



# Board of Adjustment Staff Report

Meeting Date: April 6, 2017

Subject: Special Use Permit Case Number WSUP17-0001  
Applicant: Alex James Gonzalez  
**Agenda Item Number: 9H**  
Project Summary: Custom manufacturing [industrial] use type  
**Recommendation: Approval with Conditions**  
Prepared by: Roger Pelham, MPA, Senior Planner  
Washoe County Community Services Department  
Planning and Development Division  
Phone: 775.328.3622  
E-Mail: rpelham@washoecounty.us

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## Description

**Special Use Permit Case Number WSUP17-0001 (Verdi Reclaimed Lumber – Custom Manufacturing)** – For possible action, hearing, and discussion to approve a special use permit to allow custom manufacturing [industrial] use type.

- Applicant: Alex James Gonzalez  
PO Box 6264  
Tahoe City, CA 96145
- Property Owner: Michael Pierczyk  
PO Box 1216  
Verdi, NV 89439
- Location: 801 Bridge Street, at the southeast corner of Bridge Street and 2<sup>nd</sup> Street in Verdi, NV
- Assessor's Parcel Number: 038-392-01
- Parcel Size: ±0.51 acres
- Master Plan Category: Commercial (C)
- Regulatory Zone: General Commercial (GC)
- Area Plan: Verdi
- Citizen Advisory Board: West Truckee Meadows/Verdi
- Development Code: Authorized in Article 810 Special Use Permits
- Commission District: 5 – Commissioner Herman
- Section/Township/Range: Section 17, T19N, R18E, MDM,  
Washoe County, NV

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West Truckee Meadows/Verdi CAB Comments ..... Exhibit C

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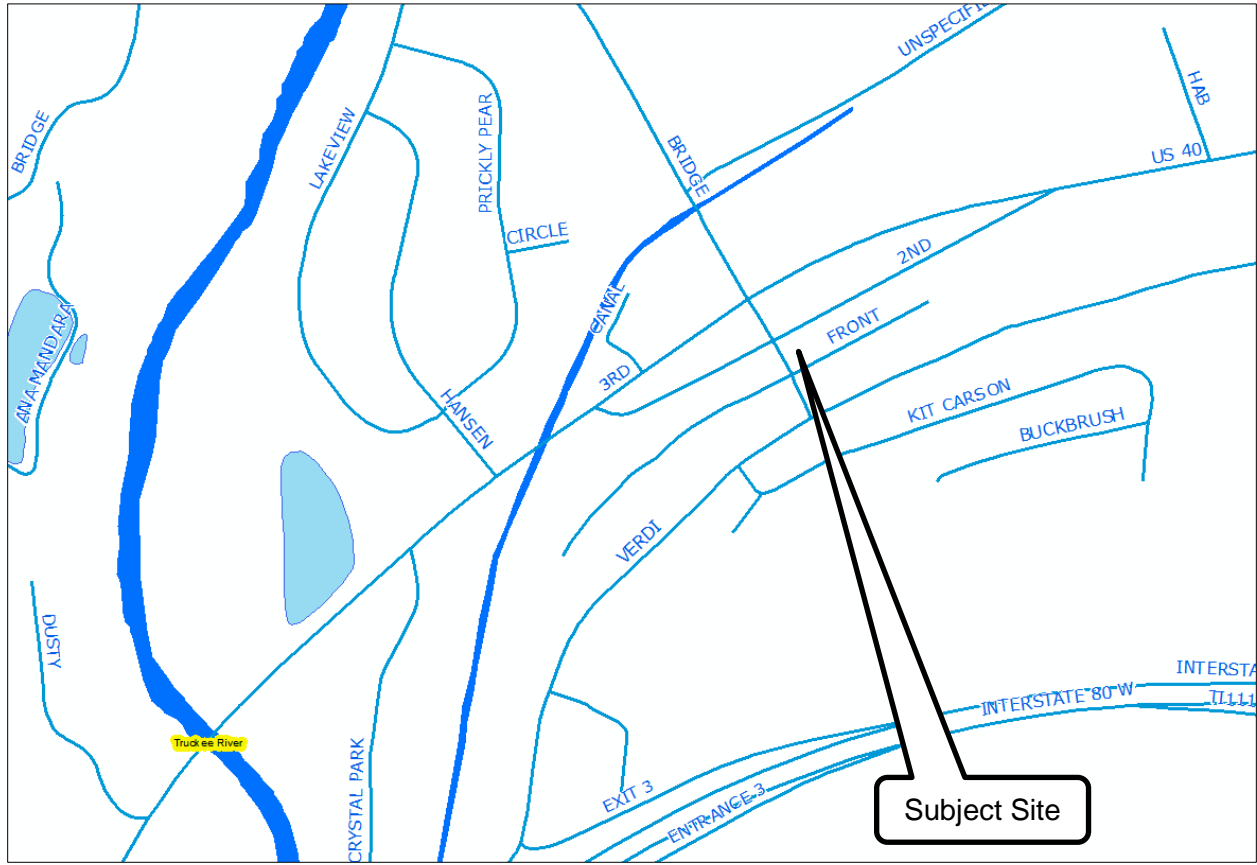
**Special Use Permit**

The purpose of a Special Use Permit is to allow a method of review to identify any potential harmful impacts on adjacent properties or surrounding areas for uses that may be appropriate within a regulatory zone; and to provide for a procedure whereby such uses might be permitted by further restricting or conditioning them so as to mitigate or eliminate possible adverse impacts. If the Board of Adjustment grants an approval of the Special Use Permit, that approval is subject to Conditions of Approval. Conditions of Approval are requirements that need to be completed during different stages of the proposed project. Those stages are typically:

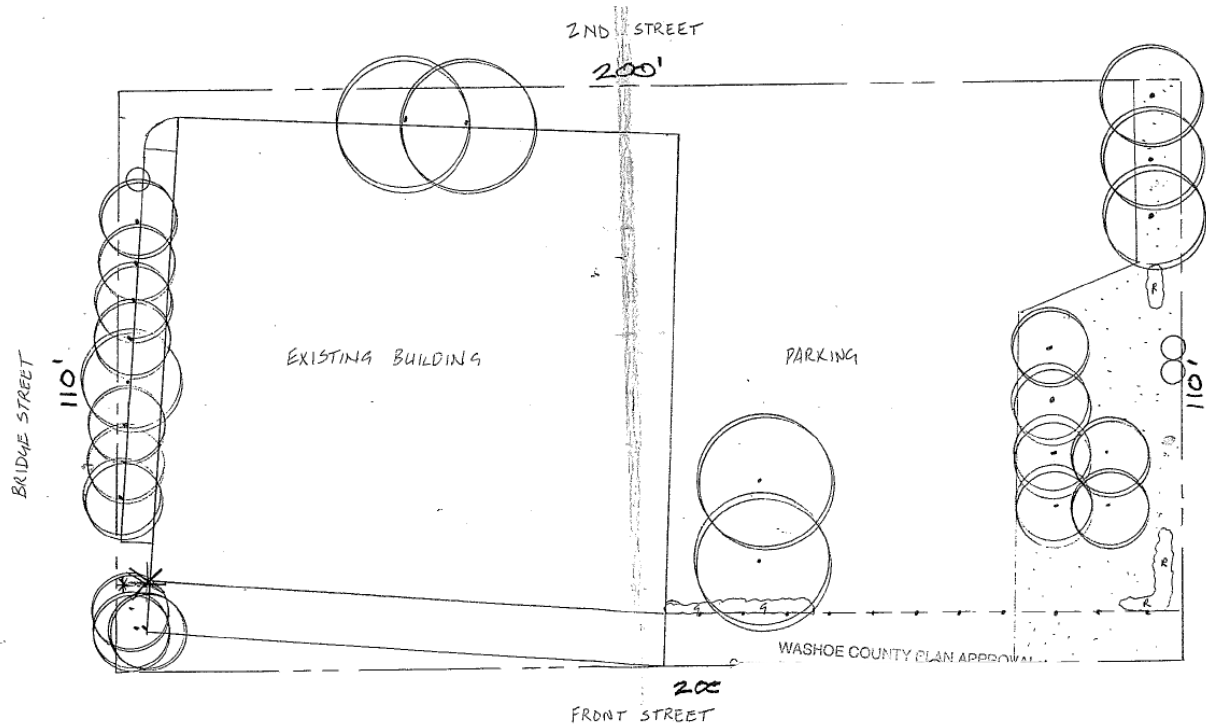
- Prior to permit issuance (i.e. a grading permit, a building permit, etc.)
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure
- Prior to the issuance of a business license or other permits/licenses
- Some Conditions of Approval are referred to as "Operational Conditions." These conditions must be continually complied with for the life of the business or project.

The Conditions of Approval for Special Use Permit Case Number WSUP17-0001 are attached to this staff report and will be included with the Action Order, if approved by the Board of Adjustment.

The subject property is zoned General Commercial (GC). Custom Manufacturing is an industrial use type defined in WCC 110.304.30(c) and the proposed use meets this definition. Custom Manufacturing is allowed in the GC zone only with a Board of Adjustment special use permit per WCC Table 110.302.05.4. The applicant is therefore seeking approval from the Board of Adjustment of the proposed special use permit.

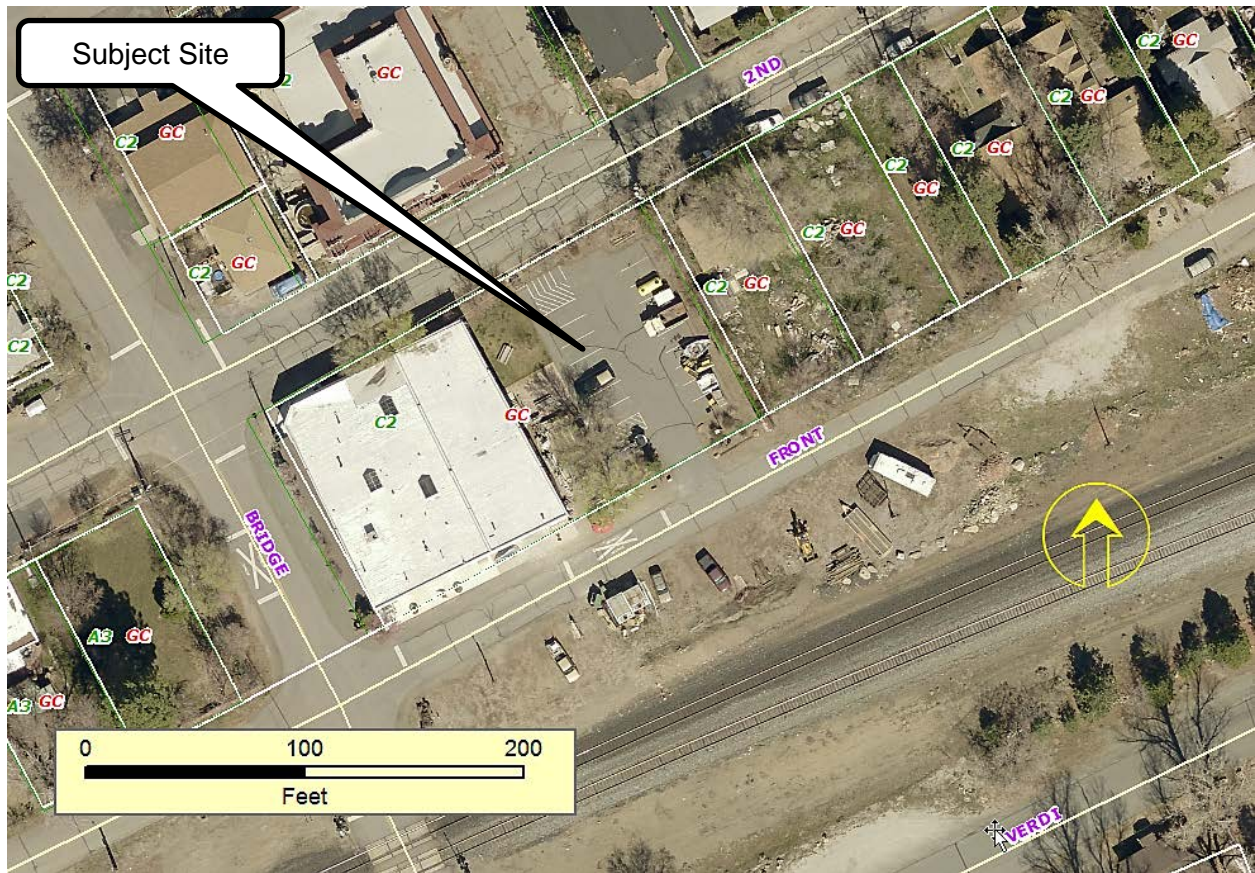


**Vicinity Map**



**SITE PLAN**  
22,000 SF. TOTAL AREA.

**Site Plan**



Subject Site, looking east along Front Street





Subject Site, looking west from parking lot



Materials and equipment, stored in parking lot



## **Project Evaluation**

The applicant is seeking approval of a custom manufacturing industrial use type in an existing commercial building on a parcel with the General Commercial (GC) regulatory zone. Washoe County Code (WCC) Table 110.302.05.4 enables this industrial use type in the GC regulatory zone with the granting of a special use permit by the Board of Adjustment. The building on the property has been used for various commercial uses for many decades. The parking, lighting, landscaping, and signage were improved and brought into conformance with current Development Code requirements in 2005 to accommodate a previous commercial use of the building after a previous commercial use had lapsed for an extended period of time.

The proposed use consists of using reclaimed lumber to manufacture custom furniture.

The use proposed will take place exclusively within the structure. Outdoor storage of equipment and materials is not allowed, as it would reduce the number of parking spaces to below the amount required by the Development Code and is not screened as required for outdoor storage. For this reason a prohibition on outdoor storage of equipment and materials has been included with the proposed conditions of approval, included at Exhibit A with this report. The applicant noted that occasionally one flat-bed trailer may be used to bring in raw materials and may be occasionally parked in the parking lot. Otherwise, all parking spaces are proposed to be conditioned to remain open for parking of employees and customers.

There is an area between the southeast corner of the structure and the parking lot that was landscaped and vegetated during the improvements done in 2005 that is no longer landscaped. A proposed condition has been included to require that area to be re-landscaped prior to approval of a business license.

No exterior modification of the structure is proposed. Staff is of the opinion that the impacts created by the proposed use are minimal and thus, minimal conditions of approval are recommended. Staff is of the opinion that all findings of fact can be made to support approval of the request.

## **West Truckee Meadows/Verdi Citizen Advisory Board (WTM/VCAB)**

The proposed project was considered by the West Truckee Meadows/Verdi Citizen Advisory Board at their regular meeting on March 13, 2017. The CAB recommended approval with discussion regarding hours of operation, possible noise, and the types of equipment that might be used. The notes from that meeting are included at Exhibit C to this report.

## **Reviewing Agencies**

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

- Washoe County Community Services Department
  - Planning and Development Division
  - Engineering and Capital Projects Division
  - Building and Safety Division
- Washoe County Health District
  - Air Quality Management Division
  - Emergency Medical Services Division
  - Environmental Health Services Division



- Truckee Meadows Fire Protection District
- Washoe-Storey Conservation District

Two out of the eight above-listed agencies/departments provided comments and/or recommended conditions of approval in response to their evaluation of the project application. A **summary** of each agency's comments and/or recommended conditions of approval and their contact information is provided. The Conditions of Approval document is attached to this staff report and will be included with the Action Order. If the Special Use Permit is approved by the Board of Adjustment.

- Washoe County Planning and Development Division addressed required landscaping and keeping the parking lot clear of materials and equipment.  
**Contact: Roger Pelham, 775.328.3622, rpelham@washoecounty.us**
- Truckee Meadows Fire Protection District addressed the standard Code requirements for a fire sprinkler system and dust collection system.  
**Contact: Amy Ray, 775.326.6005, aray@tmfcpd.us**
- Washoe County Health District addressed the standard Code requirements for commercial water supply and septic disposal system.  
**Bob Sack, 775.328.2434, bsack@washoecounty.us**

### **Staff Comment on Required Findings**

WCC Section 110.810.30, Article 810, requires that all of the following findings be made to the satisfaction of the Washoe County Board of Adjustment before granting approval of the request. Staff has completed an analysis of the special use permit application and has determined that the proposal is in compliance with the required findings as follows.

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Verdi Area Plan.

*Staff Comment: The proposed use is not prohibited by any program, policy or standard contained within the Master Plan and the Verdi Area Plan.*

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

*Staff Comment: The commercial structure has been utilized for similar types of industrial uses for many years and necessary facilities are in place to support the posed custom manufacturing use.*

3. Site Suitability. That the site is physically suitable for custom manufacturing use type, and for the intensity of such a development.

*Staff Comment: The commercial structure has been utilized for similar uses for many years. Roadway access is excellent, water and sanitary services are in place.*

4. Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area.

*Staff Comment: The commercial structure has been utilized for similar types of industrial uses for many years and approval of the proposed special use permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or*

improvements of adjacent properties; or detrimental to the character of the surrounding area.

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

Staff Comment: There is no military installation within the required noticing distance for this project, therefore there is no detriment effect on a military installation.

### **Recommendation**

Those agencies which reviewed the application recommended conditions in support of approval of the project. Therefore, after a thorough analysis and review, Special Use Permit Case Number WSUP17-0001 is being recommended for approval with conditions. Staff offers the following motion for the Board's consideration.

### **Motion**

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve Special Use Permit Case Number WSUP17-0001 for Alex James Gonzalez, with conditions of approval included at Exhibit A to this report, having made all five findings in accordance with Washoe County Development Code Section 110.810.30:

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Verdi Area Plan;
2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
3. Site Suitability. That the site is physically suitable for custom manufacturing use type, and for the intensity of such a development; and
4. Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area.
5. Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

### **Appeal Process**

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

Applicant: Alex James Gonzalez  
PO Box 6264  
Tahoe City, CA 96145

Property Owner: Michael Pierczyk  
PO Box 1216  
Verdi, NV 89439



# Conditions of Approval

Special Use Permit Case Number WSUP17-0001

The project approved under Special Use Permit Case Number WSUP17-0001 shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment on April 6, 2017. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. These Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable Codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

**Unless otherwise specified**, all conditions related to the approval of this Special Use Permit shall be met or financial assurance must be provided to satisfy the Conditions of Approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Development Division.

Compliance with the Conditions of Approval related to this Special Use Permit is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the Special Use Permit may result in the initiation of revocation procedures.

Operational Conditions are subject to review by the Department of Community Development prior to the renewal of a business license each year. Failure to adhere to the Operational Conditions may result in the Department of Community Development recommending that the business license not be renewed until conditions are complied with to the satisfaction of Washoe County.

Washoe County reserves the right to review and revise the Conditions of Approval related to this Special Use Permit should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, “may” is permissive and “shall” or “must” is mandatory.

Conditions of Approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some “Conditions of Approval” are referred to as “Operational Conditions.” These conditions must be continually complied with for the life of the project or business.



FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

**Washoe County Planning and Development Division**

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

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

- a. The applicant must obtain a business license from Washoe County prior to conducting any commercial activity on the subject site.
- b. The applicant must obtain a business license from Washoe County within two years from the date of approval of this Special Use Permit. If the applicant does not obtain a business license from Washoe County within two years from the date of approval of this Special Use Permit the approval is null and void.
- c. Prior to approval of a business license the applicant shall provide documentation to the Planning and Development Division from the Truckee Meadows Fire Protection District that certifies that all applicable standards of Washoe County Code 60 and the International Fire Code have been met.
- d. Prior to approval of a business license the applicant shall provide documentation to the Planning and Development Division from the Washoe County Health District that certifies that all applicable requirements have been met
- e. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit. The Planning and Development Division shall determine compliance with this condition.
- f. The applicant shall submit any required construction plans and building permits shall be issued within two years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits.
- g. The applicant shall attach a copy of the action order approving this project to all administrative permit applications (including building permits) applied for as part of this administrative permit.
- h. A note shall be placed on all construction drawings and grading plans stating:

NOTE

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

- i. Prior to any commercial activity on the subject site, the applicant shall install landscaping in the denuded area between the southeast corner of the structure and the parking lot that meets all applicable requirements of Article 412 of the Development Code. Landscaping must be planted and maintained in a healthy condition as long as there is commercial activity on the subject site.

- j. Prior to any commercial activity on the subject site all construction materials and equipment shall be removed from the parking lot.
- k. Storage of materials and equipment in the parking lot is prohibited. All parking spaces shall be available for customers and staff. One flat-bed trailer may be parked in the parking lot, on occasion, to facilitate delivery of lumber and materials to the custom manufacturing use.
- l. All landscaping shall be maintained in accordance with the provisions found in Section 110.412.75, Maintenance.
- m. The following **Operational Conditions** shall be required for the life of the project:
  - 1. This special use permit shall remain in effect until or unless it is revoked or is inactive for one year.
  - 2. Failure to comply with the Conditions of Approval shall render this approval null and void. Compliance with this condition shall be determined by the Planning and Development Division.
  - 3. The applicant and any successors shall direct any potential purchaser and/or the special use permit to meet with the Planning and Development Division to review Conditions of Approval prior to the final sale of the site and/or the special use permit. Any subsequent purchaser/operator of the site and/or the special use permit shall notify the Planning and Development Division of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.
  - 4. This special use permit shall remain in effect as long as the business is in operation and maintains a valid business license.

**Truckee Meadows Fire Protection District**

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

**Contact Name – Amy Ray, 775.326.6005, aray@tmfpd.us**

- a. This business shall meet the requirements of the Washoe County Code 60 and the International Fire Code. The International Fire Code requires that an automatic fire sprinkler system be installed in all occupancies that contain woodworking operations that exceed 2,500 square feet. This building is 3,500 square feet, therefore a fire sprinkler system shall be installed for the business. Plans shall be submitted for the fire sprinkler system for review and approval prior to occupancy.
- b. Plans shall be submitted for the dust collection system in accordance with the International Fire Code Chapter 22 on Combustible Dust-Producing Operations and the International Mechanical Code.

**Washoe County Health District**

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

**Contact Name – Bob Sack, 775.328.2434, bsack@washoecounty.us**

- a. Provide an approval from the State of Nevada, Division of Environmental Protection, Bureau of Water Pollution Control for the commercial use of the existing On-site Sewage Disposal System;

Washoe County Conditions of Approval

- b. Provide the total number of employees and anticipated visitors to the location per week;
- c. Identify the source of potable water for the proposed use of the facility;
  - i. Depending on the source of water, an official Water Project may be required for review and approval by the WCHD.

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

From: Fagan, Donna  
Sent: Friday, February 24, 2017 1:56 PM  
To: Pelham, Roger  
Subject: Fw: February Agency Review Memo II

FYI~

~ Donna ~

From: Schumann, Frank  
Sent: Friday, February 24, 2017 1:48 PM  
To: Fagan, Donna  
Subject: RE: February Agency Review Memo II

Good Afternoon Donna,

I see no issues with items #3 or #5 as written.

Frank

Chief Deputy Frank Schumann  
Washoe County Sheriff's Office  
911 Parr Blvd. Reno, NV 89512  
Tel: 775-328-3007  
Email: FSchumann@washoecounty.us  
Web: www.washoesheriff.com

From: Fagan, Donna  
Sent: Wednesday, February 22, 2017 1:20 PM  
To: Schumann, Frank <FSchumann@washoecounty.us>  
Subject: February Agency Review Memo II

Mr. Schumann,

Please find the attached Agency Review Memo with a case received this month by CSD, Planning and Development.

You've been asked to review items #3 and #5. Click on the blue highlighted item descriptions for a link to the application.

Please send any comments or conditions to the planner for that item.

Thank you,  
Donna

From: Lawson, Clara  
Sent: Friday, March 10, 2017 3:12 PM  
To: Pelham, Roger  
Subject: WSUP17-0001 Custom manufacturing

Based on the description there will be very low traffic generated by this use. I don't have any conditions of approval. They will be subject to Regional Road Impact Fees.

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

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

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**REGIONAL TRANSPORTATION COMMISSION**

*Metropolitan Planning • Public Transportation & Operations • Engineering & Construction*  
Metropolitan Planning Organization of Washoe County, Nevada

March 3, 2017

FR: Chrono/PL 183-17

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

**RE: WAC17-0002 (Evans Greenhouses)**  
**WADMIN17-0002 (Incline Fine Art Festival)**  
**WSUP17-0001 (Verdi Reclaimed Lumber – Custom Manufacturing)**  
**WSUP17-0002 (Ceja Second Home)**  
**WSUP17-0003 (JDS Barn, LLC – Commercial Stables)**  
**WSUP17-0005 (Old Ophir Ranch)**  
**WSUP17-0006 (Verizon Rolling Thunder)**  
**WPVAR17-0001 (Meyer-McSherry)**

Dear Mr. Pelham,

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

Thank you for the opportunity to comment on these application. Please feel free to contact me at 775-332-0174 or email me at [rkapuler@rtcwashoe.com](mailto:rkapuler@rtcwashoe.com) if you have any questions or comments.

Sincerely,

Rebecca Kapuler  
Planner

RK/jm

Copies: Mojra Hauenstein, Washoe County Community Services  
Chad Giesinger, Washoe County Community Services  
Kelly Mullin, Washoe County Community Services  
Joe Prutch, Washoe County Community Services  
Jae Pullen, Nevada Department of Transportation, District II  
Daniel Doenges, Regional Transportation Commission  
Tina Wu, Regional Transportation Commission  
Julie Masterpool, Regional Transportation Commission  
David Jickling, Regional Transportation Commission

/Washoe County no comment 03072017

**RTC Board:** Ron Smith (Chair) • Bob Lucey (Vice Chair) • Paul McKenzie • Marsha Berkbigler • Neoma Jardon  
PO Box 30002, Reno, NV 89520 • 1105 Terminal Way, Reno, NV 89502 • 775-348-0400 • [rtcwashoe.com](http://rtcwashoe.com)

**WSUP17-0001**  
**EXHIBIT B**

From: Fagan, Donna  
Sent: Wednesday, February 22, 2017 4:02 PM  
To: Pelham, Roger; Mullin, Kelly  
Subject: FW: February Agency Review Memo II

Roger and Kelly,

Please see Air Quality comments for your cases.

Item 1 – WAC17-0002

Item 3 – WSUP17-0001

Item 7 – WSUP17-0005

~ Donna ~

From: Wolf, Mike  
Sent: Wednesday, February 22, 2017 3:49 PM  
To: Fagan, Donna  
Subject: RE: February Agency Review Memo II

AQMD has no comments for Items 1 and 3.

Item 7 will require a dust control permit from AQMD prior to start of site improvements (see District Board of Health Regulations Governing Air Quality Management 040.030 C 3) .  
Also even though AQMD will not require facility permitting the following regulations still apply:

District Board of Health Regulations Governing Air Quality Management 040.030  
District Board of Health Regulations Governing Air Quality Management 040.055

Is this what you need from me?

Michael Wolf, CEM  
Permitting and Enforcement Branch Chief | Air Quality Management Division | Washoe County Health District  
mwolf@washoecounty.us | O: (775) 784-7206 | 1001 E. Ninth St., Bldg. B, Reno, NV 89512



**WASHOE COUNTY**  
**COMMUNITY SERVICES**  
**INTEGRITY COMMUNICATION SERVICE**

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

February 27, 2017

TO: Roger Pelham, Senior Planner, CSD, Planning & Development Division

FROM: Vahid Behmaram, Water Management Planner Coordinator, CSD

A handwritten signature in black ink, appearing to read "V. Behmaram".

SUBJECT: WSUP17-0001 Verdi Reclaimed Lumber APN: 038-392-01

**Project description:**

The applicant is proposing a special use permit to allow custom manufacturing use type, construction and sale of custom wood furniture. Water will be provided by a commercial well, and sewage disposal will be by individual septic systems.

State Engineer's data indicates Permit 72898, Certificate 18823, with a duty of 5.00 acre-feet to be associated with this parcel of land. State data also indicates that the property owner, Mr. Michael Pierczyk as the owner of said water right. Permit 72898 originates from a pre-statutory water right under Proof of Vested right # 09354. This information indicates continuous use of ground water at this site for several decades dating back prior to inception of the Nevada Revised Statutes governing use of ground water wells in 1939.

My review indicates that the water rights associated with this parcel pre-date County Ordinance 586, dated 1985, and as such are not subject to dedication to Washoe County per Article 422 of the Development Code.

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

- 1) There are no water rights requirements prior to issuance of this permit.

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

March 8, 2017

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

RE: Verdi Reclaimed Lumber; APN 038-392-01  
Special Use Permit; WSUP17-0001

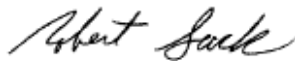
Dear Mr. Pelham:

The Washoe County Health District, Environmental Health Services Division (WCHD) has reviewed the above referenced project. Approval by the WCHD is subject to the following conditions:

1. The WCHD has reviewed the Special Use Permit and has the following conditions as requirements for the operations and permitting of this event:
  - a. Provide an approval from the State of Nevada, Division of Environmental Protection, Bureau of Water Pollution Control for the commercial use of the existing On-site Sewage Disposal System;
  - b. Provide the total number of employees and anticipated visitors to the location per week;
  - c. Identify the source of potable water for the proposed use of the facility;
    - i. Depending on the source of water, an official Water Project may be required for review and approval by the WCHD.

If you have any questions or would like clarification regarding the foregoing, please contact Wes Rubio, Senior Environmental Health Specialist at [wrubio@washoecounty.us](mailto:wrubio@washoecounty.us) regarding all Health District comments.

Sincerely,



Bob Sack, Division Director  
Environmental Health Services Division  
Washoe County Health District

BS:wr

Cc: File - Washoe County Health District

ENVIRONMENTAL HEALTH SERVICES  
1001 East Ninth Street | P.O. Box 11130 | Reno, Nevada 89520  
775-328-2434 | Fax: 775-328-6176 | [washoecounty.us/health](http://washoecounty.us/health)  
Serving Reno, Sparks and all of Washoe County, Nevada | Washoe County is an Equal Opportunity Employer



**WSUP17-0001  
EXHIBIT B**





Amy Ray  
Fire Marshal

Tim Leighton  
Division Chief

Charles A. Moore  
Fire Chief

March 6, 2017

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

Re: Special Use Permit Number WSUP17-0001 (Verdi Reclaimed Lumber – Custom Manufacturing)

The Truckee Meadows Fire Protection District (TMFPD) will approve the above permit with the following conditions:

- This business shall meet the requirements of the Washoe County Code 60 and *the International Fire Code*. *The International Fire Code* requires that an automatic fire sprinkler system be installed in all occupancies that contain woodworking operations that exceed 2,500 square feet. This building is 3,500 square feet, therefore a fire sprinkler system shall be installed for the business. Plans shall be submitted for the fire sprinkler system for review and approval prior to occupancy.
- Plans shall be submitted for the dust collection system in accordance with the *International Fire Code* Chapter 22 on Combustible Dust-Producing Operations and the *International Mechanical Code*.

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

Thank you,

Amy Ray  
Fire Marshal



## West Truckee Meadows/Verdi Citizens Advisory Board

### MEMORANDUM

Date: March 14, 2017  
To: Roger Pelham, Washoe County Planner  
Re: **Special Use Permit Case Number WSUP17-0001 (Verdi Reclaimed Lumber – Custom Manufacturing)**  
From: Misty Moga, Recording Secretary

The following is an excerpt from the West Truckee Meadows/Verdi Citizen Advisory Board on March 13, 2017.

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

[http://www.washoecounty.us/comdev/da/da\\_index.htm](http://www.washoecounty.us/comdev/da/da_index.htm).

**7A. Special Use Permit Case Number WSUP17-0001 (Verdi Reclaimed Lumber – Custom Manufacturing)** – Request for community feedback, discussion and possible recommendation to approve to approve a special use permit to allow custom manufacturing use type.

- Applicant: Alex James Gonzalez PO Box 6264 Tahoe City, CA 96145
- Property Owner: Michael Pierczyk PO Box 1216 Verdi, NV 89439
- Location: 801 Bridge Street, at the southeast corner of Bridge Street and 2nd Street in Verdi, NV
- Assessor's Parcel Number: 038-392-01
- Staff: Roger Pelham, 775-328-3622, [rpelham@washoecounty.us](mailto:rpelham@washoecounty.us)
- Reviewing Body: The following case is tentatively scheduled to be heard by the Board of Adjustment on April 6, 2017

Roger Pelham, Washoe County Staff Planner, said he was here to answer code, policy, process questions. This project will go before the Board of Adjustment in April.

Carly asked for hour of operation, zoning, and the differences. Roger said it will be normal business hours. The zoning is General Commercial, it's not changing – custom manufacturing is allowed under GE zoning. He said the special uses will have to be appropriately mitigated.

Carly said she believes its appropriate location, however, there are residence nearby. She asked about noise and lighting.

Roger explained the noise code - you can't produce certain amount of noise A-rated, above 55 decibels, average over the full 24 hours.

Zelalem asked about the scope of the permit; how long, scope of work, what it will be fore.

Roger said once approved, it will run with the land as long as the applicant meets the conditions. There will be conditions of approval. The scope of this work is within the structure; nothing outside of the structure. He can park a 24 foot flatbed outside the structure.

A board member asked about a use type. Roger said custom manufacture.

Zelalem Bogale said if the applicant leaves, the use stays with the land; the new owner would benefit from the new use on the land. Roger said the new owner is subject to the same conditions of special use approval.

Zelalem asked for Rogers' opinion of the project. Roger said it's too early to determine. He said he will develop a staff report based on this meeting's feedback and the input from other agencies. He said he will take all those opinions together to draft his report.

The applicant, Alex Gonzales said he is 3<sup>rd</sup> generation of woodworking. He said in the last 5 years, he has started a custom furniture company. He said he will use old barn doors, etc. He said he doesn't believe he will have a huge impact to the nearby residences.

Andy asked about employees. Alex said he will have employees. He said the wood supply is kept in the studio in Tahoe City. He will haul it from Tahoe City to Verdi.

Carly asked about Mike on the application. Alex said he leases from Mike. George asked about the other uses nearby. Alex said there is a fitness center at the end of the building. Alex said the common wall is 2 foot thick. He said the building is solid. He said the place is very industrial.

George asked about the sprinklers. Roger said it's up to the fire codes. He said that is in compliance and conditions of approval. Alex said the building has had a previous variance.

Andy asked about the quantity. Alex explained his equipment and projects. He said it will be smaller units and equipment.

George asked about the landscaping. Alex said it needs to be brought back. The owner will take care of landscaping.

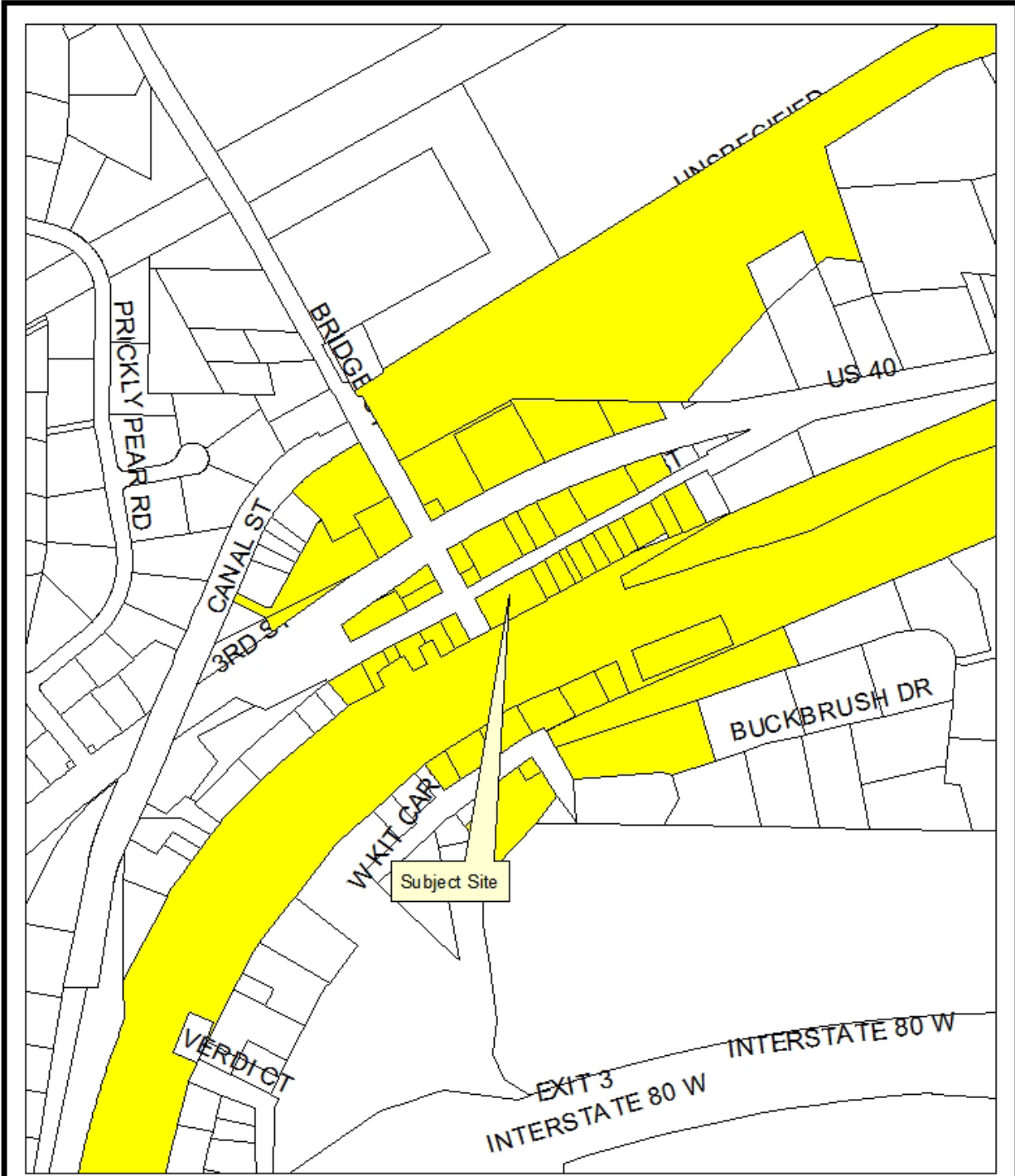
Matthew asked about hazardous equipment. Alex said BOC free natural oils are used. No lacquers.

Zelalem asked about the hours. Alex said 5 days a week, 8:00 am-4:30pm.

Matthew asked about the nearby school. Alex said there is no danger to the kids.

Carly said she thinks it would be nice to get the neighbors' feedback. She said other businesses in the area have been in compliance. She said she is concerned for noise ordinance. The current zoning allows it. Zoning attracts certain businesses. She said she is in support of it. George said the railroad is in close proximity, so noise shouldn't be an issue.

**MOTION: Matthew Buehler moved to recommend approval to the Board of Adjustments. Daniel Lazzareschi seconded the motion to recommend approval. The motion carries unanimously.**



Mailing Label Map  
**Special Use Permit Case Number WSUP17-0001**  
**Verdi Reclaimed Lumber**

52 Parcels selected at 500 feet.

Source: Planning and Development Division



Date: February 2017

Community Services  
 Department  
 Planning and  
 Development Division  
**WASHOE COUNTY  
 NEVADA**

Post Office Box 11120  
 Reno, Nevada 89520  
 (775) 325-2600

## Washoe County Development Application

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

|   |                 |                                       |                 |
|---|-----------------|---------------------------------------|-----------------|
| <b>Project Information</b>  |                 | Staff Assigned Case No.: _____        |                 |
| Project Name:<br>VERDI RECLAIMED LUMBER COMPANY   |                 |                                       |                 |
| Project Description: Small scale wood shop to design/build tables, chairs, armoires from locally salvaged wood                                    |                 |                                       |                 |
| Project Address: 801 Bridge Street, Verdi NV 89439 <i>UNIT B</i>  |                 |                                       |                 |
| Project Area (acres or square feet): 3500 Sq Ft   |                 |                                       |                 |
| Project Location (with point of reference to major cross streets <b>AND</b> area locator):<br>Old Hwy 40 and Bridge Street Facing Railroad Tracks |                 |                                       |                 |
| Assessor's Parcel No.(s):   | Parcel Acreage: | Assessor's Parcel No(s):              | Parcel Acreage: |
| 038-392-01  |                 |                                       |                 |
| Section(s)/Township/Range:  |                 |                                       |                 |
| Indicate any previous Washoe County approvals associated with this application:<br>Case No.(s).   |                 |                                       |                 |
| <b>Applicant Information</b> (attach additional sheets if necessary)  |                 |                                       |                 |
| <b>Property Owner:</b>  |                 | <b>Professional Consultant:</b>       |                 |
| Name: Michael Pierczyk  |                 | Name:                                 |                 |
| Address: PO Box 1216  |                 | Address:                              |                 |
| Verdi, NV   | Zip: 89439      |                                       | Zip:            |
| Phone: 775-772-0930   | Fax:            | Phone:                                | Fax:            |
| Email: verdimike@sbcglobal.net  |                 | Email:                                |                 |
| Cell:   | Other:          | Cell:                                 | Other:          |
| Contact Person:   |                 | Contact Person:                       |                 |
| <b>Applicant/Developer:</b>   |                 | <b>Other Persons to be Contacted:</b> |                 |
| Name: Alex James Gonzalez   |                 | Name:                                 |                 |
| Address: PO Box 6264  |                 | Address:                              |                 |
| Tahoe City, Ca  | Zip: 96145      |                                       | Zip:            |
| Phone: 530-583-7300   | Fax:            | Phone:                                | Fax:            |
| Email: FinishingTouchLT@aol.com   |                 | Email:                                |                 |
| Cell: 530-362-6700  | 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: Alex J Gonzalez

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, Michael W. Pierczyk  
(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): 038-392-01

Printed Name Michael Pierczyk

Signed [Signature]

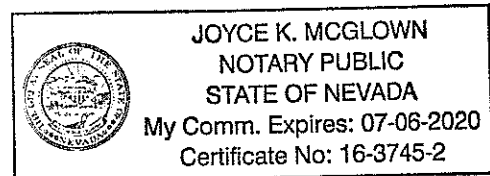
Address 805 Buckbrush Verde  
NV. 89439

Subscribed and sworn to before me this 26 day of January, 2017

(Notary Stamp)

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

My commission expires: 07-06-2020



\*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



## 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?

Primarily manufacturing with ancillary sales, walk-ins  
Design/build wood shop to manufacture highly custom tables and chairs

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

Unit B

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?

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

No Construction Needed

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?

14" Thick concrete walls  
Hardwired smoke detectors  
Concrete slab floor  
Completely drywalled ceiling  
Large bay doors @ both ends of building 11' x 11'  
Large 3 phase electrical wiring \*in place from previous cabinet shop\*

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

My men and I will fuel and eat locally  
We have a large client base that will frequent shop  
Bring people to Verdi  
Create jobs and ancillary sales

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

Quality dust collection with Hepa and high micron air filtration  
Keep bay doors closed @ business hours to keep noise levels low  
Proper waste management, dumpster, dump trailer  
Operate in a clean and professional manner at all times

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

Employing 2-3 people max  
M-F 8:00 - 4:30  
Producing 2-3 Table sets per month

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

05-1688  
Existing 18 Spots, 1 Handicap, 5 Motorcycles

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

See attached site

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.)

1 Sign over front bay doors natural tones  
No lighting  
Roughly 20" Tall x 198" Long  
"VERDI RECLAIMED LUMBER COMPANY"

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

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

13. Community Sewer

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

Community Water

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

Tax Information

Notes Refresh New Search List Close

PIN: 03839201  
 AIN:  
 Status: Active  
 Geocode:  
 Rev acct: 0001046072  
 Tax sale:

TAG: 4011  
 TIF:  
 County: -  
 Case:  
 Pmt pln:  
 ACH pln:

Current owner: PIERCZYK, MICHAEL W  
 Ownership type: Fee Simple Ownership  
 Situs address: 801 BRIDGE ST  
 Description: SubdivisionName LONKEY'S (...)  
 Class: General Commercial: retail, mixed, parking, school  
 Roll type: Real

| Year/Bill    |  | 2016-2016063817-A | *NV On-Demand*                                      | Print | Bill Detail | Total Due | 2/3/2017   |
|--------------|--|-------------------|---|-------|-------------|-----------|--|
| Bill type:   | Original   | Actual            | Owner of record:                                    |       |             |           | Bill 2016-2016063817-A<br>Inst 1-August 15 \$0.00  |
| Bill dates:  | July 01, 2016  |                   | MICHAEL W PIERCZYK<br>PO BOX 1216<br>VERDI NV 89439 |       |             |           | Bill 2016-2016063817-A<br>Inst 2-October 03 \$0.00 |
| Amount:      | \$2,280.31   |                   | Communication:                                      |       |             |           | Bill 2016-2016063817-A<br>Inst 3-January 02 \$0.00 |
| Paid date:   | Thursday, August 11, 2016                                      |                   |   |       |             |           | Bill 2016-2016063817-A<br>Inst 4-March 06 \$0.00   |
| Receipt:     | 416.6003   |                   |   |       |             |           | Total Current \$0.00                               |
| Sequence no: | 3  |                   |   |       |             |           | Delinquent \$0.00                                  |
| Paid by:     | MICHAEL W PIERCZYK   |                   |   |       |             |           | Adv/Surplus \$0.00                                 |
| Decal no:    |  |                   |   |       |             |           | Discount \$0.00                                    |
| Description: | SubdivisionName LONKEY'S ADDITION Block A Township 19 Range 18 |                   |   |       |             |           | Total Due \$0.00                                   |

| Charge Summary |         |          |             |                       | Detail          | Values/Exemptions |      |
|----------------|---------|----------|-------------|-----------------------|-----------------|-------------------|------|
| Gross Tax      | Credits | Net Tax  | Tax Savings | Total Credits/Savings |                 |                   |      |
| 2,294.30       | -13.99  | 2,280.31 | 0.00        | 13.99                 | LandAssessed    | 34650.0000        | None |
|                |         |          |             |                       | ImpAssessed     | 36139.0000        | None |
|                |         |          |             |                       | CAPFLAG         | 1.0000            | None |
|                |         |          |             |                       | SECURED         | 70789.0000        | None |
|                |         |          |             |                       | LIMITED         | 70789.0000        | None |
|                |         |          |             |                       | FINALCAPPERCENT | 0.0020            | None |
|                |         |          |             |                       | PYBASETAX       | 2,275             | USD  |

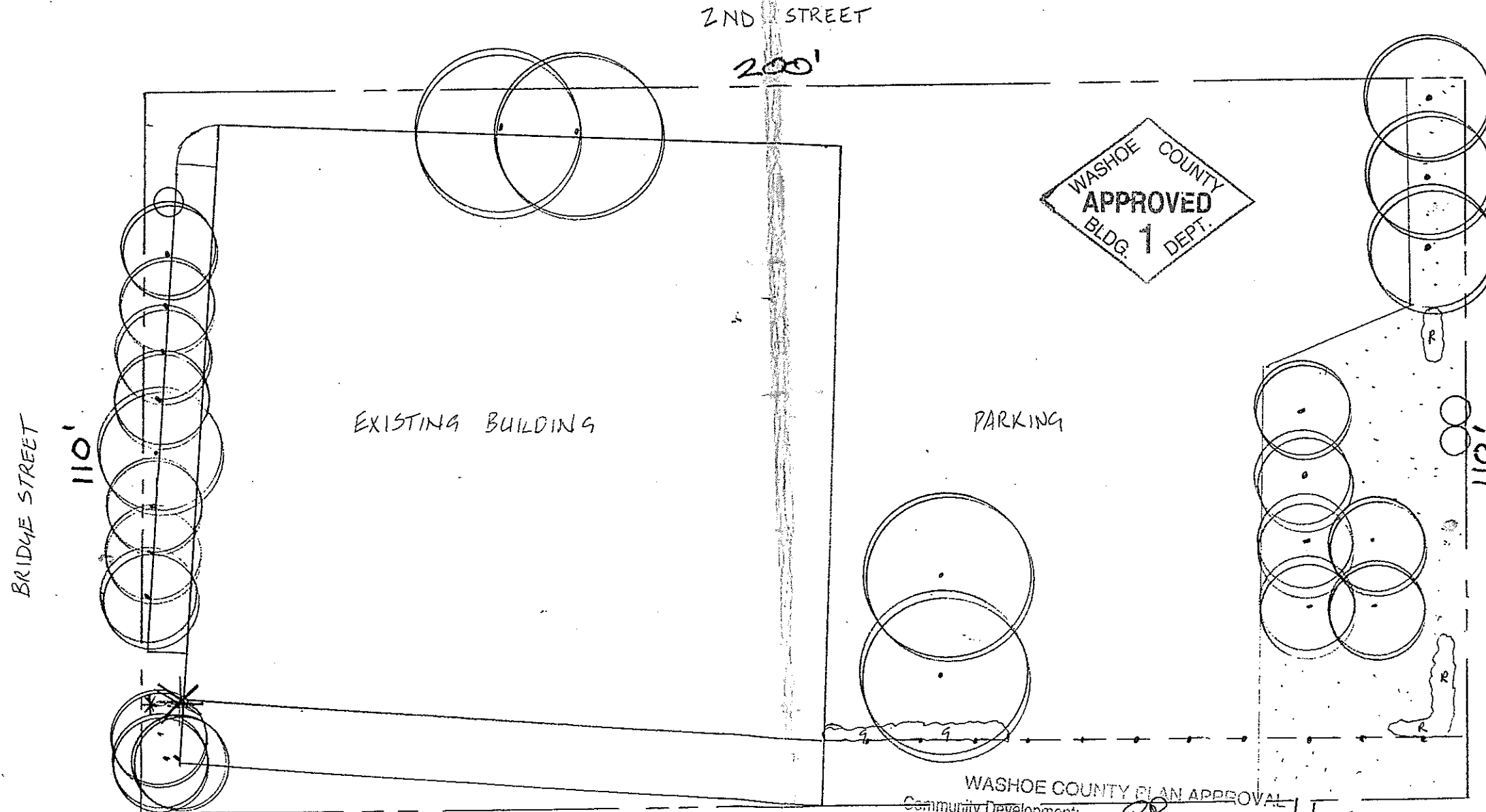
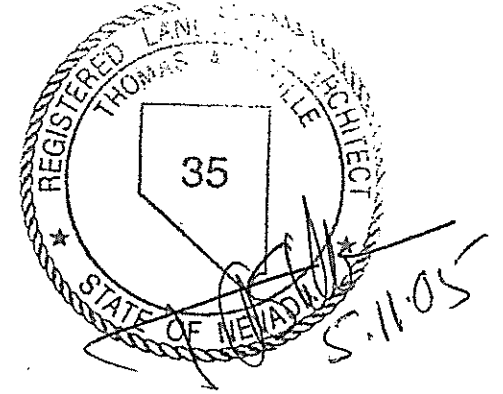
# MICHAEL PIERCZYK PROPERTY

801 BRIDGE STREET  
VERDI, NV  
PARCEL NO. 038-392-01

# EXISTING LANDSCAPE PLAN

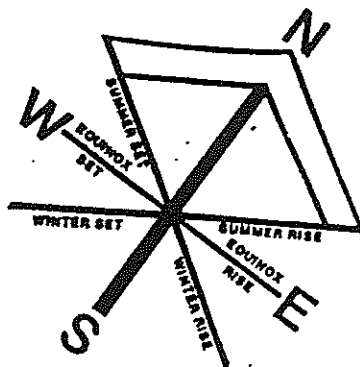
FEBRUARY 7, 2005

SCALE: 1" = 20'-0"



### SYMBOL KEY

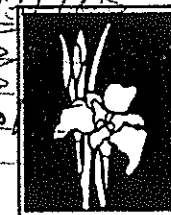
- SMALL TREE 10'-15'
- MEDIUM TREE 20'-25'
- LARGE TREE 30'-40'
- EXISTING FENCE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- LOW EVERGREEN TH
- GRAPE VINE
- WILD RASPBERRIES



**SITE PLAN**  
22,000 S.F. TOTAL AREA.

WASHOE COUNTY PLAN APPROVAL

|                          |                    |       |         |
|--------------------------|--------------------|-------|---------|
| Community Development:   | <i>[Signature]</i> | Date: | 5/11/05 |
| County Engineering:      | <i>[Signature]</i> | Date: | 5/13/05 |
| Fire Department:         | NDF                | Date: | 5/13/05 |
| County Health Dept.:     | CJR                | Date: | 5/18/05 |
| Water Resources Dept.:   | DWR                | Date: | 5/23/05 |
| Building & Safety Dept.: | <i>[Signature]</i> | Date: | 5/23/05 |
| Other:                   |                    | Date: | 5/23/05 |



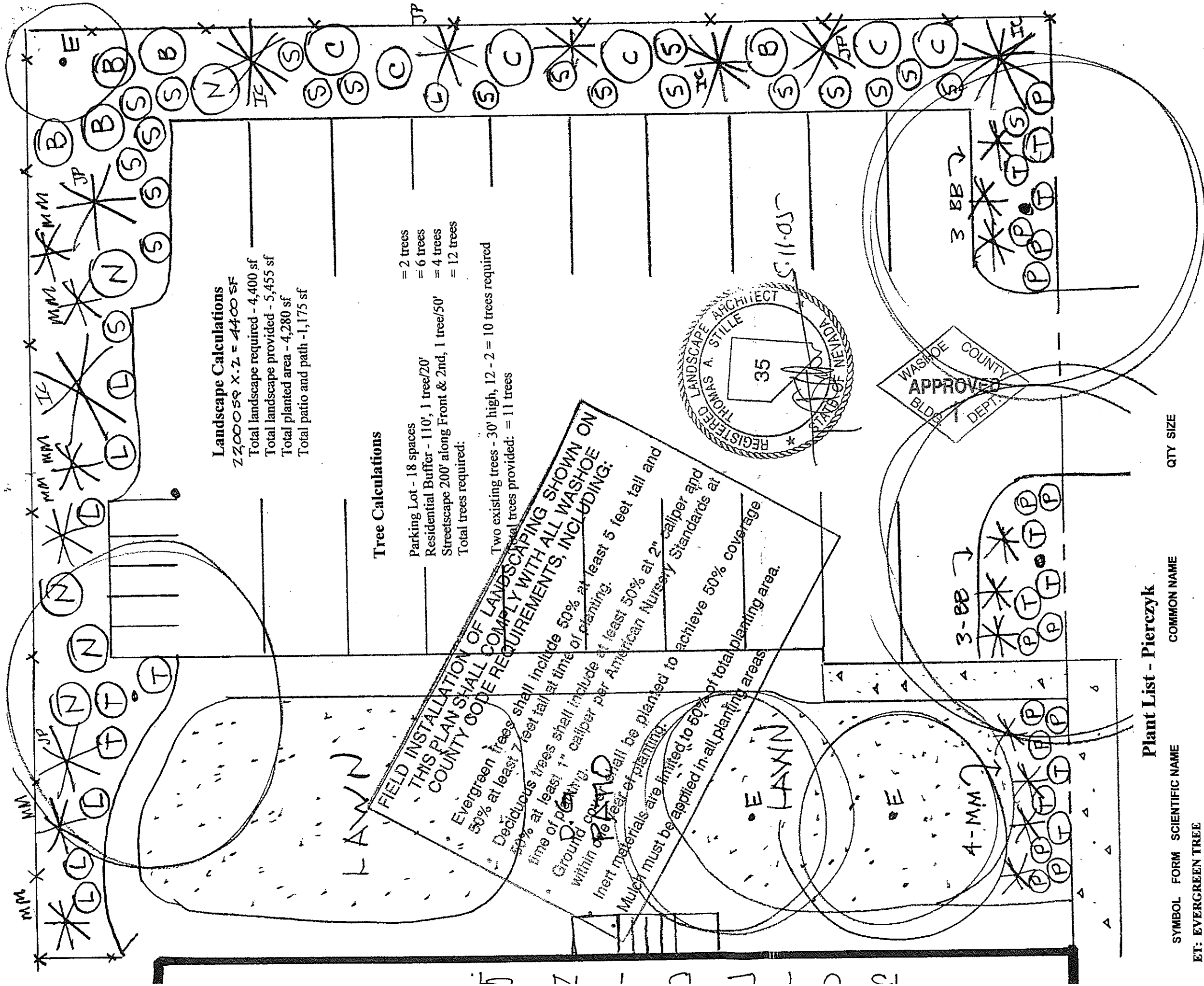
**Interpretive Gardens, Inc.**  
Landscape Architecture • Horticulture • Graphic Design  
7777 White Fir Street, Reno, NV 89523  
(775) 747-2222 FAX 747-1227  
Email: tom@pinyondesign.com  
http://www.pinyondesign.com

WSUP17-0001

EXHIBIT E







**Landscape Calculations**

22000sq x.2 = 4400 sf  
 Total landscape required - 4,400 sf  
 Total landscape provided - 5,455 sf  
 Total planted area - 4,280 sf  
 Total patio and path - 1,175 sf

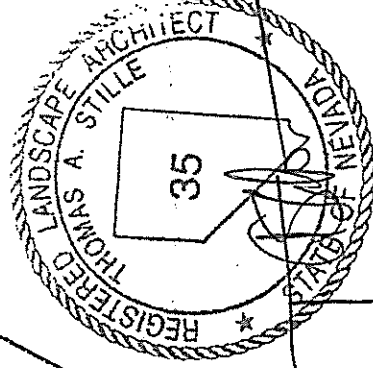
**Tree Calculations**

Parking Lot - 18 spaces  
 Residential Buffer - 110', 1 tree/20'  
 Streetscape 200' along Front & 2nd, 1 tree/50'  
 Total trees required: = 2 trees  
 = 6 trees  
 = 4 trees  
 = 12 trees

Two existing trees - 30' high, 12 - 2 = 10 trees required  
 Total trees provided: = 11 trees

**FIELD INSTALLATION OF LANDSCAPING SHOWN ON THIS PLAN SHALL COMPLY WITH ALL WASHOE COUNTY CODE REQUIREMENTS, INCLUDING:**

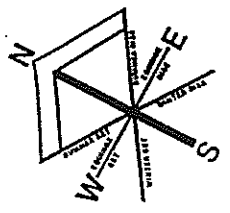
- " Evergreen trees shall include 50% at least 5 feet tall and 50% at least 7 feet tall at time of planting.
- " Deciduous trees shall include at least 50% at 2" caliper and 50% at least 1" caliper per American Nursery Standards at time of planting.
- " Ground cover shall be planted to achieve 50% coverage within one year of planting.
- " Inert materials shall be planted to achieve 50% coverage within one year of planting.
- " Mulch must be applied in all planting areas



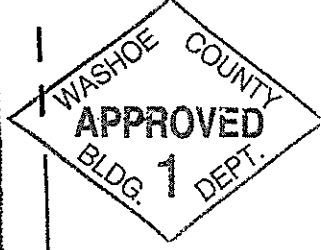
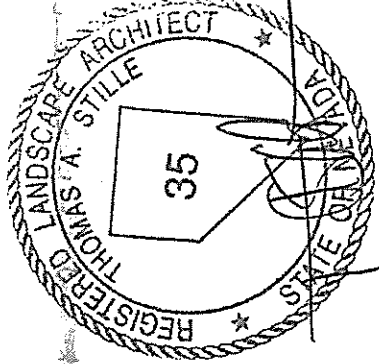
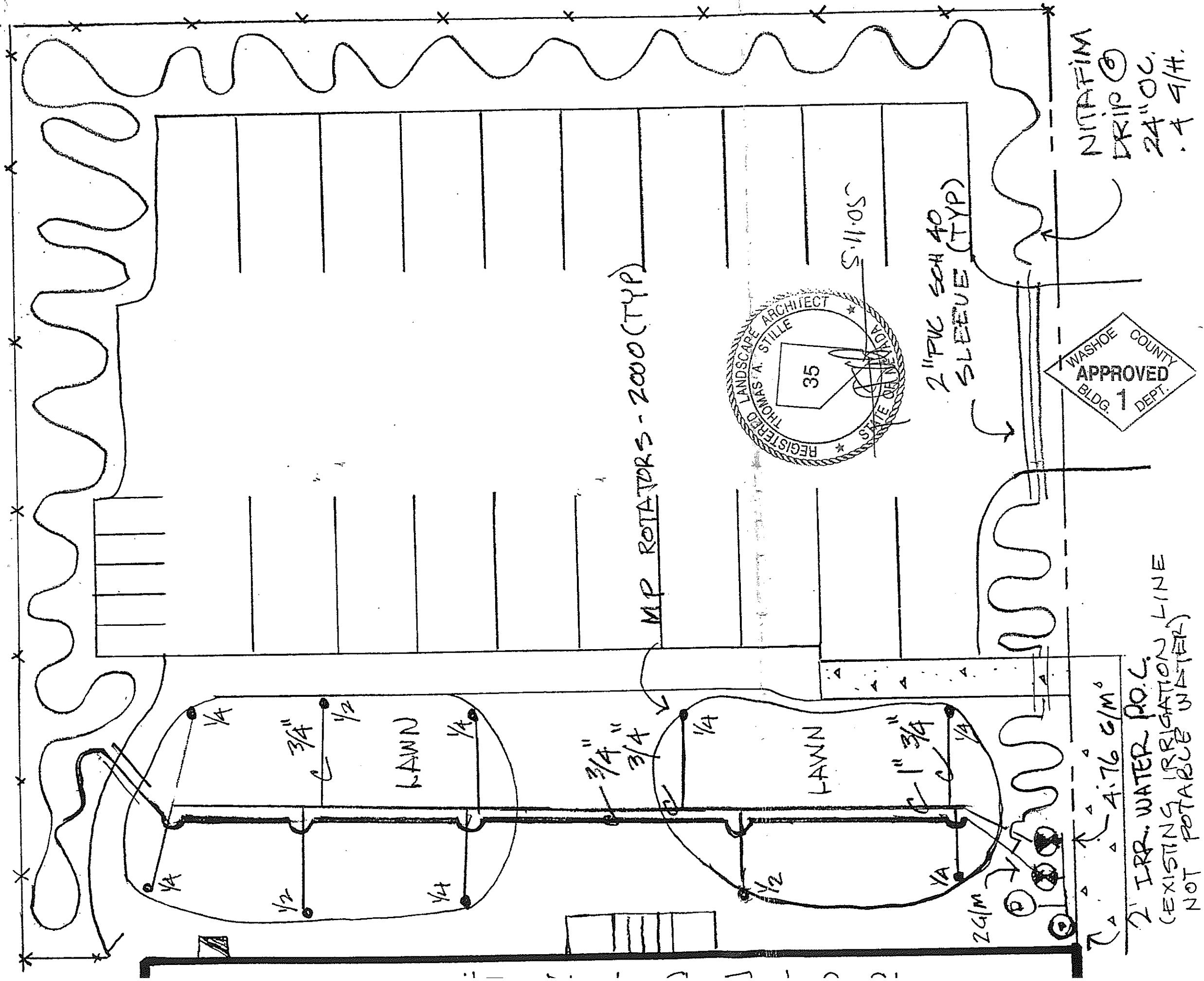
**Plant List - Pierczyk**

| SYMBOL                     | FORM | SCIENTIFIC NAME                   | COMMON NAME                 | QTY | SIZE |
|----------------------------|------|-----------------------------------|-----------------------------|-----|------|
| <b>ET: EVERGREEN TREE</b>  |      |                                   |                             |     |      |
| IC                         | ET   | Calocedrus decurrens              | Incense Cedar               | 4   | 5'   |
| JP                         | ET   | Pinus jeffreyi                    | Jeffrey Pine                | 4   | 7'   |
| <b>DT: DECIDUOUS TREE</b>  |      |                                   |                             |     |      |
| CA                         | DT   | Fraxinus pennsylvanica 'Cimmaron' | Cimmaron Ash                | 2   | 2"   |
| WO                         | DT   | Quercus bicolor                   | Swamp White Oak             | 1   | 1"   |
| <b>ES: EVERGREEN SHRUB</b> |      |                                   |                             |     |      |
| MM                         | ES   | Cercocarpus ledifolius            | Curl Leaf Mountain Mahogany | 7   | #5   |
| BB                         | ES   | Purshia tridentata                | Bitterbrush                 | 10  | #5   |
| <b>DS: DECIDUOUS SHRUB</b> |      |                                   |                             |     |      |
| B                          | DS   | Buddleia davidii                  | Butterfly Bush              | 5   | #5   |
| N                          | DS   | Prunus tomentosa                  | Nanking Cherry              | 5   | #1   |
| C                          | DS   | Ribes aureum                      | Golden Currant              | 6   | #1   |
| <b>GC: GROUND COVERS</b>   |      |                                   |                             |     |      |
| L                          | GC   | Genista Lydia                     | Lydia Broom                 | 7   | #1   |
| S                          | GC   | Symphoricarpos alba               | Snowberry                   | 21  | #1   |
| T                          | GC   | Santolina chamaecyparissus        | Lavendar Cotton             | 12  | #1   |
| P                          | GC   | Phlox subulata                    | Creeping Phlox              | 14  | #1   |

**PLANTING PLAN**



SCALE 1"=10'-0"  
 5-10-05 TR.



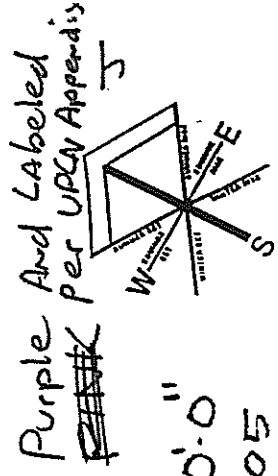
NITAFIM  
DRIP @  
24" OC.  
.4 G/H.

2" IRR. WATER P.O.C.  
(EXISTING IRRIGATION LINE  
NOT POTABLE WATER)

RAINFALL 6 STA. CONTROLLER - EXT.

ELECTRIC VALVE 700 ULTRA FLOW 1"  
ADD FILTER & PRESSURE REG.

ALL PIPE & VALVES TO BE RECLAIMED COLOR  
SCALE 1"=10'-0"  
5-10-05 T.S.



# IRRIGATION PLAN

SHEET 4 OF 4

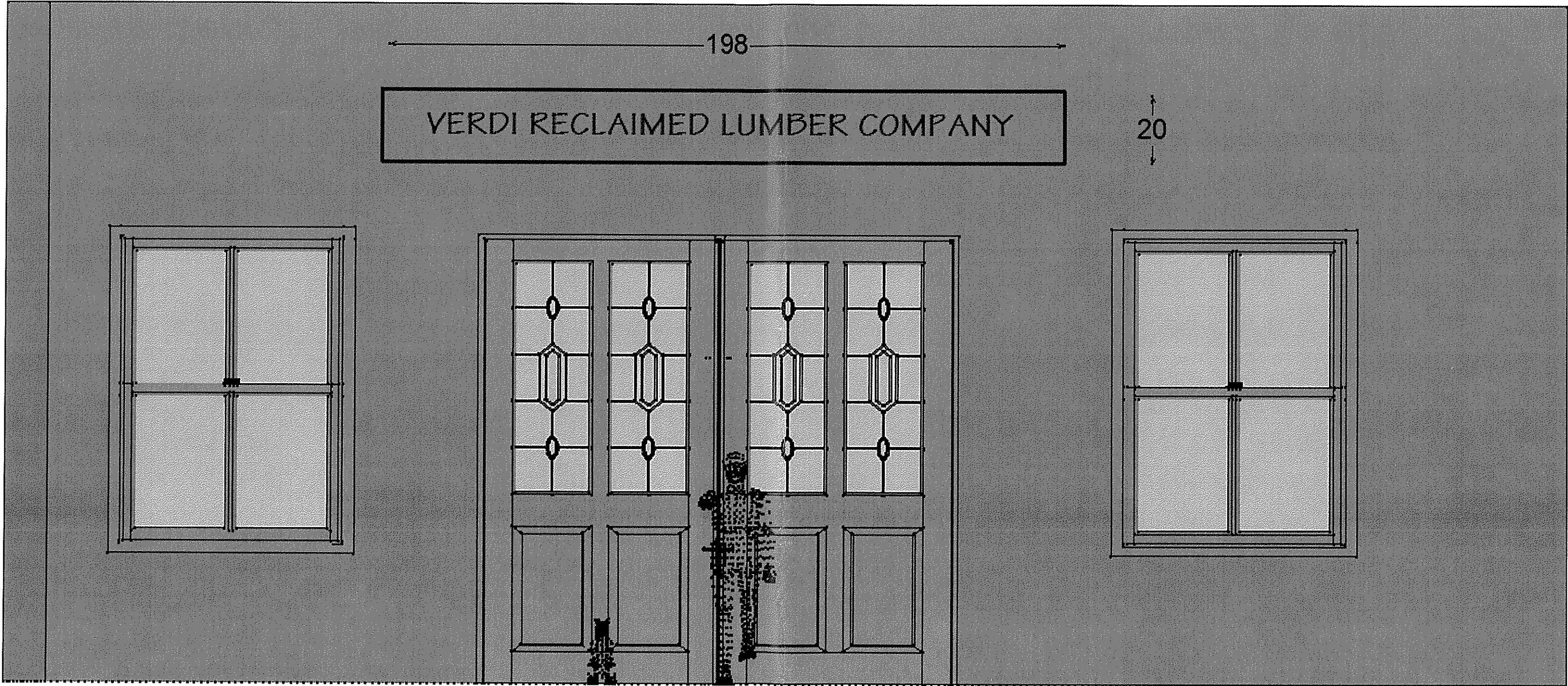
NO HOSE BIBS ALLOWED  
See UPC Appendix J-6 For  
Installation

WSUP17-000  
EXHIBIT

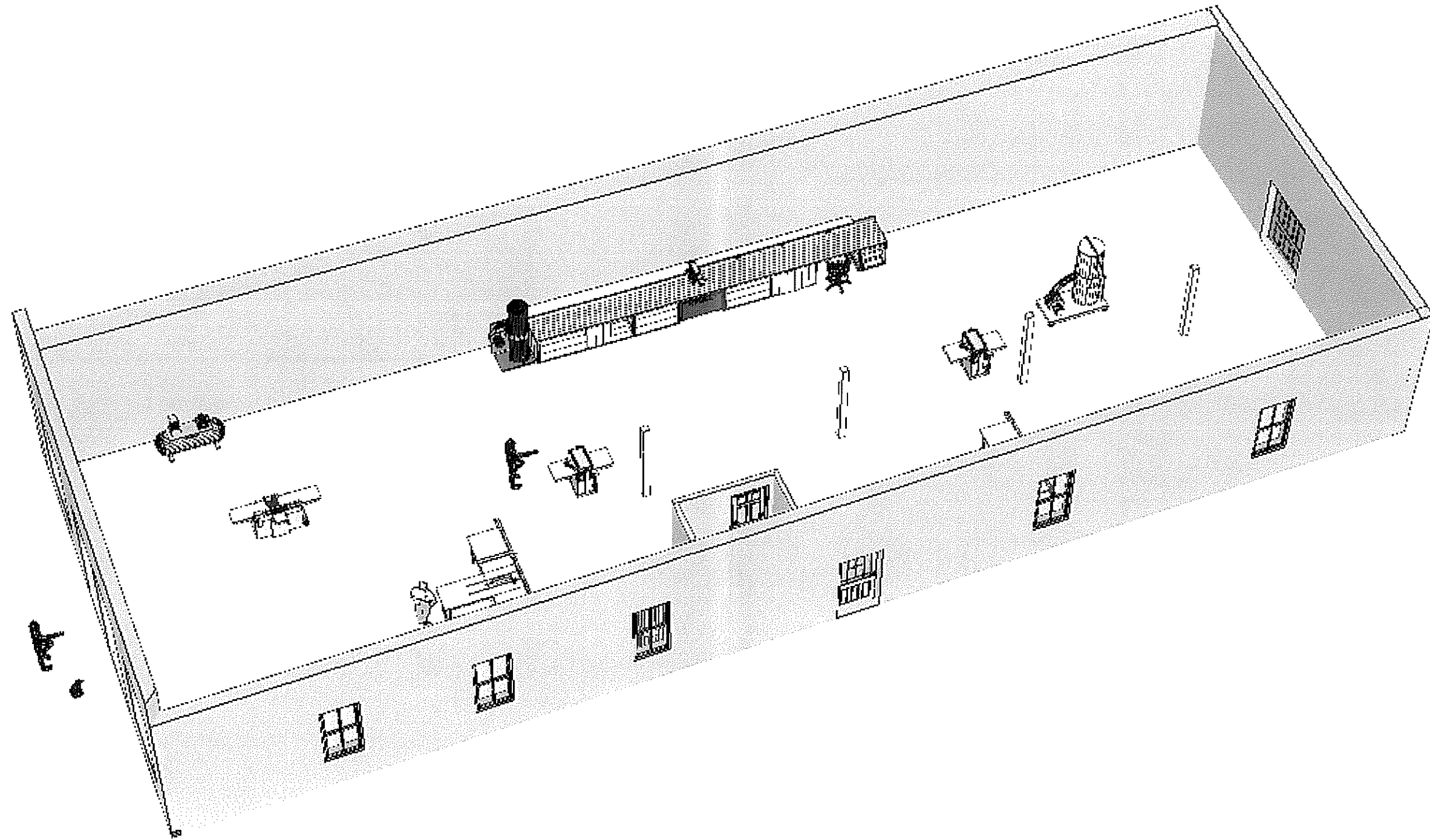
INTERPRETIVE GARDENS, INC.  
Landscape Architecture • Horticulture • Graphic Design  
1000 S. ... NV 89439

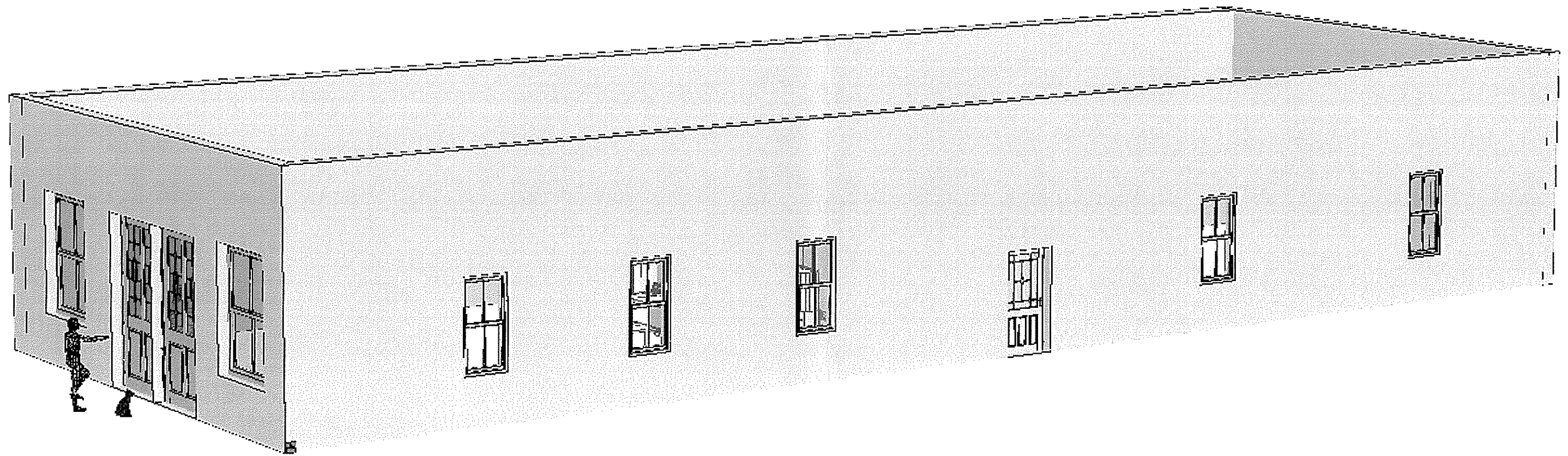
VERDI LUMBER CO. BUILDINGS  
MICHAEL PIERCZYK, OWNER  
801 BRIDGE ST. VERDI, NV 89439  
APN #038-392-01

Purple And Labeled  
Per UPC Appendix J

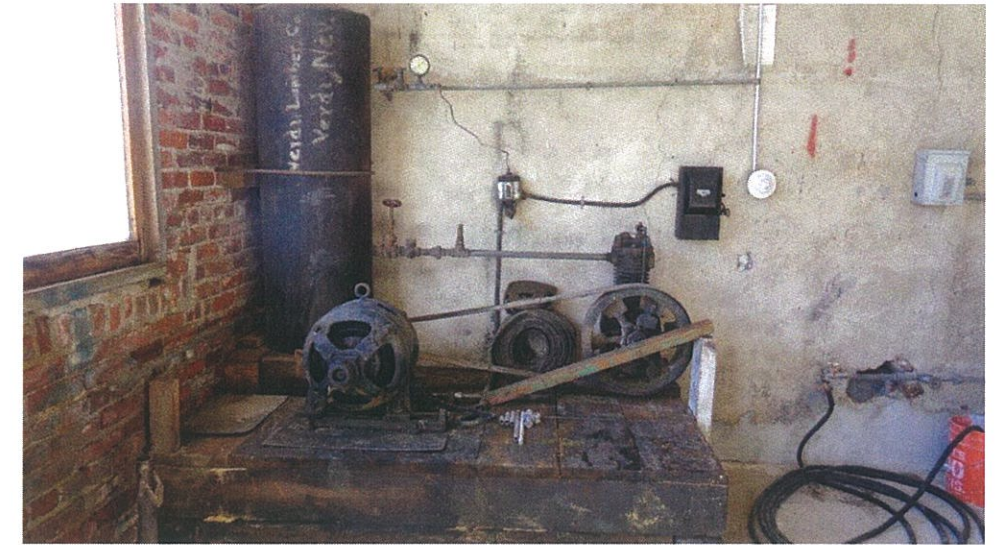












Existing Air Compressor 1930

