



Board of Adjustment Staff Report

Meeting Date: April 2, 2015

Subject: Amendment of Conditions Case Number: AC15-002

Applicant: Spencer Scott

Agenda Item Number: 8A

Project Summary: To re-approve Administrative Permit Case Number AP12-003 that allowed the construction of two greenhouse buildings, both of which are larger than the existing dwelling unit.

Recommendation: Approval with Conditions

Prepared by: Roger Pelham, MPA, Senior Planner
Washoe County Department of Community Development

Phone: 775.328.3622

E-Mail: rpelham@washoecounty.us

Description

Amendment of Conditions Case Number AC15-002 (Evans Greenhouses) – To re-approve the expired Administrative Permit Case Number AP12-003 that allowed the construction of two greenhouse buildings, both of which are larger than the existing dwelling unit and to extend the time for submission of complete construction permits for the one remaining greenhouse until October 2017.

- Applicant: Spencer Scott
31850 Cantlon Drive
Wadsworth, NV 89442
- Property Owner: Don Evans
5555 Tancho Drive
Madison WI 53718
- Location: 31850 Cantlon Drive, approximately one mile west
of its intersection with State Route 427
- Assessor's Parcel Number: 084-282-16
- Parcel Size: ±5.94 acres
- Master Plan Category: Rural Residential (RR)
- Regulatory Zone: Medium Density Rural (MDR)
- Area Plan: Truckee Canyon
- Citizen Advisory Board: East Truckee Canyon
- Development Code: Authorized in Article 808, Administrative Permits
- Commission District: 4 – Commissioner Hartung
- Section/Township/Range: Section 18, T20N, R24E, MDM,
Washoe County, NV

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Administrative Permit Definition

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

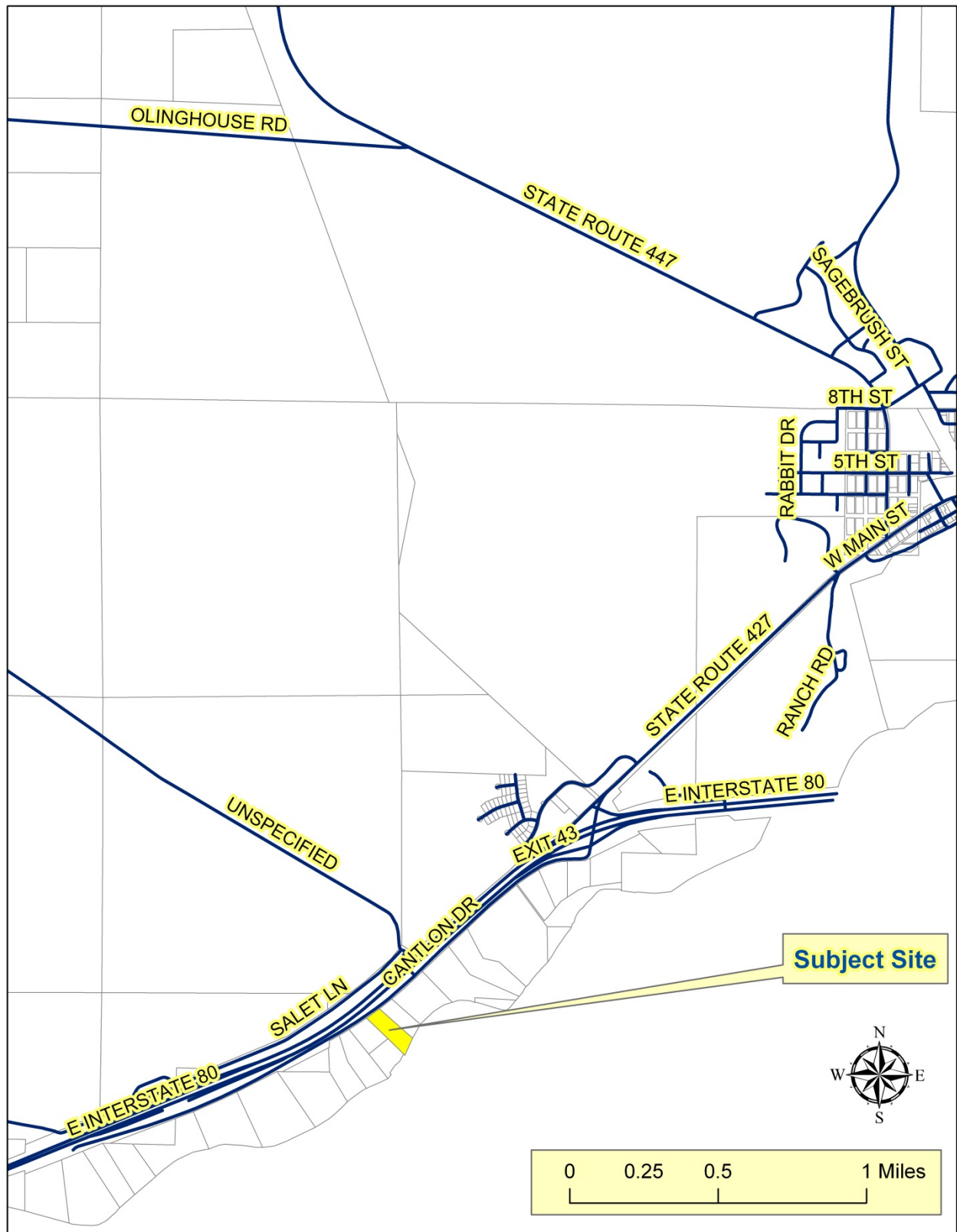
Amendment of Conditions

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 Board of Adjustment grants an approval of the Amendment of Conditions request, an amended Action Order is created along with amended conditions of approval.

The Conditions of Approval for Amendment of Conditions for Administrative Permit Case Number AP12-003 are attached to this staff report and will be included with the Action Order.



Vicinity Map

Project Evaluation

Administrative Permit Case Number AP12-003 was approved by the Board of Adjustment on June 7, 2012 for the construction of two detached accessory structures, each of which is greater in size than the existing dwelling unit, in accordance with the Code section below.

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

(d) Size. A proposal to establish a detached accessory structure that is larger (i.e. has more square footage or a larger building footprint) than the existing main structure shall require the approval of an Administrative Permit (pursuant to Article 808), to include review of building height and architectural compatibility with surrounding dwellings, prior to the issuance of a building permit. Parcels forty (40) acres in size or larger in the General Rural (GR) and General Rural Agricultural (GRA) Regulatory Zones, and all parcels in the Commercial and Industrial Regulatory Zones, are exempt from this requirement.

Condition number 1b required that the construction permits be issued for all structures within two years of approval by the Board of Adjustment. To date, the smaller (4,000 square foot) of the two greenhouses (Phase 1, as shown in photos on page 9 of this report) has been constructed, but has not yet received a final approval by the Building and Safety Division. Building permits have not been issued and construction has not yet begun on the larger (30,000 square foot) of the two structures.

Because the original permit has expired, and because the applicant is requesting that the project be re-approved and additional time be allowed to construct the second (larger) greenhouse, an Amendment of Conditions is required for Administrative Permit Case Number AP12-003, following the same noticing and hearing procedures as the original approval.

The two detached accessory structures and the existing dwelling on the parcel will result in the maximum allowable coverage of the parcel, pursuant to the Code section, below.

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

(a) Lot Coverage. The establishment of detached accessory structures shall not exceed the following lot coverage limitations:

(4) On lots in the Medium Density Rural (MDR) Regulatory Zone, the combined area (i.e. square footage) of all building footprints on the lot shall not exceed fifteen (15) percent of the total lot acreage;

The existing structure and the additional proposed structure are metal frame with clear, non-reflective, walls and roofs. These structures are intended for the purpose of production of crops. Due to this use the buildings will include internal lighting. Because the walls and roofs of the structures are clear, light will be emitted in all directions. This has the potential to be a significant impact upon the surrounding area which is primarily composed of traditional agricultural uses and low density residential use. Article 414 of the Development Code provides standards for "Noise and Lighting." Among the provisions of that article that are applicable to this request are the following:

Section 110.414.21 Light and Glare. This section sets forth criteria and standards to mitigate impacts caused by lighting and glare.

(a) Light. All light sources shall be located and installed in such a way as to prevent spillover lighting onto adjoining properties. The following provisions shall apply to all existing and proposed development:

(1) Any lighting facilities shall be so installed as to reflect away from adjoining properties. Covers must be installed on all lighting fixtures and lamps must not extend below the bottom of the cover.

(2) Light standard in or within one hundred (100) feet of residential zones shall not exceed twelve (12) feet in height. Additional standard height may be permitted by the Director of Community Development provided such lights are a sharp cutoff lighting system.

(b) Lighting Design. The style and intensity of lighting shall consider not only function and appearance, but shall reflect the existing character of surrounding areas and shall replicate natural light as much as possible.

(c) Glare. Reflected glare on nearby buildings, streets or pedestrian areas shall be avoided by incorporating overhangs and awnings, using non-reflective building materials for exterior walls and roof surfaces, controlling angles of reflection, and placing landscaping and screening in appropriate locations.

(d) Interior Lighting. Where residential uses abut non-residential uses, interior lighting of the non-residential uses shall be controlled at night through the use of timers, window blinds, or other acceptable means. This provision shall apply to all existing and proposed development.

The applicant has proposed that one of the structures be located at the minimum setback of 15 feet from the northern property line. The potential for spillover lighting crossing the property line when growing lights are turned on at night is significant. Staff has included a number of conditions of approval to help mitigate this potential.

A condition of approval has been included to require a six-foot-tall fence having opacity of at least 95% to be installed at the property line adjacent to each structure and extending at least 50 feet further along the property line each direction past the end of each structure, to help mitigate spillover lighting.

Another condition of approval has been included to require that the applicant provide a photometric study showing that there will be no spillover lighting at the property line when the growing lights are turned on. Further all lighting fixtures must be installed such that light is emitted downward only.

Another condition of approval has been included to require that the applicant install timers on all lights and that artificial lighting shall be turned off not later than one hour after sunset, nor turned on more than one hour before sunrise. The applicant also has the option to include screening or blinds of some type on the interior of the buildings so that light does not escape at night. In that case, lighting may remain on throughout the night.

The use of the proposed structures for year-round commercial crop production also creates the potential for significant commercial traffic at the project site. Conditions of Approval have been crafted to require paved driveways for commercial vehicles and to limit commercial vehicle trips to the hours between 9 am and 5pm only.

The topography of the subject site slopes down, generally from north to south, toward the river. Staff has included Conditions of Approval to ensure that cut and fill slopes will be set back ten feet from all property lines and that final slopes will not be steeper than 3 horizontal to 1 vertical (3H:1V).

The current application was provided to all interested agencies and additional Conditions of Approval have been included from the Washoe-Storey Conservation District. It is the opinion of staff that as originally conditioned, and with the additional conditions included with this report that the project does not create a significant detriment to the surrounding area.

The applicant has requested an additional two and a half years to obtain building permits for the second phase of the project. Typical approvals allow for two years. Staff is recommending that the time for issuance of building permits be extended for two years until April 1, 2017.

Site Photos



Current conditions on the subject site



“Phase 1” building on subject site



East Truckee Canyon Citizen Advisory Board (ETCCAB)

This item will be considered by the East Truckee Canyon Citizen Advisory Board at their regular meeting on April 1, 2015. Staff will attend that meeting and will report on any discussion by the CAB to the BOA the following day at the public hearing.

Reviewing Agencies

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

- US Army Corps of Engineers
- Nevada Department of Environmental Protection
- Nevada Division of Water Resources
- Washoe-Storey Conservation District
- Washoe County Community Services Department
 - Planning and Development
 - Land Development
 - Traffic
- Washoe County Health District
 - Air Quality Management
 - Environmental Health Services
 - Vector Control

Only one of the notified agencies/departments provided additional comments or recommended conditions of approval in response to their evaluation of the project application. A **summary** of those comments and their contact information is provided. The Conditions of Approval document is attached to this staff report and will be included with the Action Order.

- Washoe-Storey Conservation District addressed technical aspects and required permitting for work in the area adjacent to the Truckee River.

Contact: Kevin Roukey, 775.232.1571, kevinjr_51@att.net

Recommendation

Those agencies which reviewed the application recommended conditions in support of approval of the project. Therefore, after a thorough analysis and review, Administrative Permit Case Number AC15-002 for Administrative Permit Case Number AP12-003 is being recommended for approval with conditions. Staff offers the following motion for the Board's consideration.

Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Board of Adjustment approve Amendment of Conditions Case Number AC15-002 to re-approve Administrative Permit Case Number AP12-003 with supplemental amended conditions of approval as included at Exhibit A, that allows the construction of two greenhouse buildings, both of which are larger than the existing dwelling unit and to extend the time for issuance of complete construction permits until April 1, 2017, having made all five findings in accordance with Washoe County Development Code Section 110.808.25:

1. Consistency. That, as conditioned, the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the East Truckee Canyon Area Plan;
2. Improvements. That, upon compliance with the conditions of approval imposed by the Board of Adjustment, 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 two greenhouse structures for the commercial production of crops, and for the intensity of such a development;
4. Issuance Not Detrimental. That, as conditioned, 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. Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of any military installation.

Appeal Process

Board of Adjustment action will be effective 10 days after the public hearing/decision date, unless the action is appealed to the County Commission, in which case the outcome of the appeal shall be determined by the Washoe County Commission.

xc: Applicant: Spencer Scott
 31850 Cantlon Drive
 Wadsworth, NV 89442

Property Owner: Don Evans
 5555 Tancho Drive #201
 Madison, WI 53718



AMENDED Conditions of Approval

Amendment of Conditions Case Number AC15-0012 for
Administrative Permit Case Number AP12-003

The project approved under Amendment of Conditions Case Number AC15-0012 for Administrative Permit Case No. AP12-003 shall be carried out in accordance with the Conditions of Approval imposed by the Board of Adjustment on April 2, 2015. New and amended conditions are shown in *italic* text. 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 Administrative Permit shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Development Division.

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

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

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

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

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

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

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 District Health Department 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 Development

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

Contact Name: Roger Pelham, 775.328.3622

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this administrative permit. Approval is granted for two greenhouse structures. The size of the structures, but not the final locations, is indicated with arrows on the site plan below. The Planning and Development Division shall determine compliance with this condition.



- b. The applicant shall submit complete construction plans and building permits shall be issued prior to April 1, 2017. Failure to obtain approval of a building permit for “phase 2” of the project prior to April 1, 2017, shall result in this approval being null and void. The applicant shall complete construction within the time specified by the building permits. Compliance with this condition shall be determined by the Planning and Development Division.
- c. The applicant shall attach a copy of the action order approving this project to all administrative permit applications (including building permits) applied for as part of this administrative permit.
- d. No structure shall be located within the 100-year floodplain, or within three hundred (300) feet of the center of the Truckee River, whichever is greater. The applicant shall indicate the 100-year floodplain, and the three hundred (300) foot setback from the center of the Truckee River on all plans submitted for building permits.
- e. All parking, loading and maneuvering areas utilized by vehicles associated with the commercial crop production shall be paved with asphalt or concrete.
- f. The applicant shall supply documentation acceptable to the Director of Washoe County Planning and Development indicating that the applicant possesses sufficient water rights for the proposed use, prior to approval of a building permit.
- g. The applicant shall install a six-foot-tall fence having opacity of at least 95% at the property line adjacent to each structure and extending at least 50 feet further along the property line each direction past the end of each structure.
- h. The applicant shall provide a photometric study showing that there will be no light emission or glare at the property line when the growing lights are turned on. All lighting fixtures must be installed such that light is emitted downward only.
- i. Prior to a final approval of any building the applicant shall submit a report from a licensed engineer, registered in the State of Nevada certifying that, as constructed, there is no light spill-over from the approved buildings at any property line.
- j. The applicant shall install timers on all lights and all artificial lighting shall be turned off daily not later than one hour after sunset, nor turned on more than one hour before sunrise OR the applicant shall install and utilize screening or blinds on the interior of the buildings so that no light is emitted from the structures at night.
- k. The applicant shall submit detailed grading plans for development of the greenhouse structures. All cut and fill slopes shall be set back at least ten feet from all property lines. No final slopes shall be steeper than 3 horizontal to 1 vertical (3H:1V). The grading plans shall show the area and volume of all grading on the entire parcel for all purposes.
- l. 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.

- m. The site plan submitted with construction drawings shall include all improvements on the subject site including all grading for all purposes. All plans shall show contours prior to disturbance and proposed contours after construction. A special use permit for grading may be required prior to construction if the thresholds in Article 438 of the Development Code are met.
- n. The following **Operational Conditions** shall be required for the life of the project/business/development:
 - 1. This administrative permit shall remain in effect until or unless it is revoked or is inactive (crop production ceases) for one year.
 - 2. Failure to comply with the conditions of approval shall render this approval null and void. Compliance with this condition shall be determined by the Planning and Development Division.
 - 3. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the administrative permit to meet with the Planning and Development Division to review conditions of approval prior to the final sale of the site and/or the administrative permit. Any subsequent purchaser/operator of the site and/or the administrative permit shall notify the Planning and Development Division of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.
 - 4. This administrative permit shall remain in effect as long as the business is in operation and maintains a valid business license.
 - 5. The operation of commercial vehicles on the site shall be limited to the hours between 9 am and 5 pm daily.
 - 6. Light shall not be emitted from the greenhouse structures at night.

Washoe County Engineering and Capital Projects

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

Contact Name: Leo Vesely, 775.328.2040

- a. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control, and slope stabilization. Placement or removal of any excavated materials shall be indicated on the

site/grading plan. Silts shall be controlled on-site and not allowed to exit the property or enter the Truckee River.

- b. The owner/developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit for construction and submit a copy to the Engineering Division prior to issuance of a building or grading permit.
- c. The owner/developer shall complete and submit the Construction Permit Submittal Checklist, the Performance Standards Compliance Checklist and pay the Construction Stormwater Inspection Fee prior to obtaining a grading permit. The County Engineer shall determine compliance with this condition.

Washoe-Storey Conservation District

- 3. The following conditions are requirements of the Washoe-Storey Conservation District, compliance with these conditions shall be determined by the Planning and Development Division in consultation with the Washoe-Storey Conservation District.

Contact: Kevin Roukey, 775.232.1571, kevinjr@att.net

- a. The plans must include details on what type of BMP's (Best Management Practices) will be utilized and their placement for mitigation of soil erosion.
- b. Clearing of vegetation between the fence line and the river is prohibited. Any disturbed areas shall be re-vegetated with appropriate native plant species.
- c. The applicant shall supply evidence that any and all necessary permits from all State, and Federal agencies, including the tribes, have been issued prior to construction of phase 2 of the project.

*** End of Conditions ***



**Washoe-Storey
Conservation
District**

**Natural Resource
Conservation Service
1365 Corporate Blvd.
Reno, NV 89502**

**Tel: (775) 857-8500
ext. 131
Fax: (775) 857-8525**

Board of Supervisors:

**Bret Tyler
Chairman**

**James Shaffer
Secretary
County Appointee**

**Kevin Roukey
Treasurer**

**Tory Friedmen
Supervisor**

**Spencer Scott
Supervisor**

**OPEN
Supervisor
City Appointee**

**Sandra Monsalve, AICP, Senior Planner
Roger Pelham, MPA, Senior Planner
Chad Giesinger, AICP, Senior Planner
Grace Sannazzaro, Planner
Washoe County Community Services Department
Planning and Development Division
1001 E. Ninth St., Bldg. A
Reno, NV 89512**

Exhibit B

**Subject: February Agency Review – Case Nos. AC15-002; SB15-001; SB14-014;
VA15-001 and VA15-002**

To whom it may concern,

Thank you for providing us the January Agency Review and the opportunity to review and provide comments. We have reviewed the subject proposed projects and we have the following comments:

Case No. AC15-002– Evans Greenhouse

The proposed project is to construct two greenhouses, Phase 1 of 4,000 sq. ft. and Phase 3 of 30,000 sq. ft. Phases 2 and 4 are not requested at this time.

1. The plans must include details on what type of BMP’s will be utilized and their placement for mitigation of soil erosion.
2. Grading Plan Drawing C-2 – We noted that the applicant has designated the limits of the 100-year flood plain, but does not have the Ordinary High Water Mark of the Truckee River delineated, nor is there any indication of whether or not there are any adjacent wetlands within the flood plain.
3. Grading Plan Drawing C-2 – We also noted that the applicant’s note that they are proposing to clear vegetation between the fence line the riverward property line. We have several concerns with this action:
 - a. The removal of vegetation will make this area more susceptible to erosion during periods of high water. We recommend the County condition the permit to maintain a native vegetation in this area and plant native willows along the bank of the river to minimize erosion.
 - b. As mentioned in comment 2 we are concerned that there could be adjacent wetland in the designated flood plain area and that if any work occurs below the Ordinary High Water Mark, permits under Section 404 of the Clean Water Act would be required from the Corps of Engineers and under Section 401 of the Clean Water Act from the Nevada Department of Environmental Protection. We suggest the County add a condition that requires the applicant to have a wetland delineation conducted to delineate the Ordinary High Water Line and any adjacent wetlands prior to any approvals being given.
4. The applicant must provide evidence that they are applying for any and all necessary permits from all state and Federal agencies, including the tribes, and that they have been issued prior to construction.

Case No. SB15-001 – Mustang Industrial Development - Special Use Permit

The proposed project is to construct a light industrial development including two buildings of 344,000 sq. ft. and 517,000 sq. ft. and associated parking and access roads and other accessory features such as storm water ponds on the 117.76 acre project site. The project will involve cut of 355,417 cu. yd. and 356,216 cu. yd. fill requiring a total of 799 cu. yd. of additional fill. Approximately 80.82 acres or 68.63% of the project site will be disturbed.

We have the following comments on this proposed project:

1. The proposed project is located within a designated FEMA Flood Zone and there is no mention of this on the entire application other than an aerial photo showing the area. There is no mention of the applicant's mitigation measures to stay out of the flood zone or prevent flooding of the facilities. Of primary concern is the potential of the proposed sanitary sewer line which traverses the length of the properties along the river's high water line back to the septic tanks and leach fields.
2. Item 10 – In response to Item 10 the applicant states that once the grading activities have been completed that all disturbed 3:1 slope be treated with 6-12" rip-rap for erosion protection. We would recommend that the County condition the permit to have these areas be stabilized with bio-engineering methods reviewed by the Natural Resources Conservation Service (NRCS).
3. Item 15 – In response to Item 15 regarding the type of seed mix to be used the applicant responded ... "A native grass and shrub mix per site specific seed mix by Comstock Seed Company will be broadcast at approx. rate of 20lbs/ac and lightly chain dragged. A tackifier will be applied at 200 lbs and the area will be hydro-mulched with Ecoaegis Fiber Matrix at the rate of 2000 lbs. /ac. We recommend the permit be conditioned to require that all seed mixes be provided to the Washoe/Storey Conservation District for coordination with the NRCS. We recommend to ensure that native species of trees shrubs and grasses are planted on the project that the County require that applicant, by Special Condition to the permit, submit their proposed planting plan to the Washoe/Storey Conservation District, who in coordination with the USDA Natural Resources Conservation Service, will review and approve the plants and seed mix to be used
4. Item 17 – In response to Item 17 regarding the review of the Revegetation plan by the Washoe /Storey Conservation District, the applicant replied ... "No, we are deferring to the expertise of Comstock Seed's local expertise."... We recommend the permit be conditioned to require the applicant to coordinate their Revegetation Plan with the Washoe/Storey Conservation District.
5. Conceptual Landscaping Plan – Drawing LC2.1 – Revegetation Notes – the drawings indicate that that ... "Revegetated areas shall be acceptable if they exhibit a minimum of 90% coverage by at least three different species within three months of planting"... The Washoe/Storey Conservation District feels that this monitoring period and success criteria are not adequate to develop a sustainable vegetative cover. We recommend that the County require monitoring for a period of three years with a 90% total cover. If this is not attained then the applicant would be required to reseed and monitor until the success criteria is made. We recommend that the applicant be required to provide a detailed irrigation plan for review. The plan should include the calculations for how much water is proposed for use to maintain the landscaping plan and is there adequate water rights for the amount calculated
6. The proposed plan drawings do not clearly show where and what type of BMPs will be installed and maintained during the grading operations. We recommend that the County require the applicant to submit a detailed grading plan and SWPP that clearly show the BMPs to be utilized during construction and during operation of the facility to minimize impacts to water quality from storm water runoff.
7. The project is also located adjacent to the Truckee River which is a jurisdictional water of the United States under Section 404 of the Clean Water Act. We recommend the applicant have a jurisdictional wetland delineation and Ordinary High Water Line determination performed and submitted to the Corps of Engineers for approval. This will allow the applicant to be ensured that his proposed project will not involve the deposition of fill or dredged material into jurisdictional waters of the United States. Should jurisdictional waters and wetlands be identified on the

property, the applicant may be required to obtain a Department of the Army Permit unless they can avoid impacts to those areas identified.

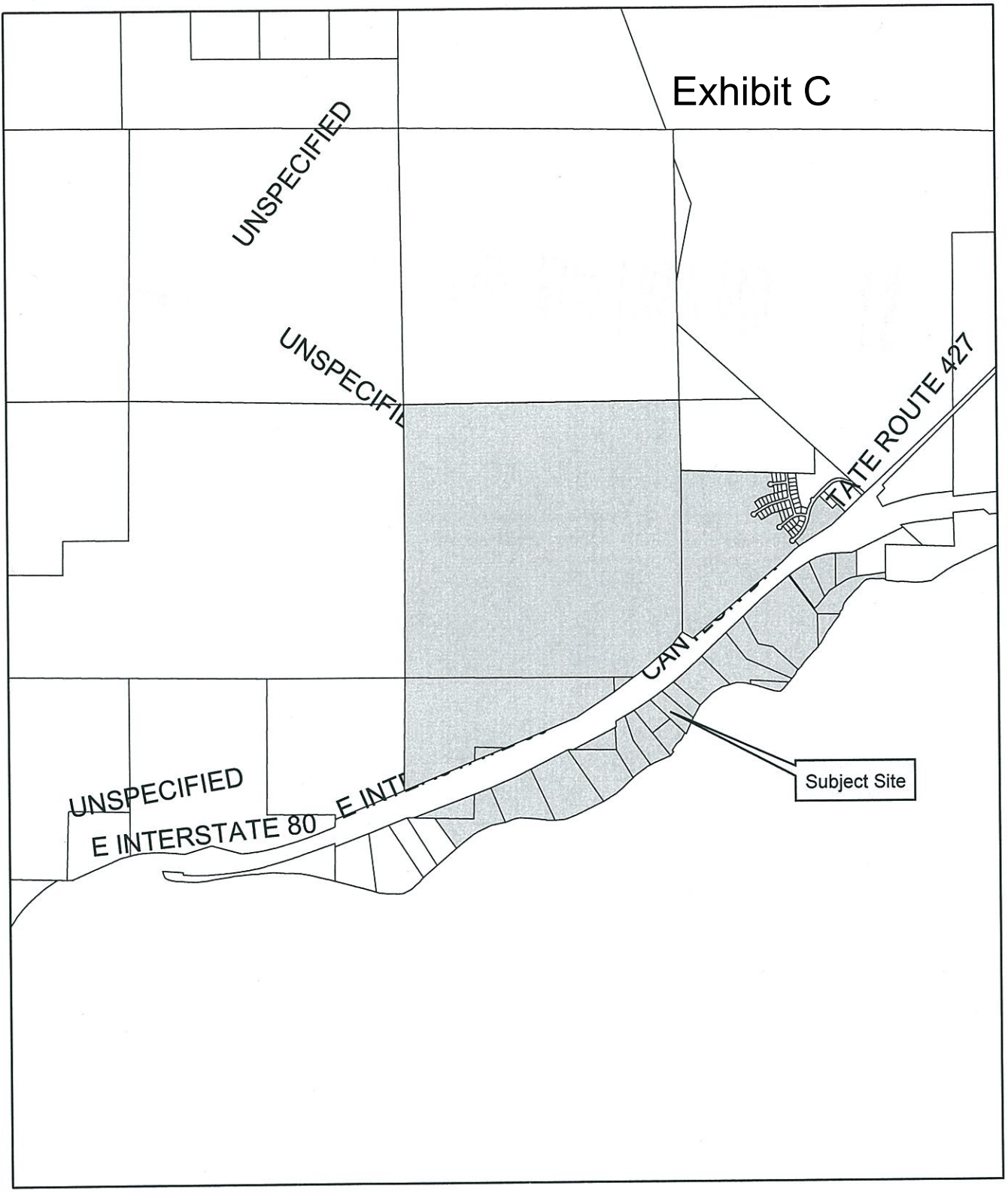
CASE Nos. SB14-014; VA15-001 and VA15-002 – We have no comments on these actions.

These are our comments and recommendations for the subject projects. We appreciate the opportunity to provide comments and recommendations on projects that may have impacts on our natural resources. Should you have any further questions please contact Kevin J. Roukey by phone at 775-232-1571 or email kevinjr_51@att.net.

Sincerely,

Kevin J. Roukey
Washoe/Storey Conservation District

Exhibit C



Mailing Label Map

Amendment of Conditions Case Number AC15-002
Don Evans Detached Accessory Structures

44 Parcels selected at 4100 feet.

Source: Community Planning Services



Date: November 2012

Department of
Community
Development

WASHOE COUNTY
NEVADA

Post Office Box 11130
Reno, Nevada 89520
(775) 328-3600

Exhibit D

Community Services Department
Planning and Development
AMENDMENT OF CONDITIONS
APPLICATION



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

Telephone: 775.328.3600

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

Project Information		Staff Assigned Case No.: _____	
Project Name: Nv - Ag Phase # 2			
Project Description: 30,000 square foot greenhouse			
Project Address: 31850 Cantlon Dr			
Project Area (acres or square feet): 5.94 acres.			
Project Location (with point of reference to major cross streets AND area locator): Interstate 80 @ exit 43 & Cantlon Dr			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
APN 084-282-16	5.94		
Section(s)/Township/Range: Section 18 - Township 20 - Range 24			
Indicate any previous Washoe County approvals associated with this application: Case No.(s). AP 12 - 003			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Don Evans		Name: N/A	
Address: 5555 Tancho Dr		Address:	
Madison WI	Zip: 53718		Zip:
Phone: 608-230-3778	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Spencer Scott		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Spencer Scott		Name: N/A	
Address: 31850 Cantlon Dr		Address:	
Wadsworth, Nev	Zip: 89442		Zip:
Phone: 916-212-8848	Fax:	Phone:	Fax:
Email: spenscott@yahoo.com		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Spencer Scott		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Amendment of Conditions Application

(Information may be attached separately)

Required Information

1. The following information is required for an Amendment of Conditions:
 - a. Provide a written explanation of the proposed amendment, why you are asking for the amendment, and how the amendment will modify the approval.
 - b. Identify the specific Condition or Conditions that you are requesting to amend.
 - c. Provide the requested amendment language to each Condition or Conditions, and provide both the *existing* and *proposed condition(s)*.

This application requests an Amendment of Conditions to case # AP12-003. Specifically, it is requested to amend condition # 1b to allow for additional time to complete the project. There will be no changes to any other conditions and all aspects of the approved project will remain unchanged.

It is proposed to amend condition 1b to read as follows:

“The applicant shall submit complete construction plans and building permits shall be issued by October 15, 2017. The applicant shall complete construction within the time specified by the building permits. Compliance with this condition shall be determined by the Department of Planning and Zoning”

2. Describe any potential impacts to public health, safety, or welfare that could result from granting the amendment. Describe how the amendment affects the required findings as approved.

No project changes are proposed. Therefore, no new impacts are created as a result of this request.

Applicant will employ measures to reduce dust impact on surrounding residences during construction, per code.

Construction waste will be removed in a timely manner during and at completion of the project.

Property Owner Affidavit

Applicant Name: _____

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, _____
 (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 Development.

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

Assessor Parcel Number(s): _____

Printed Name _____

Signed _____

Address _____

Subscribed and sworn to before me this _____
_____ day of _____, _____.

(Notary Stamp)

Notary Public in and for said county and state

My commission expires: _____

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

- Owner
- Corporate Officer/Partner (Provide copy of recorded 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

Development Application Submittal Requirements

1. Fees
 - a. Make check payable to Washoe County. See the Fee Worksheet for amount due.
 - b. Bring check when you submit your application packets to Planning and Development, 1001 E. Ninth St, Bldg A, Reno, NV.
 - c. Submit the Fee Worksheet with the "Original Application Packet" only.
 - d. Do not include the Fee Worksheet with other copies of the application packet.

2. Complete Application Submittal
 - a. In accordance with Nevada Revised Statutes, application fees must be deposited the day of receipt. This does not guarantee that the application is complete. No application shall be processed until the information necessary to review and evaluate the proposed project is determined as complete by the Director of Planning and Development.

3. Application Forms. The following forms are included in your application packet. They must be completed and submitted as part of your application.
 - a. Project and Applicant Information. Basic project and applicant information is required on this form.
 - b. Owner Affidavit. The Owner Affidavit must be signed and notarized by all owners of the property that is the subject of the application request.
 - c. Application. Each item on the application must be answered in detail. If a question does not apply to your situation, please state so. Without sufficient information, your application may not be able to move forward. Planning and Development: 775.328.3600.

4. Proof of Property Tax Payment.
 - a. The applicant must provide a printed statement from the Washoe County Treasurer's Office indicating that all property taxes on the property have been paid for the current quarter of the fiscal year. Treasurer's Office: 775.328.2510.

5. Labels. The applicant is required to submit three sets of mailing labels for every tenant residing in a mobile home park that is within:
 - a. 100 feet of the proposed project if the request is for a deviation of 30 percent or less; or
 - b. 500 feet of the proposed project if the request is for a deviation of 31 percent or more.

6. Site Plan Specifications
 - a. Identify lot size with dimensions drawn using standard engineering scales (e.g. scale 1"= 100' or 1" = 200', or 1" = 500'). Show all streets and areas of ingress/egress to the property.
 - b. Show the location and configuration of all proposed buildings (with distances from the property lines and from each other), all existing buildings that will remain (with distances from the property lines and from each other), all existing buildings that will be removed, and site improvements on a base map with existing and proposed topography expressed in intervals of no more than five feet. (continued on next page)

Site Plan Specifications (continued from Page 1)

- c. Show the location and configuration of wells, septic systems and leach fields, overhead utilities, water and sewer lines, and all easements.
- d. Show locations of parking, landscaping, signage and lighting.

7. Building Elevations.

- a. All buildings and structures, including fences, walls, poles, and monument signs proposed for construction within the project shall be clearly depicted in vertical architectural drawings provided in accurate architectural scale. Architectural elevations of all building faces shall be presented.

8. Application Packets

- a. Submit either one complete application packet on a DVD or flash drive with 5 paper copies **OR** 15 paper copies. If information provided on the DVD or flash drive is incomplete, a replacement or additional paper copies will be requested.
- b. One application packet must be labeled "Original" and must include the application fees; the fee worksheet, and the original signed and notarized ~~Owner Affidavit~~.
- c. **Each application packet must include one 8.5" x 11" or 11" x 17" reduction of any applicable site plan, development plan, and/or application map.**
 - I. ALL MATERIAL MUST BE READABLE.
 - II. Labeling on the reproductions must not be smaller than 8-point.
 - III. Large format sheets should be included in a side pocket(s).
- d. Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

5x

9. Other Important Information

- a. Application and map submittals must comply with all specific criteria as established in the Washoe County Development Code and/or the Nevada Revised Statutes.
- b. Appropriate map engineering and building architectural scales are subject to the approval of Planning and Development and/or Engineering.
- c. All oversized maps and plans must be folded to a 9" x 12" size.
- d. Based on the specific nature of the development request, Washoe County reserves the right to specify additional submittal packets, additional information, and/or specialized studies to clarify the potential impacts and potential conditions of development to minimize or mitigate impacts resulting from the project.



**NOTICE OF TAXES
WASHOE COUNTY, NEVADA**

TAMMI DAVIS TREASURER
tax@washoecounty.us
Annual - Real

269429
www.washoecounty.us/treas
PHONE 775-328-2510
FAX 775-328-2500
02/18/2015 11:41 am

OFFICE LOCATION:
1001 E NINTH ST-BLDG D RM140
RENO, NV

TAX YEAR	PIN	NAME	PROPERTY LOCATION AND DESCRIPTION
2014	08428216	EVANS, DON	31850 CANTLON DR TOWNSHIP 20 SUBDIVISIONNAME _UNSPECIFIED RANGE 24 LOT 2
AREA	TAX RATE		
4000	3.2402000000		
ASSESSED VALUATION			EXEMPTION VALUES
LAND VALUE		21,000	EXEMPTION VALUE 0.00
IMPROVEMENT VALUE		40,542	
TOTAL ASSESSED VALUE		61,542	

2014 ACCOUNT SUMMARY

GROSS AD VALOREM TAX	1,994.08
ABATEMENT AMOUNT	0.00
ABATEMENT APPLIED LIMITS INCREASE TO 3.0%	
RECAPTURE TAX	0.00
NET AD VALOREM TAX	1,994.08
EXEMPTION AMOUNT	0.00
SPECIAL ASSESSMENTS	0.00
PENALTIES	159.53
FEES	0.00
INTEREST	0.00
TOTAL AMOUNT BILLED	2,153.61
LESS PAYMENTS APPLIED	0.00
BALANCE REMAINING	2,153.61
PRIOR YEAR DELINQUENCIES	0.00
TOTAL BALANCE OWING	\$2,153.61
Amount good through 02/18/2015	

2014 BILLING DETAIL

TAXING AGENCY	RATE	AMOUNT	SPEC. ASSESSMENTS	RATE	AMOUNT
STATE OF NEVADA	0.170000000	104.62			
TRUCKEE MEADOWS FIRE DIST	0.540000000	332.33			
SCHOOL DEBT	0.388500000	239.09			
SCHOOL GENERAL	0.750000000	461.57			
COUNTY GENERAL	1.355200000	834.01			
COUNTY DEBT	0.006500000	4.00			
ANIMAL SHELTER OP	0.030000000	18.46			

IF PROPERTY IS PROTECTED BY BANKRUPTCY, THIS IS FOR YOUR INFORMATION. DO NOT CONSIDER THIS AS AN ATTEMPT TO COLLECT.

PAYMENTS RECEIVED WILL BE APPLIED TO THE OLDEST CHARGES FIRST.
TO AVOID LATE CHARGES, PAYMENTS MUST BE POSTMARKED BY THE DUE DATE.
ALL DELINQUENT AMOUNTS ARE DUE IMMEDIATELY.

PLEASE INCLUDE APPROPRIATE STUBS
WITH PAYMENT TO ASSURE PROPER
CREDIT.

08428216
DON EVANS
5555 TANCHO DR APT 201
MADISON WI 53718

MAKE REMITTANCES PAYABLE TO:
WASHOE COUNTY TREASURER
P O BOX 30039
RENO NV 89520-3039

SEE REVERSE FOR INFORMATION.

**AC15-002
EXHIBIT D**

4

MAIL TO: WASHOE COUNTY TREASURER P O BOX 30039 RENO NV 89520-3039

TAX YEAR	AMOUNT TO PAY CURRENT	INSTALLMENT DUE DATE	TOTAL AMOUNT DUE	PARCEL #
2014	\$2,153.61	03/02/2015	\$2,153.61	08428216

DON EVANS
5555 TANGHO DR APT 201
MADISON WI 53718

DUPLICATE

If your address has changed, please provide the following information:

Address: _____

Effective Date: _____

Signature: _____

Daytime Phone Number: _____

11440842821600002153611

3

MAIL TO: WASHOE COUNTY TREASURER P O BOX 30039 RENO NV 89520-3039

TAX YEAR	AMOUNT TO PAY CURRENT	INSTALLMENT DUE DATE	TOTAL AMOUNT DUE	PARCEL #
2014				08428216

DUPLICATE
DO NOT USE THIS COUPON

If your address has changed, please provide the following information:

Address: _____

Effective Date: _____

Signature: _____

Daytime Phone Number: _____

2

MAIL TO: WASHOE COUNTY TREASURER P O BOX 30039 RENO NV 89520-3039

TAX YEAR	AMOUNT TO PAY CURRENT	INSTALLMENT DUE DATE	TOTAL AMOUNT DUE	PARCEL #
2014				08428216

DUPLICATE
DO NOT USE THIS COUPON

If your address has changed, please provide the following information:

Address: _____

Effective Date: _____

Signature: _____

Daytime Phone Number: _____

1

MAIL TO: WASHOE COUNTY TREASURER P O BOX 30039 RENO NV 89520-3039

TAX YEAR	AMOUNT TO PAY CURRENT	INSTALLMENT DUE DATE	TOTAL AMOUNT DUE	PARCEL #
2014				08428216

DUPLICATE
DO NOT USE THIS COUPON

If your address has changed, please provide the following information:

Address: _____

Effective Date: _____

Signature: _____

Daytime Phone Number: _____



Board of Adjustment Action Order

Administrative Permit Case No. AP12-003

Decision: Approval with Conditions

Decision Date: June 7, 2012

Applicant: Spencer Scott, 31850 Cantlon Drive, Wadsworth, NV 89442

Property Owner: Don Evans, 5555 Tancho Drive #201, Madison, WI 53718

Assigned Planner: Roger Pelham, Senior Planner
Washoe County Department of Community Development
Phone: 775.328.3622
E-Mail: rpelham@washoecounty.us

Project Description: Administrative Permit Case No. AP12-003 – Evans Greenhouse Buildings - To allow the construction of two greenhouse buildings, Phase 1 of 4,000 square feet and Phase 3 of 30,000 square feet, as shown on the attached site plan. Phases 2 and 4, as shown on the site plan, are not requested at this time.

- Location: 31850 Cantlon Drive
- Assessor's Parcel No: 084-282-16
- Parcel Size: ±5.94 acres
- Regulatory Zone: Medium Density Rural
- Area Plan: East Truckee Canyon
- Development Code: Authorized in Article 808, Administrative Permits
- Commission District: 4 – Commissioner Larkin
- Section/Township/Range: Within Sections 17 & 18 T20N R24E MDM
Washoe County, NV

Notice is hereby given that the Washoe County Board of Adjustment granted approval with conditions of the above referenced case number based on the findings in accordance with Washoe County Development Code Article 808. If no appeals have been filed within 10 days after the date of decision, the approval by the Washoe County Board of Adjustment is final. If filed, an appeal stays any further action on the permit until final resolution of the appeal. If the end of the appeal period falls on a non-business day, the appeal period shall be extended to include the next business day. An appeal shall be filed in accordance with the provisions found in Article 808 of the Washoe County Development Code.

This Action Order of approval is granted 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 7 days of receipt of this Order to review the steps necessary to satisfy the Conditions of Approval. A 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 grading or building without issuance of the necessary permits from the Washoe County Building and Safety Department.

To: Spencer Scott
Subject: Administrative Permit Case No AP12-003
Date: June 8, 2012
Page: 2

Washoe County
Community Development

William Whitney
Secretary to the Board of Adjustment

WW/RP/ds (AP12-003 Evans Greenhouses Action Order)

Attachments:

- Conditions of Approval

xc: Others to be Contacted: Brian Bishop Parise, 1991 Morning Grove Drive, Reno NV 89523

Agencies: Greg Salter, Esq., District Attorney's Office; Carol Buonanoma, Assessor's Office (CAAS); Theresa Wilkins, Assessor's Office; John Cella, Department of Water Resources; Kimble Corbridge/Leo Vesely, Engineering Division; Kurt Latipow, Fire Services Coordinator, Joan Presley, Truckee Meadows Division, Reno Fire Department; Larry Todd, Reno Fire; Tim Leighton, Sierra Fire Protection District; East Truckee Canyon Citizen Advisory Board, Chair



Conditions of Approval

Administrative Permit Case No. AP12-003

The project approved under Administrative Permit Case No: AP12-003 shall be carried out in accordance with the Conditions of Approval imposed by the Board of Adjustment on June 7, 2012. 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 Administrative Permit shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Department of Community Development.

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

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

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

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

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

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

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 District Health Department must be appealed to the District Board of Health.
- The **RENO-TAHOE AIRPORT AUTHORITY** is directed and governed by its own Board. Therefore, any conditions set by the Reno-Tahoe Airport Authority must be appealed to their Board of Trustees.
- The **REGIONAL TRANSPORTATION COMMISSION (RTC)** is directed and governed by its own board. Therefore, any conditions set by the Regional Transportation Commission must be appealed to that Board.

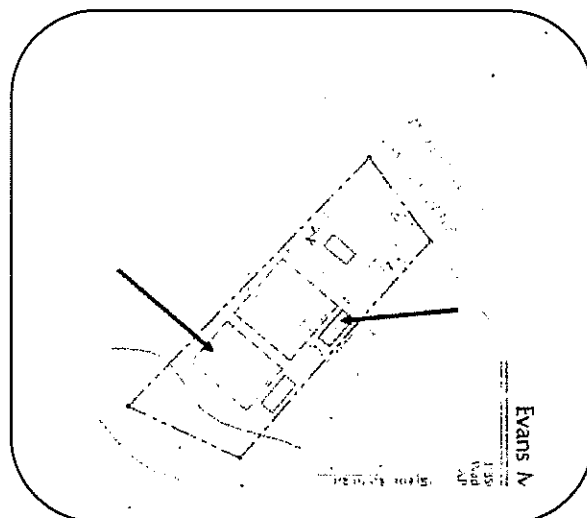
FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Community Development

1. The following conditions are requirements of the Department of Community Development, which shall be responsible for determining compliance with these conditions.

Contact Name – Roger Pelham, 775.328.3622

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this administrative permit. Approval is granted for two greenhouse structures. The size of the structures, but not the final locations are indicated with arrows on the site plan below. The Department of Community Development shall determine compliance with this condition.



- b. The applicant shall submit complete construction plans and 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 Department of Community Development.
- c. The applicant shall attach a copy of the action order approving this project to all administrative permit applications (including building permits) applied for as part of this administrative permit.
- d. No structure shall be located within the 100-year floodplain, or within three hundred (300) feet of the center of the Truckee River, whichever is greater. The applicant shall indicate the 100-year floodplain, and the three hundred (300) foot setback from the center of the Truckee River on all plans submitted for building permits.
- e. All parking, loading and maneuvering areas utilized by vehicles associated with the commercial crop production shall be paved with asphalt or concrete.
- f. The applicant shall supply documentation from the Washoe County Water Resources to Washoe County Community Development indicating that the applicant possesses sufficient water rights for the proposed use, prior to approval of a building permit.
- g. The applicant shall install a six-foot-tall fence having opacity of at least 95% at the property line adjacent to each structure and extending at least 50 feet further along the property line each direction past the end of each structure.
- h. The applicant shall provide a photometric study showing that there will be no light emission or glare at the property line when the growing lights are turned on. All lighting fixtures must be installed such that light is emitted downward only.
- i. Prior to a final approval of any building the applicant shall submit a report from a licensed engineer, registered in the State of Nevada certifying that, as constructed, there is no light spill-over from the approved buildings at any property line.
- j. The applicant shall install timers on all lights and all artificial lighting shall be turned off daily not later than one hour after sunset, nor turned on more than one hour before sunrise OR the applicant shall install and utilize screening or blinds on the interior of the buildings so that no light is emitted from the structures at night.
- k. The applicant shall submit detailed grading plans for development of the greenhouse structures. All cut and fill slopes shall be set back at least ten feet from all property lines. No final slopes shall be steeper than 3 horizontal to 1 vertical (3H:1V).
- l. 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.

- m. The following **Operational Conditions** shall be required for the life of the project/business/development:
1. This administrative permit shall remain in effect until or unless it is revoked or is inactive (crop production ceases) for one year.
 2. Failure to comply with the conditions of approval shall render this approval null and void. Compliance with this condition shall be determined by the Department of Community Development.
 3. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the administrative permit to meet with the Department of Community Development to review conditions of approval prior to the final sale of the site and/or the administrative permit. Any subsequent purchaser/operator of the site and/or the administrative permit shall notify 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.
 4. This administrative permit shall remain in effect as long as the business is in operation and maintains a valid business license.
 5. The operation of commercial vehicles on the site shall be limited to the hours between 9 am and 5 pm daily.
 6. Light shall not be emitted from the greenhouse structures at night.

Washoe County Public Works

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

Contact Name – Leo Vesely, 775.328.2040

- a. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control, and slope stabilization. Placement or removal of any excavated materials shall be indicated on the site/grading plan. Silts shall be controlled on-site and not allowed to exit the property or enter the Truckee River.
- b. The owner/developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit for construction and submit a copy to the Engineering Division prior to issuance of a building or grading permit.

- c. The owner/developer shall complete and submit the Construction Permit Submittal Checklist, the Performance Standards Compliance Checklist and pay the Construction Stormwater Inspection Fee prior to obtaining a grading permit. The County Engineer shall determine compliance with this condition.

*** End of Conditions ***

PHASE II IMPROVEMENTS
for
NEVADA AC

A.P.N. 084-282-16 • 31850 Canton Drive
Wadsworth, Nevada

SHEET INDEX

Code	Description
T-1	Project Title Sheet
C-1	Site Plan
C-2	Grading Plan
C-3	Cut & Fill Sections
A-1	Metal Building Elevation
S-1	Metal Building Foundation Plan
SD-1	Structural Notes And Specifications
SD-2	Structural Details
SD-3	Structural Details
E0-1	Symbols List, Specifications, And Drawing Index
E0-2	Single Line Diagram, Feeder Schedule, Busbar Schedule, And Diagrams
E0-3	Panel Schedules And Distribution Equipment Schedule
E1	Electrical Site Plan
E2	Electrical Floor Plan Green House #1
E3	Electrical Floor Plan Green House #2
E4	Future Grow Light Layout Plan Green House #2
E5	Green House #1 Photometrics
E6	Green House #2 Photometrics

GENERAL NOTES

1. MAKE CERTAIN ALL CONTRACTORS TO HAVE PERMISSION OF ALL AGENCIES AND DEPARTMENTS CONCERNED TO CONDUCT THE WORK.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES AND DEPARTMENTS CONCERNED.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES AND DEPARTMENTS CONCERNED.
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9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES AND DEPARTMENTS CONCERNED.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES AND DEPARTMENTS CONCERNED.

DESIGN CRITERIA

CONCRETE 3000 PSI COMPRESSIVE STRENGTH, CLASSIFIED FOR STRUCTURAL CONSTRUCTION AND CONCRETE SHALL BE USED FOR ALL CONCRETE.

STEEL A36

WOOD ALL DIMENSIONS AS SHOWN UNLESS OTHERWISE NOTED.

ROOFING PER PROJECT ARCHITECT'S DRAWINGS.

PAINTING PER PROJECT ARCHITECT'S DRAWINGS.

FOUNDATION PER PROJECT ARCHITECT'S DRAWINGS.

REINFORCEMENT PER PROJECT ARCHITECT'S DRAWINGS.

CONCRETE CURING PER PROJECT ARCHITECT'S DRAWINGS.

SOILS PER PROJECT ARCHITECT'S DRAWINGS.

SEWERAGE PER PROJECT ARCHITECT'S DRAWINGS.

WATER SUPPLY PER PROJECT ARCHITECT'S DRAWINGS.

SLURRY WALLS PER PROJECT ARCHITECT'S DRAWINGS.

BRICKWORK PER PROJECT ARCHITECT'S DRAWINGS.

PAVEMENT PER PROJECT ARCHITECT'S DRAWINGS.

GEOTECHNICAL PER PROJECT ARCHITECT'S DRAWINGS.

HYDROLOGICAL PER PROJECT ARCHITECT'S DRAWINGS.

ENVIRONMENTAL PER PROJECT ARCHITECT'S DRAWINGS.

TRAFFIC ENGINEERING PER PROJECT ARCHITECT'S DRAWINGS.

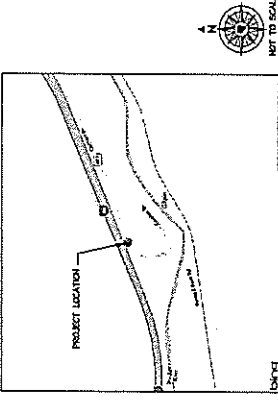
LANDSCAPE ARCHITECTURE PER PROJECT ARCHITECT'S DRAWINGS.

PLUMBING PER PROJECT ARCHITECT'S DRAWINGS.

ELECTRICAL PER PROJECT ARCHITECT'S DRAWINGS.

METAL BUILDINGS PER PROJECT ARCHITECT'S DRAWINGS.

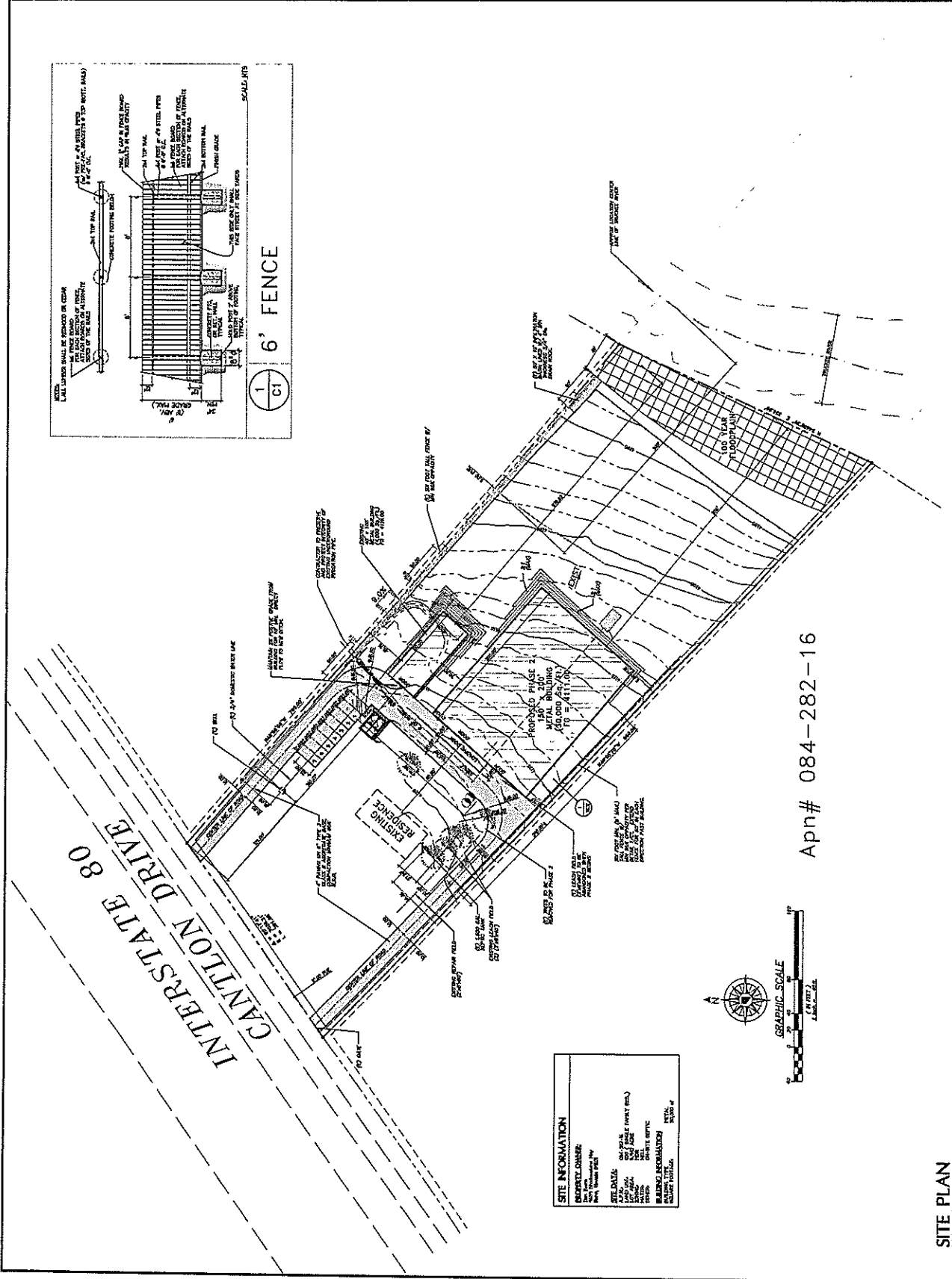
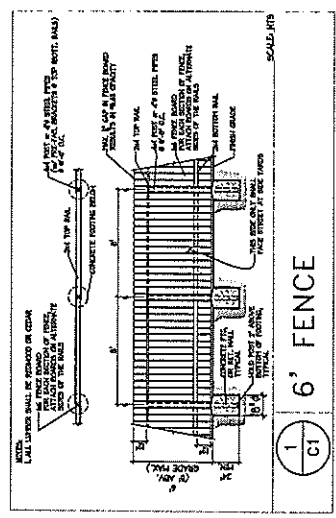
VICINITY MAP



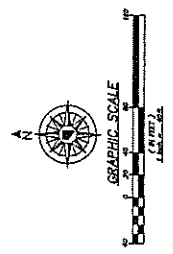
DESIGN PROFESSIONALS

- OWNER**
Dora Evans
140 M. Huffaker Lane
Reno, Nevada 89501
- PRINCIPAL DESIGN PROFESSIONAL**
AESTHETIC ENGINEERING
140 M. Huffaker Lane
Reno, Nevada 89501
PH: (775) 329-2555
FAX: (775) 329-2562
- ENGINEER**
AESTHETIC ENGINEERING
140 M. Huffaker Lane
Reno, Nevada 89501
PH: (775) 329-2555
FAX: (775) 329-2562
- ELECTRICAL ENGINEER**
Construction Design Services
140 M. Huffaker Lane
Reno, Nevada 89501
PH: (775) 828-4004
FAX: (775) 828-3025

Revision	
Date	04/20/08
Drawn	JSA
Checked	JSA
Project No.	084-282-16



Apr# 084-282-16

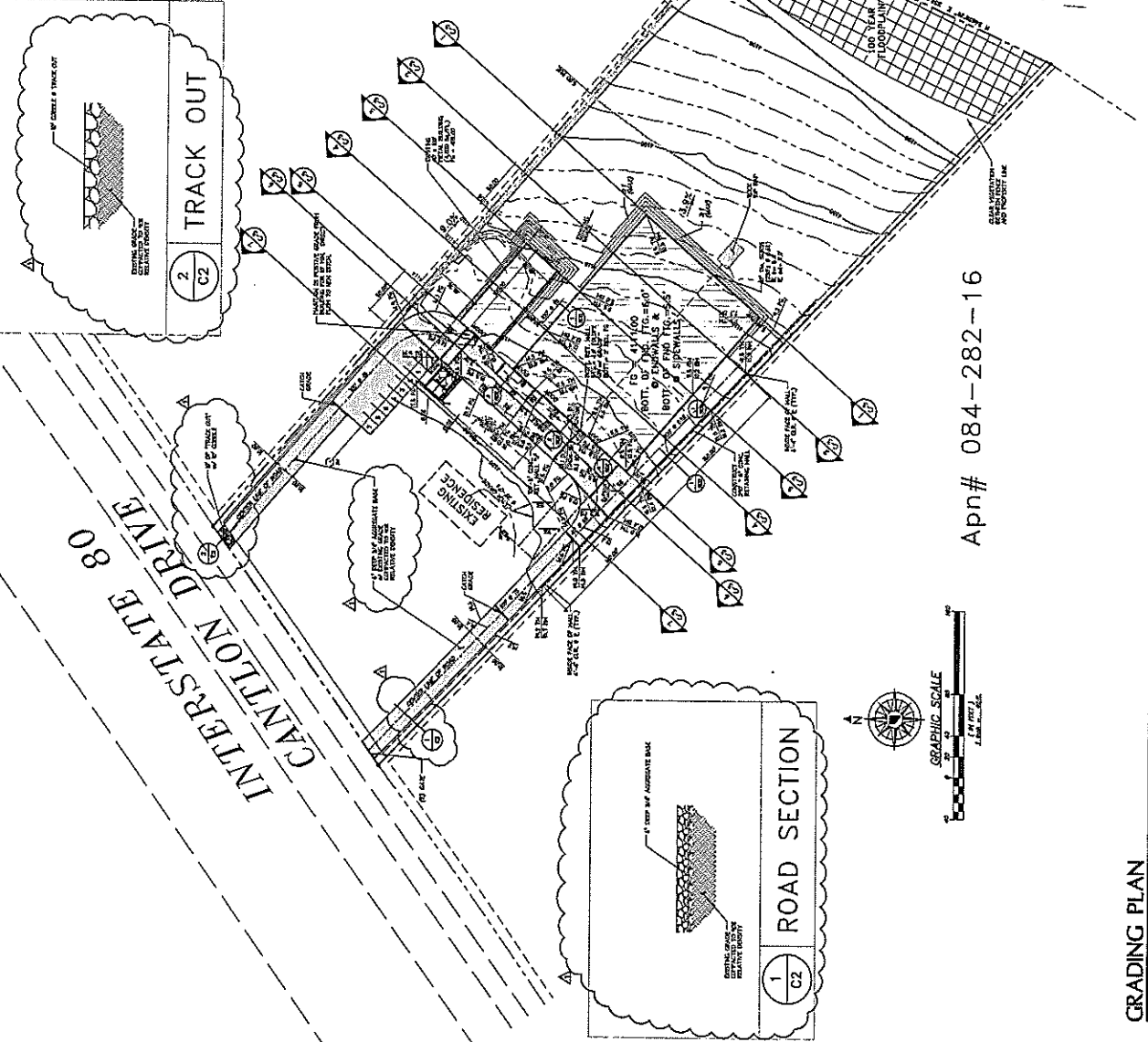


SITE INFORMATION	
PROJECT OWNER:	
DATE:	04/20/08
SCALE:	AS SHOWN
DATE:	04/20/08
PROJECT NO.:	084-282-16
PROJECT NAME:	
PROJECT LOCATION:	
PROJECT DESCRIPTION:	

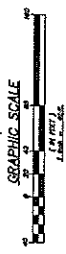
SITE PLAN

NOTES: 1. THE OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL EACH BE RESPONSIBLE FOR... 2. ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED... 3. TEMPORARY OR PERMANENT STABILIZATION PRACTICES WILL BE INSTALLED ON DISTURBED AREAS... 4. AT A MINIMUM, THE CONTRACTOR SHALL INSPECT ALL RESTORED AREAS... 5. THE CONTRACTOR SHALL SUBMIT AND OBTAIN APPROVAL OF THE GRADING PLAN... 6. SCHEDULED WORK IN THIS MAP SHALL BE COMPLETED WITHIN... 7. SHOULD ANY REMAINING HISTORIC REMAINS OR ARTIFACTS BE DISCOVERED... 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES...

Table with 2 columns: Item No. and Description. Contains details for 'EXISTING ROAD CROSS-SECTION CALCULATION'.



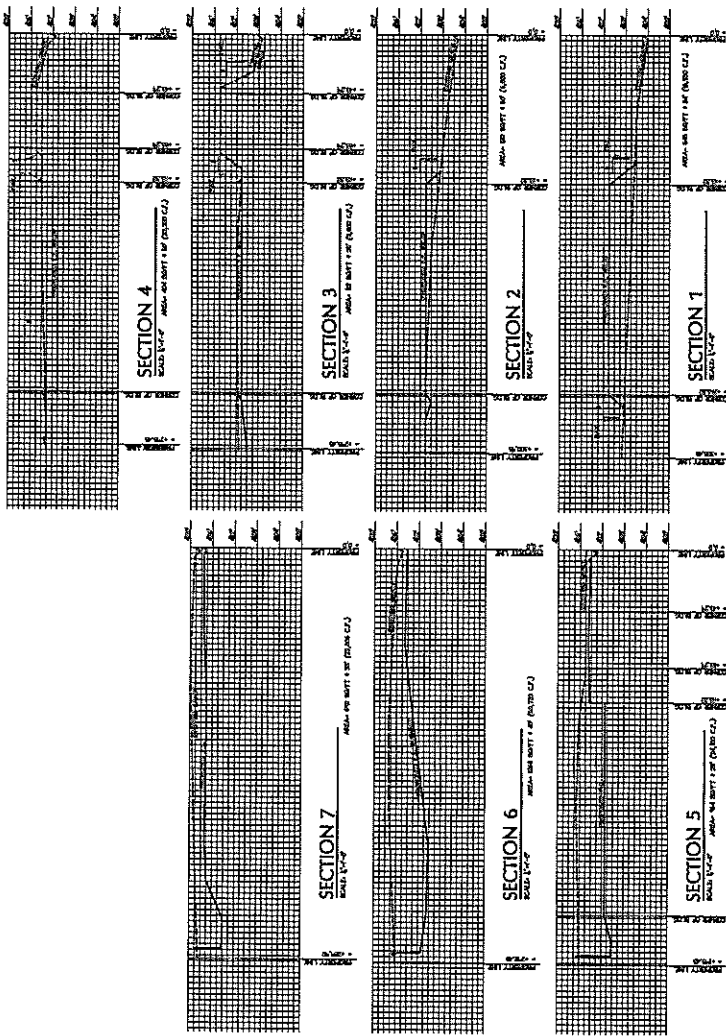
Apr# 084-282-16



GRADING PLAN

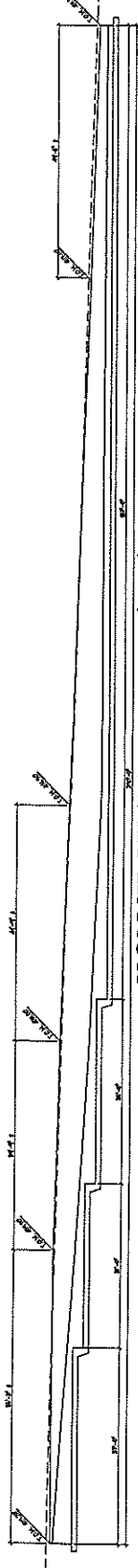
**MACAS PHASE II
 GRAVING VOLUME CALCULATOR**
 CUT = 4045 C.Y.
 FILL = 4445 C.Y.
 DIFFERENCE = 2800 C.Y.
 DISTRICTED TO SITE

FULL = AREA (105.51') x 100' = 10,551 C.Y.
 CUT = AREA (105.51') x 100' = 10,551 C.Y.
 AREA (105.51') x 100' = 10,551 C.Y.
 AREA (105.51') x 100' = 10,551 C.Y.
 AREA (105.51') x 100' = 10,551 C.Y.
 DIFFERENCE (CUT) 4045 C.Y. x 27' = 109,215 C.Y.

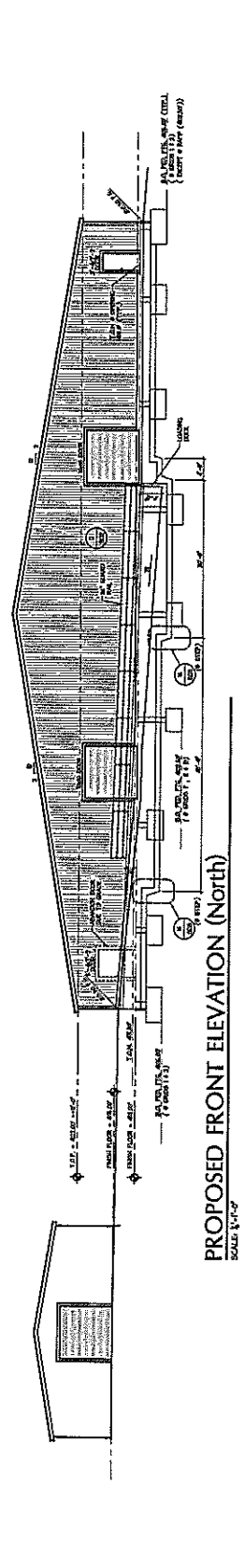


Revision	
Date	08/20/2014
Drawn	TJA
Checked	TJA
Project No.	Westworth
Building	Westworth
Elevations	

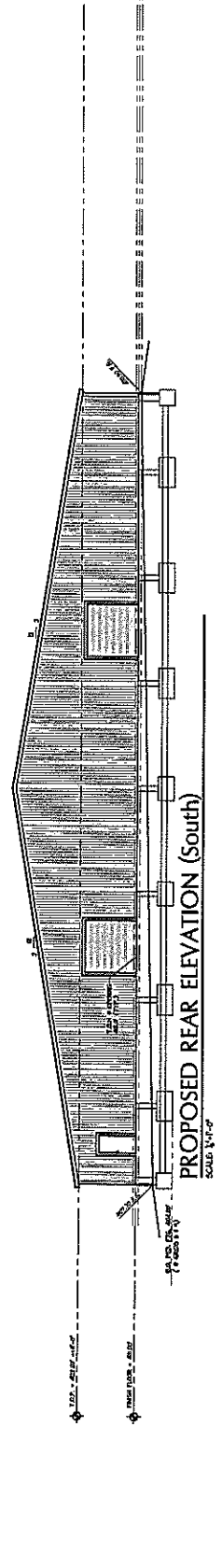
A-7



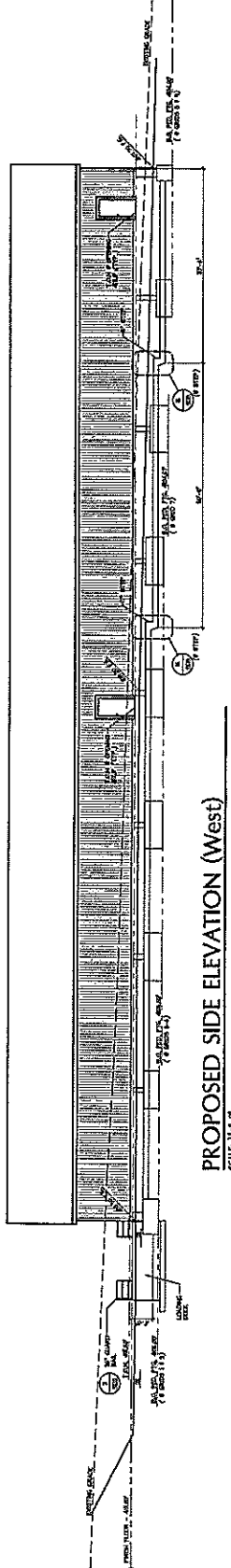
PROPOSED RET. WALL ELEVATION (West)
 SCALE: 1/4"=1'-0"



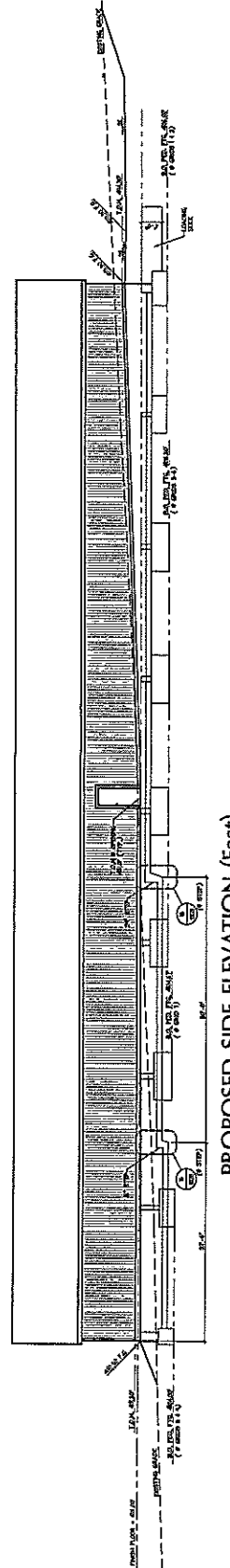
PROPOSED FRONT ELEVATION (North)
 SCALE: 1/4"=1'-0"



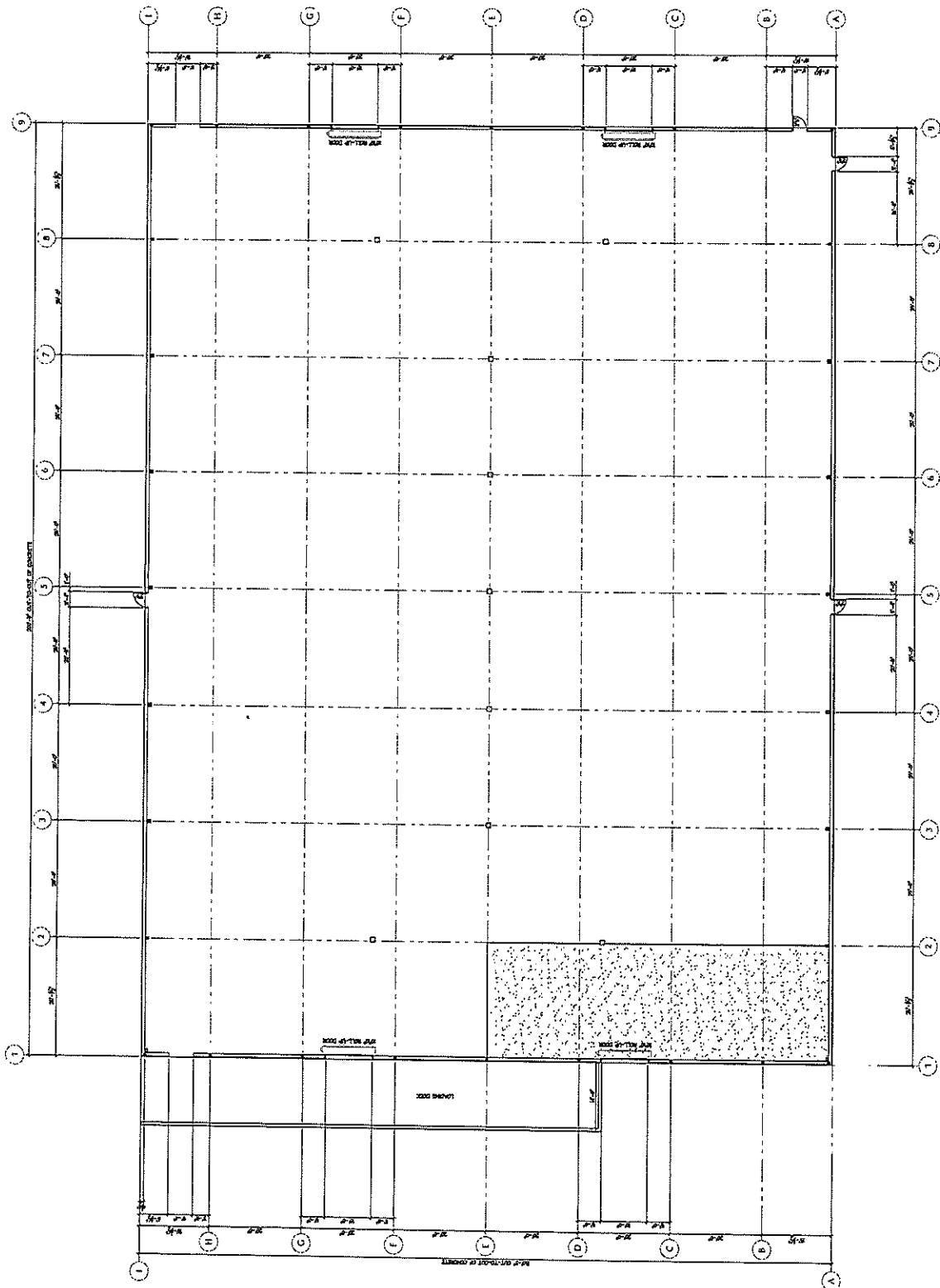
PROPOSED REAR ELEVATION (South)
 SCALE: 1/4"=1'-0"



PROPOSED SIDE ELEVATION (West)
 SCALE: 1/4"=1'-0"

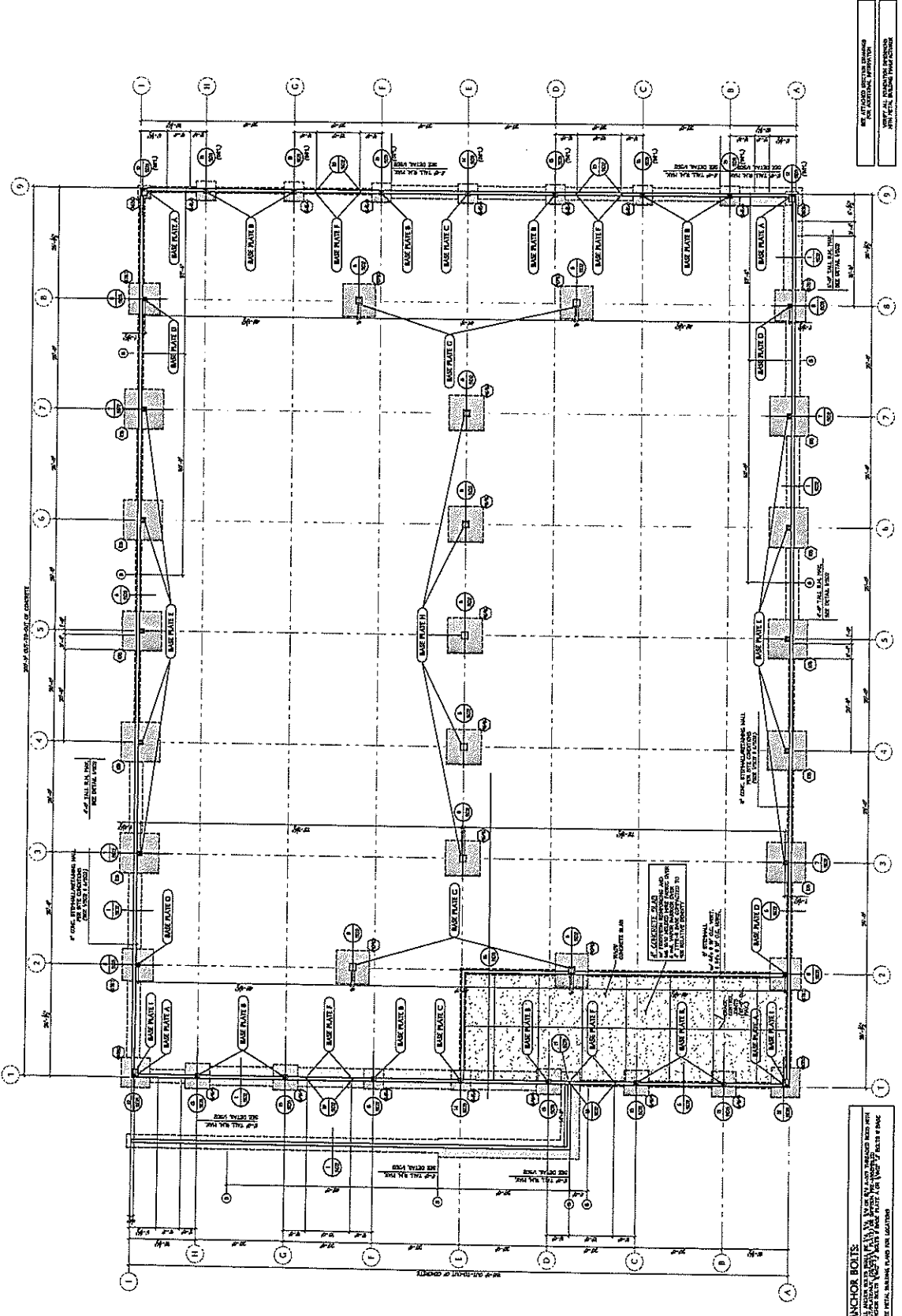


PROPOSED SIDE ELEVATION (East)
 SCALE: 1/4"=1'-0"



ALL NOT TO SCALE UNLESS SPECIFICALLY NOTED OTHERWISE.
 THIS DRAWING IS THE PROPERTY OF A-2 ENGINEERING. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED ON THIS DRAWING.

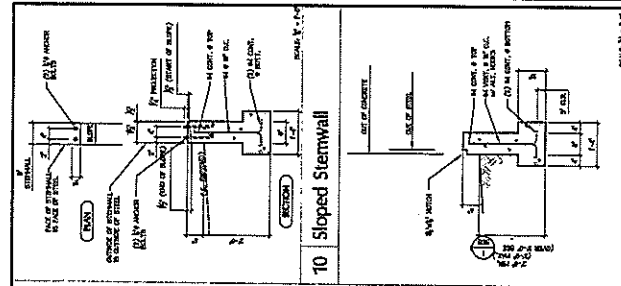
METAL BUILDING FLOOR PLAN
 SCALE: 1/8"=1'-0"



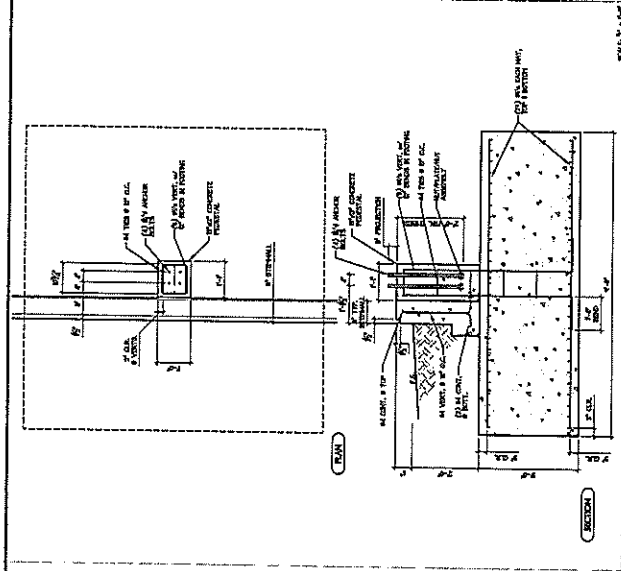
- ANCHOR BOLTS: 1/2" DIA. X 12" LONG, 4 PER COLUMN. SEE DETAIL FOR CONNECTION TO CONCRETE.
- BASE PLATES: 1/2" THICK, 12" X 12" X 1/4" (MIN). SEE DETAIL FOR CONNECTION TO CONCRETE.
- CONCRETE WALL: 12" THICK, 8" HIGH. SEE DETAIL FOR CONNECTION TO CONCRETE.
- METAL BUILDING: 12" X 12" X 1/4" (MIN). SEE DETAIL FOR CONNECTION TO CONCRETE.
- LEGEND:
- 1 COLUMN 1
 - 2 COLUMN 2
 - 3 COLUMN 3
 - 4 COLUMN 4
 - 5 COLUMN 5
 - 6 COLUMN 6
 - 7 COLUMN 7
 - 8 COLUMN 8
 - 9 COLUMN 9
 - A COLUMN A
 - B COLUMN B
 - C COLUMN C
 - D COLUMN D
 - E COLUMN E
 - F COLUMN F
 - G COLUMN G
 - H COLUMN H
 - I COLUMN I

METAL BUILDING FOUNDATION PLAN
 SCALE: 1/4" = 1'-0"

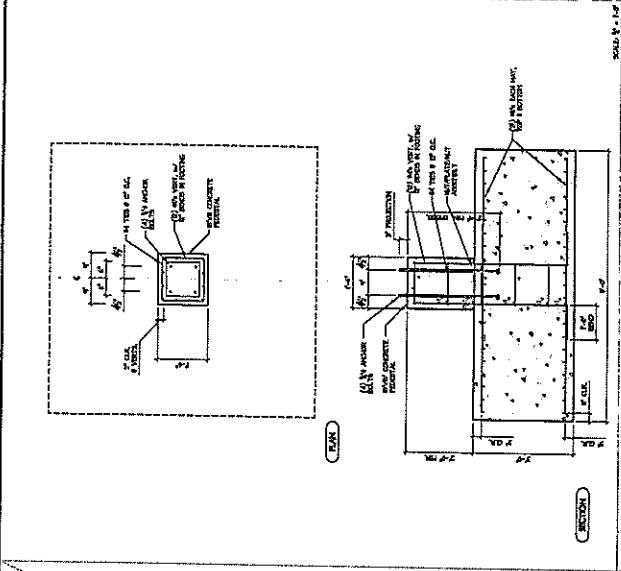
PROJECT STRUCTURAL NOTES		FOOTING SCHEDULE	
<p>GENERAL:</p> <p>1. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED.</p> <p>2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.</p> <p>3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.</p> <p>4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.</p> <p>5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.</p> <p>6. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.</p> <p>7. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.</p> <p>8. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.</p> <p>9. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.</p> <p>10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.</p>		<p>FOOTING SCHEDULE:</p> <p>FOOTING TYPE: 1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100.</p>	
<p>REINFORCEMENT SCHEDULE:</p> <p>REINFORCEMENT TYPE: 1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100.</p>		<p>REINFORCEMENT SCHEDULE:</p> <p>REINFORCEMENT TYPE: 1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100.</p>	
<p>CONCRETE SCHEDULE:</p> <p>CONCRETE TYPE: 1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100.</p>		<p>CONCRETE SCHEDULE:</p> <p>CONCRETE TYPE: 1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100.</p>	
<p>STEEL SCHEDULE:</p> <p>STEEL TYPE: 1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100.</p>		<p>STEEL SCHEDULE:</p> <p>STEEL TYPE: 1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100.</p>	



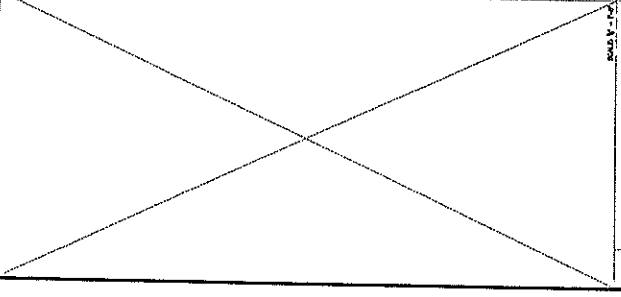
10 Sloped Stemwall



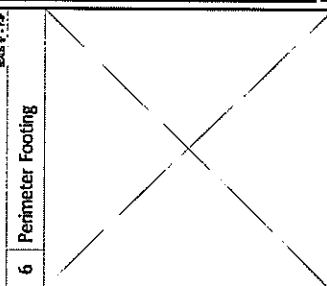
7 Grids 3, 4, 5, 6, & 7



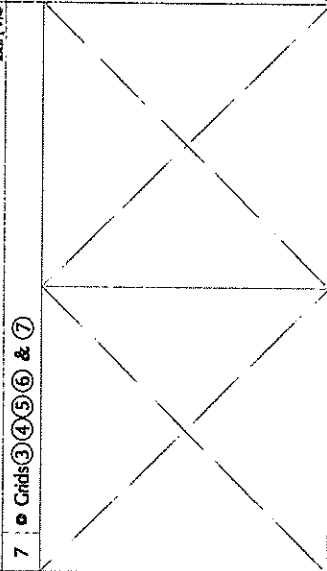
8 Grids 2, 3, 4, 5, 6, 7, & 8



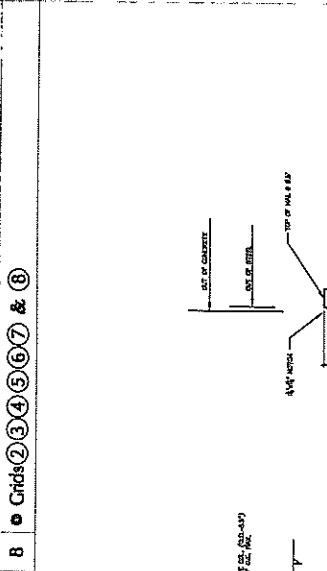
9 Not Used



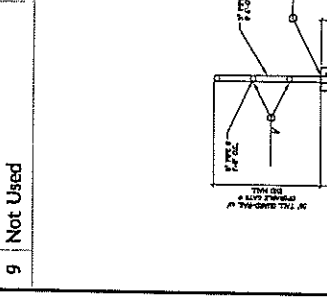
6 Perimeter Footing



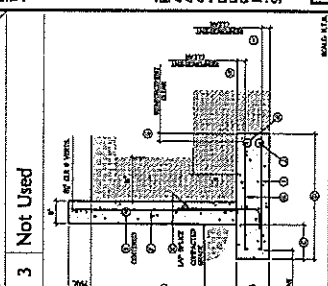
7 Grids 3, 4, 5, 6, & 7



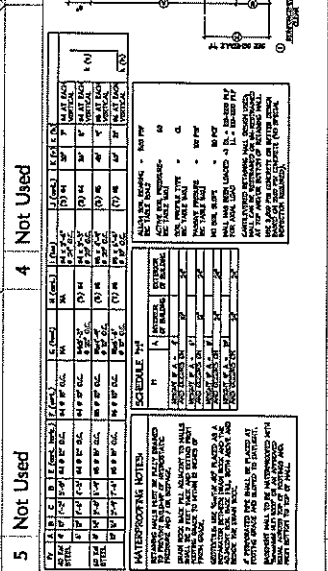
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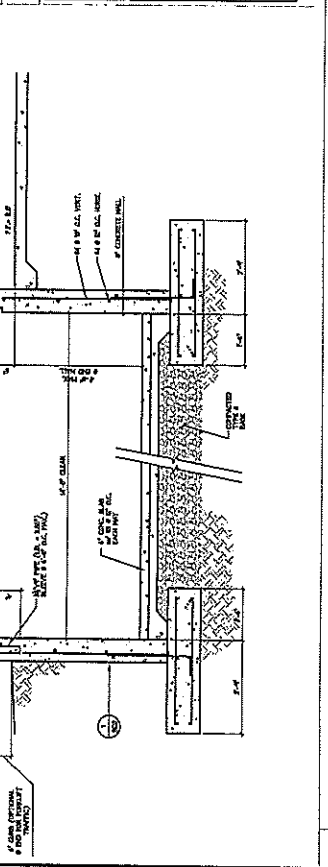
9 Not Used



3 Not Used



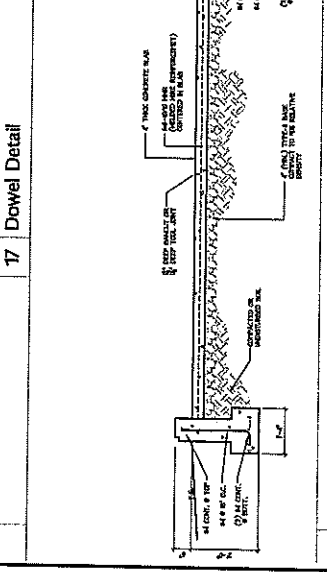
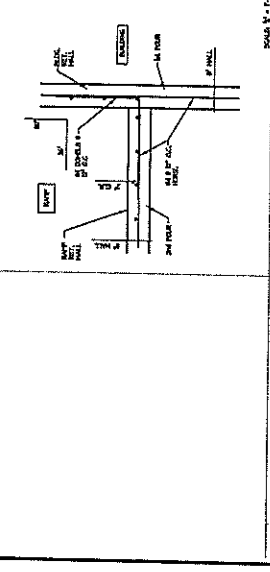
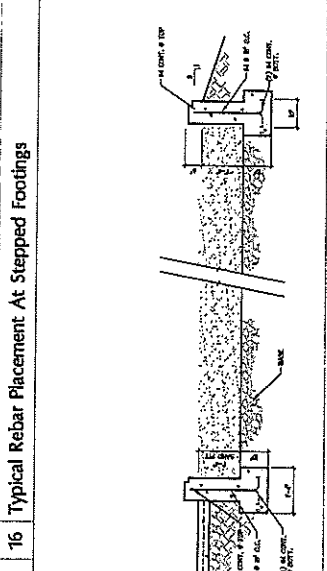
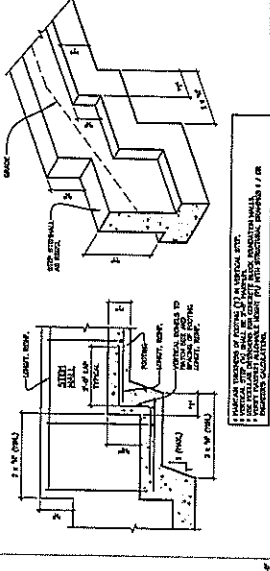
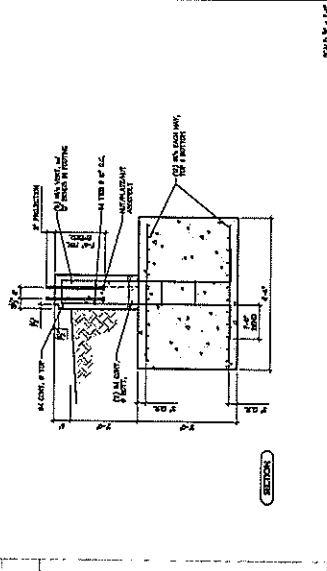
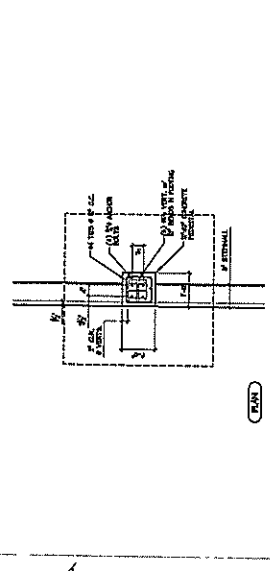
4 Not Used



1 Retaining Wall Schedule

WATERPROOFING NOTES		SCHEDULE 10	
1. ALL EXTERIOR WALLS SHALL BE WATERPROOFED WITH A MINIMUM OF TWO COATS OF WATERPROOFING MEMBRANE.	2. ALL EXTERIOR WALLS SHALL BE WATERPROOFED WITH A MINIMUM OF TWO COATS OF WATERPROOFING MEMBRANE.	1. ALL EXTERIOR WALLS SHALL BE WATERPROOFED WITH A MINIMUM OF TWO COATS OF WATERPROOFING MEMBRANE.	2. ALL EXTERIOR WALLS SHALL BE WATERPROOFED WITH A MINIMUM OF TWO COATS OF WATERPROOFING MEMBRANE.
3. ALL EXTERIOR WALLS SHALL BE WATERPROOFED WITH A MINIMUM OF TWO COATS OF WATERPROOFING MEMBRANE.	4. ALL EXTERIOR WALLS SHALL BE WATERPROOFED WITH A MINIMUM OF TWO COATS OF WATERPROOFING MEMBRANE.	5. ALL EXTERIOR WALLS SHALL BE WATERPROOFED WITH A MINIMUM OF TWO COATS OF WATERPROOFING MEMBRANE.	6. ALL EXTERIOR WALLS SHALL BE WATERPROOFED WITH A MINIMUM OF TWO COATS OF WATERPROOFING MEMBRANE.
7. ALL EXTERIOR WALLS SHALL BE WATERPROOFED WITH A MINIMUM OF TWO COATS OF WATERPROOFING MEMBRANE.	8. ALL EXTERIOR WALLS SHALL BE WATERPROOFED WITH A MINIMUM OF TWO COATS OF WATERPROOFING MEMBRANE.	9. ALL EXTERIOR WALLS SHALL BE WATERPROOFED WITH A MINIMUM OF TWO COATS OF WATERPROOFING MEMBRANE.	10. ALL EXTERIOR WALLS SHALL BE WATERPROOFED WITH A MINIMUM OF TWO COATS OF WATERPROOFING MEMBRANE.

2 Loading Dock Section



14 Grid E @ 1 & 9
 11 @ Grids 2 & 8
 12 Grid 1 @ A & 1
 13 Grid 1 @ 9