

ORIGINAL

### 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.

<b>Project Information</b>		Staff Assigned Case No.: <u>AP14-006</u>	
Project Name: <u>Low Cost Tire and Recycling Center</u>			
Project Description: <u>Sale of New and Used Tires and (NO vehicles) a recycling center-buying Alum cans, cop. brass, tin, etc.</u>			
Project Address: <u>5365 Sun Valley Blvd, Sun Valley NV</u>			
Project Area (acres or square feet): <u>25,284 Sq. Feet Lot</u>			
Project Location (with point of reference to major cross streets AND area locator): <u>Sun Valley Sub #3 Sun Valley Blvd and 4th St. middle of block</u>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
<u>085-842-16</u>	<u>1/2 Acre</u>		
Section(s)/Township/Range: <u>portion of N.W. 1/4 of Section 19 T20N-R20E.</u>			
Indicate any previous Washoe County approvals associated with this application:			
Case No.(s): <u>NONE KNOWN</u>			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: <u>Shahveen Khan/Asming Ali</u>		Name: <u>NONE</u>	
Address: <u>3438 Terrace Knoll CT</u>		Address: <u>NONE</u>	
<u>Reno NV</u> Zip: <u>89512</u>		Zip:	
Phone: <u>283-8839</u> Fax: <u>N/A</u>		Phone: Fax:	
Email: <u>N/A</u>		Email:	
Cell: <u>Same</u> Other: <u>-</u>		Cell: Other:	
Contact Person: <u>Shahveen Khan</u>		Contact Person:	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: <u>Low Cost Tire &amp; Recycling</u>		Name:	
Address: <u>1554 Pittman Ave.</u>		Address: <u>NONE</u>	
<u>SPARKS NV</u> Zip: <u>89431</u>		Zip:	
Phone: <u>224-3636</u> Fax: <u>-</u>		Phone: Fax:	
Email: <u>rob.fryling@yahoo.com</u>		Email:	
Cell: <u>Same</u> Other: <u>-</u>		Cell: Other:	
Contact Person: <u>Rob Fryling</u>		Contact Person:	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

43 owners notified w/1500 Ltr.

## Administrative Permit Application Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to administrative permits may be found in Article 808, Administrative Permits.

1. What is the type of project or use being requested?

Sale of New and Used tires and Purchase of recyclable materials, Alum cans, cop, brass, Alum, stainless steel, tin and steels.  
No vehicles, nothing too big to be weighed on a 4' foot scales

2. What currently developed portions of the property or existing structures are going to be used with this permit?

The Property will be used as-is with no changes made, property is rented and owner intends to build a strip mall in 5 to 7 years and will not agree to any changes.

3. What improvements (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.) will have to be constructed or installed and what is the projected time frame for the completion of each?

NONE, Property was recently renovated, new asphalt, landscaping, parking stripes, etc. so no work should be necessary

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

N/A

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

Excellent Access to Sun Valley Blvd, with a paved area behind building to install tires outside on asphalt area, and plenty of room for a 4' square scales to weigh material. There is a screened fenced area on south side of property to park employee vehicles and the box truck to transport material away to Scrap Yard.

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

Helping clean up metal in Sun Valley will be very good for the community and property owners. The car lot next door will benefit from the traffic and so will the Dollar store at the end of the block. All area residents will have access to low cost tires and handy recycling.

7. What will you do to minimize the anticipated negative impacts or effects your project will have on adjacent properties?

All recycled materials will be taken away to local scrap yards 1 to 4 times a day, 6 days a week so nothing will be kept or processed on site. We intend to use cordless impact guns that are very quiet, and hand torque wrenches for the tire work.

8. Please describe operational parameters and/or voluntary conditions of approval to be imposed on the administrative permit to address community impacts.

We intend to be open 9-6 7 days week, as access is right off Sun Valley Blvd, there is no extra traffic put on any side streets. All tires will be stored inside building or a enclosed container in fenced area. All recycling material to be shipped out 1-4 times a day.

9. How many improved parking spaces, both on-site and off-site, are available or will be provided? (Please indicate on site plan.)

There are 14 improved parking spaces, plus 1 handi cap space on asphalt around building area.

10. What types of landscaping (e.g. shrubs, trees, fencing, painting scheme, etc.) are proposed? (Please indicate location on site plan.)

Property has recently been renovated and proper landscaping with drip system was installed then. No changes are intended.

11. What type of signs and lighting will be provided? On a separate sheet, show a depiction (height, width, construction materials, colors, illumination methods, lighting intensity, base landscaping, etc.) of each sign and the typical lighting standards. (Please indicate location of signs and lights on site plan.)

Property has 1 4x8 sign on a post in front of property with overhead light existing. We intend to screw our signs on each side and use as-is (copy of sign attached)

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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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13. Utilities:

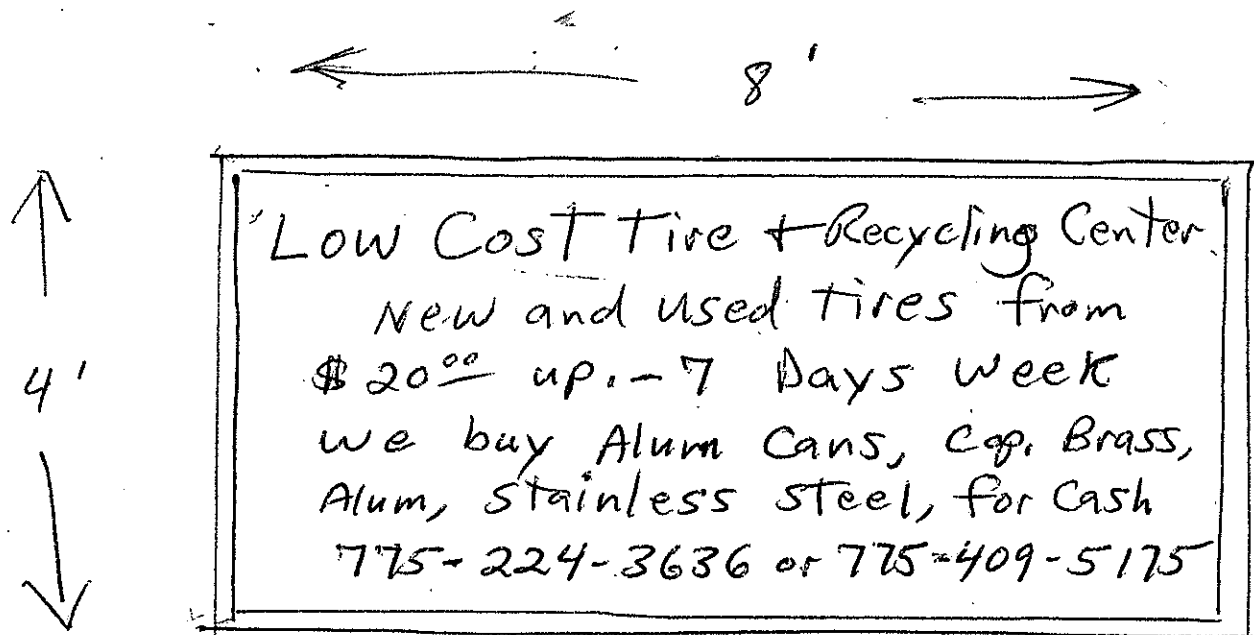
a. Sewer Service	<i>existing</i>
b. Water Service	<i>existing</i>

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

c. Permit #		acre-feet per year	
d. Certificate #		acre-feet per year	
e. Surface Claim #		acre-feet per year	
f. Other, #		acre-feet per year	

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

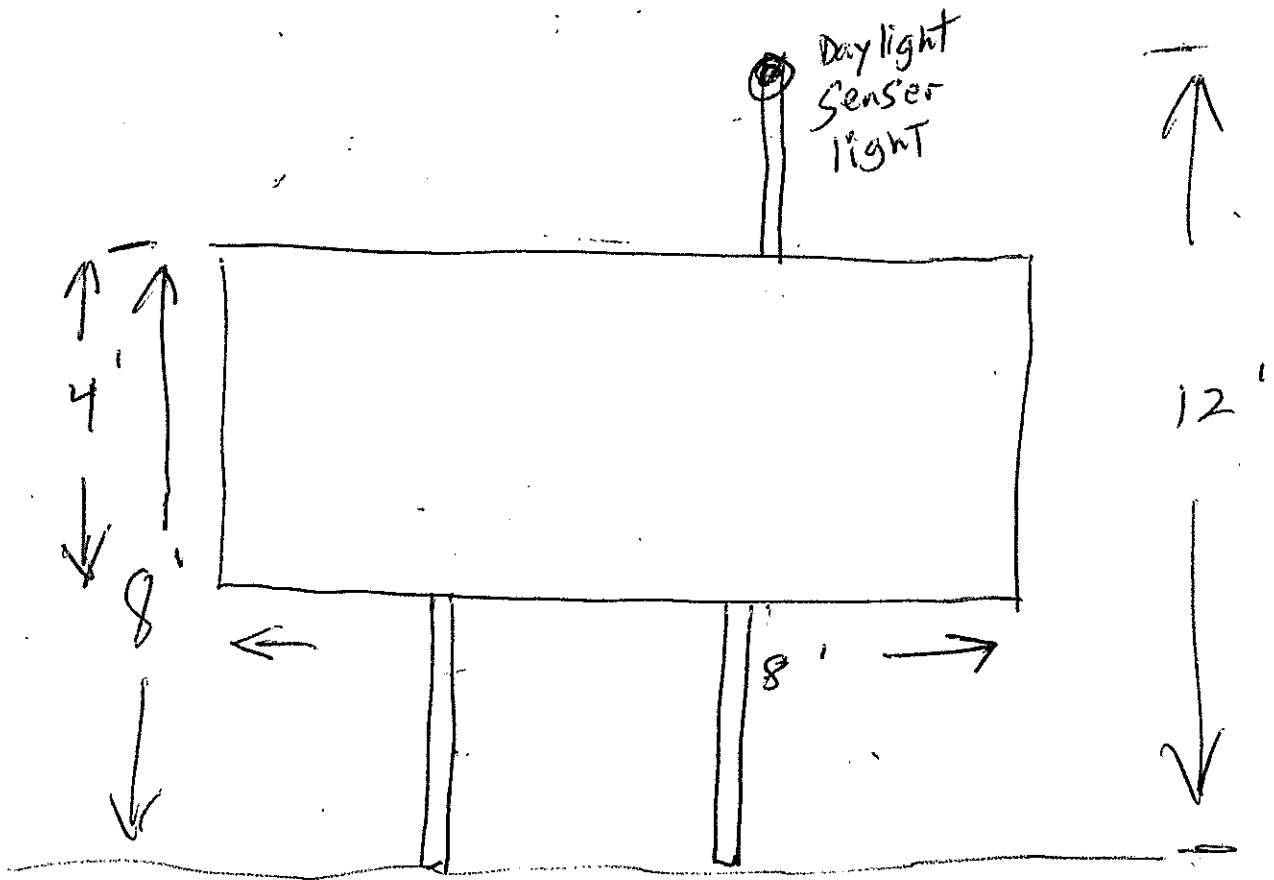
<i>N/A -</i>
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Black Border

white sign with black border and black letters, one on each sign side of existing sign board

# Existing Sign board



We expect 1 employee and the owner to work at this store.

We would like to park our Semi Scrap Trailer at store to load Scrap in but if the Board objects then we can haul Scrap out in our box van or 20 yard dump truck instead.

Sun Valley has 2 tire stores but no recycling center. We believe this will be an asset to the Community and Washoe County!

We have a store in Sparks and we work well with James English at the Solid Waste Dept. in Washoe County.



