

## Washoe County Development Application

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

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

## Washoe County Development Application

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

Property Owner Affidavit

Applicant Name: KRISTIE CAUSER

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

STATE OF NEVADA )
COUNTY OF WASHOE )

I, KRISTINE M. CAUSER (please print name)

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

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

Assessor Parcel Number(s): 049-351-26

Printed Name KRISTINE M. CAUSER

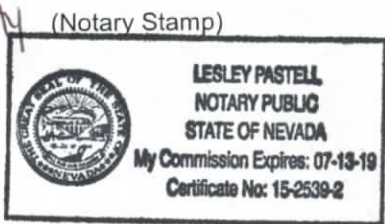
Signed Kristine M. Causer

Address 2670 ROSE MIST CT.
RENO, NV 89521

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

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

My commission expires: 07-13-19



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

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

# Property Owner Affidavit

**Applicant Name:** BRYAN CALDER

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

STATE OF NEVADA )  
                                  )  
COUNTY OF WASHOE )

I, BRYAN CALDER  
(please print name)

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

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

Assessor Parcel Number(s): 04935126

Printed Name BRYAN CALDER

Signed [Signature]

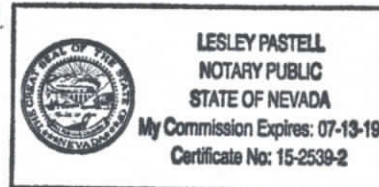
Address 2670 ROSE MIST CT RENO, NV 89521

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

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

My commission expires: 07-13-19

(Notary Stamp)



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

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

Property Owner Affidavit

Applicant Name: Julia L. Abts

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

STATE OF NEVADA )  
 )  
COUNTY OF WASHOE )

I, Julia L. Abts  
(please print name)

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

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

Assessor Parcel Number(s): 049 35126

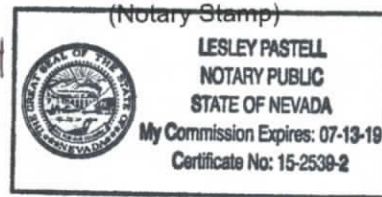
Printed Name Julia L. Abts

Signed Julia L. Abts

Address 2230 Del Monte Ln.  
Reno, NV 89511

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

My commission expires: 07-13-19



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

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

Property Owner Affidavit

Applicant Name: Christopher K. Abts

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

STATE OF NEVADA )
COUNTY OF WASHOE )

I, Christopher K. Abts (please print name)

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

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

Assessor Parcel Number(s): 049 35126

Printed Name Christopher K. Abts

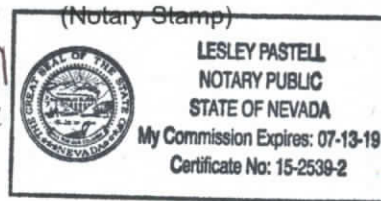
Signed [Signature]

Address 2230 Del Monte Ln. Reno, NV 89511

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

Lesley Pastell Washoe County State of NV Notary Public in and for said county and state

My commission expires: 07-13-19



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

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

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

Washoe County Treasurer  
 Tammi Davis

Account Detail

[Back to Search Results](#)

[Change of Address](#)

[Print this Page](#)

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

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

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

**Pay Online**  
 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

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

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

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

## Special Use Permit Application Supplemental Information

(All required information may be separately attached)

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

1. What is the type of project being requested?

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

NO EXTERIOR SIGNAGE NEEDED.  
CURRENT EXTERIOR LIGHTING SUFFICIENT

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

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

13. Community Sewer

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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Community Water

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

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



**PROPERTY INFORMATION**

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

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

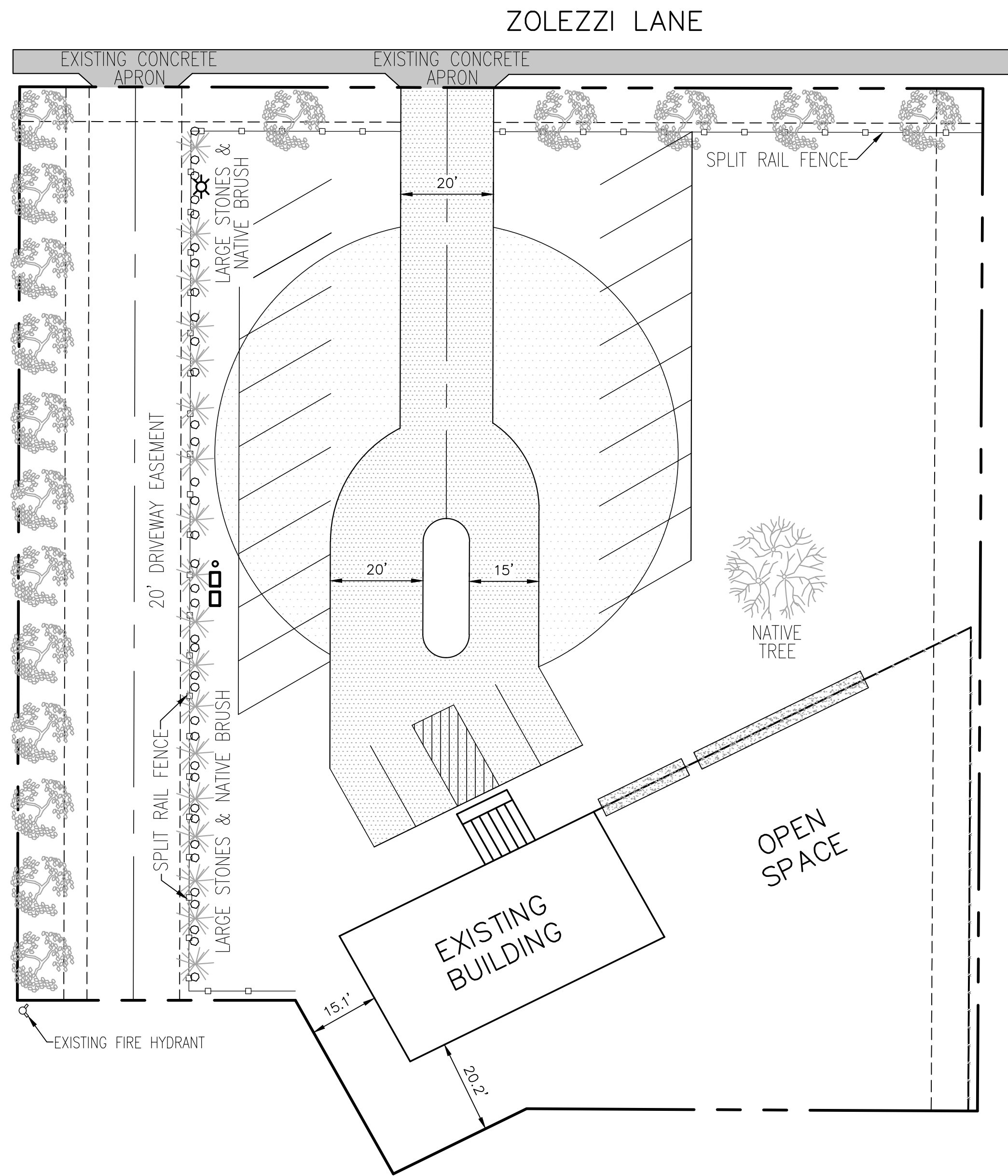
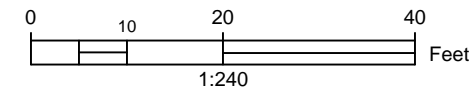
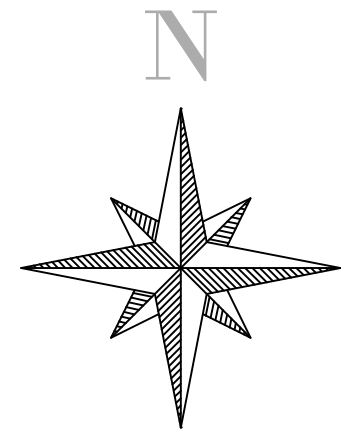


**Kristine M Calder  
Krch Realty  
775-359-0909**

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



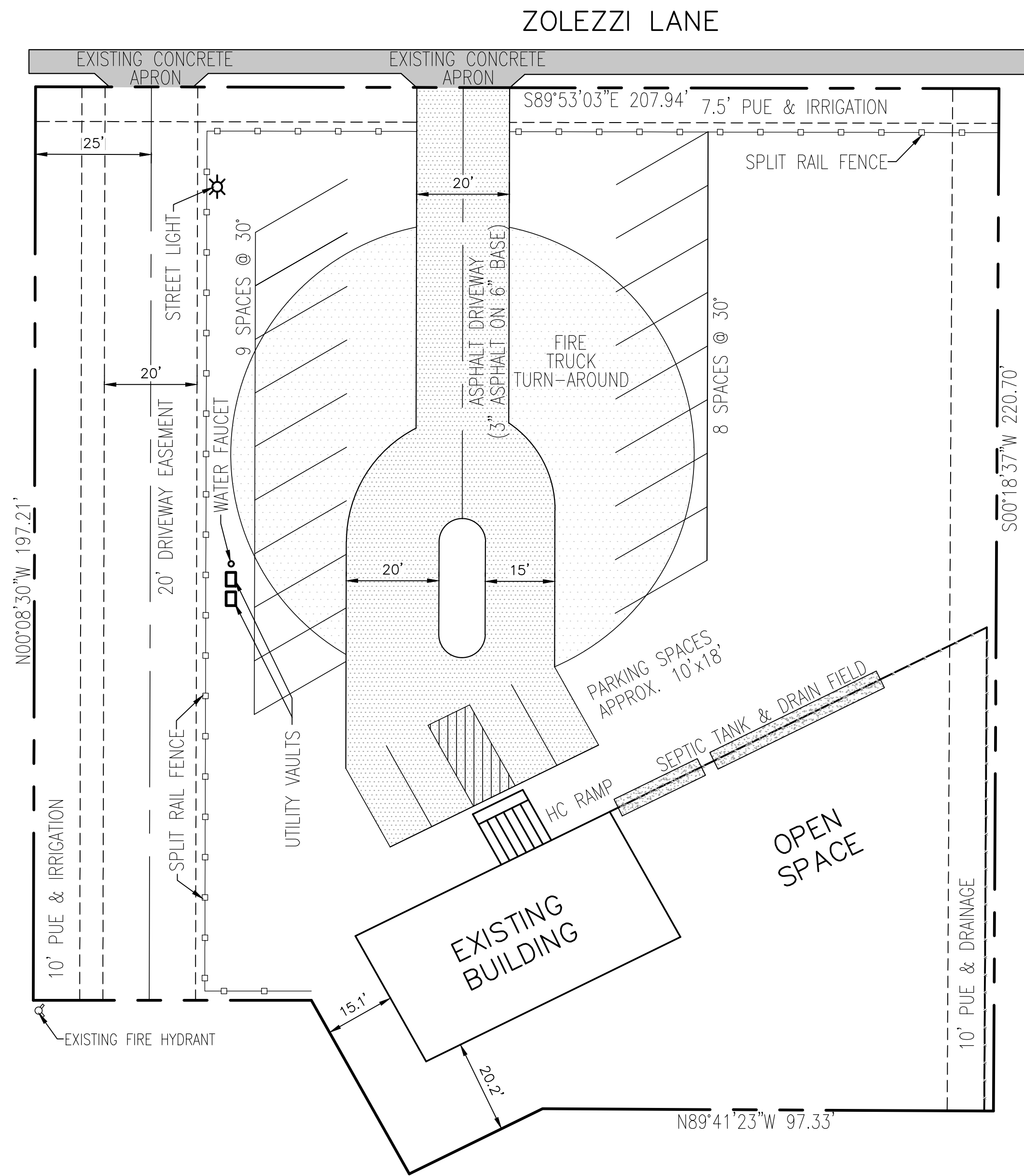
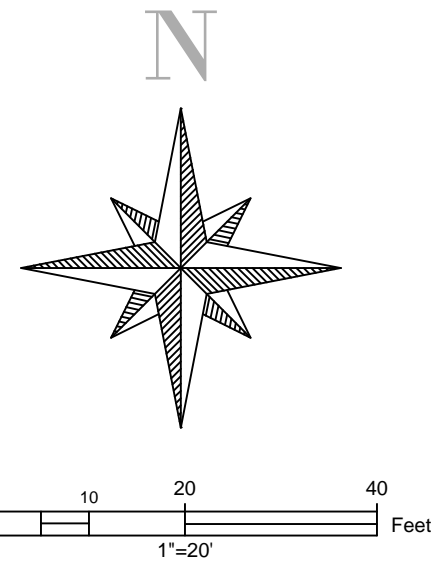
Information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Information deemed reliable but not guaranteed.



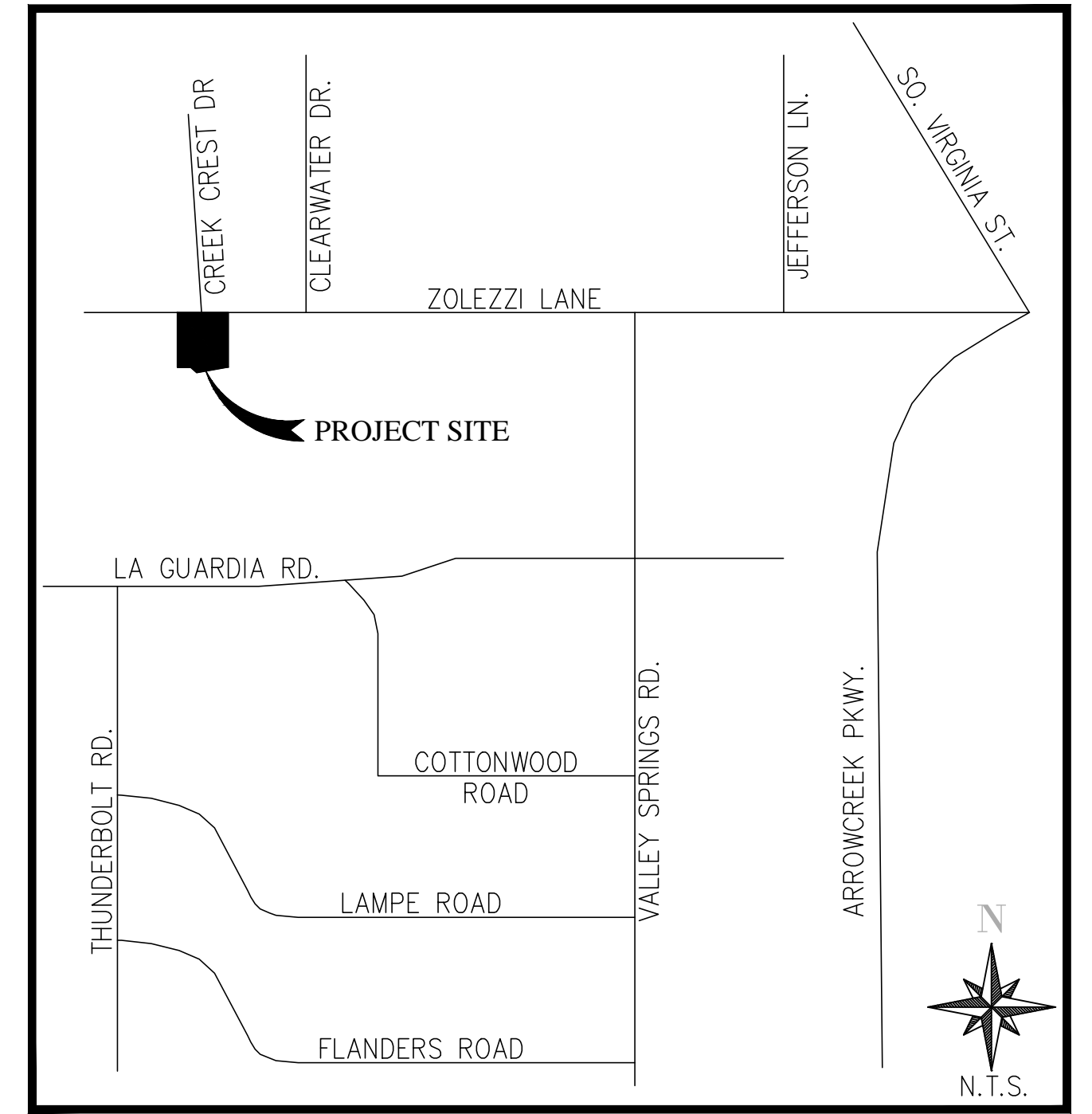
LANDSCAPE PLAN  
RELIGIOUS ASSEMBLY BUILDING  
APN # 049-351-26  
888 ZOLEZZI LANE, RENO NV. 89511

DATE 6-15-2016

SCALE 1"=20'



CATTLE PASTURE



VICINITY MAP

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