

# Supreme Storage

Application to Washoe County for a:

## *Special Use Permit*

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**Appendix A**

**Application Materials**

- Washoe County Development Application
- Special Use Permit Checklist
- Special Use Permit – Supplemental Information
- Special Use Permit – Supplemental Information for Architectural Set

**Appendix B** (Click [HERE](#) to access Appendix B material)

**Civil Reports/Studies**

- Geotechnical Desktop Study
- Trip Generation Letter

**Civil & Landscape Plan Set (full size sheets – 24” x 36”)**

- Site and Utility Plan
- Grading and Drainage Sheet
- Preliminary Sections
- Site Lighting Plan
- Site Photometric Plan
- Preliminary Landscape Plan



## Project Request

This application contains a request for a **Special Use Permit** for Personal Storage in the NC zone, as well as hillside development and major grading meeting the thresholds defined in Washoe County Development Code Section 110.424.05(a) and 110.438.35(a).

## Project Location

The site is composed of one parcel (APN: 049-402-01) totaling 5.03 acres. It is located on Mount Rose Highway near the intersection with Thomas Creek Road, about 1.6 miles west of I-580. The site is currently vacant. Current primary access to the site is via Mount Rose Highway.

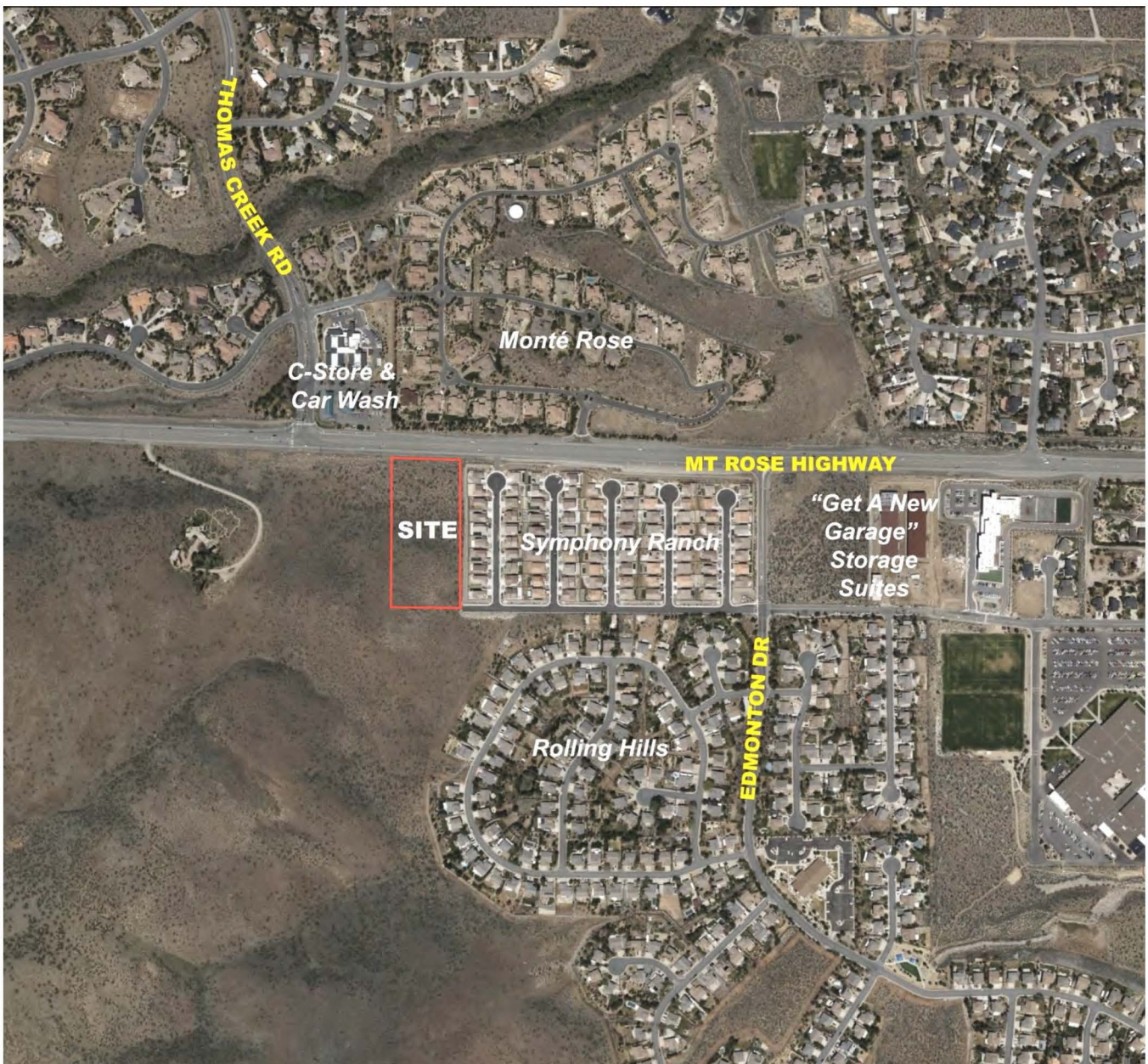


Figure 1 – Vicinity Map



### Land Use and Zoning

The site is adjacent to vacant land to the west and south, and residential to the east and north. Commercial (C) was established for the site's land use in the Washoe County Master Plan, and regulatory zoning is Neighborhood Commercial (NC) (See Figures 3 and 4 below). The site is part of the Forest Area Plan within its Mount Rose Scenic Highway Commercial Overlay District (MRSHCOD).

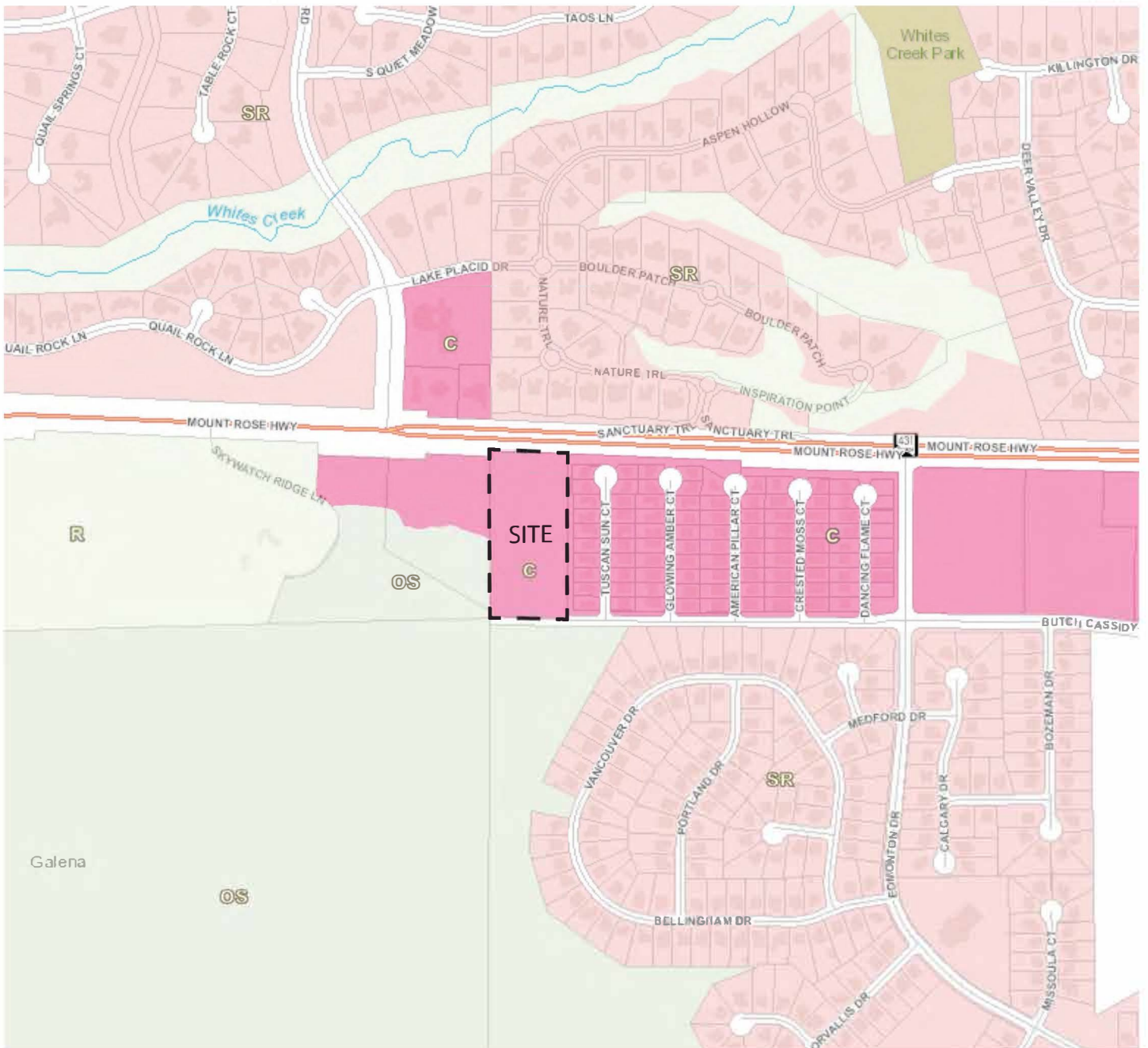


Figure 2 – Washoe County Master Plan

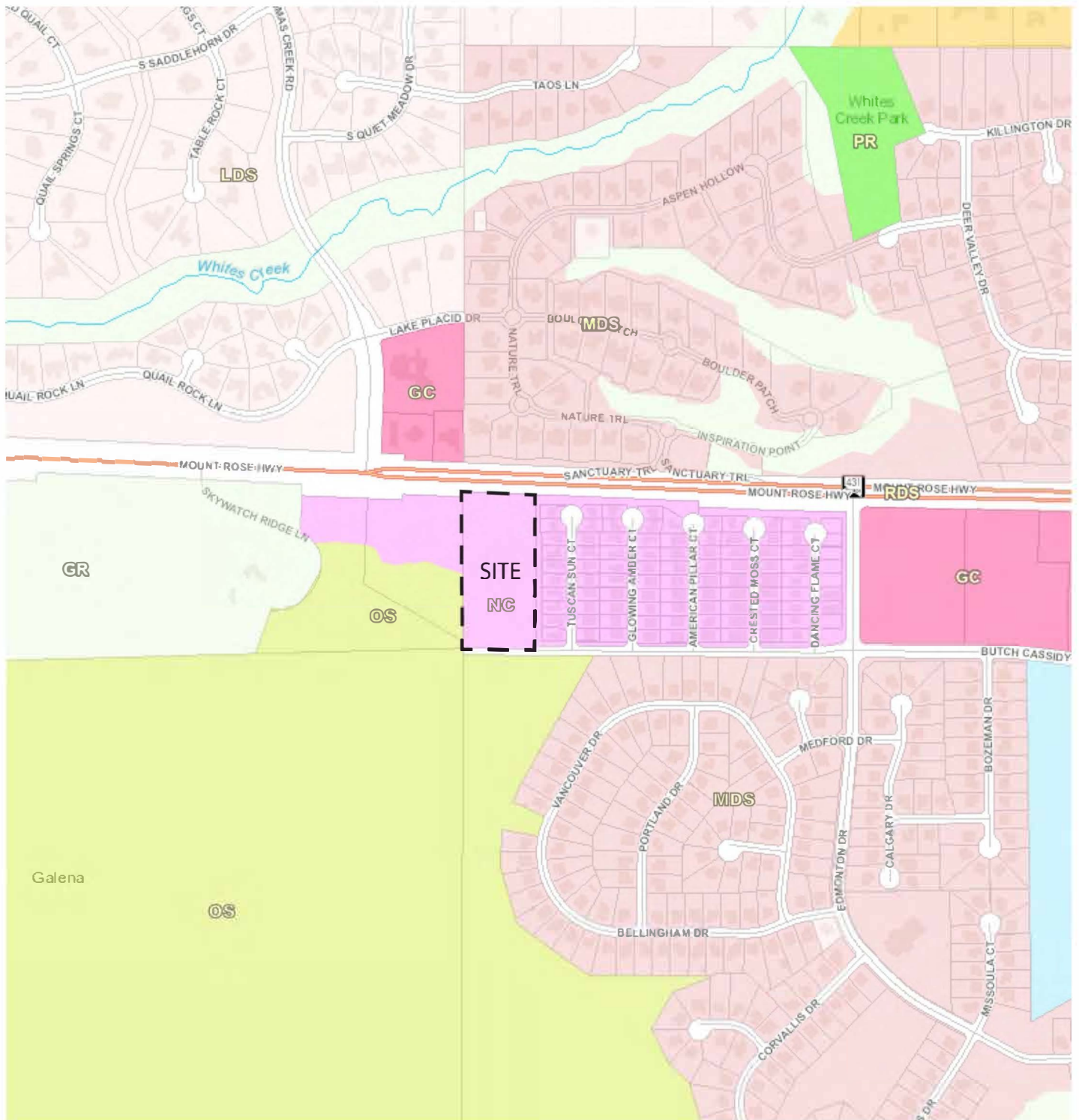


Figure 3 – Washoe County Zoning Map

### Project Description

The project proposes a climate control mini-storage building which consists of two buildings. Building A is 2 stories that are 32,000 SF each for a total of 64,000 SF and Building B that is 11,000 SF, for a site total of 75,000 SF. 60,100 SF of the total is net leasable and there are approximately 583 units in the building (see Figure 4 below – unit mix). There are 7 parking spaces provided and 105 average daily trips, 7 AM peak hour trips, and 10 PM peak hour trips (see Trip Generation Letter in Appendix B).

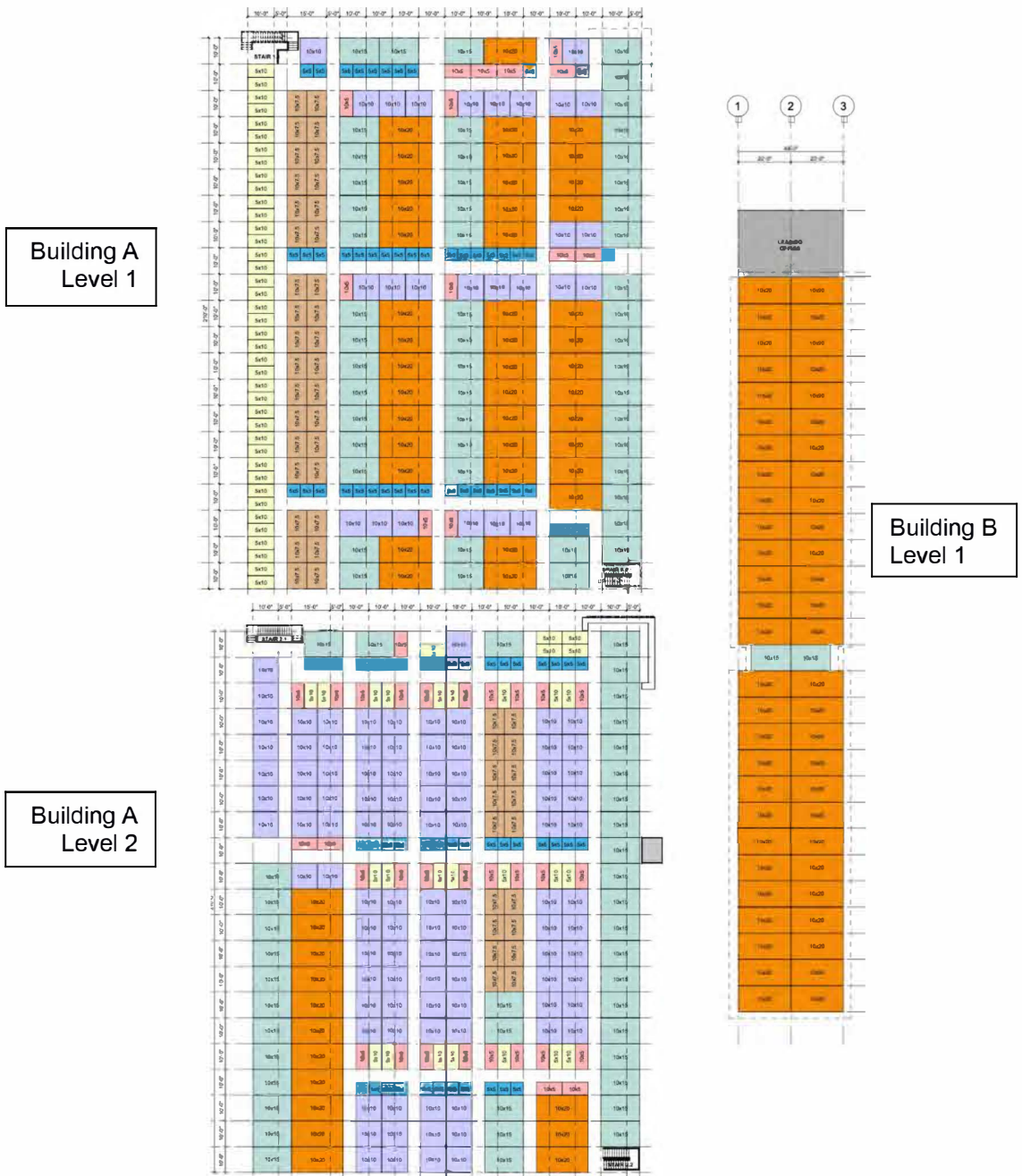


Figure 4 – Unit Mix





Figure 5 – Conceptual Site Plan



### Hillside Development and Grading Analysis

Per Washoe County Development Code Section 110.424.05(a)(1), properties with 15 percent or greater slope on 20 percent or more of the site is subject to hillside development. This applies to this project as approximately 44% of the site has more than 15% slope (see Table 1 below). However, the proposed development footprint has been designed to follow the existing terrain and avoid areas of the site with greater than 20% slope (see Figure 6). This calculates to an approximately 68% developable area of the site (Figure 7). The deepest cut is 18.48 ft and greatest fill 7.13 ft with net import of 168 cubic yards (Figure 8).

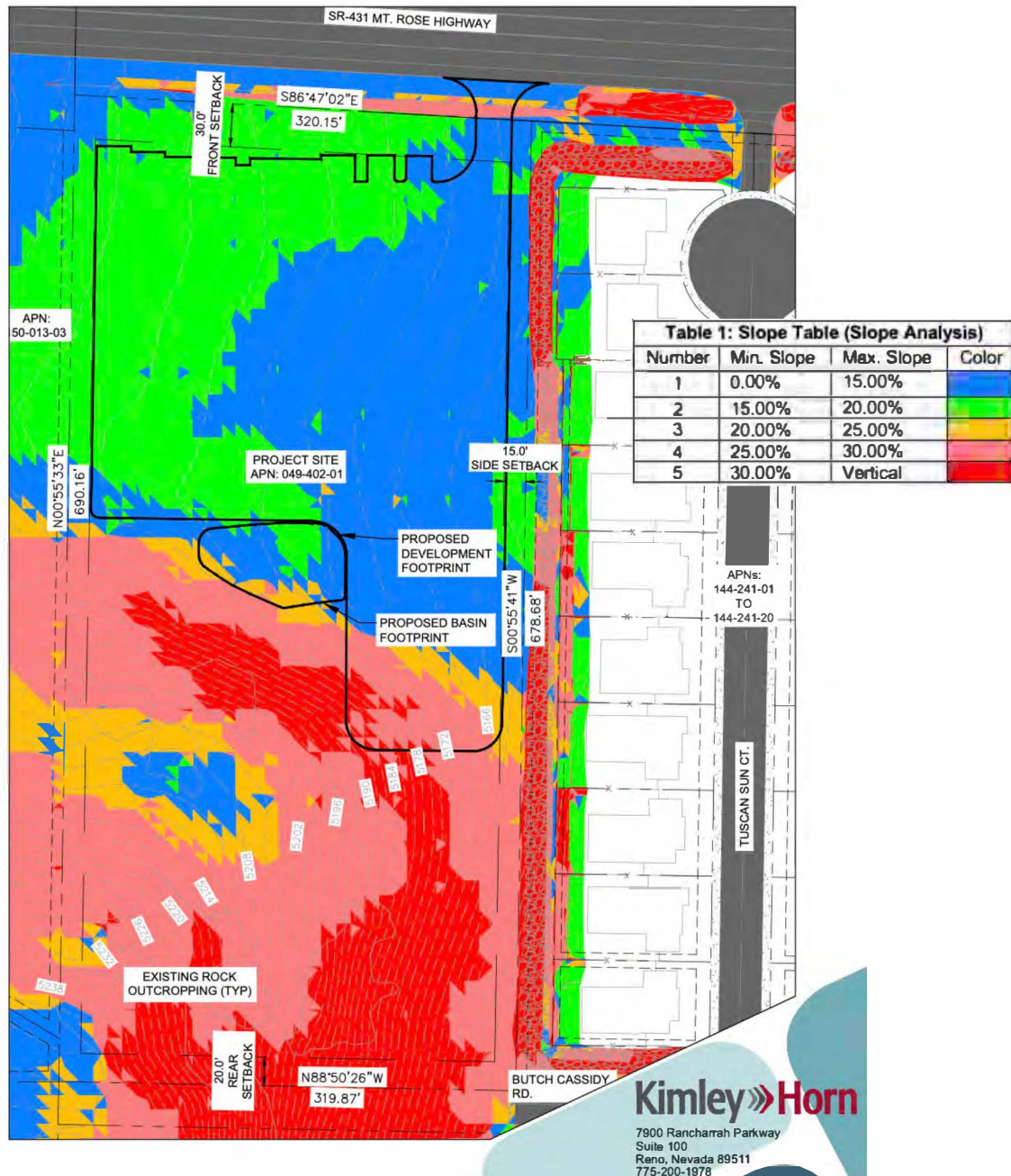
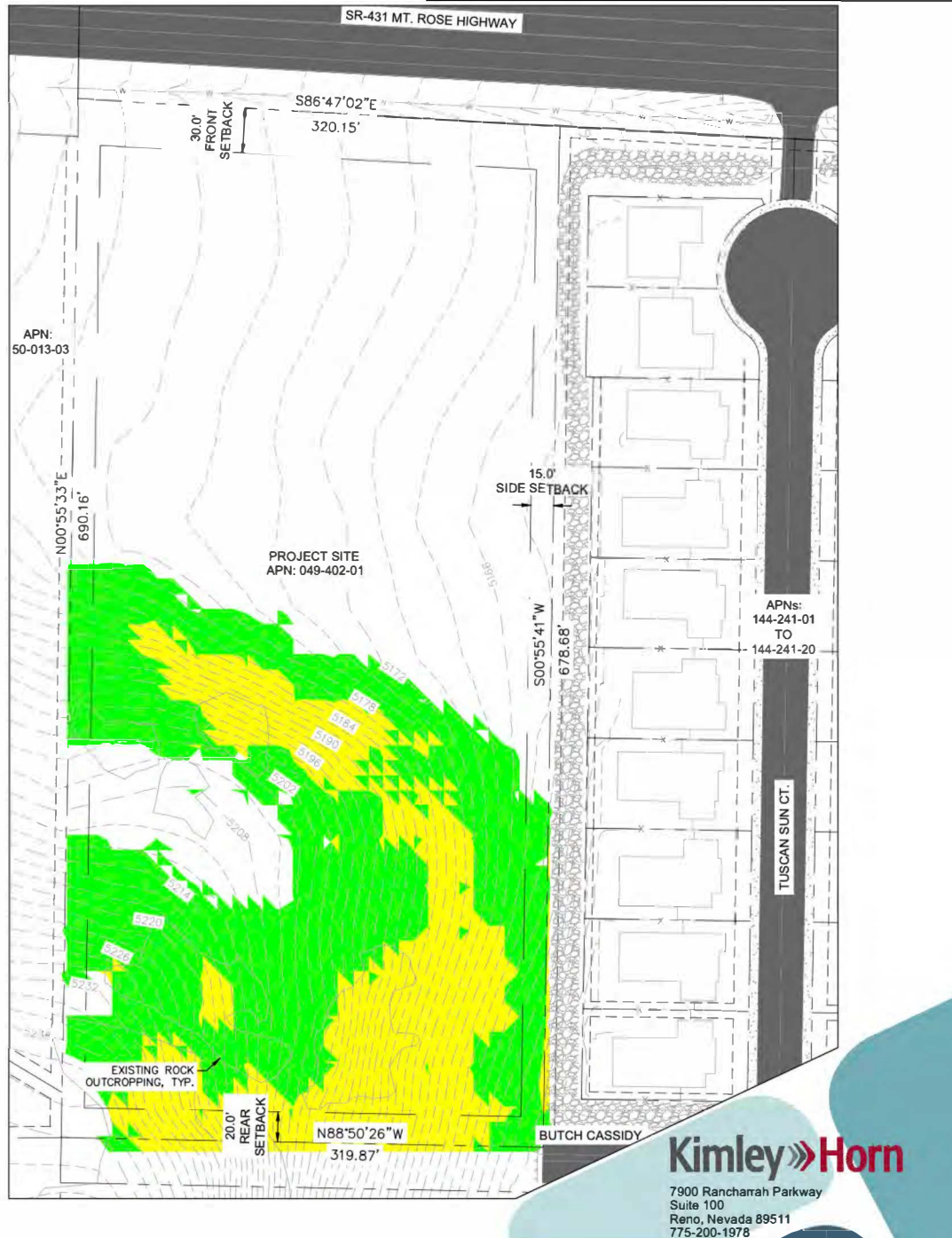


Figure 6 – Slope Analysis Map



Number	Minimum Slope	Maximum Slope	Area (SF)	Color
1	15.00%	30.00%	60,834.90	Green
2	30.00%	Vertical	34,778.15	Yellow

	AREA	
	SQUARE FOOT	ACRES
TOTAL PARCEL	218,931.06	5.026
SETBACKS	(35,033.60)	(0.804)
SLOPE >30%	(34,778.15)	(0.798)
TOTAL BUILDABLE AREA	149,119.31	3.423
<b>PERCENTAGE OF PROJECT SITE BUILDABLE AREA</b>	<b>68%</b>	



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Figure 7 – Developable Area Map

Number	Minimum Elevation	Maximum Elevation	Area	Color
1	-18.48	-10.00	1396.03	Red
2	-10.00	0.00	49668.64	Light Red
3	0.00	10.00	60385.82	Light Blue

Earthwork Quantities:  
 Cut = 6,871 CY  
 Fill = 7,039 CY  
 Net (Import) = 168 CY

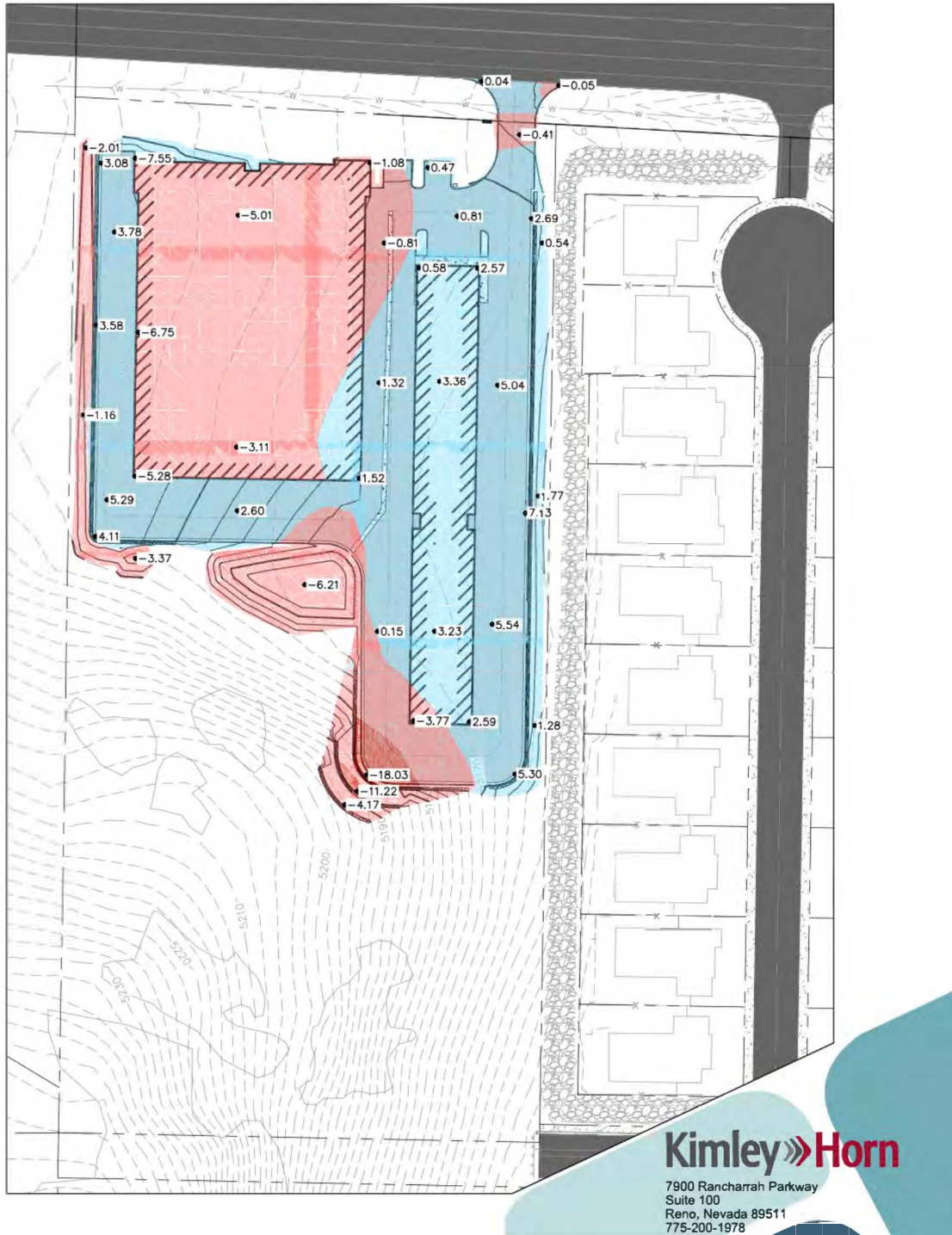


Figure 8 – Cut & Fill Map



The proposed development has been designed to encourage compatibility with the existing hillside by minimizing the development footprint. The proposed design is in conformance with the requirements outlined in Article 424 Hillside Development Section 110.424.15(a)(1-9) and Section 110.424.30. The proposed development is designed to meet the requirements outlined in Section 110.424.00 as outlined by the following responses in *italics*:

### Hillside Development Findings

**Section 110.424.00 Purpose.** The purpose of this article, Article 424, Hillside Development, is to regulate hillsides in a manner different from regulation of flat terrain. This article establishes provisions for developing, preserving and protecting hillsides and ridgelines within Washoe County. The intent of these regulations is to protect the public health, safety and welfare by:

- (a) Minimizing use of slopes subject to instability, erosion, landslide, flood hazards or drainage problems;

*The proposed development does essentially avoid disturbance on steeper slopes on the project site (located south) and concentrate the development to the northern end of the site. The development area is roughly 40% of the site due to the topography and the applicant willing to leave it be. Please refer to slope analysis and grading plans for more detail. Retaining walls have been placed in lieu of large slope cuts on site where indicated. Grading of steep slope areas on the site has been minimized as shown.*

- (b) Minimizing the careless alteration of and disruption to the natural topography and landscape;

*The proposed design will incorporate new and mature landscaping in accordance with Washoe County standards and complement the existing terrain. Disruption to the natural topography will be limited by minimal development on steep slopes. The very base of the hill on the south end is minimally graded and aggressively treated with walls to maintain the natural topography.*

- (c) Providing safe and adequate vehicular and pedestrian access to and within hillside areas, including emergency access;

*Vehicular access will be provided from Mount Rose Highway (State Route 431.) Pedestrian access will be provided to the future Mount Rose shared multi-use path (currently in construction). The hillside area is avoided and not part of the vehicle and pedestrian access plan.*

- (d) Establishing stormwater runoff and erosion control techniques to minimize adverse water quality impacts resulting from non-point runoff;

*The proposed design will use erosion control best management practices (BMP's) and will minimize water quality impacts from non-point runoff. The stormwater runoff is managed by use of a detention area on site. Please refer to site and grading plans.*

- (e) Encouraging innovative grading techniques and building design which respond to the hillside terrain and natural contours of the land;

*There is no better grading technique, site design, and building design than avoidance of a significant topographic feature with notable vegetative cover on it and rock outcroppings that are stellar to the eye. The proposed design is in conformance with the site development and grading standards in Section 110.424.30 and 110.424.35. The buildings have been designed to follow the existing terrain and minimize adverse impacts to the*

*environment.*

- (f) Minimizing impacts on existing trees and vegetation which reduce erosion, stabilize steep hillsides, enhance visual quality, protect water quality and preserve critical watershed recharge areas;

*The proposed development will minimally impact on the steeper areas of the site. As stated in prior response, the proposed approach will result in the least amount of impacts on vegetation, visual impacts and protect water quality. Landscaping, limited grading, and erosion control measures are proposed in accordance with Washoe County standards. Refer to the site and grading plans for more detail.*

- (g) Encouraging the transfer of density to avoid hazardous areas and to protect environmentally sensitive and open space areas; and

*There is no transfer of density as the applicant is not looking to get more density for the 60% loss of site to the south. It simply is a reduction of usable area. The development is limited to the flatter slope areas at the northern end of the site and largely avoids grading of the nearby hillside to the south. There are no environmentally sensitive areas within the site. Refer to slope analysis and developable area map for more detail.*

- (h) Minimizing impacts on prominent ridgelines, significant viewsheds, canyons and visually prominent rock outcroppings which reflect the visual value and scenic character of hillside areas.

*The proposed design will not impact any ridgelines, significant viewsheds, canyons or prominent rock outcroppings. There are no ridgelines. However, there is a prominent viewshed and prominent rock outcroppings that are preserved in this design effort.*

## Grading Standards

**Section 110.424.35 Grading and Drainage Standards.** This section sets forth development standards for grading and drainage of hillside and ridgeline properties.

- (a) Grading. These grading standards are applicable to hillside and ridgeline development only if a special use permit for grading is required pursuant to Washoe County Ordinance 811. The following standards are intended to preserve natural topographic features, foster resource preservation and minimize degradation of the visual character of hillsides:

- (1) Grading shall relate to the natural topography with the natural topography maintained to the greatest extent possible;

*This standard has been met with grading as proposed and is intended to make the site work with the natural topography. The fundamental proof of this is the isolation from the hill on the southern ½ of the property. That is the significant feature that drive site design as proposed.*

- (2) Where alteration to the natural topography is necessary, graded slopes shall be contoured to provide a smooth and gradual transition of grading and natural slopes, while maintaining the basic character of the terrain;



*All grading (whether in cut or fill areas) is contour graded to provided smooth and gradual transitions with exception of the areas where walls are used to achieve more aggressive daylighting. In addition, restoration of graded areas with revegetation, and planting will help with mitigation.*

- (3) Standard pad grading or terracing which results in grading outside the building footprint and access area shall be discouraged;

*This has been accomplished as there is no terracing of the pads. There are raised pads for placement of the building footprints to ensure proper drainage is provided around the buildings. However, grading outside of the building footprint is 100 percent imperative for a project of this nature.*

- (4) Grading of knolls, ridgelines or toes of slopes shall be rounded to conform with the natural grade and to provide a smooth transition to the natural slope;

*The notion of grading of knolls or ridgelines being proposed in the grading plan is not relevant to anything in this grading plan. The predominant land form of this site is using the flat land near the north end of the property. Most finished slopes are designed with a smooth transition to the natural slope with exception of the wall at the south end of the site that is a unique treatment to minimize disturbance area.*

- (5) Grading shall create varying gradients in order to avoid a “manufactured” appearance;

*Similar to above, our approach to vary gradients is to avoid a manufactured appearance in the proposed contours. This will be largely accomplished with the revegetation and planting. Also, while the isolated part of the grading using the retaining walls does not constitute manufactured slope. It has a purpose to minimize disturbance with a more vertical treatment.*

- (6) Grading in environmentally sensitive habitat areas shall occur only when necessary to protect, maintain, enhance or restore the habitat; and

*There are no environmentally sensitive habitat areas on the site. This is the key point in the overall grading discussion given there are no significant water ways, drainageways, vegetation for wildlife, trees or wildlife on the property.*

- (7) A slope stability and scarring mitigation plan, certificated by the project engineer, shall be reviewed and approved by the Director of Community Development and the Public Works Department prior to initiation of grading.

*There is no issue of slope stability and scarring from this grading plan. The applicant agrees with this requirement. The grading plan is supported by the geotechnical investigation to validate the plan as proposed.*

- (b) Drainage and Erosion Control. All hillside development shall satisfy current Washoe County Code for drainage and erosion control.

*The project will satisfy code requirements for drainage and erosion control. We accept that preventive measures on drainage and erosion control that satisfy the applicable articles of the development code can and will be met.*

**Section 110.438.45 Grading of Slopes.** The standards in this section shall apply to all grading for subdivision improvements, special use permits, or other discretionary permits. The standards in this section shall also apply to all grading for building and grading permits upon or adjacent to lots less than or equal to five (5) acres in size, and to all grading within one hundred (100) feet of all property lines on parcels greater than five (5) acres in size.

- (a) Grading shall not result in slopes in excess of, or steeper than, three horizontal to one vertical (3:1) except as provided below:
- (1) Storm drainage improvements.
  - (2) Cut and fill slopes less than thirty (30) inches in height.
  - (3) Cut slopes proposed to be located behind civic, commercial and industrial buildings, when the cut slope is shorter than and substantially screened by the proposed building. Such slopes are subject to approval of a Director's Modification of Standards by the Director of Community Development.
  - (4) The County Engineer may waive this requirement for up to fifteen (15) percent of the length of the cut and/or fill where the presence of rock or, in his determination, other practical hardships exists.

*This project does not propose any slopes greater than 3:1 with exception of the retaining walls.*

- (b) Within the required yard setbacks fills shall not differ from the natural or existing grade by more than forty-eight (48) inches (see Figure 110.438.45.1).

*The standard is met with current project design, as the setback fills do not differ from the existing grade by more than 48 inches.*

- (c) Finish grading shall not vary from the natural slope by more than ten (10) feet in elevation. Exposed finish grade slopes greater than ten (10) feet in height may be allowed upon the approval of a director's modification of standards by the Director of Community Development upon recommendation by the County Engineer.

*This is not applicable as a practical matter as the cuts and fills are due to creating some usable pad areas and not cutting hills, or knolls, or significant landforms. The project will require a maximum cut of 18' and a maximum fill of 7' in height to achieve a uniform finished grade for the building pad locations.*

## **Special Use Permit Findings**

**Section 110.810.30 Findings.** Prior to approving an application for a special use permit, the Planning Commission, Board of Adjustment or a hearing examiner shall find that all of the following are true:

- (a) Consistency. The proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the applicable area plan;



*The character statement of the Forest Area Plan emphasizes that commercial development must be located within the Mount Rose Scenic Highway Commercial Overlay District with careful considerations around visual impact and safety. The proposed storage facility requires a Special Use Permit for the NC zone but is consistent with consistent with the plan's goals and the best fit for the intended vision for the project site.*

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

*One public road will be provided to serve the site as shown in the project site plan. The site will be served by existing wet utility systems. Any additional utility improvements needed will be provided upon construction. Drainage improvements are outlined in the attached civil plan set.*

- (c) Site Suitability. The site is physically suitable for the type of development and for the intensity of development;

*The site has steep slopes to the south of the site that the development avoids, keeping the development to approximately 40% of the site area to minimize grading. This portion of the site has minimal area of greater than 20% slope and is suitable for the proposed development.*

- (d) Issuance Not Detrimental. 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; and

*Issuance of the permit has no conceivable detriment to the public health, safety, or welfare; is not injurious to the property or improvements of adjacent properties; and is not of detrimental character to the surrounding area.*

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

*Issuance of the permit will not have a detrimental effect on the location, purpose, or mission of a military installation.*

## **Forest Area Plan Analysis**

Beyond its Washoe County land use designation, the project site is located in the area managed by the Forest Area Plan. Further, it is within the Mount Rose Scenic Highway Commercial Overlay District (MRHSCOD). The following sections discuss the themes and policies associated with the project as property within the Mount Rose Scenic Corridor and with a Commercial Land Use regulatory zone.

F.3.4 The intent of the MRSHCOD is to ensure that commercial development in and adjacent to the Mt. Rose Scenic Highway will:

- a. Contribute to the community character, promote neighborhood, and create a sense of place founded in the quality of life that comes with environmental and community responsibility.

*The proposed development adds commercial use to an area specifically intended for this use. The development provides a needed service to benefit the local community and is designed to integrate with the surrounding visually.*

- b. Be compatible with and enhance the scenic quality of the Mt. Rose Highway corridor.

*The site preserves the viewshed and rock outcropping that are part of the site by adapting architecture and keeping development to the flattest portion of the site. Building materials are used that blend with the natural surrounding and are consistent with the surrounding.*

- c. Enhance the safety of SR 431.

*The proposed road accessed via SR 431 is designed in compliance with all safety standards for traffic improvements.*

- d. Ensure that architectural styles enhance and contribute to the gateway function of the site and function to present a unified, integrated appearance.

*The architectural design of the proposed development include materials and massing that present a unified appearance that blends with the natural features of the surrounding scenic corridor while creating a gateway visual appropriate for the area.*

F.3.5 The Washoe County Development Code will further incorporate and describe this district. MRSHCOD Development Criteria:

- a. To promote a sense of neighborhood, to promote the functional and aesthetic integration of commercial uses with the community, and to promote the efficient use of resources and infrastructure in the Forest planning area, Commercial development proposals should include a residential component, or be closely integrated with nearby residential development. In order to facilitate this policy, special use permits to establish residential uses in commercial regulatory zones will not be required in the Forest planning area.

*The proposed commercial development is directly adjacent to residential and places an appropriate buffer between the sites. The site is not suitable to include residential development given the slope constrains and reduced developable area.*

- b. Commercial and mixed-use development proposals must show how the scenic quality of the Mt. Rose Highway will be preserved or improved, and must be consistent with all Goals and Policies and Development Code provisions relating to the Mt. Rose Scenic Corridor.

*The commercial development is intentionally designed to preserve the viewshed of the surrounding hillside and is consistent with all Goals and Policies and Development Code provisions relating to the Mount Rose Schenic Corridor.*

- c. Site development plans, including landscape plans, must be reviewed by the Washoe County Design Review Committee for consistency with the standards and guidelines established under this goal.

*Site development and landscape plans are included with this application in Appendix B for review by the Washoe County Design Review Committee. The plans are consistent with the standards and guidelines of this goal.*

- d. Ingress, egress, and internal circulation must be designed to improve overall traffic safety, improve access for affected adjacent property owners, consolidate and minimize access to SR 431, promote pedestrian and cycling activity, and mitigate any negative impact to existing development.

*Internal circulation is designed to be as minimal as possible to allow for safe access and circulation while mitigating negative impacts associated with traffic. A pedestrian sidewalk is included in the site plan to accommodate the future Mount Rose shared multi-use path (currently in construction).*

- e. At the request of the Department of Public Works, development proposals shall submit traffic reports and mitigation plans to the Regional Transportation Commission, Nevada Department of Transportation and the Washoe County Departments of Public Works and Community Development for review and approval prior to the approval of tentative maps or the issuance of building permits for the project. Any safety related traffic system improvements must be constructed commensurate with the development authorized as part of the tentative map or building permit.

*A trip generation report is included with this proposal in Appendix B for review prior to the issuance of any building permit for the project.*

- f. A consistent architectural style shall be used to unify these parcels. This unifying style should recognize the important gateway function of the property in the region. Building materials shall be chosen for their ability to blend with the landscape and should emphasize the use of wood, stone, stucco or related materials.

*Proposed building materials include brick and stone to blend with the landscape and provide a style appropriate for the gateway function of this region.*

- g. The view of the property, particularly the view shed from SR 431 shall be designed such that site design, architectural styles, lighting, roadways, infrastructure, landscaping and signage blend with the natural features of the land and create a sense of place that is scenic, compatible with the local environment, and establishes a safe and welcoming neighborhood atmosphere.

*The view of the property and the viewshed are visually consistent through the use of design in building materials, massing, landscaping, and lighting. The steeper hillside slopes and rock outcroppings within the site are preserved to further preserve the natural features of the land. See the Architectural Set included as an attachment in Appendix A of this application.*



- h. Whenever possible given existing topography, the site design and architectural style should utilize hillside adaptive architecture.

*The site design and architectural style utilize hillside adaptive architecture to limit the scenic and environmental impact of development on slopes, hilltops and ridges.*

- i. A tree restoration and preservation plan, prepared by a certified landscape architect, shall be submitted with any site plan or tentative map proposals that propose the removal of 4 or more trees. A minimum of 2 inches diameter at breast height is required for any tree used for restoration, and a maximum of 75% of trees used for restoration may be at this minimum requirement.

*There are no trees that are proposed to be removed on this site with this development.*

- j. Prior to their incorporation into the Development Code, the policies established under Goal Three will be implemented through development agreements, tentative map conditions, improvements plans, CC&Rs, deed restrictions, or other methods deemed as appropriate by the Director of Community Development. When appropriate, Washoe County staff shall establish the implementation measures as conditions of tentative map and site plan approval.

*The policies established under Goal Three that are applicable to this proposed development may be implemented through conditions of approval for the site plan.*

#### Hillside Policies

**Goal Seven: Maintain open vistas and minimize the visual impact of hillside development in a manner that implements the community character described above.**

#### **Policies**

F.7.1 With the exception of temporary infrastructure for construction projects, Washoe County will require the underground placement of new utility distribution infrastructure within the Forest planning area. Utility transmission facilities will be subject to a special use permit. In considering whether to grant a special use permit, or in consideration of any conditions, including underground placement, which may be placed upon an approval, the Planning Commission will utilize the best available information, including but not limited to, the most recent Regional Utility Corridor Report and any Environmental Impact Statement or other study undertaken regarding the proposal. The County will seek funding sources and establish an implementation plan in conjunction with local utility companies to underground the power lines in the Scenic Corridor.

*There is an existing fiber optic utility line at the north edge of the site, and no new above-ground utility distribution infrastructure is proposed.*

F.7.2 The Washoe County Departments of Community Development and Public Works will establish and oversee compliance with design standards for grading that minimize the visual impact of all residential and non-residential hillside development, including road cuts and driveways. See Policy 2.1 regarding grading under Goal Two.

*The grading plan for this project complies with all grading standards, see Grading Plan in Appendix B.*

F.7.3 The grading design standards referred to in F.7.2 are intended to, at a minimum, ensure that disturbed areas shall be finished, fill slopes will not exceed a 3:1 slope, and that hillside grading will establish an undulating naturalistic appearance by creating varying curvilinear contours.

*There are no fill slopes that will exceed a 3:1 slope in the proposed plan, and the grading will create varying contours to have a naturalistic appearance.*

F.7.4 When necessary to mitigate the impact of road cuts, driveways and similar features on prominent hillsides, staff may require the installation of landscaping that will significantly soften the visual impact within three years of installation. Maintenance plans for these landscaped areas may be required.

*The proposed development as designed includes landscaped buffer areas to soften visual impact along Mount Rose Highway and the adjacent residential neighborhood. Both landscaped areas will be maintained as necessary.*

F.7.5 County will review its revegetation Policy, require additional funds be set aside for revegetation, and mandate 80% reestablishment of vegetation prior to release of the bonds.

*Areas requiring revegetation will be 80% reestablished before the release of bonds noted above.*

## **Appendix A**

### **Application Materials**

Washoe County Development Application

Special Use Permit Checklist

Special Use Permit – Supplemental Information

Special Use Permit – Supplemental Information for  
Architectural Set



## 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.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: <b>Supreme Storage</b>			
Project Description: A storage facility with 583 units across two buildings and net leasable area of 60,100 SF.			
Project Address: 3900 Mount Rose Hwy, Reno, NV 89511			
Project Area (acres or square feet): 75,000 SF			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): Approximately 500 ft east of the intersection of Mount Rose Highway and Thomas Creek Road			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
049-402-01	5.026		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Winterberg 2015 Family Trust		Name: John Krmpotic, KLS Planning & Design	
Address: 5395 Goldenrod Dr		Address: 201 W Liberty St	
Reno, NV	Zip: 89511	Reno, NV	Zip: 89501
Phone:	Fax:	Phone: 775-852-7606	Fax:
Email:		Email: johnk@klsdesigngroup.com	
Cell:	Other:	Cell: 775-857-7710	Other:
Contact Person:		Contact Person: John Krmpotic	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Joe Strobele, Managing Member		Name:	
Address: CPD Mt Rose LLC		Address:	
	Zip:		Zip:
Phone:	Fax:	Phone:	Fax:
Email: jstrobele@cp-investments.com		Email:	
Cell: 206-910-8282	Other:	Cell:	Other:
Contact Person:		Contact Person:	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

# Special Use Permit Application Supplemental Information

(All required information may be separately attached)

1. What is the project being requested?

A Special Use Permit for a storage facility with 583 units that qualifies as Hillside Development and exceeds Major Grading Permit Thresholds per Washoe County Development Code.

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

See site plan attached in Appendix A of this application.

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

This is a single phase project. Construction timeline has not been established yet.

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

The proposed project uses the developable area of the site and avoids areas of steep slopes to minimize grading. The intensity is similar to those of the site surrounding.

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

Improved visual impacts, addition of jobs and services for the local community, and pedestrian access to the future Mt Rose shared multi-use path.

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

The negative impacts are anticipated to be minimal. A landscape buffer is provided along the adjacent residential.

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

See attached site and landscape plans included in this application for details and requirements.

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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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9. Utilities:

a. Sewer Service	TMWRF
b. Electrical Service	NV Energy
c. Telephone Service	ATT or Charter
d. LPG or Natural Gas Service	NV Energy
e. Solid Waste Disposal Service	Waste Management
f. Cable Television Service	Charter Cable
g. Water Service	TMWA

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

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

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

<b>N/A</b>
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10. Community Services (provided and nearest facility):

a. Fire Station	Truckee Meadows Fire Station #36
b. Health Care Facility	Saint Mary's Galena Urgent Medical Center
c. Elementary School	Hunsberger Elementary School
d. Middle School	Herz Middle School
e. High School	Galena High School
f. Parks	Whites Creek Park
g. Library	South Valleys Library
h. Citifare Bus Stop	Herz Boulevard / Mount Rose Highway



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

1. What is the purpose of the grading?

The purpose of the grading is to create uniform building pads for the two buildings and roadways to access the site.

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

A total of 6,871 cubic yards is planned to be excavated.

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

2.55 acres

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

Net import will be 169 cubic yards of material.

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

Due to the irregular sloping existing on the site, it is not possible to develop without surpassing these grading thresholds. However the project was designed to minimize grading of areas sloped greater than 20%.

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

None of the grading on the plan has been done previously.

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

Yes, all areas on the site plan that are proposed to be disturbed by grading are shown on the plan.

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

No, all of the disturbed area visible from off-site will be hidden with the proposed development. While on site, there will be one visible retaining wall at the south of the site.

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

Neighboring residential parcels will be served by the commercial business that is made possible by this grading. The roadway and development is meant to be kept separate from the subdivision. A pedestrian walkway is included in the development.

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

The area of grading with most slope at the south of the site will use a vertical retaining wall, others will be 3:1 slope.

11. Are you planning any berms?

Yes	No X	If yes, how tall is the berm at its highest?
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12. If your property slopes and you are leveling a pad for a building, are retaining walls going to be required? If so, how high will the walls be and what is their construction (i.e. rockery, concrete, timber, manufactured block)?

Retaining walls are proposed at 10' height and made of rockery or other engineered +

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

The grading will use varying contours and landscaping or revegetation of native species to visually mitigate the work.

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

The grading will not require the removal of any trees.

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

Revegetation seed mix is to be determined, see landscape plan.

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

All landscaping will be automatically irrigated. A reduced-pressure-type backflow preventer will be provided on the irrigation system as required per code.

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

We will review the Washoe Storey Conservation District revegetation plan in this process.

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

Yes	No <input checked="" type="checkbox"/>	If yes, please attach a copy.
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Asst. Architect: 02/20/23 11:22:26 AM

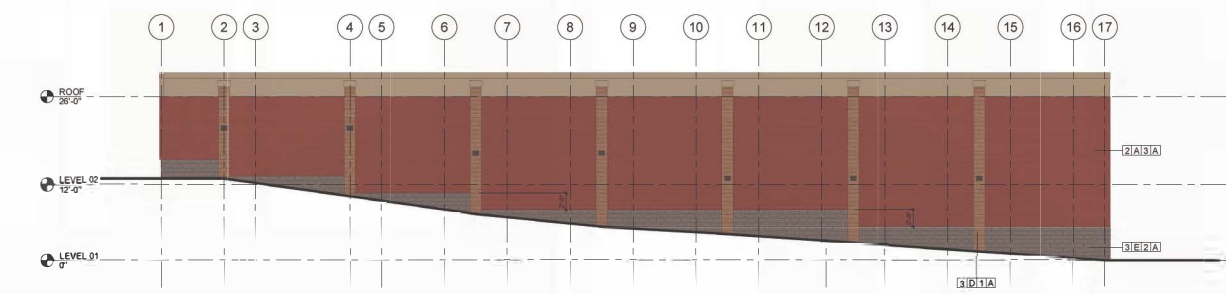
02/20/23 11:22:26 AM



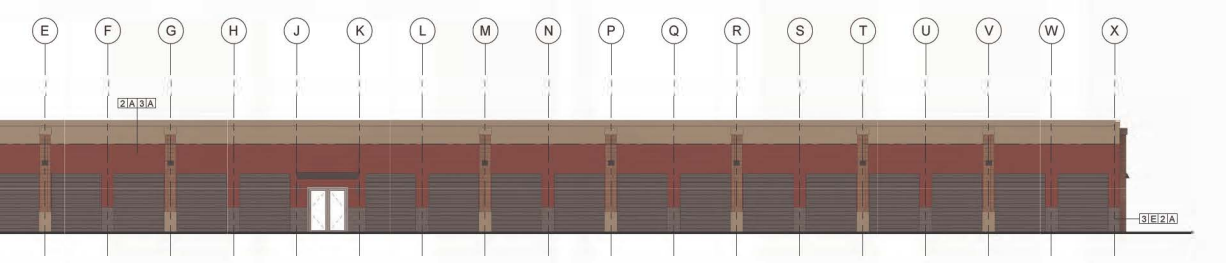
**1 NORTH ELEVATION - BUILDING A**  
18' x 12'



**2 EAST ELEVATION - BUILDING A**  
18' x 12'



**3 SOUTH ELEVATION - BUILDING A**  
18' x 12'



**4 WEST ELEVATION - BUILDING A**  
18' x 12'

**SHEET NOTES:**

**MATERIAL LEGEND:**

PRODUCT: [A] [X] [P] [X] MANUFACTURER

COLOR PROFILE

**SUBSTRATE:**  
1. STONE  
2. STUCCO  
3. CMU

**FINISH COLOR:**  
A. RED  
B. GREY  
C. TAN  
D. BROWN  
E. NATURAL  
F. BRICK MIX

**FINISH PROFILE:**  
1. SMOOTH  
2. SPLIT FACE  
3. T&D

**MANUFACTURER:**  
A. TBD

NOTE: ALL COLORS INDICATED ARE SUBJECT TO CHANGE

**KEYNOTES:**

#	NOTE

**EXTERIOR SIGNAGE INFO:**

PER ARTICLE 505 (WDC) AND TABLE 110.505.15.1:  
MAX. ALLOWABLE SIGN AREA (2.5 SF PER EACH 1 FOOT OF BF)  
MAX. SIGN AREA ALLOWABLE: 39 SF  
SIGN AREA PROVIDED: 313.79

**SIGN A:**  
SIGN AREA SHOWN: 66.25 SF  
SIGN DIMENSIONS: 2' x 8' x 20' 4"  
SIGN STYLE: FACE LIT CHANNEL LETTER

**SIGN B:**  
SIGN AREA SHOWN: 50 SF  
SIGN DIMENSIONS: 7' 0" x 7' 0"  
SIGN STYLE: CUSTOM LOGO EXTRUDED SIGN FACE LIT

**SIGN C:**  
SIGN AREA SHOWN: 59.53 SF  
SIGN DIMENSIONS: 2' 0" x 20' 0"  
SIGN STYLE: FACE LIT CHANNEL LETTER

**SIGN D:**  
SIGN AREA SHOWN: 27.81 SF  
SIGN DIMENSIONS: 5' 0" x 5' 0"  
SIGN STYLE: CUSTOM LOGO EXTRUDED SIGN FACE LIT

**SIGN E:**  
SIGN AREA SHOWN: 100 SF  
SIGN DIMENSIONS: 10' 0" x 10' 0"  
SIGN STYLE: MONUMENT SIGN



**JM JACKSON | MAIN ARCHITECTURE**  
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 FAX: 206.835.8100  
 WWW.JMARCHITECTURE.COM

**CPD MT. ROSE, LLC**  
 15115 NE 67TH PL., REDMOND, WA. 98052

**SUPREME STORAGE MT. ROSE**  
 3800 MOUNT ROSE HWY  
 RENO, NV 89511

DATE	REVISION	BY	DESCRIPTION

PROJECT NO: 23939  
 PROJECT NAME: 0362  
 DRAWN BY: CRW  
 CHECKED BY: ADR

**EXTERIOR ELEVATIONS - BUILDING A**  
**A3.02**





VIEW FROM ACROSS MT ROSE HWY 1





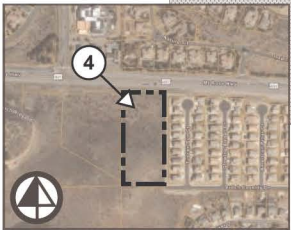


VIEW LOOKING W-SW FROM 'SANCTUARY TRAIL' (ACROSS MT ROSE HWY)

2







VIEW FROM ACROSS MT ROSE HWY





BIRD'S EYE VIEW FROM ACROSS MT ROSE HWY

5

