

Project Max (WAC24-0002)
Condition Amendment Request
Washoe County Board of Adjustment – Public
Hearing
May 2, 2024 at 1:30 p.m.

Request summary:

Amend a condition to allow for an extension of time on the prior SUP approval & remove condition 6c. from the original SUP approval.

Developer/Applicant

Paul Kinne - Senior Development Manager

Panattoni Development Company, Inc.

Property Owner: Project Max LLC

Prepared by:
KLS Planning & Design
John Krmpotic, AICP



**Bordertown
Casino and
RV Resort**

VILLAGE PKWY

White Lake

**CALIFORNIA
NEVADA**

Calspa

N VIRGINIA ST

Copart

RENO PARK BLVD

US-395

**Industrial
Wood
Products
Kamps
Propane**

WHITE LAKES RD

SPRING GATE CT

**Lakeview 74
Mobile Home
Park**

BORDERLINE CT

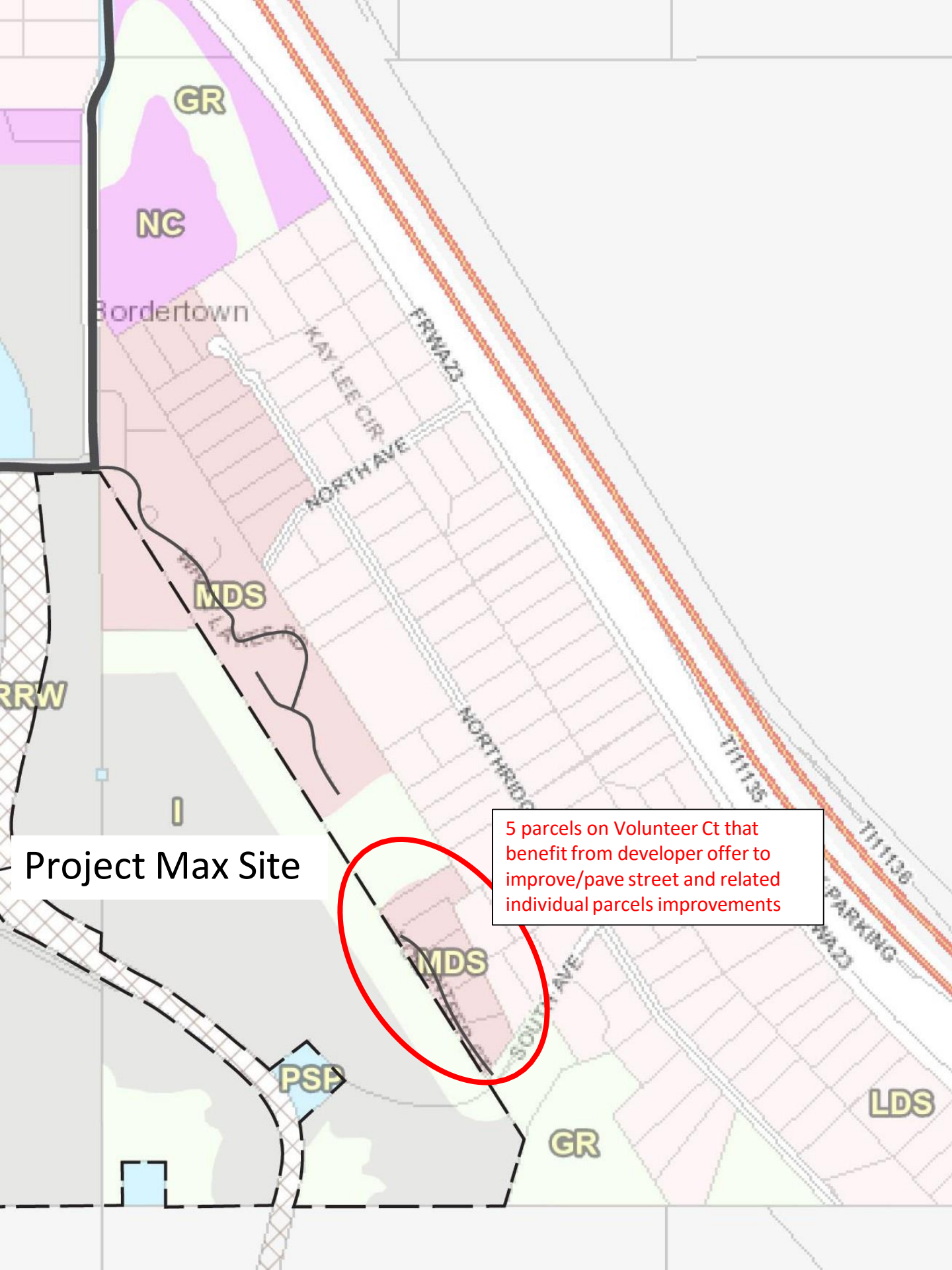
SITE

VOLUNTEER CT

SOUTH AVE

Project Max





GR

NC

Bordertown

MAY LEE CIR
NORTH AVE

FRWA23

MDS

RRW

NORTH RIDGE

T11135

T11136

PARKING
FRWA23

Project Max Site

5 parcels on Volunteer Ct that benefit from developer offer to improve/pave street and related individual parcels improvements

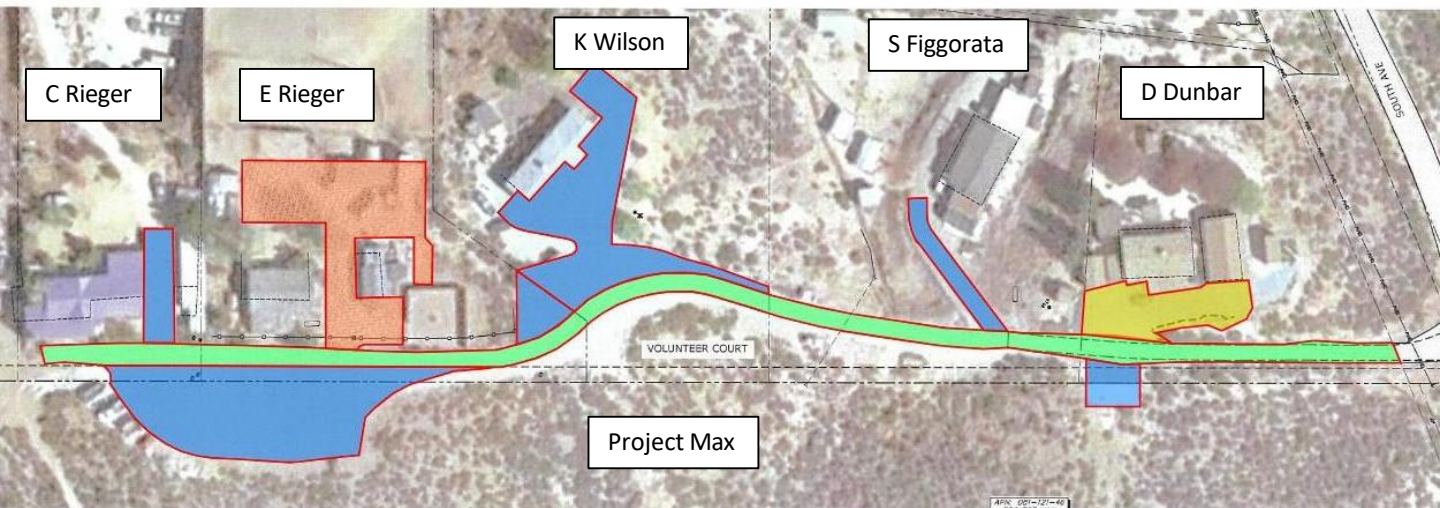
MDS

SOUTH AVE





PSF

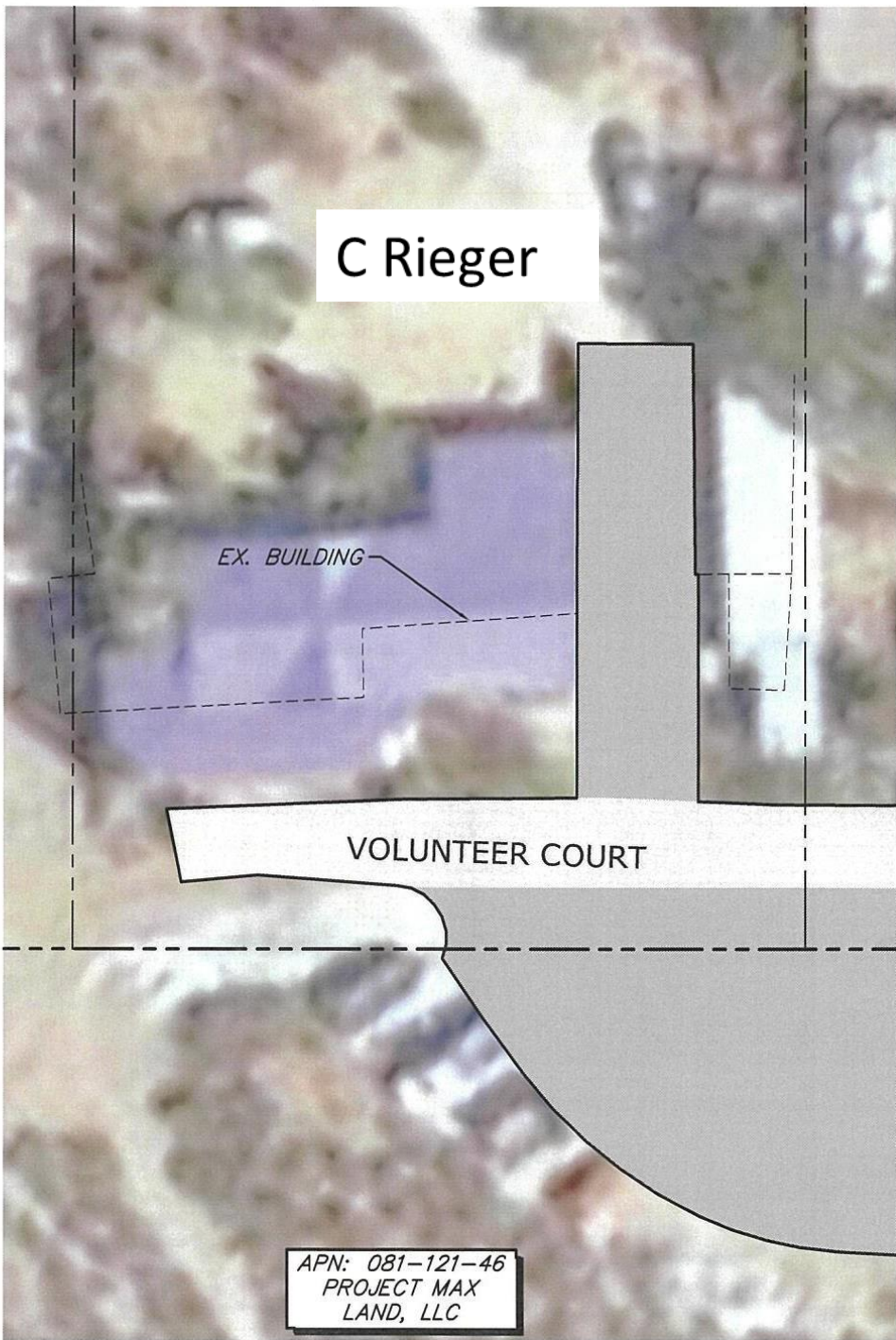
GR

LDS



Legend

-  Volunteer Court Paving/Re-paving
-  Areas of Additional/Extra Paving
-  Area of Additional Type-2 Base
-  Area to Receive Fog Seal on Existing Paving



LEGEND:



– PROPOSED PAVEMENT AND BASE FOR VOLUNTEER COURT 1,425 S.F.±

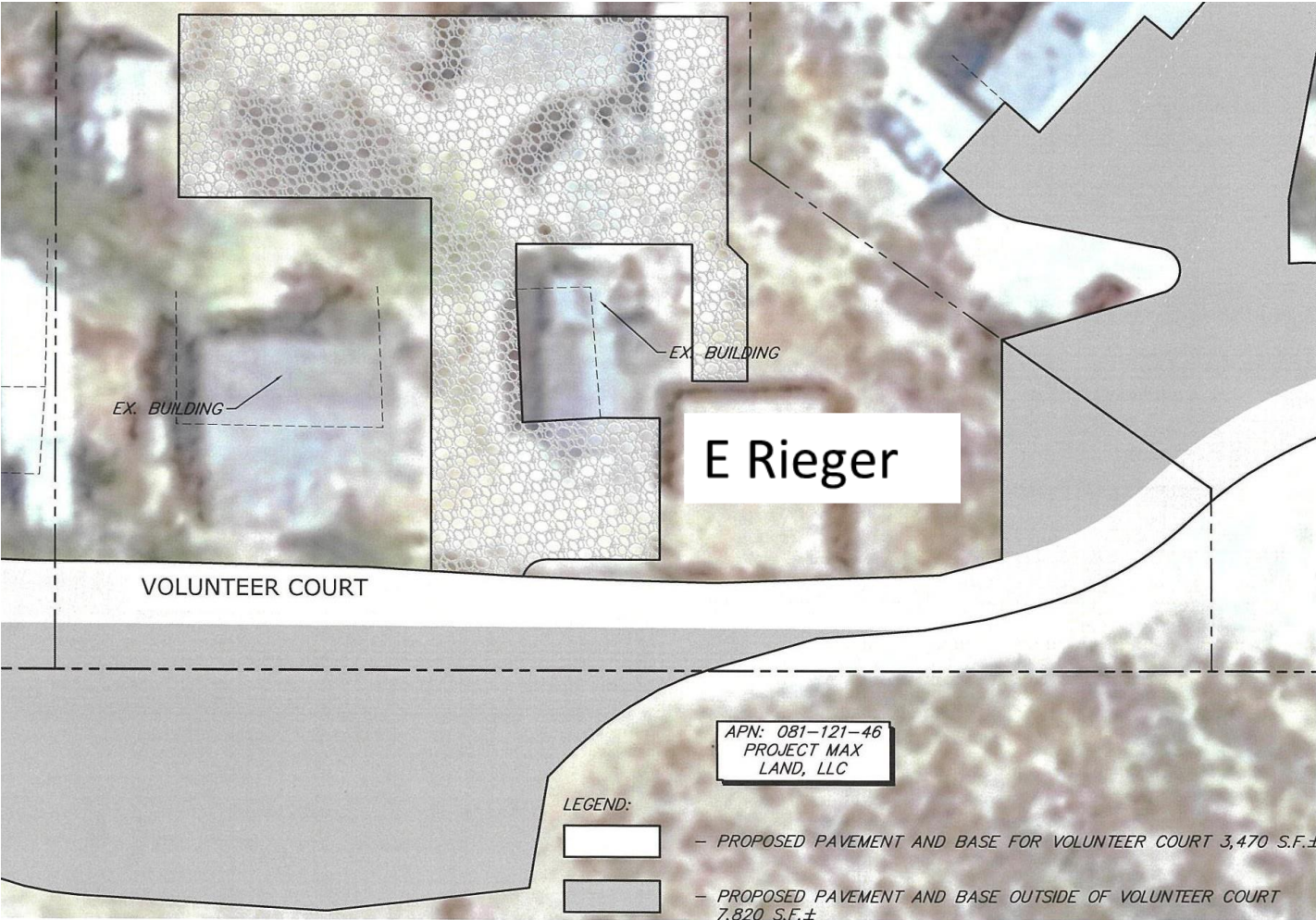


– PROPOSED PAVEMENT AND BASE OUTSIDE OF VOLUNTEER COURT 4,000 S.F.±

VOLUNTEER COURT
APN: 081-194-16




SCALE: 1" = 30'-0"





VOLUNTEER COURT
 APN: 081-194-15

LEGEND:

-  - PROPOSED PAVEMENT AND BASE FOR VOLUNTEER COURT 3,470 S.F.±
-  - PROPOSED PAVEMENT AND BASE OUTSIDE OF VOLUNTEER COURT 7,820 S.F.±
-  - PROPOSED BASE ONLY 8,120 S.F.±

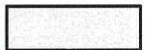


K Wilson

EX. BUILDING

VOLUNTEER COURT

LEGEND:



- PROPOSED PAVEMENT AND BASE FOR VOLUNTEER COURT 4,470 S.F.±



- PROPOSED PAVEMENT AND BASE OUTSIDE OF VOLUNTEER COURT 4,500 S.F.±

APN: 081-121-46
PROJECT MAX
LAND, LLC

VOLUNTEER COURT
APN: 081-192-14

SCALE: 1" = 30'-0"




Ficarrotta
Family Trust

EX. BUILDING

VOLUNTEER COURT

APN: 081-121-46
PROJECT MAX
LAND, LLC

LEGEND:

 - PROPOSED BASE AND PAVEMENT
± 1,700 S.F.

VOLUNTEER COURT
APN: 081-192-18

SCALE: 1" = 30'-0"



D Dunbar

SOUTH AVE.

EX. BUILDING

VOLUNTEER COURT

APN: 081-121-46
PROJECT MAX
LAND, LLC

LEGEND:



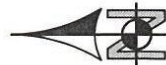
- PROPOSED PAVEMENT AND BASE OUTSIDE OF VOLUNTEER COURT 1,035 S.F.±



- PROPOSED VOLUNTEER COURT OVERLAY 2,760 S.F.±

VOLUNTEER COURT
APN: 081-192-17

SCALE: 1" = 30'-0"





February 1, 2024

Chris Bronczyk
Senior Planner, Planning & Building Division
Community Services Department
cbronczyk@washoecounty.gov |

Re: **Project Max** Amendment of Conditions Case WAC24-0002 for WSUP21-0005 – **Revision** to the application request

Dear Chris:

Based on the memo dated 1/25/24 from WC Engineering staff which states that they support removal of Condition 6c. (per the action order dated April 11, 2022), we agree and thus amend our request **to remove this condition**. There are several reasons of merit to support this which include the following:

- a) The condition was originally volunteered in “good faith” by the applicant to address concerns of the neighbors. It was done on-the-fly at the time of the public hearing. We now realize it is not appropriate to involve Washoe County on a 3rd party issue that must be managed between the applicant and property owners on Volunteer Court. It is not an SUP issue, it is a civil matter between property owners.
- b) We understand that all of the subject property owners see the value of the offer to pave Volunteer Court at the expense of the Project Max Land LLC owner/developer and will participate by signing the related easements. The offer further extends to include base and paving of individual driveways and other improvements for the five parcel owners on Volunteer Court. We have prepared individual exhibits for each parcel that show the scope of work for each parcel related to grading, adding base material, and paving.
- c) The owner /applicant has made a firm commitment to honor the prior offer to all owners on Volunteer Court. Deletion of the condition does nothing impair the extent and nature of improvements that will be completed. It simply removes WC from the process. Project Max Land LLC will continue with the grading for the industrial project and separately improve Volunteer Court as promised.

We look forward to working thru the issues with staff and the community at the Board of Adjustment hearing on March 7, 2024.

Thank you for your consideration. Please call me to discuss if needed.

Sincerely,

John F. Krmpotic, AICP
Principal



WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Planning and Building

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

Board of Adjustment Action Order

Special Use Permit Case Number WSUP22-0005 (KP Investments)

Decision: **Approval with Conditions**
Decision Date: April 7, 2022
Mailing/Filing Date: **April 11, 2022**
Property Owner: Christman Living Trust
Staff Planner: Chris Bronczyk, Planner
Phone: 775.328.3612
E-Mail: cbronczyk@washoecounty.gov

Special Use Permit Case Number WSUP22-0005 (KP Investments) – For hearing, discussion, and possible action to approve a special use permit for development of an industrial complex. The proposed grading will result in 77.5 acres of disturbance, 405,000 cubic yards of export, 390,000 cubic yards of import and a net remainder of 15,000 cubic yards which will be dealt with on site. The total amount of cuts is 910,000 cubic yards and the total amount of fills is 895,000 cubic yards. The applicant is also seeking to vary the following standards from Article 438; Section 110.438.45(a), 110.438.45(b), 110.438.45(c).

- Applicant: KP Investors, LLC
- Property Owner: Christman Living Trust
- Location: 0 Reno Park Blvd
- APN's: 081-121-32, 35, 39, 42, 43, 44, 46, 50, 51 & 081-131-24;
- Parcel Sizes: 13.9 ac; 0.057 ac; 14.4 ac; 0.057 ac; 32.7 ac; 0.057 ac; 58 ac; 5 ac; 7.3 ac; 4 ac;
- Master Plan: Rural (R); Industrial (I); Suburban Residential (SR)
- Regulatory Zone: Public and Semi-Public Facilities (PSP); General Rural (GR); Industrial (I); Medium Density Suburban (MDS)
- Area Plan: Cold Springs
- Development Code: Authorized in Article 810, Special Use Permits and Article 438, Grading
- Commission District: 5 – Commissioner Herman

Notice is hereby given that the Washoe County Board of Adjustment granted approval with conditions for the above referenced case number based on the findings in accordance with Washoe County Development Code Article 438, Grading, 810, Special Use Permits. If no appeals have been filed within 10 calendar days from the Mailing/Filing Date shown on this Action Order, the approval by the Washoe County Board of Adjustment is final. If filed, an appeal stays any further action on the decision until final resolution of the appeal. An appeal shall be filed in accordance with the provisions found in Article 912 of the Washoe County Development Code. The action was based on the following findings in accordance with Washoe County Code Section 110.810.30:



INTEGRITY



EFFECTIVE
COMMUNICATION



QUALITY
PUBLIC SERVICE

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

Contact Name – Brittany Lemon; 775.326.6079; Blomon@tmfspd.us

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

Washoe County Parks Program

4. The following conditions are requirements of the Washoe County Parks Program, which shall be responsible for determining compliance with these conditions.

Contact: Sophia Kirchenman, 775.328-3600, skirchenman@washoecounty.us

- a. Should any earthen materials be imported to the site, they shall be “certified weed free” to prevent the spread of noxious and invasive weeds.
- b. The project shall comply with Development Code Section 110.412.67 Revegetation.

Water Rights and Water Resources Management

5. The following conditions are requirements of Water Rights & Water Resources Management, which shall be responsible for determining compliance with these conditions.

Contact Name – Timber Weiss; 775.954.4626; Tweiss@washoecounty.gov

- a. A will serve letter from Great Basin Water Company prior to issuance of a Building Permit for construction on the resultant parcels. This condition is based on the Water Utilities’ rules and regulations and not Washoe County which will require the will serve prior to issuance of a C of O. Acquisition of this will serve letter is extremely important due to a State Engineer moratorium in this Valley which may or may not affect the will serve process to these parcels.
- b. Any construction of buildings on the resultant parcels will require coordination with Great Basin Water Co. new development staff to determine grading and infrastructure needs, fees and water rights demand and whether the State Moratorium applies to this project.

Board of Adjustment

6. At the Board of Adjustment the applicant committed to the following conditions:
 - a. A water truck will be on site 24/7 to ensure dust is mitigated.
 - b. South Avenue shall be paved.
 - c. Volunteer Court shall be paved.

*** End of Conditions ***