



Board of Adjustment Staff Report

Meeting Date: December 6, 2018

Agenda Item: 8D

CASE NUMBER: WVIO-PLA18-0283 (Ruiz Appeal)

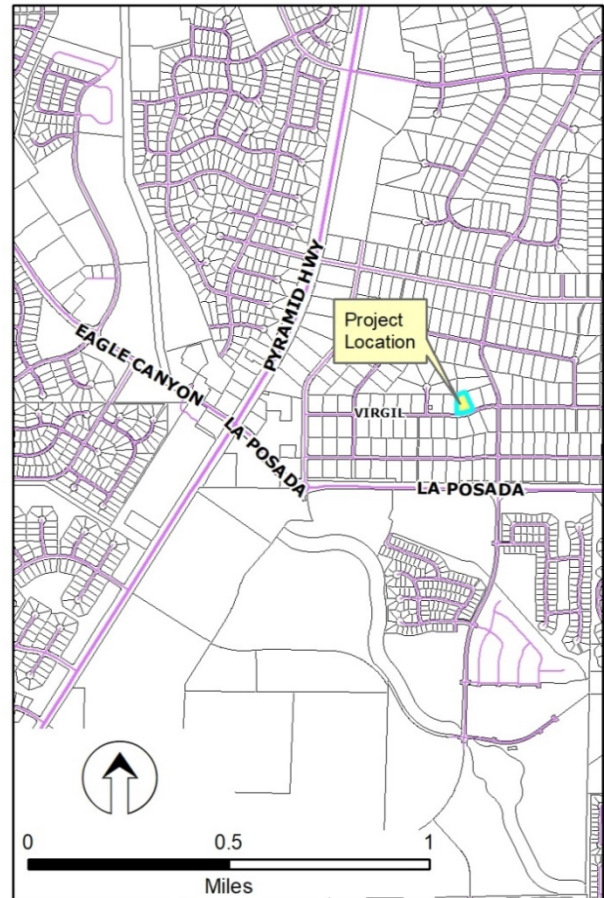
BRIEF SUMMARY OF REQUEST: To hear an appeal of an administrative hearing officer's decision on a code enforcement action regarding the storage of a commercial vehicle

STAFF PLANNER: Planner's Name: Chad Giesinger, Planning Manager
Phone Number: 775.328.3626
E-mail: cgiesinger@washoecounty.us

CASE DESCRIPTION

For possible action, hearing, and discussion to affirm, modify, reverse, or remand an administrative hearing officer's determination that a violation of WCC Section 110.306.35(c), *Outdoor storage of commercial vehicle(s) on a residentially zoned property*, occurred due to a commercial vehicle being stored on the subject property.

Appellant:	John "Ricky" and Cheryl Ruiz
Property Owner:	Same as appellant
Location:	115 Virgil Drive
APN:	534-081-13
Parcel Size:	1 acre
Master Plan:	Suburban Residential
Regulatory Zone:	Low Density Suburban (LDS)
Area Plan:	Spanish Springs
Citizen Advisory Board:	Not Applicable
Development Code:	Authorized in Articles 306, 910, and 912
Commission District:	4 – Commissioner Hartung



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 Washoe County Board of Adjustment deny this appeal and uphold the decision of the administrative hearing officer that the appellant violated WCC Section 110.306.35(c) *Outdoor storage of commercial vehicle(s) on a residentially zoned property*; and, authorize the Chair of the Board of Adjustment to prepare a written order of the decision and file it with the Secretary of the Board of Adjustment, a copy of which shall be served to the appellant.

(Motion with Findings on Page 13)

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NHTSA part 565 submittal (VIN statement of origin) Exhibit C

Appeals of an Administrative Hearing Officer's Decision to the Board of Adjustment

Washoe County Code (WCC) Section 110.910.15 *Enforcement Procedures* sets forth various enforcement procedures that may be utilized to enforce violations of any development regulation. WCC Section 110.910.15(d) *Administrative Enforcement Proceedings* provides an administrative enforcement option/procedure that enables an enforcement official to construe the violation of any provision in a development regulation as an administrative offense and pursue all procedures and remedies in WCC Chapter 125, *Administrative Enforcement Code*, subject to the following provisions:

- (1) Appeal to Board of Adjustment. Any aggrieved person may appeal a decision or order of an administrative hearing officer to the Board of Adjustment in accordance with the Rules of the Board of Adjustment.

WCC Chapter 125 provides administrative enforcement procedures that include a process for warnings and then escalating penalties if a violation is not corrected. These procedures also allow a violator that has received an administrative penalty notice to appeal the penalty to an administrative hearing officer in lieu of paying the penalty. The administrative hearing officer is then responsible for determining, based on the evidence presented and testimony provided at the hearing, if a violation of WCC occurred as alleged by the code enforcement officer. Administrative hearings are presided over by Washoe County Board of County Commissioner (BCC) appointed hearing officers. The hearings are informal in nature, and the hearing officer is vested by WCC Chapter 125 to dispose of the case which includes affirming, dismissing, remanding or modifying the administrative penalty notice. Hearings procedures are limited to two matters:

125.250 Administrative hearing procedures.

2. Matters and evidence to be considered at the hearing must be relevant to:
 - a. Whether the conditions described in the administrative penalty notice, stop activity order, or remediation order violate the Code, and in the case of an abatement notice, solely whether the cited violations are repeating or continuing without required compliance or remedy; and,
 - b. Whether the enforcement official afforded the respondent due process by adhering to the notice requirements set forth in this administrative enforcement code.

WCC Section 110.910.15(i) *Appeals to the Board of Adjustment* further states that pursuant to NRS 278.310, an aggrieved person may appeal an interpretation or decision of an administrative hearing officer to the Board of Adjustment subject to the following provisions:

- (1) Notice. The administrative hearing officer's decision or order shall explain the right to appeal, the appeal procedure, and how to obtain forms.
- (2) Forms and Deadline. Unless a different time for appeal is provided in this article or another code or regulation, the appellant shall have twenty (20) calendar days from the date of service of the administrative hearing officer's decision to file an appeal. The appeal shall be prepared on forms provided by and shall be turned in to the Community Development Department or Building Official as the case may be. If an appeal is not received by the Community Development Department or Building Official by the deadline, the right to appeal is deemed waived, and the administrative proceeding may proceed.
- (3) The burden to establish appellant as an aggrieved party is on the appellant, and the appellant must in his/her appeal request establish by affidavit the nature and location of his or her property interest and the manner in which the property interest will be affected by the decision being appealed. The Board of Adjustment shall first

determine standing to bring the appeal, and may schedule a separate public hearing for that purpose.

- (4) Hearing Procedures. The timelines and procedures set out herein and the rules of the Board of Adjustment govern the appeal, except that following the public hearing, the Board of Adjustment shall either affirm, modify, reverse, or remand the decision being appealed or any combination thereof, but may not award damages. A written order shall be prepared, executed by the Board of Adjustment Chair, and filed with the Secretary of the Board of Adjustment and a copy of the order shall be served on the appellant.
- (5) Judicial Review of Board of Adjustment Decisions. The appellant shall have twenty-five (25) days from the later of:
 - (i) Filing of the order with the secretary of the Board of Adjustment, or
 - (ii) The date the order is mailed to the appellant.
- (6) When a petition for judicial review is filed, the court rules shall govern the proceeding. This judicial review is in lieu of appeal to the Board as authorized by NRS 278.310 (3)(b).

WCC 110.912 *Establishment of Commissions, Boards, and Hearing Examiners* sets forth the powers and duties of the Board of Adjustment. WCC 110.912.10(j)(2) establishes matters that may be appealed to the Board or Adjustment and includes the following sub-section:

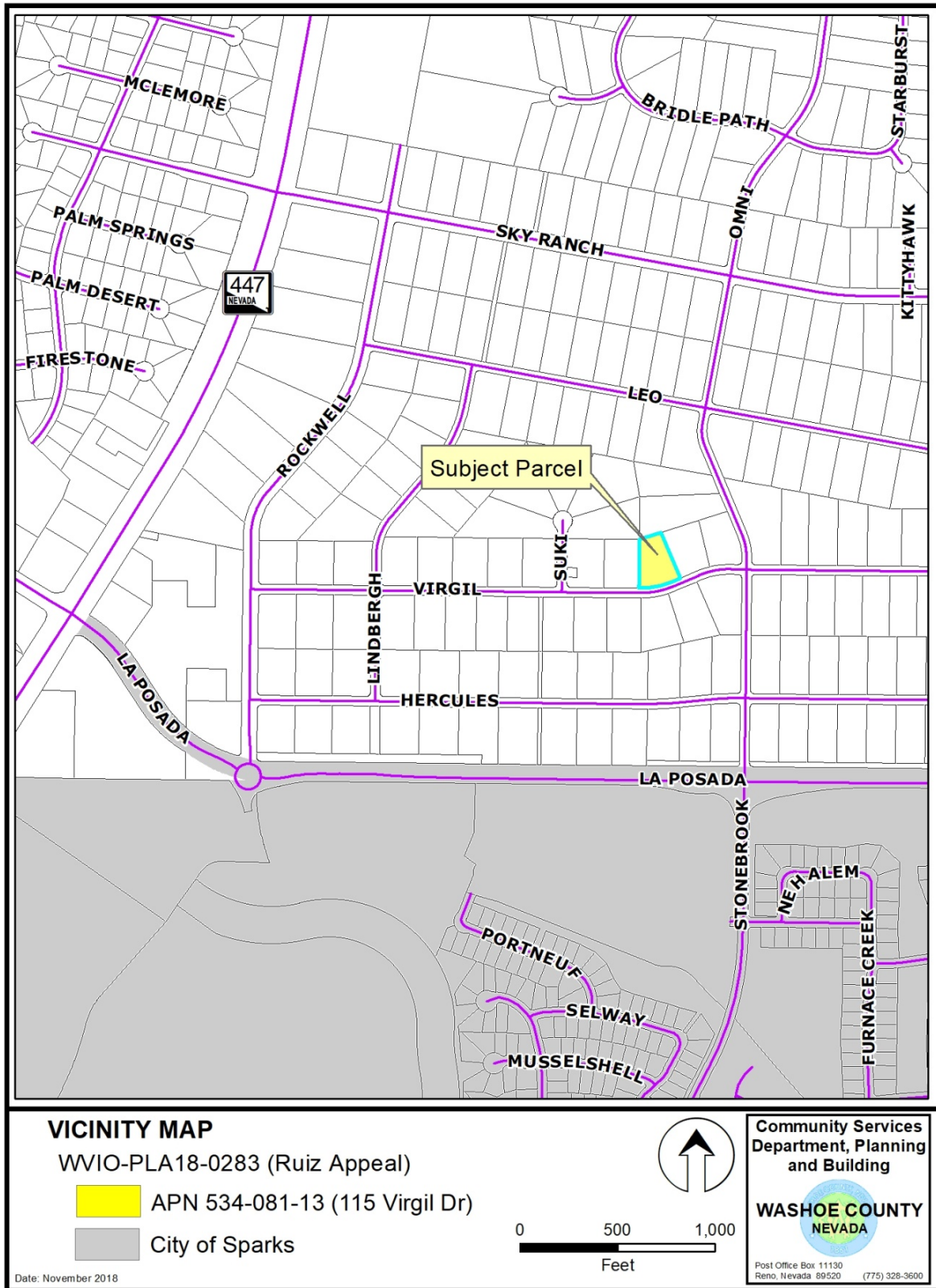
- (iii) A decision of an administrative hearing officer if an administrative enforcement proceeding is completed in accordance with Article 910 of the Development Code.

WCC 110.912.10(j)(6) and (7) provide the following parameters for Board of Adjustment review of appeals:

- (6) Record on Appeal; Additional Evidence. A record on appeal shall be prepared by the County (including either a transcript of or a copy of the recording of the proceeding, at the discretion of the Chairman of the Board) and the Board:
 - (i) Shall review the record on appeal and all evidence, testimony, documents, information and arguments introduced and the decision in the proceedings being appealed;
 - (ii) Shall afford all parties an opportunity to respond and present relevant and non-repetitious evidence and arguments on all issues being decided on appeal even if it is new evidence;
 - (iii) Shall conduct a public hearing, and hear and consider relevant information and comments by members of the public, even if they did not appear in the proceeding under appeal;
 - (iv) May consider, upon disclosure, information and comments communicated to Board members before the hearing; and
 - (v) May consider maps, adopted master plans to include area plans, and its own knowledge of conditions that exist.
- (7) Burden of Proof and Persuasion; Reasons for Reversal of Underlying Decisions; Limitations on Awards.
 - (i) Decisions of administrative officials, hearing officers, and the technical review boards for building code and fire codes are presumed to be reasonable and lawful, and it is the burden of the appellant to persuade the Board otherwise.
 - (ii) On an affirmative vote of a majority of the members present at the hearing, the Board may affirm the decision being appealed,

- (iii) On a majority vote of all its members [as required by NRS 278.300 (2)], the Board may reverse, modify or remand a decision if the decision:
 - (A) Was made contrary to the constitution, a statute, an ordinance or regulation, or the law of the case;
 - (B) Exceeds the jurisdiction or statutory authority of the deciding official or body;
 - (C) Was made on unlawful procedure;
 - (D) Is affected by an erroneous interpretation or other error of law;
 - (E) Is clearly erroneous in view of the reliable, probative and substantial evidence on the whole record, or
 - (F) Is arbitrary or capricious or characterized by abuse of discretion.
- (iv) The Board may not award, allocate or direct the payment of money damages, attorney's fees or costs of the proceeding to any party.

Vicinity Map



Background

Code enforcement staff received an anonymous complaint on June 26, 2018 alleging the following was occurring at 115 Virgil Drive:

- That a mechanic shop was being run from the home;
- Commercial vehicles were being stored on the property; and,
- Junk vehicles were also being stored on the property

On June 27, 2018, Code Enforcement Officer (CEO) Brian Farmer investigated the complaint by visiting the property and confirmed that a commercial vehicle was visibly stored in the backyard of the property in violation of WCC Section 110.306.35(c) *Outdoor storage of commercial vehicles*. Violation Case# WVIO-PLA18-0283 was subsequently opened and an Administrative Warning was mailed to the property owner on July 3, 2018. The warning notified the property owner of the violation, the corrective measures necessary, and the time frame for response before a penalty notice would be issued, which in this case was 30 days. A copy of the Administrative Warning, with pictures of the commercial vehicle, is found at Tab 4a of Exhibit A.

CEO Farmer was not able to confirm that a mechanic shop was being run from the home due to a lack of evidence, such as advertising, business receipts, or a business website and, therefore, did not open a violation regarding that aspect of the complaint. CEO Farmer, likewise, did not find a violation of storing junk vehicles in violation of WCC Chapter 50, *Nuisance Code*, (i.e. no junk vehicles were observed). Achieving compliance with WCC Section 110.306.35(c) *Outdoor Storage of Commercial Vehicles*, thus became the sole focus of ongoing enforcement proceedings.

After the property owner did not respond to the Administrative Warning nor contact code enforcement staff, CEO Farmer re-inspected the property on August 9, 2018, and found that a commercial vehicle remained stored on the property. As a result of the continued non-compliance, CEO Farmer issued, and mailed to the property owner, an Administrative Penalty Notice of \$100. A copy of the Administrative Penalty Notice, with pictures of the commercial vehicle, is found at Tab 4b of Exhibit A. On August 23, 2018, a request from the property owner for an Administrative Hearing was received by the Administrative Hearing Office (see Tab 1 of Exhibit A).

Per WCC Section 125.240, a respondent may appeal an Administrative Penalty Notice and request a hearing before an administrative hearing officer in lieu of paying the penalty. Such a request stays enforcement of the penalty until a decision on the merits of the alleged violation is rendered by the administrative hearing officer. At appeal, the administrative hearing officer is responsible for determining, based on the evidence presented and testimony provided at the hearing, if a violation of WCC occurred as alleged by the code enforcement officer.

The requested administrative hearing was scheduled within the required 60-day timeframe and was heard on September 19, 2018. At the conclusion of this hearing, the hearing officer issued an Administrative Order (see pages two through five of Exhibit A) finding that a violation of WCC Section 110.306.35(c) *Outdoor Storage of Commercial Vehicles on a residentially zoned parcel* had occurred. The Administrative Order required the violation to be corrected by removing the commercial vehicle no later than December 1, 2018 (and also waived the \$100 administrative penalty).

The issued order included notice to the appellant of their right to either appeal the hearing officer's decision to the Board of Adjustment (at no charge) or directly petition for judicial review of the matter. The appellant has chosen to appeal to the Board of Adjustment for potential resolution in lieu of directly petitioning for judicial review. The filing of any appeal postpones all deadlines and other enforcement or collection efforts until the matter is concluded. The comprehensive case file packet that was provided to the administrative hearing officer, which includes copies of all notices, warnings, penalties, evidence, orders and code citations, is

attached as Exhibit A to this staff report and represents the record on appeal prepared by the county.

Site Photos

Oblique View Looking North from Virgil Dr.



Oblique View Looking South towards Virgil



Administrative Warning Photo Taken by CEO Upon Investigation



Administrative Penalty Notice Photo Taken by CEO Upon Re-investigation



Analysis

WCC Chapter 110, Development Code, provisions specific to the outdoor storage of commercial vehicles is contained within Article 306, *Accessory Uses and Structures*. WCC Section 110.306.35(c) states (emphasis added in bold text):

- (c) Outdoor Storage of Commercial Vehicles. No storage of commercial vehicles shall be allowed on any **residentially zoned parcel**, unless specifically regulated in another section of this code.
- (1) Commercial Vehicles Defined. A commercial vehicle is defined as **any vehicle designed**, maintained **or** used for business, commercial, construction or industrial purposes that infringes on the residential character of residential districts; **or** for the transportation of property in furtherance of commercial enterprise; **or having more than two axles on the road; or, any vehicle in excess of 8,000 pounds** unladen weight. Commercial vehicles includes, **but is not limited to:** a concrete truck, commercial tree-trimming equipment, construction equipment, dump truck, garbage truck, panel truck, **semi-tractor, semi-trailer**, stake bed truck, **step delivery van**, tank truck, tar truck, and other vehicles customarily used for commercial or industrial purposes.
- (2) Exceptions. The following exceptions to the storage of commercial vehicles shall be allowed in Residential Regulatory Zones:
- (i) A vehicle used in a licensed, home-based business may involve one vehicle for delivery of materials to or from the property, not to exceed 8,000 pounds gross unladen weight and no larger than two axles.
- (ii) A single vehicle limousine service.
- (iii) An accessory utility trailer used in a licensed home-based business, provided such trailer does not exceed a maximum length of 24 feet, is parked off the street (including any right-of-way), is regularly used off-site in the conduct of the home-based business, and is not used solely for storage or advertising.
- (iv) Commercial vehicles used in conjunction with on-going construction activities having a valid building permit from the Building and Safety Division.

The subject property has a regulatory zone of Low Density Suburban (LDS), which is classified by the Development Code as a residential regulatory zone. The subject vehicle meets the definition of a commercial vehicle in three ways:

- 1) The vehicle was originally manufactured as a commercial vehicle;
- 2) The vehicle has more than two axles on the road (see pictures included with Tab 1 of Exhibit A, which show three axles on the road); and
- 3) The vehicle exceeds 8,000 pounds gross unladen weight (see the 2017n vehicle registration included within Tab 1 of Exhibit A, which lists the unladen weight of the vehicle as 9,999 lbs.).

Note that the definition of a commercial vehicle includes the syntax construction of “or” for each component of the definition, meaning that more than one description can apply to a given situation.

Upon investigation, the CEO discovered that the manufacturer’s statement of origin for the subject vehicle, based on the Vehicle Identification Number (VIN), was as a Tractor Truck commercial weight and axle vehicle (see attached Exhibit C, NHTSA part 565 submittal). The appeal information provided by the appellant to the hearing officer (Tab 1 of Exhibit A) demonstrates that the vehicle was converted in 1990 to a Recreational Vehicle (RV). It is the position of the code enforcement program that regardless of any subsequent modifications that may occur, a vehicle remains classified as it originated from the factory. As shown in sub-

section (2) above, the vehicle also does not qualify for any of the listed exemptions to the storage of a commercial vehicle.

The appellant has argued that the vehicle is not used for commercial purposes and therefore is not a commercial vehicle. But based on the definition in WCC Section 110.306.35(c)(1), the vehicle does not necessarily have to be actively engaged in a commercial use to meet the definition of a commercial vehicle. The appellant has further argued that the subject vehicle has been converted to a RV, and therefore meets the exemption provided by WCC Section 110.306.35(d)(4) which states:

(d) General Exceptions to Outdoor Storage Provisions. The following exceptions to the outdoor storage provisions of this section shall be allowed:

- (4) Registered recreational vehicles and campers and items typically associated with and used for personal outdoor recreation. Examples of recreational vehicles and items include, but are not limited to, motorized campers, fifth wheel campers and camper trailers, boats and personal watercraft, and motorcycles.

The appellant has provided evidence that the vehicle has been converted to a RV by submitting documentation from the Department of Motor Vehicles (DMV) that the vehicle has been registered as a RV. The appellant has also submitted photos of the interior of the subject vehicle showing typical components of an RV, photos of various similar RV "conversions", and has pointed out that many RV's weigh in excess of 8,000 pounds.

Although the vehicle has been certified by the DMV as a RV and, thus, meets the DMV criteria for what constitutes an RV for their registration purposes (see Tab 1 of Exhibit A; note, the acronym TMH listed on the registration stands for Truck Motor Home), the vehicle is, nevertheless, still a commercial vehicle since that is the purpose for which it was originally designed. As stated earlier in this report, it is the position of the code enforcement program that regardless of any subsequent modifications that may occur, a vehicle remains classified as it originated from the factory.

In this case, the subject vehicle was manufactured and left the factory as a commercial vehicle based on how it was defined by the manufacturer's statement of origin (which is similar to a title pink slip, but for the manufacturer upon wholesale to a retailer). Code enforcement staff interprets the exception provision of WCC Section 110.306.35(d)(4) to apply to vehicles designed and constructed as motorized campers, fifth wheel campers and/or camper trailers, and not to vehicles converted from a commercial vehicle.

More importantly, the definition for commercial vehicle found in WCC Section 110.306.35(c)(1) is written such that if a vehicle meets one or more of the criteria, then the vehicle is a commercial vehicle (unless exempted under the provisions of 110.306.35(d)). Regardless of the determination if the vehicle is not used for commercial purposes, the vehicle has three axles on the road and an unladen weight of 9,999 lbs. Those two criteria mean the vehicle is defined by the Development Code as a commercial vehicle.

Reviewing Agencies and Citizen Advisory Board

No other agencies have been involved the administrative enforcement of the alleged WCC violation. Citizen Advisory Board review is not part of an administrative enforcement proceeding.

Staff Recommendation

Based upon staff analysis, evidence presented, and testimony received, staff recommends that the Board of Adjustment deny this appeal and uphold the decision of the Administrative Hearing Officer that the appellant violated WCC Section 110.306.35(c), *Outdoor storage of commercial vehicle(s) on a residentially zoned property.*



WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
Planning and Building Division
Code Compliance

1001 EAST 9TH STREET
PO BOX 11130
RENO, NEVADA 89520-002
PHONE (775) 328-6106
FAX (775) 328.6133

ADMINISTRATIVE HEARING PACKET
FOR THE
HEARING OFFICER



WASHOE COUNTY CODE COMPLIANCE
1st PENALTY NOTICE
CASE #: WVIO-PLA18-0283
Address: 115 VIRGIL DR
APN: 534-081-13

HEARING DATE: 09/19/2018, 11:00AM

WVIO-PLA18-0283
EXHIBIT A



**PROCEEDINGS BEFORE A WASHOE COUNTY
ADMINISTRATIVE ENFORCEMENT HEARING OFFICER**

IN THE APPEAL OF
John "Ricky" Ruiz
(Respondents)

Case No. WVIO-PLA18-0283

ADMINISTRATIVE ORDER

1. Pursuant to the Washoe County Enforcement Code ("Code") at 125.120, *et seq.*, the Respondents above-named have appealed an administrative enforcement action brought by Washoe County ("County"). An administrative hearing was held on this appeal on September 19, 2018 to determine whether the Washoe County Code violations cited in an Administrative Penalty Notice should be affirmed, modified, or dismissed.

2. Respondents were self-represented at the hearing or were represented by:

County was represented by Bob Webb, Planning Manager, and Brian Farmer, Code Enforcement Officer II, of the Community Services Department.

3. This Administrative Order is issued on September 19, 2018 pursuant to the authority granted at Code 125.220 through 125.2290, inclusive, and is **final as of this date** unless appealed in accordance with Code 125.275.

4. I have received and reviewed the evidence, including documents and testimony, provided at the hearing, and am ready and able to determine this appeal. The property at issue is located at: **115 Virgil Drive, Spark, NV, 89441.**

6. In the Penalty Notice, the respondent was assessed a \$100 administrative penalty. The respondent was also assessed \$0 is administrative action fees. The total administrative penalties and fees assessed is \$0:

Affirmed, the respondent shall pay the assessed administrative penalties and fees.

Dismissed, the respondent is not required to pay the administrative penalty and fees.

Modified, the penalty and/or fees is modified as follows:

~~\$100~~ \$0

Pursuant to section 5 of this order, the respondent is found in violation of the Washoe County Code and is assessed an Administrative Hearing fee of \$ 50.

Total administrative penalties and fees assessed: \$50

All penalties and fees noted in section 6 of this order must be paid by _____

This matter is referred back to the enforcement official for the following actions:

Compliance check 12-1-18 or first business day or thereafter

7. The respondent must complete the following additional actions by _____:

Remove vehicle by 12-1-18

8. Failure to comply with all provisions of this Administrative Order is a misdemeanor criminal offense and Respondents may be issued a misdemeanor criminal citation. Conviction of a misdemeanor criminal offense is punishable as provided for in NRS 193.150, as amended. Any misdemeanor criminal actions do not provide an excuse to disobey this order, to not correct the cited violations, nor they bar any further enforcement actions by the County.

9. This Administrative Order is final as of the date noted in section 3 of this order.
- a. You may choose to appeal the provisions of this Order specific to the violations of Washoe County Code Chapter 110 [section 5 of this Order] to the Washoe County Board of Adjustment by filing an appeal application within 20 calendar days of the date of this Order. Appeal applications are available from the Washoe County Planning and Building Division:

In person: Washoe County Administration Complex, 1001 East Ninth Street, Reno
2nd Floor, Building A

On-line: https://www.washoecounty.us/csd/planning_and_development/applications/files-planning-development/application_files/applications_only/ax_boa_app_2017.pdf

To request an application by mail call 328-3600 or e-mail to planning@washoecounty.us.

Appeal applications must be filed in person at the Planning & Building Division Offices at 1001 East Ninth Street, 2nd Floor, Building A, Washoe County Administration Complex, Reno. There is no charge for an appeal action before the Washoe County Board of Adjustment.

- b. You may choose to take the decisions of this Order directly to judicial review following the provisions of WCC section 125.275.

The filing of any appeal or actions for judicial review shall postpone all deadlines and other enforcement or collection efforts established in this Order until the appeal or judicial review is concluded.

Ordered:

Administrative Enforcement Hearing Officer

Nancy Moss Ghushy
Printed Name

9-19-18
Date

Nancy Ghushy
Signature



WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
Planning and Building Division
Code Compliance

1001 EAST 9TH STREET
PO BOX 11130
RENO, NEVADA 89520-0027
PHONE (775) 328-6106
FAX (775) 328.6133

September 4, 2018

Case Summary

Case#: WVIO-PLA18-0283

Address: 115 VIRGIL

APN: 534-081-13

- 1.) 06/26/18 – Anonymous complaint call received stating the following:
 - Running a mechanic shop from their home, but no evidence business provided (i.e. advertising, receipts, or website)
 - Commercial vehicles on property
 - Junk vehicles on property
- 2.) 06/26/18 -Complaint case number WCMP18-01864 opened
- 3.) 06/27/18 – CEO Farmer investigated property and confirmed violation (Tab 3C)
 - Commercial vehicles on the property
- 4.) Violation case number WVIO-PLA18-0283 opened (Tab 3A)
- 5.) 07/03/18 – 1st Administrative Warning mailed to property (Tab 4A)
- 6.) 08/09/18 – CEO Farmer investigated property, commercial vehicles remain on property and property owner did not contact Washoe County Code Enforcement. (Tab 3E)
- 7.) 08/09/18 – 1st Administrative Penalty mailed, \$100 (Tab 4B)
- 8.) 08/23/18 –Request for Administrative Hearing received by Hearing Office (Tab 1)
 - Appeal to 1st Penalty Notice



INTEGRITY



**EFFECTIVE
COMMUNICATION**



**QUALITY
PUBLIC SERVICE**

WVIO-PLA18-0283

EXHIBIT A

TAB 1



WASHOE COUNTY
ADMINISTRATIVE HEARING OFFICE

1001 East Ninth Street, Bldg A, Room #A201
Reno, Nevada 89512
Phone: (775) 328-2001

Please Legibly Print All Information

****REQUEST FOR ADMINISTRATIVE HEARING****

Today's Date: 8-23-18

Case Number: WVIO-PLA18-0283

I appeal and request an administrative hearing on the administrative enforcement case noted above. For later use by the assigned Administrative Hearing Officer, the following provides the basis for my appeal (continue on the back of this page or attach additional pages if needed):

I WOULD LIKE TO APPEAL DUE TO THE FACT THAT I DO NOT HAVE A COMMERCIAL VEHICLE ON MY PROPERTY, I DO HAVE A REGISTERED KENWORTH MOTOR HOME OUT OF SITE IN MY BACK PROPERTY, AS FOR THE FORK LIFT I HAVE A PERMANENT DISABILITY IN MY LEFT ANKLE AND RIGHT KNEE, AS I AM 72 YEARS OLD, I TRY AND STAY ACTIVE, HOWEVER I CANNOT LIFT AND WALK. THERE IS A UNROADABLE SEMI TRAILER SITTING GROUND LEVEL (HAS ALL WHEELS AND LANDING GEAR) SITTING IN MY BACK YARD TO ENCLOSE AND HAZARDOUS (TO CHILDREN) PRODUCTS EXAMPLE: PAINT, WEED POISONS, CAR PARTS AS MY WIFE AND I ARE CERTIFIED FOSTER PARENTS, WE GO THRU AN WASHOE COUNTY INSPECTION ANNUALLY.

If you are found to be in violation of Washoe County regulations, you will be assessed a \$50 administrative hearing fee in addition to any other fine the Administrative Hearing Officer orders. Unless ordered otherwise by the Hearing Officer, this fee is payable at the conclusion of the hearing.

Printed Name: JOHN (RICKY) RUIZ
Daytime phone: 775-772-7776 E-mail Address: RATTLER7010@YAHOO.COM
Address: 115 VIRGIL DRIVE
Signature: [Handwritten Signature]

****DATE AND TIME OF ADMINISTRATIVE HEARING****

Administrative Hearing Date and Time: 9-19-18 at 11:00AM

Administrative Hearings are conducted in the Washoe County HR Large Conference Room Room A#210, Building A (upstairs), 1001 East Ninth Street, Reno, NV. The HR Large Conference Room is located across from the County Manager's Office. Proceed in the hallway across the County Manager's Office and do NOT enter. Please wait outside until your case has been called.



WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
Planning and Building
Code Compliance

1001 EAST 9TH STREET
 PO BOX 11130
 RENO, NEVADA 89520-0027
 PHONE (775) 328-6106
 FAX (775) 328-6133

ADMINISTRATIVE PENALTY NOTICE

August 9, 2018

John & Cheryl Ruiz
 115 Virgil Drive
 Sparks, NV 89441

Penalty Amount: \$100
Payment Due by: 9/10/2018

Case Number: WVIO-PLA18-0283
 Subject Property: 115 Virgil Drive, Sparks, NV 89441
 Parcel Number: 534-081-13

Dear Respondent,

An inspection and an Administrative Enforcement Warning issued on 7/3/2018 revealed the violations noted below on the subject property. Washoe County Code Section 125.160(4) provides for issuance of an Administrative Penalty when violations noted on the Administrative Enforcement Warning are not corrected. This Administrative Penalty Notice is not a criminal proceeding.

The property was inspected on 8/9/2018 and remains in violation of the County Codes cited below. **You are hereby charged an administrative penalty of \$100.** Payment of the administrative penalty does not release you from correcting the code violation that currently exists on the subject property.

Washoe County will accept one-half of the administrative penalty amount as payment in full if received by the payment due date shown on this notice. If an appeal is filed before the payment due date or if you pay the penalty after the payment due date, no reduction of the penalty is available. After the payment due date, any unpaid penalties will be turned over to the Washoe County Collections Office. A County Code required \$50 collections fee will be added to the penalty and you may also be subject to additional fees, interest and all collection remedies allowed by law. All penalties and fees assessed are cumulative. Each and every instance the code violation exists constitutes a separate and distinct offense. **County Code Violations must be corrected or additional penalties may be assessed without future warnings being issued.**



Memo to: John & Cheryl Ruiz
Subject: Administrative Penalty
Date: 8/9/2018
Page: 2

The code violation found on the property and the action you must take to correct the situation is:

VIOLATION:

WCC section 110.306.35(c) – Outdoor storage of commercial vehicle(s) on a residentially zoned property.

CORRECTIVE ACTION:

WCC section 110.306.35(c) – Remove the commercial vehicle(s) listed below stored on the property. Parking of a commercial vehicle on private residential property shall not exceed 72 hours in duration. (See photo)

RIGHTS OF APPEAL:

You have a right to appeal this notice as described on the Right to Appeal instructions attached to this notice. Failure to respond to this notice by **9/11/2018** shall be deemed an admission of liability and a waiver of any right to an administrative hearing.



Brian Farmer
Code Enforcement Officer II
bfarmer@washoecounty.us
(775) 328-2312

Memo to: John & Cheryl Ruiz
Subject: Administrative Penalty
Date: 8/9/2018
Page: 3

RIGHT TO APPEAL

YOU MAY APPEAL THIS Administrative Penalty Notice by requesting an administrative hearing.

You must appear in person at the Administrative Hearing Office with the accompanying Administrative Penalty Notice to request an administrative hearing. The Office is located within the County Manager's Office on the 2nd floor (east end) of Building A, 1001 East Ninth Street, Reno, NV.

Please contact the Administrative Hearing Office at 775.328.2001, or by e-mail at aho@washoecounty.us, for more information and/or directions to their Office.

The fee for an administrative hearing is \$50.00 payable at the conclusion of the administrative hearing if you have been found in violation of the Washoe County Code. The hearing officer may impose additional administrative penalties, costs, and/or fees. A request for an administrative hearing shall stay the required payment of the penalty until the hearing is completed.

An administrative hearing officer will be assigned to your case by the Washoe County Administrative Hearing Office. The Administrative Hearing Office will notify you of your hearing date. The administrative hearing officer will issue an Administrative Order at the conclusion of your appeal. Failure to obey the Administrative Order is a misdemeanor criminal offense, which may be pursued separately from this Notice.

Any deadlines, actions, and/or remedies included in this Notice will be placed on hold until your appeal is concluded. Failure to correct the violation pursuant to any Administrative Order may also result in additional civil or criminal remedies after consultation with the District Attorney's office.



dmv.nv.com

2017 EXPIRES 5-8-2017

LICENSE NUMBER RATTLER	YEAR 1990	MAKE KW	TYPE TMH	OVL 06	MSRP 56823	FUEL D	AXLE 3	DECL. WEIGHT 33001	UNCLD. WEIGHT 9999	
VEHICLE IDENTIFICATION NUMBER 1XKAD29X9LS548726			MODEL NAME CONSTRUCT T600						COUNTY BASED WASHOE	

RUIZ, JOHN RICHARD
RUIZ, CHERYL A
115 VIRGIL DR
SPARKS NV 89441-8532

PERSONALIZED PLATE RENEWAL 20.00
REGISTRATION FEE - PASSENGER VEHICL 33.00
BASIC GOV SERVICES TAX - WASHOE 110.00
TECHNOLOGY FEE - VR 1.00

TOTAL FEE: 173.00

372

RUIZ, JOHN RICHARD
115 VIRGIL DR
SPARKS NV 89441-8532

IMPORTANT - IDENTIFICATION CARDS

MUTL VOL

FOLD TOP AND BOTTOM OF CARD ON PERFORATION

STATE FARM®

FOLD TOP AND BOTTOM OF CARD ON PERFORATION



NEVADA EVIDENCE OF INSURANCE CARD

State Farm Mutual Automobile Insurance Company
State Farm at Marina Heights
400 E Rio Salado Parkway, Tempe, AZ 85281

INSURED RUIZ, JOHN & CHERYL
115 VIRGIL DR
SPARKS NV 89441-8532

MUTL VOL

NAIC 25178

POLICY NUMBER 119 4196-E19-28 EFFECTIVE
YR 1990 MAKE KENWORTH MAY 19 2018 TO MAY 19 2019
MODEL CONVERSION VIN 1XKAD29X9LS548726
AGENT JENN WEIBLE 2206-A56
PHONE (775)322-6535
COVERAGES A D100 G500 H



NEVADA EVIDENCE OF INSURANCE CARD

State Farm Mutual Automobile Insurance Company
State Farm at Marina Heights
400 E Rio Salado Parkway, Tempe, AZ 85281

INSURED RUIZ, JOHN & CHERYL
115 VIRGIL DR
SPARKS NV 89441-8532

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MODEL CONVERSION VIN 1XKAD29X9LS548726
AGENT JENN WEIBLE 2206-A56
PHONE (775)322-6535
COVERAGES A D100 G500 H

KEEP A CARD IN YOUR CAR.

THIS CARD IS INVALID IF THE POLICY FOR WHICH IT WAS ISSUED LAPSES OR IS TERMINATED.

KEEP YOUR CURRENT CARD UNTIL THE EFFECTIVE DATE OF THIS CARD.

2403/02714

002476

141672.4 02-08-2017 (o)penvle

2-A
SYS PENDS



555 Wright Way
 Carson City, NV 89711
 Reno/Sparks/Carson City (775) 684-4DMV (4368)
 Las Vegas Area (702) 486-4DMV (4368)
 Rural Nevada or Out of State (877) 368-7828
 www.dmvnv.com

IMPORTANT NOTICE: NEVADA LAW REQUIRES REGISTERED OWNERS TO MAINTAIN INSURANCE COVERAGE ON REGISTERED VEHICLES, FROM A LICENSED NEVADA INSURANCE CARRIER TO AVOID A \$250 FINE.

VEHICLE INSPECTION CERTIFICATE
 FOR VEHICLE IDENTIFICATION NUMBER VERIFICATION
 (To be completed by an Authorized Nevada DMV Representative or any Law Enforcement Officer)

Date 5-12-05

Please Print or Type

I certify that I have examined the following vehicle:

Year 90 Make Kenworth Model 27 Body Type MH

Vehicle Identification Number

1|X|K|A|D|2|9|X|9|L|5|5|4|8|7|2|6|

Odometer Reading (as shown on apparatus)

1|3|1|7|0|4

NO TENTHS

(If the vehicle's odometer apparatus only displays five numbers, please put an X in the first box.)

- 1. The mileage stated is in excess of its mechanical limits.
- 2. The odometer reading is not the actual mileage. **WARNING - ODOMETER DISCREPANCY**
- 3. Exempt - Model year over 9 years old.

Cylinders 6 Rotor _____

Fuel: Gas Diesel Propane Other (see remarks)

REMARKS qualifies as motor home

Printed Authorized Name _____ Badge or ID # 3653

Authorized Signature [Signature] Date _____

DMV
 305 GALLETTI WAY
 RENO, NV 89512

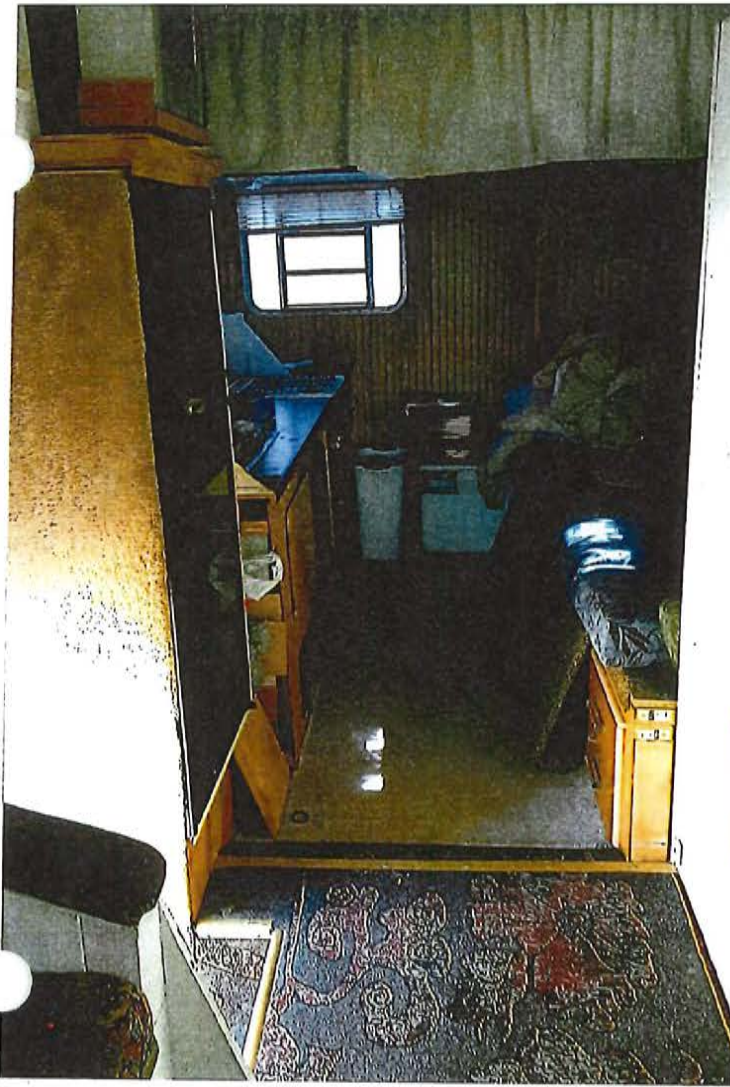
Address _____
Address City State Zip Code

Enforcement Agency _____
Agency

Nevada Authorized Agency _____
Agency

Private
**MOTOR COACH
NOT FOR HIRE
KENWORTH**





KENWORTH
MOTOR
HOME
LIVING
QUARTERS



WVIO-PLA18-0283
EXHIBIT A

1990 KENWORTH MOTOR COACH
CONVERSION



PARKED IN BACK PROPERTY
CANNOT BE SEEN FROM STREET



"Racing for Kids Project"

Racing For Kids
Rattler Racing Enterprises
 "Nevada Rattler" 5-Second 250mph AA/Fuel Altered

Ricky & Cheryl Ruiz
 Owners

Ricky Calls: (775) 772-3376
 Cheryl Calls: (775) 772-3850
 Websites: rattlerracing.com
 E-Mail: rattler@rattlerracing.com
 115 Virgil Drive
 Sparks, Nevada USA 89441



www.rattlerracing.com

Ricky Ruiz Family

NEVADA RATTLER
 AA/Fuel Altered

SPEED LIMIT 260




Racing for Kids Project



RICKY & CHERYL RUIZ
RACING FOR KIDS PROJECT



Anthony "Our Special Kid"



Anthony Alaska Native Hospital



Anthony and Chris



Anthony resting in racecar bed



Anthony checking the tires

RACING FOR KIDS TOUR 2002

RICKY RUIZ

RICHARD LANGSON



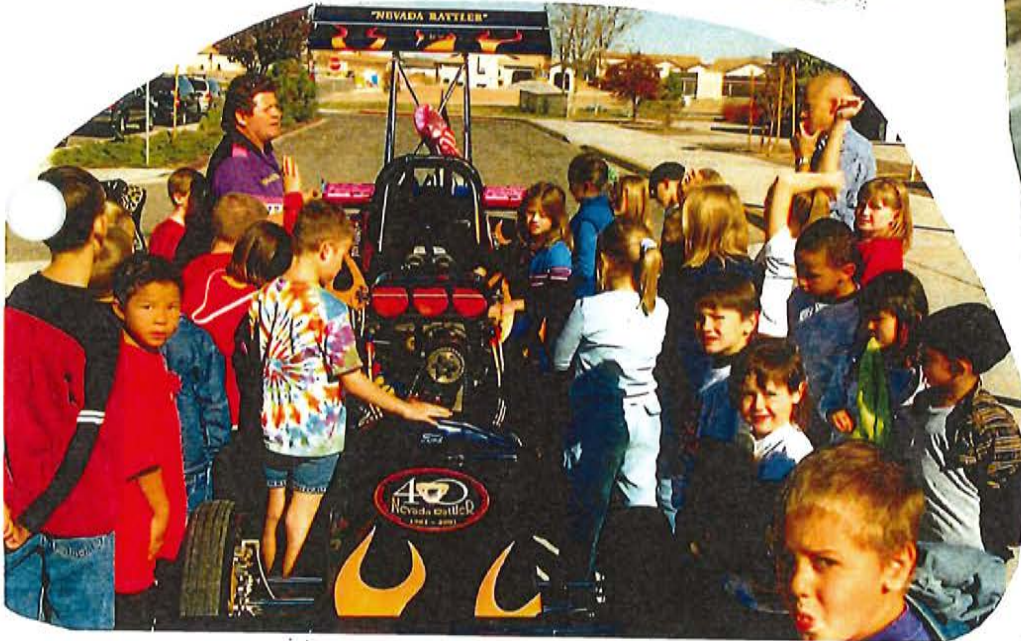
er City Autobo
WVIO RBLA 118-0283
EXHIBIT A



Welcome to the
**Gardnerville
Toy Run**
Pacific Ridge 1st of 100
Calistoga 2nd of 100
FREE

RACING FOR KIDS

www.rattlerracing.com





THIS PHOTO WAS
TAKEN FROM MY
NEIGHBORS PROPERTY
ABOUT 100 FEET
FROM THE STREET.

08/09/2018 11:15



**Authorization Letter for a Nevada Disabled License Plate/Placard/Sticker
NRS 482.384**

**RUIZ JOHN RICHARD
115 VIRGIL DR
SPARKS NV 89441-8532**

The expiration date is indicated on the license plate, placard or sticker

This document or a legible copy must be kept with the motor vehicle, person or organization to whom the referenced disabled license plate, parking placard or motorcycle sticker is issued to. The person or organization to whom the disabled license plate, parking placard or motorcycle sticker was issued must be the driver or passenger in the vehicle to utilize disabled parking. This authorization is valid during the period the license plate, parking placard or motorcycle sticker is valid, and becomes void upon expiration or cancellation of the license plate, parking placard or motorcycle sticker.

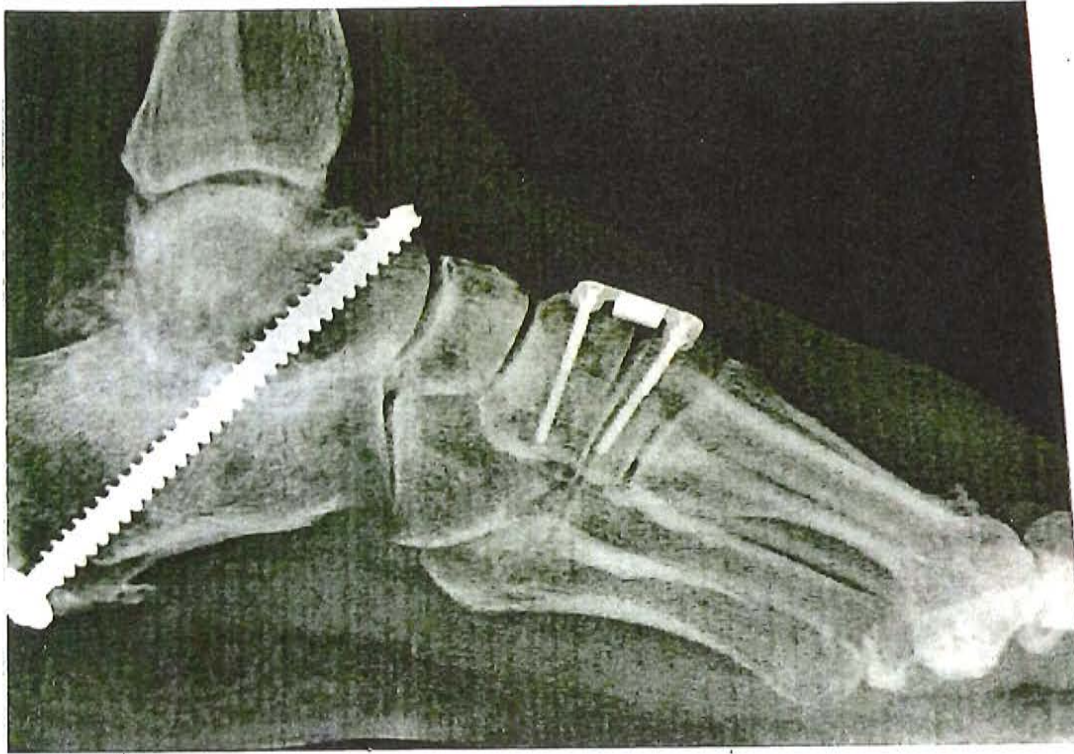
Plate/Placard/Sticker # PHF0400

Status: Permanent

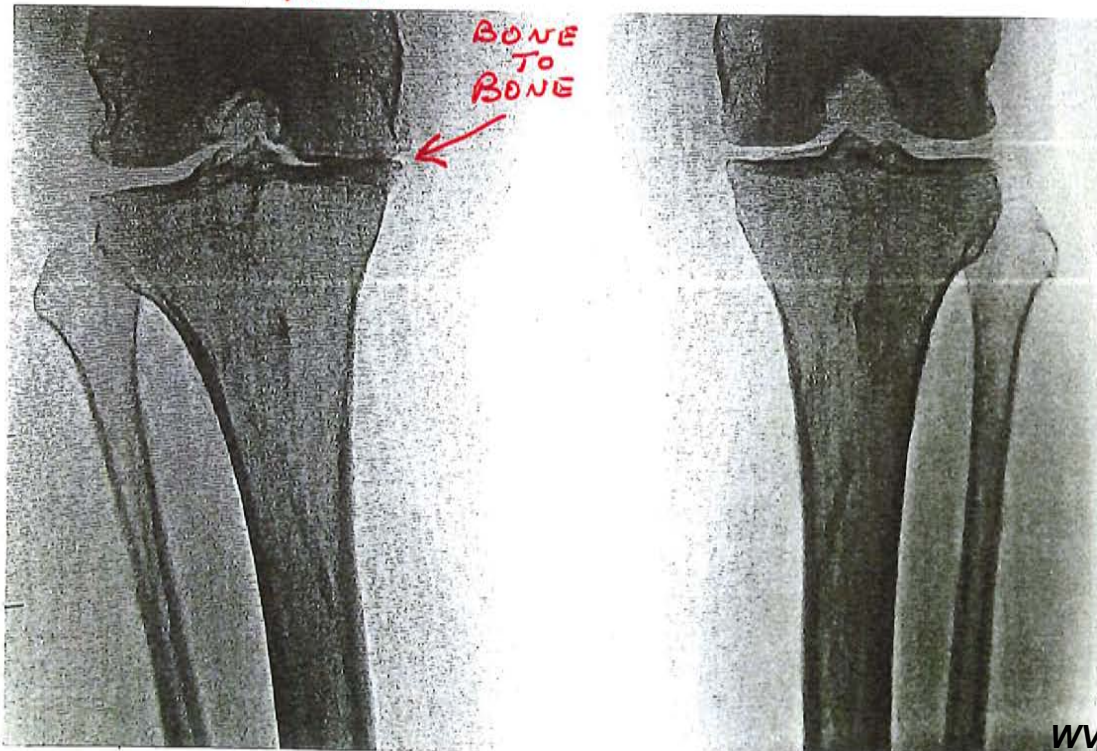
Forms may be separated/Cut along line

WHY I NEED A SMALL FORKLIFT
IN MY YARD

LEFT FOOT



RIGHT KNEE



Washoe County Department of Social Services

No. RP-125413444

THIS IS TO CERTIFY THAT

JOHN "RICKY" AND CHERYL RUIZ

is/are hereby licensed from date of issuance to the expiration date to operate a

FAMILY FOSTER HOME

in accordance with the provisions of Nevada Revised Statutes.

115 VIRGIL DRIVE SPARKS NEVADA 89441

Location (Physical Address)

SAME

Mailing Address (If Different)

Number of Children:

2

Sex of Children:

MALE/FF MALE

Ages of Children:

00-18 YEARS

Special Considerations: YEARLY RENEWAL. Decrease in number of children.

Date Issued:

10/01/17

Date Amended:

Date Expires: 09/30/18

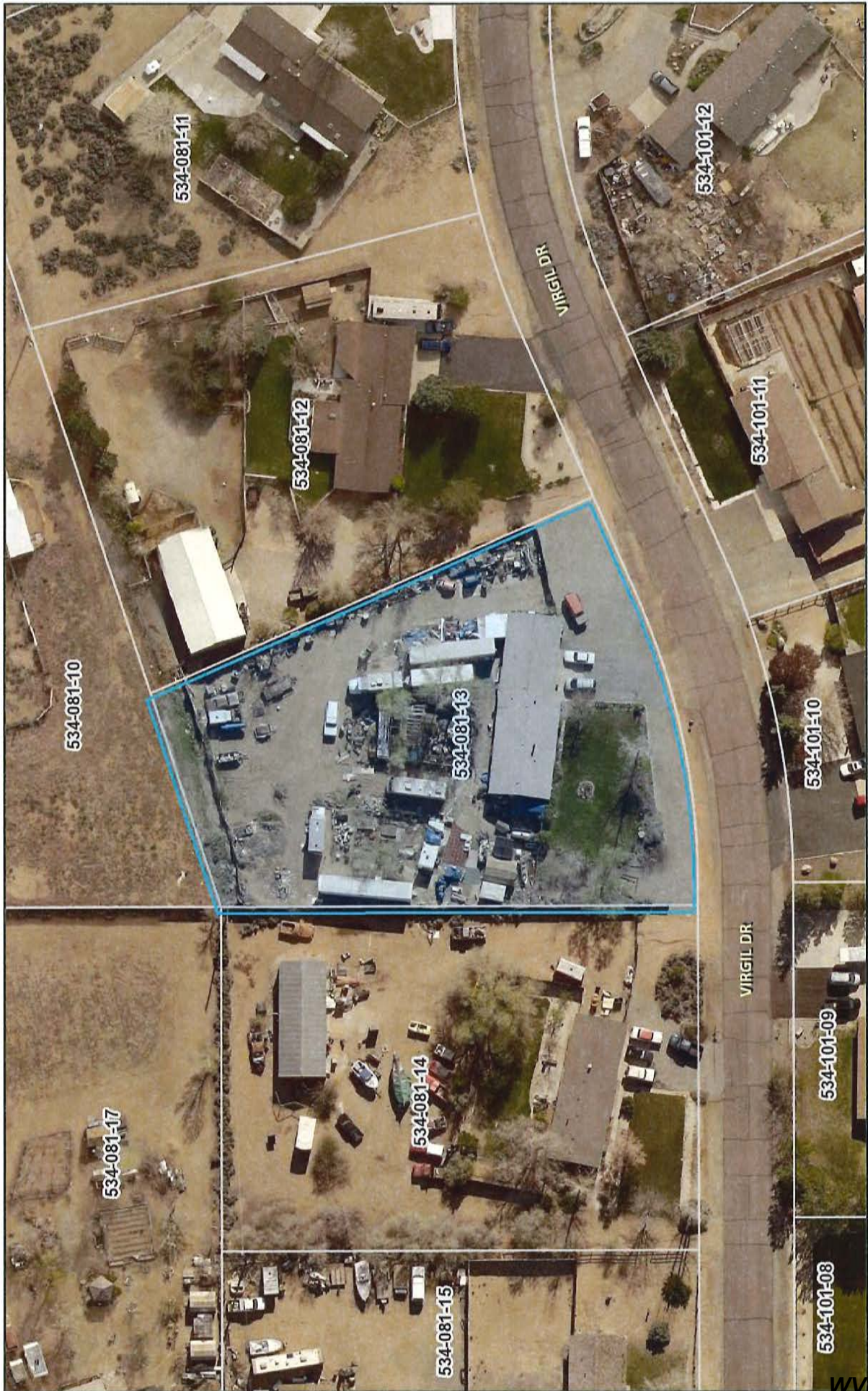
Amy Reynolds 1800
Licensing Supervisor

License is not valid if the above specifications change.

18

TAB 2

Property Map :: 115 VIRGIL DR. DR. APN: 534-081-13



August 31, 2018

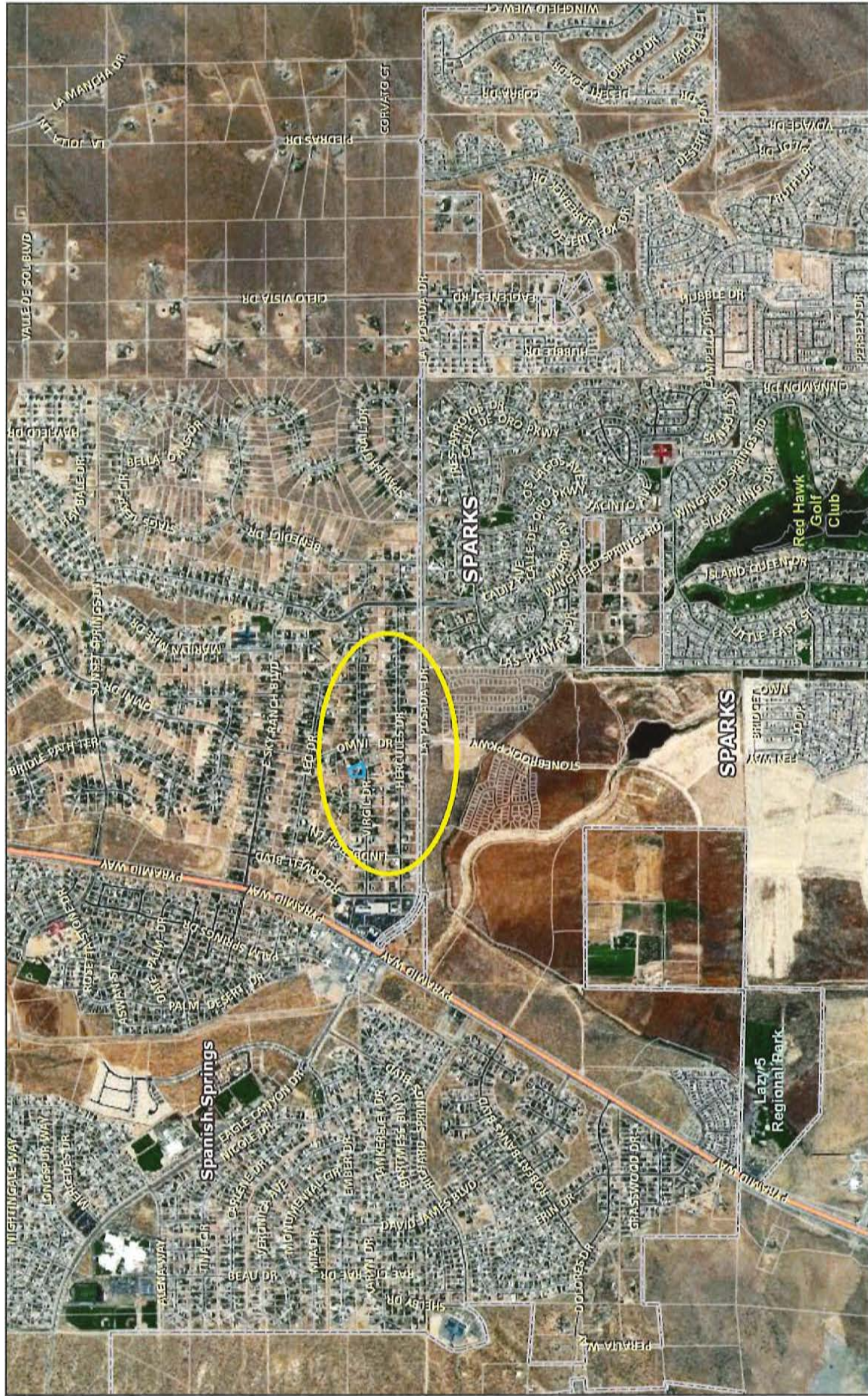
PolygonLayer

Override 1

APN

This information for illustrative purposes only. Not be used for boundary resolution or location and not intended to be used for measurement, calculation, or delineation.

Vicinity Map :: 115 VIRGIL DR. APN: 534-081-13



August 31, 2018
 polygonLayer
 Override 1
 APN

1:36,112
 0 0.3 0.6 1 1.2 mi
 0 0.5 1 2 km
 Washoe County
 Washoe County GIS

This information for illustrative purposes only. Not be used for boundary resolution or location and not intended to be used for measurement, calculation, or delineation.
 Washoe County Technology Services - Regional Services Division, PO Box 11130, Reno, NV 89520-0027 www.washoecounty.us/gis (775) 328-2345

WASHOE COUNTY QUICK INFO (Summary data may not be complete representation of property)	08/31/2018
---	------------

All data on this form is for use by the Washoe County Assessor for assessment purposes only.

Owner Information & Legal Description			Building Information			
APN	534-081-13	Card 1 of 1	Property Name:			
Situs	115 VIRGIL DR		Quality	R20 Fair	Building Type	Sgl Fam Res
Owner 1	RUIZ, JOHN R & CHERYL A		Stories	SINGLE STORY		
Owner 2 or Trustee			Year Built	1983	Square Feet	1,358
Owner 3 or Trustee			Weighted Average Year	1983	Square Feet does not include Basement or Garage Conversion Area.	
Mail Address Copy to Clipboard	115 VIRGIL DR		Bedrooms	3	Click here for Improvement Details (building sq ft, Yard Items, etc).	
Situs 03/30/2011	SPARKS NV 89441		Full Baths	2	Finished Bsmt	0
Keyline Desc	SKY RANCH UNIT NO 1-A LOT 13 BLK 9		Half Baths	0	Unfin Bsmt	0
Subdivision	SKY RANCH 1A		Fixtures	9	Bsmt Type	
Lot 13 Block 9	Section Range	Township	Fireplaces	0	Gar Conv Sq Feet	0
	20	21	Heat Type	FA	Total Garage Area	1008
Record of Survey Map	Parcel Map#	Sub Map#	2nd Heat Type		Garage Type	ATTACHED
			Exterior Walls	SIDING/FR	Detached Garage	0
Special Property Code			2nd Ext Walls		Basement Gar Door	0
2018 Tax Dist	4000	Prior APN	Roof Cover	COMP SHINGLE	Sub Floor	WOOD
2017 Tax Dist	4000	Additional Tax Info	% Complete	100	Frame	FRAME
Tax Cap Status	Low Cap Qualified Primary Residence		Obso/Bldg Adj	0	Units/Bldg	1
Last Activity/	Last Permit		Construction Modifier	0	Units/Parcel	1

Up to 7 Sales/Transfer Records/Recorded Document (additional information/records)

Grantor	Grantee	Doc #	Doc Date	DOR	Value/Sale Price	Adjusted Sale Price	Code	Not
	RUIZ, JOHN R & CHERYL A	1009154	07/12/1985		0	0		
		CHK	07/01/1985	200	101,500	0	1G	
		CHK	10/01/1983	200	89,561	0		
		CHK	11/01/1982		89,900	0		

To view sale/transfer/or other recorded documents use [EagleRecorder](#) on the Recorder's web site.

Land Information (additional land information)	DOR Code	200	Close Code	M95	HB Neighborhoods	I			
Land Use	200	Sewer	Septic	Street	Paved	Zoning	LDS Zoning Info	2019 Neighborhood	HBAF KC
Size	43,560 SqFt	Water	Muni	Value Year	2018	Zoning Maps	Page 534-08 Book 534	2018 Neighborhood	HBAF

Zoning information should be verified with the appropriate planning agency

Valuation Information (additional valuation information)

2018 VN	Taxable Land	Taxable Improvement	Secured PP (rounded)	Taxable Total	Assessed Land	Assessed Improvement	Assessed Pers. Prop	Total Assessed	Supplemental New Const
2018/2019 FV	51,700	73,832	0	125,532	18,095	25,841	0	43,936	
2017/2018 FV	41,500	74,788	0	116,288	14,525	26,176	0	40,701	

Unattached Sub/Inst:
 OARA: 1009,
 OLA: 1358,
 PDR: 42,
 PRF1: 42,

sketch code descriptions



534-081-13 06/10/2016

This is a true and accurate copy of the records of the Washoe County Assessor's Office as of 08/30/2018.

TAB 3

WVIO-PLA18-0283 - Created by WCMP18-01864; Planning and Development - Code Enforcem...

Menu Help

File Date: [07/03/2018](#)

Commercial vehicles, junk vehicles, operating a mechanic shop from the residence, extremely loud

Case Status: [Open](#)

Description of Work: [Commercial vehicles, junk vehicles, operating a mechanic shop from the residence, ex](#)

Case Detail: [Detail](#)

Total Fee Invoiced: [\\$0.00](#)

Total Fee Assessed: [\\$100.00](#)

Case Type: [Violation - Planning/Code Enforcement](#)

Address: [115 VIRGIL DR, WASHOE COUNTY, NV 89441](#)

Owner Name: [RUIZ, JOHN R & CHERYL A](#)

Owner Address: [115 VIRGIL DR, SPARKS, NV 89441](#)

Parent Record: [Created by WCMP18-01864; Planning and Development - Code Enforcement Investig](#)

Parcel No: [534-081-13](#)

Contact Info:	Name	Organization Name	Contact Type
	ANONYMOUS UNKNOWN		Complainant
	ANONYMOUS UNKNOWN		Complainant

Custom Fields: **ENF-VIO-A Screen**

Violator's Name

-

Inspe
Pla

Detailed description of the location of the complaint or violation

-

Complaint Inspection Comments

[Commercial vehicle visible in backyard](#)

INSPECTOR INFO

Default Inspector

Default Inspector ID

COMPLAINT TYPES

Department	Complaint Typ
Planning & Development (Code Enforcement)	Commercial Vel
Planning & Development (Code Enforcement)	Junk Vehicle
Planning & Development (Code Enforcement)	Other type of lai

Workflow Status:	Task	Assigned To	Status
	Process Selection		Route
	Civil		
	Criminal		
	Abatement		
	Administrative Enforce...		
	Stop Activity Order		
	Remediation Order		
	Criminal - EHS		
	Closure		
	Request Civil Injunction		
	1st NOV		
	Abatement Process Sele...		
	Administrative Warning		Non Compliance
	Administrative Penalty		Issue Penalt...
	Stop Activity Order		
	Remediation Order		
	NOV		

Condition Status:	Name	Short Comments	Status
-------------------	------	----------------	--------

Case Comments:	View ID	Comment
	BFARMER	R/c to p/o John, 772-7776, he reported the comm...

Initiated by Product: EMSE

Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector
	Investigation	09/11/2018	Brian Farmer

Resulted Inspections:	Inspection Type	Inspection Date	Inspector
	Investigation	08/09/2018	Brian Farmer



WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
Planning and Building Division
Code Compliance

1001 EAST 9TH STREET
PO BOX 11130
RENO, NEVADA 89520-002
PHONE (775) 328-6106
FAX (775) 328.6133

WCMP18-01864
COMPLAINT COMMENTS
DATE PRINTED: 08-31-2018

Date	Comment	View ID
06/29/2018	06-29-18 3rd call from same anonymous complainant now stating that there are car haulers and commercial vehicles to tow drag racing vehicles. Complainant also stated that there may be a garage company being run from the home where the residents pick up garbage, sift through it, and recycle what they can.	JCHISM
06/26/2018	06-25-18 Anonymous call stating property is running a mechanic shop from their home. No evidence or advertising therefore complaint not added in custom lists. Complainant stated commercial vehicles and junk vehicles as well. Complainant also stated that the noise was very loud. Admin explain WCC for noise.	JCHISM



WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
Planning and Building Division
Code Compliance

1001 EAST 9TH STREET
PO BOX 11130
RENO, NEVADA 89520-002
PHONE (775) 328-6106
FAX (775) 328.6133

WCMP18-01864
Complaint Inspections
DATE PRINTED: 08/30/2018

Status	Insp Date	Department	Inspector	Result Comment
Violation Confirmed	06/27/2018	Code Enforcement	Brian Farmer	Commercial vehicle visible in backyard



WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
Planning and Building Division
Code Compliance

1001 EAST 9TH STREET
PO BOX 11130
RENO, NEVADA 89520-002
PHONE (775) 328-6106
FAX (775) 328.6133

WVIO-PLA18-0283
VIOLATION COMMENTS
DATE PRINTED: 08/31/2018

Date	Comment	View ID
08/15/2018	R/c to p/o John, 772-7776, he reported the commercial vehicle is his RV and is registered and insured as such. Explained how the vehicle is registered does not matter, if the vehicle is manufactured/intended as a commercial vehicle then it is considered a commercial vehicle and cannot be on a residential zoned property. I informed him a penalty notice has already been sent and he can appeal the ruling if he feels his vehicle does not meet the county definition of a commercial vehicle.	BFARMER



WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
Planning and Building Division
Code Compliance

1001 EAST 9TH STREET
PO BOX 11130
RENO, NEVADA 89520-002
PHONE (775) 328-6106
FAX (775) 328.6133

WVIO-PLA18-0283
INSPECTION COMMENTS
DATE PRINTED: 08/31/2018

Status	Insp Date	Department	Inspector	Result Comment
Scheduled	TBD	Code Enforcement	Brian Farmer	Pending Admin Hearing
Non Compliance	08/09/2018	Code Enforcement	Brian Farmer	Commercial vehicle still visible on property. No contact from p/o. 1st penalty sent.

TAB 4



WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
Planning and Building

1001 EAST 9TH STREET
 PO BOX 11130
 RENO, NEVADA 89520-0027
 PHONE (775) 328-6106
 FAX (775) 328-6133

ADMINISTRATIVE ENFORCEMENT

****WARNING****

July 3, 2018

John & Cheryl Ruiz
 115 Virgil Drive
 Sparks, NV 89441
 Please comply by August 5, 2018

Case Number: WVIO-PLA18-0283
 Subject Property: 115 Virgil Drive, Sparks, NV 89441
 Parcel Number: 534-081-13

Dear Respondent:

Based on a complaint received by this office, and a subsequent inspection of subject property, I have determined that a violation of Washoe County code exists on the property. This notice serves as a warning about the code violation and seeks your voluntary action to correct, mitigate, or remedy the code violation.

The code violation found on the property and the action you must take to correct the situation is:

VIOLATION:

WCC section 110.306.35(c) – Outdoor storage of commercial vehicle(s) on a residentially zoned property.

CORRECTIVE ACTION:

WCC section 110.306.35(c) – Remove the commercial vehicle(s) listed below stored on the property. Parking of a commercial vehicle on private residential property shall not exceed 72 hours in duration. (See photo)

Please correct the violations by 8/5/2018. You may contact me to request an extension of time to correct the violation. Any such request for an extension of time may be in writing to the address shown on this letter, by fax at 775-328-6133, or orally at 775-328-2312. I will only grant an extension of time if you have demonstrated reasonable progress in correcting the violation, or there are extenuating circumstances that prevent you from correcting the violation by the stated deadline. If I grant an extension of time, we will mutually develop a plan with time frames for you to correct the violation.

An administrative penalty notice will be issued if the violations are not corrected by 8/5/2018, or by the date agreed upon by me with an approved extension of time. **The administrative penalty notice will result in an automatic penalty of \$100.** Further Administrative Penalty Notices with increased penalty amounts and additional fees may be issued without further warning if the violation is not corrected. Failure to pay the penalty may cause further action by the County Collections Office, which may include an additional \$50 collection fee, potential



INTEGRITY



EFFECTIVE COMMUNICATION



QUALITY PUBLIC SERVICE

Memo to: John & Cheryl Ruiz

Subject: Code Violation

Date: 7/3/2018

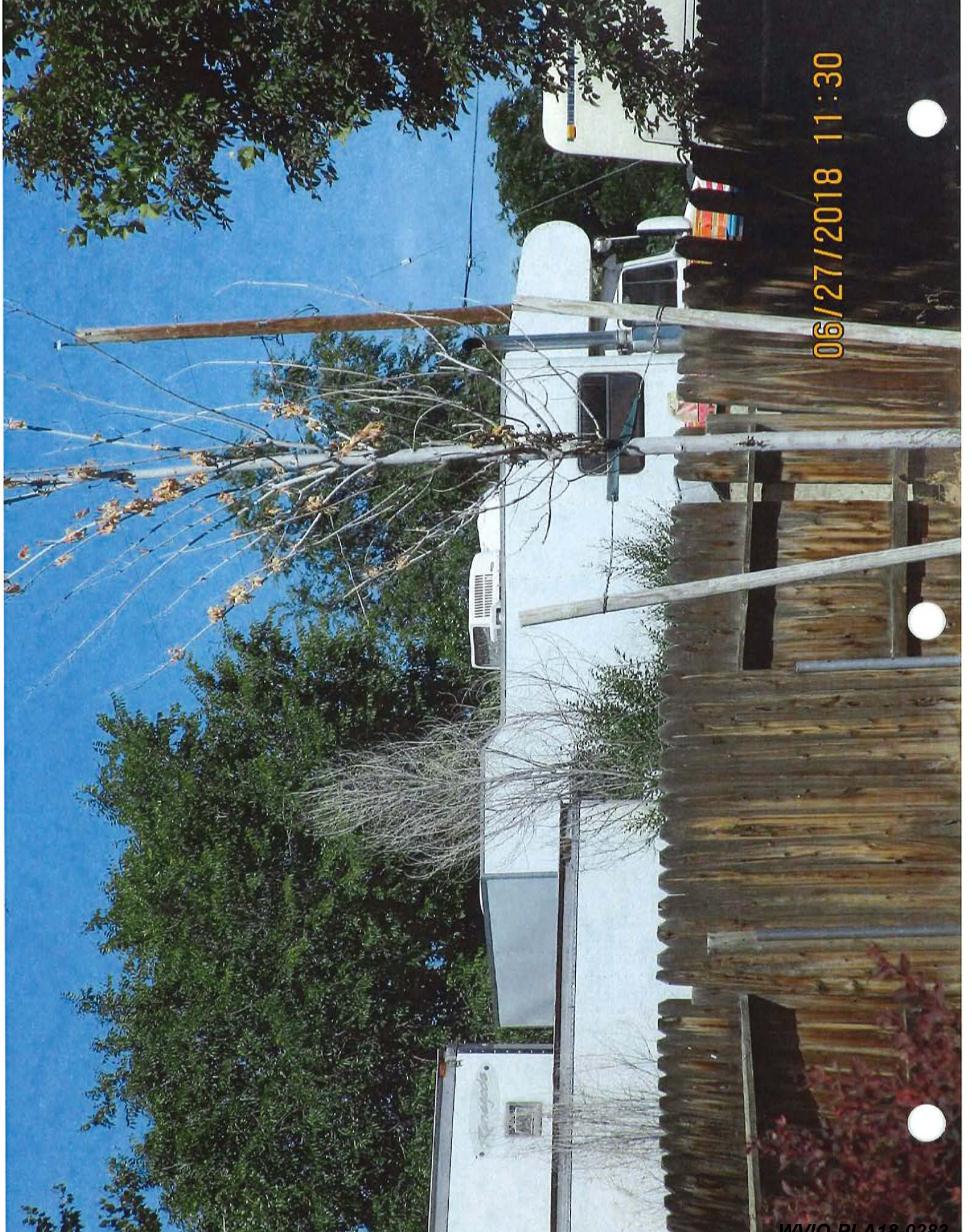
Page: 2

penalties and interest, and may result in a lien on the property to recover all unpaid penalties, fees or costs.

Failure to correct the violation by the compliance date may also result in additional civil or criminal remedies after consultation with the District Attorney's office.



Brian Farmer
Code Enforcement Officer II
bfarmer@washoecounty.us
(775) 328-2312



06/27/2018 11:30



WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
 Planning and Building
 Code Compliance

1001 EAST 9TH STREET
 PO BOX 11130
 RENO, NEVADA 89520-0027
 PHONE (775) 328-6106
 FAX (775) 328-6133

ADMINISTRATIVE PENALTY NOTICE

August 9, 2018

John & Cheryl Ruiz
 115 Virgil Drive
 Sparks, NV 89441

Penalty Amount: **\$100**
 Payment Due by: **9/10/2018**

Case Number: WVIO-PLA18-0283
 Subject Property: 115 Virgil Drive, Sparks, NV 89441
 Parcel Number: 534-081-13

Dear Respondent,

An inspection and an Administrative Enforcement Warning issued on 7/3/2018 revealed the violations noted below on the subject property. Washoe County Code Section 125.160(4) provides for issuance of an Administrative Penalty when violations noted on the Administrative Enforcement Warning are not corrected. This Administrative Penalty Notice is not a criminal proceeding.

The property was inspected on 8/9/2018 and remains in violation of the County Codes cited below. **You are hereby charged an administrative penalty of \$100.** Payment of the administrative penalty does not release you from correcting the code violation that currently exists on the subject property.

Washoe County will accept one-half of the administrative penalty amount as payment in full if received by the payment due date shown on this notice. If an appeal is filed before the payment due date or if you pay the penalty after the payment due date, no reduction of the penalty is available. After the payment due date, any unpaid penalties will be turned over to the Washoe County Collections Office. A County Code required \$50 collections fee will be added to the penalty and you may also be subject to additional fees, interest and all collection remedies allowed by law. All penalties and fees assessed are cumulative. Each and every instance the code violation exists constitutes a separate and distinct offense. **County Code Violations must be corrected or additional penalties may be assessed without future warnings being issued.**



INTEGRITY



EFFECTIVE COMMUNICATION



QUALITY PUBLIC SERVICE

Memo to: John & Cheryl Ruiz
Subject: Administrative Penalty
Date: 8/9/2018
Page: 2

The code violation found on the property and the action you must take to correct the situation is:

VIOLATION:

WCC section 110.306.35(c) – Outdoor storage of commercial vehicle(s) on a residentially zoned property.

CORRECTIVE ACTION:

WCC section 110.306.35(c) – Remove the commercial vehicle(s) listed below stored on the property. Parking of a commercial vehicle on private residential property shall not exceed 72 hours in duration. (See photo)

RIGHTS OF APPEAL:

You have a right to appeal this notice as described on the Right to Appeal instructions attached to this notice. Failure to respond to this notice by **9/11/2018** shall be deemed an admission of liability and a waiver of any right to an administrative hearing.



Brian Farmer
Code Enforcement Officer II
bfarmer@washoecounty.us
(775) 328-2312

Memo to: John & Cheryl Ruiz
Subject: Administrative Penalty
Date: 8/9/2018
Page: 3

RIGHT TO APPEAL

YOU MAY APPEAL THIS Administrative Penalty Notice by requesting an administrative hearing.

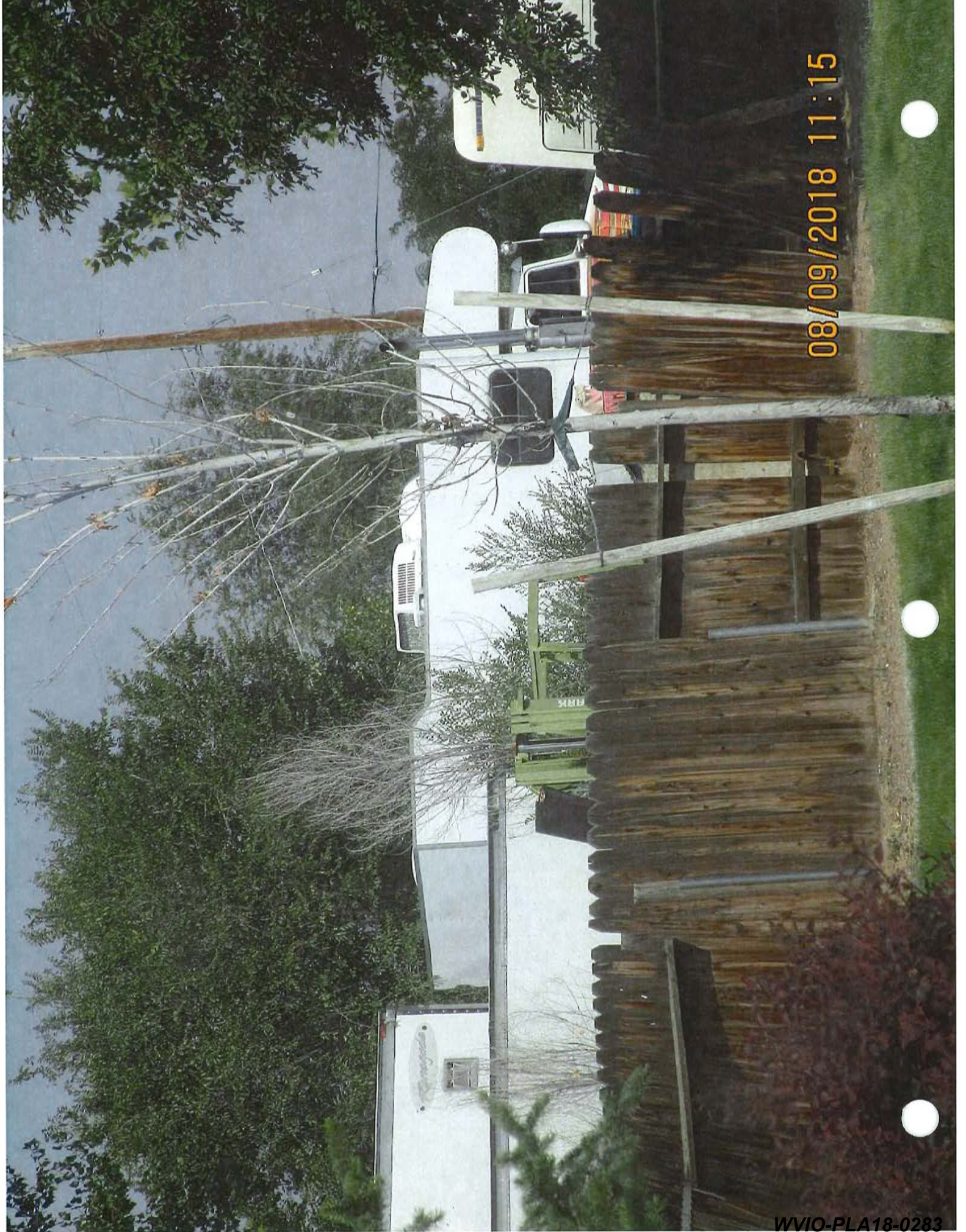
You must appear in person at the Administrative Hearing Office with the accompanying Administrative Penalty Notice to request an administrative hearing. The Office is located within the County Manager's Office on the 2nd floor (east end) of Building A, 1001 East Ninth Street, Reno, NV.

Please contact the Administrative Hearing Office at 775.328.2001, or by e-mail at aho@washoecounty.us, for more information and/or directions to their Office.

The fee for an administrative hearing is \$50.00 payable at the conclusion of the administrative hearing if you have been found in violation of the Washoe County Code. The hearing officer may impose additional administrative penalties, costs, and/or fees. A request for an administrative hearing shall stay the required payment of the penalty until the hearing is completed.

An administrative hearing officer will be assigned to your case by the Washoe County Administrative Hearing Office. The Administrative Hearing Office will notify you of your hearing date. The administrative hearing officer will issue an Administrative Order at the conclusion of your appeal. Failure to obey the Administrative Order is a misdemeanor criminal offense, which may be pursued separately from this Notice.

Any deadlines, actions, and/or remedies included in this Notice will be placed on hold until your appeal is concluded. Failure to correct the violation pursuant to any Administrative Order may also result in additional civil or criminal remedies after consultation with the District Attorney's office.



08/09/2018 11:15

TAB 5

CHAPTER 125

Administrative Enforcement Code

- 125.125 Declaration of purpose.
- 125.130 Conflict of codes.
- 125.135 Definitions.

Administrative Enforcement Authority, Remedies and Procedures

- 125.140 Prohibited acts.
- 125.145 Administrative enforcement authority.
- 125.150 Administrative enforcement remedies.
- 125.155 Authority to inspect.
- 125.157 Stop activity order and remediation order.
- 125.160 Complaints, warning, and administrative penalty notice, procedures.
- 125.163 Service.
- 125.165 Administrative penalties.
- 125.170 Administrative fees, penalties and costs.

Abatement

- 125.195 Abatement and procedures.
- 125.200 Judicial abatement; action by district attorney.
- 125.205 Non-judicial abatement; abatement by county of dangerous structures or conditions, rubbish, noxious plant growth and other public nuisances.
- 125.210 Summary abatement; abatement of dangerous structure or condition posing imminent danger.
- 125.215 Chronic nuisance abatement; abatement of chronic nuisances by judicial action.

Administrative Hearing Procedures

- 125.220 Administrative hearing office.
- 125.225 Appointment and powers of hearing officer.
- 125.240 Request and scheduling administrative hearing.
- 125.245 Deadline postponed for administrative hearing.
- 125.250 Administrative hearing procedures.
- 125.255 Standard of proof.
- 125.260 Failure to attend administrative hearing.
- 125.265 Administrative order; compliance with administrative order.
- 125.270 Failure to comply with the administrative order; misdemeanor.
- 125.275 Judicial review; requirements for petition; statement of intent to participate; petition for rehearing.
- 125.2751 Transmittal of record of proceedings to reviewing court by administrative hearing; additional evidence; modification of findings by administrative hearing.
- 125.2752 Memoranda of points and authorities: time for filing memorandum and reply; request for hearing; required form.
- 125.2753 Judicial review: manner of conducting; burden of proof; standard for review.
- 125.2754 Procedure for stay of final decision; ruling by court.

4. Court action. As set out in NRS 244.3603(3), if the court finds that a chronic nuisance exists and action is necessary to avoid a serious threat to the public welfare or the safety or health of the occupants of the property, it may:

- (a) Order the county to secure and close the property until the nuisance is abated;
- (b) Order the owner to pay the county for the cost incurred by the county in abating the condition;
- (c) Impose chronic nuisance civil penalties in an amount not to exceed the amounts specified in the master administrative enforcement penalty and fee schedule adopted by the board; and
- (d) Order any other appropriate relief.

5. Collection of costs, assessments and penalties. As authorized by NRS 244.3603(2)(c) and (4), the board hereby designates that the costs of abatement may be collected as specified in subsection 125.195(7)(a), and that chronic nuisance civil penalties may be assessed and collected as provided in subsection 125.195(7)(b).

[§21, Ord. No. 1518]

Administrative Hearing Procedures

125.220 Administrative hearing office.

1. The county manager shall establish an administrative hearing office.
2. The administrative hearing office shall have the authority to:
 - (a) Supervise the administrative hearing process;
 - (b) Prepare appropriate procedures relating to administrative hearings; and
 - (c) Manage the administrative hearing officer contracts and training.
 - (d) Prepare reports regarding special assessments required by NRS 244.3603(6).

[§22, Ord. No. 1518]

125.225 Appointment and powers of hearing officer.

1. The board will approve a list of and all contracts for persons to serve as hearing officers. A hearing officer shall:

- (a) Be licensed to practice law in the State of Nevada or be a graduate of an accredited 4-year college and have at least two years consecutive experience in administrative hearings in the State of Nevada, or
- (b) Have a quality, level and length of experience deemed acceptable to the board and two years of administrative hearing experience.
- (c) Not have been an employee of Washoe County within the last two years.

2. Compensation of hearing officers will be set at an hourly rate by resolution of the board.

3. The administrative hearing office has the authority to and will assign a hearing officer to each case. Assignment of hearing officers will be on a rotation basis. The hearing officer will be chosen from the list of hearing officers approved by the board. The hearing office may establish a specialized list of hearing officers to hear specific cases based on education, experience, and/or the type of case. The assigned hearing officer has discretion to determine if he/she should be disqualified for bias, prejudice, conflict of interest, or for any other reason for which a judge may be disqualified in a court of law, and the next hearing officer on the list shall be assigned. The hearing officer shall not have, at the time of hearing assignment, any personal interest, or expectation in any matter with the county except general county tax and business license matters and service as a hearing officer.

4. The hearing officer shall have the power to render a proper disposition of the matter, including without limitation, dismissal (with or without prejudice), remand to the enforcement official for further information or action, modification, assessment of administrative penalties, or any other action deemed appropriate, including the application of any administrative

enforcement remedy authorized pursuant to this chapter. The hearing officer shall have the power to administer oaths to all witnesses and impose such rules of decorum upon the proceeding as will promote the decent, fair, and efficient consideration of matters before the hearing officer.

5. The hearing officer may continue a hearing as provided in section 125.240.

6. The hearing officer does not have the power to render monetary judgments or award damages against the county.

7. The hearing officer has continuing jurisdiction over the subject matter of an administrative hearing for the purpose of granting a continuance, ensuring compliance with an administrative order, modifying an administrative order, or where extraordinary circumstances exist, granting a new hearing.

[§24, Ord. No. 1419; A. Ord. No. 1518]

125.240 Request and scheduling administrative hearing.

1. A respondent may request a hearing regarding an administrative penalty notice, stop activity order, remediation order, or an abatement notice by filing a request with the administrative hearing office for an administrative hearing within the time frames set forth in this chapter. The request may either be on a form provided by the county or made in person at the administrative hearing office. The respondent requesting such a hearing shall pay an administrative action fee as contained in the master administrative enforcement penalty and fee schedule adopted by the board if found in violation at the end of the case.

2. The failure of any respondent to request an administrative hearing in accordance with this administrative enforcement code shall be deemed an admission of liability and shall constitute a waiver of the right to a hearing.

3. Upon receiving a request for an administrative hearing, the hearing office shall schedule a date, time and place for the hearing, which must commence no more than 60 calendar days from the hearing office's receipt of the request for an administrative hearing. Continuances based on good cause may be granted by the hearing office or hearing officer.

4. The administrative hearing office shall notice the department or agency that issued the administrative penalty notice, stop activity order, remediation order, or notice of abatement of the date, time, and place of the administrative hearing.

5. Notice of the scheduling of the hearing shall be served upon the respondent pursuant to this chapter at least 14 calendar days prior to the date of the hearing.

[§27, Ord. No. 1419; A. Ord. No. 1518]

125.245 Deadline postponed for administrative hearing. When a respondent requests a hearing in conformance with this chapter regarding an administrative penalty notice, an abatement notice, or a remediation order, the deadline date specified in the notice and other enforcement or collection efforts is postponed until the hearing officer's administrative order is served pursuant to this chapter.

[§28, Ord. No. 1419; A. Ord. No. 1518]

125.250 Administrative hearing procedures.

1. Administrative hearings are intended to be informal in nature. The receipt of evidence and the conduct of the hearing shall be in the sole discretion of the hearing officer. Each party shall have the opportunity to cross-examine witnesses and to present evidence in support of the case. Each proceeding shall be audio recorded, constitute a public record, and the recording made available to all parties within five calendar days after the hearing.

2. Matters and evidence to be considered at the hearing must be relevant to:

a. Whether the conditions described in the administrative penalty notice, stop activity order, or remediation order violate the Code, and in the case of an abatement notice, solely whether the cited violations are repeating or continuing without required compliance or remedy; and

b. Whether the enforcement official afforded the respondent due process by adhering to the notice requirements set forth in this administrative enforcement code.

3. Written briefs may be required or permitted before or after the hearing by written order of the hearing officer.

4. Neither the rules of evidence nor the rules of discovery of courts of the State of Nevada apply in these administrative hearings. Matters of evidence and the weight to be given evidence received at the hearing are in the sole discretion of the hearing officer. No informality in any proceeding or in the manner of taking testimony will invalidate any decision of the hearing officer.

5. An objection to the admissibility of evidence may be made by any party of record and the objection will be ruled on by the hearing officer. The hearing officer, with or without objection, may exclude inadmissible, incompetent, repetitious, or irrelevant evidence. Any evidence offered at the hearing must be material and relevant to the issues of the hearing.

6. All evidence received during the hearing shall be retained by the county as part of the record of the hearing, to include an authenticated copy of any recording or transcription by a court reporter of the hearing at the sole expense of the party recording or reporting the hearing.

7. Any party may be represented at the hearing by counsel, but the hearing officer may limit or deny the representation by a person who is not licensed to practice law if such representation impairs the efficiency, effectiveness, or decorum of the hearing. Counsel will not be appointed to represent any party at County expense.

8. If the hearing officer finds that the violation of code has not occurred or a violation of code has been committed but the respondent asserts and proves one or more legal defenses to the administrative penalty notice, stop activity order, or remediation order, the hearing officer may dismiss the administrative penalty notice, stop activity order, or remediation order, and release the respondent from liability.

9. In a contested hearing, the respondent against whom the hearing officer has entered a finding of liability and has assessed a penalty, by default or otherwise, may seek judicial review thereof by filing a petition for judicial review in the district court in conformance with section 125.275 et seq of this Administrative Code.

[§29, Ord. No. 1419; A. Ord. No. 1518]

125.255 Standard of proof. The county bears the burden of proof at an administrative hearing to establish the existence of all elements required for the respective hearing pursuant to this administrative enforcement code. The standard of proof is by a preponderance of the evidence.

[§30, Ord. No. 1419; A. Ord. No. 1518]

125.260 Failure to attend administrative hearing. Any respondent who requests a hearing or whose actions are the subject of an administrative hearing and who fails to appear at the hearing is deemed to waive the right to a hearing and all objections to an administrative penalty notice, stop activity order, remediation order, or abatement notice, provided that the hearing was properly noticed, unless there are extenuating circumstances as determined by the hearing officer.

[§31, Ord. No. 1419; A. Ord. No. 1518]

125.265 Administrative order; compliance with administrative order.

1. The decision of the hearing officer shall be deemed to be an administrative order and shall be entitled "administrative order."

2. Upon completion of the hearing, the hearing officer shall issue an administrative order that affirms, modifies or dismisses the enforcement official's action, including any penalties assessed or to be assessed, or that requires any other action deemed reasonable under all of the circumstances by the hearing officer. The administrative order may also refer the matter back to the enforcement official for further specified action.

3. The hearing officer may require the respondent to cease violating or cause the cessation of any violation of the Code and to make necessary corrections, repairs, or to complete any other reasonable act requested by the enforcement official, which may be modified by the hearing officer, to be in compliance with the Code. The hearing officer shall include a specific time frame to complete the requested act.

4. The hearing officer may establish specific deadlines for the payment of penalties, fees, and costs, and may condition the total or partial assessment of administrative penalties on the respondent's ability to complete compliance by specific deadlines.

5. The hearing officer may schedule subsequent review hearings as may be necessary or as requested by a party to the hearing to ensure compliance with the administrative order.

6. The administrative order shall become final on the date of service of the order upon all parties as provided in this chapter.

[§32, Ord. No. 1419; A. Ord. No. 1518]

125.270 Failure to comply with the administrative order; misdemeanor. A person who fails to comply with an administrative order is guilty of a misdemeanor and upon conviction shall be punished as provided for misdemeanors in NRS 193.150. This penalty, however, shall not excuse the failure to comply with the order and to correct the violations, nor shall it bar further enforcement action by the county.

[§33, Ord. No. 1419]

125.275 Judicial review; requirements for petition; statement of intent to participate; petition for rehearing.

1. Any party who is:

(a) Identified as a party of record in an administrative hearing; and

(b) Is aggrieved by a final decision in a contested case, is entitled to judicial review of the decision. Any preliminary, procedural, or intermediate act or ruling in an administrative hearing in a contested case is reviewable if review of the final decision of the administrative hearing would not provide an adequate remedy.

2. Petitions for judicial review must:

(a) Name as respondent Washoe County and all parties of record to the administrative proceeding. It shall not name the administrative hearing office or the hearing officer;

(b) Be instituted by filing a petition in the Second Judicial district court in and for the County of Washoe; and

(c) Be filed by petitioner within 30 calendar days after service of the administrative order.

Cross-petitions for judicial review must be filed within 10 calendar days after service of a petition for judicial review.

3. Any party desiring to participate in the judicial review must file a statement of intent to participate in the petition for judicial review and serve the statement upon every party within 20 calendar days after service of the petition.

4. A petition for rehearing or reconsideration must be filed within 15 calendar days after the date of service of the final decision. An order granting or denying the petition must be served on all parties at least five calendar days before the expiration of the time for filing the petition for judicial review. If the petition is granted, the subsequent order shall be deemed the final order for the purpose of judicial review.

5. The petition for judicial review and any cross-petitions for judicial review must be served upon Washoe County and every other party within 45 calendar days after the filing of the petition, unless, upon a showing of good cause, the district court extends the time for such service.

6. The provisions of this chapter are the exclusive means of judicial review of, or judicial action concerning, a final decision in a contested case.

[§23, Ord. No. 1518]

125.2751 Transmittal of record of proceedings to reviewing court by administrative hearing; additional evidence; modification of findings by administrative hearing.

1. Within 30 calendar days after the service of the petition for judicial review or such time as is allowed by the court, the administrative hearing office shall transmit to the reviewing court the original or a certified copy of the entire record of the proceeding under review, including a transcript of the evidence resulting in the administrative order. The record may be shortened by stipulation of the parties to the proceedings. A party unreasonably refusing to stipulate to limit the record, as determined by the court, may be assessed by the court any additional costs. The court may require or permit subsequent corrections or additions to the record.

2. If, before submission to the court, an application is made to the court for leave to present additional evidence, and it is shown to the satisfaction of the court that the additional evidence is material and that there were good reasons for failure to present it in the administrative hearing, the court may order that the additional evidence and any rebuttal evidence be taken before the administrative hearing officer upon such conditions as the court determines.

3. After receipt of any additional evidence, the administrative hearing officer:

(a) May modify its findings and decision; and

(b) Shall file the evidence and any modifications, new findings or decisions with the reviewing court.

[§24, Ord. No. 1518]

125.2752 Memoranda of points and authorities: time for filing memorandum and reply; request for hearing; required form.

1. A petitioner or cross-petitioner who is seeking judicial review must serve and file a memorandum of points and authorities within 40 calendar days after Washoe County gives written notice to the parties that the record of the proceeding under review has been filed with the court.

2. The respondent or cross-petitioner shall serve and file a reply memorandum of points and authorities within 30 calendar days after service of the memorandum of points and authorities.

3. The petitioner or cross-petitioner may serve and file reply memoranda of points and authorities within 30 calendar days after service of the reply memorandum.

4. Within seven calendar days after the expiration of the time within which the petitioner is required to reply, any party may request a hearing. Unless a request for hearing has been filed, the matter shall be deemed submitted.

5. All memoranda of points and authorities filed in proceedings involving petitions for judicial review must be in the form provided for appellate briefs in Rule 28 of the Nevada Rules of Appellate Procedure.

6. The court, for good cause, may extend the times allowed in this section for filing memoranda.

[§25, Ord. No. 1518]

125.2753 Judicial review: manner of conducting; burden of proof; standard for review.

1. Judicial review of an administrative order must be:

(a) Conducted by the court without a jury; and
(b) Confined to the record. In cases concerning alleged irregularities in procedure before an administrative hearing officer that are not shown in the record, the court may receive evidence concerning the irregularities.

2. The final decision of the administrative hearing officer shall be deemed reasonable and lawful until reversed or set aside in whole or in part by the court. The burden of proof is on the party attacking or resisting the decision to show that the final decision is invalid pursuant to subsection 3.

3. The court shall not substitute its judgment for that of the administrative hearing officer as to the weight of evidence on a question of fact. The court may remand or affirm the final decision or set it aside in whole or in part if substantial rights of the petitioner have been prejudiced because the final decision of the administrative hearing officer is:

- (a) In violation of constitutional or statutory provisions;
- (b) In excess of the statutory authority of the administrative hearing officer;
- (c) Made upon unlawful procedure;
- (d) Affected by other error of law;
- (e) Clearly erroneous in view of the reliable, probative and substantial evidence on the whole record; or
- (f) Arbitrary or capricious or characterized by abuse of discretion.

4. The Nevada Rules of Civil Procedure (NRCP) apply to these judicial review proceedings to the extent that the NRCP are not inconsistent or in conflict with these ordinances.

[§26, Ord. No. 1518]

125.2754 Procedure for stay of final decision; ruling by court.

1. A petitioner who applies for a stay of the final decision in a contested case shall file and serve a written motion for the stay on the administrative order to all parties of record to the proceeding at the time of filing the petition for judicial review.

2. In determining whether to grant a stay, the court shall consider the same factors as are considered for a preliminary injunction under Rule 65 of the Nevada Rules of Civil Procedure.

3. In making a ruling, the court shall:

- (a) Give deference to the trier of fact; and
- (b) Consider the risk to the public, if any, of staying the administrative order. The petitioner must provide security before the court may issue a stay.

[§27, Ord. No. 1518]

125.2755 Award of costs. The district court shall award cost of the proceedings to the prevailing party including but not limited to the cost of preparation of the transcript of the administrative proceedings required in WCC 125.2752.

[§28, Ord. No. 1518]

125.280 Exhaustion of administrative remedies. Appeal of an administrative order shall not be allowed without first exhausting the administrative process set forth in this chapter.

[§35, Ord. No. 1419; A. Ord. No. 1518]

125.285 Time limits for repair, correction, or abatement. Unless otherwise provided by the order of an enforcement official or hearing officer, the respondent shall complete all actions necessary to achieve compliance with the Code within the time established pursuant to this administrative enforcement code.

[§36, Ord. No. 1419; A. Ord. No. 1518]

125.287 Judicial enforcement. Judicial enforcement of an administrative order must be by way of civil suit in the appropriate Justice's Court. A certified copy of the administrative order constitutes a prima facie showing that an administrative infraction occurred.
[§29, Ord. No. 1518]

125.288 Commencement of civil action - procedure. The civil action authorized in section 125.287 may be commenced at any time after the expiration of 60 calendar days following the date on which the administrative penalty notice was served pursuant to section 125.160 or 30 calendar days following the enforcement official's findings, by the filing of a complaint in the name of Washoe County and the issuance of a summons with respect thereto. Service of such complaint and summons on the defendant must be made by certified mail, return receipt requested, addressed to the respondent having ownership, control, or responsibility of the property of record as stated on the assessor's records, and mailed to the respondent's address as contained on the assessor's records.
[§30, Ord. No. 1518]

125.290 Extension of time; court order. When the Court has entered an order relating to matters governed by this administrative enforcement code, jurisdiction relating to the matter shall remain with the Court unless otherwise ordered by the Court. Any extension of time or other relief must be sought, in the first instance, by application to the Court for an order allowing an extension of time or any other relief.
[§37, Ord. No. 1419; A. Ord. No. 1518]

Penalties, Fees and Costs

125.300 Administrative action fees.

1. When a violation has been found to occur and not have been corrected in the prescribed time, the board finds there is a need to recover costs incurred by the county in its Code enforcement efforts by assessing certain reasonable administrative fees. Administrative action fees are based on time spent by county personnel re-inspecting properties found to remain in violation, abating violations or disposing of abated items, as well as costs incurred in investigation, hearing work, service of notices, recording of notices, and liens, title search, and other processing costs associated with the violations specified on the administrative penalty notice, stop activity order, remediation order, or abatement notice. All such fees shall be placed into the county's general fund.

2. Any fee schedule imposed under this administrative enforcement code shall be adopted by, and may be modified at any time by, resolution of the board and may be found in the master administrative enforcement penalty and fee schedule adopted by the board. The master administrative enforcement penalty and fee schedule shall be filed in the county clerk's office.
[§39, Ord. No. 1419; A. Ord. No. 1518]

125.305 Administrative enforcement penalties, fees and costs.

1. Where the assessment of administrative enforcement penalties, fees and costs are authorized under this chapter, the enforcement official's notice shall contain the following information:

- a. The case number;
- b. The amount of penalties, fees and costs charged;
- c. The administrative enforcement action for which the penalties, fees and costs are charged;
- d. The date(s) of such administrative enforcement action; and
- e. A deadline by which the administrative enforcement penalties, fees and costs must be paid.

2. Administrative enforcement penalties, fees and costs may be assessed as part of any administrative enforcement action as provided for in this chapter.

3. Administrative enforcement penalties, fees and costs collected pursuant to this chapter shall not be duplicated in any other action to recover these identical penalties, fees and costs.

4. The failure of any respondent to receive notice of the administrative enforcement penalties, fees and costs shall not affect the validity of any penalties, fees and costs imposed under by this chapter.

[§40, Ord. No. 1419; A. Ord. No. 1518]

125.310 Recovery of penalties, fees and costs; and lien.

1. Collection or satisfaction of any administrative penalties, fees, and costs allowed under this chapter, and which are not paid in the time specified in a notice or permitted under this chapter, whichever is later, shall be made and provided for by Washoe County by turning the amount over to the county collections office. The collections office may collect any subsequent fees or penalties, to include interest, or follow any administrative actions authorized by state law and/or Washoe County Code, necessary to collect unpaid administrative fees, penalties, and/or costs. As part of the recovery process, the collections office may place a lien against the property to ensure that the amount owed by the respondent is recovered. The lien shall be referred to as a "code enforcement lien." The respondent shall receive a copy of the recorded lien document.

2. The recorded code enforcement lien shall include the name and address of the served respondents, the assessor's parcel number, the street address, the parcel's legal description, and a copy of the latest amounts due the county.

3. Any costs and fees associated with recording the code enforcement lien or removal thereof may be assessed against the property as provided in this chapter.

4. Payment of all monies due under this administrative enforcement code shall be by cash, money order, credit or debit card, personal check, or cashier's check only on or before the date listed in the administrative penalty notice or other notice.

5. The collections office has the authority to grant a schedule for payment of penalties, fees, and costs.

[§41, Ord. No. 1419; A. Ord. No. 1518]

125.315 Cancellation of code enforcement lien. Once payment in full is received in satisfaction of the code enforcement lien, or once the amount is deemed satisfied pursuant to a subsequent administrative order, and upon correction of the violation, the collections office shall, within ten business days from the date payment is made or decision is final, record and serve upon the respondent pursuant to this chapter, a notice of satisfaction with the Washoe County Recorder's office. The notice of satisfaction shall cancel the code enforcement lien and all liens pursuant to this action shall be removed by Washoe County.

[§42, Ord. No. 1419; A. Ord. No. 1518]

CHAPTER 125

Administrative Enforcement Code

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remediation order by contacting the administrative hearing office within 30 calendar days from the date the stop activity order or remediation order was served. Because of their injunctive nature, if the person who is served with a stop activity order or remediation order asks for a hearing, an administrative hearing officer will expeditiously be appointed and a hearing will be conducted within 30 calendar days of the receipt of the appeal by the administrative hearing office. A stop activity order remains in effect pending the hearing. The deadline for a remediation order is suspended pending the hearing. The hearing will be conducted in accordance with the provisions for hearings, and the issuance, enforcement, and appeal of administrative orders as set out in this chapter. The decision of the administrative hearing officer may be taken directly to judicial review in accordance with this chapter at the option of the appellant. If appeal is made to the Board of Adjustment for violation of WCC chapters 100 and 110, the decision of the Board of Adjustment is subject to judicial review in accordance with this chapter.

9. A stop activity order or remediation order may be rescinded by the enforcement official that issued it, by the Director of the Community Services Department, by the County Engineer, by the County Building Official, by an administrative hearing officer, and/or by the Board of Adjustment.

10. Enforcement. If a hearing is held before an administrative hearing officer or the Board of Adjustment as provided in this chapter, then the decision or order shall be enforced as provided for in this chapter. If a hearing is not held, the enforcement official may proceed to enforce the stop activity order or remediation order through any of the administrative, civil, or criminal remedies provided in this chapter.

[§16, Ord. No. 1518]

125.160 Complaints, warning, and administrative penalty notice, procedures.

1. Any person who observes a possible violation of the Code may notify the appropriate agency or department in person or by written communication, telephone contact, fax, or e-mail. Such a complaint is considered a public record under the law. After receipt of a complaint, the enforcement official will investigate the complaint if it is warranted.

2. Warnings. Whenever it is determined by the enforcement official that a violation of the Code exists, that is not a serious risk to public health, safety or welfare, the enforcement official shall start the formal enforcement process by providing to the respondent either an oral or a written warning seeking correction, mitigation, or remedy within a time frame specified by the enforcement official, but no more than 30 calendar days from the date the warning was served. The enforcement official may extend this time frame at the official's discretion to provide additional time to complete acts required for compliance with the Code. The enforcement official may also grant a request by the respondent for additional time to complete acts required for compliance with the Code. Extensions of time by the enforcement official are allowed if reasonable progress in the repair, correction, or abatement of violations is underway or there are extenuating circumstances that prohibit compliance within the established timeline, and a plan of action with accompanying time frames is made between the enforcement official and the respondent.

(a) The warning shall state:

- (1) That respondent is in violation of the Code and the nature of the alleged violation, to include the Code citation of the violation;
- (2) The action(s) needed to correct the alleged violation;
- (3) The time given to correct the alleged violation, and that an extension of this time period may be requested of the enforcement official either orally or in writing;

(i) If reasonable progress in the repair, correction or abatement of violations is underway, or there are extenuating circumstances that prohibit compliance within the established timeline; and

(ii) A plan of action with accompanying time frames is made between the enforcement official and the respondent;

(4) That an administrative penalty notice will be issued at the end of that period if the violation is not corrected;

(5) That an administrative penalty will be assessed at the time of issuance of an administrative penalty notice in the amount set forth in the master administrative enforcement penalty and fee schedule adopted by the board; and

(6) That the collections office may charge and collect any subsequent fees, penalties, and costs, to include interest, or follow any administrative actions authorized by state law and/or Washoe County Code, necessary to collect unpaid fees, penalties and costs. The amount of any unpaid fee(s), penalty(ies), and/or costs may be sent to the county collections office for further action, and may result in a lien being placed on the property to recover unpaid fee(s), penalty(ies) and/or costs.

(b) If no action is taken to correct the alleged violation within the time allocated by the enforcement official under the warning, the enforcement official shall issue an administrative penalty notice in conformance with this section or, upon consultation with the district attorney's office, seek civil or criminal remedies.

(c) The enforcement official shall determine if the alleged violation has been corrected within the time stated in the warning.

3. If, in the opinion of the enforcement official, a more urgent action is needed to safeguard public health, safety, or welfare, the official may, in lieu of a warning, issue an administrative penalty notice, issue a stop activity order and/or remediation order, or proceed with summary abatement in accordance with this chapter.

4. Administrative penalty notice. If the Code violation is not resolved as set forth in subsection 2 above, the enforcement official shall issue an administrative penalty notice to the respondent except when a summary abatement, stop activity order, and/or remediation order is required in accordance with this chapter. Service of this administrative penalty notice shall be made pursuant to this chapter.

5. The administrative penalty notice shall include the following information:

(a) The name and address of the respondent in violation. The notice shall contain the address, and may contain the assessor's parcel number of the real property, when applicable.

(b) If not contained in the warning, a statement from the enforcement official identifying the conditions or conduct that violate the Code and the specific Code citation of the Code which the respondent violated.

(c) If applicable, and not contained in the warning, a list of recommended corrections to bring the property or violation into compliance.

(d) A statement that the respondent who has received an administrative penalty notice may request an administrative hearing regarding the administrative penalty notice by contacting the administrative hearing office within 30 calendar days from the date the administrative penalty notice was served. The administrative penalty notice shall also inform the person served that failure to respond to the administrative penalty notice within 30 calendar days of the date the administrative penalty notice was served shall be deemed an admission of liability and a waiver of any right to an administrative hearing.

(e) A statement of the penalty amount and that Washoe County will accept as payment in full for the administrative penalty, one-half of the authorized penalty indicated on the administrative penalty notice if payment is received within 30 calendar days of service. A respondent filing an appeal of an administrative penalty notice or paying the penalty after 30 calendar days of

service shall not be entitled to reduction of the administrative penalty provided for in this subsection. A request for an administrative hearing shall stay the required payment of the administrative penalty until the hearing is completed. Any unpaid penalties shall be turned over to the county collections office, and a collections fee, payable to the collections office for cost recovery of the unpaid penalties, shall apply. The amount of the administrative penalty and collections fee is set forth in the master administrative enforcement penalty and fee schedule adopted by the board. The penalties and any fees assessed are cumulative.

(f) The name, address, phone number, email address, and signature of the enforcement official, and any person who may be contacted to discuss or resolve the administrative penalty notice.

(g) A statement that the administrative penalty notice is not a criminal proceeding.

(h) A statement that each and every instance the act or omission exists after the deadline together with any granted extensions constitutes a separate and distinct offense.

6. The administrative penalty notice and/or an electronic facsimile thereof, must be filed with and retained by the issuing department and is deemed to be a public record of matters which are observed pursuant to a duty which is imposed by law and is prima facie evidence of the facts which are alleged therein.

7. A peace officer or enforcement official may issue an administrative penalty notice to the same respondent for a second or subsequent violation of the same ordinance within a two-year period without being required to issue a warning.

8. A peace officer or enforcement official may issue a criminal citation for a second or subsequent violation by the respondent of the same ordinance within a two-year period.

9. The administrative penalty notice may be issued by peace officer or enforcement official based upon a written and signed statement of a complaining party. In such a case, the complaining party must appear at any hearing subsequently scheduled pursuant to this chapter to testify. If the complaining party does not appear at the hearing in the case, the administrative penalty notice will be dismissed and the respondent released from liability.

10. An appeal to an administrative hearing may be requested during an administrative proceeding only after the enforcement official issues an administrative penalty notice.

[§11, Ord. No. 1419; A. Ord. No. 1518]

125.163 Service. Documents requiring service shall be made to the respondent by personal service; by affixing the notice to the place of residence in a conspicuous place; regular U.S. Postal Service mail to the last known address of the respondent as contained on the records of the county assessor; or, if required by law, certified mail, return receipt requested, to the last known address of the respondent as contained on the records of the county assessor. Service by mail or affixation has the same force and effect and is subject to the same penalties for the disregard thereof as if the documents were personally served on the respondent. The failure of the respondent to receive any documents served in accordance with this section shall not affect the validity of any proceedings taken under this administrative enforcement code.

[§17, Ord. No. 1518]

125.165 Administrative penalties.

1. Once the enforcement official has issued an administrative penalty notice, the enforcement official shall collect the administrative penalties as listed in the notice and pursuant to the provisions of this administrative enforcement code. The respondent served is liable for all of the penalties which are imposed pursuant to this chapter. Each and every instance that such an act or omission exists constitutes a separate and distinct offense.

2. Administrative penalties shall be imposed, enforced, collected, and reviewed in compliance with the provisions of this chapter. Administrative penalties shall be payable directly to the

Washoe County department or agency that issued the administrative penalty notice or to the administrative hearing office, unless otherwise provided in that notice. All such collected penalties shall be placed into the county's general fund.

[§12, Ord. No. 1419; A. Ord. No. 1518]

125.170 Administrative fees, penalties and costs.

1. Administrative penalties will be assessed for a first, second or subsequent violation of the same ordinance, as contained in the master administrative enforcement penalty and fee schedule adopted by the board.

2. Administrative action fees may be assessed as contained in the master administrative enforcement penalty and fee schedule adopted by the board as part of any administrative enforcement process as set forth in this chapter.

3. If any administrative fees, penalties, or costs remain unpaid after the date stated on the notice, the amount shall be sent to the collections office. A collections fee for cost recovery of the unpaid fees, penalties or costs shall be added to the fee, penalty and cost amount. The amount of the collections fee is contained in the master administrative enforcement penalty and fee schedule adopted by the board.

4. Payment of the penalty shall not excuse the failure to correct the violations nor shall it bar further enforcement action by the county.

[§13, Ord. No. 1419; A. Ord. No. 1518]

Abatement

125.195 Abatement and procedures.

1. Purpose and authority. The board determines that a necessary and proper enforcement power is the county abatement of nuisances and chronic nuisances as defined in this chapter, and that it is necessary to establish appropriate procedures for the board, judicial, non-judicial, summary, and chronic nuisance abatement of such nuisances as contemplated by NRS 244.360, 244.3601, 244.3603, and 1244.3605 as may be amended.

2. Alternatives; general procedures.

(a) The following procedures are available to abate nuisances:

(1) Board abatement. Complaint to and actions by the board under NRS 244.360(1) through (5);

(2) Judicial abatement. Action filed by the District Attorney under NRS 244.360(6) as set out in section 125.200 below;

(3) Non-judicial abatement. Abatement of dangerous structures or conditions, rubbish, noxious plant growth and other public nuisances as authorized in NRS 244.3605 and set out in section 125.205 below;

(4) Summary abatement. Abatement of a dangerous structure or condition posing imminent danger as authorized in NRS 244.3601 and set out in section 125.210 below; and

(5) Chronic nuisance abatement. Abatement of chronic nuisances as authorized in NRS 244.3603 and set out in section 125.215 below.

(b) Except as otherwise stated or supplemented in the specific sections dealing with each type of abatement, the following provisions are intended to provide general requirements for abatements as applicable.

(c) The abatement proceedings in this section are intended to implement the provisions of the authorizing statutes specified above and shall not be construed or applied in a manner that conflict with the statutes as amended.

TAB 6

Article 306

ACCESSORY USES AND STRUCTURES

Sections:

110.306.00	Purpose
110.306.05	Applicability
110.306.10	Detached Accessory Structures
110.306.15	Main Structures Required
110.306.20	Attached Accessory Dwellings
110.306.25	Detached Accessory Dwellings
110.306.30	Hallways, Breezeways, and other Similar Connections
110.306.35	Outdoor Storage/Outdoor Display
110.306.45	Personal Landing Fields
110.306.50	Non-municipal Air Strips and Glider Ports
110.306.53	Cottage Foods
110.306.55	Nonconformance

Section 110.306.00 Purpose. The purpose of this article, Article 306, Accessory Uses and Structures, is to allow accessory uses and structures and provide standards and conditions for regulating them.

Section 110.306.05 Applicability. Accessory uses and structures that are incidental and subordinate to existing principal uses and established main structures are allowed in all regulatory zones except as otherwise provided herein. This is not to be construed as permitting any commercial uses, including the outdoor storage of commercial vehicles, in residential regulatory zones unless specifically allowed by this Development Code or other applicable chapters of the Washoe County Code.

[Amended by Ord. 1451, provisions eff. 1/1/11.]

Section 110.306.10 Detached Accessory Structures. Detached accessory structures are defined in Article 304, Use Classification System, under Section 110.304.15, Residential Use Types. The following development requirements shall apply to detached accessory structures:

- (a) **Lot Coverage.** The establishment of detached accessory structures shall not exceed the following lot coverage limitations:
 - (1) On lots in the High Density Suburban (HDS) and Medium Density Suburban (MDS) Regulatory Zones, the combined area (i.e. square footage) of all building footprints on the lot shall not exceed 50 percent of the total lot acreage;
 - (2) On lots in the Low Density Suburban (LDS) Regulatory Zones, the combined area (i.e. square footage) of all building footprints on the lot shall not exceed 25 percent of the total lot acreage;

- (2) A covered breezeway with at least one (1) solid wall shall be calculated as a structure (i.e. footprint) when determining lot coverage on a given lot.

[Section 110.306.30, Hallways, Breezeways, or other Similar Connections, added by Ord. 1451, provisions eff. 1/1/11.]

Section 110.306.35 Outdoor Storage/Outdoor Display.

- (a) Outdoor storage, as defined in Section 110.902.15 and as further regulated in the Washoe County Nuisance Code (WCC Sections 50.300 to 50.310, inclusive), is the outside placement of items and materials that are incidental to the existing principal use of the property, except as provided for herein under subsection (d), for a period of more than 72 consecutive hours.
- (b) Outdoor Storage on Vacant Lots. No outdoor storage shall occur on a vacant parcel without an existing principal use. No vehicles may be stored or displayed for sale on any vacant lot or at any vacant business location.
- (c) Outdoor Storage of Commercial Vehicles. No storage of commercial vehicles shall be allowed on any residentially zoned parcel, unless specifically regulated in another section of this code.
 - (1) Commercial Vehicles Defined. A commercial vehicle is defined as any vehicle designed, maintained or used for business, commercial, construction or industrial purposes that infringes on the residential character of residential districts; or for the transportation of property in furtherance of commercial enterprise; or having more than two axles on the road; or, any vehicle in excess of 8,000 pounds unladen weight. Commercial vehicles includes, but is not limited to: a concrete truck, commercial tree-trimming equipment, construction equipment, dump truck, garbage truck, panel truck, semi-tractor, semi-trailer, stake bed truck, step delivery van, tank truck, tar truck, and other vehicles customarily used for commercial or industrial purposes.
 - (2) Exceptions. The following exceptions to the storage of commercial vehicles shall be allowed in Residential Regulatory Zones:
 - (i) A vehicle used in a licensed, home-based business may involve one vehicle for delivery of materials to or from the property, not to exceed 8,000 pounds gross unladen weight and no larger than two axles.
 - (ii) A single vehicle limousine service.
 - (iii) An accessory utility trailer used in a licensed home-based business, provided such trailer does not exceed a maximum length of 24 feet, is parked off the street (including any right-of-way), is regularly used off-site in the conduct of the home-based business, and is not used solely for storage or advertising.
 - (iv) Commercial vehicles used in conjunction with on-going construction activities having a valid building permit from the Building and Safety Division.

- (d) General Exceptions to Outdoor Storage Provisions. The following exceptions to the outdoor storage provisions of this section shall be allowed:
- (1) When being temporarily stored for the purpose of construction pursuant to and during the time permitted by a valid building permit, provided the items are specifically related to the implementation of the building permit;
 - (2) When in conjunction with a yard/garage sale with a duration of no more than five consecutive days or three weekends in a given calendar year.
 - (3) When the covered trash containers are approved by the disposal company for weekly or other regularly scheduled domestic disposal.
 - (4) Registered recreational vehicles and campers and items typically associated with and used for personal outdoor recreation. Examples of recreational vehicles and items include, but are not limited to, motorized campers, fifth wheel campers and camper trailers, boats and personal watercraft, and motorcycles.
- (e) Trash Storage Method and Location. The provisions of this subsection shall apply to all developments except single-family dwellings and duplexes.
- (1) Trash enclosure locations shall be located in the side or rear yard unless the Director of the Planning and Development Division can make a finding that the location of the enclosure in one of these yards would prevent accessibility by a refuse-collecting vehicle.
 - (2) Trash enclosures shall be constructed in accordance with the following standards:
 - (i) They shall be fully constructed prior to occupancy of the development;
 - (ii) They shall be screened on three sides by a solid masonry or wood wall of six feet in height and on one side by a slatted fenced gate (with wheels) of equal height;
 - (iii) They shall be screened from view from public rights-of-way; and
 - (iv) Their enclosure locations shall be accessible to refuse-collecting vehicles.
- (f) Electrical Cage Enclosures and Storage Tanks. All exterior electrical cage enclosures and storage tanks are to be screened from view from access ways, adjacent streets and residential neighborhoods by a solid fence, wall or mature landscape materials. Any solid fence or wall shall be screened by landscaping.
- (g) General Requirements, Outdoor Display. A use in a Commercial or Industrial Regulatory Zone may display products sold or manufactured on-site in the area between the property line and the face of the main building, except that the display shall not be closer than 15 feet to the front property line.
- (h) Outdoor Display for Merchandise in a Commercial or Industrial Regulatory Zone. The outdoor display of merchandise in the area between the front and side

property lines and the front and side faces of the main building shall not cover more than 50 percent of this area.

- (i) Outdoor Display for Automobiles, Boats, Recreational Vehicles and Heavy Equipment in a Commercial or Industrial Regulatory Zone. The outdoor display of automobiles, boats, recreational vehicles and heavy equipment shall not cover more than 85 percent of the area between the front and side property lines and the front and side faces of the main building.
- (j) Mobile Home Set Up Permit Required. A valid mobile home set up permit issued by the Building and Safety Division is required before any fabricated home may be occupied. The placement of a fabricated home on a parcel without a valid mobile home set up permit is classified as outdoor storage of the home and is prohibited in all regulatory zones. This provision does not apply to Fabricated Housing Sales use type pursuant to Articles 302, Allowed Uses, and 304, Use Classification System, or to manufactured homes stored as a wholesaling, storage, and distribution industrial use type pursuant to Articles 302 and 304.

[Section 110.306.35 renamed from "Outdoor Storage" and amended by Ord. 875, provisions eff. 8/3/93. Amended by Ord. 889, provisions eff. 11/29/93; Ord. 899, provisions eff. 5/31/94; Ord. 926, provisions eff. retro to 5/31/94; Ord. 1451, provisions eff. 1/1/11; Ord.1567, provisions eff. 11/6/15.]

Section 110.306.45 Personal Landing Fields. Personal landing fields are permitted as an accessory use in the General Rural, Low Density Rural, Tourist Commercial, Industrial, and the Public/Semi-Public Facilities Regulatory Zones, subject to a special use permit (see Table 110.302.05.1). Personal landing fields established prior to July 1, 2000 as documented with either the Federal Aviation Administration and/or the Nevada Department of Transportation are exempt from the special use permit and minimum development standard requirements. Aircraft hired on a temporary basis for agricultural spraying operations, and not owned by or based on the property owner's parcel, are exempt from the special use permit and minimum development standard requirements. The following minimum development standards are necessary to establish a new personal landing field:

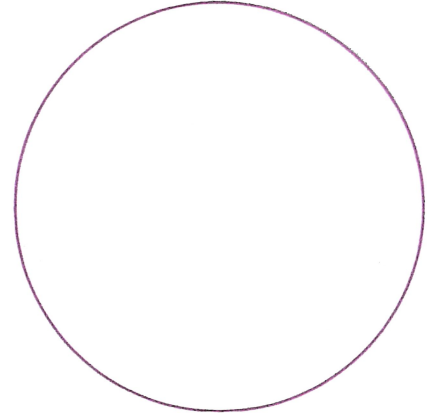
- (a) The edge of the runway/helicopter pad landing surface shall be located to maintain a minimum separation of three hundred (300) feet from any exterior property line to maintain a noise standard of sixty-five (65) decibels Ldn as measured at the property line. Additional landing surface/property line separation may be required as a special use permit condition of approval based on the operational and noise characteristics of the aircraft utilizing the facility.
- (b) The property owner shall submit a report by a Nevada registered engineer or erosion control specialist documenting the type of landing surface treatment and maintenance necessary for dust control and erosion control purposes for the weight of aircraft and frequency of landings, and shall provide for adequate drainage consistent with Article 420, Storm Drainage Standards.
- (c) A maximum of two (2) aircraft may be stored at a personal landing field.
- (d) The personal landing field shall operate as a private facility, for the exclusive use of the landowner, and shall not be operated for commercial purposes. Leasing or rental of airplane hangers or tie-down spaces to any third-party user will not be allowed.

Contact Information:

1957 GM 4104 Factory **Greyhound bus Motorhome** - \$1850 

CONVERSION

image 1 of 10



1957 GM 4104 motorhome bus

1957 GM 4104 Factory **Greyhound bus Motorhome** - rvs - by owner ...

CONVERSION

- condition: good
- drive: rwd
- fuel: diesel
- paint color: silver
- size / dimensions: 35 foot
- title status: missing
- transmission: manual

more ads by this user

QR Code Link to This Post



sion Very Very
 ry nice layout Needs
 st driven 8 years ago
 asy to start and drive
 what this is and what
 most likely
 panel, Generator ,sat
 ve it off property
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 'ade No payments
 eres your find No

3 AXEL MOTOR HOMES IN WASHOE COUNTY

★ 1987 Holiday Rambler - 55500 (KENT) ☒

image 1 of 5



OVER 8,000 LBS UNLOADED WEIGHT



WVIO-PLA18-0283
EXHIBIT B

Classifieds > Trailers and Tow Vehicles > Truck/Trailer Combos

< Previous Ad

Next Ad >

Kenworth W900 & S&S Stacker Trailer - \$165,000

Stacker , Toter , Toterhome

Listed By dirtmod21x

Contact (218) 205-0665



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\$165,000 [Get Financing >](#)

Message Seller

Private Seller - dirtmod21x
elizabeth , MN

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Item Details

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Ad Number	Make
183108172	UNITED
Condition	
Used	

SIMILAR TO MY MOTOR HOME

Description

2011 Toterhome Kenworth W900. 3406 , 10 speed , hardwood floors, full bedroom , two AC units, in-motion satellite, surround sound, TVs, microwave, full bathroom, Bunk above the cab both couches fall down into beds. Onan 12000 w diesel generator , inverter. truck is a 97 with the conversion done in 2011. 575 on truck.

2004 30' s&s stacker trailer . Hydraulic Pivot lift , winch , air compressor , cabinets , Tire racks, floor storage.

Payment Details

Trades
Accepted: *Smaller enclosed ,truck , rat rod , forklift , classic car or truck.*

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VIN

Partial VINs are also accepted

Model Year

If entered the year from VIN will be ignored

1990 KENWORTH - TRUCK

✓ **Error Code:** 0 - VIN decoded clean. Check Digit (9th position) is correct

Manufacturer: KENWORTH TRUCK COMPANY

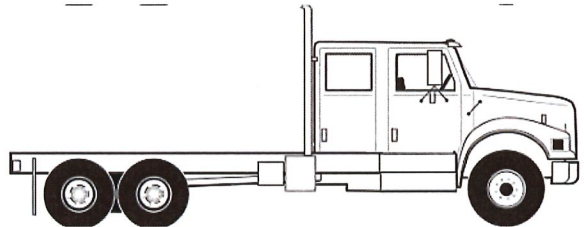
Vehicle Type: TRUCK

Model Year: 1990

Make: KENWORTH

Model: T600

Body Class: Truck - Tractor



Other Information

Information provided below is based on the details provided by the manufacturer of this vehicle to NHTSA in the part 565 submittal

Series: *CURB WEIGHT DEPENDS ON CONFIGURATION FROM FACTORY*
Trim: *MINIMUM IS 16,834*

Gross Vehicle Weight Rating: Class 8: 33,001 lb and above (14,969 kg and above)

Axles:

Engine Displacement (L): 14.010939720

Axle Configuration:

Drive Type: 6x4 *3 AXLES*

Cylinders: 6

Primary Fuel Type: Diesel

Engine Model: NT

Engine Brake (HP):

Engine Manufacturer: Cummins

Transmission Speed:

Transmission Style:

Airbags:

- Front:
- Knee:
- Side:
- Curtain:
- Seat Cushion:
- Other Restraint Info:

Plant Information: Seattle, Washington, United States (USA)