



# Community Development

*"Dedicated to Excellence in Public Service"*

Adrian P. Freund, AICP, Community Development Director  
Blaine Cartlidge, Legal Counsel



## Washoe County Planning Commission

William Weber, Chair  
Stephen D. Rogers, Vice Chair  
Neal Cobb

Florence M. "Marge" Frandsen  
Roy H. Hibdon  
Christy Magers  
Dian A. VanderWell

## AGENDA

### MEETING OF

### WASHOE COUNTY PLANNING COMMISSION

Washoe County Commission Chambers

1001 East Ninth Street, Reno, Nevada

Tuesday, August 1, 2006

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6:30 p.m. **DETERMINATION OF QUORUM**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF AGENDA**

**APPROVAL OF MINUTES**

July 6, 2006

**PUBLIC COMMENT** (Limited to items not on this agenda; three-minute time limit, however the Commission reserves the right to reduce this three-minute time limit, as well as limit the total time for public comment, if more than 10 people request to speak. The same applies to public testimony on each agenda item.)

### CONSENT ITEMS

A. **RESOLUTION FOR ACCEPTING STREETS** – Canyon Hills Unit 1, Tract No. 4385, Document No. 3091993, a portion of TM03-003. Staff Representative: Walter H. West, P.E., 775.328.2034

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Agendas and staff reports are posted to the Washoe County website at [www.washoecounty.us/comdev/](http://www.washoecounty.us/comdev/), on Friday, four days prior to the meeting. To access the agenda and staff reports, choose **Boards and Commissions**, click on the **Planning Commission**, then **Agendas, Staff Reports, Minutes and Roster**.

Notes: Items on the agenda without a time designation may not necessarily be considered in the order in which they appear. The Commission may take action on any of the items listed.

Facilities in which this meeting is being held are accessible to the disabled. Persons with disabilities who require special accommodations or assistance (e.g. sign language interpreters or assisted listening devices) at the meeting should notify the Washoe County Department of Community Development, at 328-3600, 24 hours prior to the meeting.

In accordance with NRS 241.020, this agenda closes three (3) days prior to the meeting date. Only items of interest and not requiring Commission action may be added to the agenda within the three-day period. This agenda has been posted at the following locations: Washoe County Administration Building (1001 E. 9th Street), Washoe County Clerk's Office-Courthouse (Court and Virginia Streets), Washoe County Library (301 South Center Street), and Sparks Justice Court (630 Greenbrae Drive).

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Post Office Box 11130, Reno, NV 89520-0027 – 1001 E. Ninth St., Reno, NV 89512

**Telephone: 775.328.3600 – Fax: 775.328.6133**

[www.washoecounty.us/comdev/](http://www.washoecounty.us/comdev/)

***"Your Community Development Department"***

- B. **RESOLUTION FOR ACCEPTING STREETS** – Canyon Hills Unit 2, Tract No. 4425, Document No. 3143829, a portion of TM03-003. Staff Representative: Walter H. West, P.E., 775.328.2034
- C. **RESOLUTION FOR ACCEPTING STREETS** – Canyon Hills Unit 3, Tract No. 4518, Document No. 3239366, a portion of TM03-003. Staff Representative: Walter H. West, P.E., 775.328.2034
- D. **RESOLUTION FOR ACCEPTING STREETS** – Canyon Hills Unit 4, Tract No. 4512, Document No. 3278365, a portion of TM03-003. Staff Representative: Walter H. West, P.E., 775.328.2034
- E. **RESOLUTION FOR ACCEPTING STREETS** – West Calle De La Plata (Sta 96+73.00 to Sta 133+92.67), Document No. 3218652. Staff Representative: Norman T. Lindeman, P.E., 775.328.2058

**PROJECT REVIEW ITEMS**

- 6:30 p.m. 1. **PUBLIC HEARING: AMENDMENT OF CONDITIONS CASE NO. AC06-004 – (AMENDMENT OF SPECIAL USE PERMIT SP-13-76W FOR OMNIPOINT COMMUNICATION INC.)** – To allow for the co-location of telecommunication equipment at the existing communication site owned by American Tower. **The project is located at the peak of Slide Mountain and is addressed as 22224 Mount Rose Highway.** The 100’x100’ site is located within a ±2,551-acre parcel and is designated Parks and Recreation (PR) in the Forest Area Plan, and is situated in a portion of Section 19, T17N, R19E, MDM, Washoe County, Nevada. The property is located in the West Washoe Valley Citizen Advisory Board boundary and Washoe County Commission District No. 2. (APN 048-120-14, “Improvements Only” within APN 048-120-22) Staff Representative: Roger Pelham, Planner, 775.328.3622

**PLANNING ITEMS**

**OTHER ITEMS**

**CHAIR AND COMMISSION ITEMS** (Unless otherwise listed with a topic description, this portion of the agenda is limited to announcements, discussion of items proposed for action at future meetings, and reports on planning issues and/or activities of organizations in which individual members may be involved.)

- a. Report on Previous Planning Commission Items

**DIRECTOR’S ITEMS** (Unless otherwise listed with a topic description, this portion of the agenda is limited to announcements, discussion of items proposed for action at future meetings, and reports on planning issues and/or activities of organizations in which individual members may be involved.)

**ADJOURNMENT**

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*Most decisions rendered by the Planning Commission are appealable to the Board of County Commissioners. If you disagree with the decision of the Planning Commission and you want to appeal its action, call the Planning staff immediately, at 328-6100. You will be informed of the appeal procedure, application fee, and the time in which you must act. Appeal periods vary from seven (7) to fifteen (15) days, depending on the type of application.*



# WASHOE COUNTY

## Department of Public Works

"Dedicated to Excellence in Public Service"

**TOM GADD, Public Works Director**

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

### PLANNING COMMISSION AGENDA ITEM

DATE: July 13, 2006

TO: Adrian P. Freund, AICP  
Director, Community Development

FROM: Walter H. West, P.E., Engineering Division

SUBJECT: Planning Commission Agenda Item  
*Street Acceptance – Canyon Hills Units 1, 2, 3, and 4  
(TM03-003)*

#### **RECOMMENDATION:**

It is recommended that the Planning Commission act upon the following:

1. Execute the attached "Resolution for Accepting Streets, Canyon Hills Unit 1, Tract No. 4385, Document No 3091993".
2. Execute the attached "Resolution for Accepting Streets, Canyon Hills Unit 2, Tract No. 4425, Document No 3143829".
3. Execute the attached "Resolution for Accepting Streets, Canyon Hills Unit 3, Tract No. 4518, Document No 3239366".
4. Execute the attached "Resolution for Accepting Streets, Canyon Hills Unit 4, Tract No. 4542, Document No 3278365".

Upon acceptance of the above, please return to Engineering for recordation.

#### **BACKGROUND**

Canyon Hills Unit 1 was approved by the Community Development Director on August 27, 2004 and recorded on September 1, 2004. Canyon Hills Unit 2 was approved by the Community Development Director on December 15, 2004 and recorded on December 16, 2004. Canyon Hills Unit 3 was approved by the Community Development Director on June 30, 2005 and recorded on June 30, 2005. Canyon Hills Unit 4 was approved by the Community Development Director on September 15, 2005 and recorded on September 16, 2005. All street improvements have been completed to County Standards.

#### **COMMENTS**

Approximately 1.45 mile of new street will be added to the County street system by this action. The project is located west of Cold Springs Drive in Cold Springs, Nevada.

attachments

cc: David T. Price, County Engineer

APN: 56610023, 56611017

*When recorded return to:  
Washoe County Engineering Division  
PO Box 11130  
Reno, Nevada 89520*

## **RESOLUTION FOR ACCEPTING STREETS**

CANYON HILLS UNIT 1, TRACT MAP NO. 4385, DOCUMENT NO. 3091993, RECORDED SEPTEMBER 1, 2004.

WHEREAS, it is a function of the County of Washoe to operate and maintain public roads; and

WHEREAS, certain streets, or portions thereof, were offered for dedication by Tract Map No.4385, Document No. 3091993, recorded on September 1, 2004; and

WHEREAS, said offer of dedication was rejected by the Community Development Director because said roads were not constructed to Washoe County standards; and

WHEREAS, NRS 278.390 specifically provides that if at the time a final map is approved but the associated streets are rejected, the offer of dedication shall be deemed to remain open and the governing body may by resolution at any later date, and without further action by the subdivider, rescind its action and accept and open the street for public use; and

WHEREAS, said streets have been recently constructed and now meet current County standards; and

WHEREAS, said streets are necessary for public access; and

WHEREAS, the Planning Commission finds that it is in the best interest of the public to accept said streets.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the County of Washoe, pursuant to NRS 278.390, that the streets shown on Tract Map No. 4385, are hereby accepted, and the Department of Public Works is directed to open the roads for public use and maintenance.

BE IT FURTHER RESOLVED, and hereby ordered, that the Washoe County Engineer shall record this resolution in the Office of the Washoe County Recorder.

**PLANNING COMMISSION OF WASHOE COUNTY, NEVADA**

By: \_\_\_\_\_  
William Weber, Chair

\_\_\_\_\_, 2006

ATTEST:

\_\_\_\_\_  
ADRIAN P. FREUND, AICP  
Director of Community Development

APN: 56612102

*When recorded return to:  
Washoe County Engineering Division  
PO Box 11130  
Reno, Nevada 89520*

## **RESOLUTION FOR ACCEPTING STREETS**

CANYON HILLS UNIT 2, TRACT MAP NO. 4425, DOCUMENT NO. 3143829, RECORDED DECEMBER 16, 2004.

WHEREAS, it is a function of the County of Washoe to operate and maintain public roads; and

WHEREAS, certain streets, or portions thereof, were offered for dedication by Tract Map No.4425, Document No. 3143829, recorded on December 16, 2004; and

WHEREAS, said offer of dedication was rejected by the Community Development Director because said roads were not constructed to Washoe County standards; and

WHEREAS, NRS 278.390 specifically provides that if at the time a final map is approved but the associated streets are rejected, the offer of dedication shall be deemed to remain open and the governing body may by resolution at any later date, and without further action by the subdivider, rescind its action and accept and open the street for public use; and

WHEREAS, said streets have been recently constructed and now meet current County standards; and

WHEREAS, said streets are necessary for public access; and

WHEREAS, the Planning Commission finds that it is in the best interest of the public to accept said streets.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the County of Washoe, pursuant to NRS 278.390, that the streets shown on Tract Map No. 4425, are hereby accepted, and the Department of Public Works is directed to open the roads for public use and maintenance.

BE IT FURTHER RESOLVED, and hereby ordered, that the Washoe County Engineer shall record this resolution in the Office of the Washoe County Recorder.

**PLANNING COMMISSION OF WASHOE COUNTY, NEVADA**

By: \_\_\_\_\_  
William Weber, Chair

\_\_\_\_\_, 2006

ATTEST:

\_\_\_\_\_  
ADRIAN P. FREUND, AICP  
Director of Community Development

APN: 56612104

*When recorded return to:  
Washoe County Engineering Division  
PO Box 11130  
Reno, Nevada 89520*

### **RESOLUTION FOR ACCEPTING STREETS**

CANYON HILLS UNIT 3, TRACT MAP NO. 4518, DOCUMENT NO. 3239366, RECORDED JUNE 30, 2005.

WHEREAS, it is a function of the County of Washoe to operate and maintain public roads; and

WHEREAS, certain streets, or portions thereof, were offered for dedication by Tract Map No.4518, Document No. 3239366, recorded on June 30, 2005 and

WHEREAS, said offer of dedication was rejected by the Community Development Director because said roads were not constructed to Washoe County standards; and

WHEREAS, NRS 278.390 specifically provides that if at the time a final map is approved but the associated streets are rejected, the offer of dedication shall be deemed to remain open and the governing body may by resolution at any later date, and without further action by the subdivider, rescind its action and accept and open the street for public use; and

WHEREAS, said streets have been recently constructed and now meet current County standards; and

WHEREAS, said streets are necessary for public access; and

WHEREAS, the Planning Commission finds that it is in the best interest of the public to accept said streets.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the County of Washoe, pursuant to NRS 278.390, that the streets shown on Tract Map No. 4518, are hereby accepted, and the Department of Public Works is directed to open the roads for public use and maintenance.

BE IT FURTHER RESOLVED, and hereby ordered, that the Washoe County Engineer shall record this resolution in the Office of the Washoe County Recorder.

**PLANNING COMMISSION OF WASHOE COUNTY, NEVADA**

By: \_\_\_\_\_  
William Weber, Chair

\_\_\_\_\_, 2006

ATTEST:

\_\_\_\_\_  
ADRIAN P. FREUND, AICP  
Director of Community Development

APN: 56618133, 56618134

*When recorded return to:  
Washoe County Engineering Division  
PO Box 11130  
Reno, Nevada 89520*

### **RESOLUTION FOR ACCEPTING STREETS**

CANYON HILLS UNIT 4, TRACT MAP NO. 4542, DOCUMENT NO. 3278365, RECORDED SEPTEMBER 16, 2005.

WHEREAS, it is a function of the County of Washoe to operate and maintain public roads; and

WHEREAS, certain streets, or portions thereof, were offered for dedication by Tract Map No.4542, Document No. 3278365, recorded on September 16, 2005; and

WHEREAS, said offer of dedication was rejected by the Community Development Director because said roads were not constructed to Washoe County standards; and

WHEREAS, NRS 278.390 specifically provides that if at the time a final map is approved but the associated streets are rejected, the offer of dedication shall be deemed to remain open and the governing body may by resolution at any later date, and without further action by the subdivider, rescind its action and accept and open the street for public use; and

WHEREAS, said streets have been recently constructed and now meet current County standards; and

WHEREAS, said streets are necessary for public access; and

WHEREAS, the Planning Commission finds that it is in the best interest of the public to accept said streets.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the County of Washoe, pursuant to NRS 278.390, that the streets shown on Tract Map No. 4542, are hereby accepted, and the Department of Public Works is directed to open the roads for public use and maintenance.

BE IT FURTHER RESOLVED, and hereby ordered, that the Washoe County Engineer shall record this resolution in the Office of the Washoe County Recorder.

**PLANNING COMMISSION OF WASHOE COUNTY, NEVADA**

By: \_\_\_\_\_  
William Weber, Chair

\_\_\_\_\_, 2006

ATTEST:

\_\_\_\_\_  
ADRIAN P. FREUND, AICP  
Director of Community Development



# WASHOE COUNTY

## Department of Public Works

*"Dedicated to Excellence in Public Service"*

**TOM GADD, Public Works Director**

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

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### PLANNING COMMISSION AGENDA ITEMS

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DATE: July 7, 2006

TO: Washoe County Planning Commission

FROM: Norman T. Lindeman, Engineering Division

SUBJECT: West Calle De La Plata (Sta 96+73.00 to Sta 133+92.67)

cc: Dawn Spinola, Department of Community Development  
Catherine Moldenhauer, Department of Community Development

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#### **Recommendation:**

It is recommended that the Planning Commission accept the attached "Resolution for Accepting Streets" and return it to Engineering for recordation.

#### **Background:**

The irrevocable offer of dedication Doc # 3218652 was approved by Community Development on May 5, 2005 and recorded on may 24, 2005. All street improvements have been completed to county standards.

#### **Comments:**

Approximately 0.64 miles of new street will be added to the Washoe County street system by this action. The project is located in Spanish Springs off Pyramid Highway.

*Attachment*  
*NTL/sm*

APN: 530-280-53

***When recorded return to:***

*Washoe County Engineering Division  
P.O. Box 11130  
Reno, Nevada 895201*

**RESOLUTION FOR ACCEPTING STREETS**

WEST CALLE DE LA PLATA PHASE 3 (Sta 96+73.00 to Sta 133+92.67),  
IRREVOCABLE OFFER OF DEDICATION NO. 3218652 RECORDED MAY 24, 2005

WHEREAS, it is a function of the County of Washoe to operate and maintain public roads; and

WHEREAS, certain streets, or portions thereof, were offered for dedication by Irrevocable Offer of Dedication No. 3218652 recorded on May 24, 2005; and

WHEREAS, said offer of dedication was rejected by the Community Development Director because said roads were not constructed to Washoe County standards; and

WHEREAS, NRS 278.390 specifically provides that if at the time Irrevocable Offer of Dedication are approved but the associated streets are rejected, the offer of dedication shall be deemed to remain open and the governing body may by resolution at any later date, and without further action by the subdivider, rescind its action and accept and open the street for public use; and

WHEREAS, portions of said streets have been recently constructed and now meet current County standards; and

WHEREAS, said streets are necessary for public access; and

WHEREAS, the Planning Commission finds that it is in the best interest of the public to accept said streets.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the County of Washoe, pursuant to NRS 278.390, that the streets shown on Irrevocable Offer of Dedication No. 3218652 is hereby accepted and the Department of Public Works is directed to open the roads for public use and maintenance.

BE IT FURTHER RESOLVED, and hereby ordered, that the Washoe County Engineer shall record this resolution in the Office of Washoe County Recorder.

**PLANNING COMMISSION OF WASHOE COUNTY, NEVADA**

BY: \_\_\_\_\_  
WILLIAM WEBER, CHAIR

\_\_\_\_\_, 2006

ATTEST:

\_\_\_\_\_  
ADRIAN P. FREUND, AICP  
Director of Community Development



# Community Development

"Dedicated to Excellence in Public Service"

Adrian P. Freund, AICP, Community Development Director



Agenda Item No: 1 (8/1/2006)

Staff Recommendation: **CONDITIONAL APPROVAL**

**WASHOE COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT  
STAFF REPORT**

**To:** Washoe County Planning Commission

**Re:** Amendment of Conditions Case No. AC06-004 Baran Telecom

**Date:** July 24, 2006

**Prepared By:** Roger Pelham, Planner

**GENERAL INFORMATION SUMMARY**

**Applicant:** Omnipoint Communication

**Requested Action:** (Amendment of Special Use Permit SP-13-76W for Omnipoint Communication Inc.) – To allow for the co-location of telecommunication equipment at the existing communication site owned by American Tower. **The project is located at the peak of Slide Mountain and is addressed as 22224 Mount Rose Highway.** The 100'x100' site is located within a ±2551-acre parcel and is designated Parks and Recreation (PR) in the Forest Area Plan, and is situated in a portion of Section 19, T17N, R19E, MDM, Washoe County, Nevada. The property is located in the West Washoe Valley Citizen Advisory Board boundary and Washoe County Commission District No. 2. (APN: 048-120-14, "Improvements Only" within APN 048-120-22)

**RECOMMENDATION/FINDINGS**

Based upon the staff analysis, comments received, and the site inspection, staff recommends approval of the request with conditions and offers the following motion for your consideration:

I move that the Washoe County Planning Commission conditionally approves Amendment of Conditions Case No. AC06-004 for Omnipoint Communications, having made the following findings in accordance with Washoe County Development Code Section 110.810.30:

1. Consistency. That the proposed amendment is consistent with the action programs, policies, standards and maps of the Comprehensive Plan and the Forest 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

To: Washoe County Planning Commission  
Re: Amendment of Conditions Case No. AC06-004  
Date: July 24, 2006  
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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 the type of development, being on the top of a mountain, and for the intensity of the development, and is substantially developed with similar uses;
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; and
5. Reasoned Consideration. That the Planning Commissioners gave reasoned consideration to the information contained within the staff report and information received during the meeting.

<b>ANALYSIS</b>
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**Background:**

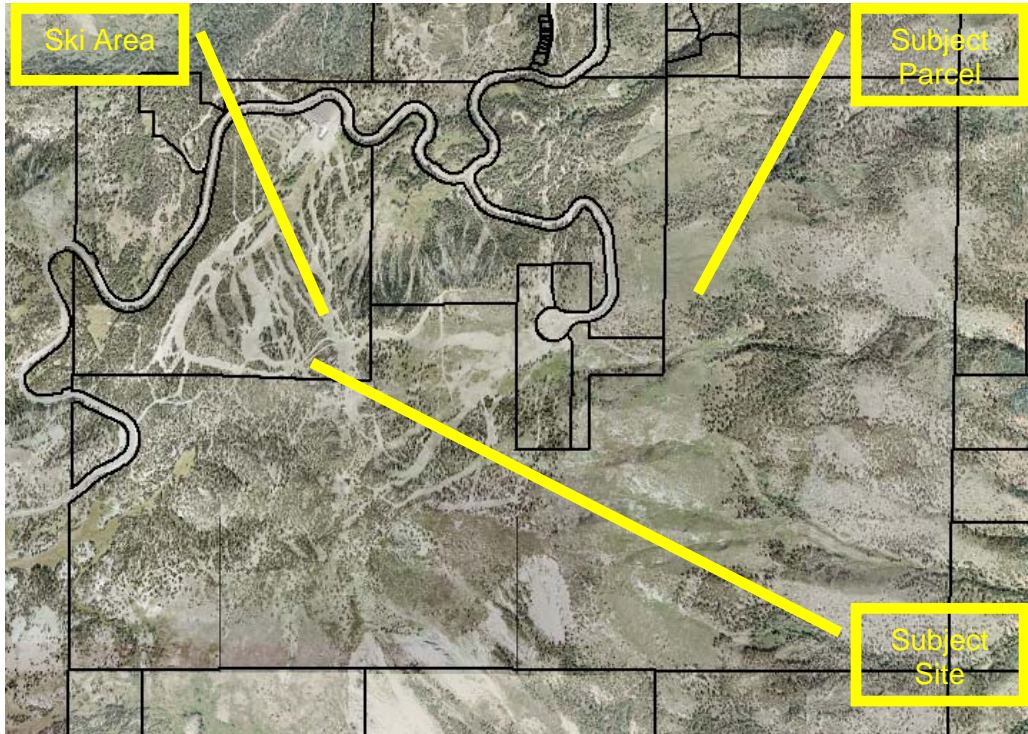
In 1975, the applicant applied for and was granted a special use permit (case number SP-13-76W) by Washoe County to operate a radio relay station at the peak of Slide Mountain, on property that is owned by the Bureau of Land Management. The current request is to expand that use to include an equipment shelter of 8x12 feet and two 12 antenna poles for the purpose of cellular telephone communication.

The site is within an area that has been long utilized for radio, television and telephone communication and is just one of several such installations within a short distance.

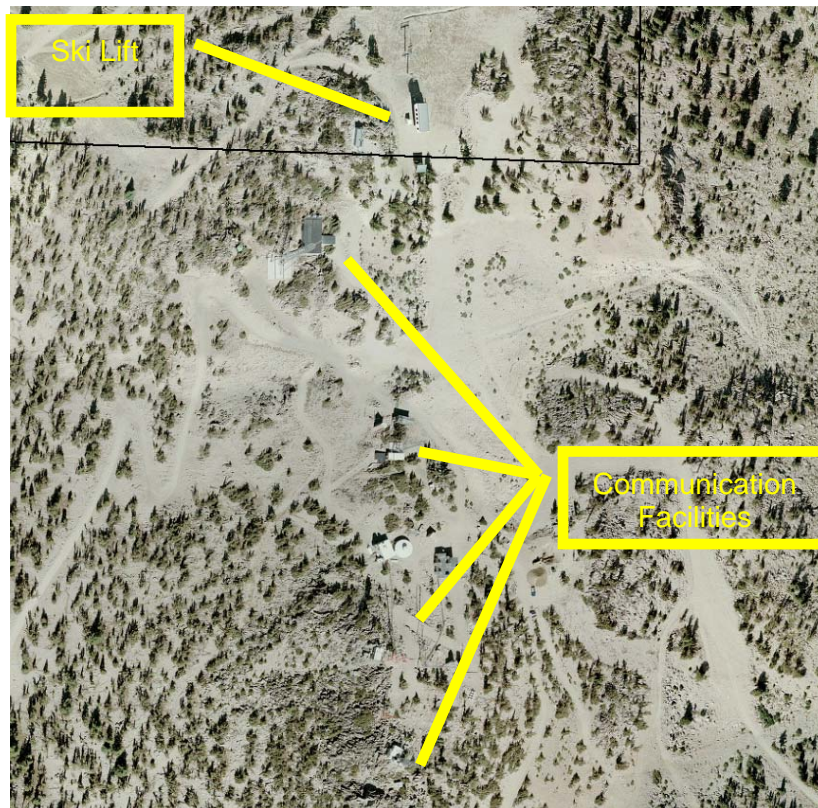
**Site Analysis:**

As can be seen in the overhead photograph below, the area surrounding the proposed facility is developed only with communication facilities and the upper portion of the ski lift and associated structures for the Mount Rose Ski Resort. The site is located at the peak of the mountain which makes for an ideal location for telecommunication equipment. Staff does not believe that the facility will be visible from any residences.

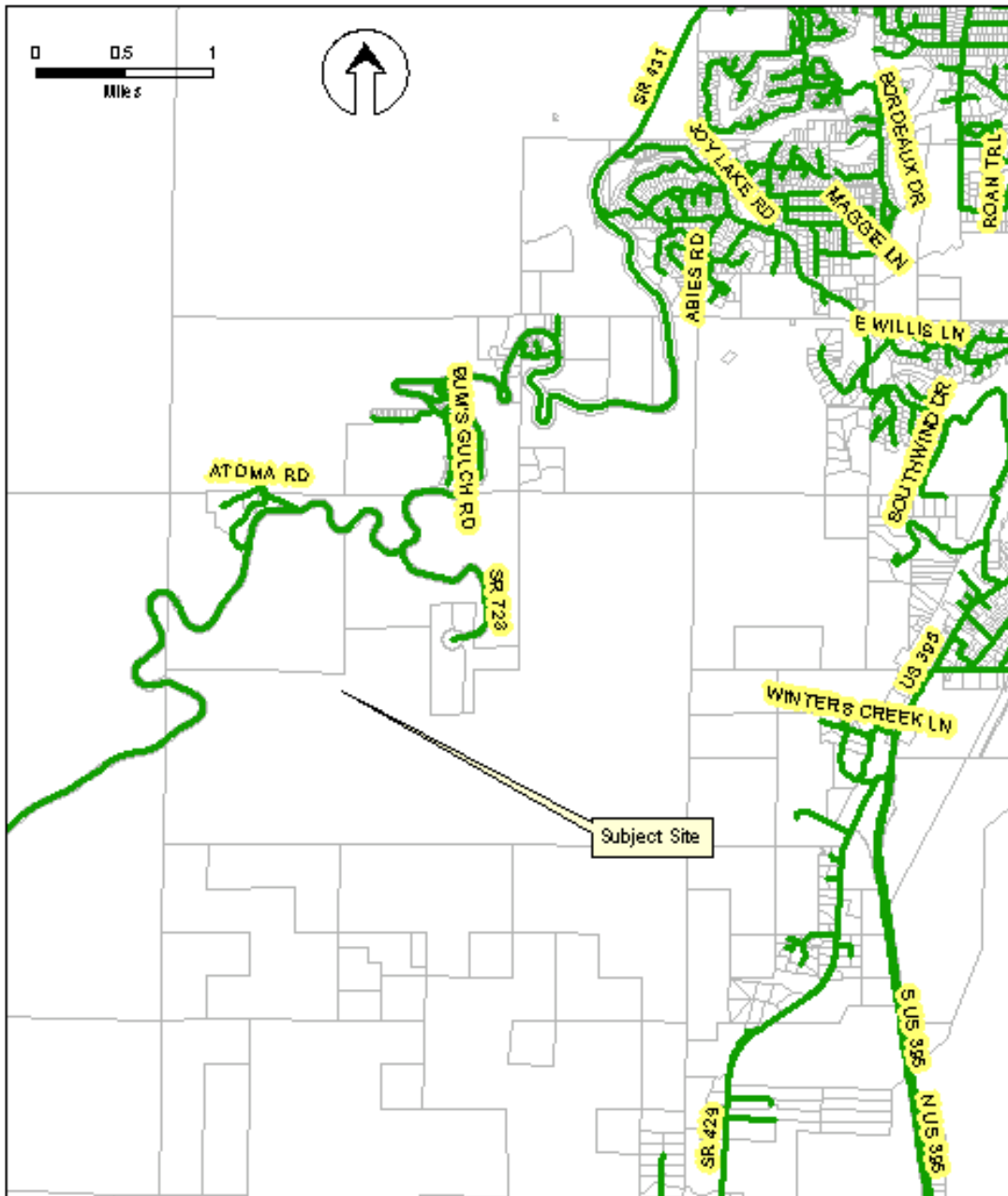
To: Washoe County Planning Commission  
Re: Amendment of Conditions Case No. AC06-004  
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The photograph below shows a close up aerial view of the subject site.



VICINITY MAP



To: Washoe County Planning Commission  
Re: Amendment of Conditions Case No. AC06-004  
Date: July 24, 2006  
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**Impacts:**

Staff has not identified any negative impacts associated with the increase in use of the existing facility.

**LAND USE SUMMARY**

**Land Use Designations:**

The land use designation for the subject parcel and all surrounding parcels is General Rural (GR) and/or Parks and Recreation (PR).

**Development Suitability Constraints:**

Inventoried development suitability constraints on the subject parcel include slopes greater than 15%.

**Parking Required and Parking Provided:**

As this is an unmanned facility, no parking is required.

**Landscaping Required and Landscaping Provided:**

Given the remote location and unmanned nature of this facility staff would suggest that the applicant request a waiver of landscape requirements from the Director of Community Development. No landscaping was proposed with the Amendment of Conditions request.

**AGENCY COMMENTS**

The plans were submitted to involved agencies and no comments were received.

**CITIZEN ADVISORY BOARD COMMENTS**

The proposed amendment was reviewed by the West Washoe Valley Citizen Advisory Board, at their meeting of July 18, 2006. The CAB unanimously recommended approval of the request, and had no comments or proposed conditions

**FOREST AREA PLAN MODIFIERS**

There are no Forest Area Plan regulations (Article 204 of the Washoe County Development Code) that are especially pertinent to the amendment of the special use permit.

To: Washoe County Planning Commission  
Re: Amendment of Conditions Case No. AC06-004  
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<b>APPLICABLE REGULATIONS</b>
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Nevada Revised Statutes Chapter 278; Washoe County Code Chapter 110.

h:\my documents\2006 cases\2006\_amendment\_of\_conditions\ac06-004\_baran\_telecom\ac06-004\_baran\_telecom\_staff\_report.doc

Attachments: Site Plan

xc: Property Owner: Mt. Rose Development Company, attn: Paul Senft, 22222  
Mt. Rose Highway, Reno, NV 89511

Applicant/Developer: Omnipoint Communication Inc. attn: Doug Murphy, 1755  
Creskide Oaks Drive, Suite 190, Sacramento, CA 95833

Professional Consultant: Baran Telecom Inc. attn: Randy Thornton, 1755 West  
Hammer Lane, Stockton, CA 95209

Others to be Contacted: American Tower Corporation, attn: Gretchen Zich, 10  
Presidential Way Woburn, MA 01801

Agencies: WWVCAB

To: Washoe County Planning Commission  
Re: Amendment of Conditions Case No. AC06-004  
Date: July 24, 2006  
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**AMENDED CONDITIONS FOR  
SPECIAL USE PERMIT CASE NO. SP-13-76W  
(AMENDMENT OF CONDITIONS CASE NUMBER AC06-004)  
OMNIPOINT COMMUNICATION  
(As recommended by the Department of Community Development  
and attached to Staff Report dated July2006)**

**\*\*\*IMPORTANT—PLEASE READ\*\*\***

UNLESS OTHERWISE SPECIFIED, ALL CONDITIONS MUST BE MET OR FINANCIAL ASSURANCES MUST BE PROVIDED TO SATISFY THE CONDITIONS PRIOR TO SUBMITTAL FOR A 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 ASSURANCES. ALL AGREEMENTS, EASEMENTS, OR OTHER DOCUMENTATION REQUIRED BY THESE CONDITIONS SHALL HAVE A COPY FILED WITH THE COUNTY ENGINEER AND THE DEPARTMENT OF COMMUNITY DEVELOPMENT.

COMPLIANCE WITH THE CONDITIONS OF THIS SPECIAL USE PERMIT IS THE RESPONSIBILITY OF THE APPLICANT, ITS SUCCESSOR IN INTEREST, AND ALL OWNERS, ASSIGNEES, AND OCCUPANTS OF THE PROPERTY AND THEIR SUCCESSORS IN INTEREST. FAILURE TO COMPLY WITH ANY CONDITIONS IMPOSED IN THE ISSUANCE OF THE SPECIAL USE PERMIT MAY RESULT IN THE INSTITUTION OF REVOCATION PROCEDURES.

ANY OPERATIONS CONDITIONS ARE SUBJECT TO REVIEW BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT PRIOR TO THE RENEWAL OF A BUSINESS LICENSE EACH YEAR. FAILURE TO ADHERE TO THE CONDITIONS MAY RESULT IN WITHHOLDING RENEWAL OF THE BUSINESS LICENSE UNTIL CONDITIONS ARE COMPLIED WITH TO THE SATISFACTION OF THE DEPARTMENT OF COMMUNITY DEVELOPMENT.

WASHOE COUNTY RESERVES THE RIGHT TO REVIEW AND REVISE THE CONDITIONS OF THIS APPROVAL SHOULD IT DETERMINE THAT A SUBSEQUENT LICENSE OR PERMIT ISSUED BY WASHOE COUNTY VIOLATES THE INTENT OF THIS APPROVAL.

FOR THE PURPOSES OF CONDITIONS IMP0SED BY WASHOE COUNTY, "MAY" IS PERMISSIVE AND "SHALL" OR "MUST" IS MANDATORY.

To: Washoe County Planning Commission  
Re: Amendment of Conditions Case No. AC06-004  
Date: July 24, 2006  
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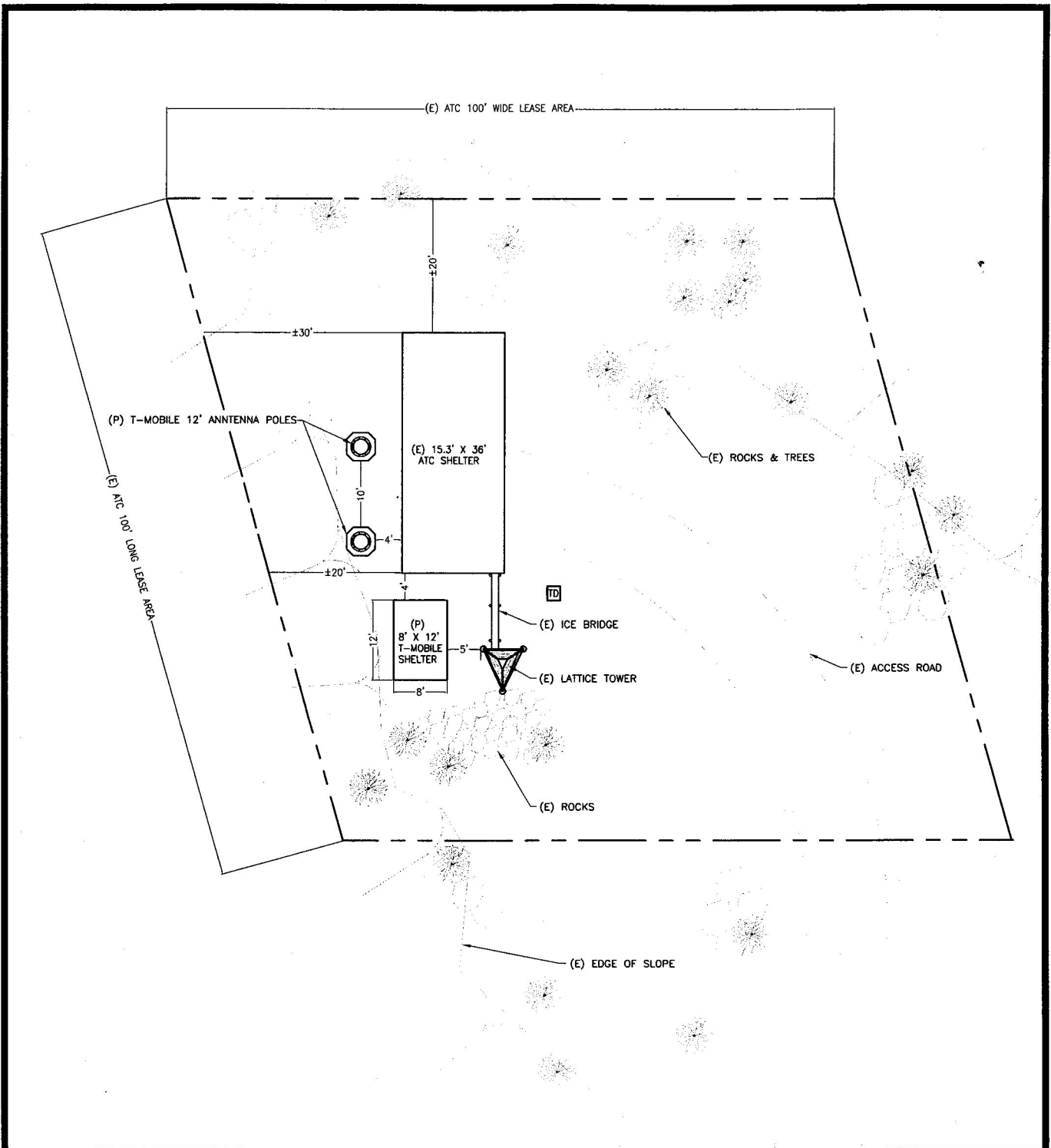
### **GENERAL CONDITIONS**

1. The applicant shall demonstrate substantial conformance to the plans approved as part of this Amendment of Conditions all conditions not modified by this Amendment of Conditions for Special Use Permit SP-13-76W shall remain in effect. The Department of Community Development shall determine compliance with this condition.
2. A copy of the Final Order stating conditional approval of special use permit SP-13-76W and for all approved Amendments of Conditions shall be attached to all applications for administrative permits issued by Washoe County.
3. The proposed equipment structure shall be painted a non-reflective tan or brown color to match the surrounding geologic formations, as closely as practicable. The Department of Community Development shall determine compliance with this condition.
4. The applicant and any successors shall direct any potential purchaser/operator of the special use permit to meet with the Department of Community Development to review conditions of approval prior to the final sale of the special use permit. The subsequent purchaser/operator of the special use permit shall notify the Department of Community Development of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.
5. A note shall be placed on all construction drawings and grading plans stating:

#### NOTE

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

6. The applicant shall submit landscape plans meeting all requirements of Article 412 at the time of application for a building permit **or** shall have received an approval of modification of landscaping standards from the Director of Community Development. The Department of Community Development shall determine compliance with this condition.



**SITE LAYOUT**



1755 W Hammer Ln, Ste 12  
 Stockton, CA. 95209-2900  
 Ph: 209-478-4601  
 Fax: 209-478-4631

DATE:	11.02.05
DRAWN BY:	L. ROD
DESIGN BY:	SAL MARTINEZ
CHECK BY:	...
PROJECT NAME:	T-MOBILE / SLIDE MT.
PROJECT#:	SC14140 SHEET 1
SITE ADDRESS:	29331 MT ROSE HWY RENO, NV 89511
APN:	048-120-14