

Community Services Department

Planning and Development

SPECIAL USE PERMIT

(see page 5)

SPECIAL USE PERMIT FOR GRADING

(see page 11)

SPECIAL USE PERMIT FOR STABLES

(see page 16)

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: South Reno United Methodist Church			
Project Description: Public Charter School (K-6) in existing building. Installation of two temporary portable buildings (720 SF each) for church use. Application duration is temporary for up to (3) years.			
Project Address: 200 De Spain Lane, Reno, NV 89511			
Project Area (acres or square feet): 4.507 Acres			
Project Location (with point of reference to major cross streets AND area locator): Mount Rose Highway and Butch Cassidy Drive			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
049-440-18	4.507		
Section(s)/Township/Range: Section: 30 Township: 18 Range: 20			
Indicate any previous Washoe County approvals associated with this application: Case No.(s). SPW11-40-96			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: South Reno United Methodist Church		Name: ethos three ARCHITECTURE	
Address: 200 De Spain Lane Reno, Nevada Zip: 89511		Address: 8985 South Eastern, Suite 220 Las Vegas, NV Zip: 89123	
Phone: 775-85-1181 Fax:		Phone: 702-456-1070 Fax: n/a	
Email:		Email: jclpeman@ethosthree.com	
Cell: Other:		Cell: Other:	
Contact Person: Roland Weyman		Contact Person: John Lopeman, AIA	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Academica Nevada		Name:	
Address: 5470 Kietzke Lane #300 Reno, NV Zip: 89511		Address: Zip:	
Phone: 775-771-3244 Fax: n/a		Phone: Fax:	
Email: victor.salcido@academicanv.com		Email:	
Cell: Other:		Cell: Other:	
Contact Person: Victor Salcido		Contact Person:	
For Office Use Only			
Date Received: Initial:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Special Use 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 special use permits may be found in Article 810, Special Use Permits.

1. What is the type of project being requested?

Use permit to allow a K-6 Public Charter School to operate out of an existing building. This project only requires a temporary use permit that can expire after 3 years. The school that would operate out of the building would be small with an enrollment capacity of 168 total students.

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

Use permit to allow a K-6 Public Charter School to use existing classrooms and other common space in the existing building. Minor interior modifications may be required to accommodate the school.

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?

Two portable buildings will be installed on the site as shown on the site plan. Each Portable will be 12' x 60' (720 SF), with a bathroom and access will be ADA Accessible. Water, sewer and power will be provided through connections to utility lines already on site. The portables will be connected to the utilities prior to start of school in August 2017.

There is sufficient existing capacity to provide utilities to the portables. The portables will not be used by the school but would be used to accommodate church and other groups that currently occupy rooms in the existing church building being temporarily displaced by the school.

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

Construction start: Immediately upon approval of this Application.
Construction completion: Approximately 4 weeks after start of construction, and prior to the start of the 2017-2018 School year.

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?

The site is currently designed to accommodate large traffic volumes for church activities. The existing occupancy for the Church is 1200, which far exceeds the 168 students and staff for the Charter School. The school will generate less traffic and parking demand, thus, the existing parking and loading zones will accommodate the new school use and the existing classrooms will accommodate the number of students enrolled in the school.

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

The project will benefit the surrounding neighborhood by providing a conveniently located public school alternative. The local community has been hit particularly hard by school overcrowding and thus this project would help alleviate that significant community issue. Specifically, the overcrowding percentages at the three closest Washoe County School District Elementary Schools are as follows:

- Brown Elementary - 145%
- Double Diamond Elementary - 129%
- Hunsberger Elementary - 103%

Doral Academy is fully enrolled for the 2017-2018 school year with 168 students and a waiting list of 50 students.

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

We do not anticipate any negative impacts to adjacent properties or to traffic. The roads already accommodate the much larger Galena High School across the street from this facility, with bell-times at 8:00 a.m. and 2:30 p.m. The charter school bell times will be 9:30 a.m. and 3:30 p.m.. This staggering of start and end times will insure that Doral Academy does not have any impact on traffic during the High School peak hours.

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

1) The use permit for this school is temporary - for a period of three-years.
2) The start and end times of the school hours will be staggered from Galena High School. School will not start until 9:30 am and the school day will end at 3:30pm.

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

The proposed school enrollment is for 168 students - grades K-6.
The existing parking of 196 regular stalls and 10 accessible stalls is more than sufficient to accommodate the school.
On-site stacking of 82 vehicles will insure no cars will back-up on adjacent roads during drop-off or pick-up times.

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

As clarified in the attached letter dated May 11, 2017, the existing landscape will remain intact and no changes will be made.

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.)

The school will not install any additional signage or lighting.

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

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

a. Sewer Service	City of Reno Sewer Services
b. Electrical Service	NVEnergy
c. Telephone Service	AT&T
d. LPG or Natural Gas Service	NVEnergy
e. Solid Waste Disposal Service	Reno Disposal Co.
f. Cable Television Service	Various
g. Water Service	Truckee Meadows Water Authority

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:

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

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

The church has the appropriate water rights as evidenced by the fact that per their governmental approvals they could not get a Certificate of Occupancy without such rights.

14. Community Services (provided and nearest facility):

a. Fire Station	Arrow Creek Fire Station#36
b. Health Care Facility	Concentra Urgent Care
c. Elementary School	Hunsburger Elementary School
d. Middle School	Depoali Middle School
e. High School	Galena High School
f. Parks	Galena Creek Regional Park and South Valley Sports Complex
g. Library	South Valleys Library
h. Citifare Bus Stop	Hertz/Mt Rose Hwy (The Summit)



May 11, 2017

Washoe County
Planning and Development Division
1001 East 9th Street
Reno, NV 89512

RE: Landscape Architecture – Special Use Permit for Doral Academy

Dear Planning Department,

The existing landscaping on this parcel was installed and has been maintained in accordance with all previous planning and building department approvals. This application does not include a proposal for modifications to the existing landscaping; therefore landscaping plans are omitted from the application documents.

Sincerely,

John Lopeman, AIA

T 702-365-9312 | F 702-365-9317

6345 S Jones Blvd, Suite 100
Las Vegas, NV 89118



May 11, 2017

Washoe County
Community Services Department
1001 E. 9th Street, Bldg. A
Reno, NV 89520

Subject: Doral Academy Northern Nevada
Lochsa Engineering No. 171070.00

Dear Sirs,

As requested by Washoe County, Lochsa Engineering has reviewed the trip generation characteristics of the proposed Doral Academy. In discussions with the school operators, the school shall have a beginning bell time of 9:30 AM with the doors opening at 9:15 AM. The afternoon bell time of 3:30 PM will provided at the school.

Typically the peaking characteristics of a school occur 20 minutes prior to a bell time and 20 minutes after a bell time. This would put the peak for the AM bell between 9:10 AM and 9:50 AM. The afternoon peak would occur between 3:10 PM and 3:50 PM.

Typical peak hours of adjacent street traffic is traditionally between 7:00 AM to 9:00 AM and 4:00 PM to 6:00 PM.

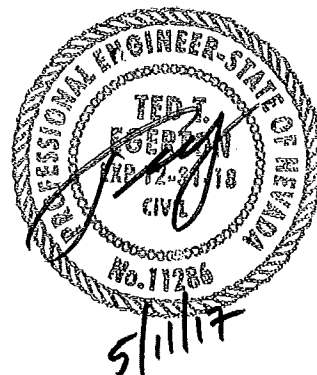
Based upon this information the proposed school is not anticipated to generate over 80 trips during the adjacent peak hour of the adjacent street.

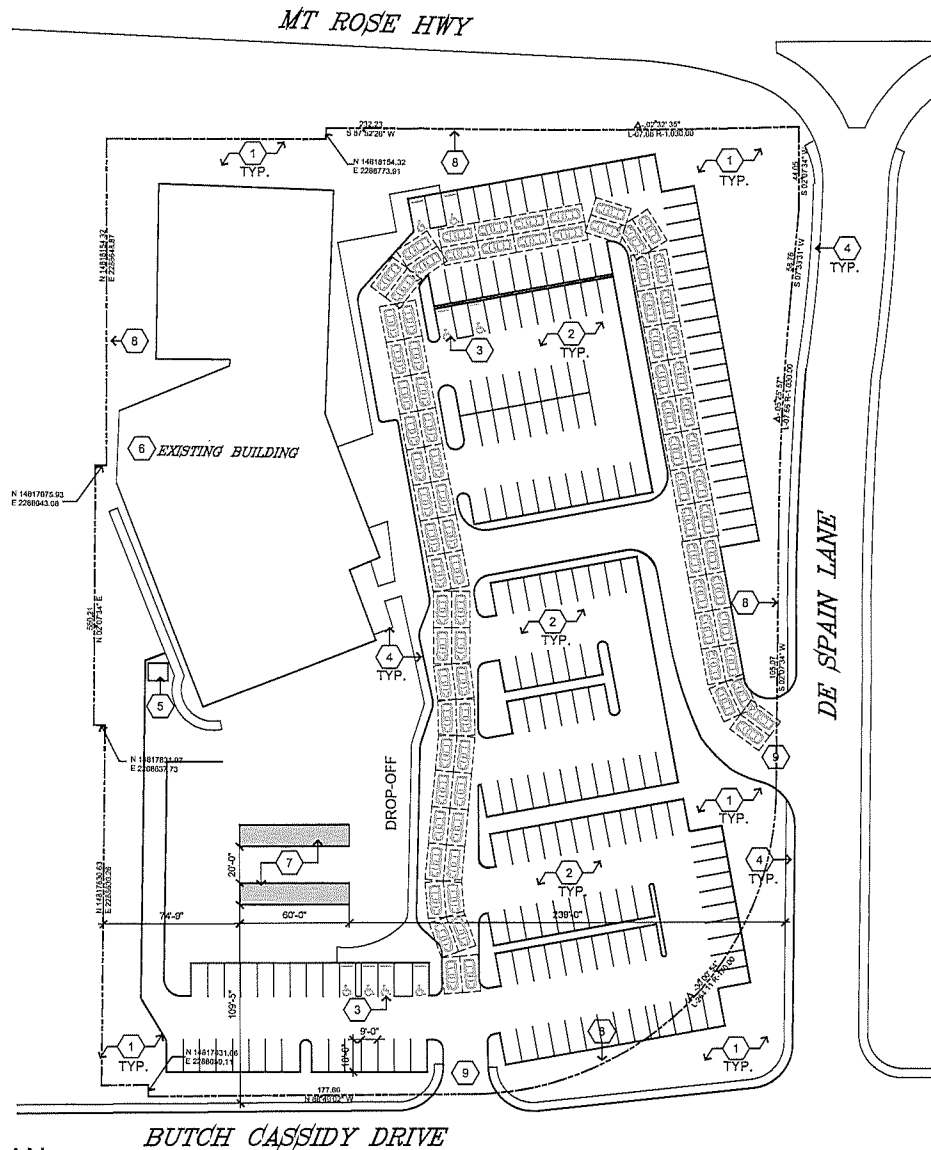
If you have any question or comments, please contact our office at your convenience.

Sincerely,

LOCHSA ENGINEERING


Ted T. Egerton, P.E.





SITE DATA

SITE AREA	196,325 SF 4.507 ACRES
A.P.N. NUMBER	049-440-18
CURRENT ZONING	MDS
BUILDING AREA	
EXISTING BLDG.	21,911 SF
PROPOSED PORTABLES (720 SF EA.)	1,440 SF
TOTAL AREA	23,351 SF
COVERAGE	12%
PARKING ANALYSIS	
PROVIDED	202 SPACES
SETBACKS	
SCENIC FRONTAGE	30'-0"
FRONT	20'-0"
SIDE	8'-0"
REAR	20'-0"
LANDSCAPED AREA	
REQD	20%
PROVD	39%

KEY NOTES

- 1 EXISTING LANDSCAPE TO REMAIN
- 2 EXISTING PARKING TO REMAIN
- 3 EXISTING ACCESSIBLE PARKING SPACES TO REMAIN
- 4 EXISTING SIDEWALK TO REMAIN
- 5 EXISTING TRASH ENCLOSURE/COMPACTOR TO REMAIN
- 6 EXISTING BUILDING
- 7 PROPOSED NEW PORTABLE BUILDINGS
- 8 EXISTING PROPERTY LINE
- 9 EXISTING PUBLIC ENTRY

8985 s. eastern
suite 220
las vegas, nv 89123
p 702.456.1070
f 702.456.7020

JOB NUMBER - 0000000

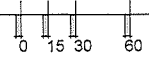


SITE PLAN

UNITED METHODIST
200 DE SPAIN LANE

SITE PLAN

SCALE : 1"=30'-0"



05-11-17



SHT A1.0

8985 s. eastern
suite 220
las vegas, nv 89123
p 702.456.1070
f 702.456.7020

JOB NUMBER - 0000000



TYPICAL MODULAR BUILDING



TYPICAL SITED MODULAR BUILDINGS



TYPICAL FINISHED MODULAR BUILDING W/ SKIRT

KEY NOTES

- 1 ON CHURCH SITE ALL 20'-0" X 60'-0" MODULAR BUILDINGS TO BE FINISHED WITH SKIRTS FOR SCREENING.



ELEVATIONS

UNITED METHODIST
200 DE SPAIN LANE



MODULAR BUILDING ELEVATIONS

SCALE : N.T.S.

0 15 30 60

05-10-17

SHT A2.0



Pac-Yan

800.546.1050

H

Property Owner Affidavit

Applicant Name: South Reno United Methodist Church

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): 049-440-18

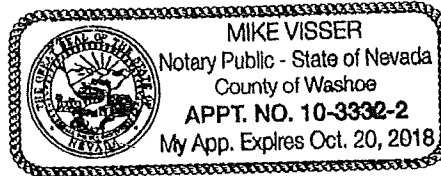
Printed Name RODNO A. WEYMAN
Signed [Signature]
Address 15140 REIDMUND LOOP, RENO, NV

Subscribed and sworn to before me this
24th day of April, 2017.

[Signature]
Notary Public in and for said county and state

My commission expires: 10/20/2018

(Notary Stamp)



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

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

SOUTH RENO UNITED METHODIST CHURCH, INC.

Business Entity Information

Status:	Active	File Date:	1/10/1990
Type:	Domestic Non-Profit Corporation	Entity Number:	C233-1990
Qualifying State:	NV	List of Officers Due:	1/31/2018
Managed By:		Expiration Date:	
NV Business ID:	NV19901008563	Business License Exp:	

Additional Information

Central Index Key:	
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Registered Agent Information

Name:	ROBERTSON LAW FIRM, INC.	Address 1:	50 W LIBERTY ST STE 600
Address 2:		City:	RENO
State:	NV	Zip Code:	89501
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Commercial Registered Agent - Corporation		
Jurisdiction:	NEVADA	Status:	Active

Financial Information

No Par Share Count:	0	Capital Amount:	\$ 0
No stock records found for this company			

Officers

 Include Inactive Officers

Treasurer - DEBRA L. HOOKS			
Address 1:	3724 CALGARY DRIVE	Address 2:	
City:	RENO	State:	NV
Zip Code:	89511	Country:	
Status:	Active	Email:	

Director - PAUL KEPPLER			
Address 1:	200 DE SPAIN LANE	Address 2:	
City:	RENO	State:	NV
Zip Code:	89511	Country:	
Status:	Active	Email:	
Secretary - JAMIE ROGERS			
Address 1:	1677 WESTFIELD AVENUE	Address 2:	
City:	RENO	State:	NV
Zip Code:	89509	Country:	
Status:	Active	Email:	
President - ROLAND WEYMAN			
Address 1:	15140 REDMOND LOOP	Address 2:	
City:	RENO	State:	NV
Zip Code:	89511	Country:	
Status:	Active	Email:	

Actions\Amendments			
Action Type:	Articles of Incorporation		
Document Number:	C233-1990-001	# of Pages:	4
File Date:	1/10/1990	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	C233-1990-007	# of Pages:	1
File Date:	3/16/1998	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	C233-1990-006	# of Pages:	1
File Date:	2/21/1999	Effective Date:	
(No notes for this action)			
Action Type:	Amendment		
Document Number:	C233-1990-003	# of Pages:	1
File Date:	12/5/2002	Effective Date:	
REINSTATED/REVOKED 01-01-00 MTF			
Action Type:	Registered Agent Address Change		
Document Number:	C233-1990-004	# of Pages:	1

When Recorded Return To:

2135580

WASHOE COUNTY DEPT. OF WATER RESOURCES
UTILITY SERVICES DIVISION
P.O. BOX 11130
RENO, NV 89520

APN 049-440-18

COVENANT AND WAIVER

South Reno United Methodist Church is the owner of the property identified as APN 049-440-18.

A church is to be constructed on the property. South Reno United Methodist Church (hereinafter referred to as Owner) desires to obtain a building permit, however the Washoe County Department of Water Resources will not issue a building permit until a transfer of water rights has been approved by the Nevada State Engineer allowing South Truckee Meadows General Improvement District (STMGID) to legally provide water service to this church. To enable Washoe County to issue the building permit prior to such water rights permit being approved, Owner hereby agrees as follows:

1. Owner waives its right to obtain from Washoe County a Certificate of Occupancy for the building.
2. Owner recognizes that until the transfer of water rights is completed, the Certificate of Occupancy will not be issued.
3. Owner agrees not to occupy the property/building without the Certificate of Occupancy.
4. Owner assumes the risk that the water rights transfer may not be approved and that the property/building cannot be occupied.

BK 4985PG0214

BK 4985PG0215

- 5. Owner holds Washoe County and STMGID harmless for any loss, damage, or inconvenience arising out of its ability to occupy the property, to obtain a Certificate of Occupancy, or to obtain water service.
- 6. Owner agrees that this Covenant and Waiver is binding upon all heirs, successors or assigns.
- 7. This document shall constitute covenants running with the land and is to be recorded by Washoe County at the office of the Washoe County Recorder.

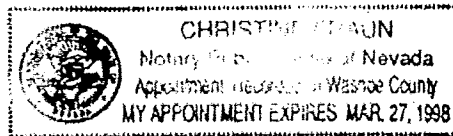
SOUTH RENO UNITED METHODIST CHURCH

By *[Signature]*
 Its President
John F. Murtha

STATE OF NEVADA)
) ss.
 COUNTY OF WASHOE)

On this 16th day of September, 1997, personally appeared before me, a Notary Public, JOHN F. MURTHA, who acknowledged to me that he/she executed this Covenant and Waiver.

Christina Braun
 NOTARY PUBLIC



2135580

OFFICIAL RECORDS
 WASHOE CO., NEVADA
 RECORD REQUESTED BY
Washoe Co. Water Research
 97 SEP 16 PM 3: 55

JOE MELCHER
 COUNTY RECORDER
 FEE 0 DEP 87

[Handwritten mark]

2159479

After Recordation Return To:
SIERRA PACIFIC POWER COMPANY
Right-of-Way Department
P.O. Box 10100
Reno, Nevada 89520

A.P.N.
049-440-18
Work Order Number
97-13740-12

NO TAX DUE - EASEMENT

**GRANT OF EASEMENT
FOR UNDERGROUND ELECTRIC AND
GAS DISTRIBUTION AND COMMUNICATION**

THIS INDENTURE, made and entered into this 26th day of November, 1997, by and between SOUTH RENO UNITED METHODIST CHURCH, INC., a Nevada corporation, (hereinafter referred to as "Grantor"), and SIERRA PACIFIC POWER COMPANY, a Nevada corporation, (referred to as "Grantee"),

WITNESSETH:

GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid by Grantee, and other good and valuable consideration, receipt of which is hereby acknowledged, does hereby grant to Grantee, its successors, assigns and agents, permanent and exclusive easements and rights of way to construct, alter, maintain, inspect, repair, reconstruct and operate one or more underground electric and gas distribution and communication facilities consisting of one or more circuits, together with the appropriate underground foundations, markers, conduits, pull boxes, vaults, surface-mounted transformers, switchgear, pipes, valve boxes, fixtures, and other necessary or convenient appurtenances connected therewith, (hereinafter called "Utility Facilities), across, upon, under, and through the following described property situate in the County of WASHOE, State of NEVADA, to-wit:

A portion of the South 1/2 of the Southeast 1/4 of Section 30, Township 18 North, Range 20 East, MDM Washoe County, Nevada.

An easement 13.0 feet in width lying Easterly of and coincident with the following described property line:

COMMENCING at the Southwest corner of the adjusted parcel as shown on the "Record of Survey for South Reno United Methodist Fellowship," for a boundary line adjustment, file no. 1259940 filed July 15, 1988 Official Records of Washoe County,

THENCE North 02° 32' 04" East, 590.21 feet along the Westerly property line to the Northwest corner the terminus of this easement.

Easement boundaries of the above described easement are to be forelengthened or foreshortened as to meet existing easement boundaries or existing property lines.

BK 5064 PG 0215

IT IS FURTHER AGREED:

1. Grantee shall have at all times ingress and egress to the above-described land for the purpose of constructing, altering, maintaining, inspecting, repairing, reconstructing and operating said Utility Facilities.

2. Grantee shall be responsible for any damage to personal property or improvements, suffered by Grantor by reason of constructing, altering, maintaining, inspecting, repairing, reconstructing and operating said Utility Facilities by Grantee.

3. Grantee will at all times save and hold harmless Grantor with respect to any and all loss, damage or liability suffered or sustained by reason of any injury or damage to any person or property, caused by the constructing, altering, maintaining, inspecting, repairing, reconstructing and operating of said Utility Facilities by Grantee.

4. Grantor shall not erect or construct, nor permit to be erected or constructed any buildings, fences or structures, nor permit any activity which in the reasonable judgment of Grantee is inconsistent with Grantee's use of said easement.

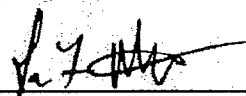
5. Grantee shall have the right to remove or clear any and all buildings, fences, structures, combustible materials, trees, brush, debris, or any other obstruction from said easement, which in the reasonable judgment of Grantee may interfere with or endanger the constructing, altering, maintaining, inspecting, repairing, reconstructing and operating of said Utility Facilities.

THIS GRANT OF EASEMENT and the terms contained herein shall be binding upon the successors, agents and assigns of Grantor and Grantee, and all rights herein granted may be assigned.

TO HAVE AND TO HOLD all and singular the said premises, granted together with the appurtenances, unto said Grantee, its successors, agents and assigns forever.

IN WITNESS WHEREOF, Grantor has caused these presents duly to be executed the day and year first above written.

SOUTH RENO UNITED METHODIST CHURCH, INC.
A Nevada corporation

By: 
Print Name: JOHN MUETHA
Title: President

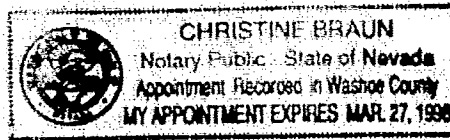
BK5064PG0216

STATE OF NEVADA)
COUNTY OF WASHOE)

This instrument was acknowledged before me, a Notary Public, on the 20th day of November,
1997, by JOHN F. Murtha as President
of SOUTH RENO UNITED METHODIST CHURCH, INC., a Nevada corporation.

Christine Braun

Notary Signature



BK 5064PG0217

04944018.doc

2159479

OFFICIAL RECORDS
WASHOE CO., NEVADA
RECORD REQUESTED BY
SPC
97 DEC -4 PH 3: 36

JOE MELCHER
COUNTY RECORDER

FEE 9 - DEP CA

3

9/12/97

DOC # 3327954

12/23/2005 02:45P Fee:NC

BK1

Requested By

WASHOE COUNTY COMMUNITY DEVELOPMENT

Washoe County Recorder

Kathryn L. Burke - Recorder

Pg 1 of 4 RPTT 0.00



WHEN RECORDED RETURN TO:

Washoe County District Attorney
Civil Division, Attn: Blaine Cartlidge
PO Box 30083
Reno, NV 89520-3083
(775) 337-57 - FAX (775) 337-5732

RIGHT OF ENTRY AGREEMENT AND
ACKNOWLEDGMENT AND ASSUMPTION OF RISK
AND COVENANT NOT TO SUE
AND INDEMNIFICATION AGREEMENT

THIS AGREEMENT, made this 23rd day of December 2005, by and between, THE SOUTH RENO UNITED METHODIST CHURCH, hereinafter sometimes called "OBLIGEE," and the COUNTY OF WASHOE, STATE OF NEVADA, hereinafter sometimes called "COUNTY";

WITNESSETH:

WHEREAS, OBLIGEE has been granted a dispensation by the COUNTY, to begin operation of the church expansion prior to installation of all required landscaping located at 200 De Spain Lane (APN: 049-440-18), Washoe County, Nevada; and

WHEREAS, the required landscaping would result in considerable economic benefits to OBLIGEE; and

WHEREAS, COUNTY is willing to permit OBLIGEE to proceed with its project, provided that OBLIGEE is willing to assume full responsibility for all damages and injury which may result to any person or persons or to any property by reason of the erection, installation, construction, maintenance and operation of the landscaping and to hold the COUNTY harmless for and covenant not to sue the COUNTY; and



WHEREAS, because of the considerable economic benefits which could accrue to it, OBLIGEE is willing to hold the COUNTY harmless for and covenant not to sue the COUNTY for any damages which might arise due to its proceeding in this manner, including, but not limited to, any costs associated with having to install or remove the landscaping.

NOW, THEREFORE, in consideration of the COUNTY agreeing to permit it to proceed with operation, OBLIGEE does hereby covenant on behalf of itself, its successors and assigns as follows:

1. To covenant not to sue the COUNTY OF WASHOE, STATE OF NEVADA, nor its employees, agents or representatives, for any damages arising out of or in any way associated with installation of required landscaping.
2. To assume full responsibility for all damages and injury which may result to any person or persons or to any property by reason of the erection, construction, maintenance, installation, operation and/or removal of the landscaping.
3. To indemnify the COUNTY from and against all liability that COUNTY may sustain as a result of claims, demands, costs or judgments arising therefrom; and to defend against any claims brought or actions filed against COUNTY with respect thereto, whether such claims or actions are rightfully or wrongfully brought or filed.
4. To grant COUNTY permission, upon default of OBLIGEE to perform the assured action within the time frame mandated, to enter this property to perform all work, landscaping, revegetation, grading or removal of improvements as guaranteed and to hold COUNTY harmless during the performance of said work.
5. To provide a financial assurance to COUNTY in an instrument as follows a Cashiers Check from Smith Barney / Citigroup in the amount of \$8347.50.

This instrument will be kept valid and in effect until COUNTY determines that all construction has been satisfactorily completed.



IN WITNESS WHEREOF, the parties have set their hands the day and year first above written.

[Signature], President, So. Reno United Methodist Church
(Obligee signature)

By John Murtha, President
(John Murtha, Chairman of Board of Trustees for South Reno United Methodist Church)

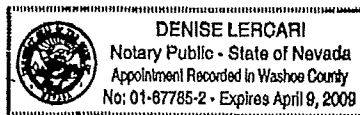
WASHOE COUNTY

By Carl Leibold
for Adrian Freund, Director, Department of Community Development

STATE OF NEVADA)
 : ss.
COUNTY OF WASHOE)

On this 23 day of December, 2005, personally appeared before me, a Notary Public in and for the County and State, John F. Murtha, known to me to be the President of S. Reno United Methodist Church, who acknowledged to me that he executed the foregoing instrument freely and voluntarily and for the uses and purposes therein mentioned.

Denise Lercari
NOTARY PUBLIC





STATE OF NEVADA)
 : ss.
COUNTY OF WASHOE)

On this 23 day of Dec, 2005, personally appeared before me, a
Notary Public in and for the County and State, Bob Webb
Acting Director of Community Development
Chairman of the Board of County Commissioners of Washoe
County, who acknowledged to me that he executed the foregoing instrument freely and
voluntarily and for the uses and purposes therein mentioned.

Karin Kremers
NOTARY PUBLIC





**NOTICE OF TAXES
WASHOE COUNTY, NEVADA**

TAMMI DAVIS TREASURER
tax@washoecounty.us
Annual - Real

2016073124
www.washoecounty.us/treas
PHONE 775-328-2510
FAX 775-328-2500
04/28/2017 3:04 pm

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

TAX YEAR	PIN	NAME	PROPERTY LOCATION AND DESCRIPTION
2016	04944018	SOUTH RENO UNITED METHODIST CHURCH	200 DE SPAIN LN TOWNSHIP 18 SUBDIVISIONNAME _UNSPECIFIED SECTION 30 RANGE 20
AREA	TAX RATE		
4000	3.2402000000		
ASSESSED VALUATION		EXEMPTION VALUES	
LAND VALUE	192,415	EXEMPTION VALUE	1,371,724.00
IMPROVEMENT VALUE	1,179,309		
TOTAL ASSESSED VALUE	1,371,724		

2016 ACCOUNT SUMMARY

GROSS AD VALOREM TAX	44,446.59
ABATEMENT AMOUNT	0.00
PARCEL DID NOT QUALIFY FOR A PARTIAL ABATEMENT	
RECAPTURE TAX	0.00
NET AD VALOREM TAX	44,446.59
EXEMPTION AMOUNT	-44,446.59
SPECIAL ASSESSMENTS	0.00
PENALTIES	0.00
FEES	0.00
INTEREST	0.00
TOTAL AMOUNT BILLED	0.00
LESS PAYMENTS APPLIED	0.00
BALANCE REMAINING	0.00
PRIOR YEAR DELINQUENCIES	0.00
TOTAL BALANCE OWING	\$0.00
Amount good through 04/28/2017	

2016 BILLING DETAIL

TAXING AGENCY	RATE	AMOUNT	SPEC. ASSESSMENTS	RATE	AMOUNT
STATE OF NEVADA	0.170000000	0.00			
TRUCKEE MEADOWS FIRE DIST	0.540000000	0.00			
SCHOOL DEBT	0.388500000	0.00			
SCHOOL GENERAL	0.750000000	0.00			
COUNTY GENERAL	1.326800000	0.00			
COUNTY DEBT	0.034900000	0.00			
ANIMAL SHELTER OP	0.030000000	0.00			

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.

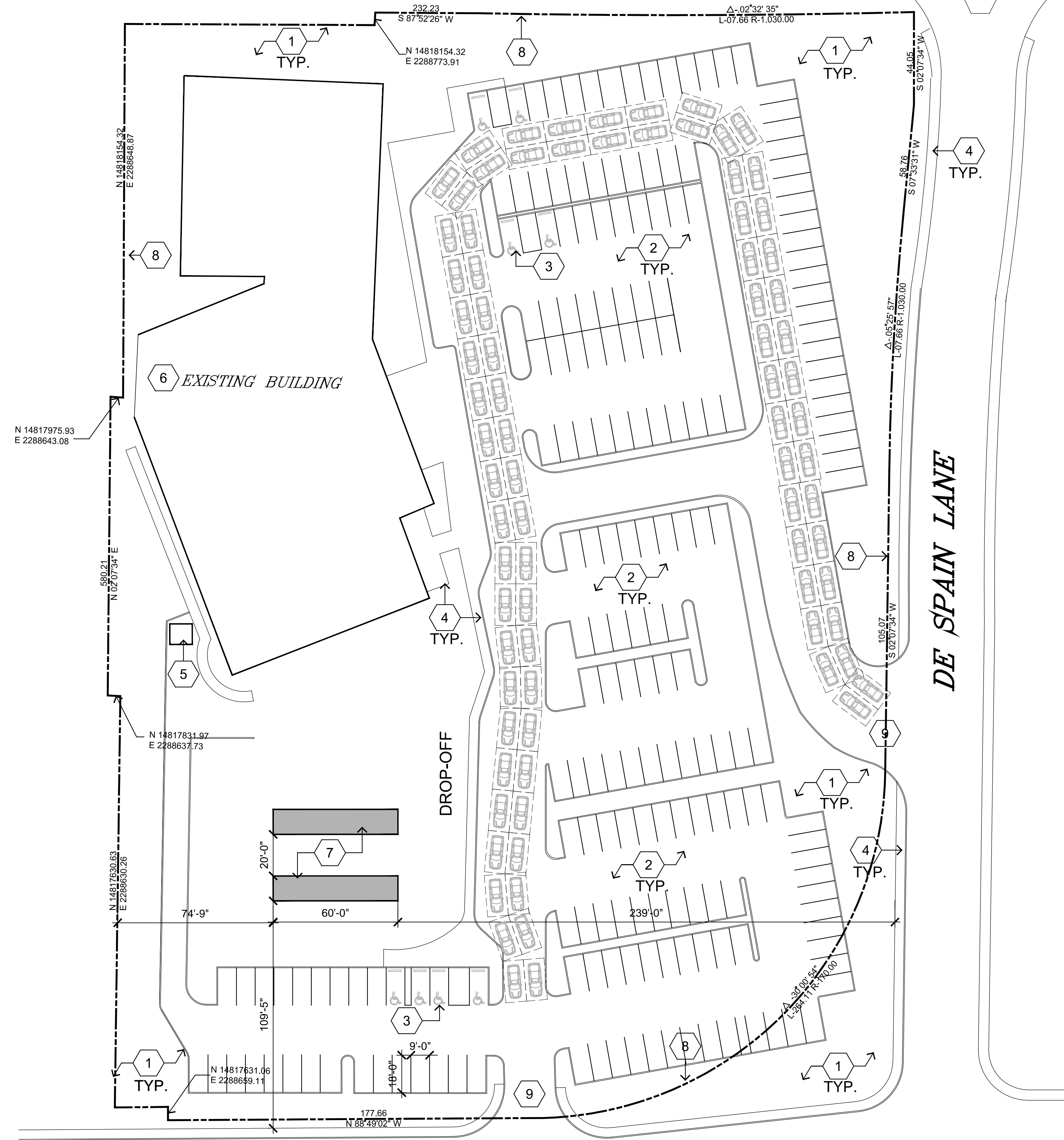
PLEASE INCLUDE APPROPRIATE STUBS
WITH PAYMENT TO ASSURE PROPER
CREDIT.

04944018
SOUTH RENO UNITED METHODIST CHU
200 DE SPAIN LN
RENO NV 89511

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

SEE REVERSE FOR INFORMATION.

MT ROSE HWY



BUTCH CASSIDY DRIVE

DE SPAIN LANE

SITE DATA

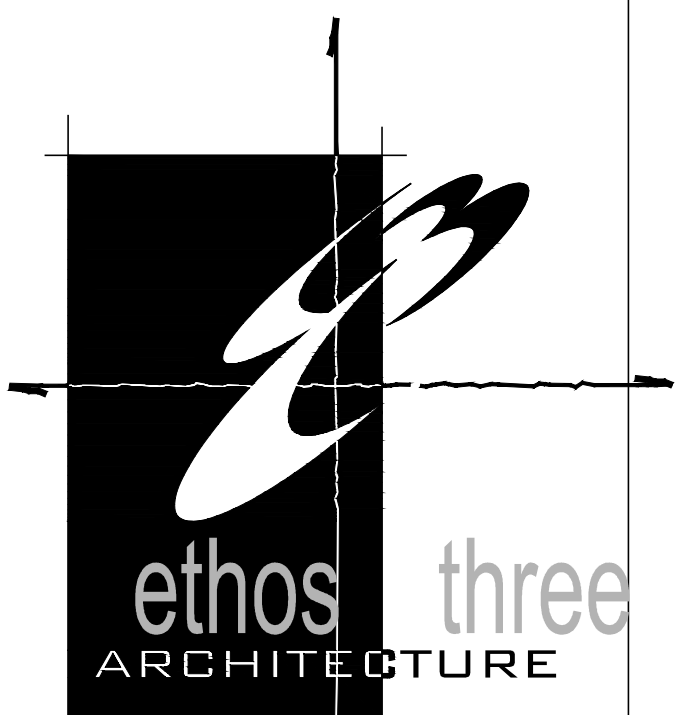
SITE AREA	196,325 SF 4.507 ACRES
A.P.N. NUMBER	049-440-18
CURRENT ZONING	MDS
BUILDING AREA	
EXISTING BLDG.	21,911 SF
PROPOSED PORTABLES (720 SF EA.)	1,440 SF
TOTAL AREA	23,351 SF
COVERAGE	12%
PARKING ANALYSIS	
PROVIDED	202 SPACES
SETBACKS	
SCENIC FRONTAGE	30'-0"
FRONT	20'-0"
SIDE	8'-0"
REAR	20'-0"
LANDSCAPED AREA	
REQ'D	20%
PROV'D	39%

KEY NOTES

- 1 EXISTING LANDSCAPE TO REMAIN
- 2 EXISTING PARKING TO REMAIN
- 3 EXISTING ACCESSIBLE PARKING SPACES TO REMAIN
- 4 EXISTING SIDEWALK TO REMAIN
- 5 EXISTING TRASH ENCLOSURE/COMPACTOR TO REMAIN
- 6 EXISTING BUILDING
- 7 PROPOSED NEW PORTABLE BUILDINGS
- 8 EXISTING PROPERTY LINE
- 9 EXISTING PUBLIC ENTRY

8985 s. eastern
suite 220
las vegas, nv 89123
p 702.456.1070
f 702.456.7020

JOB NUMBER - 0000000

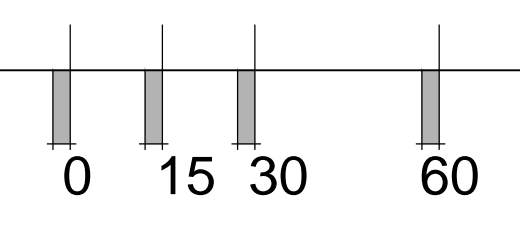


SITE PLAN

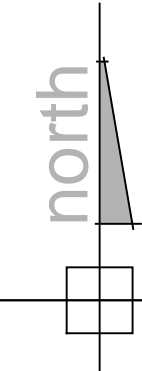
UNITED METHODIST
200 DE SPAIN LANE

SITE PLAN

SCALE : 1"=30'-0"



05-11-17



SHT A1.0

8985 s. eastern
 suite 220
 las vegas, nv 89123
 p 702.456.1070
 f 702.456.7020

JOB NUMBER - 0000000



TYPICAL MODULAR BUILDING



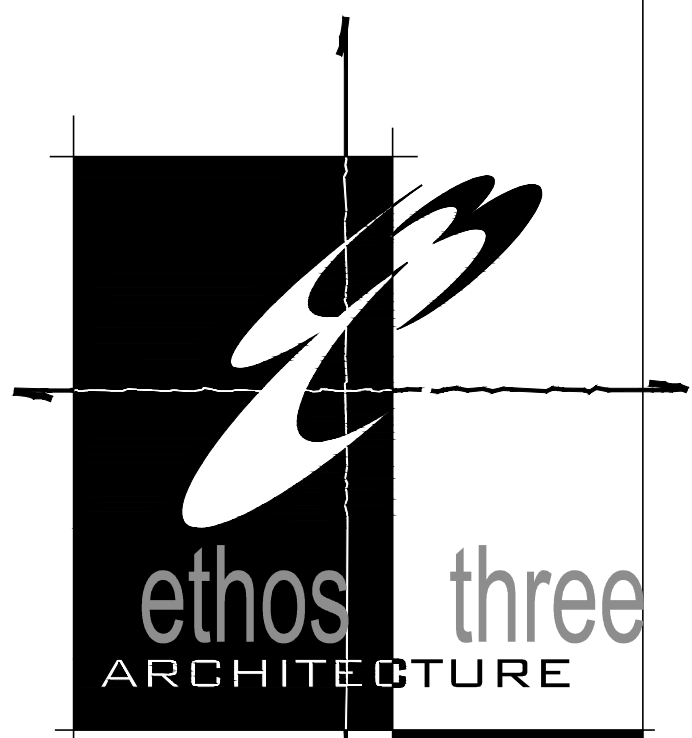
TYPICAL SITED MODULAR BUILDINGS



TYPICAL FINISHED MODULAR BUILDING W/ SKIRT

KEY NOTES

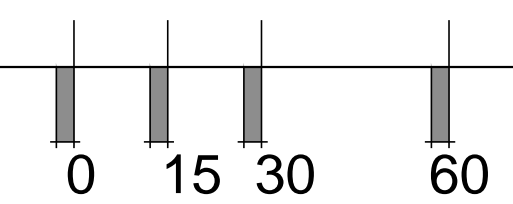
- 1 ON CHURCH SITE ALL 20'-0" X 60'-0" MODULAR BUILDINGS TO BE FINISHED WITH SKIRTS FOR SCREENING.



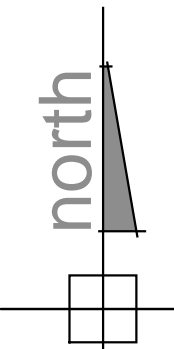
ELEVATIONS
 UNITED METHODIST
 200 DE SPAIN LANE

MODULAR BUILDING ELEVATIONS

SCALE : N.T.S.



05-10-17



SHT A2.0