



# Board of Adjustment Staff Report

Meeting Date: October 6, 2022

Agenda Item: 8F

SPECIAL USE PERMIT CASE NUMBER:	WSUP22-0015 (Worthen Truck Turn Around)
BRIEF SUMMARY OF REQUEST:	Grading to provide additional turn around area for an existing truck repair shop.
STAFF PLANNER:	Courtney Weiche, Senior Planner Phone Number: 775.328.3608 E-mail: cweiche@washoecounty.gov

### CASE DESCRIPTION

For hearing, discussion, and possible action to approve a special use permit for major grading of 1,094 cubic yards of cut material and 4,980 cubic yards of fill material, with a net of 3,886 cubic yards to be imported, disturbing a total of 41,382 square feet (.95 acres) to provide for additional turn around area for an existing truck repair shop. The applicant is also seeking to vary the following standards from Article 438; Section 110.438.45(a); 110.438.45(b); and 110.438.45(c).

Applicant/Property Owner: Richard and Lorraine Worthen  
 Location: 8640 Canyon River Ct  
 APN: 084-090-46  
 Parcel Size: 2.56 acres  
 Master Plan: Industrial  
 Regulatory Zone: Industrial  
 Area Plan: Truckee Canyon  
 Development Code: Authorized in Article 810, Special Use Permits  
 Commission District: 4 – Commissioner Hartung



Vicinity Map

### STAFF RECOMMENDATION

APPROVE

**APPROVE WITH CONDITIONS**

DENY

### POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve with conditions Special Use Permit Case Number WSUP22-0015 for Richard and Lorraine Worthen, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30.

*(Motion with Findings on Page 9)*

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**Special Use Permit**

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

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

The conditions of approval for Special Use Permit Case Number WSUP22-0015 are attached to this staff report and will be included with the action order.

Additionally, Article 810, Special Use Permits, allows the Board of Adjustment to vary development code standards in conjunction with the approval process per WCC 110.810.20(e). The Board of Adjustment will be ruling on the request(s) to vary standards below:

Variances Requested	Relevant Code
Grading shall not result in slopes in excess of, or steeper than, three horizontal to one vertical (3:1)	110.438.45(a)
Within the required yard setbacks fills shall not differ from the natural or existing grade by more than forty-eight (48) inches	110.438.45(b)
Finish grading shall not vary from the natural slope by more than ten (10) feet in elevation	110.438.45(c)



**Project Evaluation**

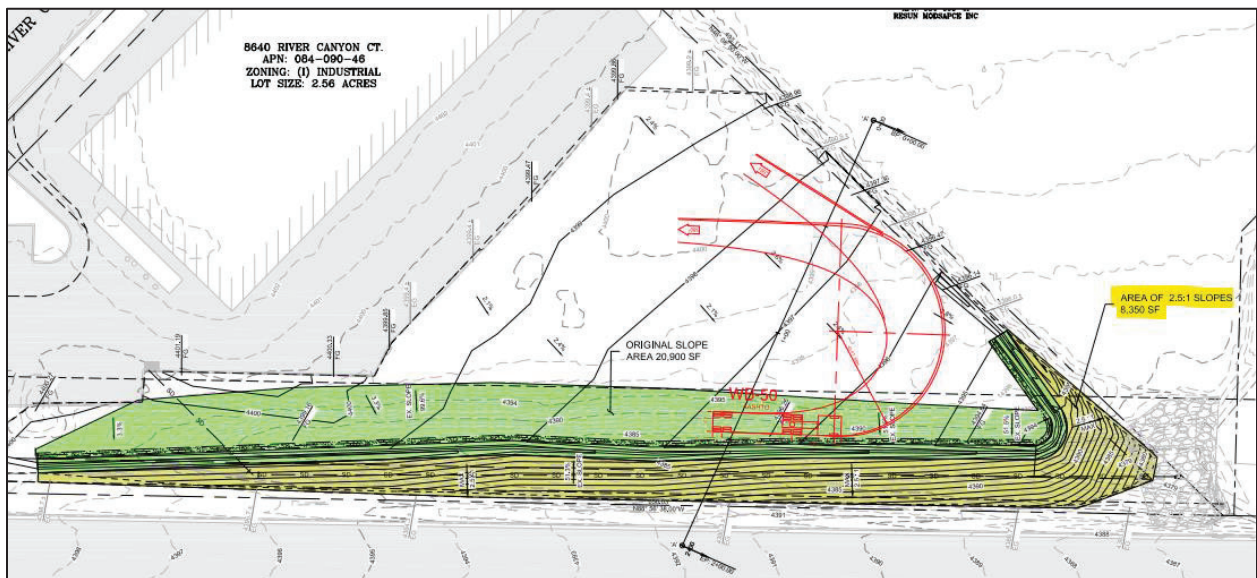
The applicant is requesting a special use permit for major grading to allow for additional turn around room for an existing truck repair shop. The subject property is located at 8640 Canyon River Ct., in the Truckee Canyon Area Plan. The applicant has previously submitted a building permit (WBLD22-101372) to abate a grading violation (WVIO-ENG22-0005). Upon review of the building permit by Planning staff, it was determined the proposed cut/fill thresholds triggered a grading special use permit per Article 438. The applicant indicates 80% of the grading has already occurred.

As part of the special use permit request the applicant is seeking to vary three grading standards – WCC Section 110.438.45(a), 110.438.45(b) and 110.438.45(c). The applicant has provided a justification statement for each of the standards they are requesting to vary from as Exhibit C. A brief summary of each is provided below.

**Section 110.438.45(a)** - Grading shall not result in slopes in excess of, or steeper than, three horizontal to one vertical (3:1) except as provided below:

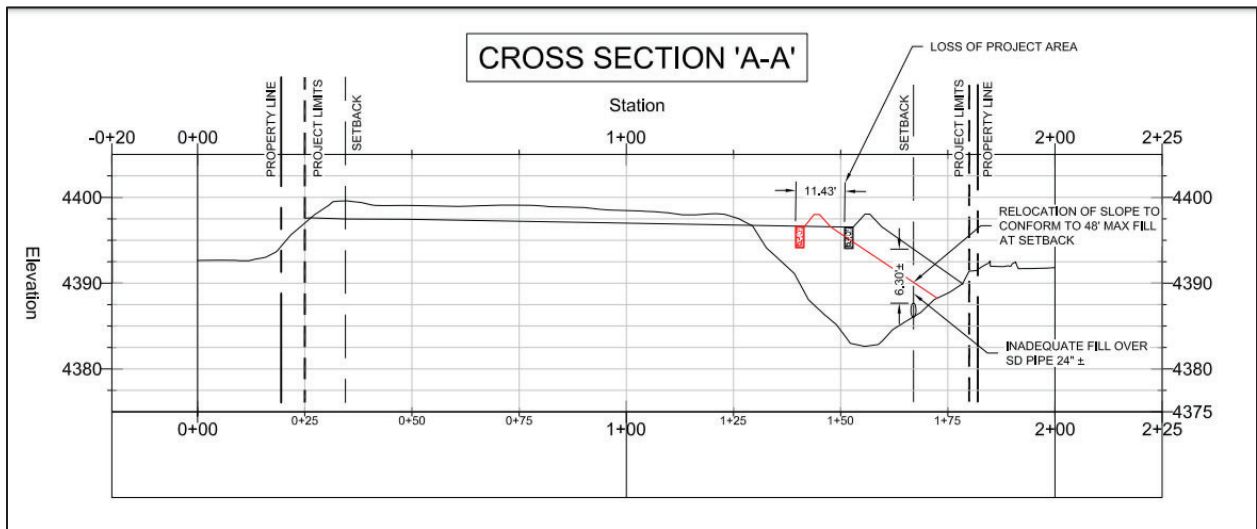
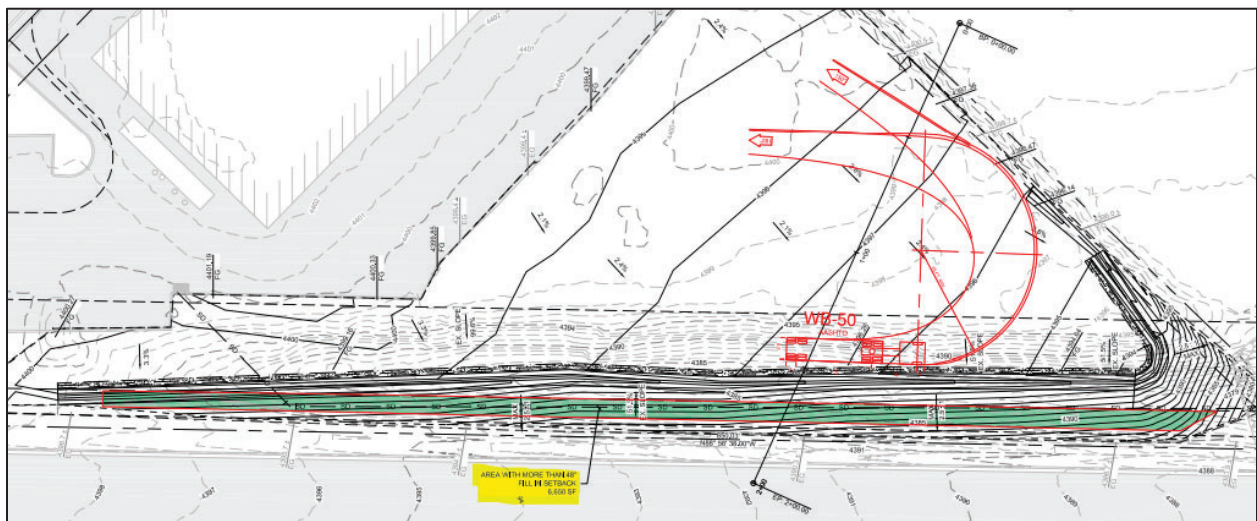
- (1) Storm drainage improvements.
- (2) Cut and fill slopes less than thirty (30) inches in height.
- (3) Cut slopes proposed to be located behind civic, commercial and industrial buildings, when the cut slope is shorter than and substantially screened by the proposed building.
- (4) The County Engineer may waive this requirement for up to fifteen (15) percent of the length of the cut and/or fill where the presence of rock or, in his determination, other practical hardships exists.

**Staff Comment:** Staff supports varying the standard as requested. While the site is already disturbed and developed, it is understood that restricting the grading to 3:1 slopes due to the topographical nature of this area would cause additional disturbance. The applicants’ engineer states that by allowing the standard exception, the project will reduce the exposed existing slopes (12,550± sf reduced) to the designed perimeters. Further, the Engineering Division has indicated they have no objection to the 2.5:1 slopes as proposed. See below for areas proposed for 2.5:1 slopes.



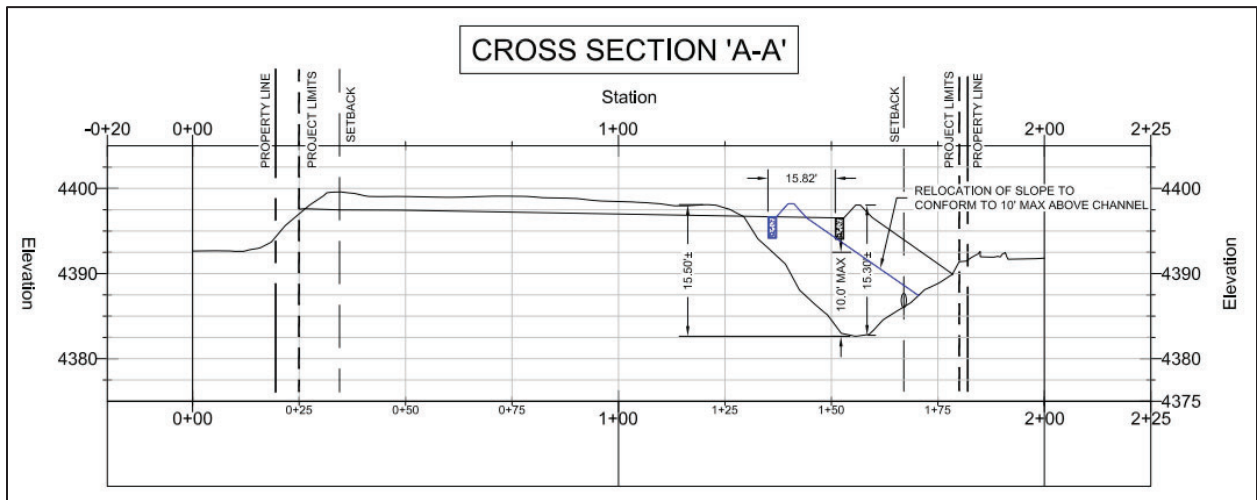
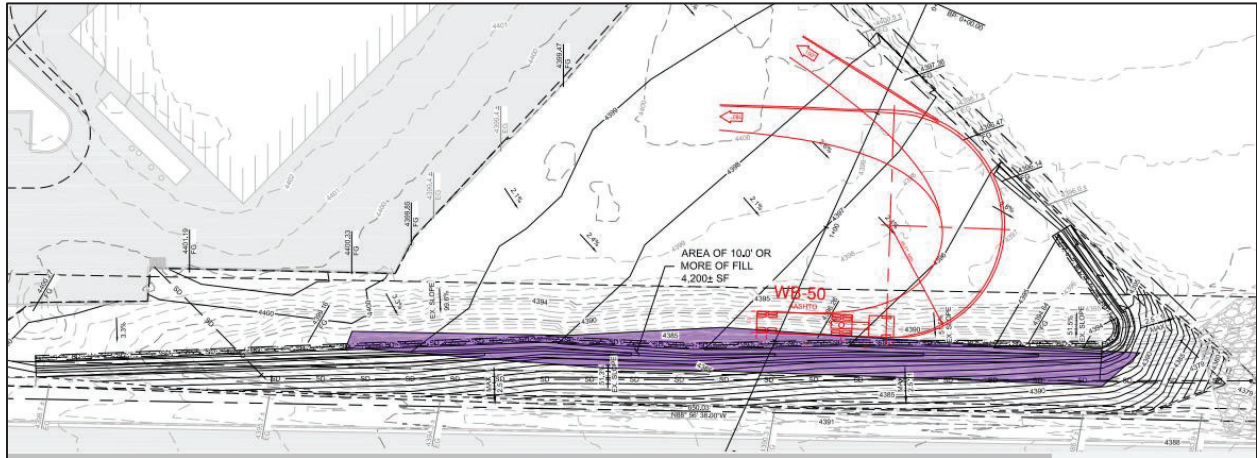
**Section 110.438.45(b)** - Within the required yard setbacks fills shall not differ from the natural or existing grade by more than forty-eight (48) inches.

**Staff Comment:** Staff supports varying the standard as requested. A majority of the fill, and the 15" storm drainpipe, are already completed and in place. The applicant's engineer states that requiring a maximum of 48" of fill in the setback, the fill above the existing and functioning 15" pipe would be inadequate. In addition, the truck turnaround would be reduced by 3,225± sf. This reduction would substantially reduce the area necessary for the truck turnaround to be efficient. The existing channel slope encourages grading to occur within the setback to reduce the impact and promote proper grading. See below for areas proposed to be more than 48" fill in the setback and cross section for comparison.



**Section 110.438.45(c)** - Finish grading shall not vary from the natural slope by more than ten (10) feet in elevation. Exposed finish grade slopes greater than ten (10) feet in height may be allowed upon the approval of a director's modification of standards by the Director of Community Development upon recommendation by the County Engineer.

**Staff Comments:** Staff supports varying the standard as requested. Due to the nature of the existing conditions and slopes exceeding 2:1, the existing depth from top of slope to flow line is 15.5'. The proposed project does not exceed fills any greater than existing conditions. The intent of the project is to maintain or reduce the maximum fill. A proposed 3' berm, intended to enhance vehicular safety of the project area, is included in the maximum height of fill. See below for areas proposed to be more than 10' or more in finished grade slopes and cross section for comparison.



**Area Plan Evaluation**

The subject parcel is located within the Truckee Canyon Area Plan. There are no pertinent policies from the Area Plan that apply to the grading.

**Reviewing Agencies**

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

Agencies	Sent to Review	Responded	Provided Conditions	Contact
NDOT (Transportation)	X			
Washoe County Engineering & Capital Projects	X	X	X	Dwanye Smith, desmith@washoecounty.gov
Washoe County Traffic	X			
Washoe County Water Resource Planning	X			
Washoe County Water Rights Manager	X	X		
WCHD Air Quality	X			
WCHD EMS	X	X		
WCHD Environmental Health	X	X	X	Jim English, jenglish@washoecounty.gov;
TMFPD	X	X	X	Dale Way, dway@tmfpd.us;
Regional Transportation Commission (All Apps)	X			
Washoe-Storey Conservation District (All Apps)	X	X		

All conditions required by the contacted agencies can be found in Exhibit A, Conditions of Approval.

**Staff Comment on Required Findings**

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

- (a) Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Truckee Canyon Area Plan.

*Staff Comment: The proposed use of major grading is consistent with the action programs, policies, standards, and maps of the Master Plan with the conditions recommended in Exhibit A.*

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

*Staff Comment: The proposed use is to provide grading for additional turn around area for an existing truck shop. There are no utility, sanitation, or roadway improvements necessary.*

- (c) Site Suitability. That the site is physically suitable for major grading, and for the intensity of such a development.

*Staff Comment: The proposed site is physically suitable for major grading. The special use permit was routed to numerous agencies and conditions of approval were provided to mitigate any potential impacts from the proposed major grading.*



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

*Staff Comment: The proposed grading will enhance vehicular safety of the project area, and is not anticipated to be detrimental to public health, safety or welfare.*

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

*Staff Comment: There is no military installation within the area of required notice for this special use permit; therefore, the project will have no effect on a military installation.*

### **Recommendation**

After a thorough analysis and review, Special Use Permit Case Number WSUP22-0015 is being recommended for approval with conditions. Staff offers the following motion for the Board's consideration.

### **Motion**

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve with conditions Special Use Permit Case Number WSUP22-0015 for Richard and Lorraine Worthen, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30:

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

### **Appeal Process**

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

Property Owner: Richard and Lorraine Worthen  
[rickworthen@gmail.com](mailto:rickworthen@gmail.com)

Representatives: Robinson Engineering Company, Inc. Attn: Brandon Freeman  
[permits@robinsoneng.com](mailto:permits@robinsoneng.com)



# Conditions of Approval

Special Use Permit Case Number WSUP22-0015

The project approved under Special Use Permit Case Number WSUP22-0015 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on October 6, 2022. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act.

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

Compliance with the conditions of approval related to this special use permit is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the special use permit may result in the institution of revocation procedures.

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

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

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

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

**The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.**

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.**

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

**Washoe County Planning and Building Division**

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

**Contact Name – Courtney Weiche, Senior Planner, 775.328.3608,  
cweiche@washoecounty.gov**

- a. **The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this special use permit.**
- b. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit. The Planning and Building Division shall determine compliance with this condition.
- c. The applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and initial building permits shall be issued within two years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits. Compliance with this condition shall be determined by the Planning and Building Division.
- d. A note shall be placed on all construction drawings and grading plans stating:

NOTE

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

- d. The business license will be obtained to for the new use.

**Washoe County Engineering and Capital Projects**

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

**Contact Name – Jennifer Heeran, Senior Engineer, 775.328.3603,  
jheeran@washoecounty.gov**

**GENERAL CONDITIONS**

**Contact Information: Robert Wimer, P.E. (775) 328-2059, rwimer@washoecounty.gov**

- a. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
- b. Cross-sections indicating cuts and fills shall be submitted when applying for a grading permit. Estimated total volumes shall be indicated.
- c. All disturbed areas left undeveloped for more than 30 days shall be treated with a dust palliative. Disturbed areas left undeveloped for more than 45 days shall be revegetated.

Methods and seed mix must be approved by the County Engineer with technical assistance from the Washoe-Storey Conservation District. The applicant shall submit a revegetation plan to the Washoe-Storey Conservation District for review.

**DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)**

**Contact Information: Robert Wimer, P.E. (775) 328-2059, [rwimer@washoecounty.us](mailto:rwimer@washoecounty.us)**

- d. A detailed hydrology/hydraulic report prepared by a registered engineer shall be submitted to the Engineering Division for review and approval. The report shall include the locations, points of entry and discharge, flow rates and flood limits of all 5- and 100-year storm flows impacting both the site and offsite areas and the methods for handling those flows. The report shall include all storm drainpipe and ditch sizing calculations and a discussion of and mitigation measures for any impacts on existing offsite drainage facilities and properties. The storm drain pipe shall be designed to convey to peak flow for the 100-year return frequency storm event.
- e. Any increase in storm water runoff resulting from the development and based upon the 100-year storm shall be detained on site to the satisfaction of the County Engineer.
- f. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage from the site to the satisfaction of the County Engineer.
- g. The following note shall be added to the construction drawings; "All properties, regardless if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."
- h. Drainage from the proposed side slope shall be collected and routed to the proposed storm drain.

**Truckee Meadows Fire Protection District**

3. The following condition is a requirement of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with this condition.

**Contact Name – Brittany Lemon, Title, 775.326.6079, [blemon@tmfpd.us](mailto:blemon@tmfpd.us)**

- a. This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply. <https://tmfpd.us/fire-code/>

**Washoe County Environmental Health Division**

4. The following conditions are requirements of Washoe County Water Management Planner Coordinator, who shall be responsible for determining compliance with these conditions.

**Contact Name – James English, 775.328.2434, [jenglish@washoecounty.gov](mailto:jenglish@washoecounty.gov)**

- a. The WCHD has reviewed the application, it is noted the business is served by an existing commercial onsite sewage disposal system which cannot be negatively impacted by this project. All plans and designs will be reviewed by both WCHD and NDEP for protection of the system.
- b. The property is served by an independent public water system owned and operated by the Truckee Meadows Water Authority (TMWA). The underground infrastructure associated with this parcel must be protected during construction.

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

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

June 29, 2022

Washoe County Community Services  
Planning and Development Division

RE: Truck Turn Around; 084-090-46  
Special Use Permit; WSUP22-0015

Dear Washoe County Staff:

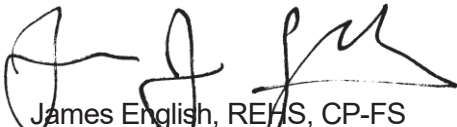
The following conditions are requirements of the Washoe County Health District, Environmental Health Services Division, (WCHD) which shall be responsible for determining compliance with these conditions.

**Contact Name – James English - [jenglish@washoecounty.us](mailto:jenglish@washoecounty.us)**

- a) Condition #1: The WCHD has reviewed the application, it is noted the business is served by an existing commercial onsite sewage disposal system which cannot be negatively impacted by this project. All plans and designs will be reviewed by both WCHD and NDEP for protection of the system.
- b) Condition #2: The property is served by an independent public water system owned and operated by the Truckee Meadows Water Authority (TMWA). The underground infrastructure associated with this parcel must be protected during construction.

If you have any questions or would like clarification regarding the foregoing, please contact James English, EHS Supervisor at [jenglish@washoecounty.us](mailto:jenglish@washoecounty.us) regarding all Health District comments.

Sincerely,



James English, REHS, CP-FS  
EHS Supervisor  
Environmental Health Services  
Washoe County Health District

**From:** [Lemon, Brittany](#)  
**To:** [Weiche, Courtney](#)  
**Cc:** [Way, Dale](#)  
**Subject:** WSUP22-0015 (Truck Turn Around) Conditions of Approval  
**Date:** Monday, June 27, 2022 12:37:56 PM  
**Attachments:** [image001.png](#)

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Hi Courtney,

“This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply.”

<https://tmfpd.us/fire-code/>.

Please note that this project will require the maintenance of the fire apparatus access road per the 2018 International Fire Code.

Thank you.

## **Brittany Lemon**

**Fire Captain - Fire Prevention | Truckee Meadows Fire & Rescue**

[blemon@tmfpd.us](mailto:blemon@tmfpd.us) | Office: 775.326.6079 | Cell: 775.379.0584

3663 Barron Way, Reno, NV 89511



*“Committed to excellence, service, and the protection of life and property in our community”*



Washoe-Storey Conservation District

Bret Tyler Chairmen  
Jim Shaffer Treasurer  
Cathy Canfield Storey app  
Jean Herman Washoe app

1365 Corporate Blvd.  
RenoNV 89502  
775 857-8500 ext. 131  
nevadaconservation.com

July 26, 2022

Washoe County Community Services Department

C/O Courtney Weiche, Senior Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

R: WSUP22-0015 Truck Turn Around

Dear Courtney,

In reviewing the special use permit to allow the grading for additional turn around, the District has the following comments.

The 2:1 rock slope protection will back fill the rock voids with excavated material and smaller rock, we recommend that two-thirds of the rock voids having smaller rock with one-third excavated material to prevent the undermining of the slope due to small animals.

To prevent the spread of noxious weeds from the import of material, the applicant develops an onsite noxious weeds management plan to ensure weed seeds do not impact the area and adjoining region.

With a revegetation plan proposed for the grading, the applicant sends this plan to the District for review and approval.

Thank you for providing us the opportunity to review the project that may have impacts on our natural resources and questions contact us at (775) 750-8272.

Sincerely,

Jim Shaffer





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

1001 E. 9<sup>th</sup> St.  
Reno, NV 89512  
Phone: (775) 328-3600  
Fax: (775) 328-3699

June 14, 2022

TO: Courtney Weiche, Senior Planner, CSD, Planning & Development Division  
FROM: Timber Weiss, Licensed Engineer, CSD  
SUBJECT: Special Use Permit Case Number WSUP22-0015 (Truck Turn Around)

**Project description:**

For hearing, discussion and possible action to approve a special use permit for grading (1,094 sq. ft. of cut and 4,980 of fill) to provide additional turn around area for an existing truck repair shop.

Location: 8640 Canyon River Ct. Truckee Canyon  
Assessor's Parcel Number(s): 084-090-46

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

**Comments:**

This proposed action does not propose the use of water service for this project. Recommend approval of this permit.

**Conditions:**

There are no conditions of approval for this permit.



Date: September 1, 2022

To: Courtney Weiche, Planner

From: Robert Wimer, P.E., Licensed Engineer

Re: Special Use Permit for *Truck Turn Around WSUP22-0015*  
APN 084-090-46

### GENERAL PROJECT DISCUSSION

Washoe County Engineering staff has reviewed the above referenced application. The Special Use Permit is for the grading of an existing drainage channel to provide additional turn around room for a truck repair shop and is located on approximately 2.56 acres at the intersection of River Canyon Road and Independence Avenue. The Engineering and Capital Projects Division recommends approval with the following comments and conditions of approval which supplement applicable County Code and are based upon our review of the site and the application prepared by Robison Engineering Company, Inc. The County Engineer shall determine compliance with the following conditions of approval.

For questions related to sections below, please see the contact name provided.

### GENERAL CONDITIONS

Contact Information: Robert Wimer, P.E. (775) 328-2059

1. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
2. Cross-sections indicating cuts and fills shall be submitted when applying for a grading permit. Estimated total volumes shall be indicated.
3. All disturbed areas left undeveloped for more than 30 days shall be treated with a dust palliative. Disturbed areas left undeveloped for more than 45 days shall be revegetated. Methods and seed mix must be approved by the County Engineer with technical assistance from the Washoe-Storey Conservation District. The applicant shall submit a revegetation plan to the Washoe-Storey Conservation District for review.



QUALITY  
PUBLIC SERVICE



INTEGRITY



EFFECTIVE  
COMMUNICATION

**WSUP22-0015**  
**EXHIBIT B**

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

Contact Information: Robert Wimer, P.E. (775) 328-2059

1. A detailed hydrology/hydraulic report prepared by a registered engineer shall be submitted to the Engineering Division for review and approval. The report shall include the locations, points of entry and discharge, flow rates and flood limits of all 5- and 100-year storm flows impacting both the site and offsite areas and the methods for handling those flows. The report shall include all storm drain pipe and ditch sizing calculations and a discussion of and mitigation measures for any impacts on existing offsite drainage facilities and properties. The storm drain pipe shall be designed to convey to peak flow for the 100-year return frequency storm event.
2. Any increase in storm water runoff resulting from the development and based upon the 100-year storm shall be detained on site to the satisfaction of the County Engineer.
3. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage from the site to the satisfaction of the County Engineer.
4. The following note shall be added to the construction drawings; "All properties, regardless if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."
5. Drainage from the proposed side slope shall be collected and routed to the proposed storm drain.

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Contact Information: Mitch Fink, (775) 328-2050

1. No traffic related conditions.

UTILITIES (County Code 422 & Sewer Ordinance)

Contact Information: Tim Simpson, P.E. (775) 954-4648

1. No utilities related conditions.



**WSUP22-0015**  
**EXHIBIT B**

Robison Engineering Company, Inc  
846 Victorian Avenue, Suite 20  
Sparks, NV US  
775-852-2251  
www.robisoneng.com



8640 Canyon River Dr.  
Sparks Nv. 89431  
Worthen, Rick

Date: 2022-09-09

**SUBJECT: APN: 084-090-46**

**RENG Project #**  
**1-2118-01.001**

Dear, Washoe County

Below is a list of County codes we wish to Modify in the best interest of this project.

**Justification statement for 110.438.45 (c) max fill in not to exceed 10' vertical:**

Due to the nature of the existing conditions and slopes exceeding 2:1, the existing depth from top of slope to flow line is 15.5'. the proposed project does not exceed fills greater than existing conditions. The intent of the project is to maintain or reduce the maximum fill. Providing a berm (3'±) will enhance vehicular safety of the project area. This addition of the berm was taken into consideration of the total height of fill. If considered without the additional height of the berm, we find that the proposed project will be still be in violation of code section 110.438.45 (c), but improve the overall fill section substantially with a fill section closer to 10' .

In addition, by changing the fill area to have a max of 48" in the setback, the fill above the 15" pipe would be inadequate. Said pipe has already been installed and functioning.

In conclusion, if all comments were executed the project area would be reduced by 9,000± sf. this would make the construction effort to increase "truck turn around" area not a financially feasible project.

**Justification statement for 110.438.45 (b) max fill in the setback 48":**

Majority of the fill and the 15" storm drain pipe have already been placed. By changing the fill area to have a max of 48" in the setback, the fill above the 15" pipe would be inadequate. In addition, the truck turnaround would be reduced by 3,225± sf. This reduction in the turnaround area would render the efforts involved to gain space useless. The existing channel slope encourages grading to occur within the setback to reduce the impact and promote proper grading.

Robison Engineering Company, Inc  
846 Victorian Avenue, Suite 20  
Sparks, NV US  
775-852-2251  
www.robisoneng.com



**Justification statement for 110.438.45 (a) max slopes of 3:1:**

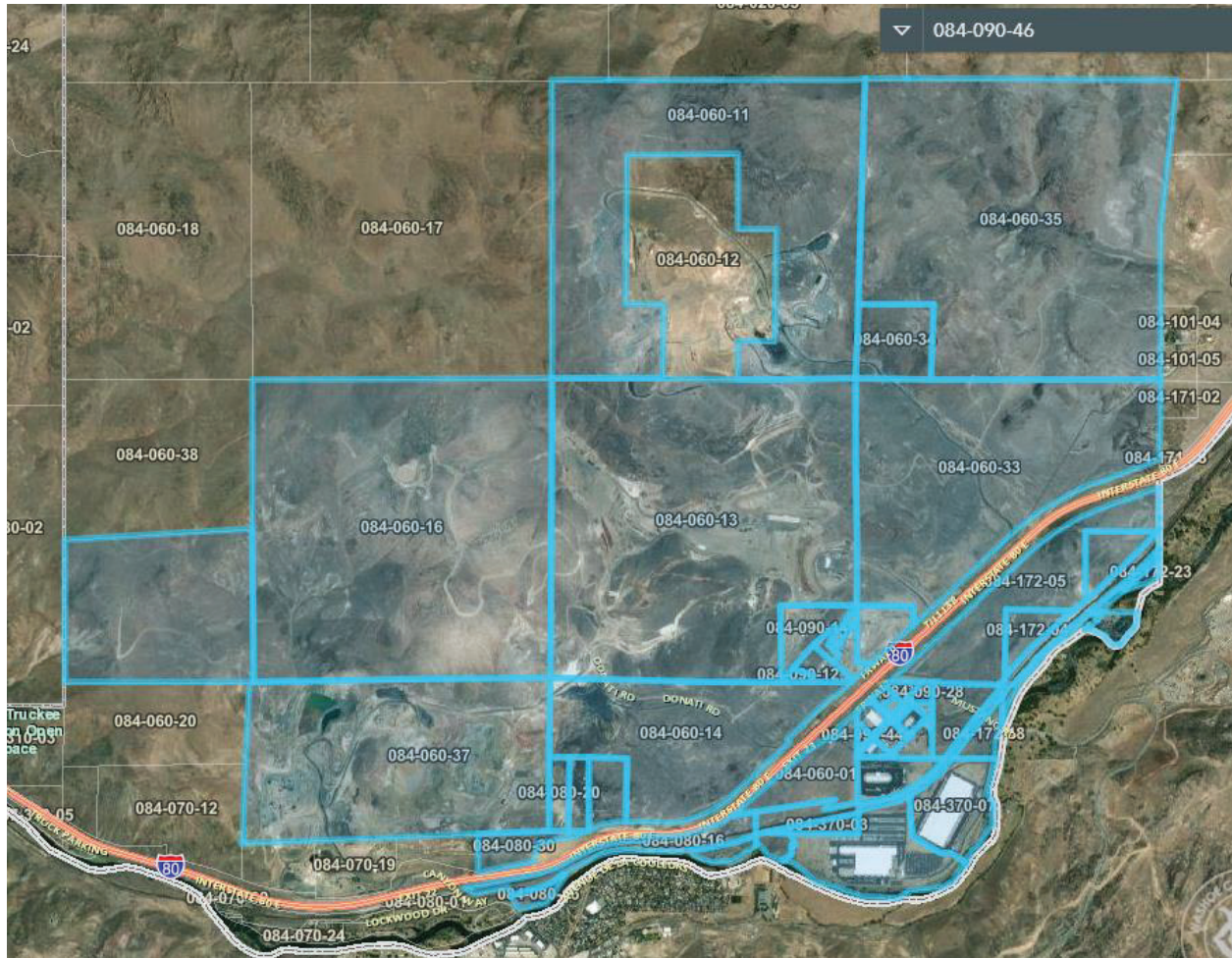
Original slopes were found to exceed 2:1 without stabilization, erosion control mitigation, or beautification. The intent of original slopes was to create a channel to collect runoff that was previously present before the construction of Independence Ave. The owner wishes to maximize the turnaround area to the fullest extent possible. We believe that 2.5:1 slopes are acceptable mitigation, when combined with engineering slope stabilization using natural geo-fabric and native seed planting.

This project will reduce the exposed existing slopes (12,550± sf reduced) to the designed perimeters, achieving compliance with Washoe County and meeting the goals of the client.

Sincerely,  
ROBISON ENGINEERING COMPANY

Nathan Robison, PE  
775-852-2251 x700  
[nathan@robisoneng.com](mailto:nathan@robisoneng.com)

Notice Map – WSUP22-0015



53 parcels (31 addresses) at 6,500 feet

## Washoe County Development Application

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

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: <b>TRUCK TURN AROUND -WORTHEN</b>			
Project Description: To grade existing drainage channel to provide additional turn around room for truck repair shop			
Project Address: 8640 Canyon river Dr. Sparks Nv. 89431			
Project Area (acres or square feet): 0.95 acres			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): <b>River Canyon Rd. and Independence Ave.</b>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
084-090-46	2.56		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). n/a			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Richard Worthen		Name: Robison Engineering Company, Inc	
Address: 4255 wild horse dr.		Address: 846 Victorian Ave. Suite 20	
Zip: 89570		Zip: 89431	
Phone: 7752338731 Fax:		Phone: 775-852-2251 ext. Fax:	
Email: rickworthen@gmail.com		Email: permits@robisoneng.com	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person: Brandon Freeman	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Richard Worthen		Name:	
Address: 4255 wild horse dr.		Address:	
Zip: 89570		Zip:	
Phone: 775-233-8731 Fax:		Phone: Fax:	
Email: rickworthen@gmail.com		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
<b>For Office Use Only</b>			
Date Received: Initial:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

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

1. What is the purpose of the grading?

The purpose for the grading is to replace a surface drainage channel with u/g storm drain, to provide additional turn around area for an existing truck repair shop. Work is identical to previously approved and constructed adjacent improvements.

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

**6074 YDS**

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

41,380 sf

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

Importing 3,886 cy

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

No. Channel is 16' deep at the east end.

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

Yes 2008 when the proposed building was erected

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

Yes



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

No Landscape buffer and grade differential makes it not visible

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

No. grading activities in Rear of subject parcel Neighboring Parcels to the east have already performed these grading tasks.

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

2:1 a Detailed Rock Slope protection. Existing slopes exceed 2:1 and are subject to erosion problems. Mitigation to reduce slopes with appropriate armoring.

11. Are you planning any berms?

Yes <sup>1</sup>	No	If yes, how tall is the berm at its highest? 2.0'
------------------	----	---

12. If your property slopes and you are leveling a pad for a building, are retaining walls going to be required? If so, how high will the walls be and what is their construction (i.e. rockery, concrete, timber, manufactured block)?

No walls

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

Decorative Rock armored slope protection

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

No

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

N/A - No vegetation disturbed

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

No disturbance to any landscape areas or areas that require irrigation.

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

N/A - No vegetation disturbed

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

Yes	No <input checked="" type="checkbox"/>	If yes, please attach a copy.
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# SPECIAL USE PERMIT FOR GRADING 8640 CANYON RIVER CT. - REVISED TURN AROUND

## FOR RICHARD WORTHEN

APPROVALS

### PROJECT SUMMARY

COUNTY: WASHOE COUNTY  
 APN: 8640040  
 ADDRESS: 8640 CANYON RIVER CT.  
 ZONING: NA  
 FEMA FLOOD ZONE: NA  
 PROJECT SUMMARY: GRADING PLAN  
 PROJECT ADDRESS: 268

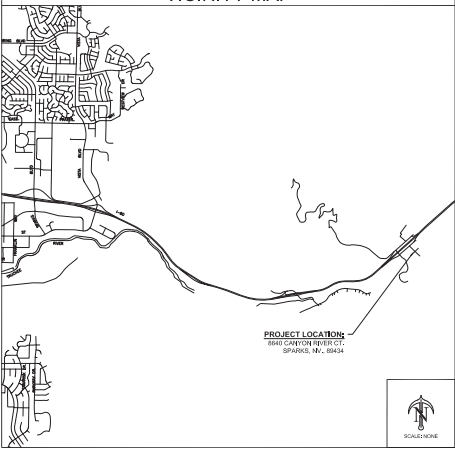
### SHEET LIST

GENERAL: T1 TITLE SHEET  
 C1 EXISTING CONDITIONS AND TOPOGRAPHY  
 C2 GRADING AND CONSTRUCTION PLAN  
 D1 CURE DETAILS

### PROJECT AUTHORITY

<b>DESIGNER:</b> ROBSON ENGINEERING COMPANY NATHAN ROBBENSON 846 VICTORIAN AVE, SUITE 20 SPARKS, NV 89431 (775) 862-2051 x 715 NATHAN@robsoneng.com	<b>SUBMITTER:</b> ROBSON ENGINEERING COMPANY MICHAEL SMITH PE, PLS 846 VICTORIAN AVE, SUITE 20 SPARKS, NV 89431 (775) 862-2051 x 715 MICHAEL@robsoneng.com	<b>OWNER:</b> WORTHEN, RICHARD 8640 CANYON RIVER CT. SPARKS NV, 89434 (775) 862-0871
---	--	--

### VICINITY MAP



### GENERAL NOTES:

- THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH ACCEPTED ENGINEERING PROCEDURES AND CONVENTIONS, AND ARE BELIEVED TO BE SUBSTANTIAL COMPLIANCE WITH APPLICABLE STATUTES, AND ORDINANCES OR STANDARDS SPECIFIED BY THE PERMITTING JURISDICTION IN THE EVENT OF A CONFLICT BETWEEN ANY PORTION OF THESE PLANS AND PERMITTING STANDARDS, PROPERTY NOTICES, ORDINANCES, OR ADAPT THE WORKS CONSERVATIVE STANDARD CONVENTION WITH THE INTENT OF THE PLAN, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTS, AND COMPLETE RESPONSIBILITY FOR THE WORK.
- IF THE CONTRACTOR DISCOVERS ANY CONDITIONS ON THE SITE WHICH CONFLICTS WITH THE INFORMATION SHOWN HEREON, THEY SHALL CONTACT ROBSON ENGINEERING AT 775-862-2051 FOR RESOLUTION.
- THE ENGINEER SHALL NOT BE RESPONSIBLE OR LIABLE FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THESE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE ENGINEER.
- IN THE EVENT ELECTRONIC FILES (CAD, ETC.) ARE PROVIDED BY ROBSON ENGINEERING, AN INDEMNIFICATION AGREEMENT IS IMPLIED BY THAT USE, AND IF THERE IS ANY CONFLICT BETWEEN ELECTRONIC DATA AND THE PRINTED DRAWING PLAN SET, THE PRINTED DRAWING SHALL GOVERN AND DIRECT THE WORK. IT IS THE SOLE RESPONSIBILITY OF THE CLIENT TO ACQUIRE APPROVED PLANS FROM THE APPLICABLE JURISDICTION.
- THE CONTRACTOR SHALL VERIFY IN FIELD ALL ELEVATIONS, DIMENSIONS, FLOW LINES, EXISTING CONDITIONS, AND POINTS OF CONNECTION WITH ADJACENT PROPERTY (PUBLIC OR PRIVATE) AND CORRECT AS NECESSARY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
- CONTRACT USE AUTHORITY BY CALLING THAT NUMBER IS 8-11 AND LESS THAN 2 WORKING DAYS BEFORE EXCAVATIONS PROPOSED TO BEGIN.

### EROSION AND SEDIMENT CONTROL NOTES:

- TOTAL DISTURBED AREA IS EXPECTED TO EXCEED 1 ACRE. THEREFORE A SITESPECIFIC STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS ANTICIPATED TO BE REQUIRED. THE CONTRACTOR SHALL BE AWARE OF AND EXERCISE DUE EFFORT AT THE STATE OF NEVADA GENERAL PERMIT (NVP-0000000).
- THE "TRUCKEE MEADOWS HANDBOOK"
- WASHOE COUNTY STORMWATER PROTECTION ORDINANCES AND STANDARDS ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED BY THE OWNER, NEVADA OR NEVADA AGENTS DUE TO IMPROVED DRAINAGE PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARDS SPECIFIED IN WASHOE COUNTY AND THE TRUCKEE MEADOWS CONSTRUCTION SITE BEST MANAGEMENT PRACTICES HANDBOOK.

### TOPOGRAPHIC MAP NOTES:

- THIS MAP IS PREPARED TO ILLUSTRATE TOPOGRAPHY AND FEATURES FOR ARCHITECTURAL AND ENGINEERING PLANS AND IS NOT A SURVEY. NO INFORMATION SHALL BE CONTINUED TO REPRESENT A FORMAL SURVEY OF THE SUBJECT PROPERTY OR TO RESOLVE AN OPEN QUESTION THEREON.
- BASE OF BEARING: THE BASE OF BEARING OF THIS PROJECT IS PER THE RECORD MAP TO THE CENTERLINE OF CANYON RIVER CT. THAT MEASURES SOUTH 70° 00' 00" WEST, PER PARCEL MAP FOR WORTHEN/EQUIPMENT, DATED FEB. 2007 OFFICIAL RECORD OF WASHOE COUNTY.
- 2025 ELEVATION: THE BASIS OF ELEVATIONS FOR THIS PLAN WAS TAKEN FROM WASHOE COUNTY VMS BASED FROM NAVD 83.

### PROJECT NOTES:

- ALL CONSTRUCTION (NOT OTHERWISE DETAILED OR SPECIFIED) SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ADOPTED BY THE CITY OF RENO.
- REFER TO CAD IMPROVEMENT PLANS FOR ADDITIONAL INFORMATION ON SITE, UTILITY GRADING AND DRAINAGE, AND EROSION AND SEDIMENT CONTROL.
- REFER TO APPROVED TMA PLANS FOR ADDITIONAL INFORMATION ON DOMESTIC AND SEWER SYSTEMS IN CONSTRUCTION WORK ARE NOT TO BE CONSIDERED FOR THE WORK PERFORMED UNDER THE CONTRACT SHALL RESULT IN A COMPLETE OPERATIONAL SYSTEM IN CONSTRUCTION WORK ARE NOT TO BE CONSIDERED FOR THE FUNCTIONAL PURPOSES OF THE INSTALLATION. IF THERE ARE ANY QUESTIONS REGARDING THE STATED OR IMPLIED MEANS OF THESE PLANS, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR RESOLUTION.
- ALL MATERIALS AND SUPPLIES SHALL BE DELIVERED TO THE PROJECT WHERE PRODUCTION IS TO OCCUR. MATERIALS SHALL BE DELIVERED TO THE PROJECT IN A MANNER CONFORMING TO ALL APPLICABLE REGULATIONS, TO ENSURE A TIMELY COMPLETION OF THE PROJECT.
- THE CONTRACTOR SHALL NOTIFY ALL UTILITIES INVOLVED PUBLIC AND PRIVATE 48 HOURS PRIOR TO ANY EXCAVATION AND PROTECT ALL UTILITIES PRIOR TO ANY EXCAVATION. FOR ALL EXCAVATING AND REPAIRS DURING CONSTRUCTION, THE CONTRACTOR SHALL MAINTAIN ALL UTILITIES AND OFFERS WORK SHOWN ON THESE DRAWINGS DESCRIBED IN THE SPECIFICATIONS, OR REASONABLY THEREIN. THE CONTRACTOR SHALL, AT ALL TIMES DURING CONSTRUCTION, PROTECT FROM DAMAGE EXISTING IMPROVEMENTS AND ADJACENT TO THE SITE. THIS SHALL, BUT NOT LIMITED TO, PAVEMENT, CURBS & GUTTERS, SIDEWALK, LANDSCAPING, GEOTECH, STORM & SANITARY SEWERS, AND ALL UTILITIES. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE REPAIR OF ANY IMPROVEMENTS (EXISTING OR PROPOSED) DAMAGED THROUGHOUT THE COURSE OF CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES EMERGENCY ACCESS TO THE PROJECT SITES TO THE SATISFACTION OF THE FIRE CONTROL AGENCY.
- ALL QUANTITIES SUPPLIED WITH THESE PLANS ARE APPROXIMATE AND USES FOR REFERENCE ONLY. THE CONTRACTOR SHALL VERIFY QUANTITIES AND USES FOR RECORD OR CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONDUCT QUANTITY TAKEOFFS FOR RECORD AND CONSTRUCTION PURPOSES.

### EROSION AND SEDIMENT CONTROL NOTES:

- CONTRACTOR SHALL PROVIDE ALL NECESSARY TRAFFIC CONTROL PLANS AND TRAFFIC CONTROL SUPERVISORS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PARCELS AND PROVIDE ALL TEMPORARY AND/OR PERMANENT FENCING AS REQUIRED BY GOVERNING AGENCY. ALL CONSTRUCTION SIGNAGE, BARRIAGES AND TRAFFIC CONTROL TO CONFORM TO MINIMUM "WORK ZONE SAFETY & MOBILITY" REQUIREMENTS (SQA, 2010, 2014, AND 2020) ROOT STANDARD PLANS SHEETS T-1 THROUGH T-2 AS APPLICABLE.
- IF THE REQUIREMENTS OF THE CONTRACTOR TO ENSURE THE MINIMUM REQUIREMENTS OF TRAFFIC CONTROL ARE MET DURING CONSTRUCTION AND INSTALLATION OF IMPROVEMENTS BY THE NEIGHBORHOOD.

### LANDWORK SUMMARY:

DEMOLISHED ASPH:	0.50 ACRES
ASPH:	1.004 CY
CEL:	4.800 CY
FEL:	3.600 CY (IMPORT)

### TRAFFIC CONTROL NOTES:

- CONTRACTOR SHALL PROVIDE ALL NECESSARY TRAFFIC CONTROL PLANS AND TRAFFIC CONTROL SUPERVISORS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PARCELS AND PROVIDE ALL TEMPORARY AND/OR PERMANENT FENCING AS REQUIRED BY GOVERNING AGENCY. ALL CONSTRUCTION SIGNAGE, BARRIAGES AND TRAFFIC CONTROL TO CONFORM TO MINIMUM "WORK ZONE SAFETY & MOBILITY" REQUIREMENTS (SQA, 2010, 2014, AND 2020) ROOT STANDARD PLANS SHEETS T-1 THROUGH T-2 AS APPLICABLE.
- IF THE REQUIREMENTS OF THE CONTRACTOR TO ENSURE THE MINIMUM REQUIREMENTS OF TRAFFIC CONTROL ARE MET DURING CONSTRUCTION AND INSTALLATION OF IMPROVEMENTS BY THE NEIGHBORHOOD.

### LEGEND

--- SUBJECT PL	○ (E) FENCE	(E) RETAINING WALL
- - - ADJACENT PL	○ (P) FENCE	(P) RETAINING WALL
--- SETBACK	○ (S) SANITARY SEWER	(S) FLOW LINE
--- EASEMENT	○ (S) SANITARY SEWER	(S) GRADE BREAK
--- (E) ROAD CL	○ (S) STORM DRAIN	
--- (P) ROAD CL	○ (S) STORM DRAIN	
--- (E) MAJOR CONTOUR	○ (S) WATER LINE	
--- (P) MAJOR CONTOUR	○ (S) WATER LINE	
--- (E) MINOR CONTOUR	○ (S) GAS LINE	
--- (P) MINOR CONTOUR	○ (S) GAS LINE	

### ABBREVIATIONS

AC	ASPHALT CONCRETE	FL	FLOW LINE	SD	STORM DRAIN
AWH	ASBESTOS FREE FIBRE GLASS INSULATION	HP	HIGH DENSITY POLYETHYLENE	SR	STILL WATER POND
BW	BACK OF PAVER	IB	INERT FILL	SR	SQUARE FEET
CB	CONCRETE	LF	LEAK FILL	SS	SANITARY SEWER
CC	CLEAROUT TO GRADE	MD	MAXIMUM DRY DENSITY	TC	TOP OF CURB
CD	CURB VARD	MO	MINIMUM OF TRANSPORTATION	TH	TOP OF HALL
CE	CURB	DRE	OVERHEAD ELECTRICAL	TP	TYPICAL
ED	EXISTING GRADE	PCC	PORTLAND CEMENT CONCRETE	UNO	UNLESS NOTED OTHERWISE
FC	FINISH GRADE	PP	PERFORATED POLYPROPYLENE	YH	YARD HYDRANT
FFC	FRONT FACE OF CURB	PC	POINT OF CONNECTION		
FG	FINISH GRADE ELEVATION	PUC	PUBLIC UTILITY CEMENT		
FG	FINISH GRADE	PVC	POLYVINYL CHLORIDE		
FG	FINISH GRADE	RD	REINFORCING		

SPECIAL USE PERMIT FOR GRADING  
TURN AROUND & GRADING PLAN

APPROVALS

DATE: 11/15/2024

SCALE: AS SHOWN

PROJECT NO: 24-0000000

SHEET NO: T1

TOTAL SHEETS: 1

DATE: 11/15/2024

SCALE: AS SHOWN

PROJECT NO: 24-0000000

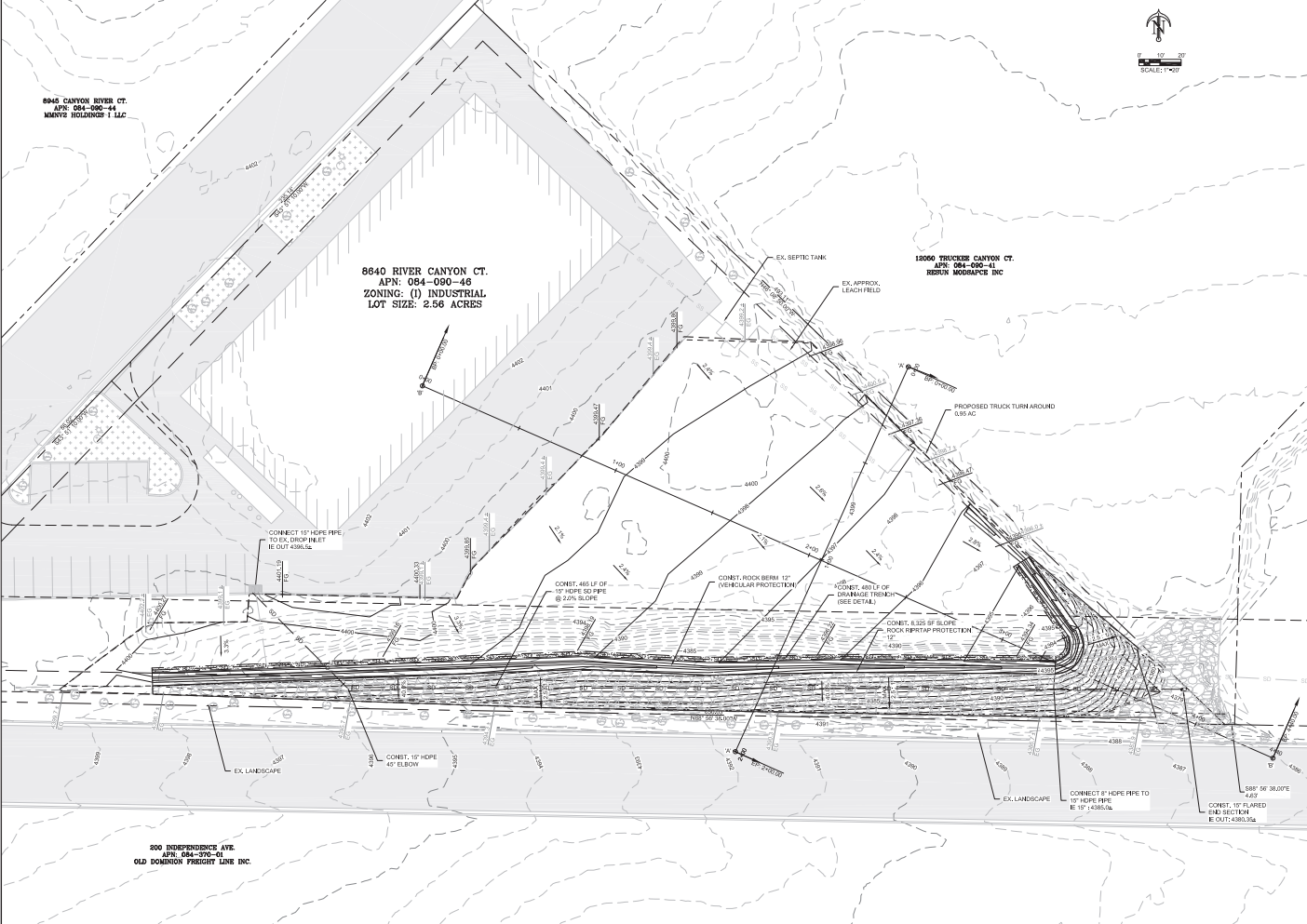
SHEET NO: T1

TOTAL SHEETS: 1

NO.	DESCRIPTION	DATE	BY	CHKD	APP
1	PRELIMINARY PLAN				
2	SPECIAL USE PERMIT				

T1  
SHEET 1 OF 4





8645 CANYON RIVER CT.  
APN: 084-086-14  
MAYBE HOLDINGS LLC

8640 RIVER CANYON CT.  
APN: 084-086-46  
ZONING: (I) INDUSTRIAL  
LOT SIZE: 2.56 ACRES

18000 TRUCKEE CANYON CT.  
APN: 084-086-11  
RESON MOGRAPCS INC

200 INDEPENDENCE AVE.  
APN: 084-370-01  
OLD DOMINION FREIGHT LINE INC.

**SPECIAL USE PERMIT FOR GRADING  
TURN AROUND & GRADING PLAN**

PREPARED FOR:  
WORTHEN, RICHARD  
1800 LAKEMAN BLVD  
SUITE 100  
RENO, NV 89502  
TEL: 775-252-5831

DATE: 04/24/2022

PROJECT: 18000 LAKEMAN AVE

ENGINE: 18000 LAKEMAN AVE

NO.	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

APPROVALS

C2

SHEET 3 OF 4

J. J. JENSEN  
5100 SCOTT BLVD

