



Planning Commission Staff Report

Meeting Date: November 2, 2021

Agenda Item: 8C

AMENDMENT OF CONDITIONS CASE NUMBER:

WAC21-21-0006 (A Dog's Life) for Special Use Permit Case Number WSUP19-0030 (A Dog's Life SUP)

BRIEF SUMMARY OF REQUEST:

Amend WSUP19-0030 to provide a 2-year extension of time.

STAFF PLANNER:

Chris Bronczyk, Planner
Phone Number: 775.328.3612
Email: cbronczyk@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion, and possible action to approve an amendment of conditions for WSUP19-0030 (A Dog's Life SUP) for an extension of time of 2 years for a proposed Commercial Kennel. The project site will consist of a 20,000 square foot building, associated landscape and parking. The building will contain 15,000 sf of space for boarding and doggie day care, 2,000 sf for retail use, and 3,000 sf for a contractor's office.

Applicant:	Richard and Christine Wilson
Location:	Corner of Ingenuity Avenue and Pyramid Highway
APN:	530-492-01
Parcel Size:	2.75 Acres
Master Plan:	Industrial (I)
Regulatory Zone:	Industrial (I)
Area Plan:	Spanish Springs
Development Code:	Authorized in Article 810, Special Use Permit
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 Planning Commission approve Amendment of Conditions Case Number WAC21-0006 for A Dog's Life, with the amended conditions of approval 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 6)

Staff Report Contents

Amendment of Conditions 3
Site Plan 4
Background and Evaluation of Amendment Request 5
Reviewing Agencies..... 5
Recommendation..... 6
Motion..... 6

Exhibits Contents

Conditions of Approval Exhibit A
Agency Comments..... Exhibit B
Original Conditions of Approval..... Exhibit C
Project Application Exhibit D

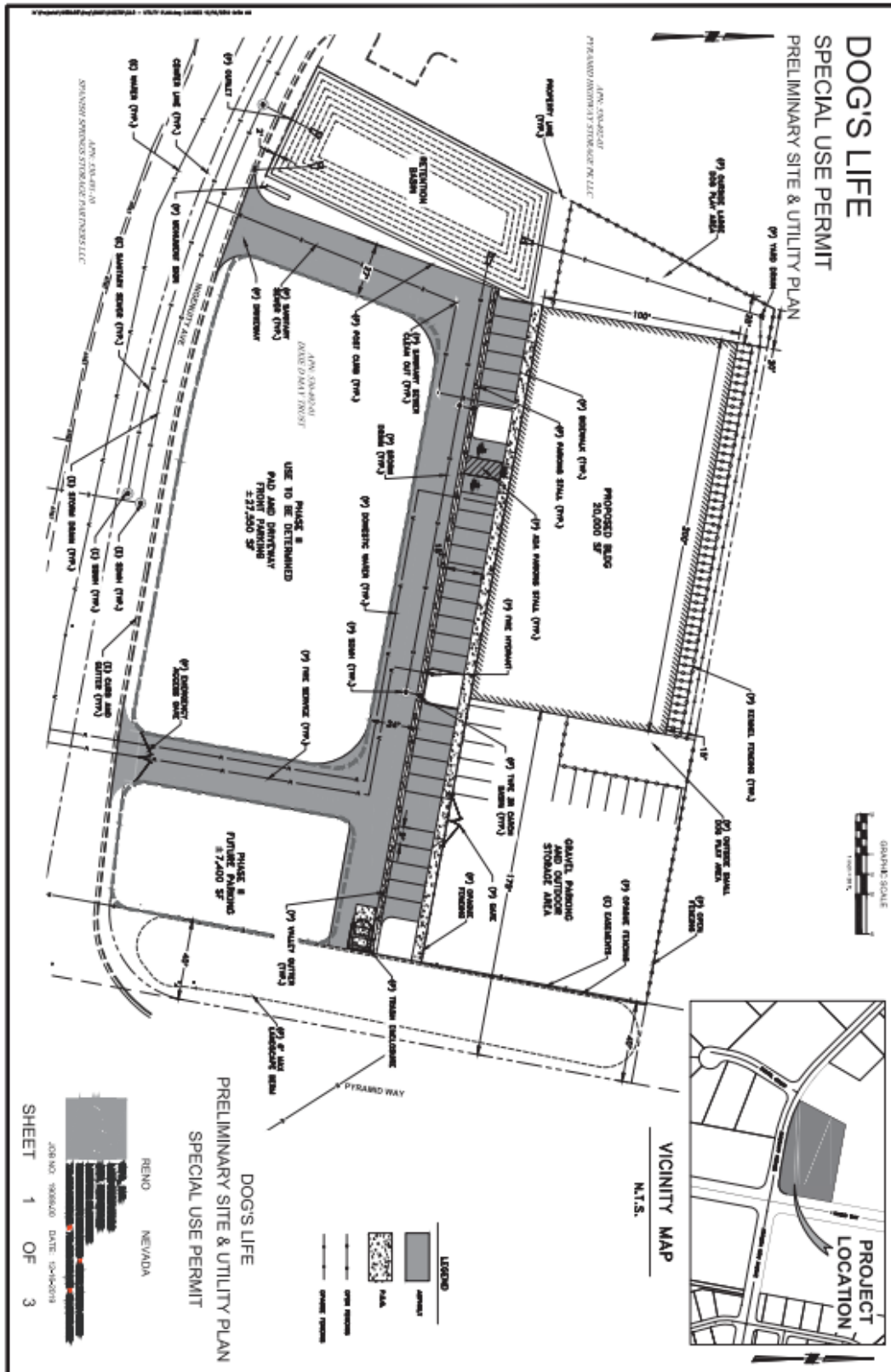
Amendment of Conditions

An amendment of conditions application is necessary in order to change a condition(s) of an approved discretionary permit, such as a special use permit, a variance, an abandonment of an easement or a tentative subdivision map. Some examples of why an amendment of conditions application is submitted are listed below:

- Change in operating hours
- Physical expansion
- Extend the expiration date of the discretionary permit
- Extend the time to complete phases of the approved project

The amendment of conditions request is required to be heard by the same board that approved the original application and only the specific amendment may be discussed and considered for approval. The amendment of conditions application is processed in the same manner as the original discretionary permit application, including a public hearing, noticing, possible involvement of a citizen advisory board, agency review and analysis, and satisfying the required findings. If the Planning Commission grants an approval of the amendment of conditions request, an amended Action Order is created along with amended conditions of approval.

The amended conditions of approval for Amendment of Conditions Case Number WAC21-0006 is attached to this staff report and will be included with the amended action order.



Site Plan

Background and Evaluation of Amendment Request

The applicant is requesting to amend WSUP19-0030 (A Dog’s Life), is a special use permit for a commercial kennel use type, and which was approved by the Washoe County Planning Commission on February 4, 2020.

- (1) A special use permit for:
 - a. To permit a Commercial Kennel use type

The project as submitted originally was proposed to be phased. Phase 1 includes a 20,000 square foot building, the building includes which consists of a 15,000 square foot space for dog boarding and doggie day care use; 2,000 square feet for retail, pet supply, and grooming store, and 3,000 square feet of construction sales and services which will operate as a materials storage and takeoff location for a contractor. The grooming and pet supply store, and construction sales and services use types are allowed by right within the Industrial regulatory zone, and within the Spanish Springs Area Plan.

A graveled outdoor storage area and paved employee parking area is proposed for the east side of the building. Phase 2 shows a 27,550 square foot building pad, that will include additional parking and additional square footage for future uses. Currently no uses have been indicated for this area within the current Special Use Permit. If any future uses are found to require a special use permit within the Spanish Springs Area Plan, they will have to apply at that time to legalize those additional uses. Phase 1 was anticipated to take 1-2 years after approval to be fully operational, with phase 2 being market driven.

The applicant is not requesting any changes to their special use permit other than an amendment to condition number 1(b) to allow for a 2-year extension of time. The applicant provided a letter within the application which states that with the approval of the Special Use Permit at the February 4, 2020 Planning Commission meeting, they moved forward with purchasing the property in May of 2020. However, at that time, Covid-19 started to impact the financial industry, which made it difficult for them to continue moving forward with the project. The letter states that financial institutions are starting to go back to pre-Covid operations, which will put them back on track with their phased approach and allow them to complete the project within an additional 2-year time frame.

Staff understands the complications that have occurred since early 2020 and are supportive of the 2-year extension request.

Reviewing Agencies

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

Agency	Sent to Review	Responded	Provided Conditions	Contact
Nevada Dept of Transportation	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Washoe County Building & Safety	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe County Parks & Open Spaces	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Washoe County Water Rights	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Washoe County Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Washoe County Sherriff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

WCHD – Air Quality	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Genine Rosa, grosa@washoecounty.gov
WCHD – Environment Health	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
WCHD- EMS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Truckee Meadows Fire Protection District	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
RTC Washoe	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe-Storey Conservation District	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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

Recommendation

Those agencies which reviewed the application recommended conditions in support of approval of the Amendment of Conditions request. Therefore, after a thorough review and analysis, Amendment of Conditions Case Number WAC21-0006 is being recommended for approval with conditions. Staff offers the following motion for the Commission’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 Planning Commission approve Amendment of Conditions Case Number WAC21-0006 for A Dog’s Life, with the amended 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. The proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the applicable area plan;
- b) Improvements. 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. The site is physically suitable for the type of development and for the intensity of development;
- d) Issuance Not Detrimental. 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; and
- 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

Planning Commission action will be effective 10 calendar days after the written decision is filed with the Secretary to the Planning Commission and mailed to the applicant(s), 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 Planning Commission and mailed to the applicant(s).

Applicant / Owner: Richard and Christine Wilson
7695 Avilla Court
Reno, NV 89436
adogslifenv@gmail.com

Representatives: CFA, Inc
Attn: Dave Snelgrove
1175 Corporate Blvd
Reno, NV 89502
dsnelgrove@cfareno.com



Amended Conditions of Approval

Amendment of Conditions Case Number WAC21-0006

For Special Use Permit Case Number WSUP19-0030

The project approved under Amendment of Conditions Case Number WAC21-0006 for Special Use Permit Case Number WSUP19-0030 shall be carried out in accordance with the Amended Conditions of Approval granted by the Planning Commission on November 2, 2021. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable Codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

Unless otherwise specified, all amended conditions of approval shall be met for WSUP19-0030 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 amended conditions of approval related to the A Dog's Life Special Use Permit WSUP19-0030 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 amended conditions imposed regarding the approved WSUP19-0030 result in the initiation of revocation procedures.

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

Washoe County reserves the right to review and revise the amended conditions of approval related to this application 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. Note: These conditions are in addition to the conditions required in the Conditions for Approval for WSUP19-0030. Unless otherwise specified herein, all Conditions of Approval for WSUP19-0030 remain in full force and effect.

Contact Name – Chris Bronczyk; cbronczyk@washoecounty.gov; 775.328.3612

- a. The applicant shall attach a copy of the action orders approving this project for WAC20-0006 **AND** WSUP19-0030 to all permits and applications (including building permits) applied for as part of this approval.
- b. 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 (**November 3, 2023**). The applicant shall complete grading within the time specified by the building permits. Compliance with this condition shall be determined by the Planning and Building Division.

Washoe County Air Quality Management

2. The following conditions are requirements of the Washoe County Air Quality Management Division, which shall be responsible for determining compliance with these conditions. Note: These conditions are in addition to the conditions required in the Conditions for Approval for WSUP19-0030. Unless otherwise specified herein, all Conditions of Approval for WSUP19-0030 remain in full force and effect.

Contact Name – Genine Rosa, grosa@washoecounty.gov

- a. If disturbance will be greater than 1 acre then a Dust Control Permit will be required prior to breaking ground, failure to do so may result in enforcement action resulting in a Notice of Violation with associated fines. For Dust Control Permit questions call AQMD at 775-784-7200 or visit www.OurCleanAir.com. Link to application: Dust Control Permit Application

*** End of Amended Conditions ***



WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects

1001 EAST 9TH STREET
RENO, NEVADA 89512
PHONE (775) 328-3600
FAX (775) 328.3699

Date: September 24, 2021

To: Chris Bronczyk, Planner

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

Re: **WAC21-0006 – A Dog’s Life Extension
Amendment of Conditions**
APN: 530-492-01

Washoe County Engineering staff has reviewed the above referenced application. The Amendment of the tentative map/conditions case is to extend the expiration date from February 4, 2022 to February 4, 2024 to construct a 20,000+/- square foot building, associated landscape and parking on a portion of a 2.75+/- acre parcel. The Engineering and Capital Projects Division recommends approval with no changes to our original conditions of approval.



INTEGRITY



EFFECTIVE
COMMUNICATION



QUALITY
PUBLIC SERVICE

WAC21-0006
EXHIBIT B

From: [Lemon, Brittany](#)
To: [Bronczyk, Christopher](#)
Cc: [Way, Dale](#)
Subject: WAC21-0006 (A Dog's Life Extension) Conditions of Approval
Date: Monday, September 27, 2021 3:30:45 PM
Attachments: [image001.png](#)

Hi Chris,

“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/>

Thank you!

Brittany Lemon

Fire Captain - Fire Prevention | Truckee Meadows Fire & Rescue

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”

From: [Rosa, Genine](#)
To: [Bronczyk, Christopher](#)
Subject: First Review of Applications Submitted September 2021
Date: Wednesday, September 22, 2021 4:52:00 PM

Amendment of Conditions Case Number WAC21-0006 (A Dog's Life Extension)

If disturbance will be greater than 1 acre then a Dust Control Permit will be required prior to breaking ground, failure to do so may result in enforcement action resulting in a Notice of Violation with associated fines. For Dust Control Permit questions call AQMD at 775-784-7200 or visit www.OurCleanAir.com.

Link to application: [Dust Control Permit Application](#)

P.S. – Please be sure to click the link below and sign up to receive air quality news, updates, public notices and more via e-mail.

Genine Rosa

Environmental Engineer II | Air Quality Management Division | Washoe County Health District
grosa@washoecounty.gov | O: (775) 784-7204 | 1001 E. Ninth St., Bldg. B, Reno, NV 89512

*My schedule is 4 x 10's M-Th 7-5:30 off on Fridays.

www.OurCleanAir.com | [Subscribe to get Air Quality Updates!](#)



Please take our customer satisfaction survey by clicking [here](#)



Washoe-Storey Conservation District

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

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

September 23, 2021

Washoe County Community Services Department

C/O Chris Bronczyk, Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

R: WAC21-0006 A Dog's Life Extension

Dear Chris,

In reviewing to approve an amendment of conditions, the District supports the amendment as long as all previous conditions as agreed are adhered to.

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

Sincerely,

Shaffer-Tyler



WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

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

September 15, 2021

TO: Chris Broncsyk, Planner, CSD, Planning & Development Division
FROM: Vahid Behmaram, Water Management Planner Coordinator, CSD
SUBJECT: Amendment of Conditions Case Number WAC21-0006 (A Dog's Life Extension)

Project description:

The applicant is proposing to approve n to approve amended conditions of approval for an extension of time of 2 years for a proposed Commercial Kennel. The project site will consist of a 20,000 square foot building, associated landscape and parking. The building will contain 15,000 sf of space for boarding and doggie day care, 2,000 sf for retail use, and 3,000 sf for a contractor's office Project.

location: Corner of Ingenuity Avenue and Pyramid Highway, Assessor's Parcel Number: 530-492-01.

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

There are no conditions of approval for the WAC21-0006.

Formal annexation into TMWA water service area and a will serve letter from TMWA for provision of water service will be required prior to approval of any building permits on this site.

From: [Wolfson, Alexander](#)
To: [Bronczyk, Christopher](#)
Subject: WAC21-0006 Dog's Life Extension
Date: Friday, September 24, 2021 9:42:43 AM
Attachments: [image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)
[image013.png](#)
[image014.png](#)
[image015.png](#)
[image016.png](#)

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hi Chris,

Upon review of WAC21-0006, NDOT does not have any comments specific to the extension request. If the project ends up proposing any improvements to Pyramid Way, an NDOT permit will be required and will have to follow NDOT design standards.

Thank you for the opportunity to comment!



Alex Wolfson, P.E., PTOE
Engineering Manager – District 2
Nevada Department of Transportation
o 775.834.8304 | m 775.301.8150
e awolfson@dot.nv.gov | w dot.nv.gov



From: Kerfoot, Lacey <LKerfoot@washoecounty.us>
Sent: Wednesday, September 15, 2021 9:58 AM
To: D2 Traffic DL <D2Traffic@dot.nv.gov>
Cc: Wolfson, Alexander <AWolfson@dot.nv.gov>
Subject: September Agency Review Memo 1

Good morning,

Please find the attached Agency Review Memo with cases received in September by Washoe County Community Services Department, Planning and Building Division.

You've been asked to review the applications for **Items 1, 2, 3 and 5**. The item description and links to the applications are provided in the memo.

Please remember to send any agency review responses/comments directly to the Planner for the

WAC21-0006
EXHIBIT B

case, rather than replying to me.

Regards,



Lacey Kerfoot

Office Support Specialist | Community Services Department

LKerfoot@washoecounty.us | Office: 775-328-3606 | Fax: 775-328-6133

1001 E. 9th Street, Reno, NV 89512

Visit us first online: www.washoecounty.us/csd

For Planning call (775) 328-3600, Email: Planning@washoecounty.us



Have some kudos to share about a Community Services Department employee or experience?

[Submit a Nomination](#)

This communication, including any attachments, may contain confidential information and is intended only for the individual or entity to whom it is addressed. Any review, dissemination or copying of this communication by anyone other than the intended recipient is strictly prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and delete all copies of the original message.


From: [Kirschenman, Sophia](#)
To: [Bronczyk, Christopher](#)
Subject: Parks Comments Re: WAC21-0006
Date: Thursday, September 23, 2021 10:30:05 AM
Attachments: [Outlook-kthm2roq.png](#)
[Outlook-gzwwnttu.png](#)
[Outlook-h34g4o44.png](#)
[Outlook-5wnob4up.png](#)
[Outlook-tvwtsjwy.png](#)

Hi Chris,

I've reviewed WAC21-0006 (A Dog's Life Expansion) on behalf of Washoe County Regional Parks and Open Space and have no comments or conditions.

Thanks,



[Sophia Kirschenman](#)
Park Planner | Community Services Department
775.328.3623 | 1001 E. 9th Street, Reno, NV 89512

Tell us how we did by taking a quick [survey](#).

Please consider the environment before printing this e-mail.



Conditions of Approval

Special Use Permit Case Number WSUP19-0030

The project approved under Special Use Permit Case Number WSUP19-0030 shall be carried out in accordance with the conditions of approval granted by the Washoe County Planning Commission on February 4, 2020. 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.

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 – Chris Bronczyk; 775.328.3612; cbronczyk@washoecounty.us

- 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. Failure to comply with the conditions of approval shall render this approval null and void. Compliance with this condition shall be determined by Planning and Building.
- c. This special use permit shall remain in effect until or unless it is revoked or is inactive for one year.
- d. This special use permit shall remain in effect as long as the business is in operation and maintains a valid business license.
- e. Prior to the issuance of a business license for each proposed use, final approvals of building permit(s) shall be issued for the proposed buildings. The business license for each use will be required to be maintained annually.
- f. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the special use permit to meet with the Planning and Building Division to review Conditions of Approval prior to the final sale of the site and/or the special use permit. Any subsequent purchaser/operator of the site and/or the special use permit shall notify the Planning and Building Division of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.
- g. 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.
- h. An evacuation plan for the removal of all animals in the event of an emergency shall be submitted prior to the issuance of a business license.
- i. 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.
- j. The entire perimeter of all construction areas shall be fenced with temporary construction fencing to inhibit unauthorized access during grading activities.
- k. Areas graded for Phase 2 development shall be stabilized and revegetated using a seed mix of native plants.
- l. The applicant will provide landscaping in accordance with Article 412 of the Development Code.
- m. The applicant shall pave all driveways and roadway on the site.
- n. Grading and construction activity shall be limited to the following hours: between 7 a.m. and 7 p.m. with no activity occurring on Sunday.
- o. 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.

Washoe County Planning and Building Division – Parks Division

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

**Contact Name – Sophia Kirschenman; 775.328.3623;
skirschenman@washoecounty.us**

- a. The maps and site plans included in the application materials do not identify the 30' buffer and public trail easement. All final maps and site plans shall identify this easement.
- b. Existing plans show a berm and landscape buffer within the 30' buffer and trail easement. This is consistent with the purpose of the easement, so long as adequate space remains for trail construction. At least 20' within the buffer and trail easement shall remain clear and free of vegetation to allow for future trail construction either by the applicant or by the Washoe County Parks Program.

Washoe County Engineering and Capital Projects

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

Contact Name – Leo Vesely; 775.328.3600; Lvesely@washoecounty.us

- a. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMPs) 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. The developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit and submit a copy to the Engineering Division prior to issuance of a grading permit.
- c. The Truckee Meadows Regional Stormwater Quality Management Program Construction Permit Submittal Checklists and Inspection Fee shall be submitted with the grading permit.
- d. All mitigation shall be done in accordance with the Washoe County June 15, 2019 Boneyard Flat Closed Basin Interim Drainage Policy and updates.
- e. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
- f. All grading shall be in accordance with Article 110.438 Grading Standards.
- g. Grading plans shall identify the basis of elevation. NAVD88 is preferred for design. If NAVD88 is not used, the conversion factor to NAVD88 shall be provided.
- h. 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. Specifications for revegetation procedure and seed mix shall be prepared by a licensed landscape architect.

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

Contact Information: Leo Vesely, P.E., 775.328.3600

- i. A project specific drainage report shall be prepared for each grading permit and shall address any required mitigation of increased volume of runoff for the 100-year 10-day storm event.

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Contact Information: Mitchell Fink, 775.328.2050

- j. Regional Road Impact Fees will be assessed for the project with the issuance of a building permit.

*** End of Conditions ***



KENNEL AND DOGGIE DAY CARE FACILITY
TIME EXTENSION REQUEST

PREPARED FOR:

Richard and Christine Wilson

PREPARED BY:



SEPTEMBER 8, 2021

PROJECT: 19-089.01

WAC21-0006
EXHIBIT D

Washoe County Development Application

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

Project Information		Staff Assigned Case No.: _____	
Project Name: A Dog's Life Kennel/Day Care SUP - Condition Amendment			
Project Description: This application is provided to request and extension of time for this approved project providing the allowance for construction of a 20,000 +/- sf building, associated landscape and parking on a portion of a 2.75+/- acre parcel. The proposed building will contain a 15,000+/- SF boarding and doggie day care use 2,000 SF Retail and 3,000 SF Contractors Office with an employee parking and outdoor area.			
Project Address: 0 INGENUITY AVE			
Project Area (acres or square feet): 2.75 +/- Acres			
Project Location (with point of reference to major cross streets AND area locator): Project is located at the corner of Ingenuity Avenue and the Pyramid Highway and will be accessed off of Ingenuity Avenue			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
530-492-01	2.75+/- AC		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). WSUP19-0030			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Richard and Christine Wilson		Name: CFA, Inc.	
Address: 7695 Avila Court		Address: 1175 Corporate Boulevard	
Sparks, NV	Zip: 89436	Reno, NV	Zip: 89502
Phone: 702-327-7137	Fax:	Phone: 775-856-7073	Fax:
Email: adogslifenv.com		Email: dsnelgrove@cfareno.com	
Cell:	Other:	Cell: 775-737-8910	Other:
Contact Person: Richard Wilson		Contact Person: R. David Snelgrove, AICP	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Same as Property Owner		Name:	
Address:		Address:	
	Zip:		Zip:
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: A Dogs Life Time Extension

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

STATE OF NEVADA)

COUNTY OF WASHOE)

I, Richard Wilson
(please print name)

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

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

Assessor Parcel Number(s): 530-492-01

Printed Name RICHARD WILSON

Signed [Signature]

Address 7695 AVILA CT
SPARKS, NV 89436

Subscribed and sworn to before me, this 8 day of September, 2021.

[Signature]
Notary Public in and for said county and state
My commission expires: JUNE 14, 2023

(Notary Stamp)



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

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

A Dog's Life Time Extension Request

To: Whom It May Concern,

Dear Sir / Madam,

Our project and future dream business (A Dog's Life – Kennel and Doggie Day Care) was approved through a special use permit (SUP) on February 4, 2020. The SUP was approved with a two (2) year timeframe. We have always been very diligent on the progress of A Dog's Life project. Purchasing the property in May of 2020 after the approval of the SUP. However, given the impact of the Coronavirus and the financial institutions nationwide having to concentrate their efforts and manpower to handling the existing small business loans they currently have and the distribution of the federal relief funds, we have encountered unprecedented hurdles in our ability to secure a construction loan in the usual manner.

The SUP application that was reviewed and approved by Washoe County included preliminary civil, landscape and architectural plans for construction and had a considerable amount of work, cost and time involved. After the SUP approval, we approached six different lending institutions and were working closely with Nevada State Development Corporation at time of the approval of the SUP. Unfortunately, our approval in February of 2020 was right at the beginning of the pandemic. We were also told by United Federal Credit Union that the construction loan was an "easy approval, if not for the sudden shift in their lending policy to deal with the pandemic" and that "the timing could not have been worse for us". We are still working closely with Nevada State Development Corporation and are currently seeking a lending institution to partner with A Dog's Life and the SBA. As the lending institutions have now appear to be at the beginning steps of movement back toward normal operations, we are confident that we will be able to secure a construction loan for the project, but the ultimate timing of such approval is currently unknown, and the ongoing challenges of the pandemic present additional questions marks to that timing.

Due to the uncertainty that has caused our challenges in obtaining the necessary construction loan and the ongoing pandemic challenges and continued uncertainly, we formally request a two (2) year extension to the time frame of the approval of that is identified in the Action Order from the original approval. It is understood that the County may desire only a one (1) year extension, which would be acceptable, if necessary but we would appreciate the two (2) year extension due to the unforeseen challenges that we have been through and the possibility that there may be further similar challenges ahead.

We appreciate your understanding and consideration for this extension.

Thank You,

Richard and Christine Wilson
A Dog's Life

Bill Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

Washoe County Parcel Information

Parcel ID	Status	Last Update
53049201	Active	9/7/2021 1:38:58 AM
Current Owner: WILSON, RICHARD & CHRISTINE 7695 AVILA CT SPARKS, NV 89436		SITUS: 0 INGENUITY AVE WCTY NV
Taxing District 4000		Geo CD:
Legal Description		
SubdivisionName _UNSPECIFIED Lot 1 Township 21 Range 20		

Installments

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/16/2021	2021	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/4/2021	2021	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/3/2022	2021	\$0.00	\$0.00	\$0.00	\$0.00
INST 4	3/7/2022	2021	\$0.00	\$0.00	\$0.00	\$0.00
Total Due:			\$0.00	\$0.00	\$0.00	\$0.00

Tax Detail

	Gross Tax	Credit	Net Tax
<u>State of Nevada</u>	\$210.60	(\$88.58)	\$122.02
<u>Truckee Meadows Fire Dist</u>	\$668.98	(\$281.37)	\$387.61
<u>Washoe County</u>	\$1,724.12	(\$725.16)	\$998.96
<u>Washoe County Sc</u>	\$1,410.43	(\$593.23)	\$817.20
<u>SPANISH SPRINGS WATER BASIN</u>	\$1.97	\$0.00	\$1.97
Total Tax	\$4,016.10	(\$1,688.34)	\$2,327.76

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2021	2021326653	B21.33481	\$2,327.76	8/1/2021

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
P.O. Box 30039
Reno, NV 89520-3039

Overnight Address:
1001 E. Ninth St., Ste D140
Reno, NV 89512-2845

Change of Address

All requests for a mailing address change must be submitted in writing, including a signature (unless using the online form).

To submit your address change online [click here](#)

Address change requests may also be faxed to: (775) 328-3642

Address change requests may also be mailed to:
Washoe County Assessor
1001 E 9th Street
Reno, NV 89512-2845



WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
Planning and Building Division
Planning Program

1001 EAST 9TH STREET
 RENO, NEVADA 89512-2845
 PHONE (775) 328-6100
 FAX (775) 328.6133

Planning Commission Action Order
Special Use Permit Case Number WSUP19-0030 (A Dog's Life)

Decision: **Approval with Conditions**

Decision Date: February 4, 2020

Mailing/Filing Date: February 7, 2020

Property Owner: Dixie D. May Trust
 4303 Cutting Horse Circle
 Reno, NV 89512

Assigned Planner: Chris Bronczyk, Planner
 Washoe County Community Services Department
 Planning and Building Division
 Phone: 775.328.3612
 E-Mail: cbronczyk@washoecounty.us

Special Use Permit Case Number WSUP19-0030 (A Dog's Life) – For possible action, hearing, and discussion to approve a Commercial Kennel. The project site will consist of a 20,000 square foot building, associated landscape and parking. The building will contain 15,000 sf of space for boarding and doggie day care, 2,000 sf for retail use, and 3,000 sf for a contractor's office.

- **Applicant/Property Owner:** Dixie D. May Trust
 4303 Cutting Horse Circle
 Reno, NV 89512
- **Consultant:** CFA, Inc
 1175 Corporate Blvd.
 Reno, NV 89502
- **Location:** Corner of Ingenuity Avenue and Pyramid Highway
- **Assessor's Parcel Number:** 530-492-01
- **Parcel Size:** 2.75 Acres
- **Master Plan Category:** Industrial
- **Regulatory Zone:** Industrial
- **Area Plan:** Spanish Springs
- **Citizen Advisory Board:** Spanish Springs
- **Development Code:** Authorized in 810, Special Use Permit
- **Commission District:** 4 – Commissioner Hartung

Notice is hereby given that the Washoe County Planning Commission granted approval with conditions of the above referenced case number based on the findings in accordance with Washoe County Code Chapter 110 (Development Code) Article 810, *Special Use Permits*. If no appeals have been filed within 10 calendar days after the Mailing/Filing date shown on this



INTEGRITY



EFFECTIVE COMMUNICATION



QUALITY PUBLIC SERVICE

WAC21-0006
EXHIBIT D

To: Dixie D. May Trust
Subject: WSUP19-0030
Date: February 7, 2020
Page: 2

Action Order, the approval by the Washoe County Planning Commission is final. If filed, an appeal stays any further action on the permit until final resolution of the appeal. An appeal shall be filed in accordance with the provisions found in Article 912, *Establishment of Commissions, Boards and Hearing Examiners*, of the Development Code. This decision is based on having made all five findings in accordance with Washoe County Code Section 110.810.30:

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

This Action Order is issued subject to the attached conditions and Washoe County development standards. Please contact the planner assigned to your project at the above-referenced phone number within seven days of receipt of this Order to review the steps necessary to satisfy the Conditions of Approval. Any business license, certificate of occupancy or final approval shall not be issued until all of the Conditions of Approval (attached) are satisfied. Additionally, compliance shall be required with all federal, state and local statutes, ordinances, and regulations applicable to the approved project.

This Action Order does not authorize any development, to include building construction and grading, without the required permits from the Washoe County Planning and Building Division, Building Program.

Washoe County Community Services Department
Planning and Building Division


Trevor Lloyd
Secretary to the Planning Commission

TL/CB/ks

To: Dixie D. May Trust
Subject: WSUP19-0030
Date: February 7, 2020
Page: 3

xc:

Applicant: Dixie D. May Trust
4303 Cutting Horse Circle
Reno, NV 89512

Representatives: CFA, Inc
1175 Corporate Blvd.
Reno, NV 89502

Action Order xc: Nathan Edwards, District Attorney's Office; Keirsten Beck, Assessor's Office; Rigo Lopez, Assessor's Office; Tim Simpson, Utilities; Leo Vesely, Engineering and Capital Projects; Charles Moore, Truckee Meadows Fire Protection District; Nevada Division of Environmental Protection, 901 South Stewart Street, Suite. 4001, Carson City, NV 89701-5249; Regional Transportation Commission; Truckee Meadows Regional Planning Agency; Spanish Springs Citizen Advisory Board, Chair.



Conditions of Approval

Special Use Permit Case Number WSUP19-0030

The project approved under Special Use Permit Case Number WSUP19-0030 shall be carried out in accordance with the conditions of approval granted by the Washoe County Planning Commission on February 4, 2020. 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.

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 – Chris Bronczyk; 775.328.3612; cbronczyk@washoecounty.us

- 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. Failure to comply with the conditions of approval shall render this approval null and void. Compliance with this condition shall be determined by Planning and Building.
- c. This special use permit shall remain in effect until or unless it is revoked or is inactive for one year.
- d. This special use permit shall remain in effect as long as the business is in operation and maintains a valid business license.
- e. Prior to the issuance of a business license for each proposed use, final approvals of building permit(s) shall be issued for the proposed buildings. The business license for each use will be required to be maintained annually.
- f. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the special use permit to meet with the Planning and Building Division to review Conditions of Approval prior to the final sale of the site and/or the special use permit. Any subsequent purchaser/operator of the site and/or the special use permit shall notify the Planning and Building Division of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.
- g. 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.
- h. An evacuation plan for the removal of all animals in the event of an emergency shall be submitted prior to the issuance of a business license.
- i. 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.
- j. The entire perimeter of all construction areas shall be fenced with temporary construction fencing to inhibit unauthorized access during grading activities.
- k. Areas graded for Phase 2 development shall be stabilized and revegetated using a seed mix of native plants.
- l. The applicant will provide landscaping in accordance with Article 412 of the Development Code.
- m. The applicant shall pave all driveways and roadway on the site.
- n. Grading and construction activity shall be limited to the following hours: between 7 a.m. and 7 p.m. with no activity occurring on Sunday.
- o. 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.

Washoe County Planning and Building Division – Parks Division

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

**Contact Name – Sophia Kirschenman; 775.328.3623;
skirschenman@washoecounty.us**

- a. The maps and site plans included in the application materials do not identify the 30' buffer and public trail easement. All final maps and site plans shall identify this easement.
- b. Existing plans show a berm and landscape buffer within the 30' buffer and trail easement. This is consistent with the purpose of the easement, so long as adequate space remains for trail construction. At least 20' within the buffer and trail easement shall remain clear and free of vegetation to allow for future trail construction either by the applicant or by the Washoe County Parks Program.

Washoe County Engineering and Capital Projects

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

Contact Name – Leo Vesely; 775.328.3600; Lvesely@washoecounty.us

- a. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMPs) 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. The developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit and submit a copy to the Engineering Division prior to issuance of a grading permit.
- c. The Truckee Meadows Regional Stormwater Quality Management Program Construction Permit Submittal Checklists and Inspection Fee shall be submitted with the grading permit.
- d. All mitigation shall be done in accordance with the Washoe County June 15, 2019 Boneyard Flat Closed Basin Interim Drainage Policy and updates.
- e. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
- f. All grading shall be in accordance with Article 110.438 Grading Standards.
- g. Grading plans shall identify the basis of elevation. NAVD88 is preferred for design. If NAVD88 is not used, the conversion factor to NAVD88 shall be provided.
- h. 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. Specifications for revegetation procedure and seed mix shall be prepared by a licensed landscape architect.

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

Contact Information: Leo Vesely, P.E., 775.328.3600

- i. A project specific drainage report shall be prepared for each grading permit and shall address any required mitigation of increased volume of runoff for the 100-year 10-day storm event.

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Contact Information: Mitchell Fink, 775.328.2050

- j. Regional Road Impact Fees will be assessed for the project with the issuance of a building permit.

*** End of Conditions ***



KENNEL AND DOGGIE DAY CARE FACILITY
SPECIAL USE PERMIT APPLICATION

PREPARED FOR:

Richard and Christine Wilson

PREPARED BY:



DECEMBER 16, 2019

PROJECT: 19-089.00

WAC21-0006
EXHIBIT D

Project Narrative - Table of Contents

Property Location/Site Area 1

Project Overview 1

Special Use Permit Requests 1

Phasing Plan 1

Master Plan and Zoning 2

Signage and Lighting 5

Access 5

Parking 6

Traffic 6

Grading 6

Existing Site Conditions 7

Special Use Permit Findings 9

Appendices

 Washoe County Dev, SUP Application Forms A

 Preliminary Landscape Plan, Project Architectural Elevations, Civil Engineering Sheets and Lighting and Photometric Plan B

 Project Supporting Information – Project Reports (Trip Generation Letter, Hydrology Letter, Proposed Revegetation Seed Mixture, SSAP Character Management Area Plan, SSAP Master Plan Map, Proof of Property Tax Payment, Assessors Parcel Map, Assessor’s Information Sheets, Recorded Parcel Map (PM 4045), Vesting Document) C

Map Envelope

 Full Size Maps

Property Location/Site Area

A Dog's Life Kennel and Doggie Day Care facility is proposed on a portion of a 2.75+/- acre parcel (APN 530-492-01). The subject parcel is located at the northwest corner of Pyramid Highway and Ingenuity Avenue in the Spanish Springs Business Park area, as defined in the Spanish Springs Area Plan (SSAP). A Project Vicinity Map is provided on page 2 of this Project Narrative to illustrate the subject property location.

Project Overview

The project submitted for special use permit review includes on 20,000+/- s.f. building on a 2.75+/- acre parcel. The building is proposed to contain a 15,000+/- SF of dog boarding and doggie day care use, 2,000+/- SF of retail/pet supply and grooming store and 3,000+/- SF construction sales and service use that will operate as a materials storage and takeoff location for a contractor. A graveled outdoor storage area employee parking area is also proposed on the eastern side of the currently proposed building. The use(s) for the second phase of the project have not yet been determined and there is a 27,550+/- SF pad area that will likely include additional parking and future building square footage that is allowed within the zoning designation of the parcel (I – Industrial) either by-right or with approval of a future special use permit.

Special Use Permit Requests

This application requests a special use permit for the use of a Commercial Dog Kennel for the proposed A Dog's Life - Boarding and Doggie Day Care. The use identified within the code standards of the Washoe County Development Code is Commercial Kennels. This is an allowed use in an Industrial zoning designation with approval of a special use permit. The commercial kennel use is proposed to be 15,000+/- s.f. of a 20,000+/- s.f. building. Two additional uses are proposed within the 20,000+/- building. A grooming and pet supply store (2,000+/- s.f.) and a construction sales and service use (3,000 s.f.) with an outdoor storage and vehicle parking area.

A special use permit for Grading is also requested to account for the overall site grading and the requirement (through the SSAP) to establish a berm for buffering and screening along Pyramid Highway. Specially, Sections 110.438.35(a)(1) as more than 1 acre of land will be graded with the development of the Phase I project site and pad preparation for the future (Phase II) development area.

Phasing Plan

The overall site will be developed in two phases. The currently proposed 20,000+/- SF building containing 15,000+/- SF of dog boarding and doggie day care use, 2,000+/- SF of retail/pet supply and grooming store and 3,000+/- SF construction sales and service use. A graveled outdoor storage area and employee parking area is also proposed on the eastern side of the currently proposed building. The use(s) for the second phase of the project have not yet been determined and there is a 27,550+/- SF pad area that will

A DOG'S LIFE SPECIAL USE PERMIT

SPECIAL USE PERMIT REQUEST NARRATIVE

likely include additional parking and future building square footage that is allowed within the zoning designation of the parcel (I – Industrial) either by-right or with approval of a future special use permit.

Phasing Timing – it is expected that the Phase I area will be constructed within 1-2 years after approval of the currently proposed special use permit. Phase II of the project will be largely market driving, but it is estimated that buildout of the project (with uses still to be defined) should occur within 5+/- years. If the future uses in Phase 2 of the project necessitate special use permit review, a subsequent application will be submitted for review to Washoe County.

Master Plan and Zoning

The subject property holds a master plan designation of Industrial and is zoned Industrial. The zoning designation is conformant with the master plan designation and the proposed use is conformant with the existing zoning designation.

Master Planned land uses and zoning designations that surround the subject property are as follows:

Direction from Subject Property	Master Plan Designation	Zoning Designation
West	Industrial	I
North	Industrial	I
South	Industrial	I
East	State Hwy ROW & Commercial	NC

The surrounding master plan and zoning designations are all either high or medium in compatibility per the Washoe County Comprehensive Plan Compatibility Matrix. It should be noted that the only medium compatibility zoning is the NC zoning, which is located across a state highway (Pyramid Highway) and a 40-foot buffer has been provided with the proposed project plans. A copy of the Washoe County Master Plan Map and Zoning Map showing the subject property and surrounding uses are provided on the following two pages.

A DOG'S LIFE SPECIAL USE PERMIT

SPECIAL USE PERMIT REQUEST NARRATIVE

Master Plan Map

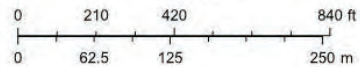
530-492-01



October 17, 2019

1:4,514

Master Plan	OS	SR	SUBJECT PROPERTY
C	PRE93	TL	
CITY	R	UR	
DL	RDS	WB	
I	RR	APN	



Washoe County
 Washoe County GIS
 Sources: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus
 DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

This information for illustrative purposes only. Not to 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, 1001 E. 9th St, Building C-200, Reno, NV 89512 www.washoecounty.us/gis (775) 328-2345

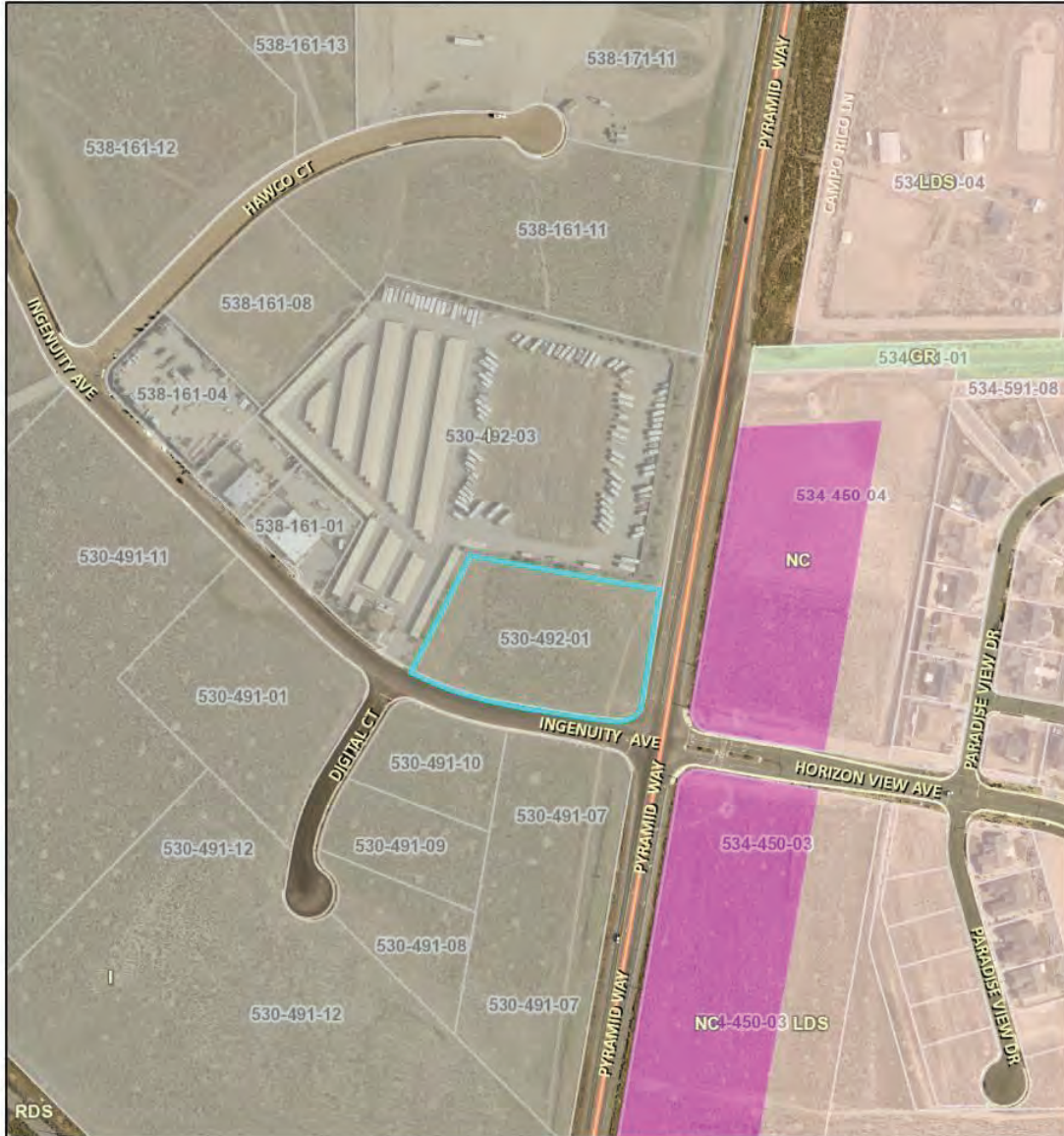


A DOG'S LIFE SPECIAL USE PERMIT

SPECIAL USE PERMIT REQUEST NARRATIVE

Zoning Map

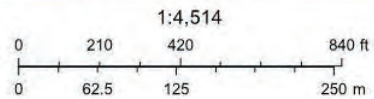
530-492-01



October 17, 2019

- INDUSTRIAL
- NEIGHBORHOOD COMMERCIAL
- LOW DENSITY SUBURBAN
- GENERAL RURAL

SUBJECT PROPERTY



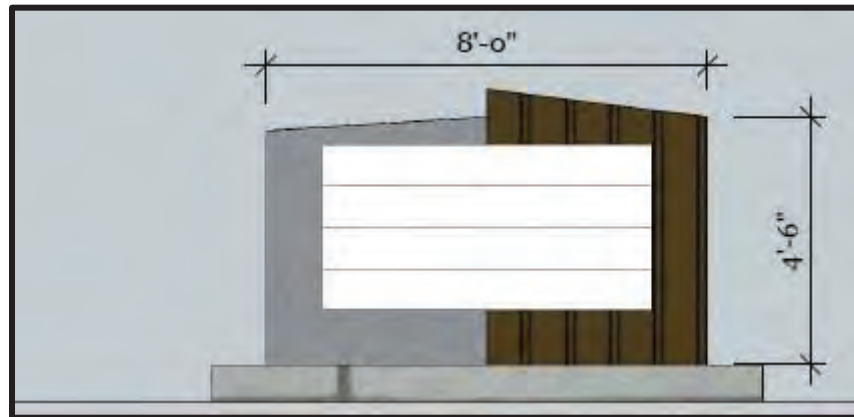
Washoe County
 Washoe County GIS
 Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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, 1001 E. 9th St, Building C-200, Reno, NV 89512 www.washoecounty.us/gis (775) 328-2345



Signage and Lighting

The project proposed signage for this site will conform with standards contained in Article 505 of the Washoe County Code. Signage will be provided via wall signage and the building and a singular monument sign with multiple tenant identification spaces provided. An elevation of the proposed monument sign is provided, below.



A photometric plan is provided in Tab B with this application package that shows the location and type of lighting proposed. The photometric plan shows that lighting will not spill off the project site and will be appropriately directed to provide lighting in parking and pedestrian areas of the site.

Access

Article 216 deals specifically with access/ingress along the Pyramid Highway. Per Section 110.216.05 (Pyramid Lake Highway) development along the Pyramid Lake Highway shall comply with the following:

- (a) Access. Direct egress or ingress onto new individual parcels in addition to that existing on the May 26, 1993 is prohibited, unless no other alternative egress or ingress can be shown.

Conformant with this area plan requirement, access to and from the site is only provided from Ingenuity Avenue. A primary access has been provided near the western side of the site, further away from the higher speed turns off Pyramid Highway and a gated emergency access is provided toward the western side of the site approximately 120 feet from the western property line.

A DOG'S LIFE SPECIAL USE PERMIT

SPECIAL USE PERMIT REQUEST NARRATIVE

Parking

Required parking for the site will be conformant with Article 410 and provide adequate standard and handicapped accessible spaces. Currently, the proposed use will require 38 total parking spaces with two (2) of the spaces being accessible parking. The project proposes 40 total parking spaces with 2 accessible spaces, thus meeting the Code requirement for parking.

The required parking was calculated using Article 410 of the Washoe County Code for the specific, proposed uses. Below is the calculation for each use and the cumulative amount of Code required parking for the project.

Square Footage	Use	Code Parking Ratio	Total Spaces Required
15,000/100 Kennels	Commercial Kennel with 100 Kennels and 4 employees on peak shift	0.25 per animal at design capacity and 1 per employee on peak shift	29
2,000	Groom and Pet Supplies (retail store)	2.5 per 1,000 s.f. plus 1 per employee on peak shift	6
3,000	Construction Sales and Service (No retail use included, only storage and takeoff point)	2 per 1,000 SF for retail and 1 per 1,000 SF for storage area	3
		Total Code Required Parking	38

Traffic

A traffic update letter was prepared for this project by Solaegui Engineers. Per the calculations and estimates of overall traffic associated with the proposed uses, it has been determined that the peak hour trip rates do not break the Washoe County Code listed threshold necessitating a traffic report for the project.

Grading

The entire 2.75-acre site, which is all below 15% in slope will be graded in preparation for site development (buildings, landscape and paving) to accommodate the future proposed uses. There will be just under 35,000 SF that is left undeveloped as part of the Phase II area of the project with future uses to be determined. This remaining undeveloped but graded area is under the 1-acre threshold necessitating review through a special use permit. The total excavation/cut proposed on the site will be 3,965+/- cubic yard (CY) and there is no anticipated import of soil as the fill amount is less than the amount of cut proposed. As such, the proposed site grading is less than the 5,000 CY threshold that would necessitate special use permit review. Given these grading areas and volumes proposed through the project civil engineering plans, no special use permit specific to grading is expected to be necessary with this project review.

Existing Site Conditions



View to the north of the existing site frontage along Pyramid Highway, .

View to the west along the northern boundary of the subject property line.



A DOG'S LIFE SPECIAL USE PERMIT

SPECIAL USE PERMIT REQUEST NARRATIVE



View to the north along the western boundary of the subject property line – mini-warehouse and boat and RV storage can be seen as the adjacent uses.

View to the east along the subject property frontage on Ingenuity Avenue.



Special Use Permit Findings

Article 810 of the Washoe County Development Code identifies findings that must be made in order to approve a special use permit. Following is an identification of each finding and the applicant's response as to how or why this finding is met with this request.

(1) Consistency. The proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the applicable area plan;

SS.1.3 The following Regulatory Zones are permitted within the Spanish Springs Suburban Character Management Area:

- a. High Density Rural (HDR – One unit per 2.5 acres).
- b. Low Density Suburban (LDS – One unit per acre).
- c. Medium Density Suburban (MDS – Three units per acre).
- d. High Density Suburban (HDS limited to the areas designated HDS prior to August 17, 2004)
- e. Neighborhood Commercial/Office (NC).
- f. General Commercial (GC)
- g. **Industrial (I).**
- h. Public/Semi-Public Facilities (PSP).
- i. Parks and Recreation (PR).
- j. General Rural (GR).
- k. Open Space (OS).
- l. Medium Density Rural (MDR – One unit per 5 acres).

The proposed use of a commercial kennel is consistent with the Washoe County Area Plan and Master Plan. The Spanish Springs Area Plan identifies that Commercial Kennels are allowed in the Industrial zoning designation with the approval of a special use permit. The proposed uses of Grooming and Pet Supplies and a Construction Sales and Service use are allowed, by-right under the Industrial designation. The industrial zoning designation is an allowed zoning designation under the Spanish Spring Suburban Character Management Area (the area in which the subject property is located, per the Spanish Springs Character Management Plan Map, Page E-3 of the Spanish Springs Area Plan). Policy SS.1.3 identifies that the Industrial (I) zoning designation is an allowed designation within this area.

SS.3.4 The necessary right-of-way and intersection requirements identified in the Pyramid Highway Corridor Management Plan or the Regional Transportation Plan will be protected through dedication, setback or other method deemed adequate and appropriate by the Regional Transportation Commission and Washoe County.

The required 150-foot setback from the Pyramid Highway frontage has been provided in the proposed development plan.

A DOG'S LIFE SPECIAL USE PERMIT

SPECIAL USE PERMIT REQUEST NARRATIVE

SS.3.11 At the request of the Department of Public Works, non-residential projects shall submit traffic reports and mitigation plans to the Departments of Public Works and Community Development for review and approval prior to the issuance of building permits for the project.

The Traffic Generation Letter provided by Solaegui Engineers with this application identifies that the project does not trip peak hour thresholds that would necessitate a traffic report for the proposed project.

SS.4.1 With the exception of temporary infrastructure for construction projects, Washoe County will require the underground placement of utility distribution infrastructure within the Suburban Character Management Area. Utility transmission facilities will be subject to a special use permit. In considering whether to grant a special use permit or in consideration of any conditions including underground placement which may be placed upon an approval, the Planning Commission will utilize the best available information including, but not limited to, the most recent Regional Utility Corridor Report and any Environmental Impact Statement or other study undertaken regarding the proposal.

New utilities will be provided as underground utilities, as applicable to the site.

SS.4.3 The grading design standards referred to in Policy SS.4.2 will, at a minimum, ensure that disturbed areas shall be finished and fill slopes will not exceed a 3:1 slope, and that hillside grading will establish an undulating naturalistic appearance by creating varying curvilinear contours.

All exposed slopes will be graded at 3:1 or less.

SS.5.1 Development, including that granted by a special use permit, but excluding educational facilities, within the Spanish Springs planning area will comply with the appropriate development standards and design guidelines as detailed in Appendix A –Western Theme Design Guidelines and Appendix B – Business Park Design Guidelines.

The project is located within the Business Park area of the Spanish Springs Character Management Areas. As such, the Appendix B – Business Park Design Guidelines were used in the development of the preliminary development plan.

SS.12.1 Residential and commercial development must utilize one or a combination of the following reliable water resources that are replenished in quantities to meet the needs of the area without reliance upon groundwater mining or recharge from agricultural uses:

- a. Deeded Truckee River water rights or other approved imported surface water rights when used with an appropriate drought yield discount as determined by the water purveyor and approved by the State Engineer.
- b. Imported groundwater from a source that is replenished in sufficient quantity to meet the demands placed upon a source without groundwater mining.
- c. Certificated groundwater rights or permitted quasi-municipal groundwater rights (that existed as of May 22, 1990) matched by imported, deeded surface water from a source such as the Truckee River.
 - For residential developments, the quantity of imported water or deeded surface water shall be equal to 50 percent of the groundwater demand.

A DOG'S LIFE SPECIAL USE PERMIT

SPECIAL USE PERMIT REQUEST NARRATIVE

- For developments other than residential (commercial, industrial, recreational, etc.), the quantity of the matching imported or decreed surface water rights shall be equal to 100 percent of the calculated demand.
- The Truckee River surface water dedicated must be capable of diversion to the Orr Ditch.

Water rights sufficient to meet the project demands will be provided with final plans for the project.

In addition to the above identified Spanish Springs Area Plan policies that have been specifically met with the project, the following Washoe County Comprehensive Plan policies are also met.

LUT.5.1 – Utilities and roadway access is provided to the site and it is definitely ready for development.

LUT.20.7 – Landscaping will be provided per the requirements of the SSAP and will be provided as drought tolerant plantings.

LUT.20.8 – The roofline of the proposed building is conducive for solar panels with a large roof surface oriented to the south.

LUT.21.2 – The proposed use is a use that is not provided in the northern part of Spanish Springs where there are many dog owners. This proposed use can be frequented by many residents who reside in the northern part of Spanish Springs and areas further north and will help to reduce vehicle miles travelled for such services.

LUT.21.4 – The SSAP design guidelines in Appendix B were followed for the design of this site.

LUT.23.2 – The landscape plan incorporates a berm along Pyramid Highway, per the requirement of the SSAP.

LUT.25.1 – This review of applicable policies shows adherence to this policy.

LUT.29.4 – VMT can be reduced with this proposed use being so closely located off Pyramid Highway making for convenient drop-off and pick-up of dogs from day care or boarding.

LUT.29.10 – A 150' setback off the Pyramid Highway frontage is required as part of the SSAP. It is assumed and understood that some of this area may be necessary in the future for potential widening of Pyramid Highway.

PSF.1.17 – Water rights sufficient to meet the project demands will be provided with final plans for the project.

- (b) Improvements. 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;

A DOG'S LIFE SPECIAL USE PERMIT

SPECIAL USE PERMIT REQUEST NARRATIVE

All utilities are accessible and adjacent to the subject property. The primary serving roadways (Ingenuity Avenue and Pyramid Highway) are adjacent to the site and currently underutilized relative to their overall capacity due to the limited construction of industrial and (generally) lower residential density patterns in the area. Retention has been identified and provided on site to meet the new regulation relative to stormwater that goes to Boneyard Flat.

- (c) Site Suitability. The site is physically suitable for the type of development and for the intensity of development;

The site is located in an appropriate location for the use. The location of the proposed commercial kennel is directly adjacent to industrially zoned properties on the north, west and south sides and abuts Pyramid Highway on the east with NC zoned property on the east side of Pyramid Highway. The project site backs up to an existing mini-warehouse and boat and RV storage on the north and west and the nearest residential properties are over 675 feet to the east of the proposed kennel building and have the ambient noise of Pyramid Highway separating their residential area from the proposed commercial kennel. Given this distance, noise that already exists in the area and the fact that the proposed kennel will have all dogs indoors in the nighttime, no impact on the nearest residential uses is foreseen.

- (d) Issuance Not Detrimental. 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; and

All of the property surrounding the site is either Industrially zoned (north, west and south) or Neighborhood Commercially zoned (east) with Pyramid Highway separating the subject parcel from the NC zoned property. The project site backs up to an existing mini-warehouse and boat and RV storage on the north and west and the nearest residential properties are over 675 feet to the east of the proposed kennel building and have the ambient noise of Pyramid Highway separating their residential area from the proposed commercial kennel. Given the surrounding zoning, existing built/adjacent uses and the fact that the proposed kennel will have all dogs indoors in the nighttime no detrimental impacts to the character of the surrounding area nor injurious to the property or improvements of adjacent properties.

- (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

There are no military installations located in proximity to the proposed site area. As such, this finding is not applicable.

ATTACHMENT A

**WAC21-0006
EXHIBIT D**

Washoe County Development Application

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

Project Information		Staff Assigned Case No.: _____	
Project Name: A Dog's Life Kennel/Day Care SUP			
Project Description: Construction of a 20,000 +/- sf building, associated landscape and parking on a portion of a 2.75+/- acre parcel. The proposed building will contain a 15,000+/- SF boarding and doggie day care use 2,000 SF Retail and 3,000 SF Contractors Office with an employee parking and outdoor area.			
Project Address: 0 INGENUITY AVE			
Project Area (acres or square feet): 2.75 +/- Acres			
Project Location (with point of reference to major cross streets AND area locator): Project is located at the corner of Ingenuity Avenue and the Pyramid Highway and will be accessed off of Ingenuity Avenue			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
530-492-01	2.75+/- AC		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). None			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Dixie D. May Trust		Name: CFA, Inc.	
Address: 4303 CUTTING HORSE CIRCLE		Address: 1175 Corporate Boulevard	
RENO NV	Zip: 89519	Reno, NV	Zip: 89502
Phone: 775-750-4304	Fax:	Phone: 775-856-7073	Fax:
Email: dixiemay@charter.net		Email: dsnelgrove@cfareno.com	
Cell:	Other:	Cell: 775-737-8910	Other:
Contact Person: Dixie D. May		Contact Person: R. David Snelgrove, AICP	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Richard and Christine Wilson		Name:	
Address: 7695 Avila Court		Address:	
Sparks, NV	Zip: 89436		Zip:
Phone: 702-327-7137	Fax:	Phone:	Fax:
Email: adogslifenv@gmail.cm		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Richard Wilson		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: Richard and Christine Wilson

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

STATE OF NEVADA)
)
COUNTY OF WASHOE)

I, DIXIE D. MAY
(please print name)

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

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

Assessor Parcel Number(s): 530-492-01

Printed Name DIXIE D. MAY

Signed *Dixie D. May*

Address 4303 Cutting Horse Creele
Reno, NV 89519

Subscribed and sworn to before me this
10 day of December, 2019.

(Notary Stamp)

[Signature]
Notary Public in and for said county and state
My commission expires: 11/01/2022



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

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

Special Use Permit Application Supplemental Information

(All required information may be separately attached)

1. What is the project being requested?

Construction of a 20,000 +/- sf building, associated landscape and parking on a portion of a 2.75+/- acre parcel. The proposed building will contain a 15,000+/- SF boarding and doggie day care use 2,000 SF Retail and 3,000 SF Contractors Office with an employee parking and outdoor area.

2. Provide a site plan with all existing and proposed structures (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.)

Site Plan included with application package

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

The dog boarding facility and doggie day care and 5,000 SF of lease space will be phase one (1) on the project. No developments of Phase (2) II is currently known and appropriate applications and processes are foreseen for the remaining portion of the site.

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

Project is located adjacent to industrial with access to Pyramid Highway. The site has a gentle slope and is identified to be within a FEMA zone X, an area of minimal flood hazard. A high pressure gas line crosses the eastern most portion of the site but will not be affected by this project.

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

Provides an under-served use in the area that will be convenient for area residents. The nearest properties are Industrial uses and nearest residential uses are over 500+/- feet across Pyramid Highway. All over night boarding will be indoors of the facility.

6. What are the anticipated negative impacts or affect your project will have on adjacent properties? How will you mitigate these impacts?

There is a potential for barking dogs with any kennel. The site location and fact that this is proposed to be an indoor facility that will have the dogs indoors at night will limit any potential impact. The kennel building is over 675 feet from the nearest residential properties to the east across Pyramid Highway. All directly adjacent land uses are Industrial, State Highway or Neighborhood Commercial.

7. Provide specific information on landscaping, parking, type of signs and lighting, and all other code requirements pertinent to the type of use being purposed. Show and indicate these requirements on submitted drawings with the application.

Cut - 3,965+/- CY, Fill 1,091+/- CY. Net 2,874+/- CY

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

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

9. Utilities:

a. Sewer Service	Washoe County Utilities
b. Electrical Service	NV Energy
c. Telephone Service	ATT
d. LPG or Natural Gas Service	NV Energy
e. Solid Waste Disposal Service	Waste Management
f. Cable Television Service	Charter
g. Water Service	TMWA

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

h. Permit #		acre-feet per year	
i. Certificate #		acre-feet per year	
j. Surface Claim #		acre-feet per year	
k. Other #		acre-feet per year	

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

Addressed in question 8.

10. Community Services (provided and nearest facility):

a. Fire Station	Truckee Meadows Fire Protection District Station 46
b. Health Care Facility	Renown Urgent Care – Los Altos
c. Elementary School	Alyce Taylor Elementary School
d. Middle School	Yvonne Shaw Middle School
e. High School	Spanish Springs High School
f. Parks	East Canyon Park
g. Library	Spanish springs Library
h. Citifare Bus Stop	Corner of Pyramid Highway & York Way, Route 2

ATTACHMENT B

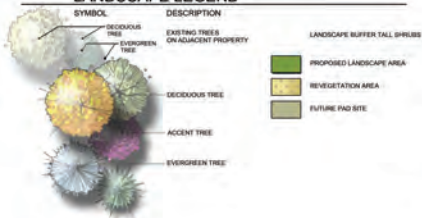
**WAC21-0006
EXHIBIT D**



GENERAL NOTES

1. ALL PLANTING AND IRRIGATION SHALL BE INSTALLED PER LOCAL GOVERNING CODES
2. FINAL PLANT SELECTION AND LAYOUT WILL BE BASED ON SOUND HORTICULTURAL PRACTICES RELATING TO MICRO-CLIMATE, SOIL, AND WATER REGIMES. ALL TREES WILL BE STAKED 90 AS TO REMAIN UPRIGHT AND FLAME FOLLOWING INSTALLATION. PLANT SIZE AND QUALITY AT TIME OF PLANTING WILL BE PER CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z66.1).
3. ALL PLANTER BEDS WILL RECEIVE 3-INCH DEPTH OF MULCH WITH WEED CONTROL.
4. ALL LANDSCAPING WILL BE AUTOMATICALLY IRRIGATED UNLESS NOTED OTHERWISE ON THE PLAN. TURF GRASS WILL BE IRRIGATED USING LOW ANGLE SPRINK, ROTARY, AND/OR IMPACT HEADS TO REDUCE WIND DRIFT. CONTAINER PLANTINGS WILL BE DRIP IRRIGATED. A REDUCED-PRESSURE-TYPE BACKFLOW PREVENTER WILL BE PROVIDED ON THE IRRIGATION SYSTEM AS REQUIRED PER CODE.

LANDSCAPE LEGEND



LANDSCAPE DATA

SITE AREA: 2.75 ACRES (117,000 SQ FT)
 ZONING: INDUSTRIAL, WASHOE COUNTY SPANISH SPRINGS AREA PLAN (SSAP)
 DEVELOPMENT AREA: 85,146 SQ FT (1.9 ACRES)
 FUTURE PAD & FUTURE PARKING AREA: NOT-A-PART

LANDSCAPE REQUIREMENTS PER WASHOE COUNTY DEVELOPMENT CODE & SPANISH SPRINGS AREA PLAN:
 REQUIRED LANDSCAPE AREA: 8,519 SQ FT (10% OF DEVELOPMENT AREA)
 PROVIDED LANDSCAPE AREA: 8,519 SQ FT MIN.

TREES REQUIRED: 20
 • 1 STREET FRONTAGE TREES (1 TREE PER 50 LF)
 • 10 INGENUITY HWY FRONTING RETENTION BASIN (1 TREE)
 • 10 PYRAMID HIGHWAY BUFFER TREES (1 TREE PER 50 LF)
 • 4 PARKING AREA TREES (1 TREE PER 10 SPACES - 55 SPACES)

TREES PROVIDED: 20 MIN.
 LANDSCAPE BUFFER AREAS MAY BE LANDSCAPED OR KEPT IN NATIVE VEGETATION. ALL BUFFER AREAS DISTURBED BY DEVELOPMENT CONSTRUCTION SHALL BE REVEGETATED.



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 THE ART OF LANDSCAPE ARCHITECTURE & DESIGN
 1000 C Street, Suite 100, Sparks, NV 89412
 775.754.4440
 www.la-studioverde.com

Preliminary Landscape Plan
A DOGS LIFE
 Rich Wilson
 Nevada, NV

No. Revision Date
 LA No. 180500000
 Designed: JPM
 Drawn: JPM
 Checked: JPM
 Date: 03/20/19
 Sheet: **L1**
 of 1



SOUTH ELEVATION



SOUTHWEST PERSPECTIVE - not to scale

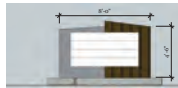


WEST ELEVATION



EAST ELEVATION

potential signage pylon



NORTH ELEVATION

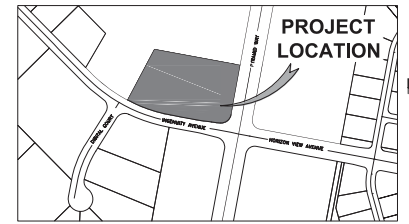
**A DOG'S LIFE - KENNEL
CONCEPT ELEVATIONS
scale: 1/8" = 1'-0"**



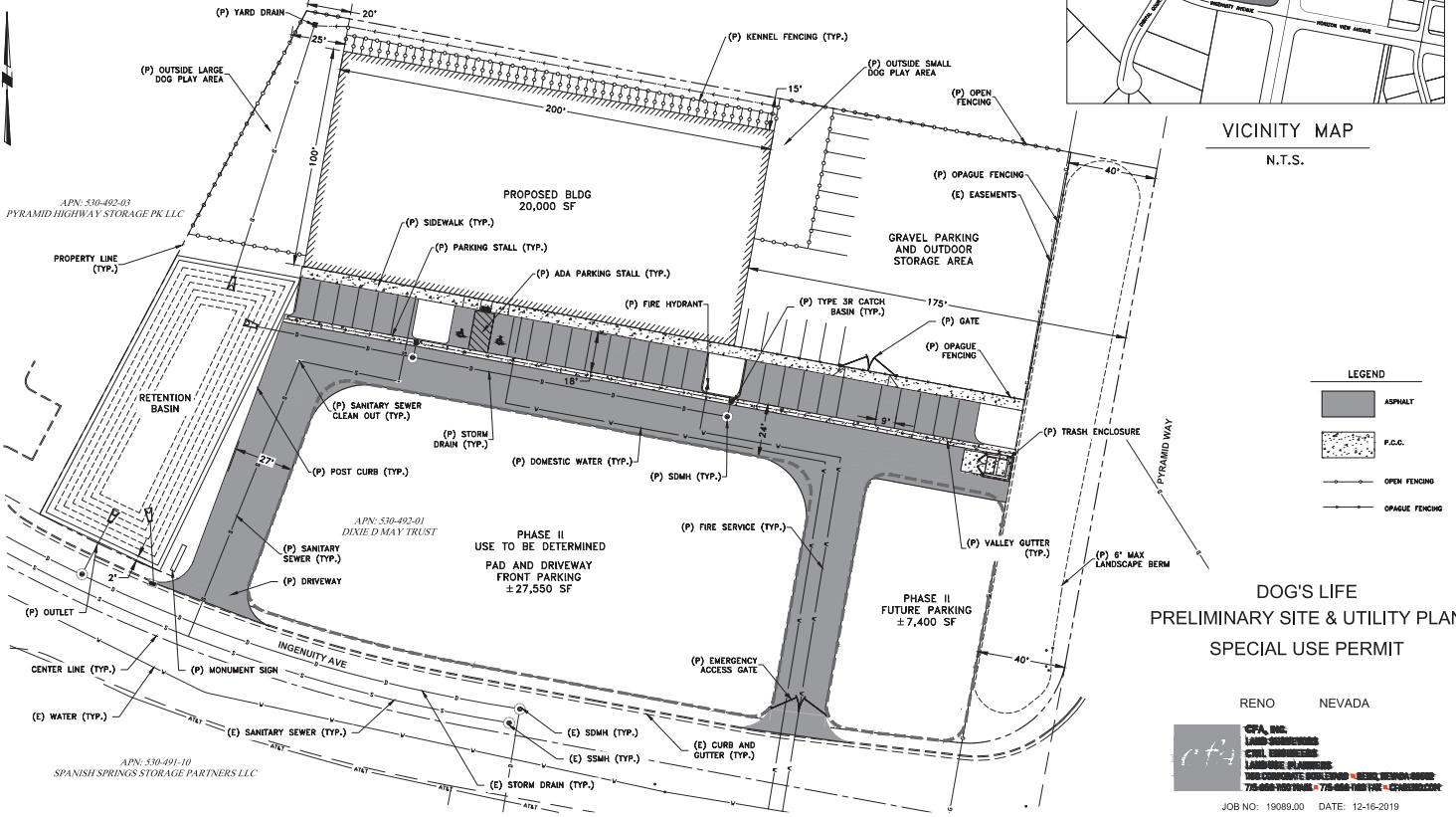
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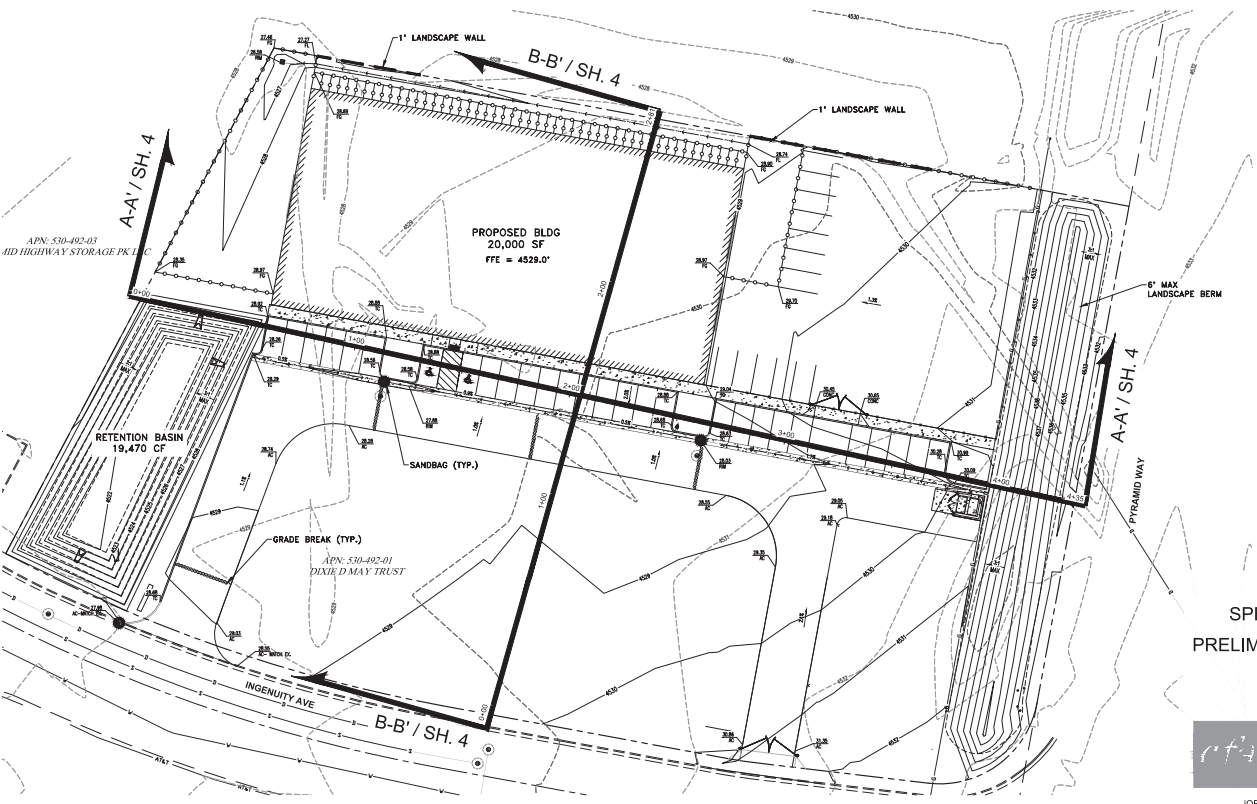
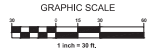
DOG'S LIFE SPECIAL USE PERMIT PRELIMINARY SITE & UTILITY PLAN



VICINITY MAP
N.T.S.



DOG'S LIFE
SPECIAL USE PERMIT
PRELIMINARY GRADING PLAN



CUT: ± 3,965 CU YD
 FILL: ± 1,091 CU YD
 NET: ± 2,874 CU YD (CUT)

NOTE:
 EXCESS MATERIAL WILL BE DISPOSED OF AT
 LOWEST COST LANDFILL UNLESS MORE APPROPRIATE
 SITE IS IDENTIFIED PRIOR TO CONSTRUCTION.

DOG'S LIFE
SPECIAL USE PERMIT
PRELIMINARY GRADING PLAN

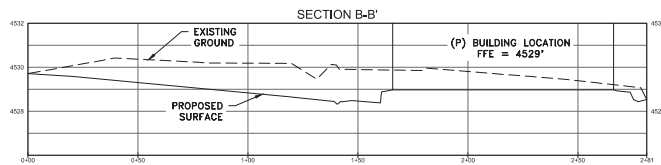
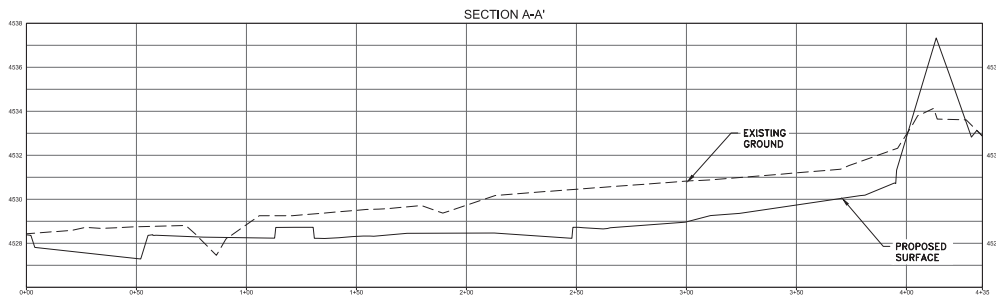
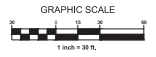
RENO NEVADA

CFA, INC.
 LAND SURVEYING
 CIVIL ENGINEERING
 LANDSCAPE PLANNING
 1800 COMMERCIAL DRIVE SUITE 100 RENO, NEVADA 89502
 775-850-1000 FAX 775-850-1000 CFAINC.COM

JOB NO: 19089.00 DATE: 12-16-2019

SHEET 2 OF 3

DOG'S LIFE
SPECIAL USE PERMIT
CROSS SECTIONS



DOG'S LIFE
SPECIAL USE PERMIT
CROSS SECTIONS

RENO NEVADA

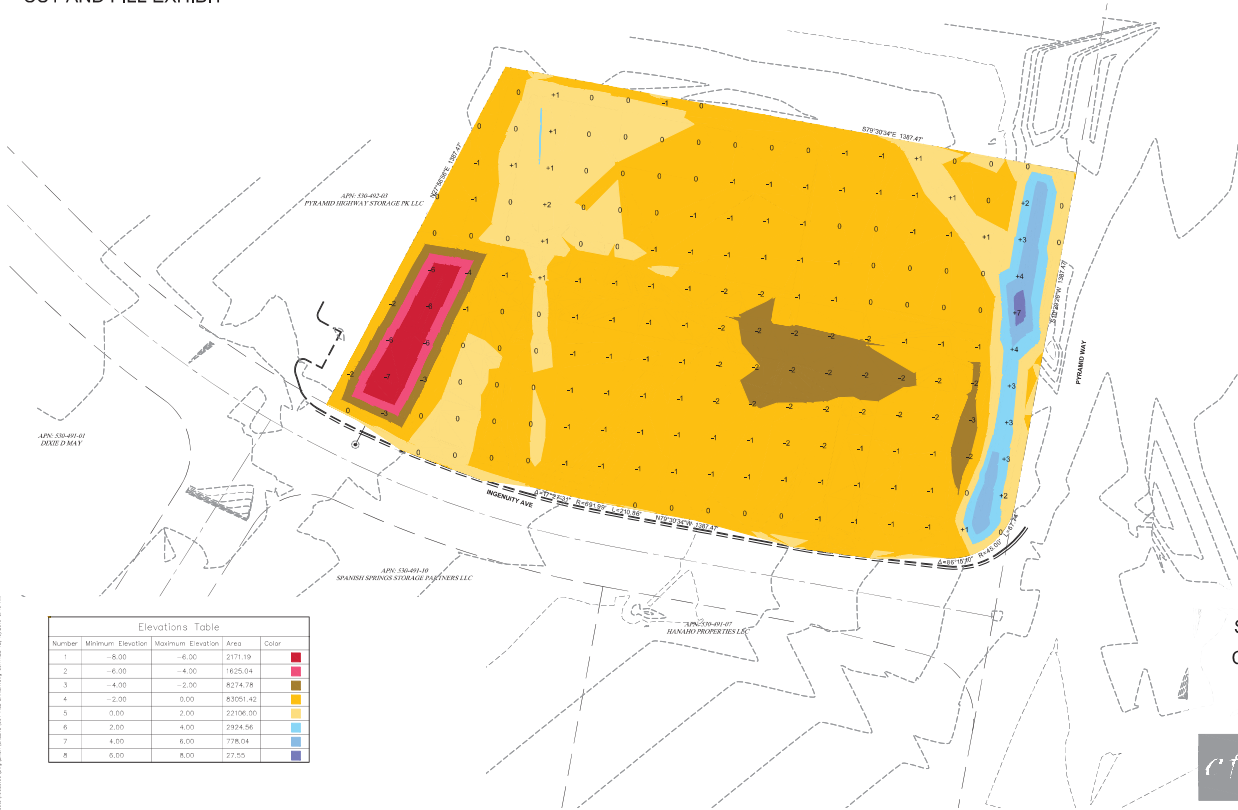


JOB NO: 19089.00 DATE: 12-16-2019

SHEET 3 OF 3

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DOG'S LIFE SPECIAL USE PERMIT CUT AND FILL EXHIBIT



DOG'S LIFE SPECIAL USE PERMIT CUT AND FILL EXHIBIT

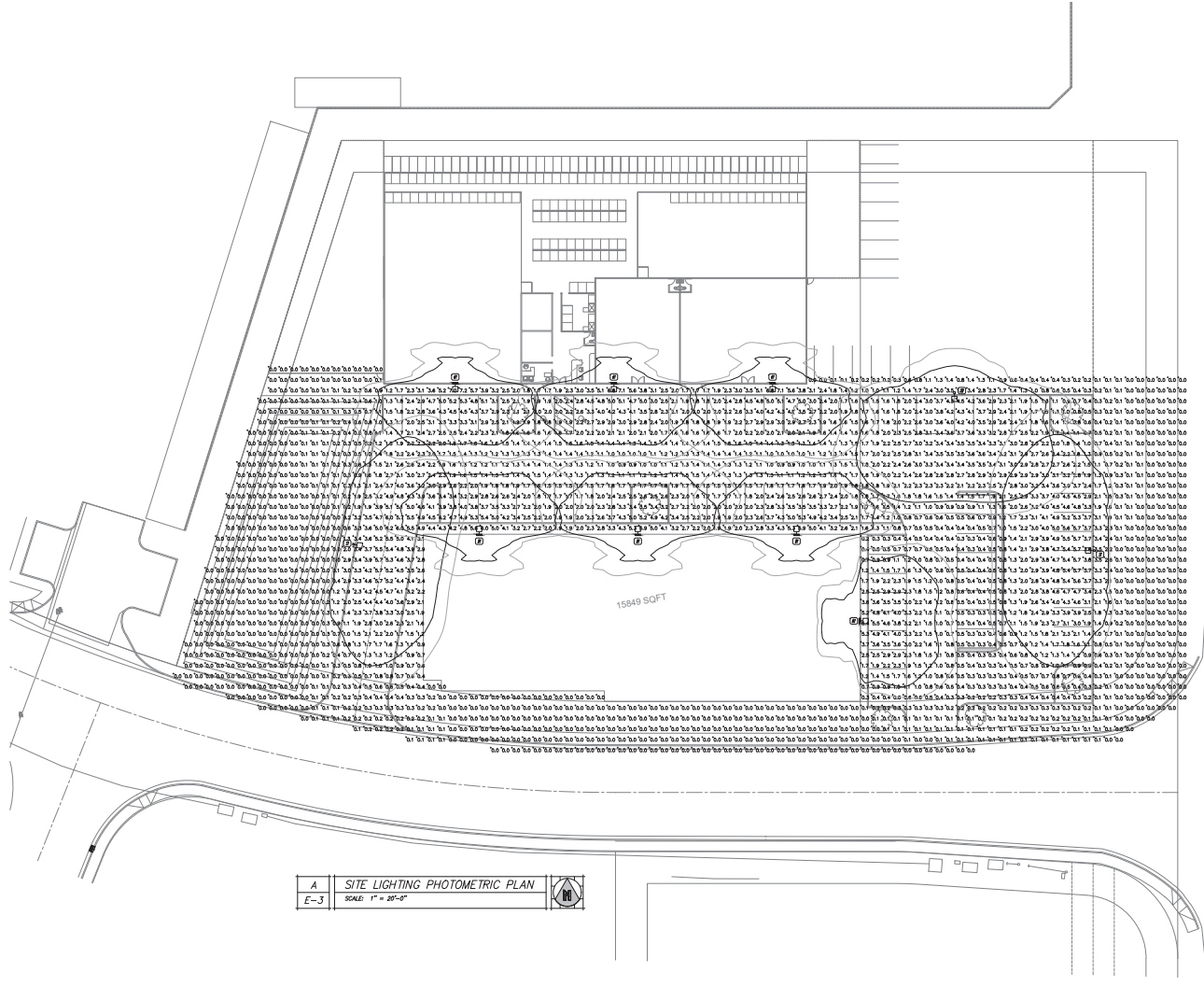
RENO NEVADA

CFI, INC.
LAND SURVEYORS
CIVIL ENGINEERS
LAND USE PLANNERS
180 CORPORATE BOULEVARD • RENO, NEVADA 89502
775-850-1800 FAX • 775-850-1800 FAX • CFI@CFI.NV.COM

JOB NO: 19089.00 DATE: 12-16-2019

Elevations Table				
Number	Minimum Elevation	Maximum Elevation	Area	Color
1	-8.00	-6.00	2171.19	Red
2	-6.00	-4.00	1625.04	Pink
3	-4.00	-2.00	8274.78	Orange
4	-2.00	0.00	83051.42	Yellow
5	0.00	2.00	22106.00	Light Yellow
6	2.00	4.00	2924.56	Light Blue
7	4.00	6.00	778.04	Blue
8	6.00	8.00	27.55	Dark Blue

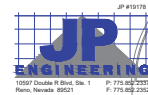
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ACCOMPLISH PROJECT FOR:
A Dog's Life - Kennel
10 INDEPENDENCE AVE
WASHINGTON COUNTY
APN: 530-482-01

NO.	DATE	DESCRIPTION

SITE LIGHTING PHOTOMETRIC PLAN



DATE PLOTTED: 12/15/2010
DATE PRINTED: 12/15/2010
DATE CHECKED: 12/15/2010
DATE APPROVED: 12/15/2010
E-3

ATTACHMENT C

**WAC21-0006
EXHIBIT D**

SOLAEGUI
ENGINEERS

December 12, 2019

Mitchell Fink
Washoe County Community Development
1001 East Ninth Street
Reno, Nevada 89520

Re: Dog's Life – Trip Generation Letter

Dear Mitch:

This letter contains the findings of our trip generation review of the proposed Dog's Life site located on Ingenuity Avenue west of the Pyramid Highway in Washoe County, Nevada. The attached project site plans show the site with the dog day care / kennel, a grooming shop and pet supply retail area, and a construction office. The purpose of this letter is to document the trip generation attributable to the three site uses.

Trip generation calculations are based on the Tenth Edition of *ITE Trip Generation* (2017). ITE does not have published trip generation data for a dog day care / kennel use. It was determined that the ITE Day Care was the most representative land use. The developer anticipates that 70% of the dogs will be in the day care program and 30% boarded in the kennel. The calculation sheets are attached for ITE land use #565 Day Care Center, #820 Shopping Center and #710 General Office Building. The values for the Day Care consider the dog day care animals like child care students but reflect a 30% reduction for boarded dogs. Table 1 shows the trip generation summary.

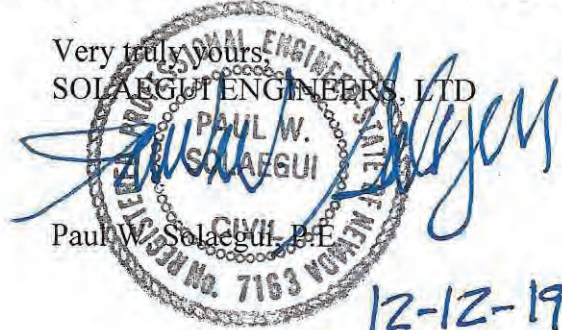
TABLE 1
TRIP GENERATION

LAND USE	ADT	AM PEAK HOUR	PM PEAK HOUR
		TOTAL	TOTAL
Day Care 100 Dogs, 70% Day Care, 30% Kennel 100 Dogs	282	52	51
Grooming Shop / Retail 2,000 Square Feet	76	2	8
Construction Office 3,000 Square Feet	29	3	3
Totals	387	57	63

As indicated in Table 1, the site trip generation amounts to 387 average daily trips with 57 AM peak hour trips and 63 PM peak hour trips. These totals are below county trip thresholds triggering the need for a full traffic study.

We trust that this information will be helpful to you. Please contact us if you have questions or comments.

Very truly yours,
SOLAEGUI ENGINEERS, LTD



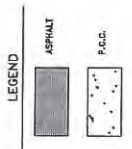
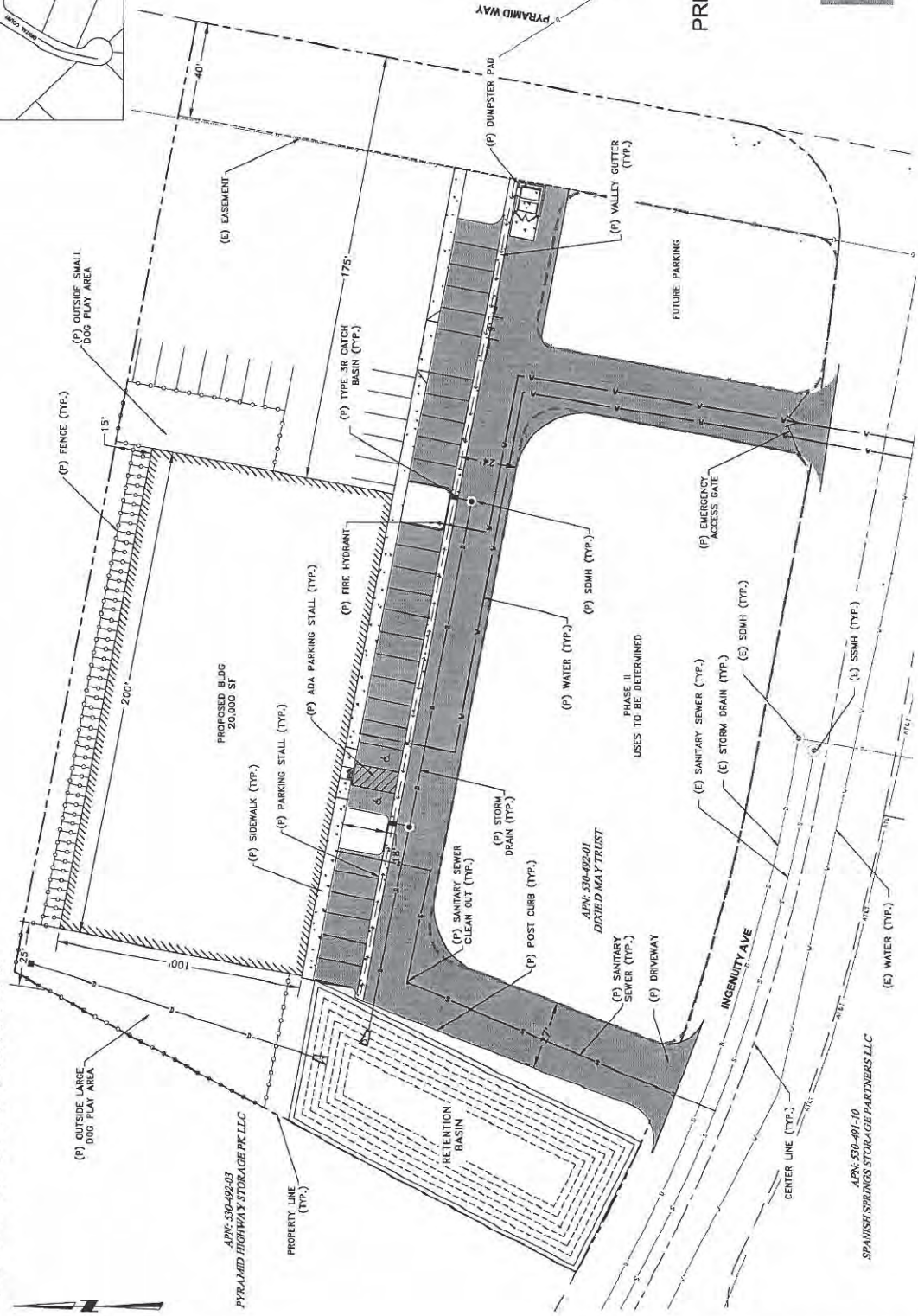
Paul W. Solaequi, P.E.

12-12-19
EXP 6-30-20

Enclosures

Letters/ Dogs Life Trip Generation Letter 2

DOG'S LIFE SPECIAL USE PERMIT PRELIMINARY SITE & UTILITY PLAN



DOG'S LIFE PRELIMINARY SITE & UTILITY PLAN SPECIAL USE PERMIT

RENO NEVADA

cfa
 CFA, INC.
 LAND SURVEYORS
 CIVIL ENGINEERS
 LAND USE PLANNERS
 1550 CORPORATE BOULEVARD • RENO, NEVADA 89502
 775-856-1150 MAIN • 775-856-1160 FAX • CFARENDO.COM

JOB NO: 19098.00 DATE: 12-15-2019

Day Care Center (565)

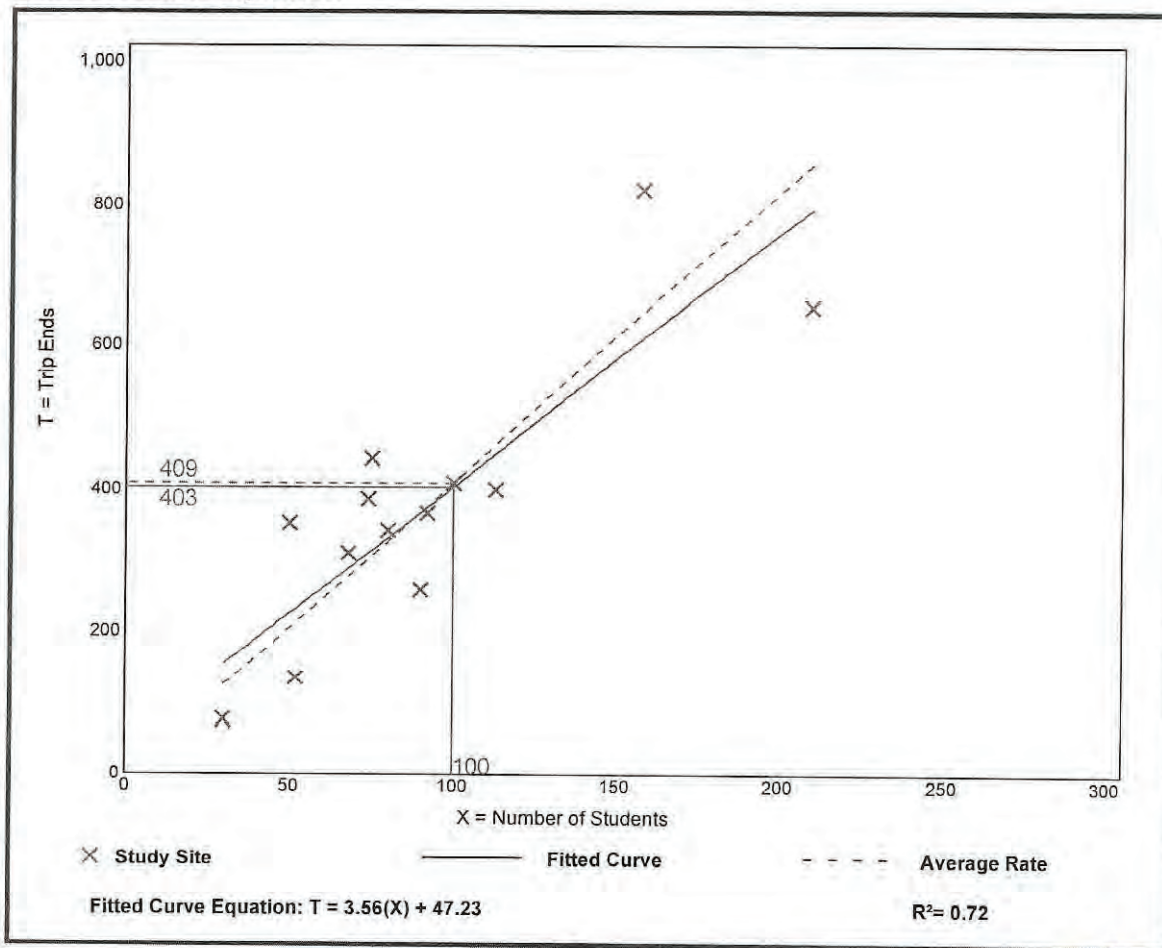
Vehicle Trip Ends vs: Students
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 14
Avg. Num. of Students: 89
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
4.09	2.50 - 7.06	1.21

Data Plot and Equation



Trip Generation Manual, 10th Edition • Institute of Transportation Engineers

403(.7) = 282

Day Care Center (565)

Vehicle Trip Ends vs: Students
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

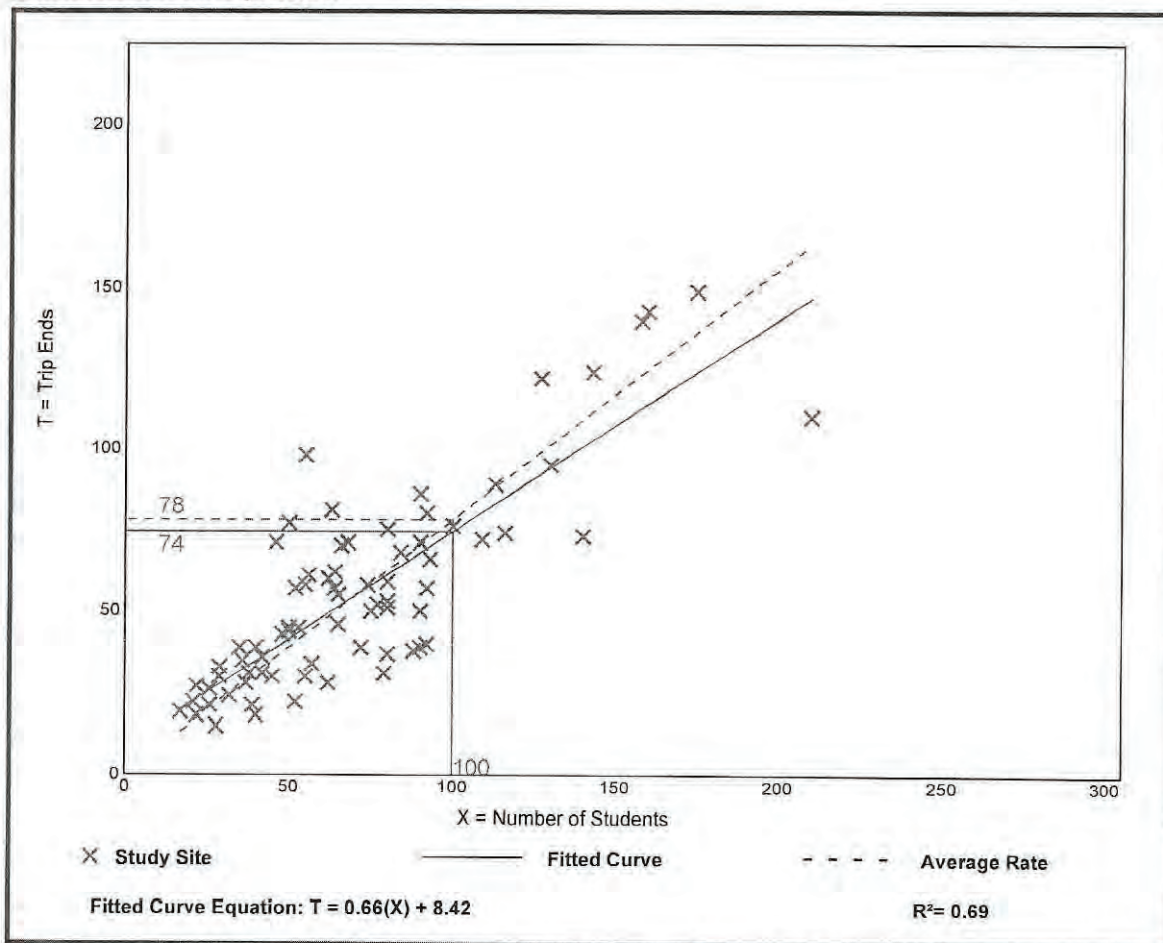
Setting/Location: General Urban/Suburban

Number of Studies: 75
 Avg. Num. of Students: 71
 Directional Distribution: 53% entering, 47% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.78	0.39 - 1.78	0.25

Data Plot and Equation



Trip Generation Manual, 10th Edition • Institute of Transportation Engineers

74(7) = 52

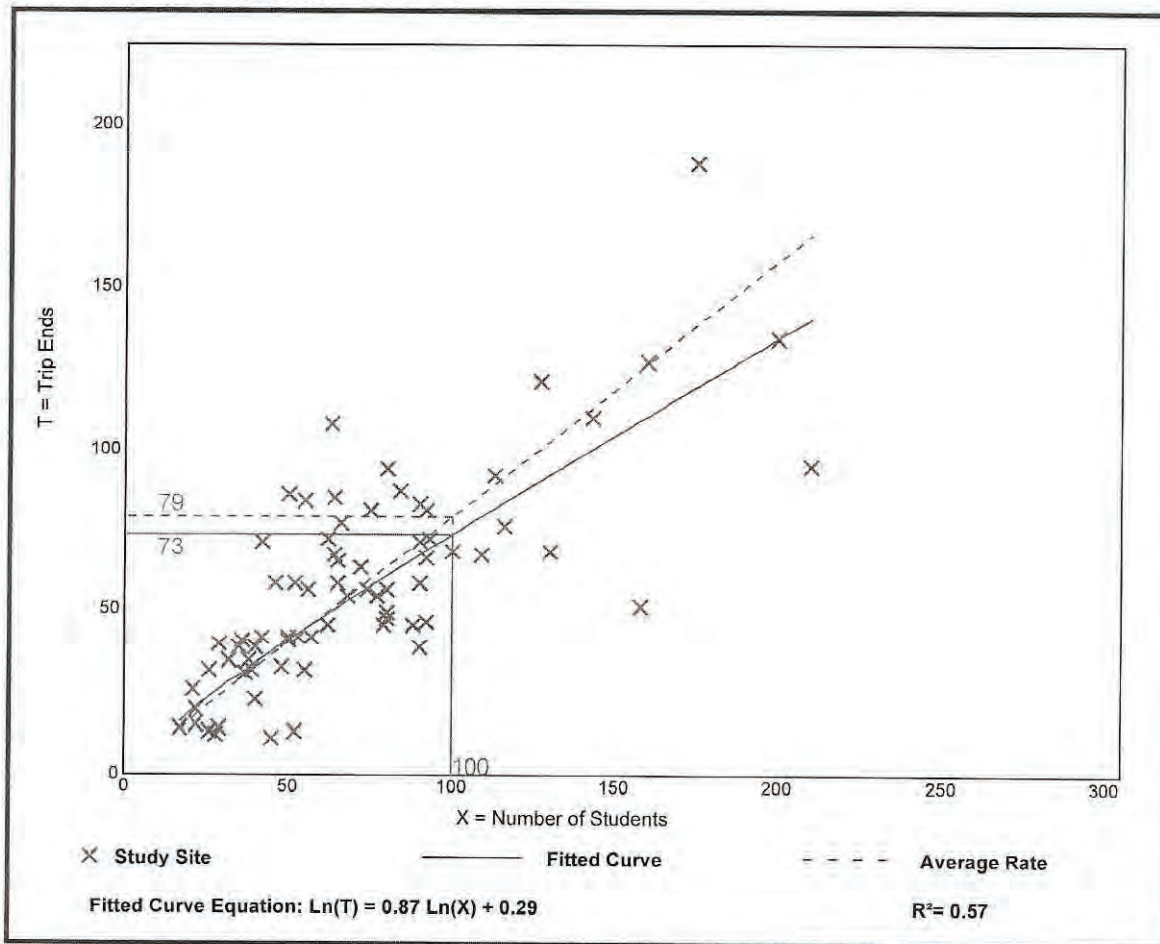
Day Care Center (565)

Vehicle Trip Ends vs: Students
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 75
 Avg. Num. of Students: 72
 Directional Distribution: 47% entering, 53% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.79	0.24 - 1.72	0.30

Data Plot and Equation



Trip Generation Manual, 10th Edition • Institute of Transportation Engineers

72(.7) = 51

Shopping Center (820)

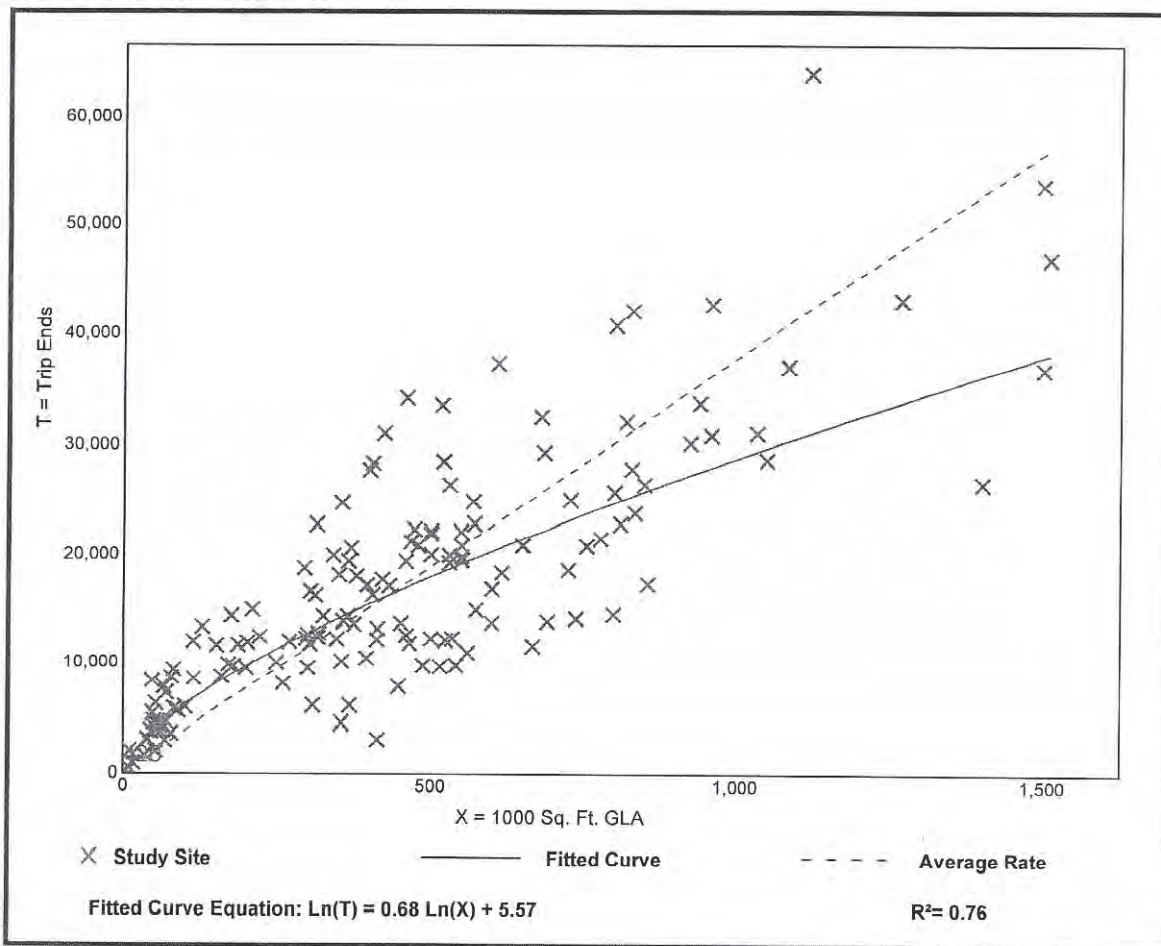
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

Setting/Location: General Urban/Suburban
 Number of Studies: 147
 Avg. 1000 Sq. Ft. GLA: 453
 Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
37.75	7.42 - 207.98	16.41

Data Plot and Equation



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2(37.75) = 76

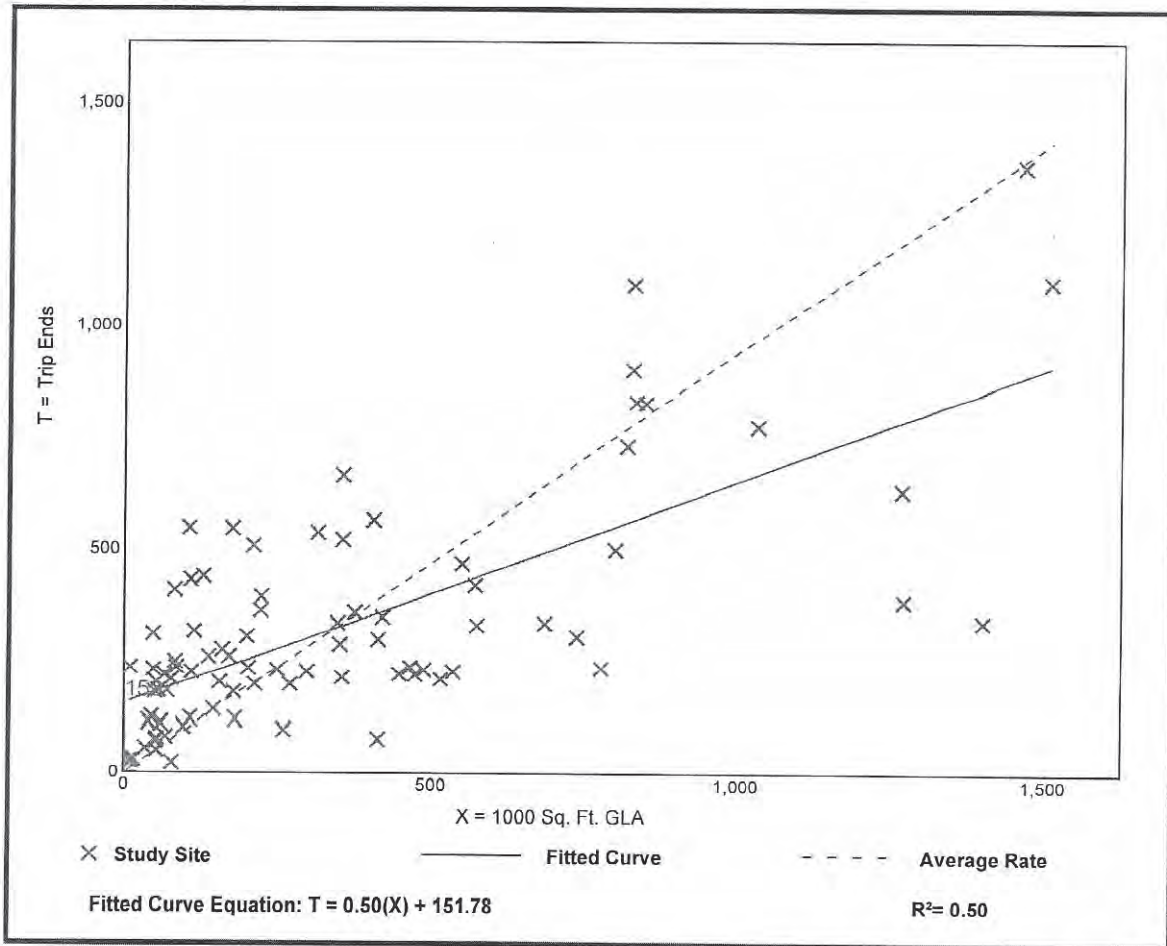
Shopping Center (820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 84
 Avg. 1000 Sq. Ft. GLA: 351
 Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
0.94	0.18 - 23.74	0.87

Data Plot and Equation



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2(0.94) = 2

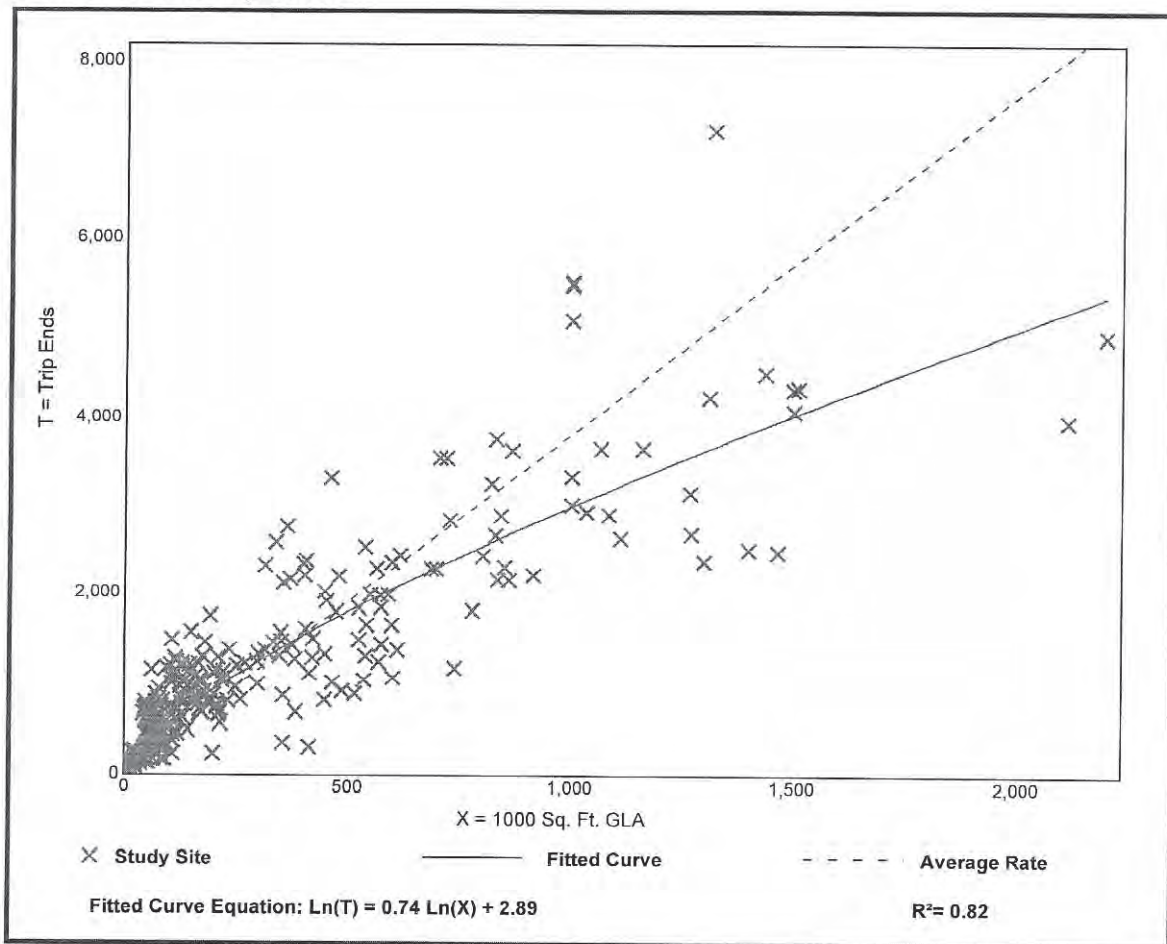
Shopping Center (820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 261
 Avg. 1000 Sq. Ft. GLA: 327
 Directional Distribution: 48% entering, 52% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
3.81	0.74 - 18.69	2.04

Data Plot and Equation



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2(3.81) = 8

General Office Building (710)

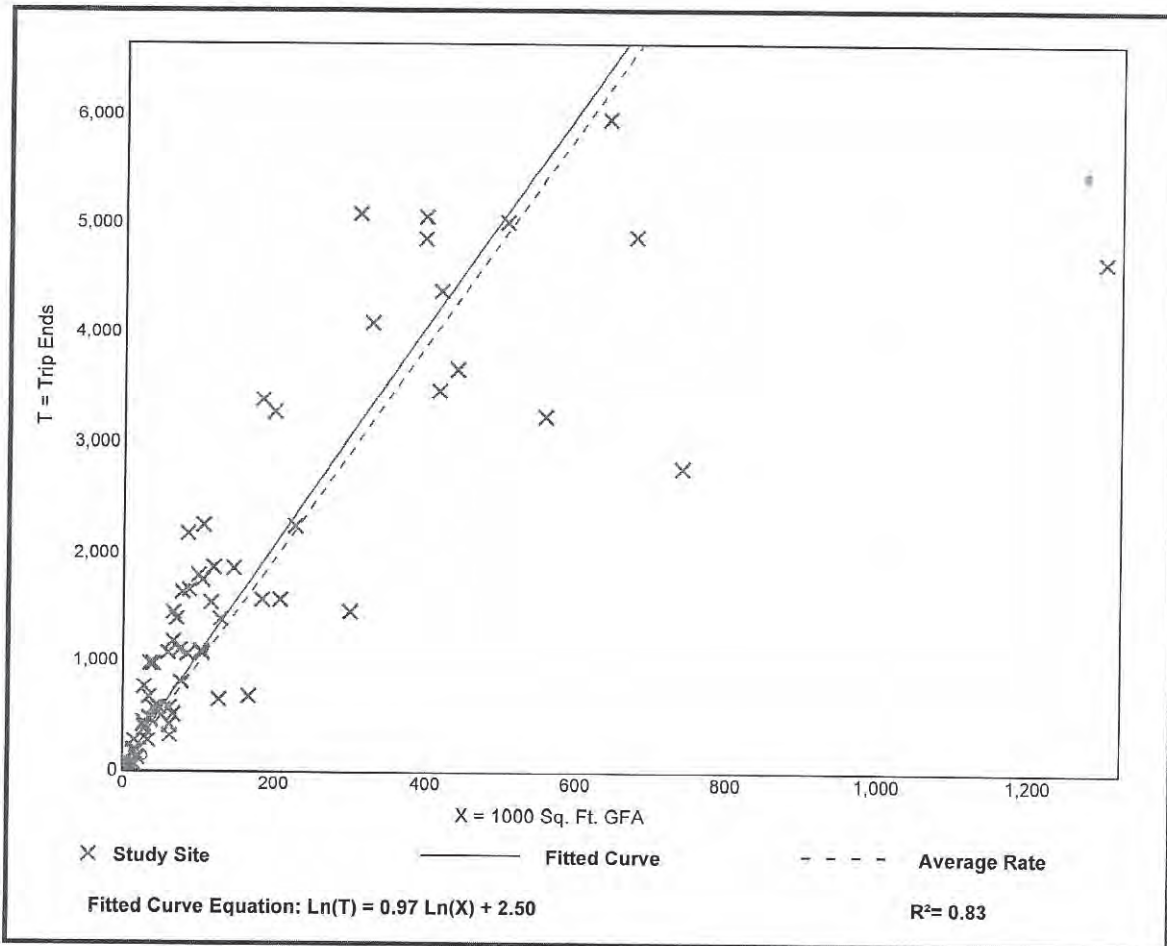
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 66
Avg. 1000 Sq. Ft. GFA: 171
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
9.74	2.71 - 27.56	5.15

Data Plot and Equation



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3(9.74) = 29

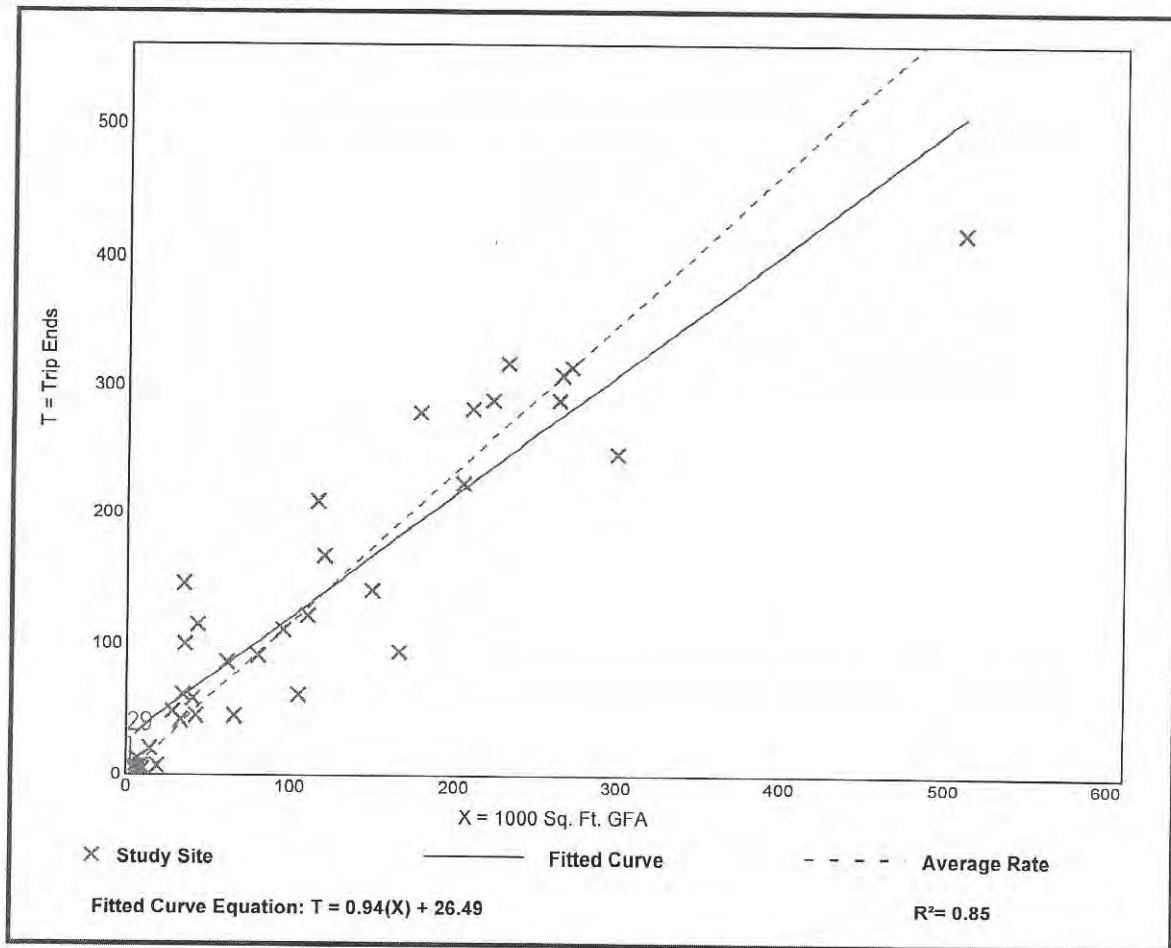
General Office Building (710)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 35
 Avg. 1000 Sq. Ft. GFA: 117
 Directional Distribution: 86% entering, 14% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.16	0.37 - 4.23	0.47

Data Plot and Equation



Trip Generation Manual, 10th Edition • Institute of Transportation Engineers

3(1.16) = 3

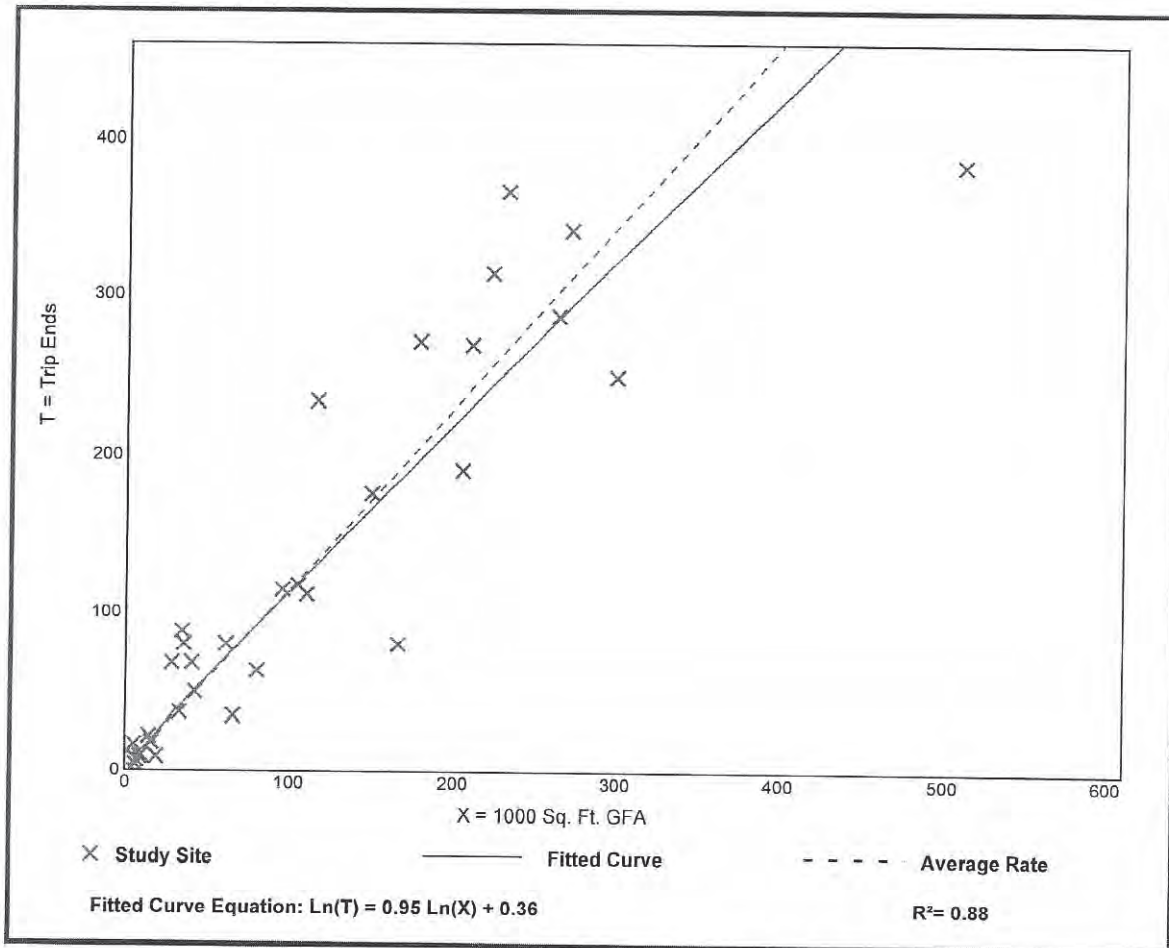
General Office Building (710)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 32
 Avg. 1000 Sq. Ft. GFA: 114
 Directional Distribution: 16% entering, 84% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.15	0.47 - 3.23	0.42

Data Plot and Equation



Trip Generation Manual, 10th Edition • Institute of Transportation Engineers

3(1.15) = 3



**LAND SURVEYORS
CIVIL ENGINEERS
LAND USE PLANNERS**

December 16, 2019

Washoe County
Community Services Department- Planning and Building
1001 E. Ninth Street
Reno, NV 89512

**RE: HYDROLOGY LETTER
 DOG'S LIFE SPECIAL USE PERMIT**

To whom it may concern:

This letter presents the storm drainage plan for the proposed development in Reno, Nevada.

The site is bound by public right-of-way to the east (Pyramid Way), public right-of-way to the south (Ingenuity Ave) and commercial property owned by Pyramid Highway Storage to the west and north. The existing site consists of approximately 2.75 acres of undeveloped land. Existing drainage from the site currently sheet flows to the northwest corner of the property. The new development includes a 20,000 SF building, a parking lot, sidewalk, a trash enclosure, a detention basin, and room for future Phase II development.

According to FIRM Map #32031C2865G, revised date of March 16, 2009, the sites are located in Zone X, which denotes areas determined to be outside the 0.2% Annual Chance Flood Hazard. (Reference Attached FIRM Map).

The proposed site is located in the Boneyard Flat requiring a detention volume of the 100-year, 10 day storm. The required detention volume is equal to 17,280 ft³. The proposed basin has a capacity of 19,470 ft³. (Reference Attached Hydrology Calculations).

Peak flows entering the public storm drain system will not change, and established drainage conditions (velocities, depths, flow paths) will not be altered within the public right-of-way. Therefore, we believe the site can be developed as planned with respect to storm drainage without adverse impact to the adjacent or downstream properties.

We appreciate your consideration of this information. Thank you for your review of this submittal. For questions or concerns, please contact me at (775) 856-1150 or by email at ddepoali@cfareno.com.

Regards,
CFA, Inc.



Deidre Depoali, P.E.
Project Engineer

Attachment
Firm Map #32031C2865G
Hydrology Calculations

PRELIMINARY HYDROLOGY – DOG’S LIFE SPECIAL USE PERMIT

Hydrologic Detention Calculation

100-yr, 10 day precipitation intensity = 0.033 inches/hour

A = 2.75 acres

C-proposed= 0.72

C-existing = 0.50

$$Q_{pr} = C * i * A = (0.72) * (0.033 \text{ in/hr}) * (2.75 \text{ ac}) = 0.065 \text{ cfs}$$

$$Q_{ex} = C * i * A = (0.50) * (0.033 \text{ in/hr}) * (2.75 \text{ ac}) = 0.045 \text{ cfs}$$

$$\Delta Q = 0.065 \text{ cfs} - 0.045 \text{ cfs} = 0.020 \text{ cfs}$$

$$\text{Volume} = \Delta Q * t_c = 0.020 \text{ cfs} * 10 \text{ days} * (24 \text{ hours/day}) * (60 \text{ min/hour}) * (60 \text{ seconds/min}) = \underline{17,280 \text{ ft}^3}$$



NOAA Atlas 14, Volume 1, Version 5
Location name: Sparks, Nevada, USA*
Latitude: 39.678°, Longitude: -119.7016°
Elevation: 4529.77 ft**



* source: ESRI Maps
 ** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sarah Dietz, Sarah Heim, Lillian Hiner, Kazungu Maitaria, Deborah Martin, Sandra Pavlovic, Ishani Roy, Carl Trypaluk, Dale Unruh, Fenglin Yan, Michael Yekta, Tan Zhao, Geoffrey Bonnin, Daniel Brewer, Li-Chuan Chen, Tye Parzybok, John Yarchoan

NOAA, National Weather Service, Silver Spring, Maryland

[PF_tabular](#) | [PF_graphical](#) | [Maps & aerials](#)

PF tabular

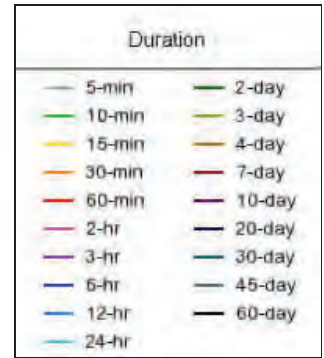
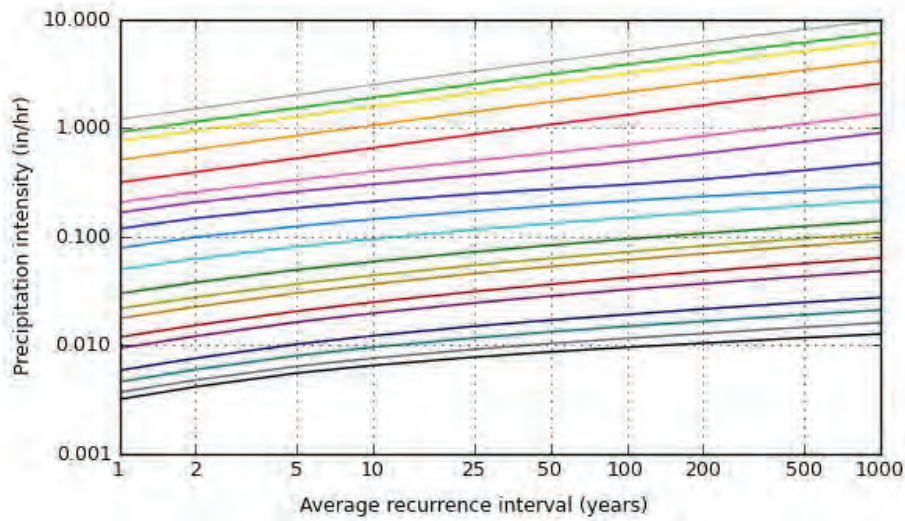
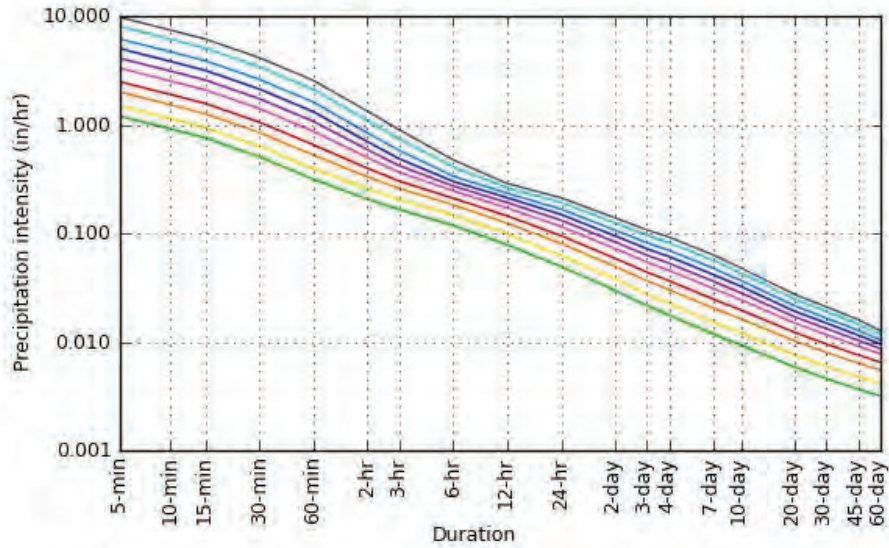
PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches/hour)¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	1.20 (0.632-0.872)	1.50 (0.784-1.10)	2.00 (1.69-2.36)	2.50 (2.10-2.98)	3.32 (2.72-4.01)	4.09 (3.28-5.02)	5.03 (3.90-6.25)	6.17 (4.61-7.85)	8.04 (5.68-10.6)	9.77 (6.61-13.2)
10-min	0.912 (0.762-1.05)	1.14 (0.948-1.33)	1.52 (1.28-1.80)	1.90 (1.60-2.26)	2.53 (2.08-3.05)	3.11 (2.49-3.82)	3.83 (2.97-4.76)	4.69 (3.50-5.98)	6.11 (4.32-8.06)	7.43 (5.03-10.0)
15-min	0.756 (0.632-0.872)	0.940 (0.784-1.10)	1.26 (1.06-1.49)	1.57 (1.32-1.87)	2.09 (1.72-2.52)	2.58 (2.06-3.16)	3.16 (2.46-3.94)	3.88 (2.90-4.94)	5.05 (3.57-6.66)	6.14 (4.16-8.29)
30-min	0.508 (0.426-0.586)	0.634 (0.528-0.738)	0.848 (0.714-1.00)	1.06 (0.888-1.26)	1.41 (1.16-1.70)	1.73 (1.39-2.13)	2.13 (1.65-2.65)	2.61 (1.95-3.33)	3.40 (2.40-4.48)	4.13 (2.80-5.58)
60-min	0.315 (0.263-0.362)	0.392 (0.327-0.457)	0.525 (0.442-0.621)	0.654 (0.550-0.778)	0.870 (0.715-1.05)	1.07 (0.858-1.32)	1.32 (1.02-1.64)	1.62 (1.21-2.06)	2.11 (1.49-2.78)	2.56 (1.73-3.46)
2-hr	0.207 (0.182-0.240)	0.258 (0.227-0.299)	0.332 (0.290-0.386)	0.398 (0.342-0.461)	0.498 (0.418-0.582)	0.590 (0.484-0.697)	0.698 (0.558-0.836)	0.841 (0.652-1.04)	1.09 (0.812-1.40)	1.33 (0.955-1.75)
3-hr	0.166 (0.148-0.189)	0.206 (0.185-0.237)	0.259 (0.230-0.297)	0.303 (0.267-0.348)	0.365 (0.316-0.421)	0.421 (0.358-0.489)	0.487 (0.407-0.574)	0.582 (0.475-0.696)	0.747 (0.591-0.943)	0.901 (0.696-1.17)
6-hr	0.118 (0.106-0.134)	0.148 (0.132-0.168)	0.183 (0.163-0.208)	0.211 (0.186-0.239)	0.247 (0.215-0.282)	0.273 (0.236-0.315)	0.301 (0.256-0.350)	0.337 (0.281-0.396)	0.406 (0.333-0.485)	0.476 (0.384-0.595)
12-hr	0.079 (0.070-0.088)	0.099 (0.088-0.111)	0.124 (0.111-0.140)	0.145 (0.128-0.163)	0.171 (0.150-0.195)	0.192 (0.166-0.220)	0.213 (0.182-0.247)	0.234 (0.196-0.274)	0.262 (0.215-0.313)	0.288 (0.231-0.349)
24-hr	0.050 (0.044-0.056)	0.063 (0.056-0.071)	0.081 (0.072-0.091)	0.095 (0.084-0.107)	0.116 (0.102-0.130)	0.132 (0.115-0.149)	0.149 (0.129-0.170)	0.167 (0.142-0.192)	0.192 (0.161-0.223)	0.213 (0.175-0.250)
2-day	0.030 (0.026-0.034)	0.038 (0.034-0.043)	0.049 (0.044-0.056)	0.059 (0.052-0.067)	0.072 (0.063-0.083)	0.083 (0.071-0.096)	0.095 (0.080-0.110)	0.107 (0.090-0.125)	0.124 (0.102-0.148)	0.139 (0.111-0.167)
3-day	0.022 (0.019-0.025)	0.028 (0.024-0.032)	0.037 (0.032-0.042)	0.044 (0.038-0.050)	0.054 (0.047-0.062)	0.063 (0.054-0.073)	0.072 (0.061-0.084)	0.082 (0.068-0.096)	0.096 (0.078-0.115)	0.108 (0.086-0.130)
4-day	0.018 (0.016-0.020)	0.023 (0.020-0.026)	0.030 (0.027-0.034)	0.037 (0.032-0.042)	0.046 (0.039-0.052)	0.053 (0.045-0.061)	0.061 (0.051-0.071)	0.070 (0.058-0.082)	0.082 (0.066-0.098)	0.092 (0.073-0.112)
7-day	0.012 (0.010-0.014)	0.015 (0.013-0.018)	0.021 (0.018-0.024)	0.025 (0.022-0.029)	0.031 (0.027-0.036)	0.036 (0.031-0.043)	0.042 (0.035-0.050)	0.048 (0.039-0.057)	0.057 (0.045-0.069)	0.064 (0.050-0.078)
10-day	0.009 (0.008-0.011)	0.012 (0.011-0.014)	0.016 (0.014-0.019)	0.020 (0.017-0.023)	0.025 (0.021-0.029)	0.028 (0.024-0.033)	0.033 (0.027-0.038)	0.037 (0.030-0.044)	0.043 (0.035-0.052)	0.048 (0.038-0.059)
20-day	0.006 (0.005-0.007)	0.008 (0.007-0.009)	0.010 (0.009-0.012)	0.012 (0.011-0.014)	0.015 (0.013-0.017)	0.017 (0.015-0.020)	0.019 (0.016-0.022)	0.022 (0.018-0.025)	0.025 (0.020-0.030)	0.027 (0.022-0.033)
30-day	0.005 (0.004-0.005)	0.006 (0.005-0.007)	0.008 (0.007-0.009)	0.010 (0.008-0.011)	0.012 (0.010-0.013)	0.013 (0.011-0.015)	0.015 (0.013-0.017)	0.017 (0.014-0.020)	0.019 (0.016-0.023)	0.021 (0.017-0.025)
45-day	0.004 (0.003-0.004)	0.005 (0.004-0.005)	0.006 (0.006-0.007)	0.008 (0.007-0.009)	0.009 (0.008-0.010)	0.010 (0.009-0.012)	0.012 (0.010-0.013)	0.013 (0.011-0.015)	0.015 (0.012-0.017)	0.016 (0.013-0.019)
60-day	0.003 (0.003-0.004)	0.004 (0.004-0.005)	0.006 (0.005-0.006)	0.007 (0.006-0.007)	0.008 (0.007-0.009)	0.009 (0.007-0.010)	0.010 (0.008-0.011)	0.010 (0.009-0.012)	0.012 (0.010-0.014)	0.013 (0.010-0.015)

¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS). Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values. Please refer to NOAA Atlas 14 document for more information.

[Back to Top](#)

PF graphical

PDS-based intensity-duration-frequency (IDF) curves
Latitude: 39.6780°, Longitude: -119.7016°

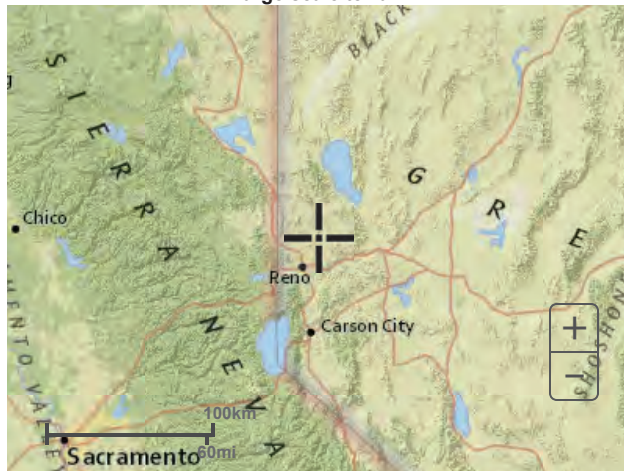


Maps & aerals

Small scale terrain



Large scale terrain



Large scale map



Large scale aerial



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[US Department of Commerce](#)
[National Oceanic and Atmospheric Administration](#)
[National Weather Service](#)
[National Water Center](#)
1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

[Disclaimer](#)

National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance
		17.5 Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
OTHER FEATURES		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 12/11/2019 at 12:02:07 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Comstock Seed

DATE OF QUOTE: December 11, 2019
 QUOTE EXPIRES: January 10, 2020

CUSTOMER: LA STUDIO J
 JOE HITZEL

QUOTE BY: ED

PHONE: 775-323-2223

FAX:

TOTAL: \$99.06

MOBILE:

PRICING: PLS

PROJECT NAME: PYRAMID HIGHWAY .25 ACE

PROJECT #:

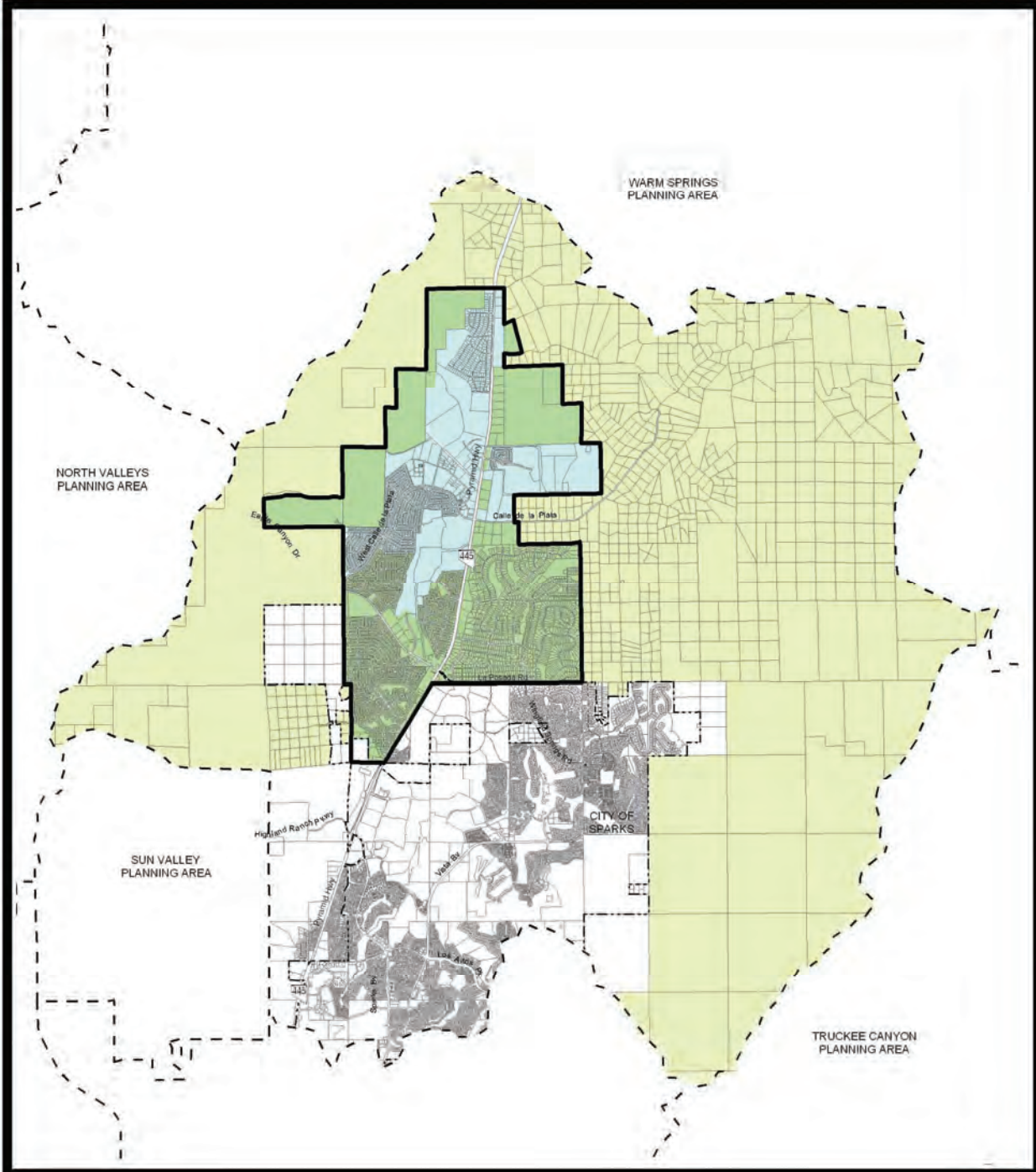
AREA: Area 1	Total Area: 0.25 Acres	MIXED: Yes
--------------	------------------------	------------

SPECIES	PLS LBS/ACRE	PLS LBS	
SAGEBRUSH BASIN	1.00	0.25	FOB Gardnerville
RABBITBRUSH RUBBER	1.00	0.25	\$/LBS \$13.43
SPINY HOPSAGE	1.00	0.25	\$/ACRE \$396.25
MORMON TEA GREEN	0.50	0.13	Seed Rate
SALTBUSH FOURWING	3.00	0.75	LBS/ACRE 29.50
WHEATGRASS CRESTED HYCRE	7.00	1.75	
WHEATGRASS STREAMBANK SO	5.00	1.25	
WHEATGRASS SIBERIAN STABILI	3.00	0.75	
BLUEGRASS SANDBERG HIGH PL	1.00	0.25	
WILDRYE BASIN TRAILHEAD	3.00	0.75	
RYEGRASS ANNUAL GULF	4.00	1.00	
AREA TOTALS	29.50	7.38	
GRAND TOTALS		7.38	

Plus applicable sales tax and freight. Please keep our prices confidential. **THANK YOU FOR LETTING US BID**

Hi Joe; 228 seeds per foot is generous, still, a small amount of seed for 1/4 acre. Call anytime; Ed

917 Highway 88
 Gardnerville, NV 89460
 (775) 265-0090 FAX (775) 265-0040
WAC21-0006
EXHIBIT D



SPANISH SPRINGS CHARACTER MANAGEMENT PLAN

- SUBURBAN CHARACTER MANAGEMENT AREA
- RURAL CHARACTER MANAGEMENT AREA
- DESIGN GUIDELINES APPENDIX A (Spanish Springs Area Plan)
- DESIGN GUIDELINES APPENDIX B (Spanish Springs Area Plan)

NOTE: THE SCALE AND CONFIGURATION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A BASIS FOR DESIGN OR SURVEY WORK. REPRODUCTION IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION FROM THE WASHOE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT.



**Department of
Community Development**

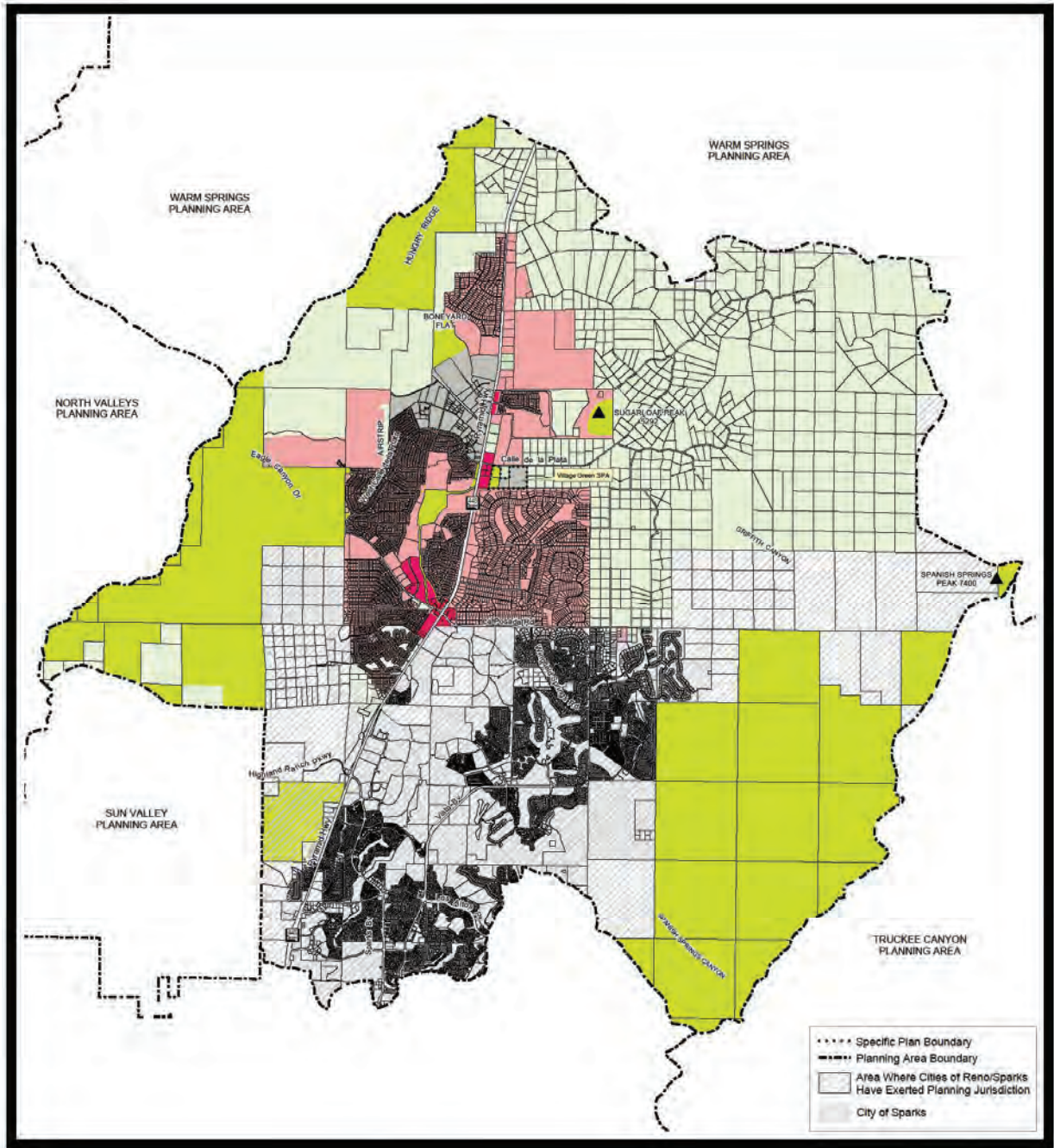
**WASHOE COUNTY
NEVADA**

SOURCE: COMMUNITY SUPPORT SERVICES

WCPC DATE: December 1, 2009
BOC DATE: January 12, 2010
RPC DATE: April 14, 2010

Post Office Box 11130
Reno, Nevada 89520

(775) 328-3800



SPANISH SPRINGS MASTER PLAN MAP

 RURAL
 RURAL RESIDENTIAL
 SUBURBAN RESIDENTIAL
 URBAN RESIDENTIAL
 COMMERCIAL
 INDUSTRIAL
 OPEN SPACE

SOURCE: Planning and Development Division

NOTE: THE SCALE AND CONFIGURATION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A GUIDE FOR DESIGN OR SURVEY WORK. REPRODUCTION IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION FROM THE WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT.

CERTIFICATION:
THIS DOCUMENT HAS BEEN REVIEWED AND APPROVED AS AN ACCURATE REPRESENTATION OF THE ADOPTED MASTER PLAN MAPS OF WASHOE COUNTY, NEVADA, BY THE WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT.

DATE: 7/13/2010 DIRECTOR: William Whelan

**Community Services
Department**

**WASHOE COUNTY
NEVADA**

Post Office Box 11130
Reno, Nevada 89520

(775) 328-3600

Bill Detail

[Back to Account Detail](#)
[Change of Address](#)
[Print this Page](#)

Washoe County Parcel Information		
Parcel ID	Status	Last Update
53049201	Active	11/5/2019 2:08:31 AM
Current Owner: MAY TRUST, DIXIE D 4303 CUTTING HORSE CIR RENO, NV 89519		SITUS: 0 INGENUITY AVE WCTY NV
Taxing District 4000		Geo CD:
Legal Description		
SubdivisionName _UNSPECIFIED Lot 1 Township 21 Range 20		

Installments						
Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/19/2019	2019	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/7/2019	2019	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/6/2020	2019	\$520.94	\$0.00	\$0.00	\$520.94
INST 4	3/2/2020	2019	\$520.94	\$0.00	\$0.00	\$520.94
Total Due:			\$1,041.88	\$0.00	\$0.00	\$1,041.88

Tax Detail			
	Gross Tax	Credit	Net Tax
State of Nevada	\$231.96	(\$122.63)	\$109.33
Truckee Meadows Fire Dist	\$736.82	(\$389.54)	\$347.28
Washoe County	\$1,898.93	(\$1,003.94)	\$894.99
Washoe County Sc	\$1,553.46	(\$821.30)	\$732.16
SPANISH SPRINGS WATER BASIN	\$0.14	\$0.00	\$0.14
Total Tax	\$4,421.31	(\$2,337.41)	\$2,083.90

Payment History				
Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2019	2019141799	B19.94026	\$420.94	9/16/2019
2019	2019141799	B19.14452	\$621.08	7/30/2019

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
P.O. Box 30039
Reno, NV 89520-3039

Overnight Address:
1001 E. Ninth St., Ste D140
Reno, NV 89512-2845

Change of Address

All requests for a mailing address change must be submitted in writing, including a signature (unless using the online form).

To submit your address change online [click here](#)

Address change requests may also be faxed to: (775) 328-3642

Address change requests may also be mailed to: Washoe County Assessor
1001 E 9th Street
Reno, NV 89512-2845

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

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

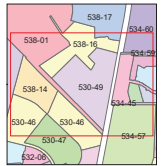
Assessor's Map Number

530-49

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
1001 East Ninth Street, Building D
Reno, Nevada 89512
(775) 328-2231



Feet
0 75 150 225 300
1 inch = 300 feet

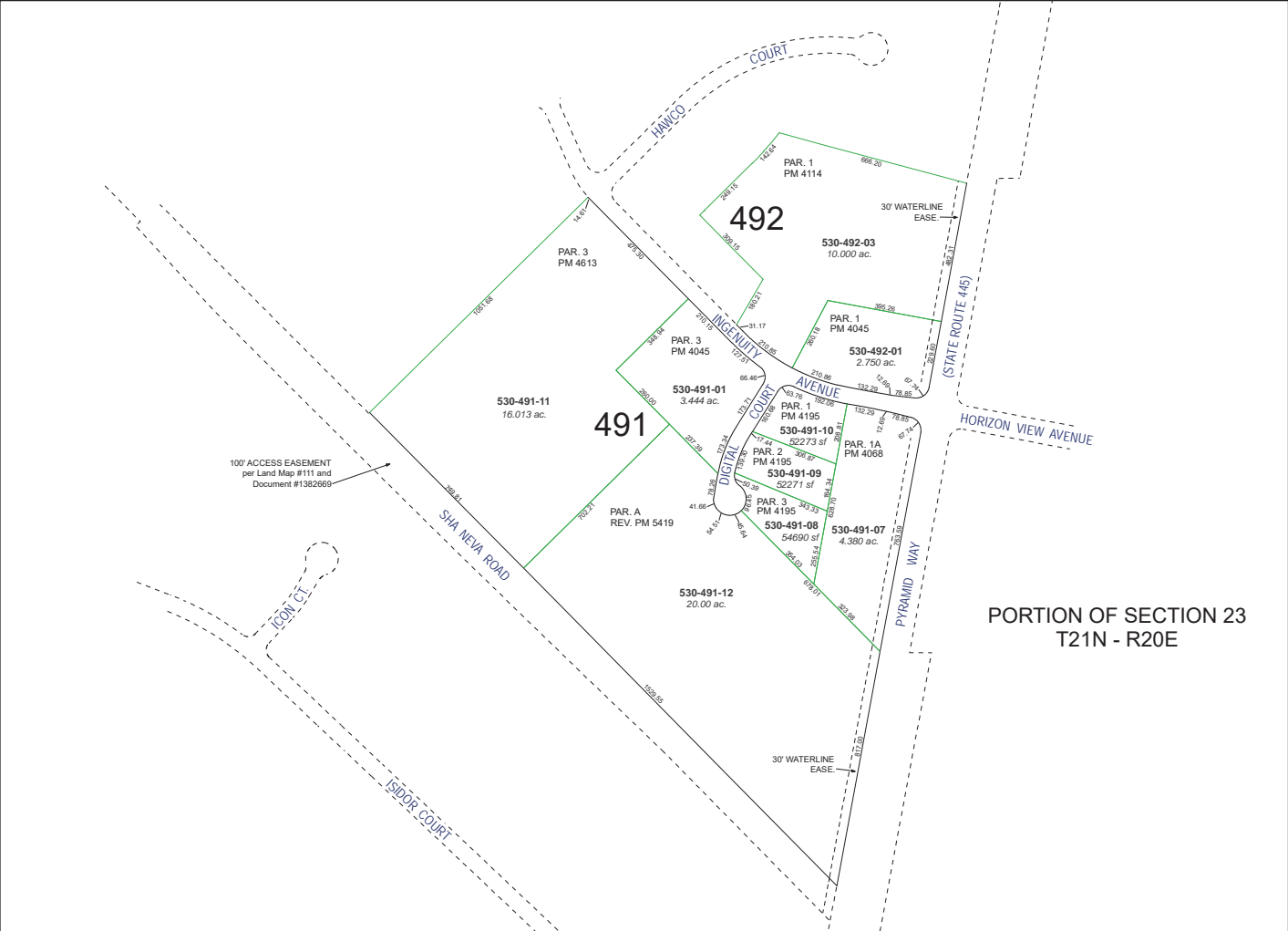


created by: JMO 08/13/2019

updated:

area previously shown on map(s):
530-28

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



PORTION OF SECTION 23
T21N - R20E

Owner Information				Building Information				XFOB	SUBAREA
APN	530-492-01	Card 1 of 1		Bld #1 Situs	0 INGENUITY AVE	Property Name			
Situs 1	0 INGENUITY AVE	Bld # 1		Quality		Building Type			
Owner 1	MAY TRUST, DIXIE D	TRUST		Stories		2nd Occupancy			
Owner 2 or Trustee	MAY TRUSTEE, DIXIE D	TRUSTEE		Year Built	0	WAY	0		
Mail Address	4303 CUTTING HORSE CIR RENO NV 89519			Bedrooms	0	Square Feet			
				Full Baths	0	Finished Bsmt	0		
				Half Baths	0	Unfin Bsmt			
Parcel Info & Legal Description				Fixtures		Basement Type			
Keyline Desc	PM 4045 LT 1			Fireplaces	0	Gar Conv Sq Feet	0		
Subdivision	_UNSPECIFIED			Heat Type		Total Garage Area	0		
Lot 1 Block	Section	Township 21 Range 20		2nd Heat Type		Garage Type			
Record of Survey Map : Parcel Map# 4045 : Sub Map#				Exterior Walls		Detached Garage	0		
Special Property Code				2nd Ext Walls		Basement Gar Door	0		
2019 Tax District	4000	Prior APN	530-280-33	Roof Cover		Sub Floor			
2018 Tax District	4000	Tax Cap Status	NFM - Use does not qualify for Low Cap, High Cap Applied	% Complete	0	Frame			
				Obso/Bldg Adj		Units/Bldg	0		
				Construction Modifier		Units/Parcel	0		

Land Information				LAND DETAILS			
Land Use	150	DOR Code	150	Sewer	Municipal	Neighborhood	HAAU HA Neighborhood Map
Size	119,790 SqFt	Size	2.75 Acres	Street	Paved	Zoning Code	I
				Water	Muni		

Sales and Transfer Records				RECORDER SEARCH				
Grantor	Grantee	Doc #	Doc Type	Doc Date	DOR Code	Value/Sale Price	Sale Code	Note
MAY, DIXIE D	MAY TRUST, DIXIE D	3418182	DEED	07-27-2006	150	0	3BGG	
MAY, DIXIE D	MAY, DIXIE D	2892362	CORR	07-24-2003	110	0	3BO	RR OF #2883077 TO CORRECT LEGAL
	MAY, DIXIE D	2883077	DEED	07-01-2003	110	979,993	2MQC	

SPANISH SPRINGS ASSOCIATES										F SEE RR #2892362 TO CORR LEGAL - THIS APN WAS NOT DESCRIBED-SHOULD BE. WATER BANKED WITH WASHOE CO ZONING NCI/LDS/OS/MDS SVL VERIFIED SEE 530-470-04 LINK OR 530-491-01 NOTE
SPANISH SPRINGS ASSOCIATES,	SPANISH SPRINGS ASSOCIATES	2881141	PM	06-30-2003	110		0	4BV		

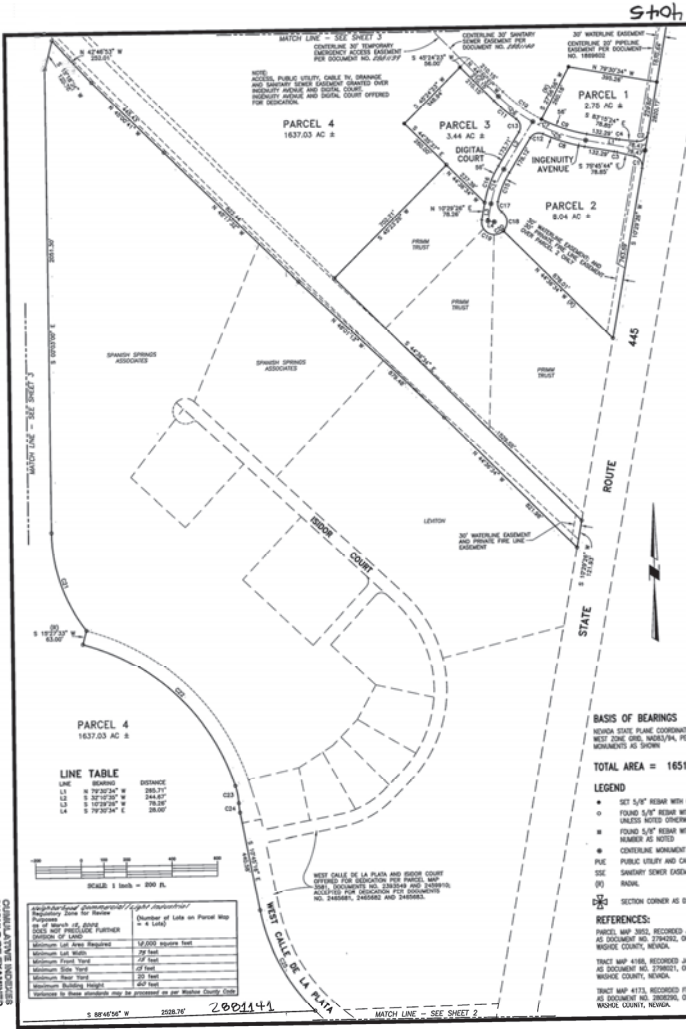
Valuation Information

	Taxable Land	New Value	Taxable Imps	Tax Cap Value	Taxable Total	Land Assessed	Imps Assessed	OBSO	Total Assessed	Exemption Value
2019/20 FV	389,318	0	533	183,742	389,851	136,261	186	0	136,448	0

If the property sketch is not available on-line you can obtain a copy by calling (775) 328-2277 or send an email to exemptions@washoecounty.us with 'Sketch Request' in the subject line. Please include the APN.



All parcel data on this page is for use by the Washoe County Assessor for assessment purposes only. Zoning information should be verified with the appropriate planning agency. Summary data may not be a complete representation of the parcel. All Parcels are reappraised each year. This is a true and accurate copy of the records of the Washoe County Assessor's Office as of 10-08-2019



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 72°07'24" W	288.41'
L2	S 33°27'30" W	214.43'
L3	S 10°57'34" E	135.00'
L4	S 72°07'24" E	288.41'



WATER SHALL BE IN THE PLATS AND RECORD COUNTY OFFICERS FOR RECORDATION FOR PARCELS 1, 2, 3, AND 4. CONTRACTORS, ENGINEERS AND ARCHITECTS SHALL ACQUIRE FOR RECORDATION FOR PARCELS 1, 2, 3, AND 4.

Geometric Data

Property Line to Review	Number of Lots in Parcel Map	Number of Lots in Parcel Map
Parcel 1	1	1
Parcel 2	1	1
Parcel 3	1	1
Parcel 4	1	1

TITLE COMPANY CERTIFICATE
 THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAN HAS BEEN EXAMINED AND THAT SPANISH SPRINGS ASSOCIATES, A NEVADA LIMITED PARTNERSHIP, OWNER OF RECORD AS REFLECTED IN THE LARGEST ELONGATED RECTANGLE AND THAT IT IS THE ONLY OWNER OF RECORD OF SAID LANDS. THAT ALL THE OWNERS OF RECORD OF THE LAND HAVE SIGNED THE FINAL MAP AND THAT THE LANDS BEING RECORDED A RECENTLY ACQUIRED IN THE COUNTY TO BE FURTHER ADDED TO THESE ARE HEREBY, FEDERAL OR LOCAL TAXES OR ACCRUALS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS, AND THAT A CHANGING INTEREST ACCRUALS FOR THE COUNTY OF THE COUNTY OF NEVADA, HAS BEEN COVERED AND REGARD TO ALL OF THE ABOVE.

WESTERN TITLE COMPANY, INC.
 BY: *[Signature]* DATE: 6-25-03
 DAVID CARL, VICE PRESIDENT

COMMUNITY DEVELOPMENT CERTIFICATE
 ALL CONDITIONS OF APPROVAL HAVE BEEN MET. THEREFORE, THIS PARCEL MAP IS APPROVED ON THIS DATE OF 6-25-03. THE OFFICE OF COMMUNITY DEVELOPMENT OF THE COUNTY OF NEVADA IS HEREBY RECALLED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH THIS CHAPTER 20A.

JAYNE W. FREED, ACP DIRECTOR OF COMMUNITY DEVELOPMENT

- NOTES**
1. PARCEL 1 AND PARCEL 2 ARE LOCATED IN A SUBDIVISION AS SHOWN ON THE FINAL MAP WITH A TOTAL AREA OF 1.16 ACRES. PARCEL 1 IS 2.70 ACRES AND PARCEL 2 IS 0.46 ACRES.
 2. A PUBLIC UTILITY AND CABLE TO BE LOCATED IN A SUBDIVISION WITHIN PARCELS 1, 2 AND 3 FOR THE PURPOSE OF PROVIDING PUBLIC UTILITY AND CABLE TO BE LOCATED IN THE SUBDIVISION AND TO BE LOCATED IN THE SUBDIVISION AS SHOWN ON THE FINAL MAP WITH A TOTAL AREA OF 1.16 ACRES.
 3. PARCELS 1, 2 AND 3 ARE FOR NON-RESIDENTIAL USE ONLY.
 4. THE WATERING SYSTEM WILL BE INSTALLED DURING THE DEVELOPMENT OF THE PARCELS.
 5. THE FINAL MAP IS SUBJECT TO THE APPROVAL OF THE COUNTY ENGINEER AND THE COUNTY COMMISSIONERS.
 6. ALL STRUCTURES WITHIN A FOUR FOOT WIDE BUFFER SHALL COMPLY WITH THE WISDOM COUNTY ZONING ORDINANCE.
 7. A FIVE FOOT BUFFER BUFFER BUFFER IS HEREBY CHANGED TO ALL SIDE AND REAR BOUNDARIES OF PARCELS 1, 2 AND 3.
 8. SERVICE TRENCHES SHALL BE BY COMPANY OWNER ONLY.
 9. ALL STREET RIGHTS-OF-WAY SHALL BE BY COMPANY OWNER ONLY.
 10. THE OWNER SHALL MAINTAIN THE BEST FOR RESIDENTIAL DEVELOPMENT ON PARCELS 1, 2 AND 3.
 11. THE OWNER SHALL MAINTAIN THE BEST FOR RESIDENTIAL DEVELOPMENT ON PARCELS 1, 2 AND 3.
 12. THE OWNER SHALL MAINTAIN THE BEST FOR RESIDENTIAL DEVELOPMENT ON PARCELS 1, 2 AND 3.
 13. THE OWNER SHALL MAINTAIN THE BEST FOR RESIDENTIAL DEVELOPMENT ON PARCELS 1, 2 AND 3.
 14. THE OWNER SHALL MAINTAIN THE BEST FOR RESIDENTIAL DEVELOPMENT ON PARCELS 1, 2 AND 3.
 15. THE OWNER SHALL MAINTAIN THE BEST FOR RESIDENTIAL DEVELOPMENT ON PARCELS 1, 2 AND 3.
 16. THE OWNER SHALL MAINTAIN THE BEST FOR RESIDENTIAL DEVELOPMENT ON PARCELS 1, 2 AND 3.
 17. THE OWNER SHALL MAINTAIN THE BEST FOR RESIDENTIAL DEVELOPMENT ON PARCELS 1, 2 AND 3.
 18. THE OWNER SHALL MAINTAIN THE BEST FOR RESIDENTIAL DEVELOPMENT ON PARCELS 1, 2 AND 3.
 19. THE OWNER SHALL MAINTAIN THE BEST FOR RESIDENTIAL DEVELOPMENT ON PARCELS 1, 2 AND 3.
 20. THE OWNER SHALL MAINTAIN THE BEST FOR RESIDENTIAL DEVELOPMENT ON PARCELS 1, 2 AND 3.

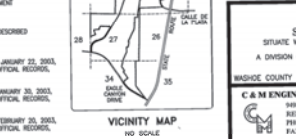
CURVE TABLE

STATION	DELTA	RADIUS	LENGTH	CHORD	DELTA	RADIUS	LENGTH	CHORD
C1	88°17'14"	45.00'	81.74'	21.76'	88°17'14"	45.00'	81.74'	21.76'
C2	88°17'14"	45.00'	81.74'	21.76'	88°17'14"	45.00'	81.74'	21.76'
C3	88°17'14"	45.00'	81.74'	21.76'	88°17'14"	45.00'	81.74'	21.76'
C4	88°17'14"	45.00'	81.74'	21.76'	88°17'14"	45.00'	81.74'	21.76'
C5	88°17'14"	45.00'	81.74'	21.76'	88°17'14"	45.00'	81.74'	21.76'
C6	88°17'14"	45.00'	81.74'	21.76'	88°17'14"	45.00'	81.74'	21.76'
C7	88°17'14"	45.00'	81.74'	21.76'	88°17'14"	45.00'	81.74'	21.76'
C8	88°17'14"	45.00'	81.74'	21.76'	88°17'14"	45.00'	81.74'	21.76'
C9	88°17'14"	45.00'	81.74'	21.76'	88°17'14"	45.00'	81.74'	21.76'
C10	88°17'14"	45.00'	81.74'	21.76'	88°17'14"	45.00'	81.74'	21.76'
C11	88°17'14"	45.00'	81.74'	21.76'	88°17'14"	45.00'	81.74'	21.76'
C12	88°17'14"	45.00'	81.74'	21.76'	88°17'14"	45.00'	81.74'	21.76'
C13	88°17'14"	45.00'	81.74'	21.76'	88°17'14"	45.00'	81.74'	21.76'
C14	88°17'14"	45.00'	81.74'	21.76'	88°17'14"	45.00'	81.74'	21.76'
C15	88°17'14"	45.00'	81.74'	21.76'	88°17'14"	45.00'	81.74'	21.76'
C16	88°17'14"	45.00'	81.74'	21.76'	88°17'14"	45.00'	81.74'	21.76'
C17	88°17'14"	45.00'	81.74'	21.76'	88°17'14"	45.00'	81.74'	21.76'
C18	88°17'14"	45.00'	81.74'	21.76'	88°17'14"	45.00'	81.74'	21.76'
C19	88°17'14"	45.00'	81.74'	21.76'	88°17'14"	45.00'	81.74'	21.76'
C20	88°17'14"	45.00'	81.74'	21.76'	88°17'14"	45.00'	81.74'	21.76'

BASIS OF BEARINGS
 NEVADA STATE PLANE COORDINATE SYSTEM
 WEST ZONE GRID, NAD83/PLA PER SURVEY MONUMENTS AS SHOWN

TOTAL AREA = 1651.26 ACRES ±

- LEGEND**
- SET 5/8" REBAR WITH CAP "PLS 404T"
 - FOUND 5/8" REBAR WITH CAP "PLS 404T"
 - FOUND 5/8" REBAR WITH CAP AND "PLS" MARKER AS NOTED
 - CENTERLINE MONUMENT TO BE SET
 - PUBLIC UTILITY AND CABLE TO BE LOCATED
 - SERVICE TRENCH LOCATED
 - RAIL
 - SECTION CORNER AS DESCRIBED



OWNER'S CERTIFICATE
 THIS IS TO CERTIFY THAT THE UNDERSIGNED SPANISH SPRINGS ASSOCIATES, A NEVADA LIMITED PARTNERSHIP, IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAN AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAN. THAT THE SAME IS EXEMPTED FROM THE REQUIREMENTS OF CHAPTER 20A. THAT THE NECESSARY PUBLIC UTILITY AND CABLE TO BE LOCATED IN THE SUBDIVISION AS SHOWN ON THE FINAL MAP HAVE BEEN OBTAINED FOR RECORDATION TO BE USED AS PUBLIC UTILITIES AND CABLE TO BE LOCATED IN THE SUBDIVISION AS SHOWN ON THE FINAL MAP. THAT ALL WATER AND SEWER FACILITIES ARE HEREBY DEDICATED TO WISDOM COUNTY, AND THAT THE EASEMENTS AS SHOWN FOR UTILITY AND SERVICE ARE HEREBY GRANTED.

SPANISH SPRINGS ASSOCIATES, A NEVADA LIMITED PARTNERSHIP
 BY: WISDOM DEVELOPMENT COMPANY, A NEVADA CORPORATION
 GENERAL PARTNER
 JESSE WALK, PRESIDENT

STATE OF NEVADA S.S.
 COUNTY OF WISDOM
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON June 24th 2003
 BY JESSE WALK, AS PRESIDENT OF WISDOM DEVELOPMENT COMPANY, A NEVADA CORPORATION, GENERAL PARTNER OF SPANISH SPRINGS ASSOCIATES, A NEVADA LIMITED PARTNERSHIP.
 My Commission Expires 06/23/06

SURVEYOR'S CERTIFICATE
 I, GEORGE FONG, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, HEREBY CERTIFY THAT:
 1. THIS PLAN REPRESENTS THE RESULTS OF A SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AT THE INSTANCES OF SPANISH SPRINGS ASSOCIATES.
 2. THE LARGEST SURVEYED LOT WITHIN SECTIONS 11, 14, 22, 23, 27, 34 AND 35, 12.17N, 23.02E, 12.17N, 23.02E, AND THE SURVEY WAS COMPLETED ON MAY 14, 2003.
 3. THIS PLAN COMPLETES THE APPLICABLE STATE, COUNTY AND LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE CONTAINING BOOK WAS FILED FOR RECORDATION.
 4. THE ACCURACIES SHOWN ON THIS PLAN ARE AS SHOWN ON THE PLAN AND OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND QUALITY.

GEORGE FONG
 LICENSED LAND SURVEYOR
 STATE OF NEVADA
 LICENSE NO. 12345

UTILITY COMPANIES CERTIFICATE
 THE UTILITY EASEMENTS SHOWN ON THIS PLAN HAVE BEEN CHECKED AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITY AND CABLE TO BE LOCATED IN THE SUBDIVISION AS SHOWN ON THE FINAL MAP.

COACH CONNECTION
 DATE: 6/26/03
 WISDOM COUNTY EQUIPMENT OF WATER RESOURCES

Midwest
 DATE: 6-25-03
 WISDOM COUNTY EQUIPMENT OF WATER RESOURCES

John Behrman
 DATE: 6-25-03
 WISDOM COUNTY EQUIPMENT OF WATER RESOURCES

TAXATION CERTIFICATE
 THE UNDERSIGNED HEREBY CERTIFIES THAT ALL THE PROPERTY TAXES ON THE LAND FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY UNPAID PROPERTY TAXES FOR THE COMPLETION OF THE PROPERTY FROM ACQUISITION, USE HAS BEEN PAID PURSUANT TO NRS 20A.020.

WISDOM COUNTY TREASURER
 Tracy A. Anderson
 DATE: 6-25-03

WATER RIGHT DEDICATION CERTIFICATE
 THE WATER AND SEWER REQUIREMENTS SET FORTH IN ARTICLE 422 OF THE WISDOM COUNTY DEVELOPMENT CODE, RELATED TO THE RECORDATION OF WATER RESOURCES, HAVE BEEN SATISFIED.

John Behrman
 DATE: 6-25-03
 WISDOM COUNTY UTILITY DIVISION

7th PARCEL MAP FOR SPANISH SPRINGS ASSOCIATES
 SITUATE WITHIN SECTIONS 11, 14, 22, 23, 27, 34 AND 35, 12.17N, 23.02E, 12.17N, 23.02E
 A DIVISION OF A PORTION OF PARCEL 4 OF PARCEL MAP 3952

WISDOM COUNTY
 C & M ENGINEERING AND DESIGN, LTD.
 JOB NO. 03-02-01
 DATE: 5/14/03
 SHEET 1 OF 3
 \$41.00

QUALITATIVE REVISIONS SHOULD BE EXAMINED CHANGES TO THIS MAP

4045
 QUALITATIVE REVISIONS SHOULD BE EXAMINED CHANGES TO THIS MAP

Parcel Map 4045

This document does not contain a social security number.


Brandi Ballingham

APN: 009-563-02, 530-470-04,
530-491-01, and 530-492-01

RECORDING REQUESTED BY:
Gerald M. Dorn, Esq.
Anderson & Dorn, Ltd.
500 Damonte Ranch Parkway, Suite 860
Reno, Nevada 89521

AFTER RECORDING MAIL TO:
DIXIE D. MAY
4303 Cutting Horse Circle
Reno, NV 89519

MAIL TAX STATEMENT TO:
DIXIE D. MAY
4303 Cutting Horse Circle
Reno, NV 89519

RPTT: \$0.00 Exempt (7)
Exempt (7): A transfer of title to or from a trust, if the transfer is made without consideration.

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH THAT,

DIXIE D. MAY, an unmarried woman,

For NO consideration, does hereby Grant, Bargain, Sell and Convey unto:

DIXIE D. MAY, Trustee, or her successors in trust, under the DIXIE D. MAY REVOCABLE TRUST, dated February 11, 1993, and any amendments thereto.

ALL that real property situated in the County of Washoe, State of Nevada, more particularly described in Exhibit "A", attached hereto and incorporated herein, together with all and singular the tenements, hereditaments, and appurtenances thereunto

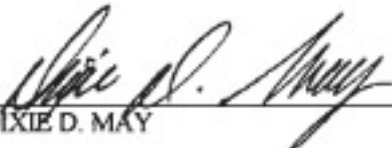


belonging or in anywise appertaining, and any reversions, remainders, rents, issues of profits thereof.

- Subject To:
1. Taxes for the Current fiscal year, paid current
 2. Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

WITNESS my hand, this 20th day of July, 2006.



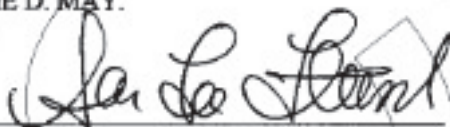
 DIXIE D. MAY

STATE OF NEVADA

COUNTY OF WASHOE

} ss:
}

This instrument was acknowledged before me, this 20th day of July, 2006, by DIXIE D. MAY.



 Notary Public

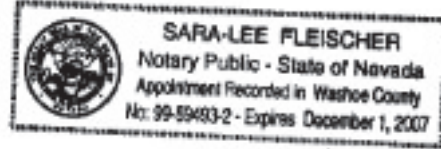




EXHIBIT "A"

PARCEL 1:

Legal Description:

Lot 426 in Block B of JUNIPER TRAILS UNIT NO. 4, at the CAUGHLIN RANCH, according to the map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada, on May 28, 1986, File No. 1074186, as Tract Map No. 2335.

APN: 009-563-02

Property Address: 4303 Cutting Horse Circle, Reno, Nevada 89519

PARCEL 2:

Legal Description:

All that real property situate in the County of Washoe, State of Nevada, described as follows:

Parcel 3 of Parcel Map No. 3759, that 4th Parcel Map for SPANISH SPRINGS ASSOCIATES, recorded March 23, 2001, Official Records, Washoe County, Nevada, as Document No. 2535880. Containing 42,987 square feet, more or less.

Parcel 1 of Parcel Map No. 4045, that 7th Parcel Map for SPANISH SPRINGS ASSOCIATES, recorded June 30, 2003, Official Records, Washoe County, Nevada, as Document No. 2881141. Containing 2.75 acres, more or less

APN: 530-470-04

Property Address: Isador Court