



# Board of Adjustment Staff Report

Meeting Date: February 5, 2015

Subject: Administrative Permit Case Number AP14-006  
Applicant: Low Cost Tire and Recycling  
**Agenda Item Number: 7C**  
Summary: To allow a retail tire store and remote collection facility for the purpose of buying aluminum cans, scrap metal, and appliances from the public that will be processed for recycling off-site.  
**Recommendation: Approval with Conditions**  
Prepared by: Grace Sannazzaro, Planner  
Planning and Development Division  
Washoe County Community Services Department  
Phone: 775.328.3771  
Email: gsannazzaro@washoecounty.us

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## Description

**Administrative Permit Case Number AP14-006 (Low Cost Tire and Recycling)** – To allow a retail tire store and remote collection facility for the purpose of buying recyclable materials from the public, such as aluminum cans, scrap metal, and appliances such as washing machines, clothes dryers, and kitchen stoves. This facility will not process the recyclables on-site.

- Applicant: Low Cost Tire and Recycling (Rob Fryling)
- Property Owners: Shaheen Khan and Asmina Ali
- Project Name: Low Cost Tire and Recycling
- Project Address: 5365 Sun Valley Boulevard; Located on the west side of Sun Valley Boulevard between Gepford Parkway and 4<sup>th</sup> Avenue in Sun Valley
- Assessor's Parcel Number: 085-842-16
- Total Project Size: ±.58 acres
- Master Plan Category: Commercial (C)
- Regulatory Zone: General Commercial (GC)
- Area Plan: Sun Valley
- Development Code: Authorized in Article 808, Administrative Permits
- Commission District: 3 – Commissioner Jung
- Section/Township/Range: Sections 19, T20N, R20E, MDM, Washoe County, NV

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**Project Application**

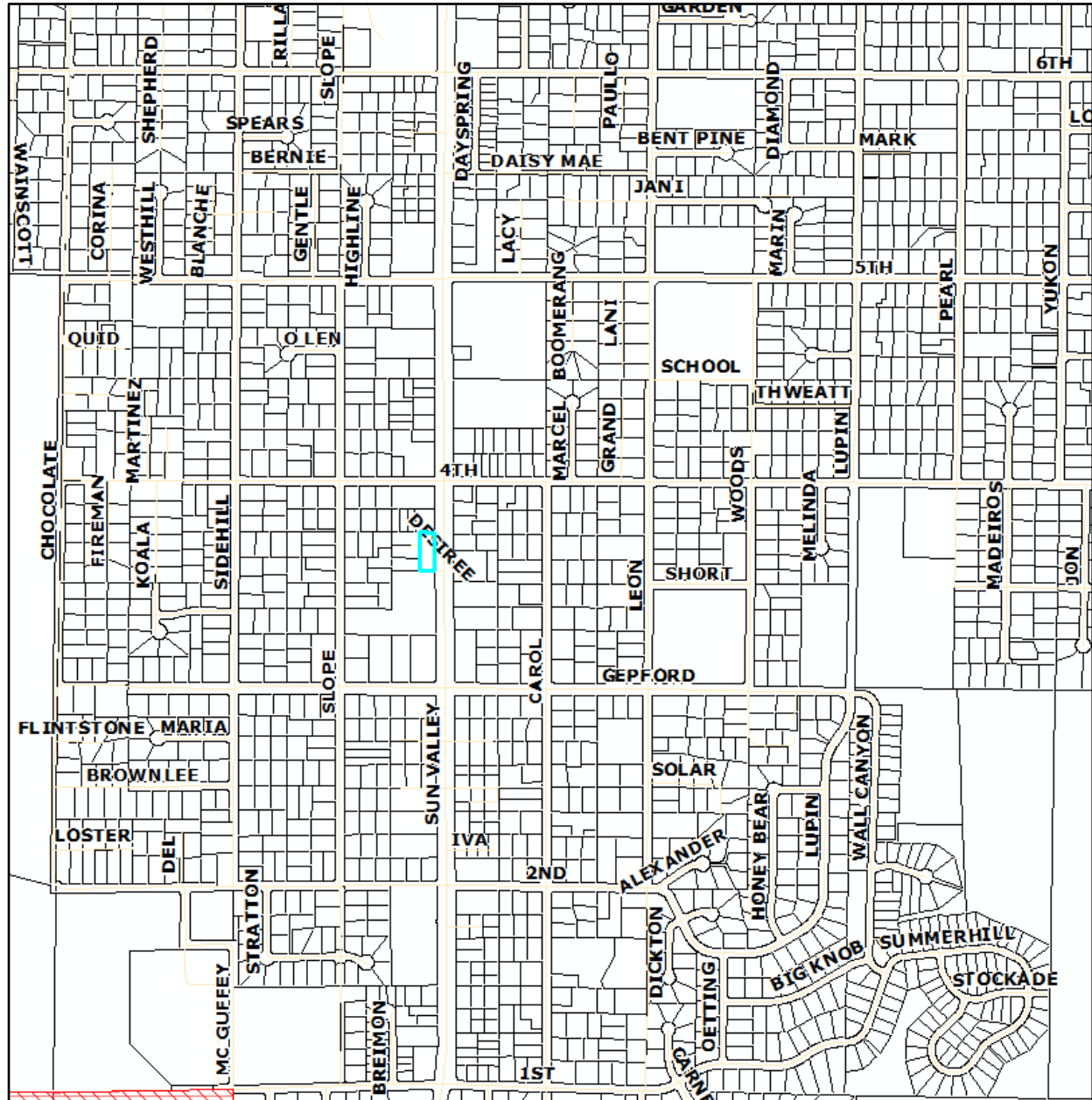
The subject application is available for review on the Washoe County website:

[http://www.washoecounty.us/comdev/da/da\\_index.htm](http://www.washoecounty.us/comdev/da/da_index.htm)

**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 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 Board of Adjustment must find that all of the required findings, if applicable, are true.

The Conditions of Approval for Administrative Permit Case Number AP14-006 is attached to this staff report and will be included with the Action Order if granted approval.

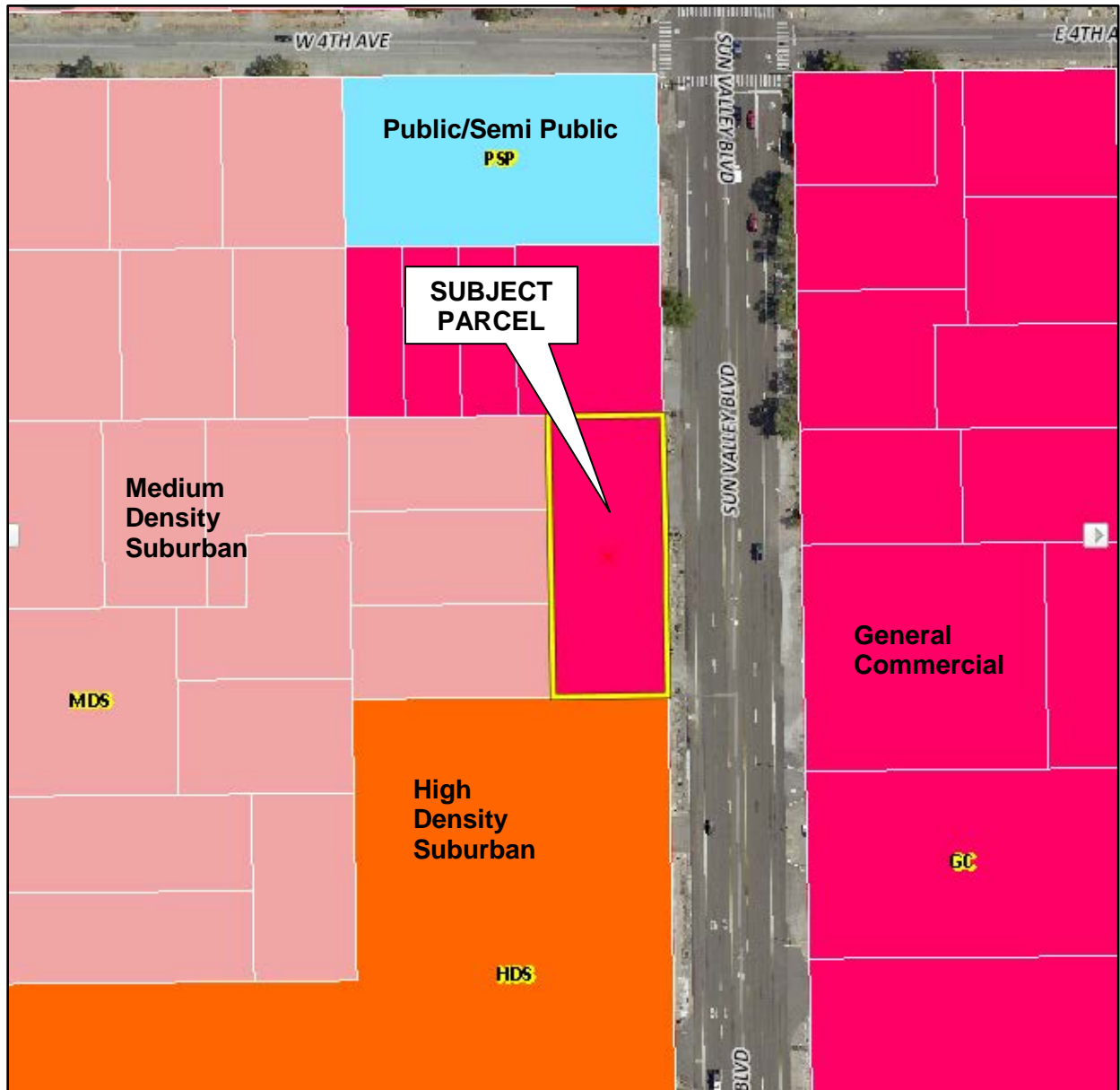


**Vicinity Map**

The subject parcel is addressed as 5365 Sun Valley Boulevard, Sun Valley, NV. (APN 085-842-16). It is situated on the west side of Sun Valley Boulevard between Gepford Parkway and 4<sup>th</sup> Avenue.



**Aerial Photo**



**Regulatory Zone Map**

The subject ±.58 acre parcel is designated with the General Commercial Regulatory Zone.

## **Public Notice**

Washoe County Development Code, Article 808, Administrative Permits, requires a minimum 500 foot radius from the subject parcel and notice of the public hearing to a minimum of 30 separate property owners and all tenants of any mobile home park that is located within 500 feet of the property which is the subject of the Administrative Permit. The notices must be mailed at least 10 days prior to the public hearing date.

Notification of Administrative Permit Case Number AP14-006 was sent to 40 separate property owners and 29 residents who live at the Silver Crown Mobile Home Park by U.S. Mail at least 10 days prior to the February 5, 2014 Washoe County Board of Adjustment public hearing. (Exhibit B – Public Notice Map)

## **Project Summary**

The applicant is requesting to operate a retail tire store and recycling drop-off center where the public can sell scrap metal and old appliances. The subject parcel is located within the Downtown Character Management Area of the Sun Valley planning area and is designated with General Commercial zoning. All recyclables will be hauled off the subject property on a daily basis. All tires will be stored inside the existing 1,500 square foot building or enclosed in containers located within a  $\pm$ 4,000 square foot fenced area at the south end of the subject lot. This fenced area will also be used for employee parking (two employees at most) and parking of a box truck that will be used to transport the recycle material off site. The business will offer its customers tire mounting at the rear of the lot (behind the existing building) using a cordless impact gun and hand torque wrenches.

Currently four parking spaces and two ADA parking spaces exist at the front of the building. The Washoe County Traffic Engineer advises that cars backing out of the front parking spaces will have the potential of conflicting with cars entering the subject lot. For this reason, the Washoe County Traffic Engineer is recommending that all of the parking spaces in front of the existing building be removed and keep one ADA parking space, which needs to be relocated. The five parking spaces on the north side of the subject lot can remain, as they do not interfere with cars entering the lot. Five parking spaces and one ADA parking space are adequate for this use type. One wide driveway currently provides access to the subject parcel. The Traffic Engineer is also recommending that the entrance be painted to visually narrow the driveway and to delineate a separate entrance and exit.

A six foot high solid wooden fence is located on the west side of the subject lot, which aids in screening residential parcels from the commercial use. The parcel has landscaping, which includes bushes on the north side of the lot and evergreen trees and bushes along the back fence (to the west). It appears that several evergreen trees that were originally planted along the back fence have died, as well as some of the bushes throughout the property. This proposal is conditioned to require the landscaping be brought into conformance with the requirements of Washoe County Development Code, Article 412, Landscaping, before the business license is renewed for the year 2016. Staff is working with the applicant to allow time to purchase and install new trees and foliage both from a financial point of view and to allow planting during the warmer months.

The retail tire store use falls under the Washoe County Development Code definition for an Automotive Repair use type and the recycling center falls under the definition for a Remote Collection Facility use type. The definitions for both of these use types can be found in Washoe County Development Code, Section 110.304.25. The Table of Uses 110.302.05.(3)

within the Development Code for Commercial Use types states that both uses are allowed in the General Commercial (GC) regulatory zone with an approved Administrative Permit.

To the west of the subject site, are three separate residentially zoned parcels, each developed with a single mobile home; a commercial business consisting of a used car lot sits to the north; the Silver Crown Mobile Home Park is to the south, which consists of approximately 30 mobile home sites (29 are occupied) on a  $\pm 3.83$  acre parcel; and across Sun Valley Boulevard to the east is a mix of residential and commercial uses, which are designated with General Commercial zoning. As previously stated, the residences adjacent to the west are screened by a six foot high solid wooden fence. On the south end of the subject parcel is a 20 foot wide access easement, which runs adjacent to the mobile home park. Next to the access easement is the aforementioned outdoor storage area, which is enclosed with a six foot high solid metal fence.

The proposed project meets the Downtown Character Management Area guidelines, which include landscaping, setbacks, parking, pedestrian path, and signage. The applicant has agreed to create a pedestrian path with painted borders along the existing asphalt area that fronts Sun Valley Boulevard. Impacts upon the surrounding area are anticipated to be minimal.

Signage for the proposed use is minimal, consisting of one freestanding sign, 12 feet high, with the actual sign area measuring four feet high by eight feet wide. A Condition of Approval has been included to require that the sign be down-lit.

There will be no deliveries to the facility, and the hours of operation are proposed to take place between the hours of 9 a.m. and 6 p.m. seven days per week.

### **Sun Valley Area Plan**

The following is a summary of relevant portions of the Sun Valley Area Plan Character Statement. The project meets the relevant policies within the Downtown Character Management Area as identified below.

#### **Character Statement of the Sun Valley Area Plan**

Future commercial developments will be aimed at providing services and employment opportunities to the local community and not the greater region. Both sides of Sun Valley Boulevard within the Downtown Character Management Area (DCMA) will provide development and redevelopment opportunities for commercial land uses. The DCMA is a designated growth area in Sun Valley.

#### **Downtown Character Management Area (DCMA)**

- **Building Height:** The existing structure is one story which complies with no two story structures in the DCMA.
- **Setbacks:** 10 feet on all sides for General Commercial regulatory zone
- **Signs:** The DCMA states that signs should be located for safety and not block views of oncoming traffic at street intersections or driveways. The applicant plans to use an existing 4 ft. x 8 ft. sign, adjacent to Sun Valley Boulevard that will be down lit. The Washoe County Traffic Engineer will review for compliance.
- **Pedestrian Path:** Applicant shall paint borders on existing asphalt to create an 8 foot wide pedestrian pathway along Sun Valley Boulevard.
- **Parking:** Dedicated parking on the north side of the lot exists and will not interfere with the pedestrian path. The parking spaces adjacent to the front of the existing building shall be required to be removed



- and the ADA parking space will need to be relocated to the satisfaction of the County Traffic Engineer.
- Refuse: All refuse containers will be screened within a solid 6 foot non-combustible fence.
  - Fences: Existing fencing is designed as an integral part of the subject parcel.
  - Landscaping: The subject parcel is planted with trees, shrubs and some groundcover.

### **Sun Valley Citizen Advisory Board**

At the current time, there is no Citizen Advisory Board for the Sun Valley planning area.

### **Public Comment**

At the time of this writing, staff received one public comment (Exhibit B) via email from Susan Severt who is a Sun Valley General Improvement District Trustee. She expressed concern over dust from an increase of traffic; an increase in traffic due to hauling recycle materials off the lot several times a day; noise; air-borne hazards created from dumping metal recyclables into containers; storage of materials attracting vermin; and the fenced area on the property is not visually appealing, as it is crooked and in need of repair. Ms. Severt further states that she believes many of her concerns can be mitigated and she is in support of such a business as long as there is a commitment to be an environmentally sound and responsible business.

*Staff Comment: There is one driveway leading to the subject parcel, which is paved with asphalt. There is an unpaved access easement known as Desiree Court on the south end of the subject parcel that leads to residential parcels adjacent to the west. This access easement is for the use of the adjacent residences to the west and the proposal is conditioned prohibiting any type of business traffic to use Desiree Court. The County Traffic Engineer is recommending a condition to visually narrow the appearance of the business driveway by painting a separate entrance and exit onto the asphalt. The applicant will be using a box truck to take recyclables off-site a maximum of four times per day. The Traffic Engineer did not express concern with the daily haul trips. Environmental Health Services and the Vector-Borne Diseases Program both provided conditions regarding solid waste management, obtaining the necessary health permits, and mitigating storage of recycle materials and tires so that there is no attraction, harborage or breeding of vectors or vermin. The fenced area on the south end of the property buffers a graveled area, which staff believes cleans up the property.*

### **Reviewing Agencies**

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

- Washoe County Community Services Department
  - Planning and Development Division
  - Regional Parks and Open Space
  - Engineering and Capital Projects Division
    - Land Development
    - Traffic
    - Sewer

- Washoe County Health District
  - Vector-Borne Diseases Program
  - Environmental Health Services Division
  - Air Quality Division
- Washoe County Building and Safety Department
- Sun Valley General Improvement District
- Truckee Meadows Fire Protection District
- Regional Transportation Commission
- Nevada Department of Transportation

The following reviewing agencies provided comments and/or recommended Conditions of Approval in response to their evaluation of the subject application. The Regional Transportation Commission (RTC) and the Nevada Department of Transportation (NDOT) responded stating that they had no comments on this proposal. A **summary** of each agency's comments and/or recommended conditions of approval and their contact information is provided below.

- Washoe County Planning and Development Division is recommending that the applicant replace all dead landscaping and meet landscaping requirements as issued in Washoe County Development Code, Article 412, prior to the 2016 renewal of the Business License.  
Contact: Grace Sannazzaro, 775.328.3771, [gsannazzaro@washoecounty.us](mailto:gsannazzaro@washoecounty.us)
- Washoe County Engineering and Capital Projects is recommending removal of all parking spaces in front of the existing building and relocation of the ADA parking space to minimize potential conflict between vehicles backing out and vehicles entering the parking lot; paint the driveway entrance to visually narrow the driveway and separate entering and exiting traffic.  
Contact: Clara Lawson, 775.328.3603, [clawson@washoecounty.us](mailto:clawson@washoecounty.us)
- Washoe County Health District Vector Bourne Diseases is recommending all recyclable materials be stored in such a manner that there is no attraction, harborage, or breeding of vectors or vermin, and no creation of nuisance; that all tires be stacked and covered to prevent standing water, and prior to opening for business an inspection of the premises by the Health District is required for compliance of all conditions and regulations of the Washoe County Health District.  
Contact Name: Jim Shaffer, 775.785.4599, [jshaffer@washoecounty.us](mailto:jshaffer@washoecounty.us)
- Washoe County Health District Environmental Health is recommending that all applicable regulations of the Washoe County District Board of Health governing Solid Waste Management be satisfied and that the applicant apply for and maintains all necessary health permits to operate the subject business.  
Contact Name: James English, 775.328.2610, [jenglish@washoecounty.us](mailto:jenglish@washoecounty.us)

- Truckee Meadows Fire Protection District (TMFPD) is recommending that prior to opening for business; verification shall be provided from the applicant that the subject lot has water for fire suppression and that the fire department be able to reach all portions of the subject yard with no more than 500 feet of hose. The subject lot and building shall meet the requirements of Washoe County Code 60, The International Fire Code Chapters 32 and 34, including requirements for interior tire storage, exterior tire storage arrangements, and access.

Contact: Amy Ray, 775.326.6005, [aray@tmfpd.us](mailto:aray@tmfpd.us)

### **Staff Comment on Required Findings**

Following are required findings from Washoe County Development Code, Article 808, Administrative Permits. All of these findings must be made to the satisfaction of the Washoe County Board of Adjustment before granting approval of the request.

Staff has completed an analysis of the subject application, provided comment under each of the following findings found in Washoe County Development Code, Section 110.808.25, and has determined that the proposal is either in compliance or will be in compliance with all of the following findings when all of the recommended Conditions of Approval are satisfied.

### **Findings from Section 110.808.25**

1. Consistency. The proposed use is consistent with the policies, action programs, standards and maps of the Master Plan and the applicable area plan;

*Staff Comment: The proposed use is allowed in the General Commercial regulatory zone with the approval of an Administrative Permit by Washoe County. There are no policies in the Master Plan or Area Plan that prohibit the proposed use.*

2. Improvements. Adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been or will be 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;

*Staff Comment: The subject parcel is zoned General Commercial. Water and sewer services are provided by the Sun Valley General Improvement District. The proposal is conditioned to meet driveway improvements and fire safety requirements.*

3. Site Suitability. The site is physically suitable for the type of development and for the intensity of the development;

*Staff Comment: The subject site, which is zoned General Commercial, has a history of commercial uses, and continues to be suitable for commercial development. The District Health Department has conditioned the proposal to meet all standards for recyclable materials and tires.*

4. Issuance Not Detrimental. 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

*Staff Comment: No significant detriment to the public health, safety or welfare, injury to surrounding property, or detriment to the character of the surrounding area has been identified.*

5. Effect on a Military Installation. If a military installation is required to be noticed pursuant to this article, the effect of the issuance of the permit will not be detrimental to the location, purpose and mission of the military installation.

*Staff Comment: There is no military installation nearby; therefore, this finding is not applicable to the subject application and is not included as a finding in the recommended motion.*

### **Recommendation**

Those reviewing agencies which responded to the subject application recommended conditions in support of approval of the project. Therefore, after a thorough analysis and review, Administrative Permit Case Number AP14-006 is being recommended for approval with conditions.

### **Motion**

I move that, after considering the information contained within the staff report and the information received during the public hearing, the Washoe County Board of Adjustment approve with conditions Administrative Permit Case Number AP14-006, having made all four findings in accordance with Washoe County Development Code Section 110.808.25, Administrative Permits.

### **Findings from Section 110.808.25**

1. Consistency. The proposed use is consistent with the policies, action programs, standards and maps of the Master Plan and the applicable area plan;
2. Improvements. Adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been or will be 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. The site is physically suitable for the type of development and for the intensity of the development;
4. Issuance Not Detrimental. 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; an

### **Appeal Process**

Board of Adjustment action will be effective 15 days after the written decision is mailed to the applicant and filed with the Board Secretary, unless the action is appealed to the Washoe County Board of County Commissioners.

xc: Applicant: Low Cost Tire & Recycling, Attn: Rob Fryling, 1554 Pittman Avenue, Sparks, NV 89431

Property Owner: Shaheen Khan & Asmina Ali, 3438 Terrace Knoll Court, Reno, NV 89512



# Conditions of Approval

Administrative Permit Case Number AP14-006

The project approved under Administrative Permit Case Number AP14-006 shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment on February 5, 2015. 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.

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 – Grace Sannazzaro, 775.328.3771, [gsannazzaro@washoecounty.us](mailto:gsannazzaro@washoecounty.us)**

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this Administrative Permit.
- b. The applicant shall submit complete construction plans. Any 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.
- 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. All exterior lighting fixtures shall be shielded so that light is emitted downward only.
- e. Signage for the subject business shall be limited to one free-standing sign with two-sided signage. The sign area shall not exceed 4 feet in height by 8 feet in width. The total height of the sign structure shall not exceed 12 feet. Sign lighting shall be down-lit with no light spill-over.
- f. A Sign Permit shall be required for the free-standing sign and any other signs. The location of the free-standing sign shall require approval from the County Traffic Engineer to ensure that the sign is not blocking views of oncoming traffic at street intersections and driveways.
- g. 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.

- h. All landscaping shall be maintained, including proper irrigation. All dead trees, shrubs and bushes shall be replaced prior to the 2016 Business License renewal and shall satisfy landscaping regulations as issued in Washoe County Development Code, Article 412 Landscaping. Irrigation shall be provided to all

landscaping. An inspection of the landscaping shall be required prior to renewal of the 2016 Business License.

- i. All trees planted shall meet the minimum size requirements of the Washoe County Development Code Article 412, Landscaping.
- j. The existing fencing running along the west side of the lot shall be stained so that all planks are of the same color. Broken planks shall be replaced prior to the opening of business.
- k. The following **Operational Conditions** shall be required for the life of the subject business:
  1. The approved Administrative Permit shall remain in effect until or unless it is revoked or is inactive 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 Washoe County 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, the Conditions of Approval continue to be satisfied, and a valid business license is maintained.
  5. The use of Desiree Court, an access easement located at the south end of the subject parcel, shall be prohibited for any business related vehicles including but not limited to haul trucks, employees and/or customers.

### **Washoe County Engineering and Capitol Projects**

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

**Contact Name – Clara Lawson, 775.328.3603, [clawson@washoecounty.us](mailto:clawson@washoecounty.us)**

- a. Remove the all parking spaces in front of the building.
- b. Relocate the handicap parking space in front of the building to minimize potential conflict between vehicles backing out and vehicles entering the parking lot to the satisfaction of the Washoe County Engineering Division and the Nevada Department of Transportation (NDOT) as applicable.
- c. Paint the driveway entrance to visually narrow the driveway and separate traffic entering and exiting the subject lot.

### **Washoe County Health District**

3. The following conditions are requirements of the Vector-Borne Diseases Division of the Washoe County Health District which shall be responsible for determining compliance with these conditions. The District Board of Health has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.

**Contact Name – Jim Shaffer, 775.785.4599, [jshaffer@washoecounty.us](mailto:jshaffer@washoecounty.us)**

- a. All recyclable materials shall be stored in such a manner that there shall be no attraction, harborage, or breeding of vectors or vermin, and no creation of nuisance (Washoe County Solid Waste Management Regulations 050.155).
  - b. All tires shall be stacked and covered to prevent standing water. An inspection of the premises by the Health District is required to ensure effective management practices and storage is in place.
  - c. Prior to opening for business the above detail designs are required on the plans and a scheduled compliance inspection is required for the above conditions.
4. The following conditions are requirements of the Environmental Health Division of the Washoe County Health District, which shall be responsible for determining compliance with these conditions. The District Board of Health has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the Washoe County District Board of Health.

**Contact Name – James English, 775.328.2610, [jenglish@washoecounty.us](mailto:jenglish@washoecounty.us)**

- a. The applicant shall meet the regulations of the Washoe County District Board of Health governing Solid Waste Management, to include applying for and maintaining all necessary health permits to operate the subject business.

### **Truckee Meadows Fire Protection District**

5. The following conditions are requirements of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with these conditions.

**Contact Name – Amy Ray, 775.326.6005, [aray@tmfpd.us](mailto:aray@tmfpd.us)**

- a. Prior to opening for business, verification shall be provided from the applicant that the subject lot has water for fire suppression and that the fire department shall reach all portions of the subject yard with no more than 500 feet of hose.
- b. Prior to opening for business, the subject lot and building shall meet the requirements of Chapters 32 and 34 of *the International Fire Code* contained in Washoe County Code 60, including requirements for interior tire storage, exterior tire storage arrangements, and access.

\*\*\* End of Conditions \*\*\*



**From:** Severt, Susan  
**Sent:** Thursday, January 08, 2015 10:08 PM  
**To:** Washoe County Planning and Development  
**Cc:** [SSevert@svgid.com](mailto:SSevert@svgid.com); [dprice@svgid.com](mailto:dprice@svgid.com)  
**Subject:** Development Application #AP14-006 Comments

Dear Planning and Development Staff,

Last night I was made aware of the **Washoe County Development Application #AP14-006**, and I would like to comment on this application.

I was also told the comment period was closed on Thursday at 5pm, but I am hoping that you will accept my comments into the record.

The addition of a tire shop and recycling center has caused me a bit of concern since the lot (085-842-16) that is proposed seems to have limitations for ingress and egress onto Sun Valley Boulevard.

I believe only one of the entrance/exits is paved, which could cause a dust hazard as vehicles enter or leave the property using this entrance/exit. The lot south of the building which has been fenced is also unpaved which also brings concerns over an additional dust hazard.

The possibility of parking one or more trailers on the property for hauling recycle is also a concern as the addition of this large truck pulling in and out from this property (up to 4 times a day) becomes a traffic concern.

This type of business could bring a noise element and additional air born hazards with the work on tires and the salvaging and dumping of metal recyclables into containers. Also there is concern that metal may be stripped, cut, peeled on the location which could also lead to unknown health hazards.

The possibility of gathering materials on the property is also a great concern as materials such as consumer aluminum cans are known to attract vermin and in the past the community has been left with issues caused by the absence of control by past county development agreements.

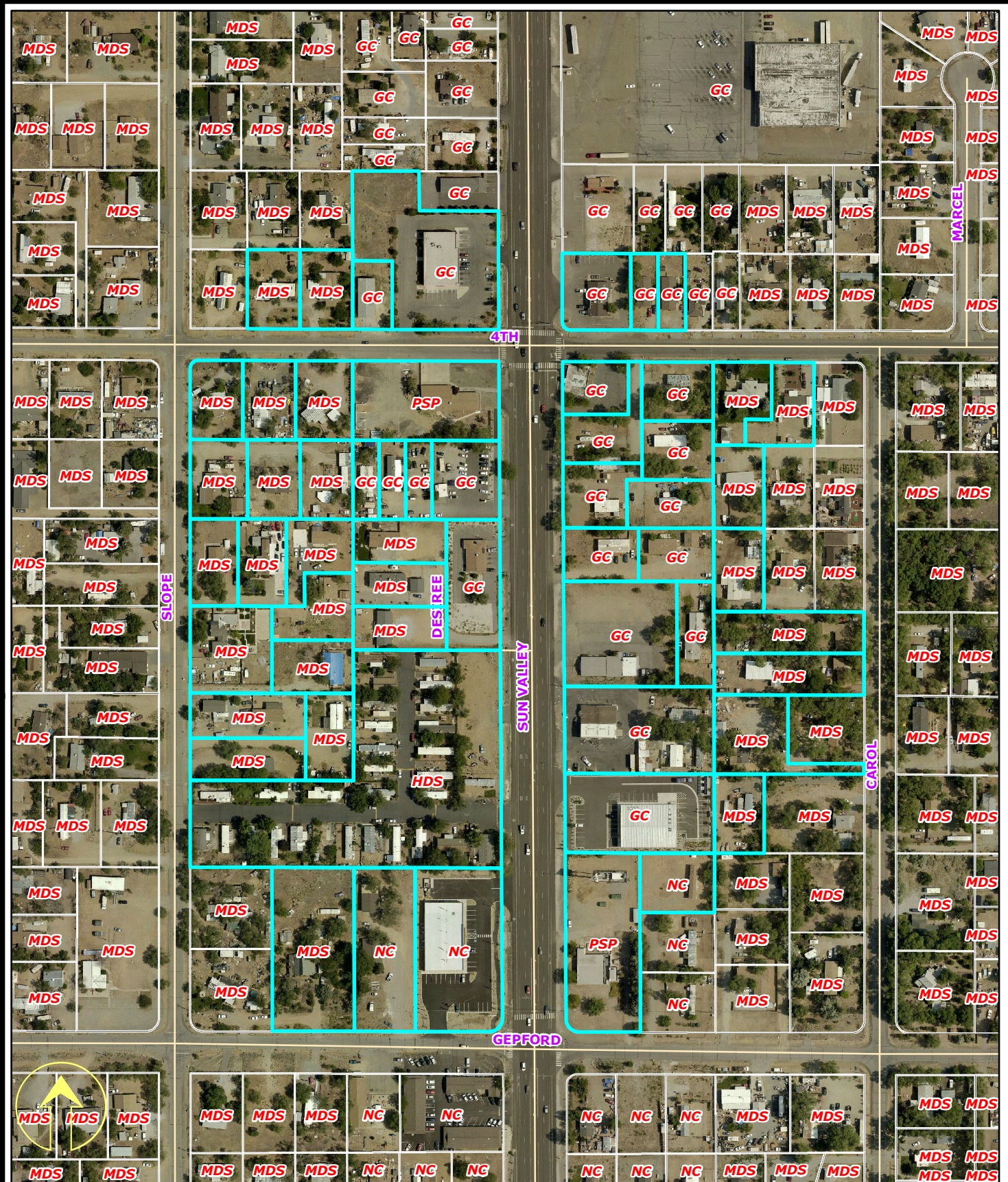
The fenced in area on the property has changed the look of the lot/building and is not visually appealing as the fence is crooked and in need of repair.

I believe many of my concerns could be mediated as I am in support of such a business as long as there is a commitment to be an environmentally sound, responsible business.

Please let me know if you will accept my comments into the record.

"Integrity is doing the right thing when no one is watching"

Susan Severt  
[severtnv@aol.com](mailto:severtnv@aol.com)  
Sr. HR Admin. JCPenney Reno .com  
Sun Valley General Improvement District Trustee  
775-873-7502  
5981 Smokey Canyon Drive  
Sun Valley NV. 89433



**PUBLIC NOTICE MAILING MAP**  
 Administrative Permit Case No. AP14-006  
 Low Cost Tire & Recycling Center  
 42 Separate Property Owners Noticed  
 10 Days Prior to Feb 5, 2015 Public Hearing

Source: Planning & Development Division

Date: December 2014

Community Services  
 Department  
 Planning & Development  
 Division

WASHOE COUNTY  
 NEVADA

P.O. Box 11130  
 Reno NV 89520  
 775.328.3600



**AP14-006**

EXHIBIT C



**Washoe County**  
**COMMUNITY SERVICES DEPARTMENT**  
*Engineering and Capital Projects*  
**MEMORANDUM**

To: Grace Sannazzaro  
From: Clara Lawson  
CC: Leo Vesely  
Kimble Corbridge  
Kristine Klein  
Dwayne E. Smith  
Date: December 30, 2014  
Re: AP 14-006

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My recommendations for approval for this project are remove the regular parking spaces in front of the building, paint the driveway entrance to visually narrow the driveway and separate entering and exiting traffic and relocate the handicap parking spaces in front of the building to minimize potential conflict between vehicles backing out and vehicles entering the parking lot to the satisfaction of the Engineering Division and NDOT as applicable.



# Washoe County Health District

ENVIRONMENTAL HEALTH SERVICES DIVISION



**Public Health**  
Prevent. Promote. Protect.

## REVISED

Washoe County  
Community Development  
C/O Grace Sannazzaro  
1001 E Ninth St.  
Reno, NV 89512

January 5, 2015

Dear Grace,

After having reviewed the request from Low Cost Tire and Recycling (AP14-006), please be advised of the following.

1. The recyclable materials shall be stored in such a manner that there shall be no attraction, harborage or breeding of vectors or vermin and no creation of nuisance (Washoe County Solid Waste Management Regulations 050.155). All tires shall be stacked and covered to prevent standing water. The Health District will require an inspection of the premises to ensure that effective management practices and storage is in place.
2. Prior to opening the business the above detail designs are required on the plans and a scheduled compliance inspection is required for the above condition(s).

If there are any questions concerning the aforementioned vector-planning conditions as it relates to environmental health, please call us at 785-4599.

Sincerely,

J. L. Shaffer  
Program Coordinator/Planner  
Vector-Borne Diseases program  
Environmental Health Division



# Washoe County Health District

## ENVIRONMENTAL HEALTH SERVICES DIVISION



**Public Health**  
Prevent. Promote. Protect.

January 7, 2015

Low Cost Tire & Recycling  
1554 Pitman Avenue  
Sparks, Nevada 89431

RE: Washoe County Development Application AP14-006

Low Cost Tire & Recycling:

The Washoe County Health District, Environmental Health Services Division, (EHS) has reviewed the above referenced application. EHS has the following requirement of the applicant for the proposed business operation:

The applicant shall meet the *Regulations of the Washoe County District Board of Health Governing Solid Waste Management*, to include applying for and maintaining all necessary Health Permits to Operate for this business.

Please contact me at [jenglish@washoecounty.us](mailto:jenglish@washoecounty.us) regarding any questions related to this requirement.

Regards,

A handwritten signature in blue ink, appearing to read "James English".

James English, REHS, CP-FS

EHS Supervisor

Waste Management/Land Development Programs

cc: Washoe County Community Development

Amy Ray  
*Fire Marshal*



Tim Leighton  
*Deputy Fire Chief*

Charles A. Moore  
*Fire Chief*

January 6, 2015

Washoe County Community Services Department  
1001 East Ninth Street  
Reno, NV 89512

Re: Administrative Permit Case Number AP14-006 (Low Cost Tire and Recycling)

The Truckee Meadows Fire Protection District (TMFPD) will approve permit with the following conditions:

Prior to opening the business:

- Verification that lot has water for fire suppression and that the fire department shall reach all portions of the yard with no more than 500 feet of hose.
- The lot and building shall meet the requirements of Chapters 32 and 34 of *the International Fire Code*, contained in Washoe County Code 60, including requirements for interior tire storage, exterior tire storage arrangements, and access.

Please call me with questions at 775-326-6005.

Regards,

Amy Ray  
Fire Marshal

**TRUCKEE MEADOWS FIRE PROTECTION DISTRICT**

1001 E. Ninth St. Bldg D 2nd Floor • Reno, Nevada 89512 • PO Box 11130 • Reno, Nevada 89520

Office 775.326.6000 Fax 775.326.6003

**AP14-006  
EXHIBIT D**



**REGIONAL TRANSPORTATION COMMISSION**

*Public Transportation · Streets and Highways · Planning*

January 6, 2015

FR: Chrono/PL 183-15

Ms. Eva Krause, Planner  
Ms. Grace Sannazzaro  
Mr. Roger D. Pelham  
Community Services Department  
Washoe County  
P.O. Box 11130  
Reno, NV 89520

**RE: AB14-006 (Low Cost Tire and Recycling)  
SB14-017 (Sierra Nevada College)  
VA14-006 (Romiti Carport/Garage)  
AP15-001 (Chris Burgarello, Detached Accessory Dwelling)**

Dear Eva, Grace and Roger,

We have reviewed the above applications and have no comments.

Thank you for the opportunity to comment on these applications. Please feel free to contact me at 335-1918 if you have any questions or comments.

Sincerely,

A handwritten signature in blue ink that reads "Debra".

Debra Goodwin  
Planning Administrator

DG/jm

**Copies:** Bill Whitney, Washoe County Community Services Department  
Marchon Miller, Regional Transportation Commission  
Tina Wu, Regional Transportation Commission

/Washoe County no comment 010615

**RE: AP14-006 LOW COST TIRE & RECYCLING**

**From:** Fagan, Donna  
**Sent:** Wednesday, December 31, 2014 11:17 AM  
**To:** Krause, Eva; Lloyd, Trevor; Sannazzaro, Grace  
**Subject:** FW: December Agency Review Memo

*Reply regarding December agency review memo.*

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**From:** Lyday, Anita R [<mailto:alyday@dot.state.nv.us>]  
**Sent:** Wednesday, December 31, 2014 7:23 AM  
**To:** Fagan, Donna  
**Subject:** RE: December Agency Review Memo

I do not have any comments at this time on the December agency items.  
Thank you

Anita Lyday, PE, PTOE  
District II Urban Traffic Engineer  
Carson City and Washoe County  
775-834-8320

[alyday@dot.state.nv.us](mailto:alyday@dot.state.nv.us)

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**From:** Fagan, Donna [<mailto:DFagan@washoecounty.us>]  
**Sent:** Monday, December 29, 2014 4:08 PM  
**To:** Lyday, Anita R  
**Subject:** December Agency Review Memo

*Hi Anita,*

*Attached, you will find the December agency review memo.*

*Please review item #4.*

*The application can be viewed by clicking on the blue highlighted case number.*

*Thank you,*

*Donna*

Donna Fagan  
Office Assistant III  
Washoe County Community Services Department  
(775) 325-8050 (office)  
[dfagan@washoecounty.us](mailto:dfagan@washoecounty.us)  
1001 E. Ninth St., Bldg. A, Reno, NV 89512