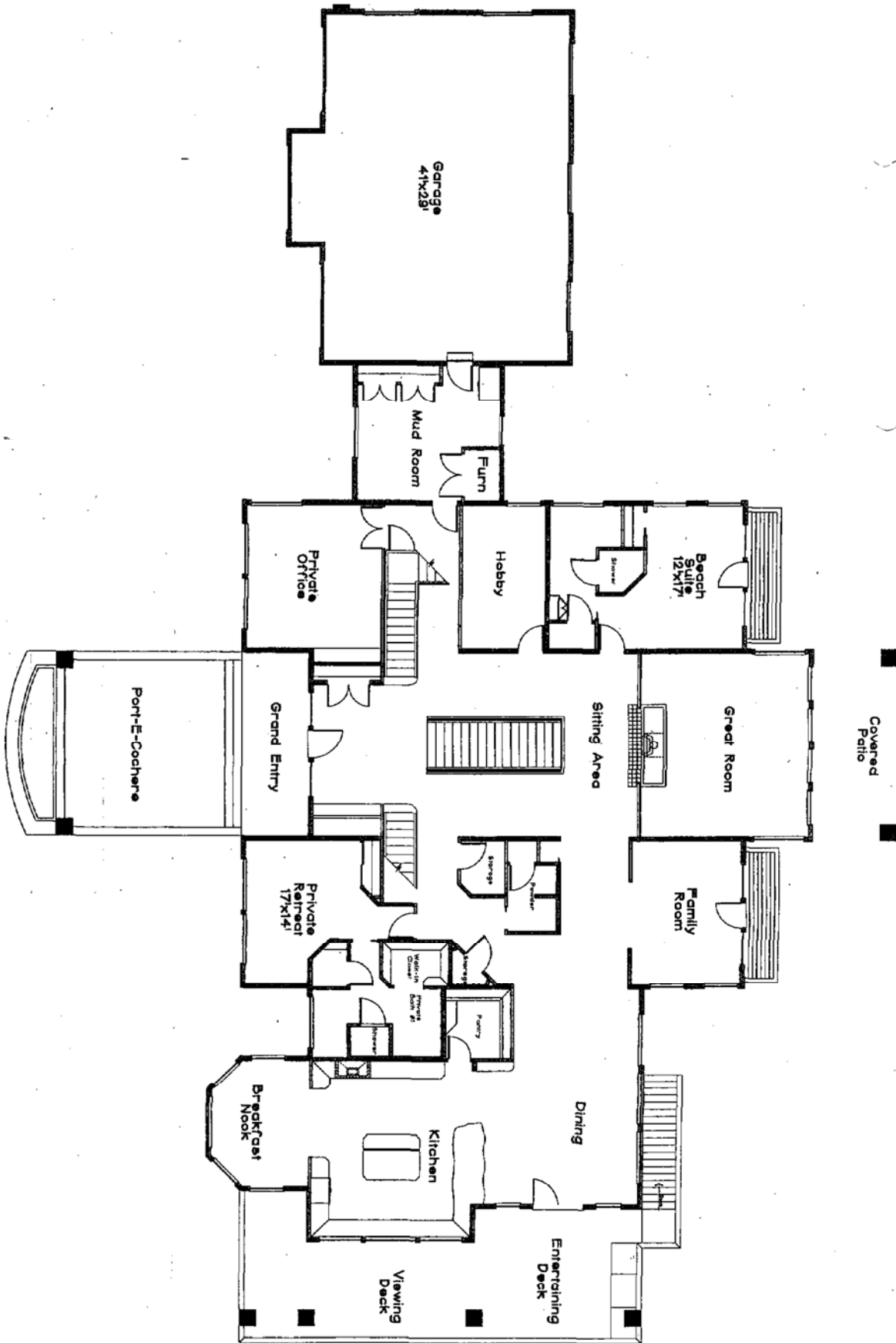
Standard Engineered _____
Sand Filter Bed _____ Sand Filter "T" _____

Recommended Disposal Trench Depth: 10'

Design Percolation Rate: 35

Inspected by: Ricardo Am

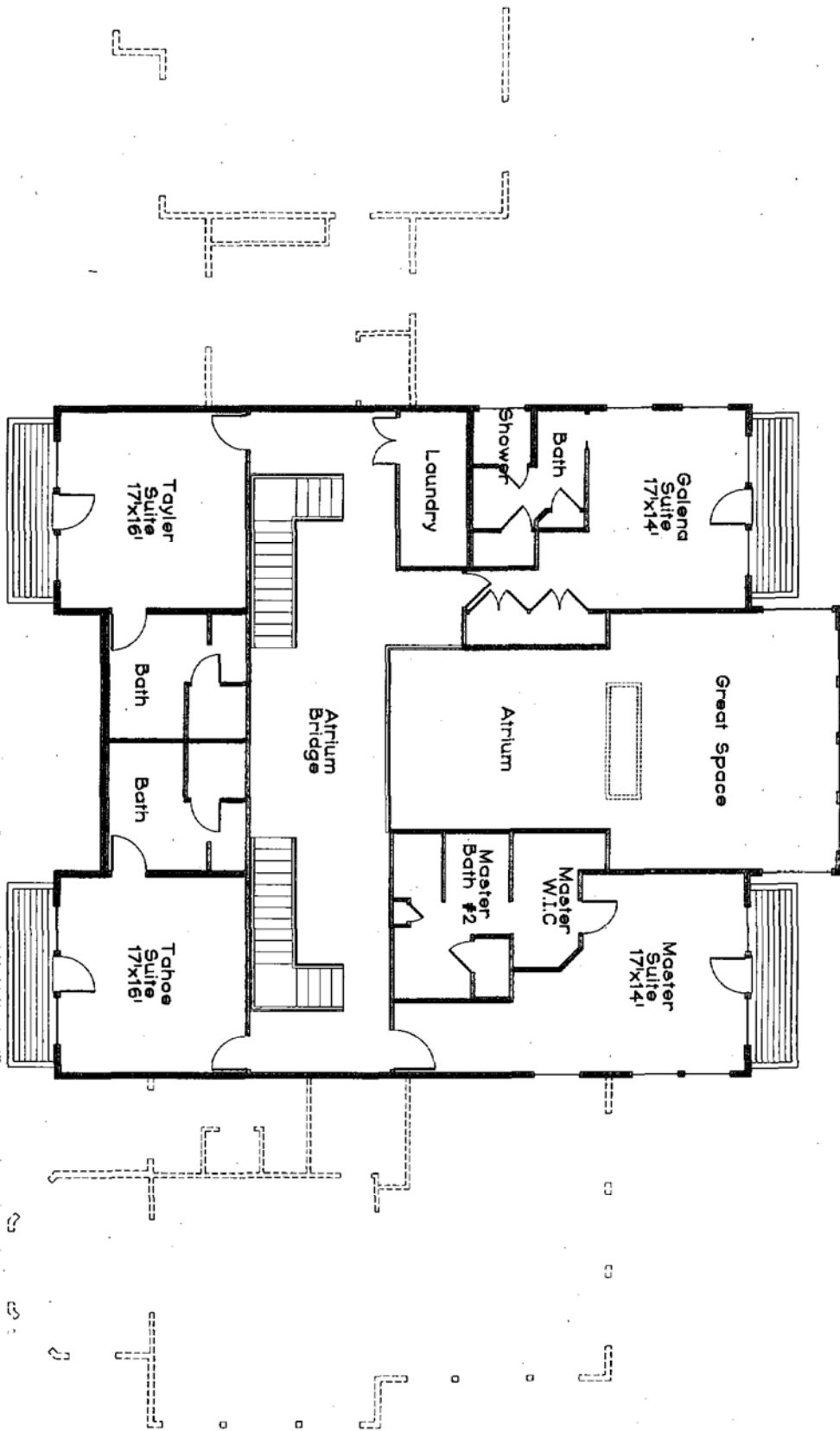
MAIN LEVEL FLOOR PLAN - 4,200 SQ.FT. LIVING



MCCLELLAN BED AND BREAKFAST
FEBRUARY 09, 2009 - DRAWN BY: MMM
SHEET 3 OF 7

MAIN LEVEL
Floor Plan
18-0004
EXHIBIT F

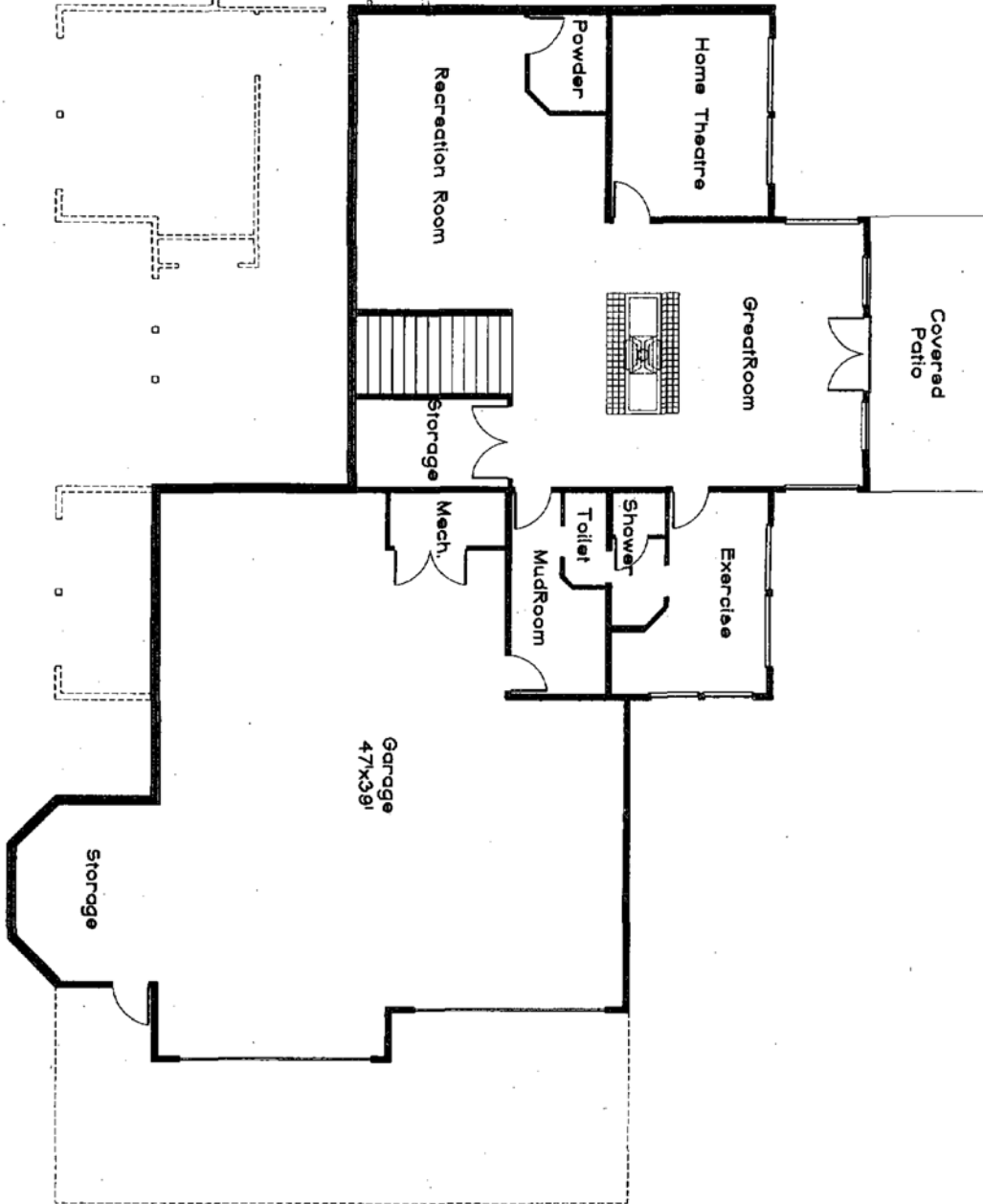
UPPER LEVEL FLOOR PLAN - 2,400 SQ.FT. LIVING



MCCLELLAN BED AND BREAKFAST
FEBRUARY 09, 2009 - DRAWN BY: MMM
SHEET 5 OF 7

Upper Level
WSUP18FD004
Floor Plan
EXHIBIT F

LOWER LEVEL FLOOR PLAN - 1,700 SQ.FT. LIVING



MCCLELLAN BED AND BREAKFAST
FEBRUARY 09, 2009 - DRAWN BY: MMM
SHEET 4 OF 7

Lower Level
Floor Plan
EXHIBIT F