

ORIGINAL

Community Services Department

Planning and Development

SPECIAL USE PERMIT

(see page 5)

SPECIAL USE PERMIT FOR GRADING

(see page 11)

SPECIAL USE PERMIT FOR STABLES

(see page 16)

APPLICATION



ATTN: MOJRA HAUENSTEIN

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

Telephone: 775.328.3600

APPLICATIONS	COMMUNITY SERVICES DEPARTMENT FEES						HEALTH FEES		TOTAL			
	Planning		Engineering		Parks		Health District					
	PLANNING	NOTICING	RTF	ENGINEERING	UTILITIES	RTF	PARKS	RTF	ENVIRON.	VECTOR	RTF	
DIVISION OF LAND INTO LARGE PARCELS (See Note 2)	\$252	-	\$10.08	\$416	\$35	\$18.04	-	-	\$47	-	\$2	\$780.12
EXTENSION OF TIME REQUESTS												
Subdivision	\$340	-	\$13.60	-	-	-	-	-	-	-	-	\$353.60
Not Subdivision	\$546	-	\$21.84	-	-	-	-	-	-	-	-	\$567.84
MASTER PLAN AMENDMENT												
Not Tahoe	\$3,576	\$400	\$159.04	\$54	\$2,549	\$104.12	-	-	-	-	-	\$6,842.16
Tahoe	\$3,576	\$400	\$159.04	\$54	-	\$2.16	-	-	-	-	-	\$4,191.20
NOTICING, ADDITIONAL OR RE-NOTICING AT APPLICANT'S REQUEST	\$52	-	-	-	-	-	-	-	-	-	-	\$52.00
REGULATORY ZONE AMENDMENT												
Not Tahoe	\$2,481	\$200	\$107.24	\$54	\$2,549	\$104.12	-	-	\$383	-	\$15	\$5,893.36
Tahoe	\$2,481	\$200	\$107.24	\$54	-	\$2.16	-	-	\$383	-	\$15	\$3,242.40
REGULATORY ZONE AMENDMENT (Article 442, Specific Plan)												
Not Tahoe	\$3,449	\$200	\$145.96	\$1,039	\$1,274	\$92.52	\$65	\$2.60	\$383	-	\$15	\$6,666.08
Tahoe	\$3,449	\$200	\$145.96	\$1,039	-	\$41.56	\$65	\$2.60	\$383	-	\$15	\$5,341.12
REINSPECTION FEE	-	-	-	-	-	-	-	-	-	-	-	\$50/hr.
RESEARCH/COPIES	-	-	-	-	-	-	-	-	-	-	-	Note 3
SIGN PERMIT INSPECTION - (Permanent or Temporary)												
SPECIAL USE PERMIT												
Residential												
Not Tahoe	\$1,162	\$200	\$54.48	\$65	\$203	\$10.72	-	-	\$383	\$162	\$22	\$2,262.20
Tahoe	\$1,162	\$200	\$54.48	\$65	-	\$2.60	-	-	\$383	\$162	\$22	\$2,051.08
With Environmental Impact Statement	\$1,162	-	\$46.48	-	-	-	-	-	-	-	-	\$1,208.48
Commercial, Industrial, Civic												
Minor (See Note 6)	\$2,165	\$200	\$94.60	\$130	\$203	\$13.32	-	-	\$383	\$162	\$22	\$3,372.92
Major (See Note 6)	\$2,165	\$200	\$94.60	\$520	\$203	\$28.92	-	-	\$383	\$162	\$22	\$3,778.52
Tahoe Minor (See Note 6)	\$2,165	\$200	\$94.60	\$130	-	\$5.20	-	-	\$383	\$162	\$22	\$3,161.80
Tahoe Major (See Note 6)	\$2,165	\$200	\$94.60	\$520	-	\$20.80	-	-	\$383	\$162	\$22	\$3,567.40
With Environmental Impact Statement	\$2,240	-	\$89.60	-	-	-	-	-	-	-	-	\$2,329.60

In accordance with Nevada Revised Statutes, application fees must be deposited the day of receipt. This does not guarantee the application is complete.

RTF = Regional Technology Fee. Adopted by the BCC on June 28, 2016 and is effective when the Regional License Platform (Accela) goes live. The RTF is 4% of each fee component. Health RTFs are rounded to the nearest dollar.

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: GAIL WILLEY LANDSCAPING WHOLESALE NURSERY			
Project Description: WHOLESALE NURSERY FOR GAIL WILLEY LANDSCAPING AND COLOR ROCK OPERATIONS			
Project Address: 134 ANDREW LANE			
Project Area (acres or square feet): 35.903 ACRES			
Project Location (with point of reference to major cross streets AND area locator): U.S. HIGHWAY 395 AND ANDREW LANE			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
017-430-01	35.903		
Section(s)/Township/Range: see attached Assessor's Map			
Indicate any previous Washoe County approvals associated with this application: Case No.(s). SUP APPROVED APPROX. 18 YEARS AGO			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Willey Land, LLC		Name: GARRETT GORDON, ESQ.	
Address: PO BOX 18789		Address: 50 W. Liberty St. #416	
RENO, NV Zip: 89511		RENO, NV Zip: 89501	
Phone: 775-853-8733 Fax:		Phone: 775-321-3470 Fax:	
Email: john@gaillwilley.com		Email: ggordon@lrrc.com	
Cell: Other:		Cell: 775-762-6765 Other:	
Contact Person: GAIL Willey		Contact Person:	
Applicant/Developer: same		Other Persons to be Contacted:	
Name: SAME		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: 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: WILLEY LAND, LLC

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, GARRETT GORDON, ATTORNEY-IN-FACT
(please print name)

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

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

Assessor Parcel Number(s): 017-430-01

Printed Name GARRETT GORDON

Signed [Signature]

Address 50 W. LIBERTY ST. #410

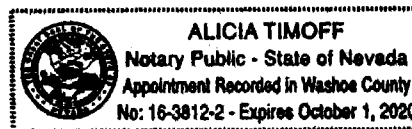
RENO, NV 89501

(Notary Stamp)

Subscribed and sworn to before me this 19 day of JUNE, 2017.

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

My commission expires: OCT. 1, 2020



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

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



9825 South Virginia Street ~ P.O. Box 18789 ~ Reno, Nevada 89511

June 19, 2017

Washoe County Department of Planning
1001 E. Ninth Street
PO Box 11130
Reno, NV 89520-0027

Please allow the following individual to submit applications and sign for permits within the Washoe County building region on behalf of Willey Land LLC and Gail Willey Landscaping, Inc. as our attorney-in-fact.

Garrett D. Gordon
Partner
775.321.3420 office
775.321.5569 fax
ggordon@lrrc.com

Lewis Roca
ROTHGERBER CHRISTIE

Lewis Roca Rothgerber Christie LLP
50 West Liberty Street, Suite 410
Reno, Nevada 89501-1922
lrrc.com

Please contact my office should you require additional information.

Thank you,

A handwritten signature in black ink, appearing to read "Gail Willey", is written over a horizontal line.

Gail Willey
Owner
Gail Willey Landscaping, Inc.

Washoe County Treasurer
Tammi Davis

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

Account Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

Washoe County Parcel Information

Parcel ID	Status	Last Update
01743001	Active	6/19/2017 2:11:07 AM
Current Owner: WILLEY LAND LLC PO BOX 18789 RENO, NV 89511		SITUS: 134 ANDREW LN WCTY NV
Taxing District	Geo CD:	
Legal Description		
SubdivisionName UNSPECIFIED Range 20 Township 17 Lot 4		

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2016	\$4,115.72	\$4,115.72	\$0.00	\$0.00	\$0.00
2015	\$4,112.50	\$4,112.50	\$0.00	\$0.00	\$0.00
2014	\$4,113.74	\$4,113.74	\$0.00	\$0.00	\$0.00
2013	\$4,112.94	\$4,112.94	\$0.00	\$0.00	\$0.00
2012	\$4,458.00	\$4,458.00	\$0.00	\$0.00	\$0.00
Total					\$0.00

Important Payment Information

- **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.

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



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@washocounty.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?

A WHOLESALE NURSERY (Gail Willey Landscaping & Color Rock)

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

PROPERTY IS CURRENTLY UNDEVELOPED

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?

NEW STRUCTURES: GAIL Willey Landscaping OFFICE (3600 SF)
COLOR ROCK OFFICE (1200 SF)
MAINTENANCE SHED (3200 SF)

ROADWAY: ASPHALT DRIVEWAY AND GRAVEL AREAS

UTILITIES: EXISTING POWER POLES ONSITE

SEWER: PREVIOUSLY APPROVED FOR ONSITE SEPTIC

WATER: ONSITE WELL HOUSE AND PUMP

PARKING: 60 SPACES (CUSTOMERS AND STAFF)

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

Project will be completed approximately 6-12 months
AFTER APPROVAL OF SPECIAL USE PERMIT.

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?

Project is surrounded by PERMANENT OPEN SPACE,
STEAMBOAT CREEK/U.S. Highway 395 AND THE PROJECT'S
WHESEBY STOCK AREA WILL BUFFER THE RESIDENTIAL
properties to the NORTH.

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

PROJECT INCLUDES BEAUTIFICATION AND FLOOD CONTROL IMPROVEMENTS TO STEAMBOAT CREEK. CARDNO ENGINEERING IS CURRENTLY SEEKING STATE AND FEDERAL PERMITS FOR THIS WORK, WHICH ARE EXPECTED IN THE FALL.

PROPERTY OWNER WORKING WITH BIG DITCH COMPANY TO IMPROVE DITCH RUNNING THROUGH THE PROPERTY.

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

NONE.

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

- (1) HOURS OF OPERATION LIMITED TO 7:00AM TO 5:00PM ON MONDAY-FRIDAY, 8:00AM TO 2:00 PM ON SATURDAY AND CLOSED SUNDAY.
- (2) ANDREW LAKE IS EMERGENCY ACCESS ONLY.
- (3) COLOR ROCK OPERATIONS SHALL OCCUR ON SOUTHERN PORTION OF THE PROPERTY AS DEPICTED ON SITE PLAN.

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

60 SPACES TOTAL AS SHOWN ON SITE PLAN.

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

TREES, BUSHES, PLANTS AND DECORATIVE ROCKS AND BARK AS USED IN CONJUNCTION WITH THE GAIL WILLEY LANDSCAPING AND COLOR ROCK BUSINESSES.

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.)

A SECURITY STREET LAMP WILL BE LOCATED AT EACH OF THE 3 STRUCTURES.

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.)

Yes

No

13. Utilities:

a. Sewer Service	SEPTIC
b. Electrical Service	EXISTING POWER POLES
c. Telephone Service	EXISTING POWER POLES
d. LPG or Natural Gas Service	TSD
e. Solid Waste Disposal Service	TSD
f. Cable Television Service	TSD
g. Water Service	DITCH RIGHTS

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 #		acre-feet per year	
i. Certificate #		acre-feet per year	
j. Surface Claim #		acre-feet per year	
k. Other #		acre-feet per year	

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):

SEE ATTACHED DEED.

14. Community Services (provided and nearest facility):

a. Fire Station	TRUCKEE MEADOWS FPD (39)
b. Health Care Facility	RENO LN
c. Elementary School	PLEASANT VALLEY
d. Middle School	DEPO ACT
e. High School	DAMONTE RANCH
f. Parks	UNKNOWN
g. Library	SOUTH RENO
h. Citifare Bus Stop	SOUTH RENO

APN#: 017-430-01

Recording Requested By:
Western Title Company, Inc.

Escrow No.: 082542-CKL

When Recorded Mail To:

Wiley Land LLC a Nevada
limited liability company

PO Box 18789

Reno, NV 89511

Mail Tax Statements to: (deeds only)

Same As Above

(space above for Recorder's use only)

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.
(Per NRS 239B.030)

Signature _____

Cindy Locker/EO

GRANT, BARGAIN AND SALE DEED

****THIS DOCUMENT IS BEING RE-RECORDED TO ADD
WATER RIGHTS VERBIAGE**

This page added to provide additional information required by NRS 111.312

DOC #4662440

12/16/2016 08:16:59 AM

Electronic Recording Requested By
ETRCO

Washoe County Recorder

Lawrence R. Burtness

Fee: \$22.00 RPTT: \$0

Page 1 of 6

APN#: 017-430-01

Recording Requested By:
Western Title Company, Inc.

Escrow No.: 082542-CKL

When Recorded Mail To:

Wiley Land LLC a Nevada
limited liability company
PO Box 18789
Reno, NV 89511

Recorded Electronically
ID 46122440
County Washoe
Date 12-10-16 Time 8:10
Simplifile.com 800.460.5657

Mail Tax Statements to: (deeds only)

Same As Above

(space above for Recorder's use only)

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.
(Per NRS 239B.030)

Signature _____

Cindy Locker/EO

GRANT, BARGAIN AND SALE DEED

****THIS DOCUMENT IS BEING RE-RECORDED TO ADD
WATER RIGHTS VERBIAGE**

This page added to provide additional information required by NRS 111.312

DOC #4662009

12/14/2016 04:53:44 PM
Electronic Recording Requested By
ETRCO
Washoe County Recorder
Lawrence R. Burtness
Fee: \$20.00 RPTT: \$2562.50
Page 1 of 4

APN#: 017-430-01
RPTT: \$2,562.50

Recording Requested By:
Western Title Company
Escrow No.: 082542-CKL

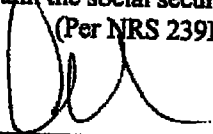
When Recorded Mail To:
Wiley Land, LLC, a Nevada limited
liability company
PO Box 18789
Reno, NV 89511

Mail Tax Statements to: (deeds only)
Same as Above

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

(Per NRS 239B.030)

Signature _____



Cindy Locker/EO

Grant, Bargain, and Sale Deed

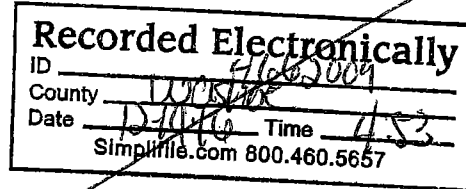
This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

APN#: 017-430-01
RPTT: \$2,562.50

Recording Requested By:
Western Title Company
Escrow No.: 082542-CKL

When Recorded Mail To:
Willey Land, LLC, a Nevada limited
liability company
PO Box 18789
Reno, NV 89511

Mail Tax Statements to: (deeds only)
Same as Above



I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.
(Per NRS 239B.030)

Signature _____

Cindy Locker/EO

****THIS DOCUMENT IS BEING RE-RECORDED TO ADD
WATER RIGHTS VERBIAGE****

Grant, Bargain, and Sale Deed

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Naomi E. Braun, a married woman as her sole and separate property

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Willey Land, LLC, a Nevada limited liability company

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Reno, County of Washoe State of Nevada bounded and described as follows:

See attached Exhibit A

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

****THE ORIGINAL 23 ACRE FEET OF WATER RIGHTS ARE TO BE CONVEYED TO THE GRANTEE AND ANY AND ALL REMAINING WATER RIGHTS SHALL BE RETAINED BY THE GRANTOR****

Dated: 12/06/2016

Naomi E. Braun
Naomi E. Braun

STATE OF Nevada

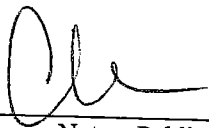
COUNTY OF Washoe

} ss

This instrument was acknowledged before me on

Dec. 12, 2014

By Naomi E. Braun.


Notary Public

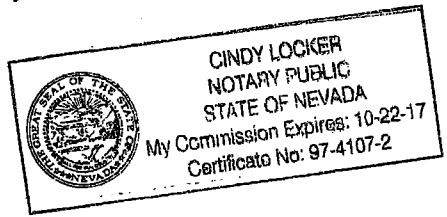


EXHIBIT "A"

All that real property situate in the City of Reno, County of Washoe, State of Nevada, described as follows:

PARCEL 1:

Parcel IV of Parcel Map #878 for ROBERT A. & LELA B. TOGLIATTI, MERTON & EVELYN BROOM and ALBERT J. ROTELLA, filed June 27, 1979 under Document No. 614093, Official Records of Washoe County.

PARCEL 2:

A non-exclusive easement for roadway and utility purposes which is more particularly described as follows:

The Southerly thirty feet, more or less of that parcel of real property conveyed to Grantor herein, JOHN E. LYONS, by Quitclaim Deed recorded as Document No. 321914 at Book 806, Page 183, on April 1, 1974 in the Official Records of the Recorder of Washoe County, Nevada.

Said Southerly thirty feet, more or less being more fully described as follows:

COMMENCING at the Northwest corner of the Southeast quarter of the Southwest quarter of Section 4, Township 17 North, Range 20 East, M.D.B.&M.; thence South along the section line a distance of 197.43 feet; thence South 82°35'25" East, a distance of 126.29 feet to the true point of beginning; thence North 82°35'25" West a distance of 126.29 feet; thence North along the section line a distance of 30 feet; thence South 82°35'25" East to the Easterly property line of the said parcel, abutting on Andrew Lane; thence South 18°04'25" East along said property line and Andrew Lane right-of-way to the point of beginning.

NOTE: The above metes and bounds description appeared previously in that certain document recorded May 25, 1979, in Book 1392, Page 30, as Instrument No. 607859

**Assessor's Parcel Number(s):
017-430-01**



MAIN OFFICE: 775.853.8733

SITE APN 017 - 430 - 01

LAND USE DESIGNATION GR

PROJECT SUMMARY

LAND AREA: 35.903 ACRES

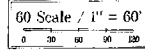
BUILDING AREA:
 GAIL WILLEY LANDSCAPING, INC. 3600SF
 COLOR ROCK 1300 SF
 MAINTENANCE 3200SF

TOTAL SF: 8000SF

PARKING:

GAIL WILLEY LANDSCAPING, INC - 29 CUSTOMER & STAFF + 2 HC
 COLOR ROCK - 7 CUSTOMER & STAFF + 1 HC
 MAINTENANCE - 22 STAFF

TOTAL PARKING = 60



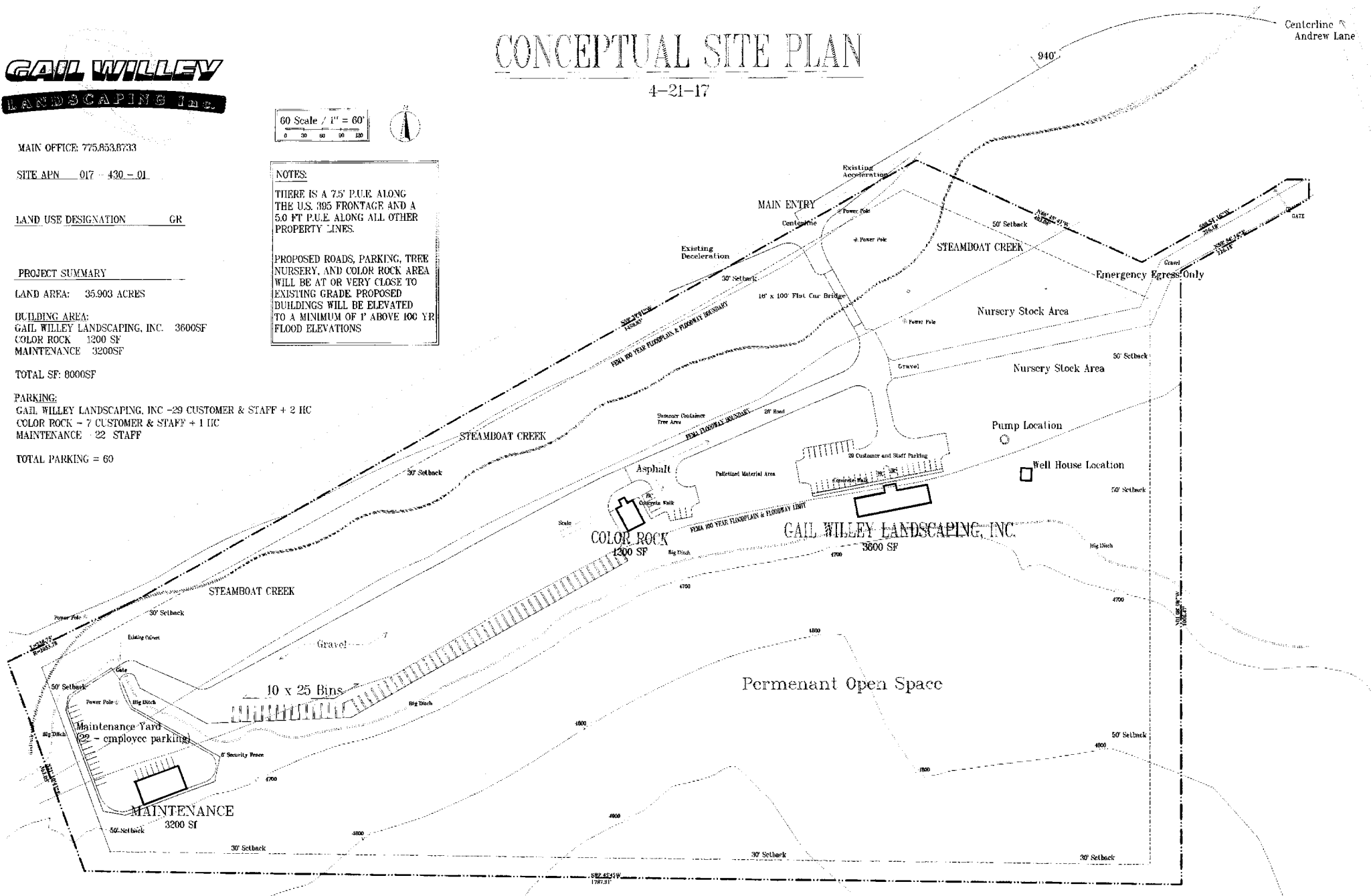
NOTES:

THERE IS A 75' P.U.E. ALONG THE U.S. 395 FRONTAGE AND A 50 FT P.U.E. ALONG ALL OTHER PROPERTY LINES.

PROPOSED ROADS, PARKING, TREE NURSERY, AND COLOR ROCK AREA WILL BE AT OR VERY CLOSE TO EXISTING GRADE. PROPOSED BUILDINGS WILL BE ELEVATED TO A MINIMUM OF 1' ABOVE 100 YR FLOOD ELEVATIONS

CONCEPTUAL SITE PLAN

4-21-17



882 4521W
178731

HOME



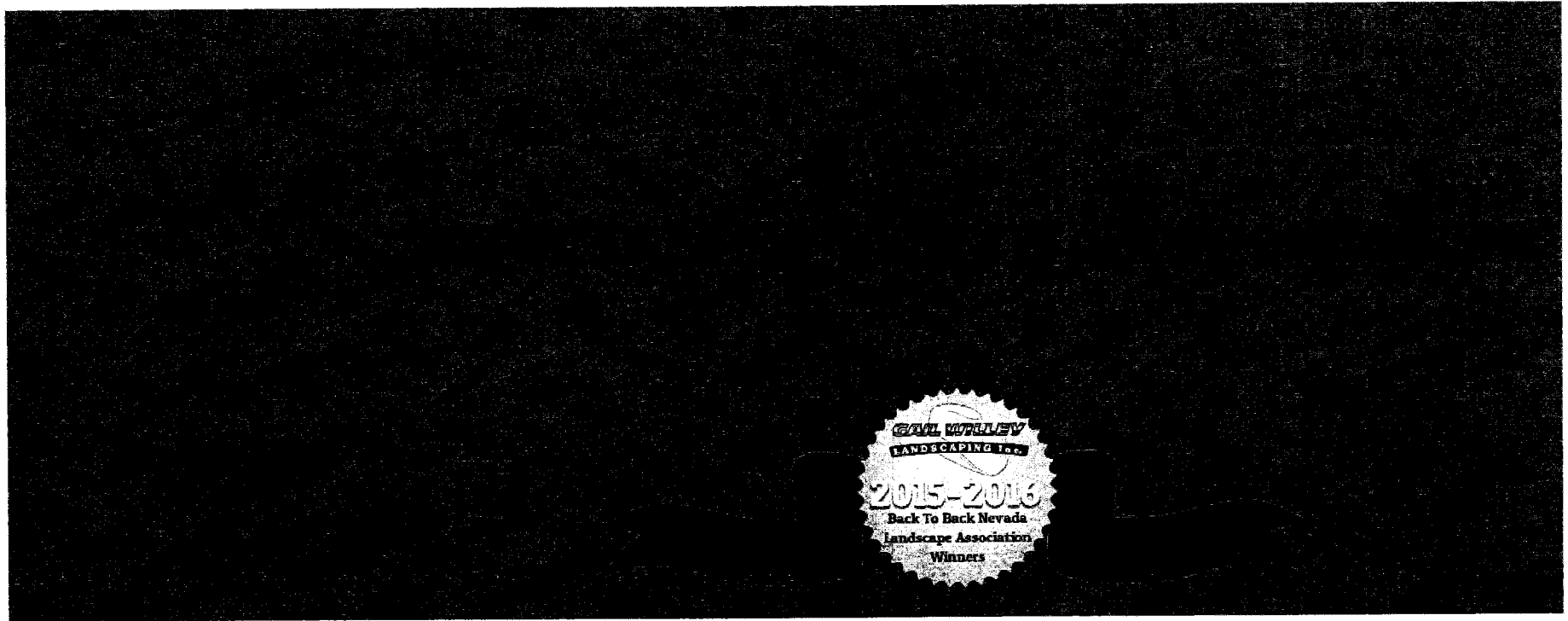
TESTIMONIALS

CONTACT

BLOG

Proudly Serving Northern Nevada and Lake Tahoe

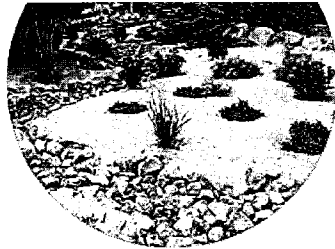
(775) 285-7691



EXPLORE OUR
Xeriscaping

EXPLORE OUR
Retaining Walls





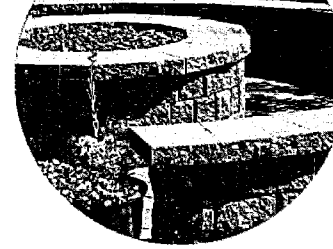
About Us



Services



Reviews



Blog

Landscaping Company Serving Reno / Sparks and more

Welcome To Gail Willey Landscaping

Gail Willey Landscaping is a full service landscaping company located in Reno, NV, serving the greater Northern Nevada area. We specialize in all types of landscaping and xeriscaping. If you are looking for a landscaping contractor who is fully certified, insured, licensed, and highly knowledgeable give us a call today. Our team has the skill, education, equipment, and enthusiasm to get the job done right the first time.

Our Services

Gail Willey Landscaping is a local and family-owned landscaping company servicing the Reno / Sparks area and parts of the Tahoe area. We design and build all types of landscapes and hardscapes for both residential and commercial businesses.

Some of the great services we offer include:

Landscape Custom Design

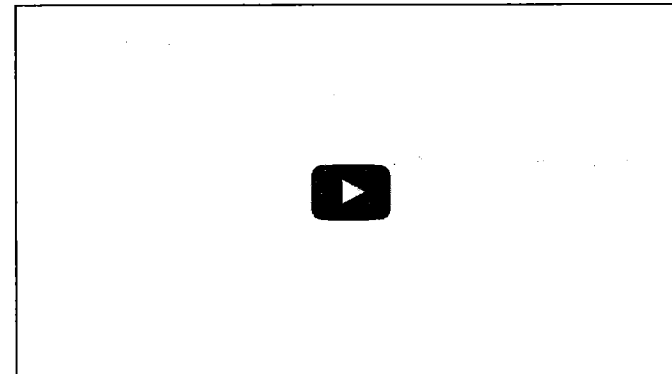
Retaining Walls

Landscape Installation

Rock Beds

Hardscape Installation

2016 Nevada Landscape Association Winners



Xeriscaping
Pavers

Hardscape Custom Design
Rock Gardens

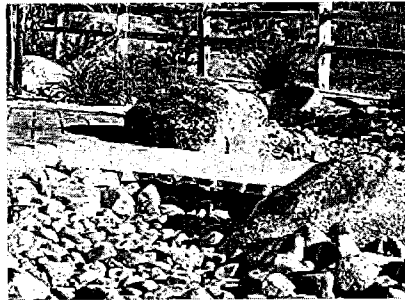
Patios
Shade Structures

Gardens
Water Features

Rock Walls

These are just some of the great landscaping and

hardscape services we offer. Give us a call today for a free estimate and to ask any questions you may have.



Landscaping/Hardscaping

Gail Willey Landscaping offers the Northern Nevada customized, high quality landscaping and hardscape design and installation. Our team of contractors are all highly skilled and will work closely with our clients to design exactly what you want within your budget. Our landscapers take pride in their work and we guarantee the highest quality and services with landscaping and hardscape features. We use only the highest grade products and our landscapers have the knowledge to make your home or business look amazing all year long. Give us a call today to schedule an appointment, start a project, or to ask us any questions.

"We just wanted to thank you and Gail for the outstanding job you did on our landscaping! Who would have thought that the back yard could look so beautiful? You took 2.5 acres of sagebrush and made it look like a green, non-desert, beautifully designed backyard. People come up to us all the time telling us how much they like our backyard landscaping..." *Read more* →

CERTIFIED. BONDED. LICENSED. INSURED.



VIEW SOME OF OUR RECENT WORK

CLICK ON THE IMAGE TO ENLARGE



We Love Hearing From Our Clients

Read our customers reviews or leave your own!

Has Gail Willey Landscaping worked on your yard? Leave us a review on your favorite social media site below!



Why You Should Choose Gail Willey Landscaping

Some great reasons we think we're top notch!

Quality workmanship that is guaranteed to last.

Work from licensed professionals who are honest and hardworking.

Dependable service that is completed on time and on budget.

Free estimates for your landscaping dreams.

We aim to perform to the highest standards.

We're Licensed, Insured and Bonded

We strive for Honesty, and are Dedicated to our work.

Customer satisfaction is most important to us

We simply do things that other companies do not do.

**Passionate about the success of your project.
CALL TODAY! 775-285-7698**



[Home](#) [About](#) [Landscaping](#) [Privacy Policy](#) [Contact](#)



📍 Proudly Serving Northern Nevada and Lake Tahoe

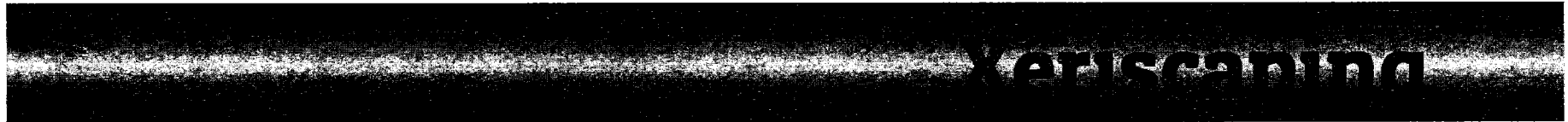
HOME

ABOUT

SERVICES SPECIALS

CONTACT

BLOG



Xeriscaping Service in Reno - Desert Landscaping

A Low Maintenance Design With Maximum Appeal

Gail Willey Landscaping is the number one choice for all your xeriscaping needs. We are local and know what thrives best in the Nevadan desert. We offer quality xeriscaping to both commercial and residential properties. Our team of landscaping contractors are licensed, certified, and insured for

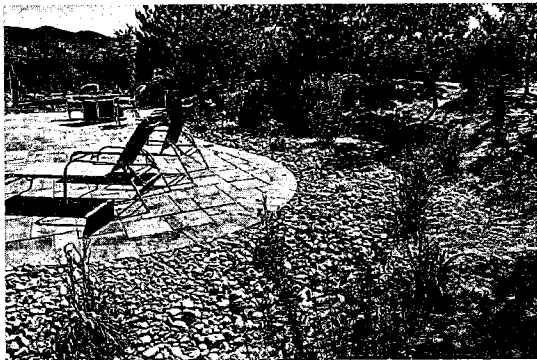


all your xeriscaping needs. Give us a call today for all your xeriscaping questions. We also offer free estimates and our xeriscape prices are very affordable.



What is Xeriscaping?

Xeriscaping is a special type of landscaping that reduces or eliminates the need for water. Drier climates where water is not plentiful or easily accessible, such as Northern Nevada, are the perfect candidates for xeriscaping. Xeriscaping also uses soil grading, planting design, and mulching to get the most out from rainfall retention. By using natural plants and dry rock formations, Gail Willey Landscaping will create a beautiful area for you.



Pros of Xeriscaping

We care about you and the environment and will work closely with you to give you the perfect xeriscape, landscape, or hardscape.

Xeriscaping uses two thirds less water than other types of landscapes. This makes more water available for other uses.

Xeriscapes are fairly maintenance free. You will spend almost zero time outside maintaining your beautiful xeriscape.

They are also very cost effective and reduce waste and pollution.

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CERTIFIED. BONDED. LICENSED. INSURED.



CREATIVITY

QUALITY

EXPERIENCE

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**Dare to Dream with our
Inspirational Newsletter**



HOME

ABOUT

SERVICES

LANDSCAPING Inc.

GALLERY

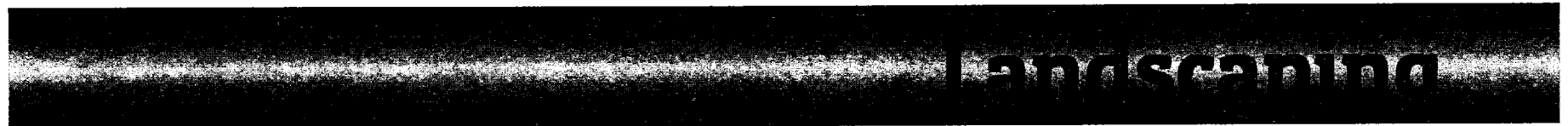
TESTIMONIALS

CONTACT

BLOG



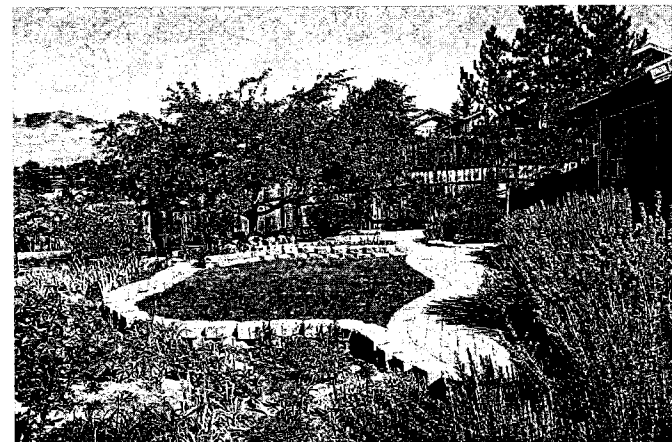
Proudly Serving Northern Nevada and Lake Tahoe



Landscaper Serving Reno / Sparks and More – Landscape Design

One Stop Shop for All Landscaping Design / Build Needs

Gail Willey Landscaping is a full service landscaping company located in Reno. Our landscape contractors are all licensed, insured, certified, and ready to begin your next project. We use only the best products for our landscaping and hardscape designs and installations. Whether you have an idea in mind or just want a custom design, our team is here for all your



landscaping needs. Our talented landscape contractors will take the time to work closely with you, creating a design that fits your dreams and needs.

Residential

Instant Curb Appeal & Your Personal Haven

Every Northern Nevada residence can benefit from landscaping. Landscaping transforms a home into a beautiful oasis that you and your family and friends will enjoy for years to come. We offer all types of landscaping services, from design to installation. We also offer hardscapes to local residents. From water features to patios, Gail Willey Landscaping does it all. Give us a call today for all your residential landscaping needs.



Commercial

Make the First Good Impression with Your Clients

Looking to upgrade your Reno business? Gail Willey Landscaping is here to help. The first thing your clients see is the outside of your business. We can make heads turn with instant curb appeal. Adding inviting pavers, a cascading water feature or customized outdoor living space that's sure to turn heads. A nice outdoor area will attract clients to your business as well as boost the morale of your employees. From basic landscaping with flowers and trees, patios and rock beds to snow removal, we do it all. For more information on our commercial landscaping rates give us a call today. We guarantee you will love our services and our landscaping contractors.



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CALL TODAY! 775-285-7698

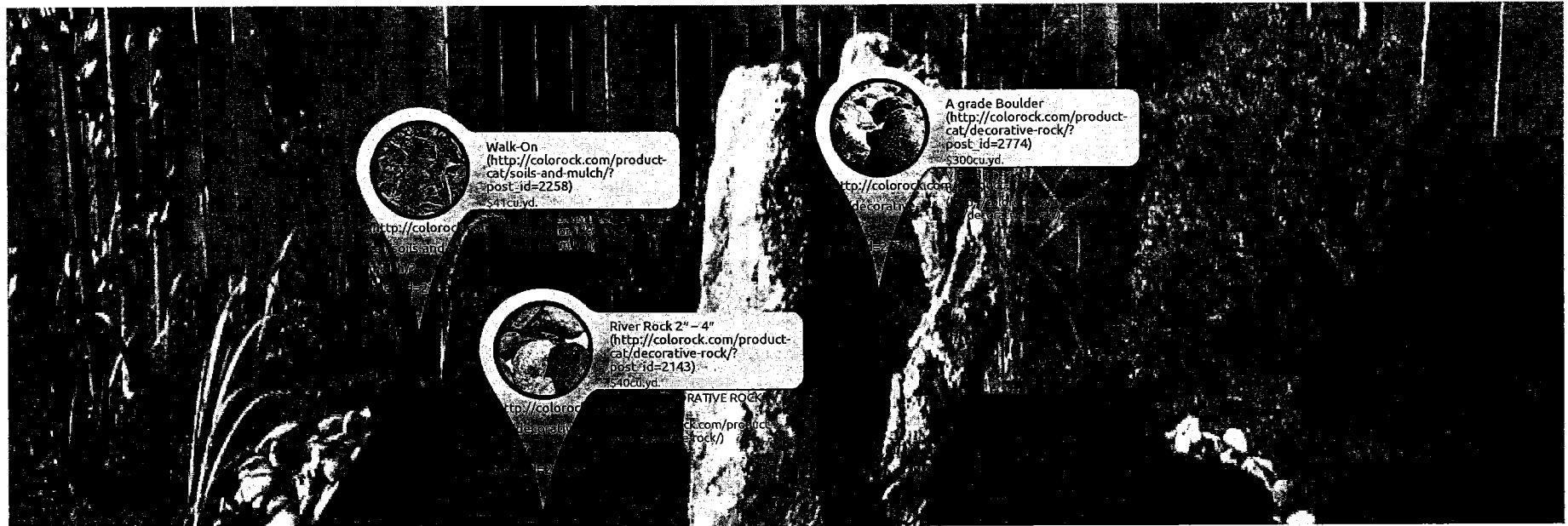


Delivery Charges

Contact

 (775) 853-5004

 9825 S. Virginia St. Reno, Nevada 89511



Welcome To Colorock

Featured Products



DECORATIVE ROCK

Versatile and offered in an array of varieties: from smooth washed pebbles to crushed gravel. With many uses it can be used around trees shrubs, decks, or driveways to accent your yard and help with erosion and water efficiency.

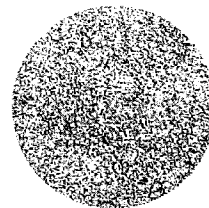
more info
[\(http://colorock.com/product-cat/decorative-rock/\)](http://colorock.com/product-cat/decorative-rock/)



SOILS & MULCH

Soils and mulch not only beautiful your landscape areas, they are packed with useful benefits. They block light access, help moderate temperature, conserve soil moisture and discourage weed growth.

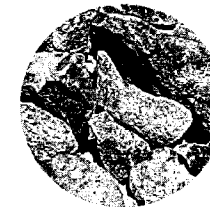
more info
[\(http://colorock.com/product-cat/soils-and-mulch/\)](http://colorock.com/product-cat/soils-and-mulch/)



BASE & SAND

Base and sand are commonly used as grade preparation. They are often placed under structural construction like driveways, pavers, and concrete footings.

more info
[\(http://colorock.com/product-cat/base-and-sand/\)](http://colorock.com/product-cat/base-and-sand/)



DRAIN ROCK

Works well for drainage applications and stands as a very low maintenance ground cover. With a smooth and round surface this rock does not work as well in driveways because it does not pack down.

more info
[\(http://colorock.com/product-cat/drain-rock/\)](http://colorock.com/product-cat/drain-rock/)

Specials

Salt & Pepper 3 / 4" x 1" (http://colorock.com/product-cat/decorative-rock/?post_id=2220)

\$60cu.yd.

[View all DECORATIVE ROCK category >> \(http://colorock.com/product-cat/decorative-rock/\)](http://colorock.com/product-cat/decorative-rock/)

Lewis Roca Rothgerber Christie LLP
50 West Liberty Street
Suite 410
Reno, NV 89501

775.823.2900 main
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lrrc.com

Garrett D. Gordon
Admitted in Nevada
775.321.3420 direct
775.321.5569 fax
ggordon@lrrc.com

August 15, 2017

Our File Number: 302638.00001

David M. Solaro, Director
Washoe County Community Services Dept.
1001 E. Ninth Street Bldg. A
Reno, NV 89502

RE: Gail Willey Landscaping – Additional Information for its Special Use Permit

Dear Director Solaro:

As you know, we represent Gail Willey Landscaping and Colorock (collectively, "GWL") who is seeking to operate a "wholesale nursery" on Washoe County Assessor Parcel Number 017-430-01 (the "Property"). The Property has a General Rural zoning classification, so a special use permit is required for this proposed use.

GWL is a family-owned wholesale nursery that is currently operating at 9825 S. Virginia Street, Reno, Nevada. GWL's subsidiary purchased the Property and GWL plans relocate the business to the Property following approval of the special use permit. Gail Willey Landscaping, Inc. will operate out of a 3,600 square foot office and Colorock will operate out of a 1,200 square foot office. Both businesses will share a Maintenance Shop (approximately 3,200 square feet), Maintenance Yard, Nursery Stock area with trees and plants, and supply bins with related nursery items, including, but not limited to, base, sand, decorative and drain rock, bark, soils and mulch. GWL sells nursery materials to dozens of local landscaping companies and is critical to the building industry in Northern Nevada.

Enclosed with this letter are the following: (i) traffic letter prepared by Traffic Works, (ii) updated site plan showing the critical and sensitive stream zone buffer areas for Steamboat Creek, and (iii) building elevations.

Please let me know if you need anything further.

Sincerely,



Garrett D. Gordon
Lewis Roca Rothgerber Christie LLP



Traffic Engineering, Transportation Planning & Forensic Services

August 14, 2017

Garrett Gordon
 Lewis Roca Rothgerber Christie
 50 West Liberty Street, Suite 410
 Reno, NV 89501

Trip Generation & Access – Gail Willey Landscaping Pleasant Valley

Dear Mr. Gordon,

This letter summarizes the anticipated trip generation and access requirements associated with the development of a Pleasant Valley Gail Willey Landscaping location on South Virginia Street, just south of Andrew Lane. This letter has been prepared to document existing traffic volumes, quantify traffic volumes generated by the proposed project, and identify potential impacts.

The proposed landscaping and rock supply project includes 8,000 square feet of building space, as well as supply yards for landscaping rock and nursery stock. A conceptual site plan is included as **Attachment A**.

EXISTING CONDITIONS

The project site is 35.9 acres located in Pleasant Valley on the southeast side of South Virginia Street, south of Andrew Lane. South Virginia Street at this location is a four-lane minor arterial with a wide striped median/center turn lane and a reported average annual daily traffic (AADT) of 5,700 vehicles [2015, NDOT Traffic Records Information Access (TRINA)]. Existing weekday AM and PM Peak hour volumes, collected in August 2017, are shown in **Attachment B**.

TRIP GENERATION & DISTRIBUTION

Trip generation rates for the future project were obtained from the *Trip Generation Manual, 9th Edition*, published by the Institute of Transportation Engineers. The calculation results for daily, AM peak hour, and PM peak hour trips are summarized in **Table 1**. Detailed calculations are provided in **Attachment C**.

Table 1: Trip Generation Estimates

Land Use	Size	Weekday			A.M. Peak Hour			P.M. Peak Hour		
		Entry	Exit	Total	Entry	Exit	Total	Entry	Exit	Total
818 – Nursery (Wholesale)	8000 SQ FT Floor Area	156	156	312	11	8	19	18	23	41

The project is estimated to generate 19 AM peak hour trips, 41 PM peak hour trips, and 312 daily trips. These generated trips were distributed to the road network based on the location of the project in relation to major activity centers. The project proposes a single public access along South Virginia Street, as well as an emergency only vehicular access onto Andrew Lane. The following distributions were used to assign traffic onto South Virginia Street:

- 70% of generated trips to/from the Reno and Sparks areas to the north
- 30% of generated trips to/from Carson City, Gardnerville, and Minden to the south

The assigned site generated volumes are shown in **Attachment D**.

FUTURE CONDITIONS

Operations

The proposed project is estimated to generate 312 daily trips, and only 41 trips in the PM peak hour. Traffic volumes on South Virginia Street are currently far below the roadway capacity. Considering the significant remaining capacity and low number of generated trips, the project will likely have no significant impact on the surrounding road network. Estimated “plus project” traffic volumes are shown in **Attachment E**. The project traffic volumes are below the Washoe County threshold for a formal Traffic Impact Study.

Access Management

South Virginia Street at the project location is maintained and managed by the Nevada Department of Transportation (NDOT). Any proposed new access or redeveloped existing access along this roadway requires an Occupancy Permit and the access location/configuration must comply with NDOT’s permit requirements including the *Access Management System and Standards, 2017 Edition (AMSS)*.

Based on the criteria outlined in the AMSS, a left turn lane/deceleration pocket will be required on southbound Virginia Street at the project driveway. This left turn lane could be created by striping the existing median area (converting the existing double yellow lines to a turn pocket). Right turn deceleration or acceleration lanes are not required based on the low project traffic volumes and low existing volumes.

Please do not hesitate to contact us at (775) 322-4300 with any questions.

Sincerely,
TRAFFIC WORKS, LLC

Loren E. Chilson, PE
Principal



Attachment A

CONCEPTUAL SITE PLAN

4-21-17



MAIN OFFICE 775.853.0733

SITE APN 017 - 130 - 01

LAND USE DESIGNATION GR

PROJECT SUMMARY

LAND AREA: 35.961 ACRES

BUILDING AREA:
 GAIL WILLEY LANDSCAPING, INC. 3600SF
 COLOR ROCK 1200 SF
 MAINTENANCE 3200SF

TOTAL SF: 8000SF

PARKING:

GAIL WILLEY LANDSCAPING, INC - 29 CUSTOMER & STAFF + 2 HC
 COLOR ROCK - 7 CUSTOMER & STAFF + 1 HC
 MAINTENANCE - 22 STAFF

TOTAL PARKING = 60

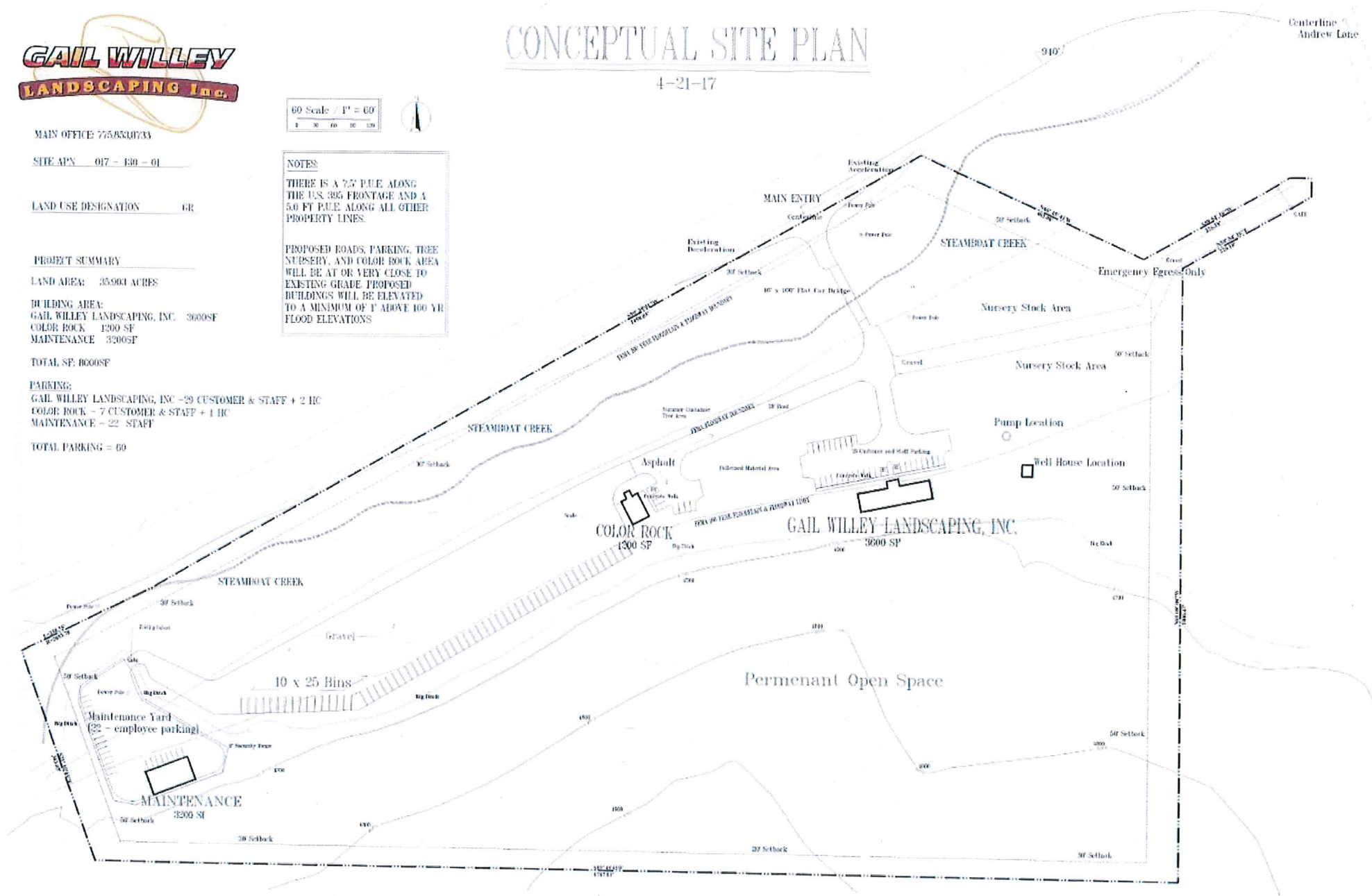
60 Scale / 1" = 60'



NOTES:

THERE IS A 7.5' P.U.E. ALONG THE U.S. 395 FRONTAGE AND A 5.0' FT P.U.E. ALONG ALL OTHER PROPERTY LINES.

PROPOSED ROADS, PARKING, TREE NURSERY, AND COLOR ROCK AREA WILL BE AT OR VERY CLOSE TO EXISTING GRADE. PROPOSED BUILDINGS WILL BE ELEVATED TO A MINIMUM OF 1' ABOVE 100 YR FLOOD ELEVATIONS

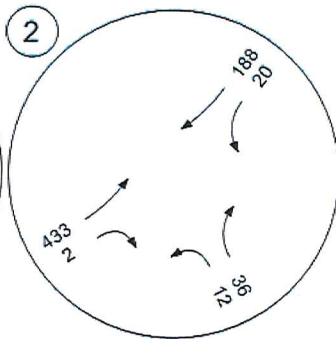
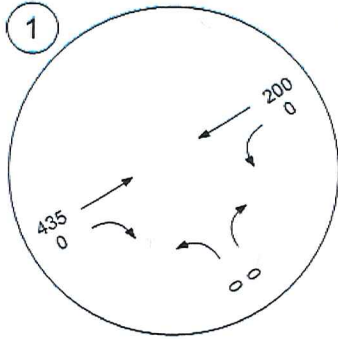


Traffic Volume - Base Volume



S. Virginia St. / Driveway

S. Virginia St. / Andrew Ln.

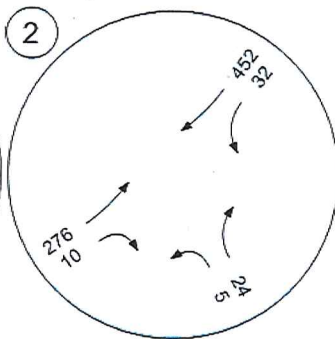
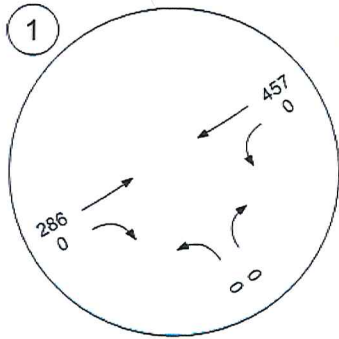


Traffic Volume - Base Volume



S. Virginia St. / Driveway

S. Virginia St. / Andrew Ln.



ATTACHEMENT C
PROJECT TRIP GENERATION - Gail Willey Landscaping (Pleasant Valley)

Description (ITE Code)	Units	Quantity	ITE Vehicle Trip Generation Rates								Total Generated Trips			Total Distribution of Generated Trips					
			Weekday	7-9 AM	4-6 PM	Pass-By	AM In	AM Out	PM In	PM Out	Daily	AM Hour	PM Hour	AM In	AM Out	Pass-By	PM In	PM Out	Pass-By
Proposed Project																			
818 - Nursery (Wholesale)	1000 SQ FT	8	39.00	2.40	5.17	0%	60%	40%	45%	55%	312	19	41	11	8	0	19	23	0
<i>Project Total</i>											312	19	41	11	8	0	19	23	0

Source: TRAFFIC WORKS, 2017

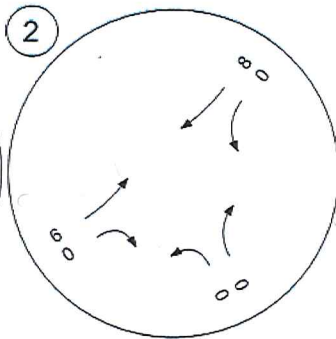
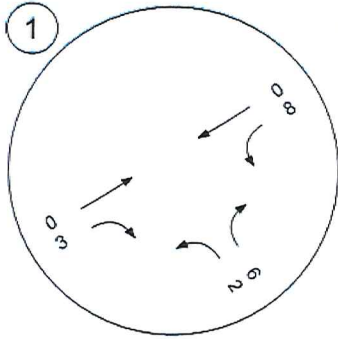


Traffic Volume - Net New Site Trips



S. Virginia St. / Driveway

S. Virginia St. / Andrew Ln.

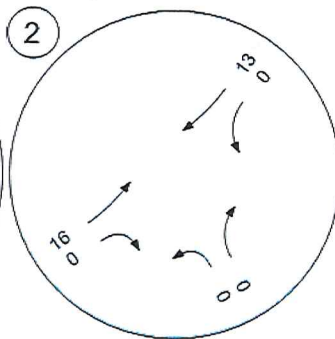
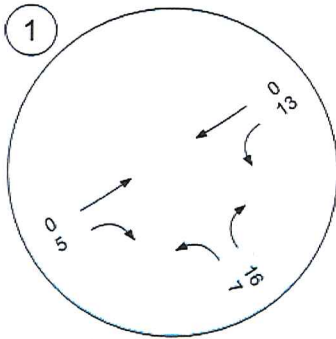


Traffic Volume - Net New Site Trips



S. Virginia St. / Driveway

S. Virginia St. / Andrew Ln.

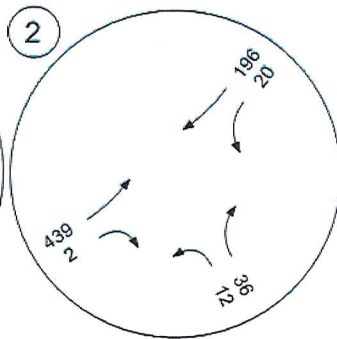
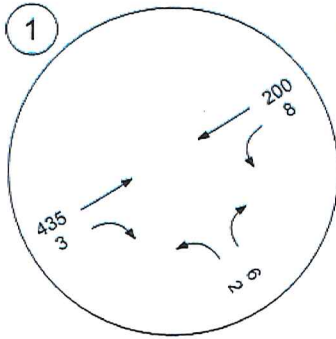


Traffic Volume - Future Total Volume



S. Virginia St. / Driveway

S. Virginia St. / Andrew Ln.

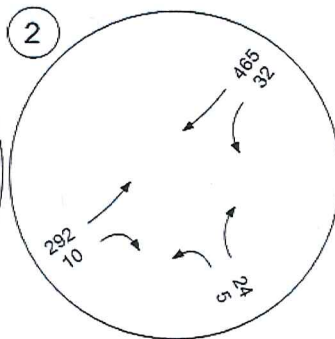
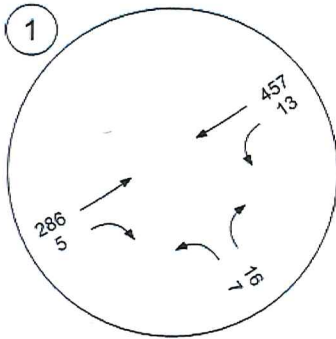


Traffic Volume - Future Total Volume



S. Virginia St. / Driveway

S. Virginia St. / Andrew Ln.



GAIL WILLEY
LANDSCAPING Inc.

MAIN OFFICE 775.853.8733

SITE AEN 017 - 439 - 01

LAND USE DESIGNATION GR

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LAND AREA: 35993 ACRES

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COLOR ROCK - 7 CUSTOMER & STAFF + 1 HC
MAINTENANCE - 22 STAFF

TOTAL PARKING = 69

60 Scale 1" = 60'

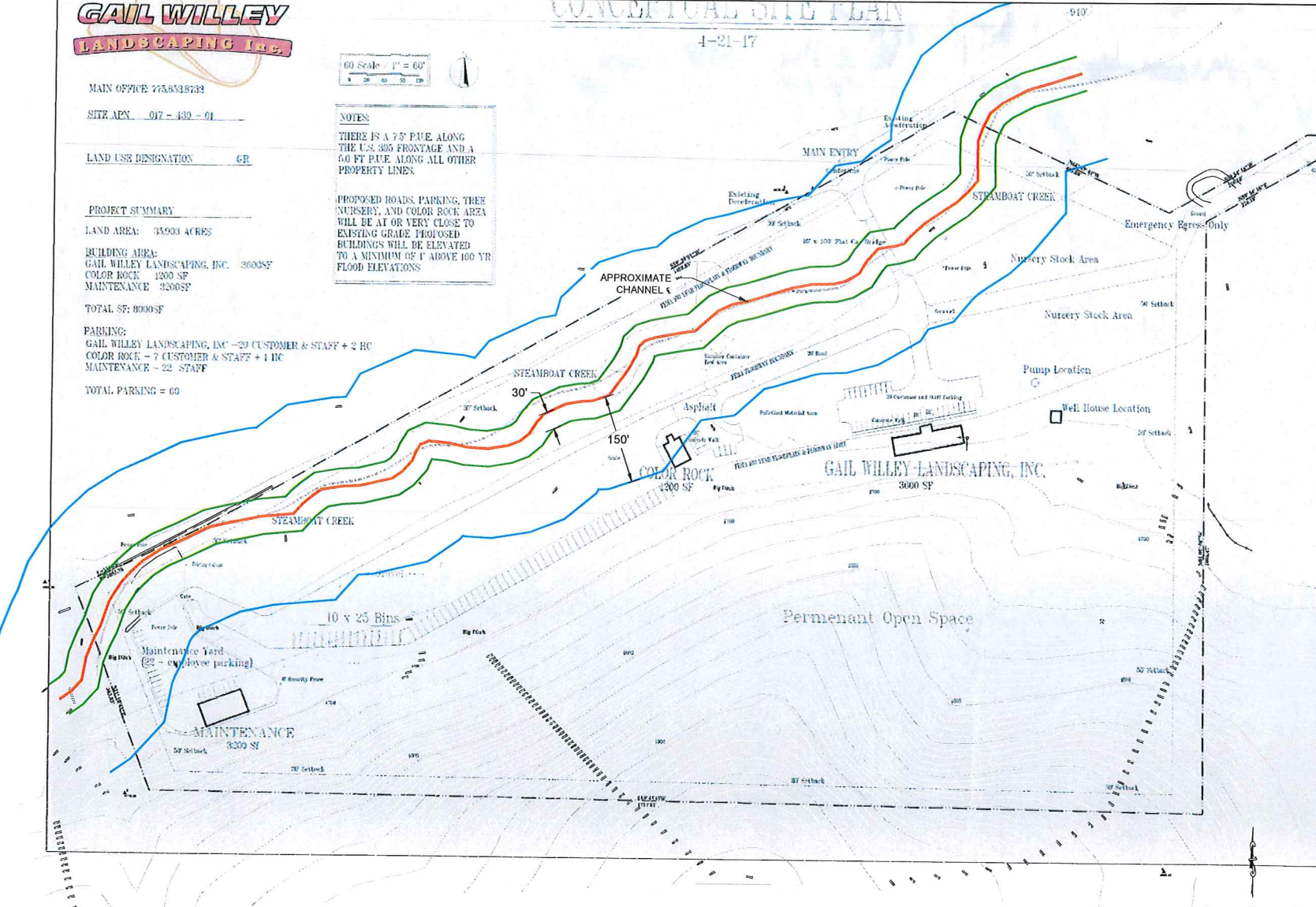
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THERE IS A 7.5' FUE ALONG THE 305' FRONTAGE AND A 5.6' FT FUE ALONG ALL OTHER PROPERTY LINES

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CONCEPTUAL SITE PLAN

4-21-17



NO.	DATE	REVISIONS

SEAL

5499 RENO CORPORATE DR
RENO, NV 89511
(775) 828-4552

####

BASEMAP
GAIL WILLEY LANDSCAPING
WASHOE COUNTY, NV

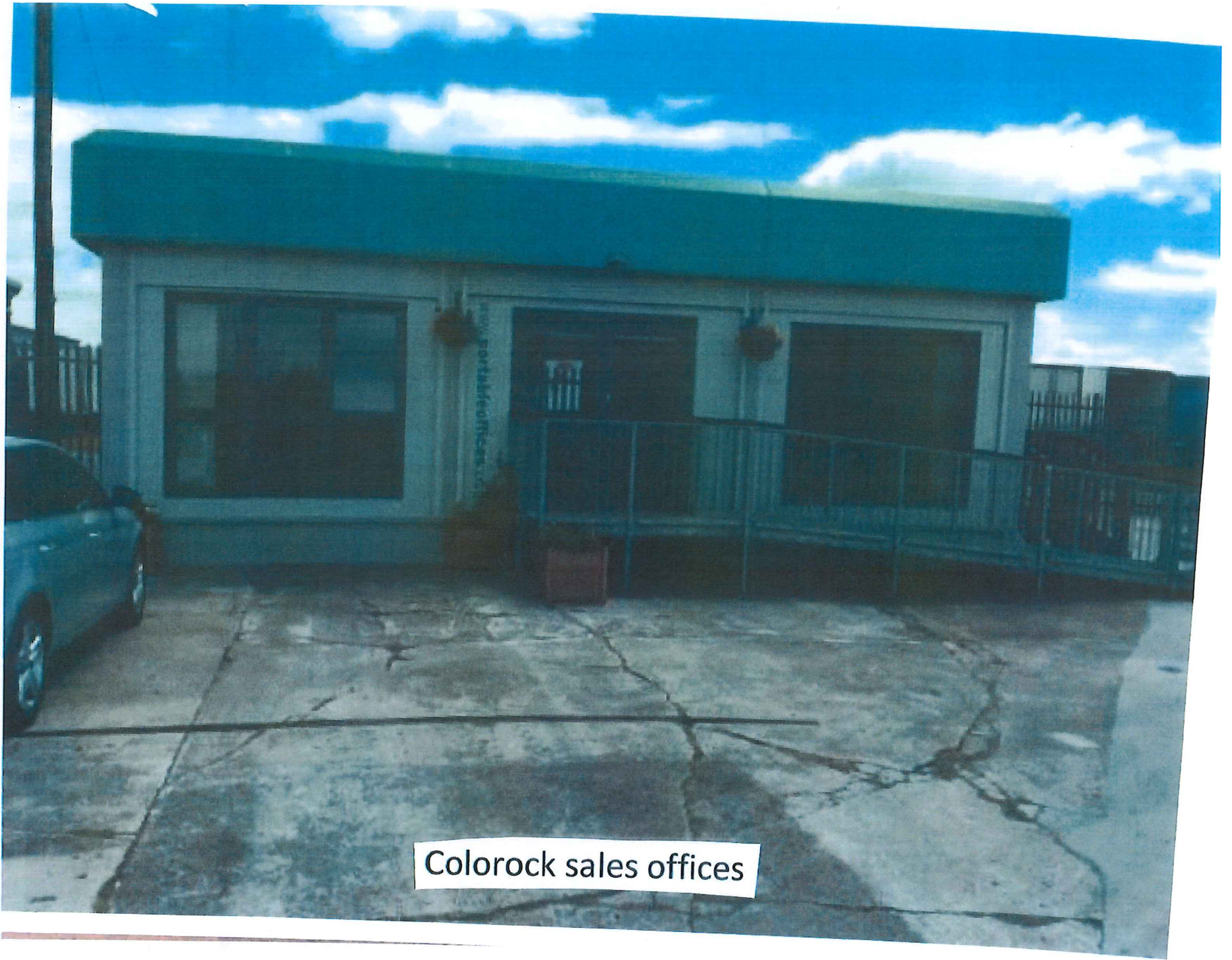
DATE: AUG 2017
DRAWN BY: XX
CHECKED BY: XX
SCALE: AS SHOWN
CARDNO JOB NO. E317102500
FIGURE NO.



X
SHEET 1 OF 1



Main office – Gail Willey Landscaping Inc.



Colorock sales offices



Vehicle maintenance building