



Board of Adjustment Staff Report

Meeting Date: April 5, 2018

Agenda Item: 9C

ADMINISTRATIVE CASE NUMBER: WADMIN18-0004 (Valvoline)

BRIEF SUMMARY OF REQUEST: To establish an auto repair use in the General Commercial (GC) regulatory zone. The proposed auto repair use is a 2,097 square feet Valvoline Instant Oil Change facility.

STAFF PLANNER: Planner's Name: Chris Bronczyk
Phone Number: 775.328.3612
E-mail: cbronczyk@washoecounty.us

CASE DESCRIPTION

For possible action, hearing, and discussion to approve an administrative permit for an auto repair use in the General Commercial (GC) regulatory zone. The proposed auto repair use is a 2,097 square foot Valvoline Instant Oil Change facility on a property within the Reno-Stead Corridor Joint Plan.

Applicant: NovaSource Enterprises, LLC
32 West Fireclay Ave
Murray, UT, 84107

Property Owner: Stephen T. Glenn
Michael E. Killian

Location: Address not assigned – property fronts Buck Dr. and is located to the East of Lemmon Dr. adjacent to 300 Lemmon Drive (Jacksons Food Stores)

APN: 552-190-12

Parcel Size: 0.78 Acre

Master Plan: Commercial

Regulatory Zone: General Commercial (GC)

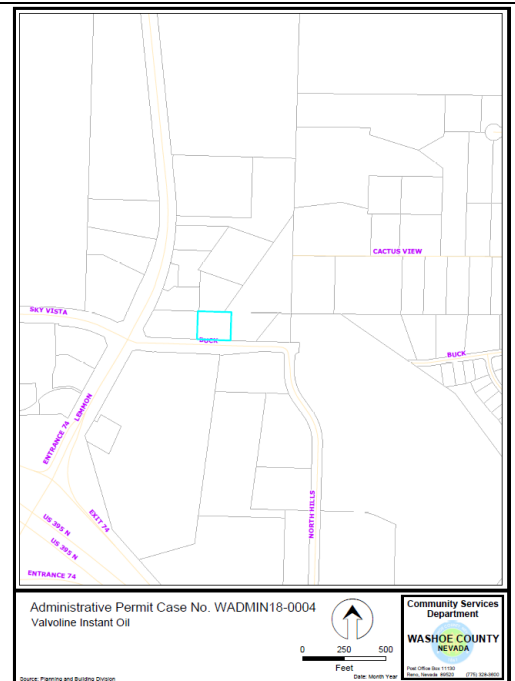
Area Plan: North Valleys

Citizen Advisory Board: North Valleys

Development Code: Authorized in Article 808, Administrative Permit

Commission District: 5 – Commissioner Herman

Section/Township/Range: Section 9, T20N, R19E, MDM
Washoe County, NV



Vicinity Map

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Board of Adjustment approve Administrative Permit Case Number WADMIN18-0004 Valvoline, having made all five findings in accordance with Washoe County Code Section 110.808.25:

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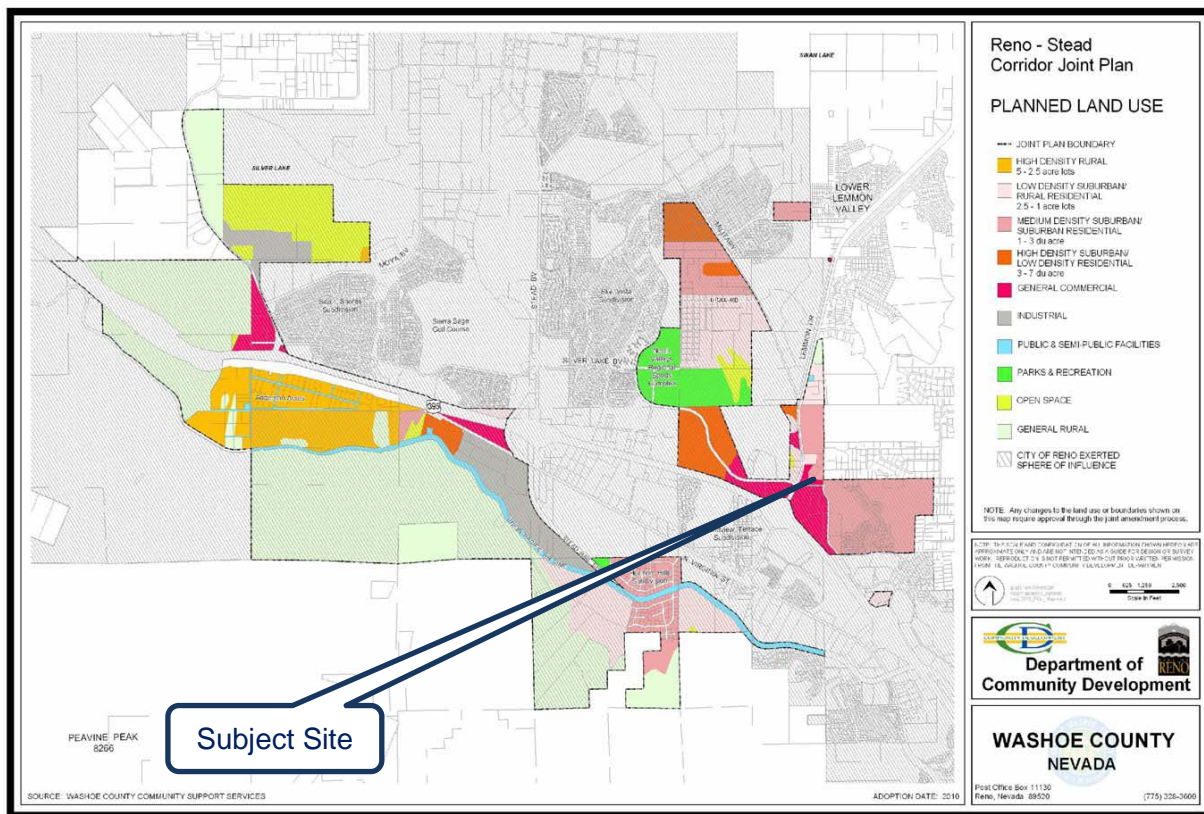
Traffic Comments..... Exhibit I

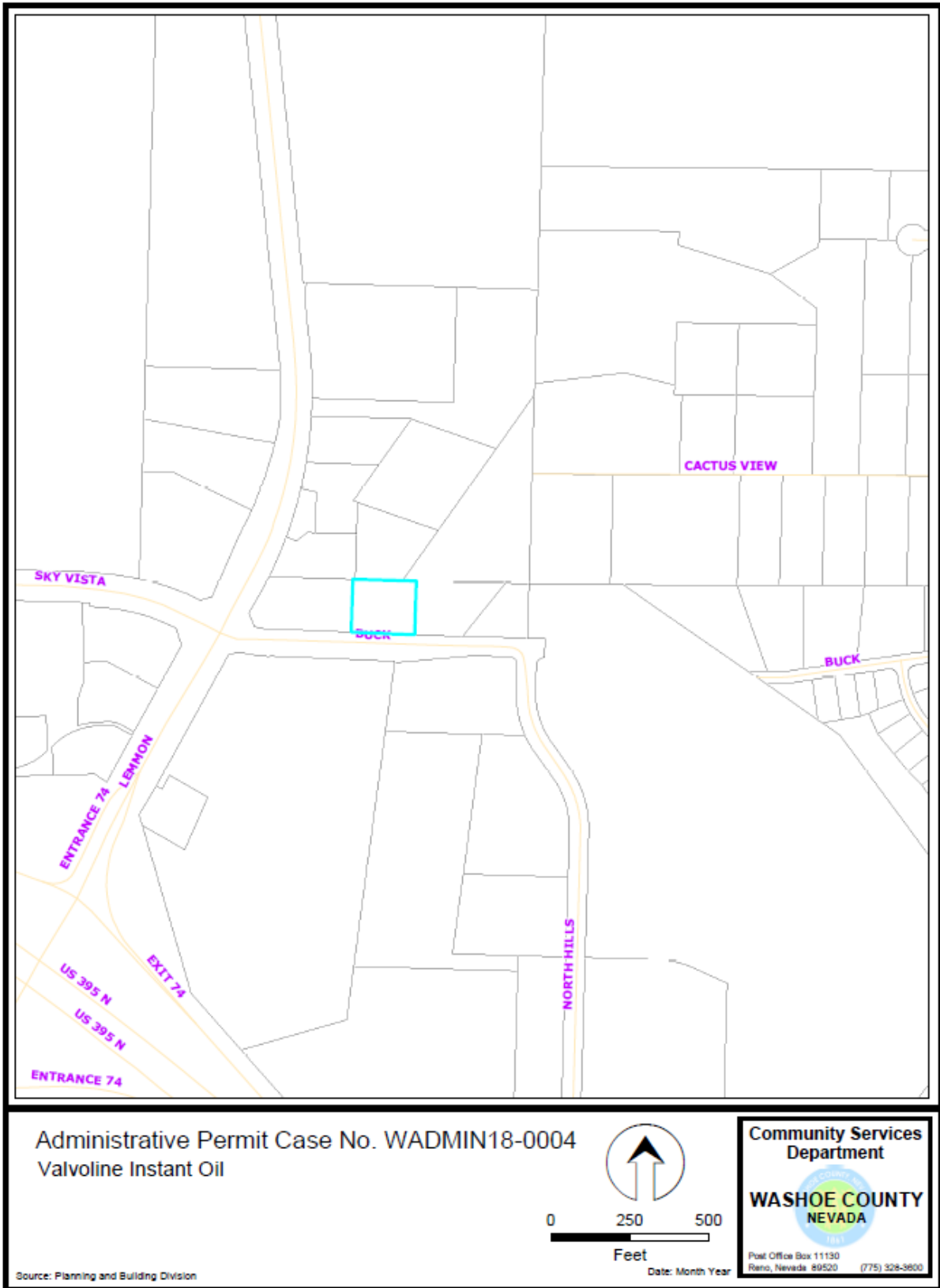
Administrative Permit Definition

The purpose of an Administrative Permit is to provide a method of review for a proposed use which possess characteristics that requires a thorough appraisal in order to determine if the use has the potential to adversely affect other land uses, transportation or facilities in the vicinity. The Board of Adjustment (Board) or the Hearing Examiner may require conditions of approval necessary to eliminate, mitigate, or minimize to an acceptable level any potentially adverse effects of a use, or to specify the terms under which commencement and operation of the use must comply. Prior to approving an application for an administrative permit, the Hearing Examiner or the Board of Adjustment must find that all of the required findings, if applicable, are true.

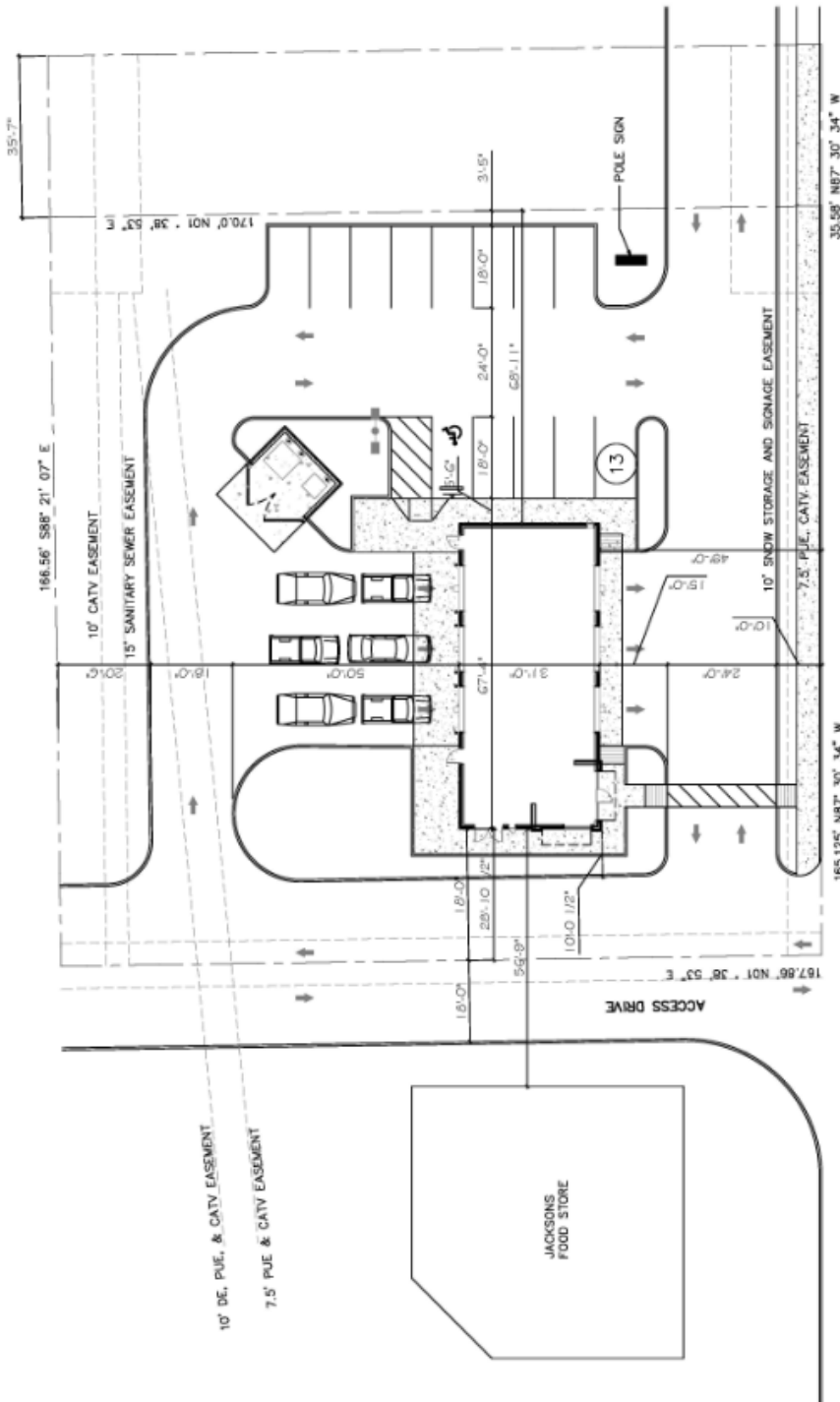
The Conditions of Approval for WADMIN18-0004 (Valvoline) is attached to this staff report and will be included with the Action Order if the application is approved by the Board.

The subject property is zoned General Commercial (GC). Automotive Repair is a commercial use type defined in WCC Section 110.304.25, and the proposed use meets this definition. Automotive Repair is allowed in the GC regulatory zone only with a Board approved Administrative Permit per WCC Table 110.302.05.3. The applicant is therefore seeking approval from the Board of the proposed Administrative Permit.





Vicinity Map



Site Plan

BUCK DRIVE
CONCEPTUAL SITE PLAN - DRAFT V6
 SCALE: 1/8" = 1' - 0" .64 AC
 TOTAL SQ. FT. AREA OF ADJUSTED LOT: 27,907
 TOTAL BUILDING SQ. FT. AREA (MAIN FLOOR): 2,097
 TOTAL SQ. FT. AREA OF LANDSCAPING: 6,852 = 25%
 LENGTH OF FRONTAGE ALONG BUCK DR: 165.125'

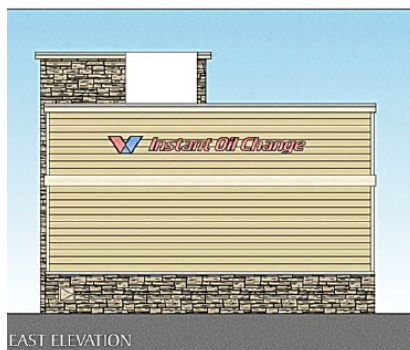


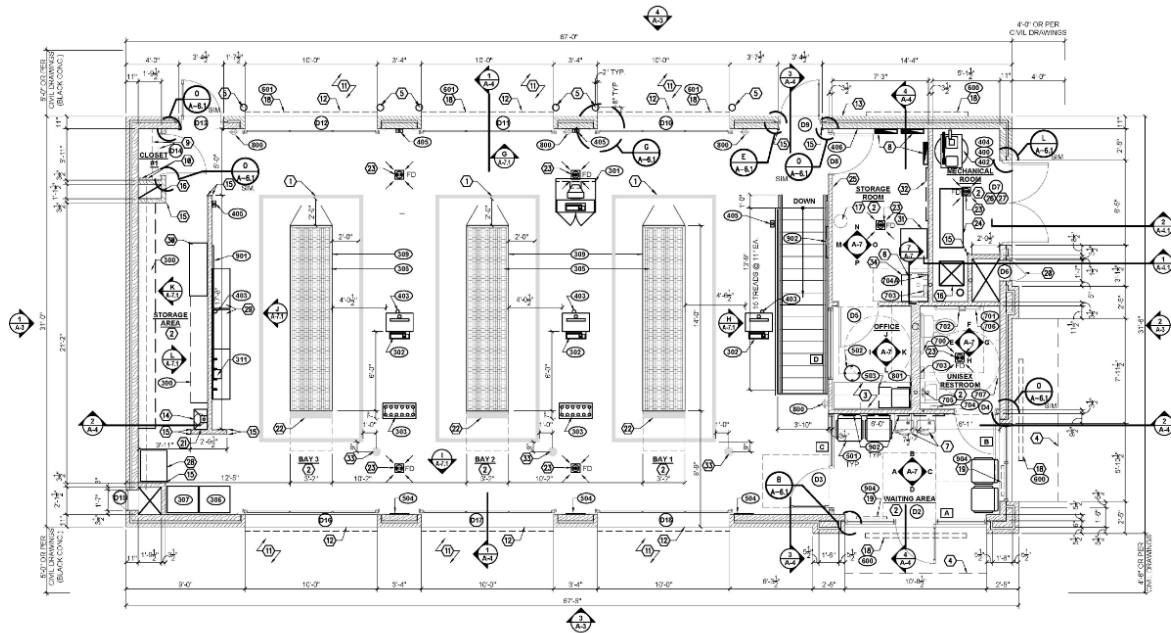
Project Evaluation

The applicant is requesting to construct a Valvoline Instant Oil Change (Auto Repair Use) with parking on Assessor’s Parcel Number 552-190-12. The applicant is proposing a 2,097 square foot structure with parking and landscaping. The retail sales use associated with the proposed structure is an allowed use per WCC Table 110-302.050.3 and would be reviewed at the building permit stage. The proposed structure indicates a total of three (3) vehicle service bays, with room for stacking six (6) additional vehicles. The site will utilize the existing 36’ shared access off of Buck Drive between the subject parcel and the existing Jacksons Food Stores. There are thirteen (13) proposed parking spaces, and the applicant states that this facility will be capable of serving thirty five (35) vehicles a day.

The subject property is 0.78 acres in size, and is appropriately located in a commercial location fronting Buck Drive, in the Lemmon Valley Area. Located to the West of the property is a Shell Gas Station/Jacksons Food Stores, and to the East are vacant General Commercial regulatory zones. To the South, across Buck Drive, is a Commercial Shopping Center containing various fast food outlets; CVS, North Valleys Hardware, O’Reilly Auto Parts, and Wells Fargo Bank. To the North of the subject property is Medium Density Suburban (MDS) regulatory zoned property. The closest residence is approximately 86 feet North East of the property boundary.

Staff has not received any concerns, objections, or recommendations from surrounding property owners. This project is located within the Reno Stead Corridor Joint Plan and was sent to the City of Reno for review. No comments were received. There are minimal conditions of approval being proposed, with the following as the primary requirement: A wall or fence is required between the commercial and adjacent residential uses and the wall or fence must be of long-lasting materials. Proposed conditions of approval are attached as Exhibit A.





GROUND LEVEL FLOOR PLAN
1/4" = 1'-0"

North Valleys Citizen Advisory Board (NVCAB)

Administrative permits are not required by Washoe County Code to be presented at a Citizen Advisory Board meeting.

Reviewing Agencies

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

- Nevada Department of Environmental Protection
- Nevada Department of Transportation
- Washoe County Community Services Department
 - Engineering and Capital Projects Division
 - Planning and Building Division
 - Utilities/Water Rights
- Washoe County Sheriff
- Washoe County Health District
 - Air Quality
 - Environmental Health Services Division
 - Emergency Medical Services
- North Valleys Citizen Advisory Board
- Regional Transportation Commission
- City of Reno, Community Development
- Truckee Meadows Water Authority
- Washoe-Storey Conservation District

Four out of the twelve 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, as Exhibit A, and will be included with the Action Order.

- Washoe County Water Management: The applicant shall provide a water 'will-serve' from TMWA and a sewer 'will-serve' from Washoe County prior to approval of the building permit for the proposed facility.
Contact: Vahid Behmaram, 775.954.4647, VBehmaram@washoecounty.us
- Washoe Engineering and Capitol Projects Division: provided numerous comments regarding development of the project site. (Exhibit H)
Contact: Leo Vesely, 775.328.2313, Lvesely@washoecounty.us
- Washoe County Traffic: provided comments related to the widening of Buck Drive from 2 lanes to 4 lanes and the 2040 plan access management criteria for low access control arterial. (Exhibit I)
Contact: Clara Lawson, 775.328.6303, Clawson@Washoecounty.us

Staff Comment on Required Findings

WCC Section 110.808.25 requires that all of the following findings be made to the satisfaction of the Washoe County Board of Adjustment before granting approval of the administrative permit request. Staff has completed an analysis of the 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 North Valleys Area Plan.

Staff Comment: The requested auto repair facility is consistent and does not conflict with the policies, action programs, standards, and maps of the Master Plan and the North Valleys 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 requested auto repair facility does not create a significant demand for utilities, roadway improvements, sanitation, or water supply. During the standard building permit review process, the Engineering and Capital Projects Division will review the proposal for proper public utilities and storm drainage and the Planning and Building Division will review building and landscape plans. Sanitary sewer services will be provided by Washoe County.

3. Site Suitability. That the site is physically suitable for an auto repair use and for the intensity of such a development.

Staff Comment: The site is physically suitable for an auto repair facility of this size as discussed in the project evaluation section of this report.

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 subject property is located in a commercial/residential area with nearby parcels of similar size. A buffer area including a fence and trees will be placed along the north property line to buffer the residences to the north. 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.

Staff Comment: *There is no military installation in the required noticing distance of the proposed structure; therefore, this finding is not required to be made.*

Recommendation

Those agencies which reviewed the application either made no comments or recommended conditions in support of approval of the project. Therefore, after a thorough analysis and review, Administrative Permit Case Number WADMIN18-0004 is being recommended for approval with conditions. Staff offers the following motion for the Board's consideration.

Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Board of Adjustment approve Administrative Permit Case Number WADMIN18-0004 Valvoline, with the conditions of approval included as Exhibit A to this matter, having made the four findings in accordance with Washoe County Code Section 110.808.25:

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the North Valleys 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 an auto repair use, 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;

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 original 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 Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Board of Adjustment and mailed to the original applicant.

Applicant: NovaSource Enterprises, LLC
32 West Fireclay Ave.
Murray, UT 84107

Property Owner: Stephen T. Glenn & Michael E. Killian



Conditions of Approval

Administrative Permit Case Number WADMIN18-0004

The project approved under Administrative Permit Case Number WADMIN18-0004 shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment on April 5, 2018. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. These Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act 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 Administrative Permit shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Building Division.

Compliance with the conditions of approval related to this Administrative 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 Administrative Permit may result in the initiation of revocation procedures.

Operational Conditions are subject to review by the Planning and Building Division prior to the renewal of a business license each year. Failure to adhere to the Operational Conditions may result in the Planning and Building Division 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 Administrative 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 Building Division

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

Contact Name: Chris Bronczyk, Planner, 775.328.3612, cbronczyk@washoecounty.us

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this administrative permit. Planning and Building shall determine compliance with this condition.
- b. The applicant shall submit complete construction plans and building permits shall be issued within two (2) years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits. Compliance with this condition shall be determined by Planning and Building.
- c. 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.
- d. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any cairn or grave of a Native American be discovered during site development, work shall temporarily be halted at the specific site and the Sheriff's Office as well as the State Historic Preservation Office of the Department of Conservation and Natural Resources shall be immediately notified per NRS 383.170.

- e. Prior to any ground disturbing activity, the applicant shall submit a landscaping design plan to the Planning and Building Division for review and approval. Said plan shall address parking, parking lot circulation and striping, signage, exterior lighting, trash enclosures, landscaping and plant material, type and size of plants, maturation size at full growth, landscaping location, and landscaping irrigation system.
- f. All landscaping, irrigation and screening shall be completely installed and shall satisfy the requirements as set forth in the Washoe County Development Code prior to issuance of a Certificate of Occupancy.
- g. The wall or fence that is required to be constructed between the commercial uses and the adjacent residential uses shall be constructed of long-lasting materials such as chain-link fencing with privacy slats that achieve at least 75% visual screening. Wood fencing is not acceptable.
- h. The following **Operational Conditions** shall be required for the life of the business:
 - i. This administrative permit shall remain in effect until or unless it is revoked or is inactive for one year.
 - ii. Failure to comply with any of the conditions of approval shall render this approval null and void.
 - iii. All landscaping and irrigation systems shall be maintained at all times to conform with the Landscaping Section of the Washoe County Development Code for the life of the business, including the replacement of dead plants, trees, shrubs and all ground cover.
 - iv. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the administrative permit to meet with Planning and Building to review conditions of approval prior to the final sale of the site and/or the

administrative permit. Any subsequent purchaser/operator of the site and/or the administrative permit shall notify Planning and Building of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.

- v. This administrative permit shall remain in effect as long as the business is in operation and maintains a valid business license.

Washoe County Engineering and Capital Projects Division

- 2. The following conditions are requirements of the Engineering Program, which shall be responsible for determining compliance with these conditions.

Contact Name: Leo Vesely, 775.328.2313, Lvesely@washoecounty.us

- a. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. All grading shall comply with County Code Article 438, Grading Standards. Silts shall be controlled on-site and not allowed onto adjacent property.
- b. If the import or export of materials is required, the applicant shall indicate on the plans where the exported material will be taken or where the imported material will be coming from, and a grading permit shall be obtained for the import/export site.
- c. Estimated total earthwork volumes and area of disturbance shall be indicated on the grading plans.
- d. A hydrology/hydraulic report prepared by a registered engineer shall be submitted to the Engineering Division for review and approval. The report shall be in compliance with Washoe County Development Code Article 420 Storm Drainage Standards and include the locations, points of entry and discharge, flow rates and flood limits of all 5- and 100-year storm flows impacting both the site and offsite areas and the methods for handling those flows. The report shall include all storm drain pipe and ditch sizing calculations and a discussion of and mitigation measures for any impacts on existing offsite drainage facilities and properties.
- e. The project shall account for the increased volume of runoff generated as well as for flood plain storage volumes within the 100-year flood plain of Swan Lake. The hydrology report will identify the required volume mitigation to achieve no net increase of water surface elevation within Swan Lake. Volumetric analysis is to be based on the 100-year, 10-day storm event, while routing of peak flows shall be based on the 100-year, 24-hour storm event.
- f. Any increase in storm water runoff resulting from the development of the site shall be retained on site to the satisfaction of the County Engineer.
- g. A 5 foot sidewalk shall be constructed along the Buck Drive frontage.
- h. If required by the City of Reno, the applicant shall dedicate any additional right-of-way as may be required to the City of Reno for Buck Drive.

Traffic and Parking. Parking and traffic management shall be provided in accordance with the plans approved by the Washoe County Engineering and Capital Projects Division.

Contact Name: Clara Lawson, 775.328.3603, Clawson@washoecounty.us

1. The RTC RTP requires additional right-of-way on Buck Drive for widening. If required by the City of Reno and/or RTC, the applicant shall dedicate any additional right-of-way as may be required to the City of Reno for Buck Drive.
2. Should the Buck Dr. widening project require restricted access, the property owner will agree to record joint access with APN 552-190-13 to the east. Further, the site shall be graded such that access could be easily accommodated in the future.

*** End of Conditions ***



WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

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

February 22, 2018

TO: Chris Bronczyk, Planner, CSD, Planning & Development Division
FROM: Vahid Behmaram, Water Management Planner Coordinator, CSD
SUBJECT: Administrative Permit Case Number WADMIN18-0004 (Valvoline)

Project description:

The applicant is proposing an auto repair use in the General Commercial (GC) regulatory zone. The proposed auto repair use is a 2,097 square foot Valvoline Instant Oil Change facility. The property is located due East from the intersection of Lemmon Drive and Buck Drive, APN: 552-190-12. Water service is to be provided by TMWA and sewage disposal will be provided by Washoe County.

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

The applicant shall provide a water will serve from TMWA and a sewer will serve from Washoe County prior to approval the building permit for the proposed facility.

Community Services Department
Planning and Building
ADMINISTRATIVE PERMIT APPLICATION
(Care for the Infirm see page 9)



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

Telephone: 775.328.6100

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

Project Information		Staff Assigned Case No.: _____	
Project Name: Valvoline Instant Oil Change (VIOC) Facility			
Project Description: 3 bay VIOC oil change facility to be constructed from the ground up on an approx. 27,907 SF parcel. Building SF on ground level = 2,097 SF.			
Project Address: Address not assigned at this point. Fronting Buck Drive.			
Project Area (acres or square feet): 27,907 SF/.64 ac. (BLA to reduce from the current SF per APN 552-190-12)			
Project Location (with point of reference to major cross streets AND area locator): One parcel east of the NEC of Lemmon & Buck.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
552-190-12	.78 acres current		
Section(s)/Township/Range: Section 9 - Township 20N - Range 19E			
Indicate any previous Washoe County approvals associated with this application:			
Case No.(s). N/A			
Applicant Information (attach additional sheets if necessary)			
Property Owner: Stephen T. Glenn & Michael E. Killian		Professional Consultant: RD Witzel Const.	
Name: Stephen T. Glenn / Michael E. Killian		Name: Ronald D. Witzel	
Address:		Address: 32 West Fireclay Avenue	
Reno, NV	Zip: 89509	Murray, UT	Zip: 84107
Phone: 775-225-9979 MK Fax:		Phone: Fax:	
Email: stephen@stephenglenn.com / killianco@gmail.com		Email: ron@rdwitzelconstruction.com	
Cell: 775-772-6813-SG Other:		Cell: 801-860-9644 Other:	
Contact Person: Michael or Stephen		Contact Person: Ron Witzel	
Applicant/Developer:		Other Persons to be Contacted:	
Name: NovaSource Enterprises, LLC		Name: Jana Thompson	
Address: 32 West Fireclay Avenue		Address: 32 West Fireclay Avenue	
Murray, UT	Zip: 84107	Murray, UT	Zip: 84107
Phone: 801-484-3440 Fax:		Phone: 801-484-3440 Fax:	
Email: bcarter@novasource.net		Email: jthompson@novasource.net	
Cell: 801-652-7877 Other:		Cell: 801-913-0897 Other:	
Contact Person: Bradley Carter		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Administrative 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 administrative permits may be found in Article 808, Administrative Permits.

1. What is the type of project or use being requested?

A quick lube facility branded Valvoline Instant Oil Change (VIOC) operated by an experienced VIOC franchisee. VIOC is a national chain headquartered in Lexington with 1,100+ locations throughout the US. VIOC opened it's first location in 1987. We understand our use falls under "automotive repair" and requires an Administrative Use Permit in the GC zone.

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

The subject parcel is vacant. All on-site improvements, including building, drive isles, parking areas, landscaping, curbs and access drives, approved signage, cross access easements, all utility connections, sidewalks, trash enclosure, etc. will be developed in conjunction with this project. Curb and gutter currently run along the entire frontage on Buck Dr. A 36' shared access drive on Buck Dr. between the subject parcel and Jacksons Food Store also exists (18' on each property).

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?

See no. 2 above. Once a building permit is secured, development of the site and construction of the building will take approximately 100 days. Utility connections required include water through Truckee Meadows Water Authority (less than 1 acre foot), Sewer & Storm Sewer (Washoe County), Gas, Electric, and Phone/Internet Cable.

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

The entire project is completed in one phase beginning with the dirt work, excavation, utility connections, construction of the building, and completion of the site improvements. This entire process will take approximately 100 days.

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 quick lube business is a planned impulse business and best suited in a strong retail area with large anchors like Walmart and grocery stores as well as fast food, automotive retail, convenience/gas, and other retail draws and traffic generators. The subject parcel provides such retail draws and traffic generators. Access and visibility are important site characteristics. Access is from a 36' shared access drive with Jackson's Food Store on Buck Dr. which is sufficient for the approx. 35 customer cars per day VIOC will generate. This access point provides full turn access in and out from Buck Dr. The subject parcel will also include development of a 24' cross access drive across the front of the site connecting to any future development on the parcels to the east.

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

VIOC has a very attractive architectural style this is unlike most automotive service providers. Along with an aesthetically pleasing building, the site will be landscaped according to planning standards. The Valvoline brand, which promotes customer loyalty, will make VIOC a good retail neighbor with the C-Store, gas, banking, drug store, grocery, food, automotive parts, household goods/clothing, and other retail service providers in this trade area. VIOC will also provide a valuable service to the local community traveling to this area seeking convenient and timely vehicle fluid maintenance services. A full service oil change includes 5 quarts of Valvoline oil, replacement of the oil filter, lubrication of chassis components, plus a free maintenance check of several components under the hood. Smog check services are also provided.

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

The subject parcel is designed to provide for efficient traffic flow in and out of the VIOC facility, convenient parking for employees, and cross access connecting to the future development parcels to the east. In addition, all of the services are completed inside of the building. The operator has also confirmed that no noise, glare, dust, pollutants, or odors are emitted as a result of the operation.

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

The subject parcel is zoned GC. Our proposed land use falls under the auto repair category and requires an Administrative Permit from the Board of Adjustments. Applicant feels this land use is compatible with the retailers in the immediate trade area and will provide an valuable and convenient service to the local community. This VIOC facility will service approx. 35 vehicles per day. The minimal traffic generated by this retail operation will have little to no impact on existing traffic patterns. Most of the customers will come from drivers already frequenting the retailers in the trade area.

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

As indicated on the site plan, 13 on-site parking spaces are available and no off-site parking spaces are planned. As VIOC services customer vehicles, customer parking demand is little to none. Employees (4 to 5 at peak) will use the parking spaces, however not all employees drive vehicles to work. The VIOC drive-thru bays also accommodate 3 vehicles inside the building and there is stacking room for six additional customer vehicles directly behind the bays as shown on the site plan.

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

The landscaping is shown on the landscape plan included with this submittal . No fencing is planned on site except the trash enclosure as shown.

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.)

The Valvoline branded building signs and street signage are shown on the lighting plan attached. Essentially, four building signs are provided, two on the front (south) elevation, one on each side, and none on the rear (north) elevation. The 20' street pylon sign is also indicated on the site plan and lighting plan. A photometric lighting plan has also been provided for site lighting.

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

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

13. Utilities:

a. Sewer Service	Washoe County
b. Water Service	Truckee Meadows Water Authority

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

c. Permit #	TMWA annexation agr.	acre-feet per year	
d. Certificate #	submitted Jan. 30, 2018. They	acre-feet per year	
e. Surface Claim #	have 62 AF available and our	acre-feet per year	
f. Other, #	project requires less than 1 AF.	acre-feet per year	

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

<p>Applicant will be working direct with TMWA in purchasing water and paying water connection fees.</p>

Administrative Permit Application Supplemental Information for Care of the Infirm

(All required information, to include the physician's signed affidavit, is considered a public record and will be treated as such by Washoe County. Information may be attached separately)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to administrative permits may be found in Article 808, Administrative Permits.

1. Name of the Infirm:

Page 9 is Not Applicable for the application.

2. Name of Nevada licensed physician identifying the need for on-premise care and the physician's estimate as to the length of on-premise care required (attach physician's signed affidavit, form on page 12):

3. Name(s) of the Caregiver(s):

4. Describe the type and size of recreational vehicle or self-contained travel trailer that is proposed for use as a temporary residence of the caregiver. (Attach a site map showing the proposed location.)

5. Describe the arrangements/methods proposed for the temporary provision of:

a. Water Service:

Page 10 is Not Applicable for this application.

b. Sewage (Sanitary Sewer) Service:

c. Garbage (Solid Waste) Service:

d. Electricity:

e. Natural Gas:

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

Page 11 is Not Applicable for this application.

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

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

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

9. Community Services (provided and nearest facility):

a. Fire Station	
b. Health Care Facility	
c. Elementary School	
d. Middle School	
e. High School	
f. Parks	
g. Library	
h. Citifare Bus Stop	

**TEMPORARY OCCUPANCY
for the Care of the Infirm
AFFIDAVIT OF PHYSICIAN**

STATE OF NEVADA)
) ss:
COUNTY OF WASHOE)

I, _____ being duly sworn, depose, and say that I am a physician licensed by the Nevada State Board of Medical Examiners to practice medicine in the State of Nevada.

I further swear or affirm that:

I am a licensed physician caring for _____ and am personally familiar with his/her physical and medical condition and its impact on his/her life functions; and,

That _____ suffers from physical and medical condition(s) that severely impair his/her ability to live alone and care for himself/herself and he/she needs to have a person living on the premises/property where he/she lives in order to provide care and assistance to him/her

Signed _____

State of Nevada License Number _____

Subscribed and sworn to before me this _____ day of _____, 20__

Notary Public in and for said county and state

My commission expires: _____

This Physician's Affidavit is required to be submitted with the Administrative Permit application for Temporary Occupancy for the Care of the Infirm pursuant to WCC Section 110.310.35(g). If the Administrative Permit is approved, a new affidavit must be submitted with each annual renewal.

Property Owner Affidavit

Applicant Name: NOVASOURCE ENTERPRISES, LLC - CONTACT: BRADLEY J. CARTER

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, Stephen T. Glenn
(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 Building.

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

Assessor Parcel Number(s): 552-190-12

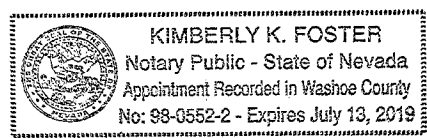
Printed Name Stephen T. Glenn

Signed [Signature]

Address 316 Calif Ave #1110 Reno NV
Reno, NV 89509

State of Nevada
County of Washoe
Subscribed and sworn to before me this
1st day of February, 2018,
by xx Stephen Thomas Glenn. xx
Kimberly K. Foster
Notary Public in and for said county and state
My commission expires: 7-13-2019

(Notary Stamp)



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

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

Property Owner Affidavit

Applicant Name: NOVASOURCE ENTERPRISES, LLC - CONTACT: BRADLEY J. CARTER

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 E. Killian
(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 Building.

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

Assessor Parcel Number(s): 552-190-12

Printed Name Michael E. Killian

Signed Michael E. Killian

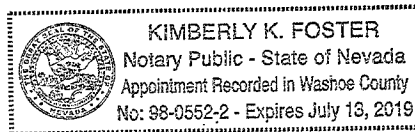
Address 405 Marsh Ave Ste 107
Reno, NV 89509

State of Nevada
County of Washoe
Subscribed and sworn to before me this
1st day of February, 2018, by
xx Michael Edward Killian. xx

Kimberly K. Foster
Notary Public in and for said county and state

My commission expires: 7-13-2019

(Notary Stamp)



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

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

July 1, 2017

Property Tax Reminder Notice

WASHOE COUNTY
 PO BOX 30039
 RENO, NV 89520-3039
 775-328-2510

PIN: 55219012
 AIN:

Balance Good Through:	02/01/2018
Current Year Balance:	\$0.00
Prior Year(s) Balance: (see below for details)	\$0.00
Total Due:	\$0.00

AUTO
 :895099:

STEPHEN T GLENN
 316 CALIFORNIA AVE 100
 RENO NV 89509

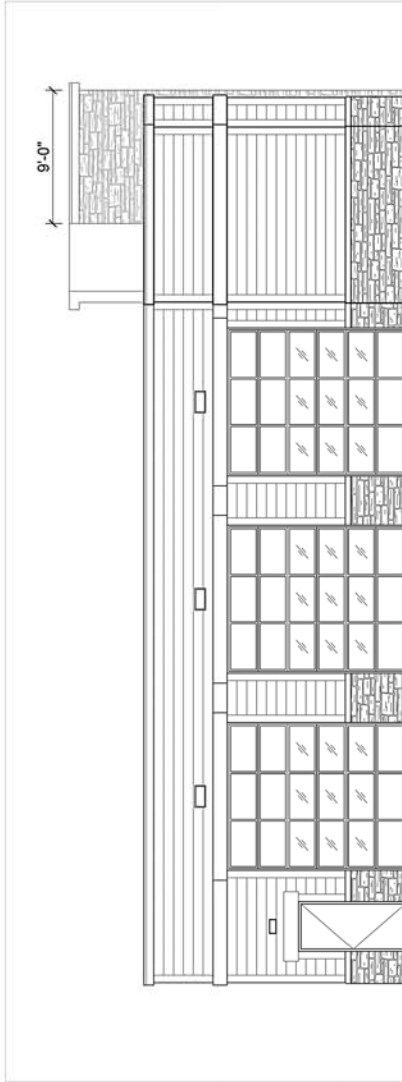
Description:

Situs: BUCK DR
 WASHOE COUNTY

This is a courtesy notice. If you have an impound account through your lender or are not sure if you have an impound account and need more information, please contact your lender directly. Please submit payment for the remaining amount(s) according to the due dates shown. Always include your PIN number with your payment. Please visit our website: www.washoecounty.us/treas

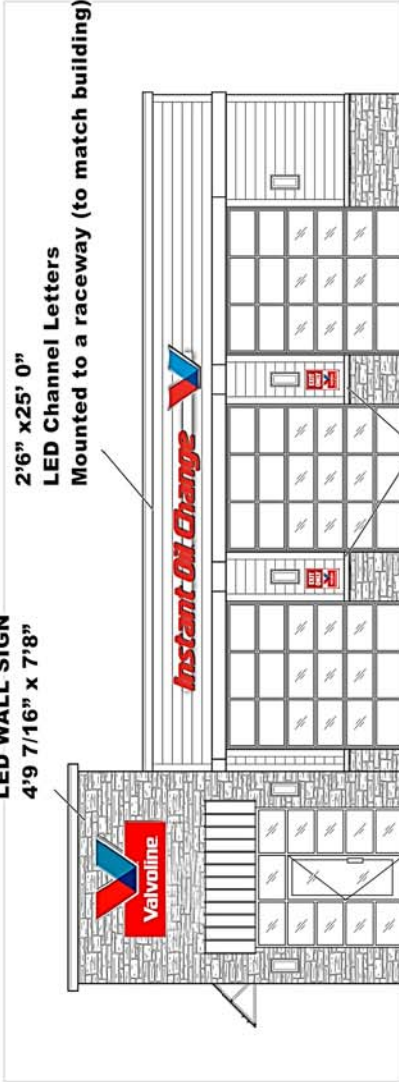
Current Charges									
PIN	Year	Bill Number	Inst	Due Date	Charges	Interest	Pen/Fees	Paid	Balance
55219012	2017	2017180127	1	08/21/2017	337.03	0.00	0.00	337.03	0.00
55219012	2017		2	10/02/2017	337.03	0.00	0.00	337.03	0.00
55219012	2017		3	01/01/2018	337.03	0.00	0.00	337.03	0.00
55219012	2017		4	03/05/2018	337.02	0.00	0.00	337.02	0.00
Current Year Totals					1,348.11	0.00	0.00	1,348.11	0.00

Prior Years								
PIN	Year	Bill Number	Charges	Interest	Pen/Fees	Paid	Balance	
Prior Years Total								



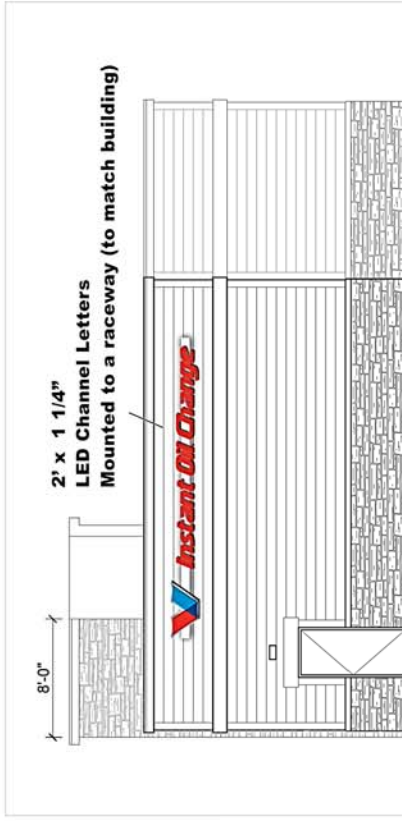
NORTH ELEVATION
ELEVATION AREA = 1111 sf
NO STUCCO

36sf
LED WALL SIGN
4'9 7/16" x 7'8"



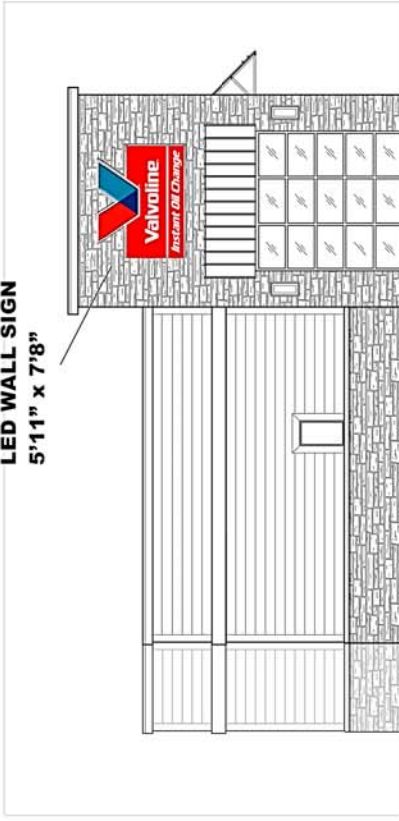
SOUTH ELEVATION
ELEVATION AREA = 1134 sf
NO STUCCO

Non-Illum. Exit Only signs
2'2" h x 1'4" w



EAST ELEVATION
ELEVATION AREA = 799 sf
NO STUCCO

45sf
LED WALL SIGN
5'11" x 7'8"



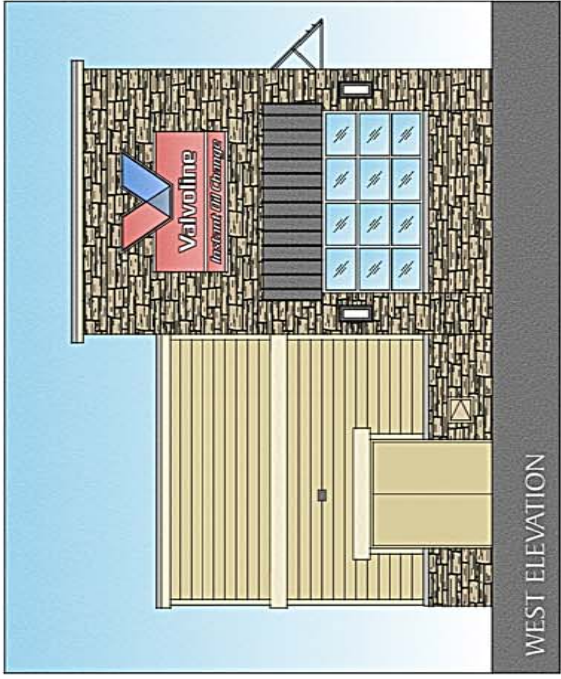
WEST ELEVATION
ELEVATION AREA = 832 sf
NO STUCCO

Approved by: _____
Date: _____

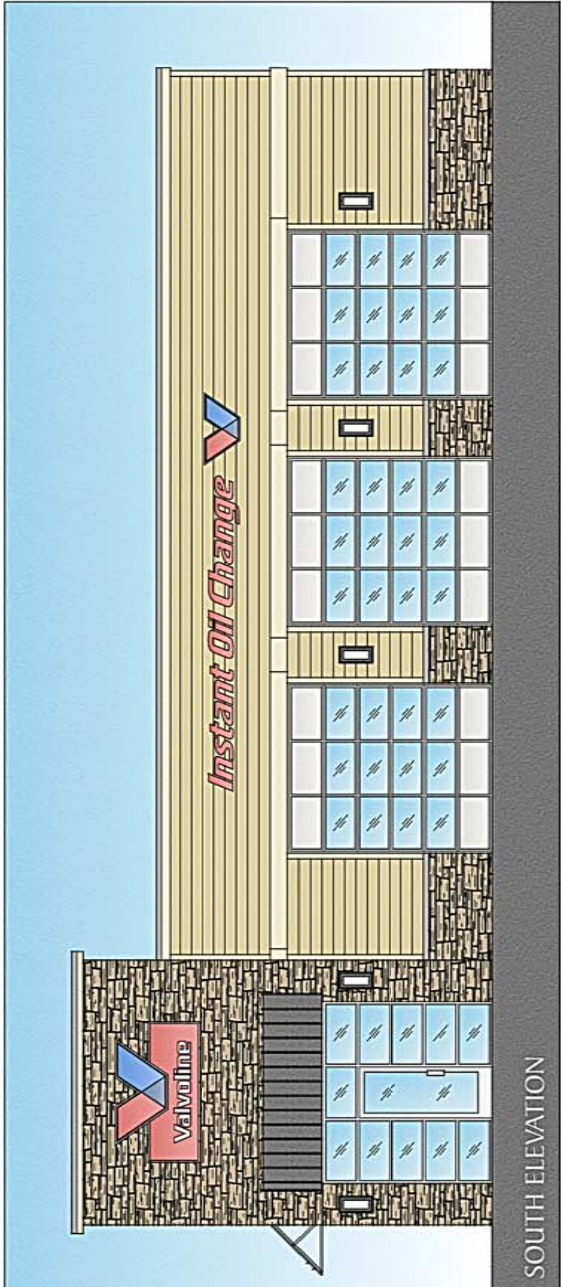
The final exterior images and sign designs for your project may differ from the above due to the necessity of complying with regulations regarding your specific property as determined by local governmental authorities.



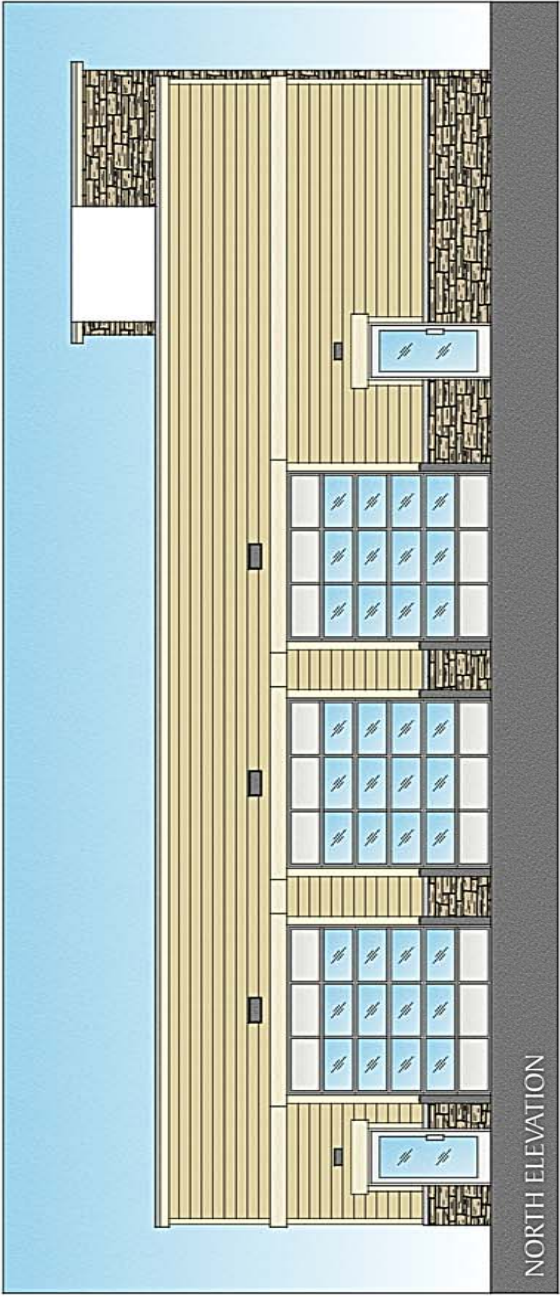
IG0001



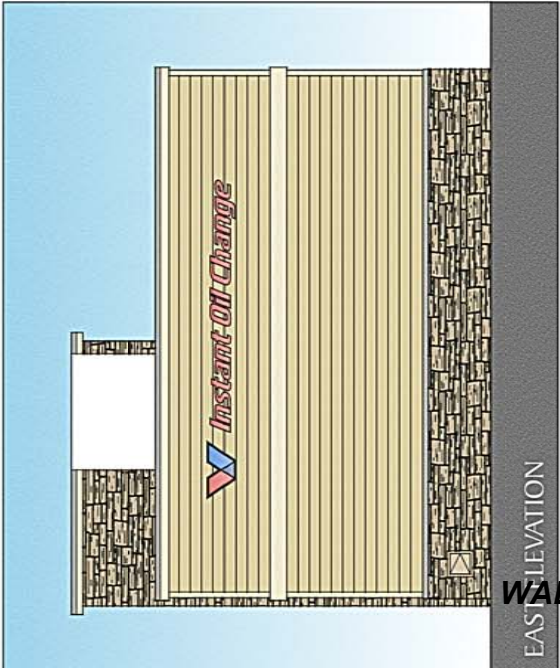
WEST ELEVATION



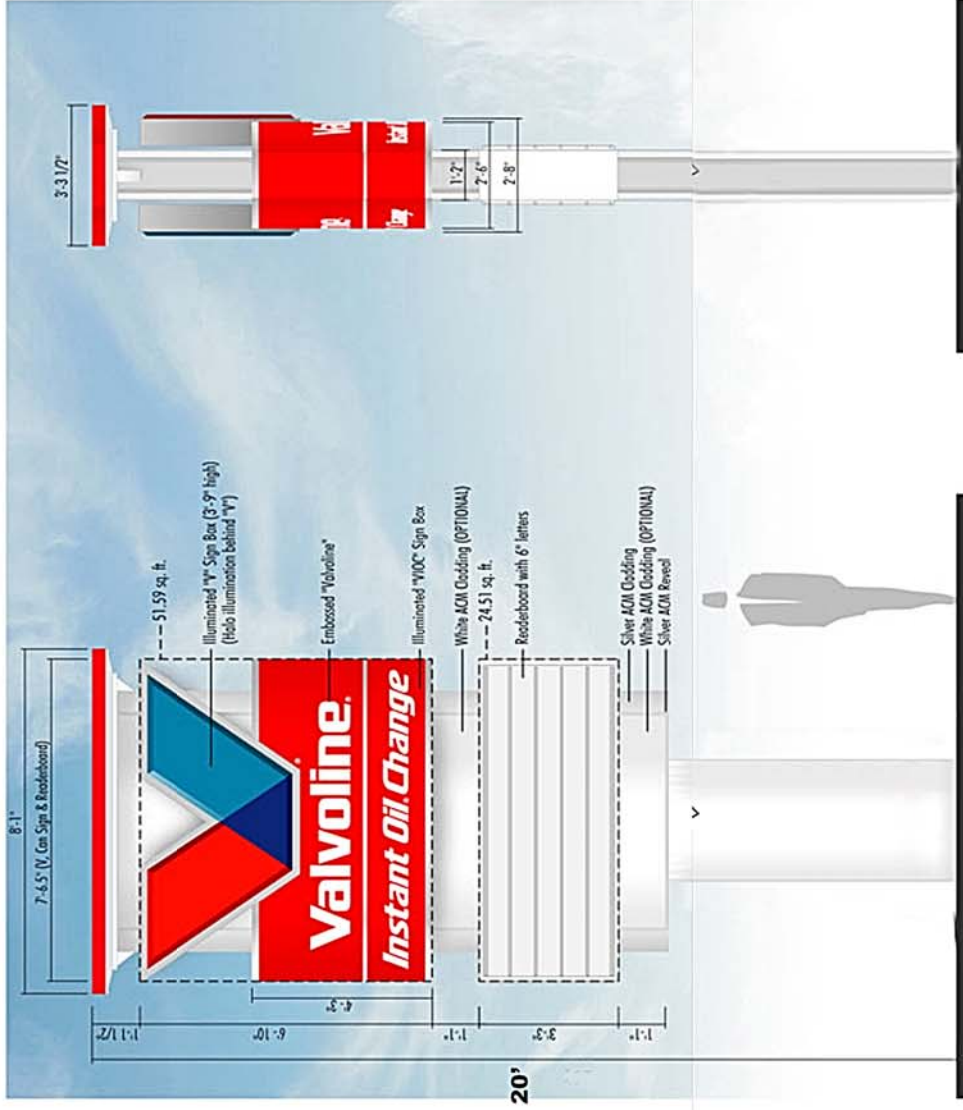
SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION

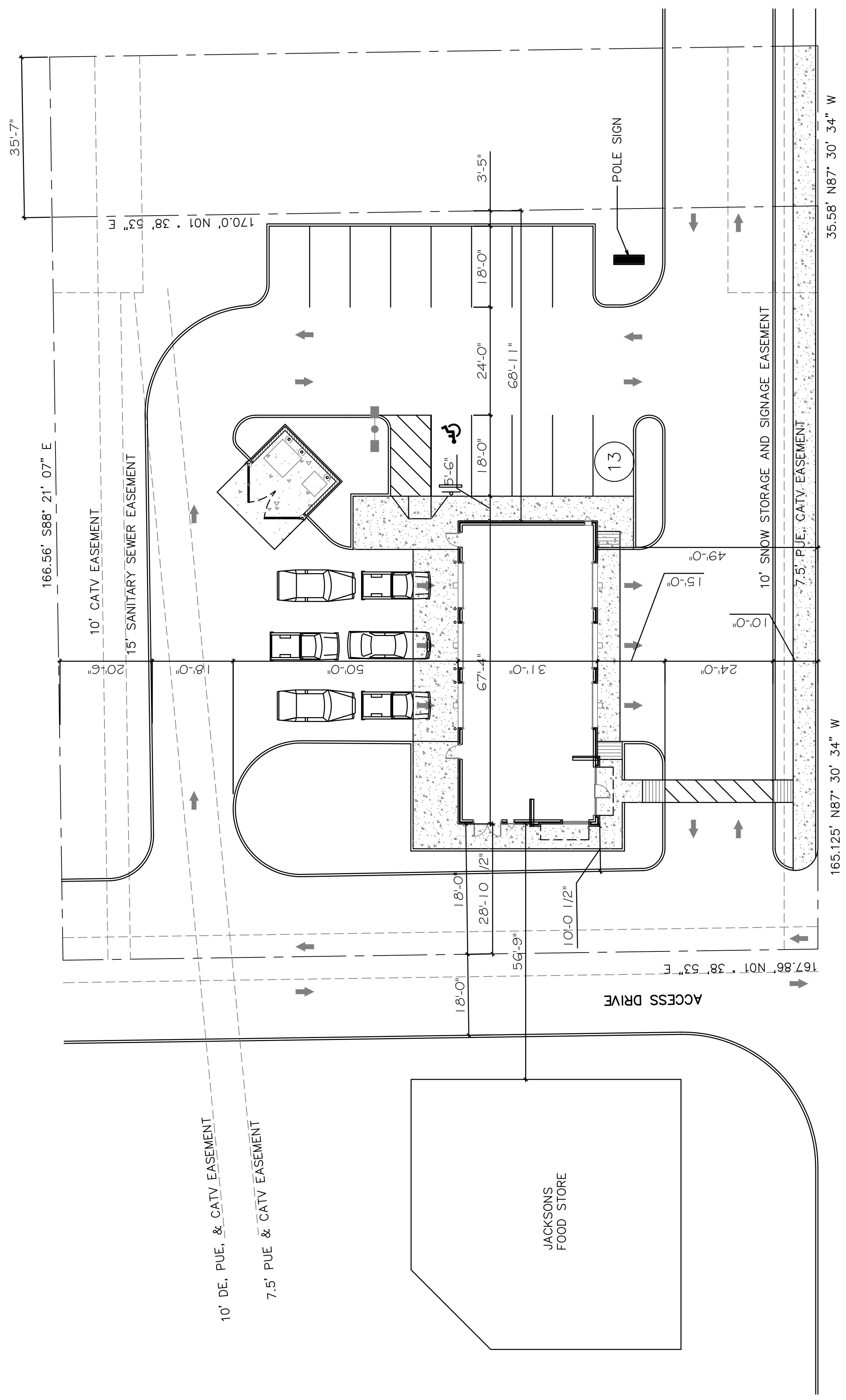
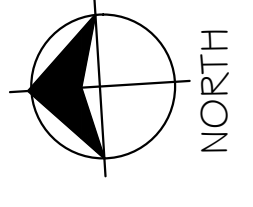


Approved by: _____
 Date: _____

The final exterior images and sign designs for your project may differ from the above due to the necessity of complying with regulations regarding your specific property as determined by local governmental authorities.

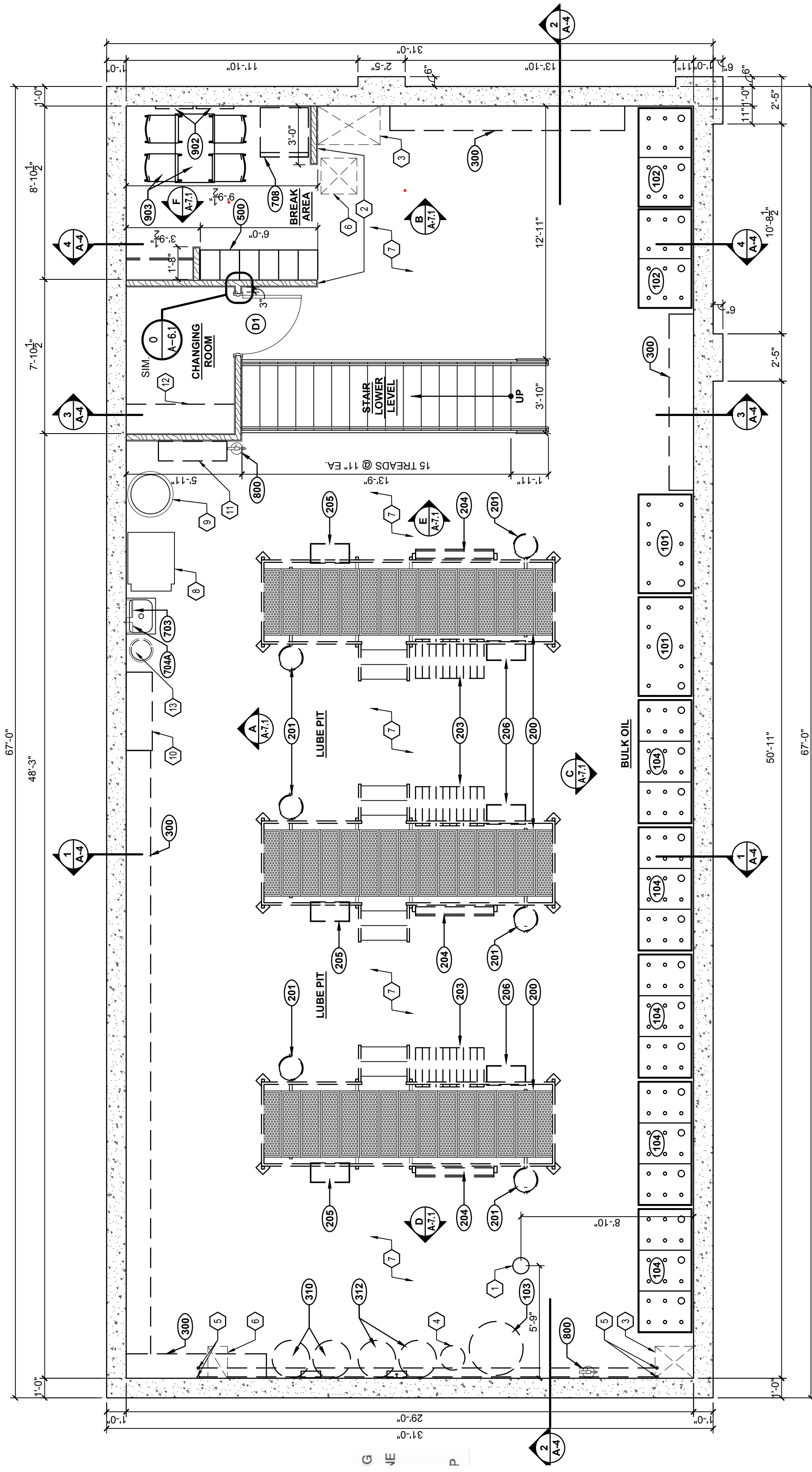


04-152 : 751 Buford dr, Lawrenceville GA

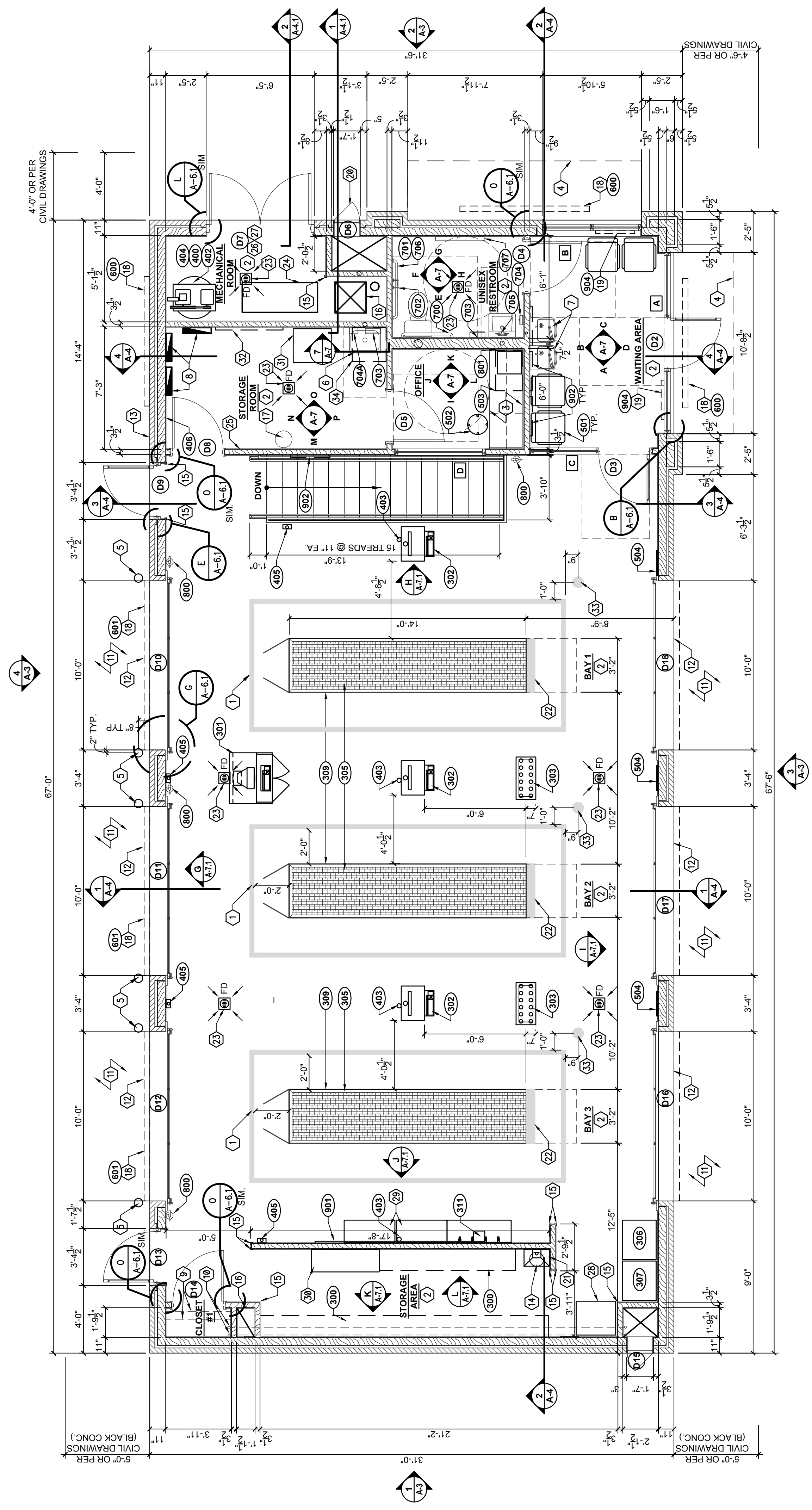
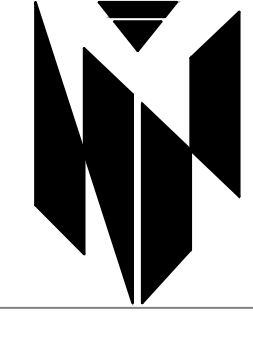


BUCK DRIVE
CONCEPTUAL SITE PLAN - DRAFT V6

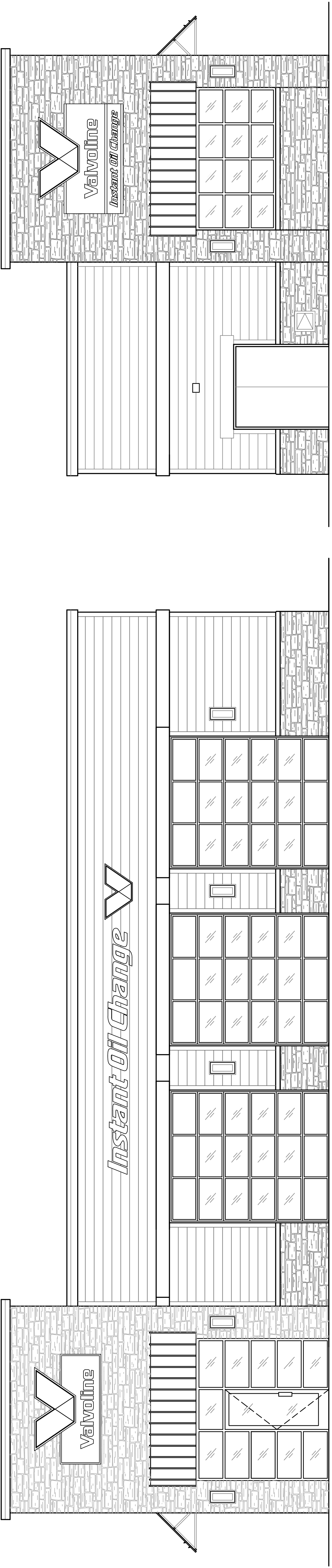
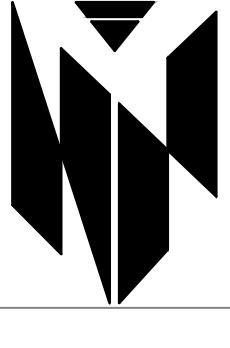
SCALE: 1/8" = 1' - 0" .64 AC
 TOTAL SQ. FT. AREA OF ADJUSTED LOT: 27,907
 TOTAL BUILDING SQ. FT. AREA (MAIN FLOOR): 2,097
 TOTAL SQ. FT. AREA OF LANDSCAPING: 6,852 = 25%
 LENGTH OF FRONTAGE ALONG BUCK DR: 165.125'



BASEMENT FLOOR PLAN
1/4" = 1'-0"

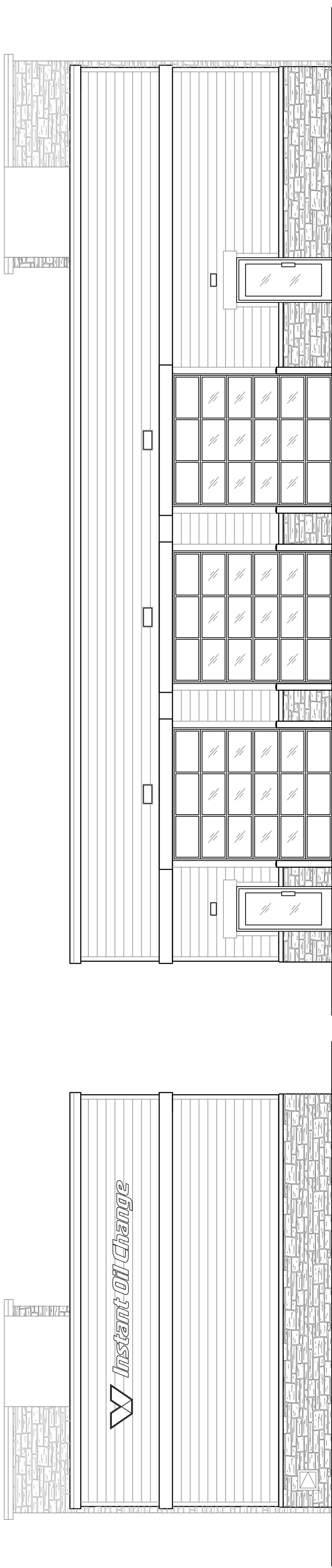


GROUND LEVEL FLOOR PLAN
1/4" = 1'-0"



SOUTH
ELEVATION
0 1 2 3 4
SCALE: 1/4" = 1'-0"
8 FT

WEST
ELEVATION
0 1 2 3 4
SCALE: 1/4" = 1'-0"
8 FT



EAST
ELEVATION
0 1 2 3 4
SCALE: 1/4" = 1'-0"
8 FT

SOUTH
ELEVATION
0 1 2 3 4
SCALE: 1/4" = 1'-0"
8 FT

Preliminary Landscape Plan
 Brittleline Properties
 VALVOLINE INSTANT OIL CHANGE

Nevada

Washoe Co.

LA No.	688-50-02-19
Designed.	RNH
Drawn.	RJK
Checked.	RNH
Date.	2/15/19

Sheet
L1
 of
 1

LANDSCAPE SPECIFICATIONS

1. PLAN IS DIAGRAMATIC ONLY. ALL LOCAL GOVERNING CODES SHALL BE MET. EXACT LOCATION OF TREES AND SHRUBS SHALL BE DETERMINED IN THE FIELD (INSTALL AS PER DETAILS) AND APPROVED BY THE OWNER'S REPRESENTATIVE.

2. A MINIMUM OF TWO WORKING DAYS BEFORE PERFORMING ANY DIGGING, CALL UNDERGROUND SERVICE ALERT FOR UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION AND PROTECTION OF ALL UTILITIES, AND REPAIR OF ANY DAMAGE RESULTING FROM HIS WORK AT NO ADDITIONAL COST TO THE OWNER.

3. DAMAGES. CONTRACTOR SHALL PROMPTLY REPAIR ALL DAMAGES TO EXISTING SITE AT NO COST TO OWNER.

4. CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER TRADES (I.E., FLYING, PLUMBING, ELECTRICAL, ETC.)

5. THE CONTRACTOR SHALL BE RESPONSIBLE TO FIELD VERIFY SITE CONDITIONS PRIOR TO CONSTRUCTION AND TO NOTIFY THE OWNER'S REPRESENTATIVE SHOULD CONDITIONS EXIST WHICH PREVENT CONSTRUCTION AS PER THESE PLANS. COMMENCEMENT OF WORK SHALL CONSTITUTE ACCEPTANCE OF CONDITIONS AND RESPONSIBILITY FOR CONNECTIONS.

6. CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR ASSUMES SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. THIS RESPONSIBILITY SHALL INCLUDE, BUT NOT BE LIMITED TO, NORMAL WORKING HOURS AND CONTRACTOR FURTHER AGREES TO CONTINUOUSLY AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS AND CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD HARMLESS THE OWNER FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THE PROJECT.

PLANTING

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FINISH GRASSING THROUGHOUT ALL LANDSCAPE AREAS SUCH THAT THERE ARE NO HAPPS OR DEPRESSIONS AND POSITIVE DRAINAGE OCCURS THROUGHOUT. THE TOP 1/8" OF ALL PLANTING BEDS SHALL BE CLEAN NATIVE SOIL FREE OF ALL CONSTRUCTION DEBRIS AND NATIVE ROCKS OVER 1" IN DIAMETER. THE CONTRACTOR SHALL AMEND THE PLANTING BED OR PLANTING HOLES PER PLANS AND SPECIFICATIONS. FINAL GROUPS OF ALL PLANTERS (I.E. MULCH SURFACES) SHALL BE FLUSH WITH ADJACENT HANDSCAPE SURFACES.

2. **SOIL TEST:** CONTRACTOR SHALL PROVIDE SOIL TEST RESULTS FOR EXISTING SITE SOIL AS FOLLOWS:

- ANALYSIS PACKAGE INCLUDES SALINITY AND ANALYSIS (P, K, Ca, Mg, SAR, S, Ca, Fe, Zn, Mn, Cu, B, I, C, pH, EC, ORP, TDS)
- TOTAL DISSOLVED SALTS (CATION EXCHANGE CAPACITY): POTASSIUM, SODIUM, CALCIUM, MAGNESIUM, NITRATE & PHOSPHORUS, SULFUR, CHLORIDE, BORON, COPPER, IRON, MANGANESE, ZINC, & LINE REQUIREMENT OR SYSTEM
- CONTRACTOR SHALL CONSULT WITH A REPUTABLE SOIL TEST LABORATORY FOR TESTING AND SOIL TEST RECOMMENDATIONS FOR SOIL AMENDMENT BASED ON ANALYSIS RESULTS.
- CONTRACTOR SHALL FOLLOW RECOMMENDATIONS OF SOIL TEST.

3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO TOTAL AND CONFIRM ALL MATERIAL QUANTITIES. ITEMS QUANTIFIED BY AN AREA (I.E. SQUARE FEET - SF, SQUARE YARD - SY OR VOLUME (CUBIC FEET - CU FT, CUBIC YARD - CU YD) SHALL BE CALCULATED AND CONFIRMED BY THE CONTRACTOR. THE QUANTITIES LISTED ON THE PLANT LIST ARE APPROXIMATE AND NOT TO BE USED FOR ORDERING MATERIAL. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THE ACTUAL QUANTITIES LISTED ON THE DRAWINGS. THE GRAPHIC SYMBOLS ON THE PLANS SHALL GOVERN. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THE ACTUAL QUANTITIES LISTED ON THE DRAWINGS. THE GRAPHIC SYMBOLS ON THE PLANS SHALL GOVERN. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THE ACTUAL QUANTITIES LISTED ON THE DRAWINGS.

4. **SOIL AMENDMENT:** UNLESS OTHERWISE INDICATED BY THE SOIL TEST, SOIL AMENDMENT SHALL BE HANNS COMPOSED TOP SOIL BARK HUNAS AND COMPOST. SUBMIT TO OWNER'S REPRESENTATIVE FOR APPROVAL.

5. CONTRACTOR IS RESPONSIBLE FOR PROVISIONS PLANT MATERIAL PER SYMBOLS, AND GRASSES INDICATED ON PLAN. SYMBOLS PREVAIL OVER NUMBERS ON PLANT LIST. NO SUBSTITUTIONS WILL BE ACCEPTED WITHOUT EXPRESSED WRITTEN CONSENT OF THE OWNER'S REPRESENTATIVE. SEE SUBMITTALS.

6. ALL PLANTS NOT MEETING OR EXCEEDING REQUIREMENTS AND RECOMMENDATIONS OF THE LATEST EDITION OF THE ANSI Z601 "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN SHALL BE REJECTED. CONTRACTOR SHALL RECEIVE ON-SITE APPROVAL OF PLANT MATERIAL BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THE ACTUAL QUANTITIES LISTED ON THE DRAWINGS. THE GRAPHIC SYMBOLS ON THE PLANS SHALL GOVERN. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THE ACTUAL QUANTITIES LISTED ON THE DRAWINGS.

7. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THE ACTUAL QUANTITIES LISTED ON THE DRAWINGS. THE GRAPHIC SYMBOLS ON THE PLANS SHALL GOVERN. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THE ACTUAL QUANTITIES LISTED ON THE DRAWINGS.

8. ALL PLANTING BEDS SHALL RECEIVE TOP-DRESSING OF MULCH AS FOLLOWS:

- (D6) DECOMPOSED GRANITE - INSTALL 4" MIN. DEPTH OF 3/8" COARSE ONBORROW D6 (OAE) - DO NOT INSTALL NEED FABRIC UNDER D6 MULCH.
- BARK MULCH - INSTALL 4" MIN. DEPTH OF 1/2" MINUS RIVERS ROCK OVER LANDSCAPE FABRIC.
- MULCH AREAS - DO NOT INSTALL LANDSCAPE FABRIC UNDER BARK.
- LANDSCAPE FABRIC - DENITRIFIED PRO-3 WEED BARRIER (OAE) INSTALL IN ACCORDANCE WITH MFG'S SPECIFICATIONS.
- BEEDS PER MFG'S SPECIFICATIONS - APPLY ROASTAR TURT & ORNAMENTAL HERBICIDE (OAE) TO ALL PLANTING BEDS PER MFG'S SPECIFICATIONS.

9. **NOTE:** ALL MULCH SAMPLES TO BE SUBMITTED TO OWNER'S REPRESENTATIVE FOR REVIEW AND APPROVAL. MIN. 45 DAYS PRIOR TO START OF ANY CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE TO CORRECT THE ISSUES AT HIS EXPENSE. WITHOUT APPROVAL IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CORRECT THE ISSUES AT HIS EXPENSE.

OBSERVATIONS/APPROVALS/SUBMITTALS

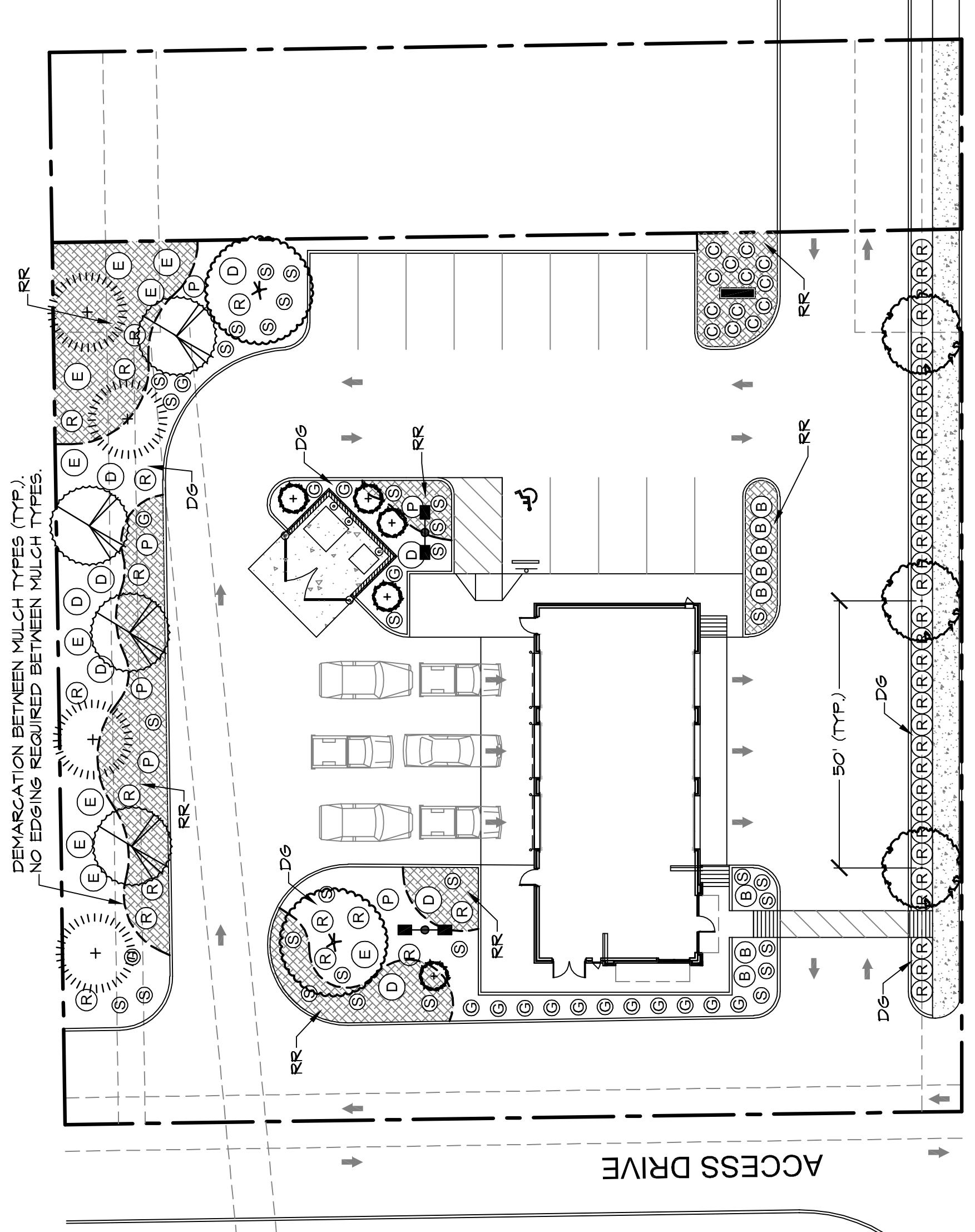
10. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING OWNER'S REPRESENTATIVE, A MINIMUM OF 48 HOURS IN ADVANCE FOR THE FOLLOWING SITE OBSERVATIONS AND/OR MEETINGS:

- A. PRECONSTRUCTION MEETING WITH ALL PARTIES
- B. PRELIMINARY MEETING TO INSTALLATION
- C. FINAL PROJECT WALK-THROUGH
- D. ADDITIONAL SITE OBSERVATIONS AS DEEMED NECESSARY BY THE OWNER'S REPRESENTATIVE AND/OR CONTRACTOR

11. SUBMIT AMENDMENT AND MULCH SAMPLES TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION. FAILURE TO COMPLY MAY RESULT IN REJECTION OF MULCH OR AMENDMENT PRIOR TO OR FOLLOWING INSTALLATION.

12. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND PROVIDE PLANT MATERIAL AS SPECIFIED ON THIS PLAN. THE CONTRACTOR MAY SUBMIT A REQUEST TO PROVIDE SUBSTITUTIONS FOR THE SPECIFIED PLANT MATERIAL UNDER THE FOLLOWING CONDITIONS:

- A. ANY SUBSTITUTIONS PROPOSED SHALL BE SUBMITTED TO THE PROJECT OWNER'S REPRESENTATIVE WITHIN TWO WEEKS OF THE AWARD OF CONTRACT. SUBSTITUTIONS MUST MEET EQUIVALENT DESIGN AND FUNCTIONAL GOALS OF THE ORIGINAL PLANT MATERIAL AND BE OF EQUAL OR BETTER QUALITY.
- B. THE REQUEST WILL BE ACCOMPANIED BY AT LEAST THREE NOTICES FROM PLANT MATERIAL SUPPLIERS THAT THE PLANT MATERIAL SPECIFIED IS NOT AVAILABLE AND WILL NOT BE AVAILABLE PRIOR TO CONSTRUCTION.
- C. SUBSTITUTIONS SHALL BE ACCOMPANIED BY A SAMPLE OF PROPOSED SOIL AMENDMENTS TO OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- D. RECORD (AS-BUILT) DRAWINGS: FOLLOWING COMPLETION OF PROJECT INSTALLATION AND PRIOR TO FINAL APPROVAL, CONTRACTOR SHALL PREPARE AND SUBMIT RECORD DRAWINGS DEPICTING A COMPLETE LANDSCAPE AND IRRIGATION INSTALLATION. RECORD DRAWINGS SHALL BE PREPARED AND SUBMITTED WITHIN 15 BUSINESS DAYS OF COMPLETION OF THE LANDSCAPE INSTALLATION BY THE OWNER'S AUTHORIZED REPRESENTATIVE. IN BIDDING AND ACCEPTANCE OF THE LANDSCAPE INSTALLATION BY THE OWNER'S AUTHORIZED REPRESENTATIVE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL QUANTITIES LISTED ON THE DRAWINGS. THE GRAPHIC SYMBOLS ON THE PLANS SHALL GOVERN. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THE ACTUAL QUANTITIES LISTED ON THE DRAWINGS.
- E. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THE ACTUAL QUANTITIES LISTED ON THE DRAWINGS. THE GRAPHIC SYMBOLS ON THE PLANS SHALL GOVERN. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THE ACTUAL QUANTITIES LISTED ON THE DRAWINGS.
- F. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THE ACTUAL QUANTITIES LISTED ON THE DRAWINGS. THE GRAPHIC SYMBOLS ON THE PLANS SHALL GOVERN. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THE ACTUAL QUANTITIES LISTED ON THE DRAWINGS.
- G. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THE ACTUAL QUANTITIES LISTED ON THE DRAWINGS. THE GRAPHIC SYMBOLS ON THE PLANS SHALL GOVERN. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THE ACTUAL QUANTITIES LISTED ON THE DRAWINGS.
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LANDSCAPE DATA
 SITE AREA = 21,916 SF (0.64 ACRES)
 ZONING: GC
 PLANNING AREA: NORTH VALLEYS
 REQUIRED LANDSCAPE AREA = 5993 SF (20% OF TOTAL SITE AREA)
 PROVIDED LANDSCAPE AREA = 6680 SF (24% OF SITE AREA)
 TREES REQUIRED = 19

- (1) TREE FOR EVERY FIFTY (50) LINEAR FEET OF STREET FRONTAGE. (3) TREES ALONG BUCK DRIVE = (33)
 - (1) TREE EVERY TWENTY (20) LINEAR FEET OF PROPERTY FRONTAGE ADJACENT TO RESIDENTIAL USE PLANTED IN OFFSET ROWS OR GROUPINGS TO ACHIEVE MAXIMUM COVERAGE = (6.25)
 - (1) TREE SHALL BE PROVIDED FOR EVERY TEN (10) PARKING SPACES = (13)
- TREES PROVIDED = 19

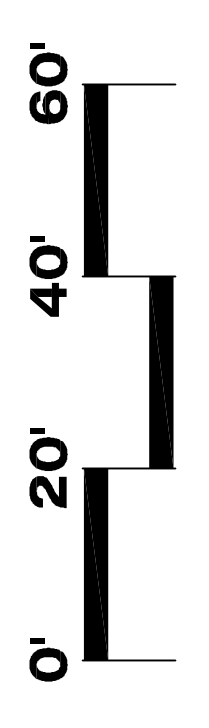
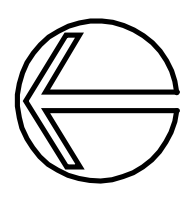
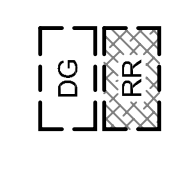
IRRIGATION NOTE

ALL LANDSCAPING WILL BE AUTOMATICALLY IRRIGATED. CONTAINER PLANTINGS WILL BE DRIP IRRIGATED BASED ON THE SPECIFIC HORTICULTURAL REQUIREMENTS OF EACH SPECIES. A REDUCED-PRESSURE-TYPE BACKFLOW PREVENTOR WILL BE PROVIDED ON THE IRRIGATION SYSTEM AS REQUIRED PER CODE.

PLANT LEGEND

SYM.	QNT.	BOTANICAL NAME/COMMON NAME	MIN. SIZE
(Star symbol)	3	DECIDUOUS TREES	2" CAL.
(Large circle)	2	PYRUS CALLERYANA 'ELEN'S FORM'/CHANTICLEER PEAR	1-1/2' CAL.
(Large circle)	4	ACER RUBRUM 'FRANKSRED'/RED SUNSET MAPLE	7' MIN. HT.
(Large circle)	4	EVERGREEN TREES	5' MIN. HT.
(Large circle)	4	CUPRESSOCYPARIS LEYLANDII/LEYLAND CYPRESS	
(Large circle)	4	PINUS NIGRA/AUSTRIAN PINE	
G	17	SHRUBS & ORNAMENTAL GRASSES	
E	6	CALYAGROSTIS X ACUTIFLORA 'KARL FOERSTER/FEATHER REED GRASS	1 GAL.
D	10	CORNUS STOLONIFERA 'ISANTI' - ISANTI REDTING DOGWOOD	5 GAL.
B	10	ELONMUS KLAUSCHOVICUS 'MANHATTAN'/MANHATTAN ELONMUS	5 GAL.
C	10	JUNIPERUS SABINA 'BROADMOOR'/BROADMOOR JUNIPER	5 GAL.
P	5	JUNIPERUS SABINA 'MOONVALLEY'/CALGARY CARPET JUNIPER	5 GAL.
R	6	JUNIPERUS SCOPULARUM 'WITCHITA BLUE/WITCHITA BLUE JUNIPER	5 GAL.
S	44	PINUS MUGO 'FUMILO/DMARF MUGO PINE	5 GAL.
S	31	SPIRAEA JAPONICA 'GOLDMOUND'/GOLDMOUND SPIREA	5 GAL.

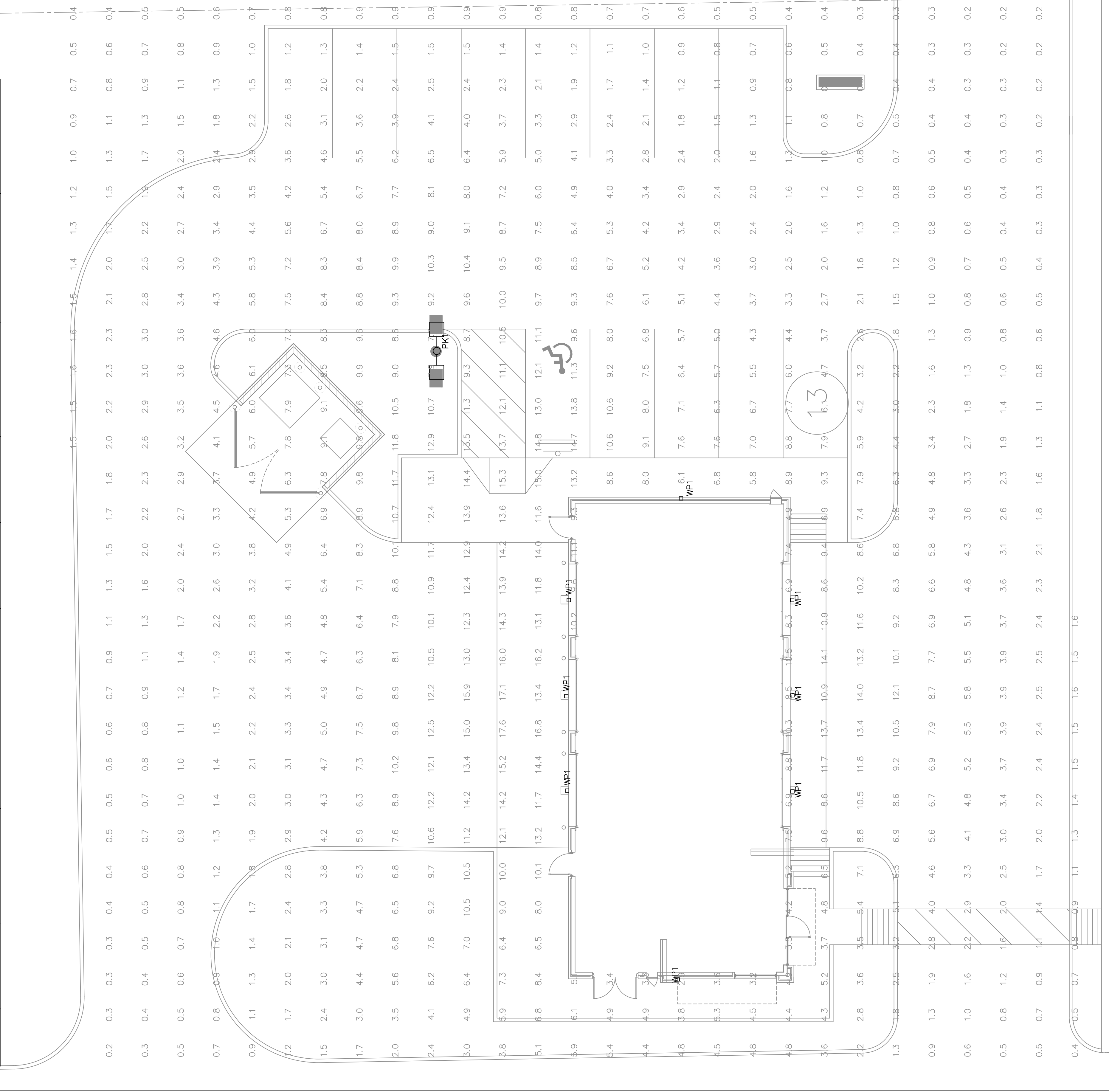
GROUND COVER LEGEND
 DECOMPOSED GRANITE - SEE SPECIFICATIONS
 RIVERS ROCK - SEE SPECIFICATIONS



Scale in Feet

LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	LAMP	DESCRIPTION	BALLAST	MOUNTING	MODEL	INPUT WATTS	VOLTS	NOTE 1
PK1		(240) 232W TWO HUNDRED FORTY WHITE LIGHT EMITTING DIODES (LEDS), VERTICAL BASE—UP POSITION.	240 LED TYPE III MEDIUM 350mA 4300K EDGE AREA	ELECTRONIC	POLE	BETALED, A DIVISION OF RUUD LIGHTING, ARE-EDG-3M-***-24-D-UL-350-43K or BXAL1324D-UH7 (350mA)	263.3	MULTIPLE	TWO HUNDRED FORTY WHITE LIGHT EMITTING DIODES (LEDS), VERTICAL BASE—UP POSITION.
WP1		(60) SIXTY WHITE LIGHT EMITTING DIODES (LEDS), VERTICAL BASE—UPPOSITION.	60 LED TYPE IV MEDIUM 700mA 4000K EDGE SECURITY	ELECTRONIC	CEILING	BETALED, A DIVISION OF RUUD LIGHTING, SEC-EDG-4M-***-06-D-UL-700-40K or BXSE*406D-U07 (700mA)	133	120V 1P 2W	SIXTY WHITE LIGHT EMITTING DIODES (LEDS), VERTICAL BASE—UPPOSITION.



SEC-EDG-2S/2SB-WM
One Edge™ Security Wall Pack Luminaires - Type I Short - Wall Mount

Product Description
Slim low profile design. Luminaires end cap is rugged die cast aluminum with integral LED. The LED is protected by a clear, polycarbonate lens. The luminaire is designed for use in wet locations. The luminaire is designed for use in wet locations. The luminaire is designed for use in wet locations.

Performance Summary
Patented NanoCoat™ Product Technology
UL94 V-0 Flame Retardant
IP67 (LED and mounting parts)
CET: 5000K (L / 5000K Standard), 4000K (L / 4000K)
Limited Warranty 10 years on luminaire / 5 years on Colovest® Die-Cast Aluminum Finish

Accessories
MaxiDim™ Dimmer

Ordering Information
SEC-010 SEC-020 SEC-030 SEC-040 SEC-050 SEC-060 SEC-070 SEC-080 SEC-090 SEC-100

LED Chipset

LED Chipset (Color)	Dim. "X"
01 1W (3000K)	1.5"
02 1W (3500K)	1.5"
03 1W (4000K)	1.5"
04 1W (4500K)	1.5"
05 1W (5000K)	1.5"
06 1W (5500K)	1.5"
07 1W (6000K)	1.5"
08 1W (6500K)	1.5"
09 1W (7000K)	1.5"
10 1W (7500K)	1.5"

CREE
www.cree.com
1 800 234-4897

Creed Edge™ Series
LED Area Flood Luminaires

Product Description
The Creed Edge™ Series Area Flood Luminaires are rugged die cast aluminum luminaire with performance and reliability. Various mounting options. Adjustable Arm, Direct Arm, Direct Arm. Applicable for parking lots, walkways, courtyards, office complexes, office complexes, and internal facility.

Performance Summary
Patented NanoCoat™ Product Technology
Made in the U.S.A., A.U.S. and imported parts
CET: 5000K (L / 5000K Standard), 4000K (L / 4000K)
Limited Warranty 10 years on luminaire / 5 years on Colovest® Die-Cast Aluminum Finish

Accessories
MaxiDim™ Dimmer

Ordering Information
SEC-110 SEC-120 SEC-130 SEC-140 SEC-150 SEC-160 SEC-170 SEC-180 SEC-190 SEC-200

LED Chipset

LED Chipset (Color)	Dim. "X"
11 1W (3000K)	2.1"
12 1W (3500K)	2.1"
13 1W (4000K)	2.1"
14 1W (4500K)	2.1"
15 1W (5000K)	2.1"
16 1W (5500K)	2.1"
17 1W (6000K)	2.1"
18 1W (6500K)	2.1"
19 1W (7000K)	2.1"
20 1W (7500K)	2.1"

CREE
www.cree.com
1 800 234-4897

PROJECT NUMBER
15-15

REVISIONS

SHEET TITLE
F.C. CALCULATION PLAN
SITE LIGHTING

PROJECT/OWNER
VALVOLINE OIL CHANGE
RENO, NEVADA

ARCHITECT
NICHOLS • NAYLOR ARCHITECTS
1155 EAST WILMINGTON AVENUE SUITE 250
SALT LAKE CITY, UTAH 84106 (801) 487-3330

DATE
FEB 14, 2018

SHEET NUMBER
E101

Assessor's Map Number

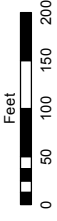
552-19

STATE OF NEVADA

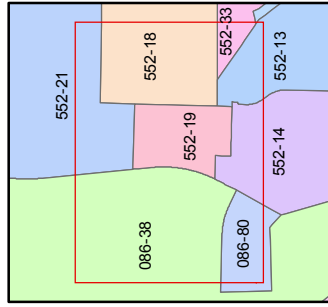
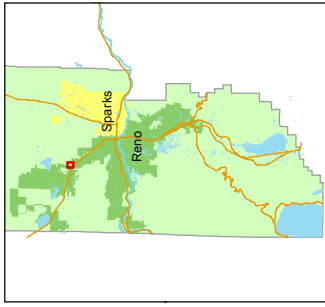
**WASHOE COUNTY
ASSESSOR'S OFFICE**

Michael E. Clark, Assessor

1001 East Ninth Street
Building D
Reno, Nevada 89512
(775) 328-2231



1 inch = 200 feet



created by KSB 1/24/2011

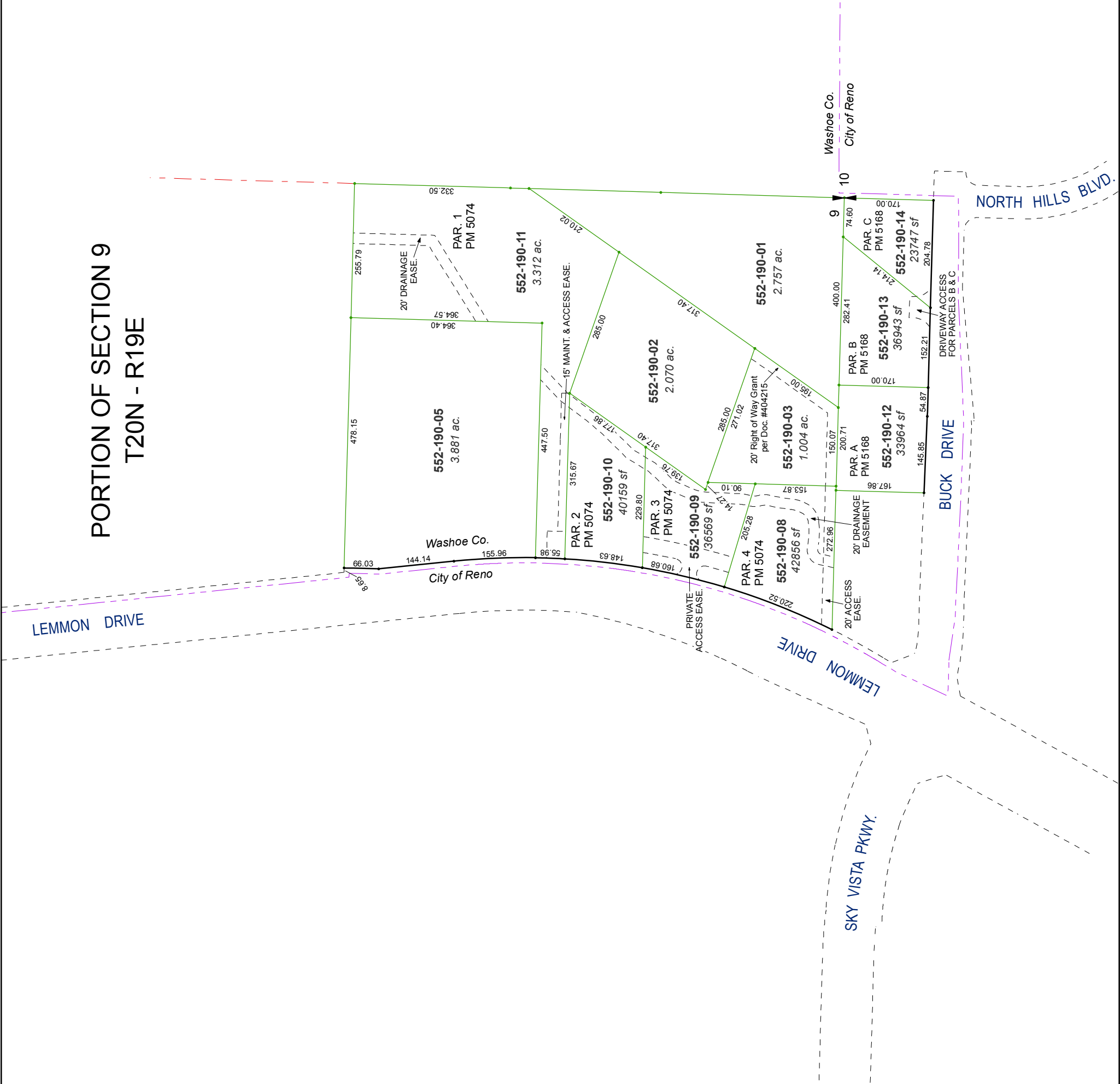
last updated: KSB 9/10/12 KSB 7/02/15

area previously shown on map(s)

088-02

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

**PORTION OF SECTION 9
T20N - R19E**





Bradley Carter <bcarter@novasource.net>

Fwd: RE: Traffic Impact report requirement for development at Lemmon & Buck east of Jackson's Cstore

1 message

Ron Witzel <ron@rdwitelconstruction.com>

Mon, Jan 29, 2018 at 12:46 PM

To: John Christensen <jchristoch@gmail.com>, Brad Carter personal <bcarter@novasource.net>

FYI, from Washoe County regarding the traffic study.

----- Forwarded message -----

From: "Lawson, Clara" <CLawson@washoecounty.us>

Date: Jan 29, 2018 12:37 PM

Subject: RE: Traffic Impact report requirement for development at Lemmon & Buck east of Jackson's Cstore

To: "Ron Witzel" <ron@rdwitelconstruction.com>

Cc:

This is a relatively low traffic generator so no other study is required.



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

Connect with us: cMail | Twitter | Facebook | www.washoecounty.us

From: Ron Witzel [mailto:ron@rdwitelconstruction.com]

Sent: Monday, January 29, 2018 10:37 AM

To: Lawson, Clara

Subject: Traffic Impact report requirement for development at Lemmon & Buck east of Jackson's Cstore

Hi Clara, I have tried to call the number that I have for you at 775-328-3603 and have received a constant busy signal. I represent a client whom is developing a Valvoline Oil change facility just east of the Jackson's C-Store at 300 Lemmon Drive. We are in the process of submitting items for an administrative use permit with the county. One of those items in question is the need/requirement for a Traffic Impact Report for this project. The building is approximately 1800 s.f. On a daily basis may have 30-40 customers. Will there be a report required and if so what will be required? Thanks for your time.

Ronald D. Witzel

2039 Bear Ridge Cove

Draper, Utah 84020

Cell: 801-860-9644

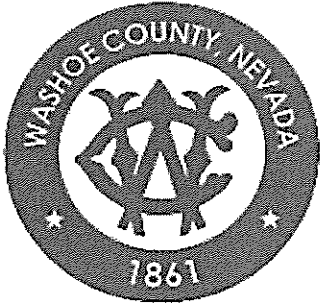


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LANDSCAPE SPECIFICATIONS

GENERAL

1. PLAN IS DIAGRAMMATIC ONLY. ALL LOCAL GOVERNING CODES SHALL BE MET. EXACT LOCATION OF TREES AND SHRUBS SHALL BE DETERMINED IN THE FIELD (INSTALL AS PER DETAILS) AND APPROVED BY THE OWNER'S REPRESENTATIVE.
2. A MINIMUM OF TWO WORKING DAYS BEFORE PERFORMING ANY DIGGING, CALL UNDERGROUND SERVICE ALERT FOR ALL UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION AND PROTECTION OF ALL UTILITIES, AND REPAIR OF ANY DAMAGE RESULTING FROM HIS WORK AT NO ADDITIONAL COST TO THE OWNER.
3. DAMAGES: CONTRACTOR SHALL PROMPTLY REPAIR ALL DAMAGES TO EXISTING SITE AT NO COST TO OWNER.
4. CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER TRADES (I.E., FAVING, PLUMBING, ELECTRICAL, ETC.)
5. THE CONTRACTOR SHALL BE RESPONSIBLE TO FIELD VERIFY SITE CONDITIONS PRIOR TO CONSTRUCTION AND TO NOTIFY THE OWNER'S REPRESENTATIVE SHOULD CONDITIONS EXIST WHICH PREVENT CONSTRUCTION AS PER THESE PLANS. COMMENCEMENT OF WORK SHALL CONSTITUTE ACCEPTANCE OF CONDITIONS AND RESPONSIBILITY FOR CONNECTIONS.
6. CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR ASSUMES SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL CONTINUE TO DEFEND, INDEMNIFY AND HOLD HARMLESS THE OWNER FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THE PROJECT.

PLANTING

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FINISH GRASSING THROUGHOUT ALL LANDSCAPE AREAS SUCH THAT THERE ARE NO HAPPS OR DEPRESSIONS AND POSITIVE DRAINAGE OCCURS THROUGHOUT. THE TOP 18" OF ALL PLANTING BEDS SHALL BE CLEAN NATIVE SOIL FREE OF ALL CONSTRUCTION DEBRIS AND NATIVE ROCKS OVER 1" IN DIAMETER. THE CONTRACTOR SHALL AMEND THE PLANTING BED OR PLANTING HOLES PER PLANS AND SPECIFICATIONS. FINAL GROUPS OF ALL PLANTERS (I.E. MULCH SURFACES) SHALL BE FLUSH WITH ADJACENT HANDSCAPE SURFACES.
2. SOIL TEST: CONTRACTOR SHALL PROVIDE SOIL TEST RESULTS FOR EXISTING SITE SOIL AS FOLLOWS:
 - a. ANALYSIS PACKAGE 1: pH, SALINITY AND ANIONITY (SULFATE, CHLORIDE, NITRATE), INFILTRATION RATE, OH CONDUCTIVITY
 - b. ANALYSIS PACKAGE 2: PHOSPHORUS, SULFUR, CHLORIDE, BORON, COPPER, IRON, MANGANESE, ZINC, & LINE REQUIREMENT OR SYSTEM
 - c. ANALYSIS PACKAGE 3: PHOSPHORUS, SULFUR, CHLORIDE, BORON, COPPER, IRON, MANGANESE, ZINC, & LINE REQUIREMENT OR SYSTEM
 - d. CONTRACTOR SHALL FOLLOW RECOMMENDATIONS BASED ON ANALYSIS RESULTS.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO TOTAL AND CONFIRM ALL MATERIAL QUANTITIES. ITEMS QUANTIFIED BY AN AREA (I.E. SQUARE FEET - SF, SQUARE YARD - SY OR VOLUME (CUBIC FEET - CU FT, CUBIC YARD - CU YD) SHALL BE CALCULATED AND CONFIRMED BY THE CONTRACTOR. THE QUANTITIES LISTED ON THE PLANT LIST ARE APPROXIMATE QUANTITIES. CONTRACTOR SHALL VERIFY THE QUANTITIES LISTED ON THE PLANT LIST AGAINST THE ACTUAL QUANTITIES SHOWN ON THE DRAWINGS. THE GRAPHIC SYMBOLS ON THE PLANS SHALL GOVERN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE QUANTITIES LISTED ON THE PLANS AGAINST THE ACTUAL QUANTITIES SHOWN ON THE DRAWINGS. THE GRAPHIC SYMBOLS ON THE PLANS SHALL GOVERN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE QUANTITIES LISTED ON THE PLANS AGAINST THE ACTUAL QUANTITIES SHOWN ON THE DRAWINGS. THE GRAPHIC SYMBOLS ON THE PLANS SHALL GOVERN.
4. SOIL AMENDMENT, UNLESS OTHERWISE INDICATED BY THE SOIL TEST. SOIL AMENDMENT SHALL BE MIXES COMPOSED OF TOPSOIL, BARK HUMUS AND COMPOST. SUBMIT TO OWNER'S REPRESENTATIVE FOR APPROVAL.
5. CONTRACTOR IS RESPONSIBLE FOR PROVISIONS PLANT MATERIAL PER SYMBOLS AND GRAINS INDICATED ON PLAN. SYMBOLS PREVAIL OVER NUMBERS ON PLANT LIST. NO SUBSTITUTIONS WILL BE ACCEPTED WITHOUT EXPRESSED WRITTEN CONSENT OF THE OWNER'S REPRESENTATIVE. SEE SUBMITTALS.
6. ALL PLANTS NOT MEETING OR EXCEEDING REQUIREMENTS AND RECOMMENDATIONS OF THE LATEST EDITION OF THE ANSI Z601 AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN SHALL BE REJECTED. CONTRACTOR SHALL RECEIVE ON-SITE APPROVAL OF PLANT MATERIAL BY OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL CONTINUE TO DEFEND, INDEMNIFY AND HOLD HARMLESS THE OWNER FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THE PROJECT.
7. ALL PLANTING BEDS SHALL RECEIVE TOP-DRESSING OF MULCH AS FOLLOWS:
 - a. (D6) DECOMPOSED GRANITE - INSTALL 4" MIN. DEPTH OF 3/8" COARSE ONBORROW D6 (OAE) - DO NOT INSTALL NEED FABRIC UNDER D6 MULCH.
 - b. BARKS MULCH - INSTALL 4" MIN. DEPTH OF 1/2" MINUS RIVERS ROCK OVER LANDSCAPE FABRIC.
 - c. MULCH AREAS - DO NOT INSTALL LANDSCAPE FABRIC UNDER BARK.
 - d. LANDSCAPE FABRIC - DENITI PRO-3 WEED BARRIER (OAE) INSTALL IN ACCORDANCE WITH MFG'S SPECIFICATIONS.
 - e. BEDS PER MFG'S SPECIFICATIONS - APPLY ROASTBAR TURF & ORNAMENTAL HERBICIDE (OAE) TO ALL PLANTING BEDS PER MFG'S SPECIFICATIONS.

NOTE: ALL MULCH SAMPLES TO BE SUBMITTED TO OWNER'S REPRESENTATIVE FOR REVIEW AND APPROVAL. MIN. 45 NOTES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL CONTINUE TO DEFEND, INDEMNIFY AND HOLD HARMLESS THE OWNER FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THE PROJECT.

OBSERVATIONS/APPROVALS/SUBMITTALS

14. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING OWNER'S REPRESENTATIVE, A MINIMUM OF 48 HOURS IN ADVANCE FOR THE FOLLOWING SITE OBSERVATIONS AND/OR MEETINGS:
 - a. PRECONSTRUCTION MEETING WITH ALL PARTIES
 - b. FINAL PROJECT WALK-THROUGH
 - c. FINAL PROJECT WALK-THROUGH
 - d. ADDITIONAL SITE OBSERVATIONS AS DEEMED NECESSARY BY THE OWNER'S REPRESENTATIVE AND/OR CONTRACTOR.

15. SUBMIT AMENDMENT AND MULCH SAMPLES TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION. FAILURE TO COMPLY MAY RESULT IN REJECTION OF MULCH OR AMENDMENT PRIOR TO OR FOLLOWING INSTALLATION.

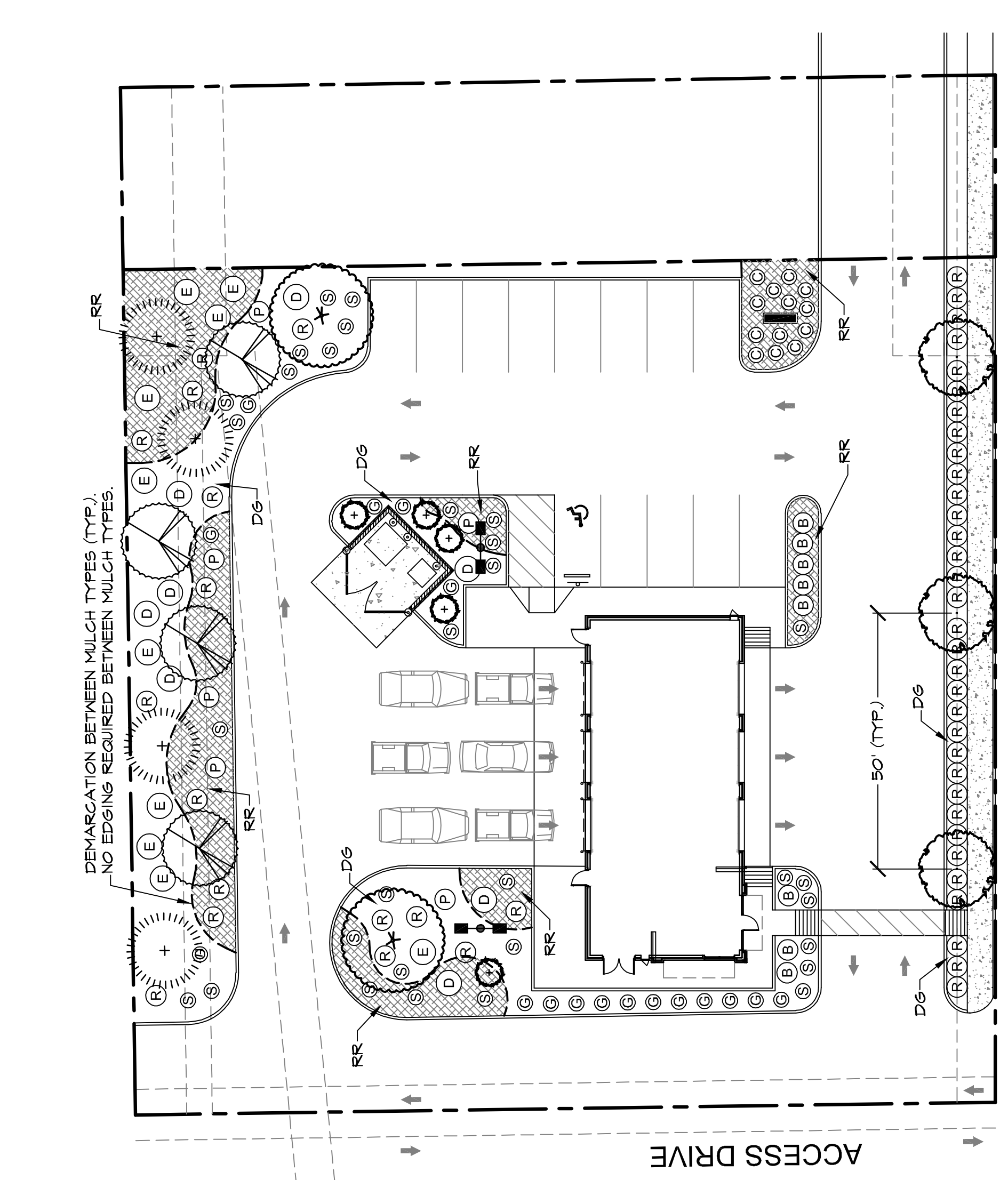
16. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND PROVIDE PLANT MATERIAL AS SPECIFIED ON THIS PLAN. THE CONTRACTOR MAY SUBMIT A REQUEST TO PROVIDE SUBSTITUTIONS FOR THE SPECIFIED PLANT MATERIAL UNDER THE FOLLOWING CONDITIONS:

17. ANY SUBSTITUTIONS PROPOSED SHALL BE SUBMITTED TO THE PROJECT OWNER'S REPRESENTATIVE WITHIN TWO WEEKS OF THE AWARD OF CONTRACT. SUBSTITUTIONS MUST MEET EQUIVALENT DESIGN AND FUNCTIONAL GOALS OF THE ORIGINAL SPECIFICATION AND BE APPROVED BY THE OWNER'S REPRESENTATIVE. ANY CHANGES MUST HAVE THE APPROVAL OF THE OWNER'S REPRESENTATIVE.
18. THE REQUEST WILL BE ACCOMPANIED BY AT LEAST THREE NOTICES FROM PLANT MATERIAL SUPPLIERS THAT THE PLANT MATERIAL SPECIFIED IS NOT AVAILABLE AND WILL NOT BE AVAILABLE PRIOR TO CONSTRUCTION.
19. SUBMIT REQUIRED SOIL REPORT, AND SAMPLE OF PROPOSED SOIL AMENDMENTS TO OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
20. RECORD (AS-BUILT) DRAWINGS: FOLLOWING COMPLETION OF PROJECT INSTALLATION AND PRIOR TO FINAL APPROVAL CONTRACTOR SHALL PREPARE AND SUBMIT RECORD DRAWINGS DEPICTING A COMPLETE LANDSCAPE AND IRRIGATION INSTALLATION. PROCEDURE FROM OWNER DIGITAL COPIES OF CONTRACT DRAWINGS. CONSTRUCTION RECORD OF ALL WORK INSTALLED DURING EACH DAY. ACTUAL LOCATION OF TREES AND SHRUB BEDS, IRRIGATION VALVES AND ALL IRRIGATION AND DRAINAGE PIPING SHALL BE SHOWN ON THE PRINTS BY DIMENSIONS FROM EASILY IDENTIFIED POINTS OF INTEREST. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL CONTINUE TO DEFEND, INDEMNIFY AND HOLD HARMLESS THE OWNER FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THE PROJECT.

21. GUARANTEES/WARRANTY

22. ALL PLANTING AREAS SHALL BE MAINTAINED FOR A PERIOD OF SIXTY DAYS FOLLOWING INSTALLATION. ACCEPTANCE BY OWNER'S REPRESENTATIVE. LANDSCAPE CONTRACTOR WILL GUARANTEE ALL PLANT MATERIAL (INCLUDING BUT NOT LIMITED TO TREES, SHRUBS, GROUNDCOVER, AND GRASSES) FOR A PERIOD OF ONE FULL YEAR FOLLOWING FINAL ACCEPTANCE OF THE LANDSCAPE INSTALLATION BY THE OWNER'S AUTHORIZED REPRESENTATIVE. IN BIDDING AND CONTRACT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL CONTINUE TO DEFEND, INDEMNIFY AND HOLD HARMLESS THE OWNER FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THE PROJECT.

23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL CONTINUE TO DEFEND, INDEMNIFY AND HOLD HARMLESS THE OWNER FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THE PROJECT.



BUCK DRIVE

ACCESS DRIVE

LANDSCAPE DATA

SITE AREA = 21,916 SF (0.64 ACRES)
 ZONING: GC
 PLANNING AREA: NORTH VALLEYS
 REQUIRED LANDSCAPE AREA = 5993 SF (20% OF TOTAL SITE AREA)
 PROVIDED LANDSCAPE AREA = 6680 SF (24% OF SITE AREA)

TREES REQUIRED = 19

- (1) TREE FOR EVERY FIFTY (50) LINEAR FEET OF STREET FRONTAGE. (3) TREES ALONG BUCK DRIVE = (33)
- (1) TREE EVERY TWENTY (20) LINEAR FEET OF PROPERTY FRONTAGE ADJACENT TO RESIDENTIAL USE PLANTED IN OFFSET ROWS OR GROUPINGS TO ACHIEVE MAXIMUM COVERAGE = (8.25)
- (1) TREE SHALL BE PROVIDED FOR EVERY TEN (10) PARKING SPACES = (13)

TREES PROVIDED = 19

IRRIGATION NOTE

ALL LANDSCAPING WILL BE AUTOMATICALLY IRRIGATED. CONTAINER PLANTINGS WILL BE DRIP IRRIGATED BASED ON THE SPECIFIC HORTICULTURAL REQUIREMENTS OF EACH SPECIES. A REDUCED-PRESSURE-TYPE BACKFLOW PREVENTOR WILL BE PROVIDED ON THE IRRIGATION SYSTEM AS REQUIRED PER CODE.

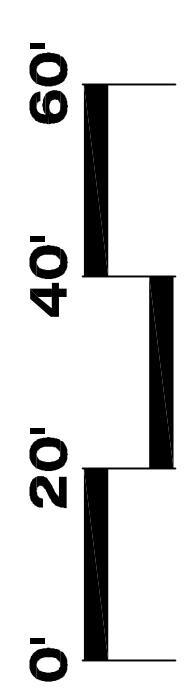
PLANT LEGEND

SYM.	QNT.	BOTANICAL NAME/COMMON NAME	MIN. SIZE
(Star symbol)	3	DECIDUOUS TREES	2" CAL.
(Circle with dot)	2	PYRUS CALLERYANA 'SLENS FORM/CHANTICLEER PEAR	1-1/2' CAL.
(Circle with cross)	4	ACER RUBRUM 'FRANKSRED/RED SUNSET MAPLE	7' MIN. HT.
(Circle with plus)	4	EVERGREEN TREES	5' MIN. HT.
(Circle with vertical lines)	4	CUPRESSOCYPARIS LEYLANDII/LEYLAND CYPRESS	
(Circle with horizontal lines)	4	PINUS NIGRA/AUSTRIAN PINE	
(Circle with diagonal lines)	17	SHRUBS & ORNAMENTAL GRASSES	
(Circle with horizontal lines)	6	CALYAGROSTIS X ACUTIFLORA 'KARL FOERSTER/FEATHER REED GRASS	1 GAL.
(Circle with vertical lines)	10	CORNUS STOLONIFERA 'ISANTI' - ISANTI REDTING DOGWOOD	5 GAL.
(Circle with diagonal lines)	10	EUONYMUS KLAUSCHOVICUS 'MANHATTAN/ MANHATTAN EUONYMUS	5 GAL.
(Circle with horizontal lines)	15	JUNIPERUS SABINA 'BROADMOOR/ BROADMOOR JUNIPER	5 GAL.
(Circle with vertical lines)	5	JUNIPERUS SABINA 'MOONRY/CALGARY CARPET JUNIPER	5 GAL.
(Circle with diagonal lines)	6	JUNIPERUS SCOPULIARUM 'WITCHITA BLUE/WITCHITA BLUE JUNIPER	5 GAL.
(Circle with horizontal lines)	4	PINUS MUGO 'FUMILLO/DMARF MUGO PINE	5 GAL.
(Circle with vertical lines)	4	SPIRAEA JAPONICA 'GOLDMOUND/ GOLDMOUND SPIREA	5 GAL.

GROUNDCOVER LEGEND

DECOMPOSED GRANITE - SEE SPECIFICATIONS

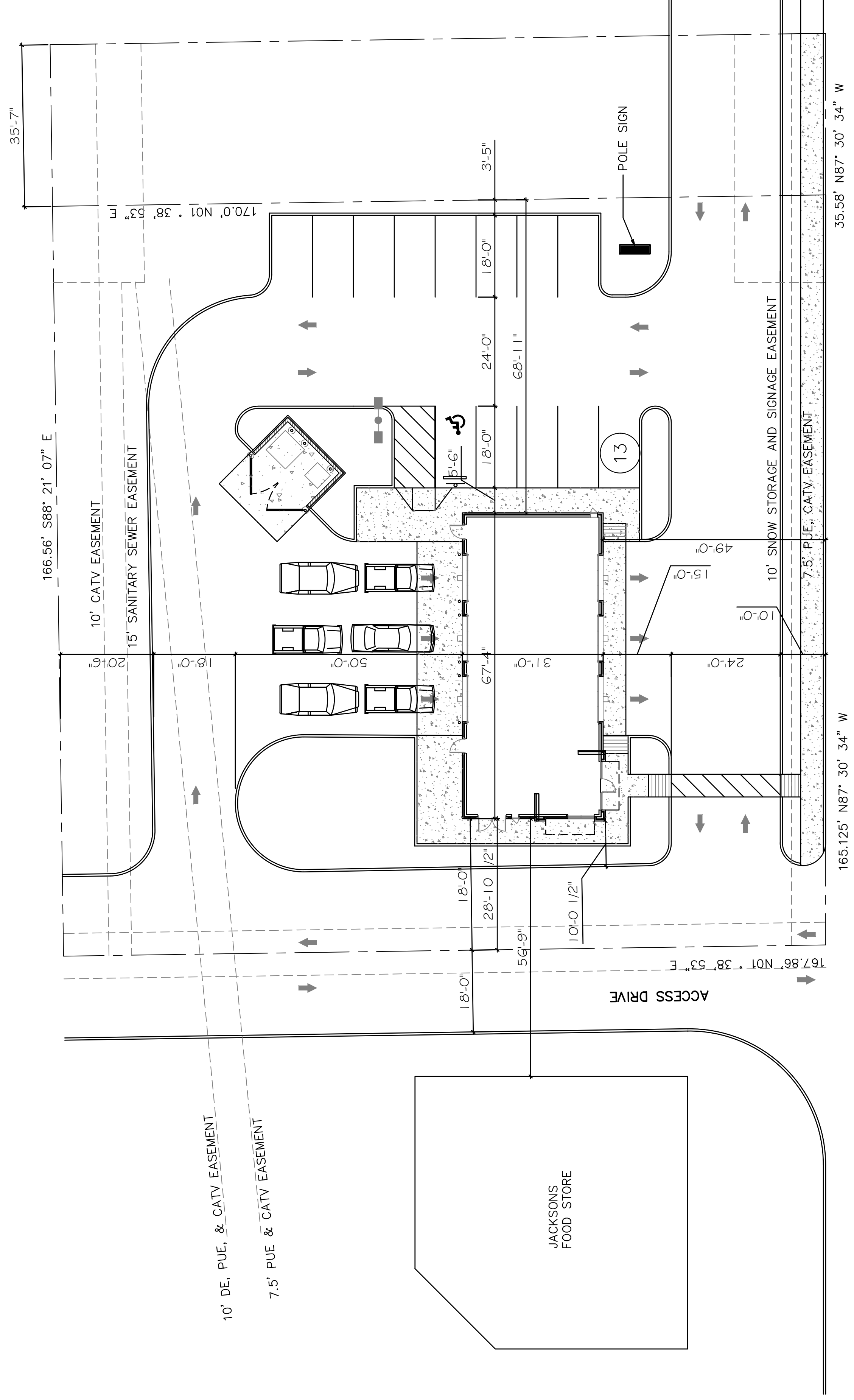
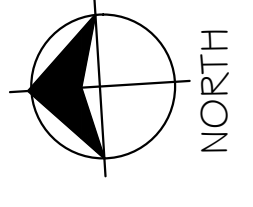
SILVER ROCK - SEE SPECIFICATIONS



Scale in Feet

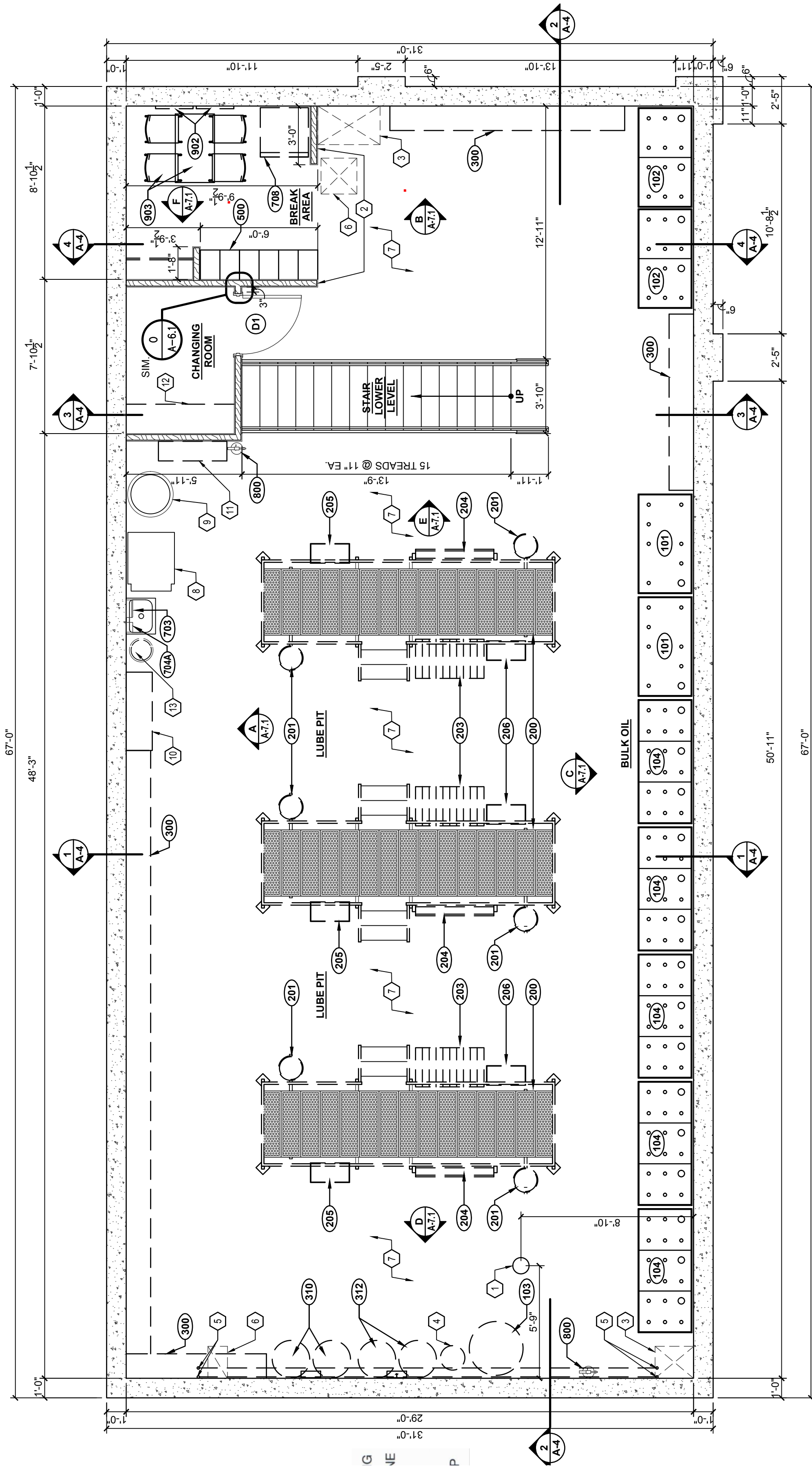
LA No.	688-501-02-19
Designed	RNH
Drawn	RJK
Checked	RNH
Date	2/15/16

Sheet
L1
 of
 1

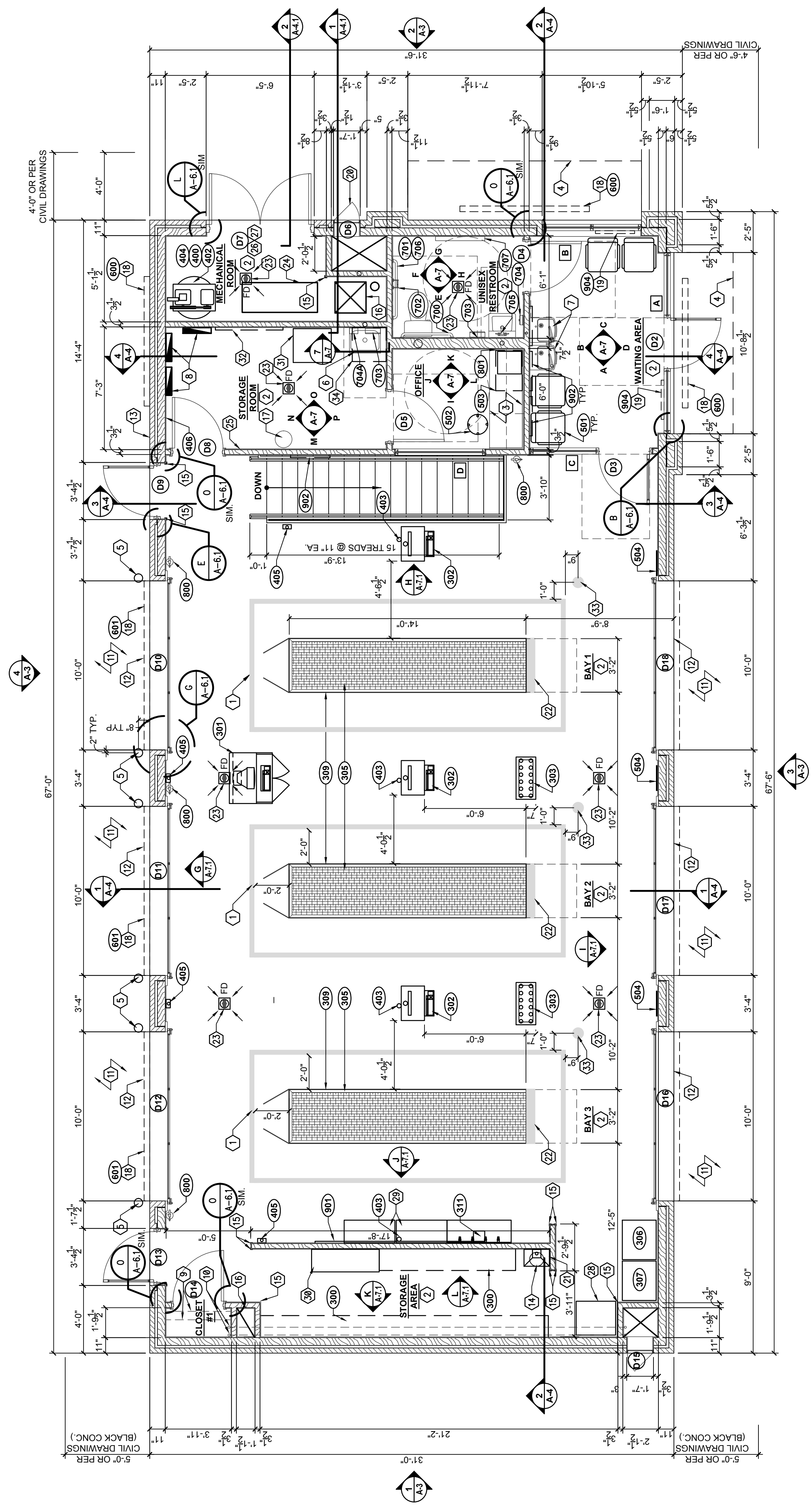


BUCK DRIVE
CONCEPTUAL SITE PLAN - DRAFT V6

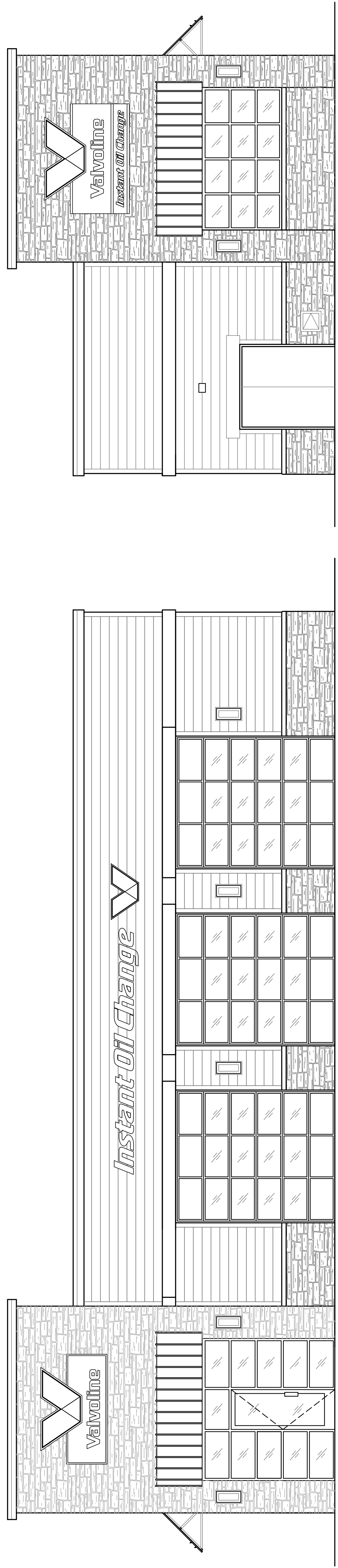
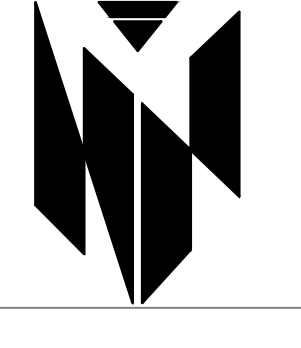
SCALE: 1/8" = 1' - 0" .64 AC
 TOTAL SQ. FT. AREA OF ADJUSTED LOT: 27,907
 TOTAL BUILDING SQ. FT. AREA (MAIN FLOOR): 2,097
 TOTAL SQ. FT. AREA OF LANDSCAPING: 6,852 = 25%
 LENGTH OF FRONTAGE ALONG BUCK DR: 165.125'



BASEMENT FLOOR PLAN
1/4" = 1'-0"

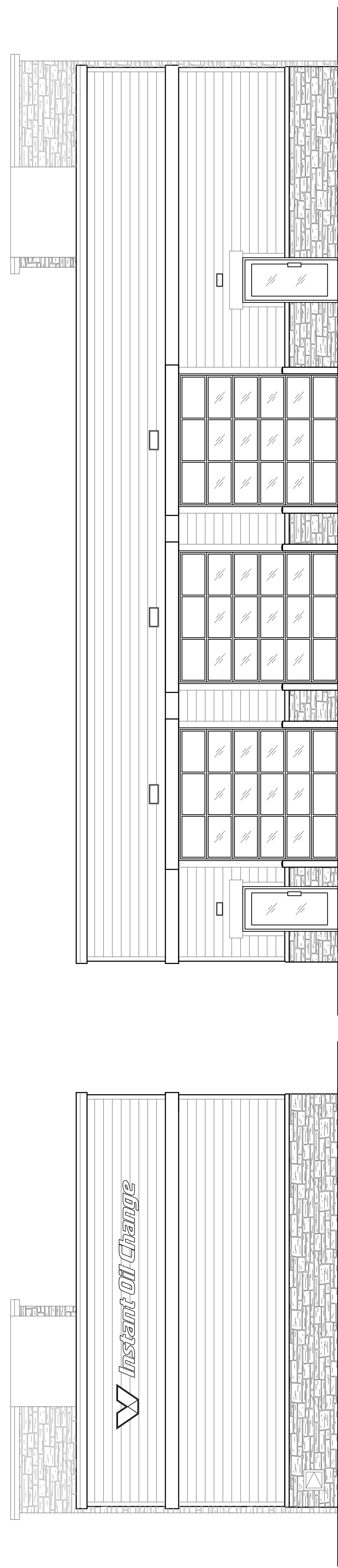


GROUND LEVEL FLOOR PLAN
1/4" = 1'-0"



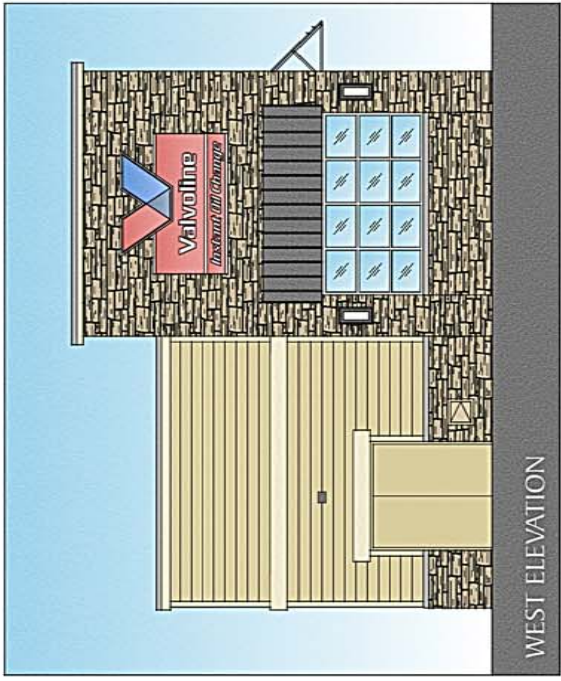
SOUTH
ELEVATION
0 1 2 3 4
SCALE: 1/4" = 1'-0"
8 FT

WEST
ELEVATION
0 1 2 3 4
SCALE: 1/4" = 1'-0"
8 FT

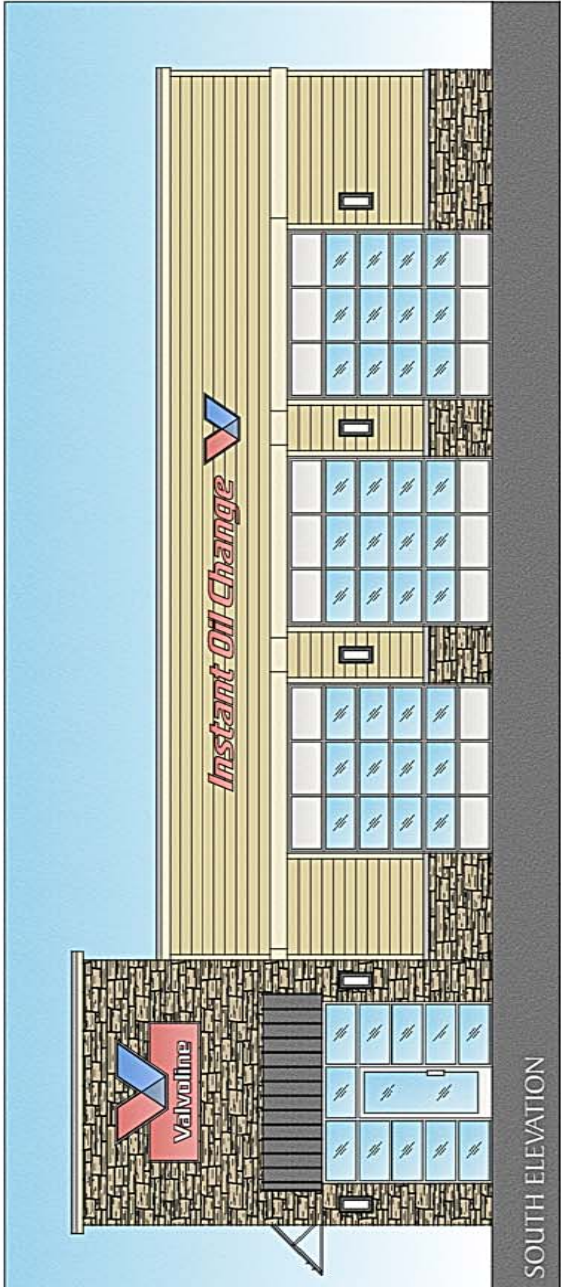


EAST
ELEVATION
0 1 2 3 4
SCALE: 1/4" = 1'-0"
8 FT

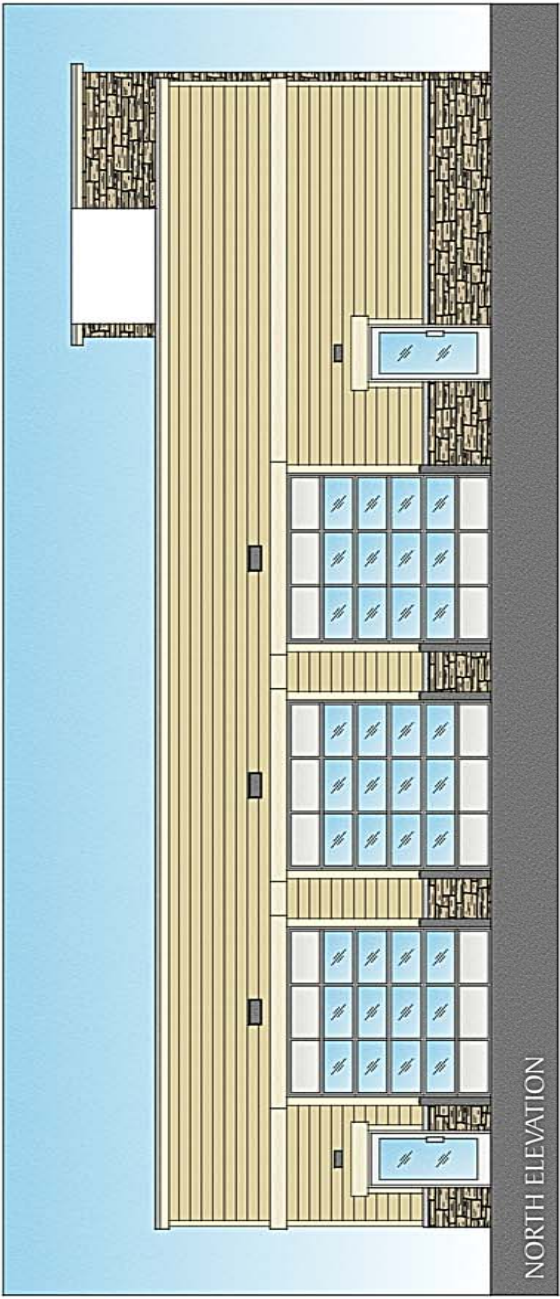
SOUTH
ELEVATION
0 1 2 3 4
SCALE: 1/4" = 1'-0"
8 FT



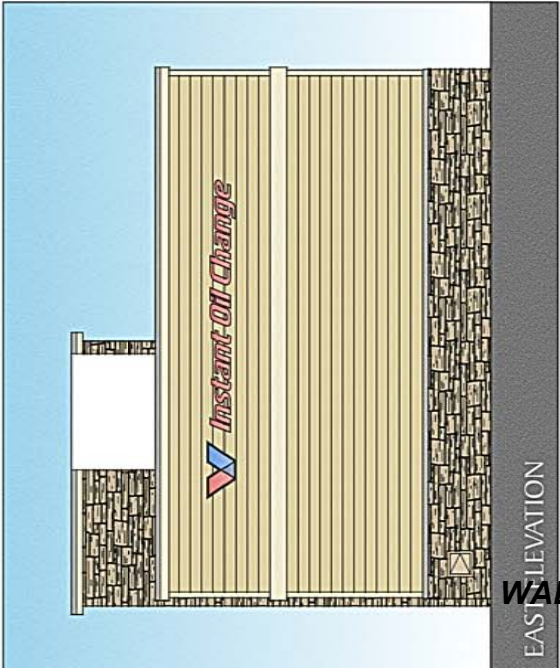
WEST ELEVATION



SOUTH ELEVATION



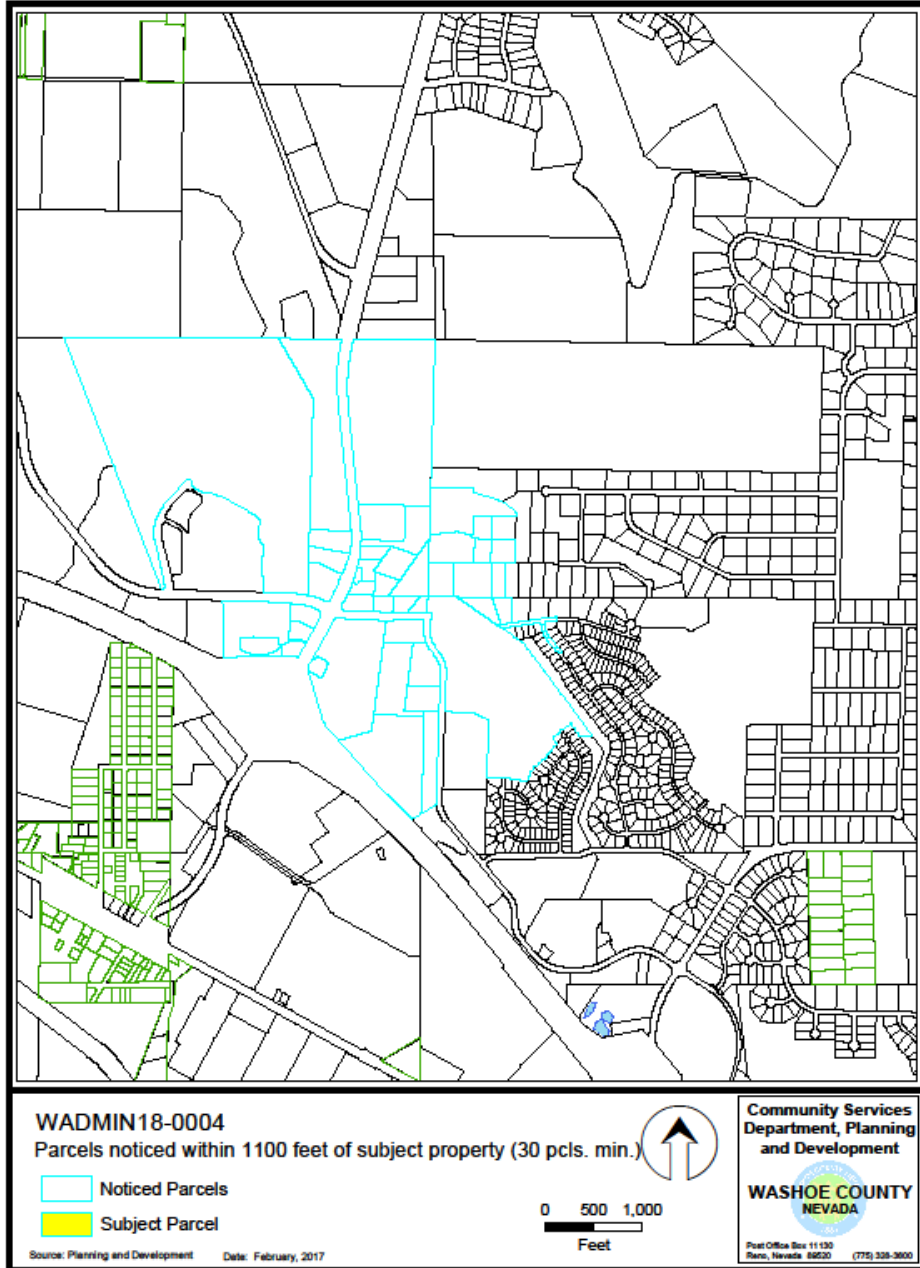
NORTH ELEVATION



EAST ELEVATION

Public Notice

Washoe County Code requires that public notification of an Administrative Permit be mailed to a minimum of 30 separate property owners within a minimum 500 foot radius of the subject property a minimum of 10 days prior to the public hearing date. This proposal was noticed within a 1,100-foot radius of the subject property, noticing 42 separate property owners a minimum of 10 days prior to the public hearing date.



Public Notice Map

Administrative Permit Case Number WADMIN18-0004



WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects Division

"Dedicated to Excellence in Public Service"

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

INTEROFFICE MEMORANDUM

DATE: March 12, 2018
TO: Chris Bronczyk, Planning and Development Division
FROM: Leo R. Vesely, P.E., Engineering and Capitol Projects Division
SUBJECT: **WADMIN18-0004**
APN 552-190-12
VALVOLINE OIL CHANGE

I have reviewed the referenced special use permit and have the following conditions:

1. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. All grading shall comply with County Code Article 438, Grading Standards. Silts shall be controlled on-site and not allowed onto adjacent property.
2. If the import or export of materials is required, the applicant shall indicate on the plans where the exported material will be taken or where the imported material will be coming from, and a grading permit shall be obtained for the import/export site.
3. Estimated total earthwork volumes and area of disturbance shall be indicated on the grading plans.
4. A hydrology/hydraulic report prepared by a registered engineer shall be submitted to the Engineering Division for review and approval. The report shall be in compliance with Washoe County Development Code Article 420 Storm Drainage Standards and include the locations, points of entry and discharge, flow rates and flood limits of all 5- and 100-year storm flows impacting both the site and offsite areas and the methods for handling those flows. The report shall include all storm drain pipe and ditch sizing calculations and a discussion of and mitigation measures for any impacts on existing offsite drainage facilities and properties.
5. The project shall account for the increased volume of runoff generated as well as for flood plain storage volumes within the 100-year flood plain of Swan Lake. The hydrology report will identify the required volume mitigation to achieve no net increase of water surface elevation within Swan Lake. Volumetric analysis is to be based on the 100-year, 10-day storm event, while routing of peak flows shall be based on the 100-year, 24-hour storm event.

WADMIN18-0004
EXHIBIT H

6. Any increase in storm water runoff resulting from the development of the site shall be retained on site to the satisfaction of the County Engineer.
7. A 5 foot sidewalk shall be constructed along the Buck Drive frontage.
8. If required by the City of Reno, the applicant shall dedicate any additional right-of-way as may be required to the City of Reno for Buck Drive.

LRV/lrv



WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
Engineering and Capital Projects
Memorandum

1001 EAST 9TH STREET
PO BOX 11130
RENO, NEVADA 89520-0027
PHONE (775) 328.3600
FAX (775) 328.3699

To: Chris Bronczyk, Planning and Development Division
From: Clara Lawson, PE, PTOE, Licensed Engineer
Kris Klein, PE, Senior Engineer
Leo Vesely, PE, Licensed Engineer
CC: Dwayne Smith, PE, Division Director
Date: March 13, 2018
Re: Admin Permit WADMIN18-0004 Valvoline

Buck Drive widening from 2 to 4 lanes is on the RTC Regional Transportation Plan in the 2022-2026 time frame. Buck Dr. is a relatively short street, less than 1000 feet from Lemmon Dr. to North Hills Blvd. Currently there are three driveways that don't meet the 2040 plan access management criteria for a low access control arterial. The driveway access for the vacant lots to the east of the Valvoline project, APN 552-190-13 & 552-190-14; do meet the access management criteria.

My recommendations for approval are:

- The RTC RTP requires additional right-of-way on Buck Drive for widening. If required by the City of Reno and/or RTC, that applicant shall dedicate any additional right -of-way as may be required to the City of Reno for Buck Drive.
- Should the Buck Dr. widening project require restricted access the property owner will agree to record joint access with APN 552-190-13 to the east. Further the site shall be graded such that access could be easily accommodated in the future.



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PUBLIC SERVICE**