



Board of Adjustment Staff Report

Meeting Date: February 2, 2017

Subject: Variance Case Number: WPVAR16-0002
Applicant: Sierra RV Super Center, Inc.
Agenda Item Number: 8E
Project Summary: To permit the storage of Recreational Vehicles and related apparatus on a property without a commercial structure; allow an 8 foot tall fence adjoining a street; and reduce or eliminate the requirement for landscaping, lighting, and paved parking.
Recommendation: Approval with Conditions
Prepared by: Eva M. Krause - AICP, Planner
Washoe County Community Services Department
Planning and Development Division
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Description

Variance Case Number WPVAR16-0002 (Sierra RV Storage Lot) – Hearing, discussion, and possible action to approve a variance 1) to permit a commercial use of the property (Recreational Vehicle Storage and related apparatus) without a commercial structure, 2) to retroactively permit an 8 foot high fence adjoining a street instead of a standard height of 6 feet, 3) to reduce the landscaping requirements by requiring no landscaping other than trees along the street, 4) to eliminate all lighting requirements, and 5) to reduce the amount/area of required paving by allowing the owner to use an all-weather base material on the parking area instead of concrete or asphalt.

- Applicant/Property Owner: Sierra RV Super Center, Inc.
- Location: 16400 S. Virginia Street
- Assessor's Parcel Number: 071-320-15
- Parcel Size: 4 acres
- Master Plan Category: Commercial (C)
- Regulatory Zone: Neighborhood Commercial (NC)
- Area Plan: South Valleys
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 804 Variances
- Commission District: 2 – Commissioner Lucey
- Section/Township/Range: Section 04, T17N, R20E, MDM, Washoe County, NV

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Variance Definition

The purpose of a Variance is to provide a means of altering the requirements in specific instances where the strict application of those requirements would deprive a property of privileges enjoyed by other properties with the identical Regulatory Zone because of special features or constraints unique to the property involved; and to provide for a procedure whereby such alterations might be permitted by further restricting or conditioning the project so as to mitigate or eliminate possible adverse impacts.

NRS 278.300 (1) (c) limits the power of the Board of Adjustment to grant variances only under the following circumstances:

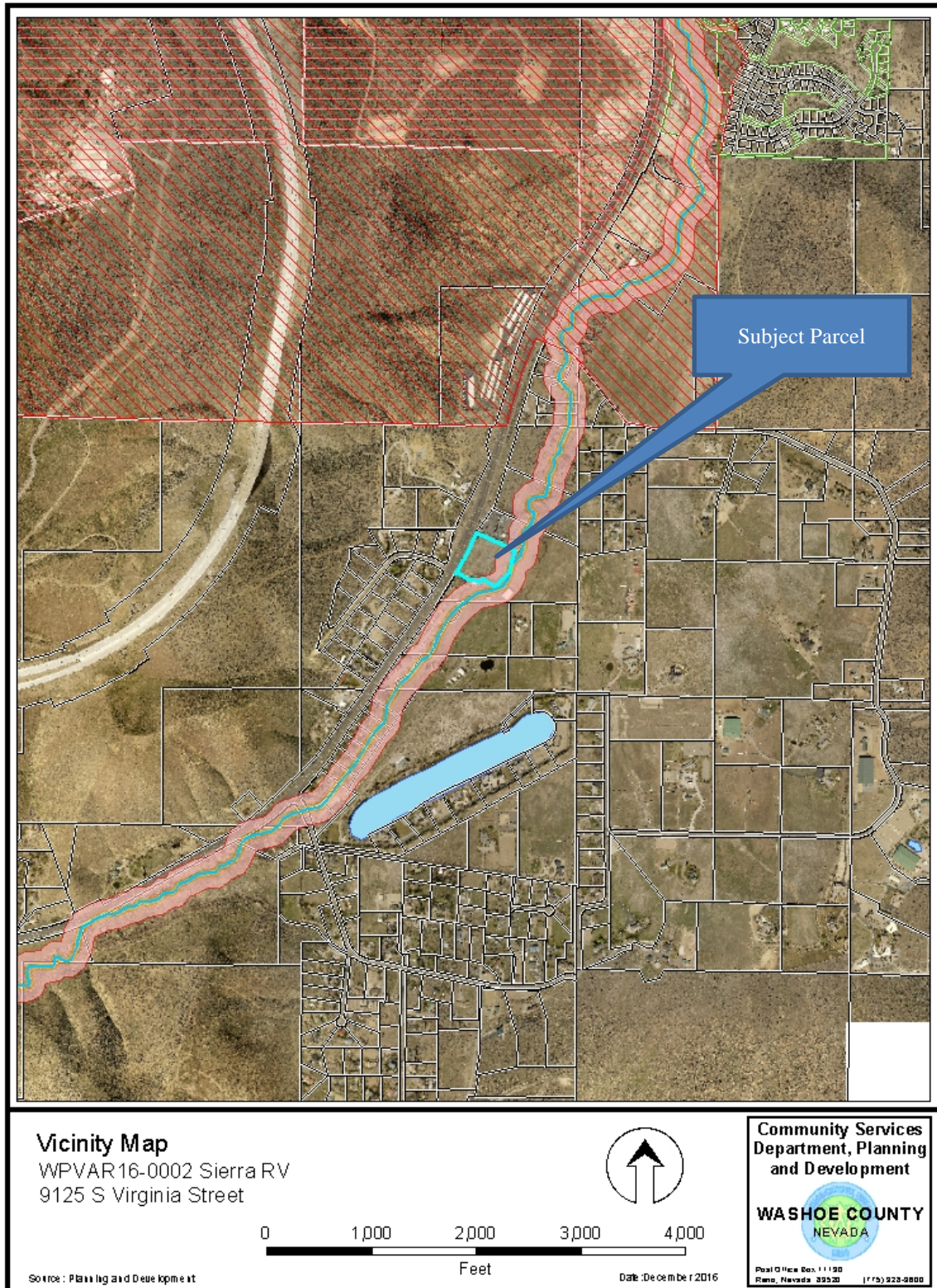
Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any regulation enacted under NRS 278.010 to 278.630, inclusive, would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, the Board of Adjustment has the power to authorize a variance from that strict application so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution.

The statute is jurisdictional in that if the circumstances are not as described above, the Board does not have the power to grant a variance from the strict application of a regulation. Along that line, under Washoe County Code Section 110.804.25, the Board must make four findings which are in this staff report.

If the Board of Adjustment grants an approval of the Variance, that approval may be subject to Conditions of Approval. Conditions of Approval are requirements that need to be completed during different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., a grading permit, a building permit, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure.
- 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 business or project.

The conditions of Approval for Variance Case Number WPVAR16-0002 are attached to this staff report and if the Board of Adjustment approves the application, will be included with the Action Order.



Vicinity Map

Project Evaluation

The subject property is located at 16400 South Virginia Street (Old US 395). The property is on the east side of the road and is located between Rhodes Road and Cheyenne Drive in the Steamboat Valley Rural Transition Character Management Area.

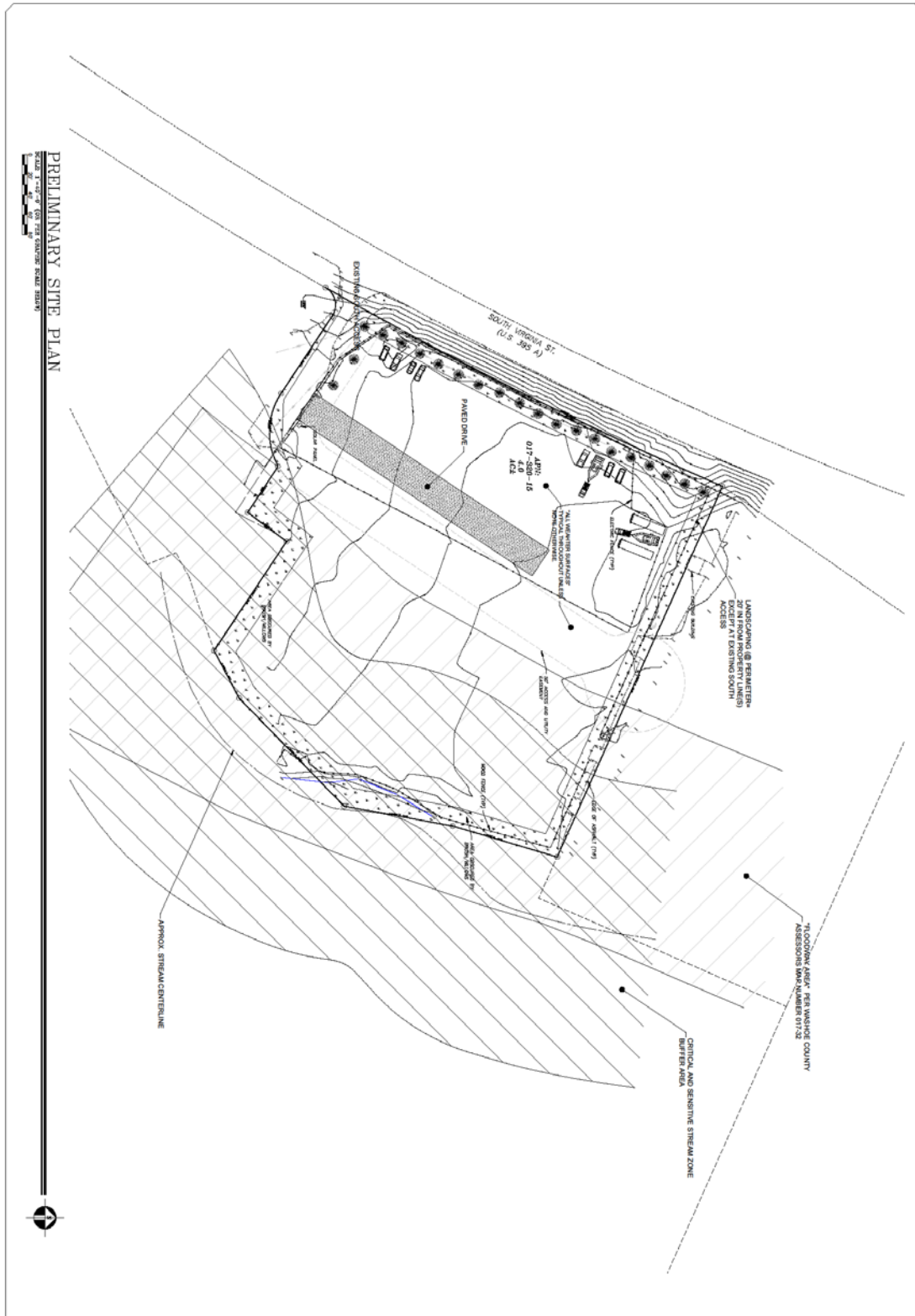
The surrounding uses include a trailer sales and service business to the north, single family residential uses to the south and west, and vacant land to the east. Steamboat Creek is located just east of the site.

The entire site is within the FEMA 100 year flood area and the eastern one third of the property is designated a significant hydrologic resource. The RV storage area is located on the front half of the property. The sensitive stream zone will remain undisturbed maintaining the existing mature riparian vegetation.

The property was previously use for recreational vehicles sales and storage area. That commercial operation ceased sometime in 2007 or 2008. The property remained vacant for several years, so the previous use could not be re-established as legal non-conforming development pursuant to Washoe County Code (WCC) Section 110.904.20(a)(2). Sierra RV purchased the property in 2016 with the intent of temporarily storing its excess sales inventory until it can be moved to the primary sales facility in Reno.

In the summer of 2016, the property owners installed an 8 foot electric security fence around the parking area and began parking recreational vehicles on the property. In July 2016, Washoe County staff received a complaint about a new electric fence and the storage of recreational vehicles on the property. Staff met with the property owner and informed them that storage of operable vehicles is a permitted use in the Neighborhood Commercial regulatory zone in accordance with the South Valleys Area Plan, but pursuant to WCC Section 110.304.20, a business is required to be operated from a commercial structure. In addition, the site is required to conform to current development standards including landscaping, lighting, paved parking, (WCC 110.410) and only allow a 6 foot tall fence along a road (WCC Code 110.406).

The property owner has removed all the recreational vehicles from the property and is requesting a variance to use the property as a storage area without the required commercial structure; to be allowed to keep the 8 foot high fence around the entire parking area, (specifically to not reduce the height to 6 feet along the road); to use an all-weather base material on the parking area instead of concrete or asphalt; to plant the required number of street trees along the street frontage, but no additional landscaping; and to not install lighting.



Site Plan



Looking North along Old US 395

Code sections requested to be varied

Article 304, Use Classification System

Section 110.304.25 Commercial Use Types. Commercial use types include the distribution and sale or rental of goods, and the provision of services other than those classified as civic or industrial use types. All permanent commercial uses are required to operate from a commercial structure.

Consideration: Because the proposed use is for storage of the property owner's sales inventory of recreational vehicles and related apparatus, (such as but not limited to travel trailers, car tow trailers, and toy hauler) but no private party storage, and that no staff or customers will be on site, a commercial structure is not needed to support the use. In addition, the property's location in the 100 year flood area is a significant risk factor for any permanent structure. While the recreational vehicles and accessory inventory can be moved off the site before a potential flood, even if a structure is elevated above the predicted flood level it is still at risk of flood damage. The applicant is requesting a variance to operate the site for storage of Operable Vehicles without a structure.

Article 406, Building Placement Standards**Section 110.406.50 Fences, Walls or Perimeter Planting.**

- (b) **Commercial and Industrial Use Types.** The fences, walls or perimeter planting in commercial and industrial development adjoining residential uses shall be at least six (6) feet but not more than eight (8) feet in height, in accordance with Article 412, Landscaping. The fences, walls or perimeter planting adjoining a street may be a maximum of six (6) feet in height. The fences, walls or perimeter planting adjoining non-residential uses may be a maximum of eight (8) feet in height.

***Consideration:** The road level fronting the property is ± 5 feet above the front property line. A six foot fence would be only one foot above the street level. The security fence is intended to keep people off the property and protect the sales inventory on site. If the fence can easily be breached from the roadway, it does not provide security or protection from intruders, vandals, or other trouble makers. The intent of limiting the height of the fence along a street is to prevent blocking view or cause visual blight. The existing 8 foot fence is open wire and does not block views. The 8 foot fence only extends a maximum of 3 feet above the road way.*



Looking east across Old US 395

Article 410, Parking and Loading

Section 110.410.25 Design of Parking Areas. The design standards for off-street parking facilities shall be as set forth in this section.

- (d) **Striping and Marking.** All parking stalls shall be striped and directional arrows shall be delineated in a manner acceptable to the County Engineer. All paint used for striping and directional arrows shall be of a type approved by the County Engineer.
- (e) **Surfacing.** All parking spaces, driveways, and maneuvering areas shall be paved and permanently maintained with asphalt or cement. Bumper guards shall be

provided when necessary to protect adjacent structures or properties as determined by the Director of Community Development.

- (f) Landscaping and Screening. All open parking areas shall be landscaped and/or screened according to the standards set forth in Article 412, Landscaping.
- (g) Lighting. All off-street parking areas within commercially-zoned projects shall be provided with exterior lighting which meets the following minimum standards:
 - (1) Proper illumination shall be provided for safety which, at a minimum, shall be the equivalent of one (1) foot candle average of illumination throughout the parking area;
 - (2) All lighting shall be on a time clock or photo-sensor system;
 - (3) Parking lot luminaries shall be high-pressure sodium vapor with 90-degree cut-off and flat lenses; and
 - (4) All lighting shall be designed to confine direct rays to the premises. No spillover beyond the property line shall be permitted, except onto public thoroughfares provided, however, that such light shall not cause a hazard to motorists.

Consideration: The site was paved when the original sales and storage lot was in use. That paving has deteriorated over the years. Because there will be very little traffic on the site the applicant is proposing to replace the pavement with an all-weather surface of gravel or asphalt grindings. This will prevent weeds, control dust and prevent erosion. In addition, the all-weather surface is pervious, allowing water to percolate into the ground rather than sheet flowing directly into Steamboat Creek. Such a surface has been approved by the Director's Modification process on similar projects in the past. Staff has included conditions related to the installation, maintenance, and use of such a surface material.

There is no night staff on the property and the public will not be permitted on site. The South Valleys Area Plan requires "Dark Sky" standards. The area plan also states that street lights are not desirable. While high-pressure sodium vapor lights (similar to street lights) are less intrusive, they are still visible to the surrounding property owners and impact the surrounding skies. Not having lighting is the best way to keep the skies dark. Approval of the variance does not prohibit the applicant from installing appropriate security lighting in the future if it is needed for security.

Article 412, Landscaping

Section 110.412.40 Civic and Commercial Use Types. The following minimum landscaping requirements shall apply to the total developed land area for civic and commercial uses, except those exempted by Section 110.412.10, Exemptions. The total developed land area is illustrated in Figure 110.412.25.1. Any landscaping required in this section may contribute toward the minimum requirements, including a mixture of building and buffer landscaping. These requirements are generally depicted in Figure 110.412.40.1.

- (a) Coverage. A minimum twenty (20) percent of the total developed land area shall be landscaped. Any disturbance to undeveloped portions of a site shall be mitigated.
- (b) Required Yards Adjoining Streets. All required yards which adjoin a public street shall be landscaped and shall include at least one (1) tree for every fifty (50) linear feet of street frontage, or fraction thereof.
- (c) Landscaped Buffers Adjoining Residential Uses. When a civic or commercial use adjoins a residential use, a landscaped buffer is required as follows:

- (1) The buffer shall be the width of the required front, side or rear yard for the entire length of the adjoining common property line; and
- (2) The buffer shall include at least one (1) tree every twenty (20) linear feet of property frontage, or fraction thereof, planted in off-set rows or groupings to achieve maximum screening.

Consideration: The rear portion of the lot has mature riparian vegetation including trees growing along Steamboat Creek, all of which will be left undisturbed. Due to the grade difference between the level of the road and the front property line, except for the required trees planted along the street frontage none of the landscaping would be visible to the public and would not provide buffering to the residential uses on the other side of the road. The applicant is proposing to plant the required trees, but not be required to provide ground coverage.

Because there is residential development to the south of the site, staff recommends that the applicant provide a 10 foot landscape buffer with trees on the south side of the property between the parking lot and the access drive.

Relevant South Valleys Area Plan Policies And Action Programs

In addition to the Area Modifiers, the following excerpts of policies and action programs contained in the South Valleys Area Plan are relevant to the proposed subdivision.

SV.2.3 Site development plans in the South Valleys planning area must submit a plan for the control of noxious weeds. The plan should be developed through consultation with the Washoe County District Health Department, the University of Nevada Cooperative Extension, and/or the Washoe-Storey Conservation District. The control plan will be implemented on a voluntary compliance basis.

Note: Staff has included a condition for a noxious weed control plan.

SV.2.7 Any lighting proposed must show how it is consistent with current Best Management Practices “dark-sky” standards. In subdivisions established after the date of final adoption of this Plan, the use of streetlights will be minimized.

Note: The applicant is requesting that no lighting be required.

SV.2.8 Street lights, security lights and other outdoor lighting should be powered by solar or other renewable energy sources whenever possible.

Note: The access gate for the fenced area is solar powered.

SV.2.9 Perimeter fencing must be consistent with an “open fencing” concept. The use of block, concrete, or similar material should be limited to posts, pillars and similar uses and not used for panel or wall sections. Perimeter fencing on individual parcels is optional. Plans for the maintenance of perimeter fences will be submitted with tentative map applications or non-residential site plans.

Note: The existing 8 foot fence is chain link fence and does not block views. Because the subject property is approximately 5 feet below street grade, most of the fence is not visible from the road.

South Truckee Meadows/Washoe Valley Citizen Advisory Board

The proposed project was scheduled to be heard at the South Truckee Meadows/Washoe Valley Citizen Advisory Board meeting on January 12, 2017. Due to the recent flood events and prediction of more storms the meeting was canceled. Should the CAB hold a special meeting

prior to the Board of Adjustment meeting staff will provide a summary of the CAB's comments during the public hearing.

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
 - Engineering and Capital Projects
- Washoe County Health District
 - Vector-Borne Diseases Division
 - Environmental Health Division
- Truckee Meadows Fire Protection District
- Regional Transportation Commission
- Nevada Department of Transportation
- Washoe-Storey Conservation District

Five out of the eight above listed agencies/departments provided comments and/or recommended conditions of approval in response to their evaluation of the project application. A **summary** of each agency's comments and/or recommended conditions of approval and their contact information is provided.

- Planning and Development recommends conditions that limit of use of the property, require some landscaping, conditions for use of base material for parking areas, and limits signs
Contact: Eva Krause, 328-3628, ekrause@washoecounty.us
- Engineering and Capitol Projects reviewed the variance request and stated that they have no objections to an 8 foot fence and they have no other comments or conditions.
**Contact: Clara Lawson, 328-3606, clawson@washoecounty.us
Leo Vesely, 328-2313, LVesely@washoecounty.us**
- Environmental Health Division responded stating they had no comments or conditions for the proposal, but noted that there would be requirements related to water and wastewater if a commercial structure is constructed.
Contact: Wes Rubio, 328-3625, wrubio@washoecounty.us
- Truckee Meadows Fire Protection District provided conditions related to defensible space, access and water for fire suppression.
Contact: Amy Ray, aray@tmfpd.org
- Nevada Department of Transportation provided a number of conditions related to access and improvements within their right-of-way.
Contact: Jae Pullen, 834-8300, jpullen@dot.state.nv.us

Staff Comment on Required Findings

Washoe County Code Section 110.804.25 requires that all of the following findings be made to the satisfaction of the Washoe County Board of Adjustment before granting approval of the

variance request. Staff has completed an analysis of the application and has determined that the proposal is in compliance with the required findings as follows.

1. Special Circumstances. Because of the special circumstances applicable to the property, including exceptional narrowness, shallowness or shape of the specific piece of property; exceptional topographic conditions; extraordinary and exceptional situation or condition of the property and/or location of surroundings; the strict application of the regulation results in exceptional and undue hardships upon the owner of the property.

Staff Comment: The entire parcel is within the FEMA 100 year flood area. While there are options for building in the flood area, the better option is to not to locate permanent structures in this area. The applicant is proposing a use that does not require having staff on site and does not permit public access, therefore a structure is superfluous to the use, and could be a detriment to the environment.

The grade separation between Highway 395 and the front property line ranges between 5 and 9 feet. The grade difference impacts the intent of both the fence height and some of the landscaping requirements. If the fence along the highway is limited to 6 feet in height it would be one foot above road grade at its highest point. A fence one foot above the street grade could easily be breached. Other than landscaping along the front property line 5 or more feet below the road, does not provide screening or improve the scenic quality of the area.

2. No Detriment. The relief will not create a substantial detriment to the public good, substantially impair affected natural resources or impair the intent and purpose of the Development Code or applicable policies under which the variance is granted.

Staff Comment: The limited use proposed does not create a substantial detriment to the public. The reduction of the required paving and limiting the use to the front portion of the property helps protect the water resource (Steamboat Creek). Requiring street tree along the road provides visual improvements, but ground cover and other landscaping would not add value of visual improvements intended by the code because it would not be visible from the roadway.

3. No Special Privileges. The granting of the variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and the identical regulatory zone in which the property is situated.

Staff Comment: The requested variance would create a situation similar to the existing business in the area, and would be consistent with the "rural" character described in the South Valleys Area Plan. The South Valleys Area Plan calls for Low Impact Development (LID), open fencing and dark sky lighting standards. Should the use of the property intensify or change, the current variance would have to be amended, or the variance would become void, and the site would have to be brought into conformance with the current code.

4. Use Authorized. The variance will not authorize a use or activity which is not otherwise expressly authorized by the regulation governing the parcel of property.

Staff Comment: The use proposed is permitted in the Neighborhood Commercial zone in accordance with the South Valleys Area Plan.

5. Effect on a Military Installation. The variance will not have a detrimental effect on the location, purpose and mission of the military installation.

Staff Comment: There are no military installations within the required noticing area; therefore the board is not required to make this finding.

Recommendation

Those agencies which reviewed the application recommended conditions in support of approval of the project. Therefore, after a thorough analysis and review, Variance Case Number WPVAR16-0002 is being recommended for approval with conditions. Staff offers the following motion for the Board's consideration.

Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve Variance Case Number WPVAR16-0002 for Sierra RV Super Center, Inc., with the Conditions of Approval included as Exhibit A for this matter having made all four findings in accordance with Washoe County Development Code Section 110.804.25

1. **Special Circumstances.** Because of the special circumstances applicable to the property, including exceptional narrowness, shallowness or shape of the specific piece of property; exceptional topographic conditions; extraordinary and exceptional situation or condition of the property and/or location of surroundings; the strict application of the regulation results in exceptional and undue hardships upon the owner of the property;
2. **No Detriment.** The relief will not create a substantial detriment to the public good, substantially impair affected natural resources or impair the intent and purpose of the Development Code or applicable policies under which the variance is granted;
3. **No Special Privileges.** The granting of the variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and the identical regulatory zone in which the property is situated;
4. **Use Authorized.** The variance will not authorize a use or activity which is not otherwise expressly authorized by the regulation governing the parcel of property;

Appeal Process

Board of Adjustment action will be effective 10 calendar days after the written decision is filed with the Secretary to the Board of Adjustment and mailed to the original applicant, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Development Division within 10 calendar days after the written decision is filed with the Secretary to the Board of Adjustment and mailed to the applicant.

Property Owner: Sierra RV Super Center, Inc., Paul McDonald, 9125 S. Virginia Street, Reno, NV 89511

Consultant: Rubicon Design Group, LLC, Mike Railey, 100 California Avenue, Suite 202, Reno NV 89509



Conditions of Approval

Variance Case Number WPVAR16-0002

The project approved under Variance Case Number WPVAR16-0002 shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment on February 2, 2017. 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 or to abide by all other generally applicable Codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

Unless otherwise specified, all conditions related to the approval of this Variance 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 Variance 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 Variance 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 Variance should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

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

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

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

The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.**
- **The NEVADA DEPARTMENT OF TRANSPORTATION (NDOT) has jurisdiction over the highway right-of-way. Any conditions set by NDOT must be appealed to that agency.**

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 Division

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

Contact Name – Eva Krause, 775.328.3628, ekrause@washoecounty.us

- a. The applicant shall demonstrate substantial conformance to the plans and the use as described in the variance application.
- b. A copy of the Final Order stating conditional approval of this variance shall be attached to all applications for administrative permits, including building permits and business licenses issued by Washoe County.
- c. A fence permit is required for the electric fence prior to storing inventory on the property.
- d. Prior to parking of inventory on the property or any ground disturbing activity, the applicant shall submit a development plan to Planning and Development for review and approval. Said plan shall address, but is not limited to: parking, parking lot circulation and lighting, fencing, trash enclosures, landscaping material (if plant material: type, size at time of planting, maturation size at full growth, period of time between planting and full growth), landscaping location, landscaping irrigation system.
- e. The applicant shall provide a 10 foot landscaping buffer on the south side of the property between the parking area and the residential property to the south.
- f. The parking area shall have a paved driveway and interior access as proposed in the variance request, the remaining parking lot shall provide a 6” base material as a substitute for asphalt or cement with the following conditions:
 - i. The base material shall be compacted and watered to achieve an “all weather surface”
 - ii. The base material shall be maintained with periodic applications of water to control dust.
 - iii. When moving equipment on, off or around the storage area, the equipment operators shall drive at low speeds to minimize dust.
- g. The applicant shall submit a plan for the control of noxious weed. The plan should be developed through consultation with Washoe County Health Department, the

University of Nevada Cooperative Extension and/or Washoe-Storey Conservation District.

- h. The applicant and any successors shall direct any potential purchaser to meet with the Planning and Development Division to review Conditions of Approval prior to the final sale of the site. Any subsequent purchaser/operator of the site 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.
- i. The following **Operational Conditions** shall be required for the life of the business:
 - i. Failure to comply with the Conditions of Approval shall render this approval null and void.
 - ii. A business license for the subject property is required; the variance shall remain in effect as long as the business is in operation as specified in this variance and maintains a valid business license.
 - iii. The variance is for the storage of the businesses inventory of recreational vehicles and related apparatus (such as but not limited to travel trails, car tow trailers, and toy hauler). Changes to the use as described in the variance request shall void the variance and require the property to be brought up to current development standards.
 - iv. Failure to maintain a valid business license or if the use is inactive for one year or more, the variance shall be revoked.
 - v. This variance is for the storage of operable Recreational Vehicles owned by property owner.
 - vi. Storage of other vehicles, materials, or equipment shall not be permitted.
 - vii. All recreational vehicles and related apparatus shall be parked within the fenced yard as shown in the variance application.
 - viii. No expansion of the parking/storage area is permitted.
 - ix. No customers and no sales of vehicles are permitted from this site.
 - x. No repair work or mechanical work shall be permitted on this site.
 - xi. No advertising signs are permitted on the property. Signs that are exempt per Washoe County Code Chapter 110.505 are permitted.

Truckee Meadows Fire Protection District

2. 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, Fire Marshal, 775.326.6005, aray@tmfpd.us

- a. All requirements of Washoe County Code Chapter 60 that applies to this facility shall be met. This includes, but is not limited to:
 - i. Twenty foot wide access to the facility.
 - ii. Maintenance of defensible space in conformance to the Wildland Urban Interface code.
 - iii. Maintaining access through the facility, as show on the submitted plan.
 - iv. Water for Fire Suppression.

Nevada Department of Transportation

3. The following conditions are requirements of the Nevada Department of Transportation, which shall be responsible for determining compliance with these conditions
- a. Existing approaches are personal and not a property interest (not transferable with the sale of property). If the property changes ownership or use, the new property owner will need to apply for an encroachment permit for access to the state highway.
 - b. Existing NDOT encroachment permits dated prior to 2003 cannot be amended. If the permit is older than 2003, the property owner is responsible for contacting the Permit Office at (775) 834-8330 for a new permit.
 - c. The Nevada Department of Transportation will require an occupancy permit for any work performed within the State's right-of-way. Please contact the Permit Office for more information.
 - d. All driveway accesses to the state highway system will be required to comply with the current NDOT *Access Management System and Standards* at the time of application. There is no guarantee that past approved driveways will be approved today. The property owner is encouraged to coordinate with Permit Office and review proposed driveway(s) prior to submitting for a permit.
 - e. Signs for advertising will not be allowed within NDOT right-of-way. Please refer to NRS 405.110 Unlawful advertising on or near highway or on bridge. Please ensure sign base, post and sign edge is outside of State right-of-way.
 - f. The state defers to municipal government for land use development decisions. Public involvement for Development related improvements within the NDOT right-of-way should be considered during the municipal land use development public involvement process. Significant public improvements within the NDOT right-of-way developed after the municipal land use development public involvement process may require additional public involvement. It is the responsibility of the permit applicant to perform such additional public involvement. We would encourage such public involvement to be part of a municipal land use development process.

*** End of Conditions ***

From: [Ray, Amy](#)
To: [Krause, Eva](#)
Subject: RE: Any comments or conditions for my Variance cases?
Date: Thursday, January 05, 2017 4:48:56 PM
Attachments: [image001.png](#)

**Hi Eva,
Thanks. Let's add the last one also please.**

Contact Name – Amy Ray, Fire Marshal 775.326.6005, aray@tmfpd.us

a. All requirements of Washoe County Code Chapter 60 that applies to this facility shall be met. This includes, but is not limited to:

- i. 20 foot access to the facility;
- ii. Maintenance of defensible space in conformance to the Wildland Urban Interface code;
- iii. Maintaining access through the facility, as show on the submitted plan.
- iv. Water for fire suppression.

*Amy Ray, CFPS
Fire Marshal
Truckee Meadows Fire Protection District
1001 E. Ninth St., Bldg. D, Ste. 210
Reno, NV 89512
Office: 775-326-6005 Cell: 775-313-1592
e-mail: aray@tmfpd.us*



“Committed to excellence, service, and the protection of life and property in our community.”

CONFIDENTIALITY NOTICE: This e-mail transmission, and any documents, files or previous e-mail messages attached to it may contain confidential information that is also legally privileged. If you are not the intended recipient, or a person responsible for delivering it to the intended recipient, you are hereby notified that any disclosure, copying, distribution or use of any of the information contained in or attached to this transmission is prohibited. If you have received this transmission in error, please immediately notify the sender and immediately destroy the original transmission and its attachments without reading or saving in any manner. Thank you.

From: Krause, Eva

**WPVAR16-0002
EXHIBIT B**

Sent: Thursday, January 05, 2017 4:30 PM
To: Ray, Amy
Subject: RE: Any comments or conditions for my Variance cases?

Thanks Amy,

I took your comments from Kivett lane, similar situation (RV parking, no paving), is it okay if I use them?

Truckee Meadows Fire Protection District

2. 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, Fire Marshal 775.326.6005, aray@tmfpd.us

a. All requirements of Washoe County Code Chapter 60 that applies to this facility shall be met. This includes, but is not limited to:

- i. 20 foot access to the facility;
- ii. Maintenance of defensible space in conformance to the Wildland Urban Interface code;
- iii. Maintaining access through the facility, as show on the submitted plan.

Eva

From: Ray, Amy
Sent: Thursday, January 05, 2017 04:25 PM
To: Krause, Eva
Subject: RE: Any comments or conditions for my Variance cases?

Hi Eva,

Our requirement is that: the project shall meet the requirements of Washoe County Code 60.

*Amy Ray, CFPS
Fire Marshal
Truckee Meadows Fire Protection District
1001 E. Ninth St., Bldg. D, Ste. 210
Reno, NV 89512
Office: 775-326-6005 Cell: 775-313-1592
e-mail: aray@tmfpd.us*



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From: Krause, Eva
Sent: Thursday, January 05, 2017 2:51 PM
To: Ray, Amy; Wolf, Mike; Rubio, Wesley S
Subject: Any comments or conditions for my Variance cases?

Hi everyone,

Hope you had a nice holiday.

This is a reminder that I need to finish my staff reports by Monday. If you have any comments or conditions on the following items, Please send them to me ASAP. If you don't have any comments send an email saying so. Thank you!

Variance Case Number WPVAR16-0002 (Sierra RV Storage Lot) – Hearing, discussion, and possible action to approve a variance to permit 1) a commercial use of the property (RV Storage) without a commercial structure, 2) to permit an 8 foot high fence adjoining a street, 3) to reduce the landscaping requirements, 4) to eliminate the lighting requirements and 5) to reduce the amount/area of required paving.

- Applicant: Sierra RV Super Center, Inc.
- Property Owner: Sierra RV Super Center, Inc.
- Location: 16400 S. Virginia Street
- Assessor's Parcel Number(s): 071-320-15
- Parcel Size: 4 acres
- Master Plan Category: Commercial
- Regulatory Zone: Neighborhood Commercial
- Area Plan: South Valleys
- Citizen Advisory Board: South Truckee Meadows\Washoe Valley
- Development Code: Article 804 Variances
- Commission District: 2 – Commissioner Lucey
- Section/Township/Range: Section 04, T17N, R20E, MDM,

-
-
-

Variance Case Number WPVAR16-0003 (Snyder Residence) – Hearing, discussion,

and possible action to approve a variance to reduce the front yard setback from 15 feet to 1.74 feet from the edge of the roadway pavement (2.5 feet from the record Public Works easement) to facilitate the construction of a garage with living space below.

- Applicant: Patrick and Filomena Snyder
- Property Owner: Snyder 1998 Family Trust
- Location: 540 Gonowabie Road, Crystal Bay
- Assessor's Parcel Number(s): 132-101-04
- Parcel Size: 0.563 acres
- Master Plan Category: Medium Density Suburban
- Regulatory Zone: Suburban Residential
- Area Plan: Tahoe
- Citizen Advisory Board: Incline Village\Crystal Bay
- Development Code: Article 804 Variances
- Commission District: 1 – Commissioner Berkbigler
- Section/Township/Range: Section 19, T16N, R18E, MDM,
Washoe County, NV

Eva M. Krause, AICP
Planner
Washoe County Community Services
Planning and Development Division
775.328.3628
erkrause@washoecounty.us

WashoeCounty.us



STATE OF NEVADA
DEPARTMENT OF TRANSPORTATION

District II
310 Galletti Way
Sparks, Nevada 89431
(775) 834-8300 FAX (775) 834-8319

December 23, 2016

BRIAN SANDOVAL
Governor

RUDY MALFABON, P.E., Director

Washoe County
Planning and Development Division
P.O. Box 11130
Reno, NV 89520-0027

WPVAR16-0002
Sierra RV Super Center, Inc.
US 395A, S. Virginia Street

Attention: Ms. Eva Krause, AICP, Planner

Dear Ms. Krause:

I have reviewed the request for a permit variance: 1) A commercial use of the property without a commercial structure, 2) to permit an 8 foot high fence in the front yard setback, 3) to reduce landscaping requirements, 4) to eliminate the lighting requirements, and 5) to reduce the amount of required paving. (16400 S. Virginia Street, APN 071-320-15).

The requested variance approval will add minor improvements to the undeveloped property. It appears this will have minimal traffic impact on US 395A. In the event the property owner elects to develop this parcel, please consider the following:

1. Existing approaches are personal and not a property interest (not transferable with the sale of property). If the property changes ownership or use, the new property owner will need to apply for an encroachment permit for access to the state highway.
2. Existing NDOT encroachment permits dated prior to 2003 cannot be amended. If the permit is older than 2003, the property owner is responsible for contacting the Permit Office at (775) 834-8330 for a new permit.
3. The Nevada Department of Transportation will require an occupancy permit for any work performed within the State's right-of-way. Please contact the Permit Office for more information.
4. All driveway accesses to the state highway system will be required to comply with the current NDOT *Access Management System and Standards* at the time of application. There is no guarantee that past approved driveways will be approved today. The property owner is encouraged to coordinate with Permit Office and review proposed driveway(s) prior to submitting for a permit.
5. Signs for advertising will not be allowed within NDOT right-of-way. Please refer to NRS 405.110 Unlawful advertising on or near highway or on bridge. Please ensure sign base, post and sign edge is outside of State right-of-way.
6. The state defers to municipal government for land use development decisions. Public

involvement for Development related improvements within the NDOT right-of-way should be considered during the municipal land use development public involvement process. Significant public improvements within the NDOT right-of-way developed after the municipal land use development public involvement process may require additional public involvement. It is the responsibility of the permit applicant to perform such additional public involvement. We would encourage such public involvement to be part of a municipal land use development process.

Thank you for the opportunity to review this development proposal. NDOT reserves the right to incorporate further changes and/or comments as the design review advances. I look forward to working with you and your team, and completing a successful project. Please feel free to contact me at (775)834-8300, if you have any further questions or comments.

Sincerely,

DocuSigned by:
Jae Pullen
DC6D2FB6D946439...

12/23/2016

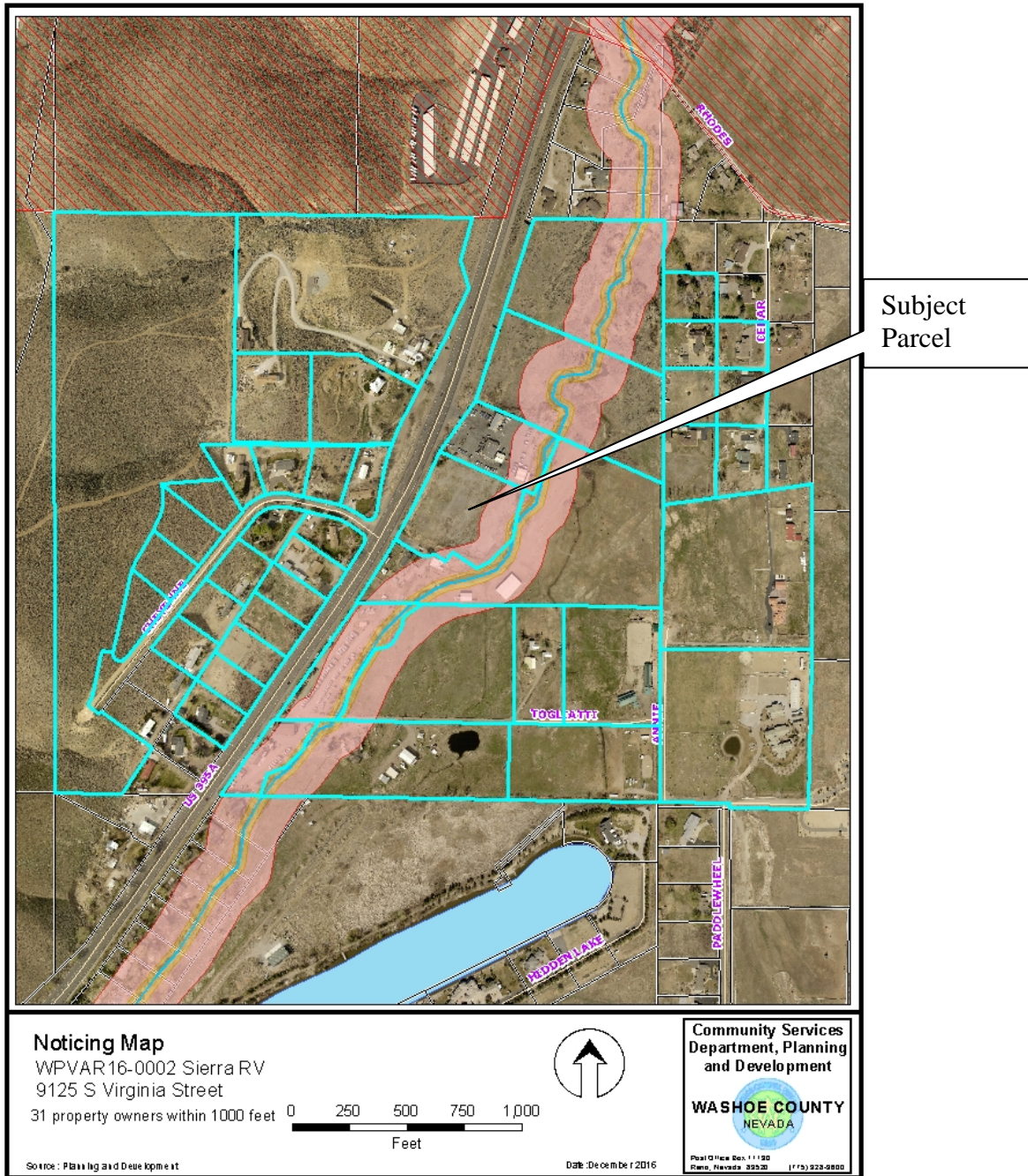
Jae Pullen, PE, PTOE
District II Engineering Services

cc: Thor Dyson, District Engineer
File

DS
TD

Public Notice

Pursuant to Washoe County Development Code Section 110.804.20 public notification consists of notification by mail of at least 30 separate property owners within a minimum 500-foot radius of the subject property. This proposal was noticed within a 1000-foot radius of the subject property, noticing 31 separate property owners.



NOTICING MAP



STORAGE LOT VARIANCE APPLICATION

Prepared by:



DECEMBER 15, 2016

SIERRA RV STORAGE LOT

VARIANCE APPLICATION

Prepared for:

Sierra RV Super Center, Inc.

9125 S. Virginia Street

Reno, Nevada 89511

Prepared by:

Rubicon Design Group, LLC

100 California Avenue, Suite 202

Reno, Nevada 89509

(775) 425-4800

December 15, 2016



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Appendices:

- Washoe County Development Application
- Owner Affidavit
- Variance Application
- Property Tax Verification
- Preliminary Title Report (Original Only)

Map Pocket:

- Site Plan

Introduction

This application includes the following request:

- A **Variance** to allow for a RV storage lot to operate without a “primary commercial structure,” to reduce required onsite landscaping and paving, eliminate onsite lighting and allow for increased fence height.

Project Location

The project site (APN 017-320-15) consist of 4± acres and is located at 16400 South Virginia Street in the South Valleys Area Plan. Specifically, the property is located on the east side of South Virginia Street south of Rhodes Road. Figure 1 (below) depicts the project location.



Figure 1 – Vicinity Map



Existing Conditions

The subject property is zoned Neighborhood Commercial (NC) and is currently developed with a security fence and gate on the western portion of the property. The area within the fence was once paved although the pavement has deteriorated to a level where only small portions still exist. The site itself sits approximately 5 feet below the grade of South Virginia Street (Old US 395) and is accessed via an existing driveway on the south side of the parcel.

Steamboat Creek runs just east of the site. As such, there is a significant amount of mature vegetation that exists along the east side of the parcel. This vegetation is not located within the developed portion of the site and is located east of the existing onsite fence. Additionally, there is mature vegetation, including a large pine tree located at the northwest corner of the site as well as along the northern perimeter of the property.

Surrounding uses include trailer sales and service to the north, single family to the south and west and vacant land to the east. Another trailer sales establishment is located just south of the site on the same side of Virginia Street.

Figures 2 (below) and 3 and 4 (following pages) depict the existing onsite conditions.

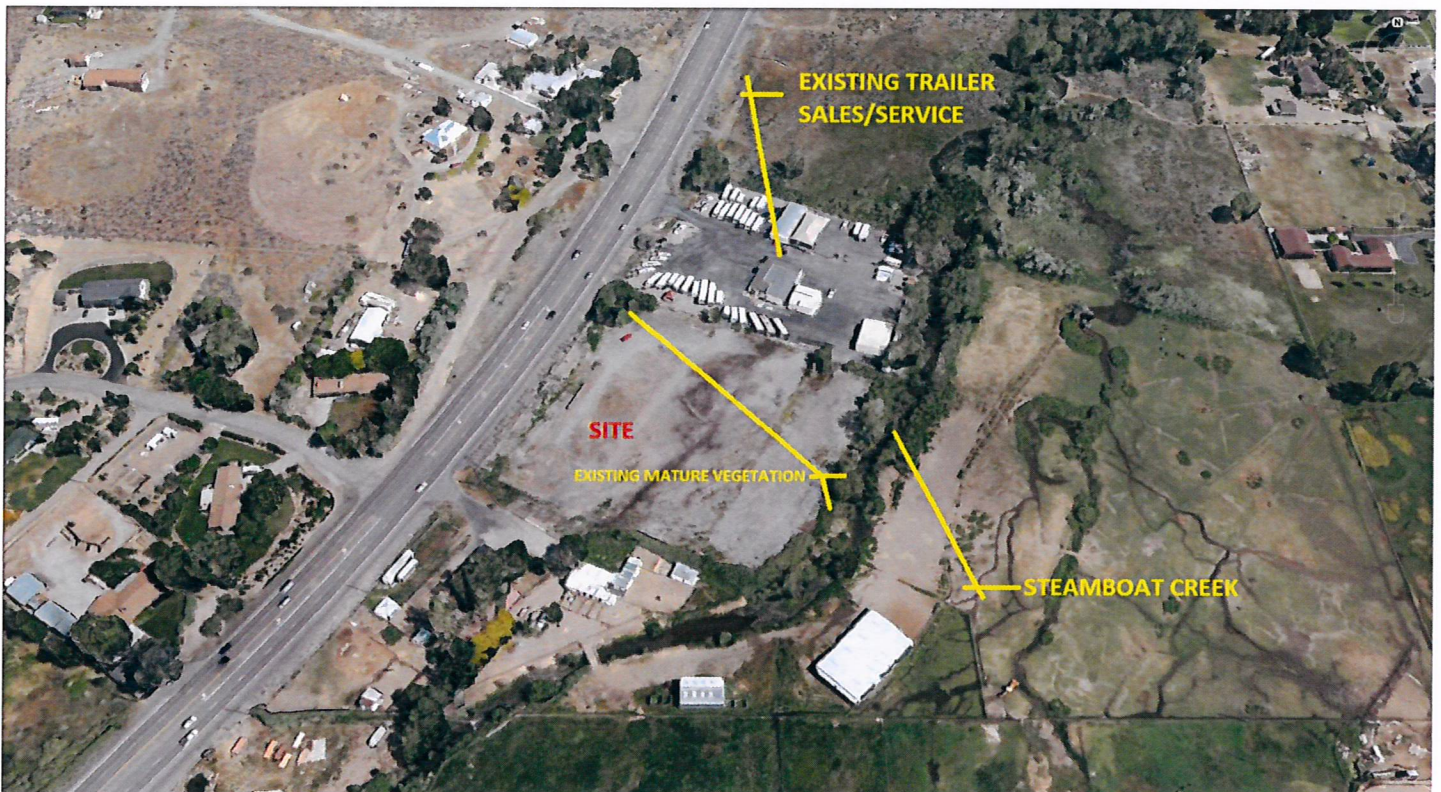


Figure 2 – Existing Conditions

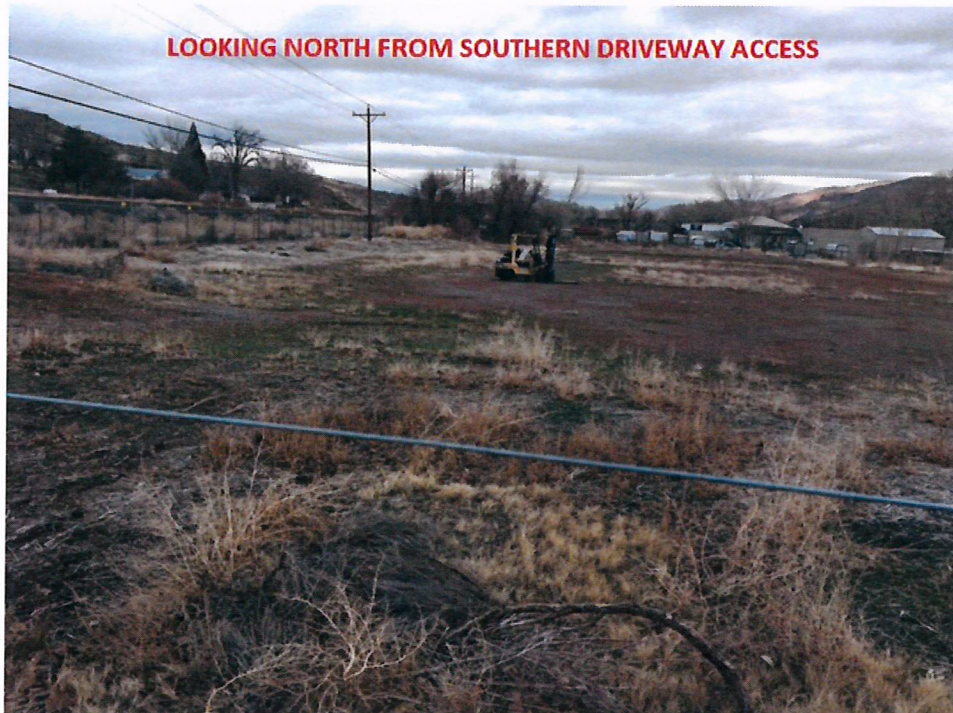


Figure 3 – Existing Conditions

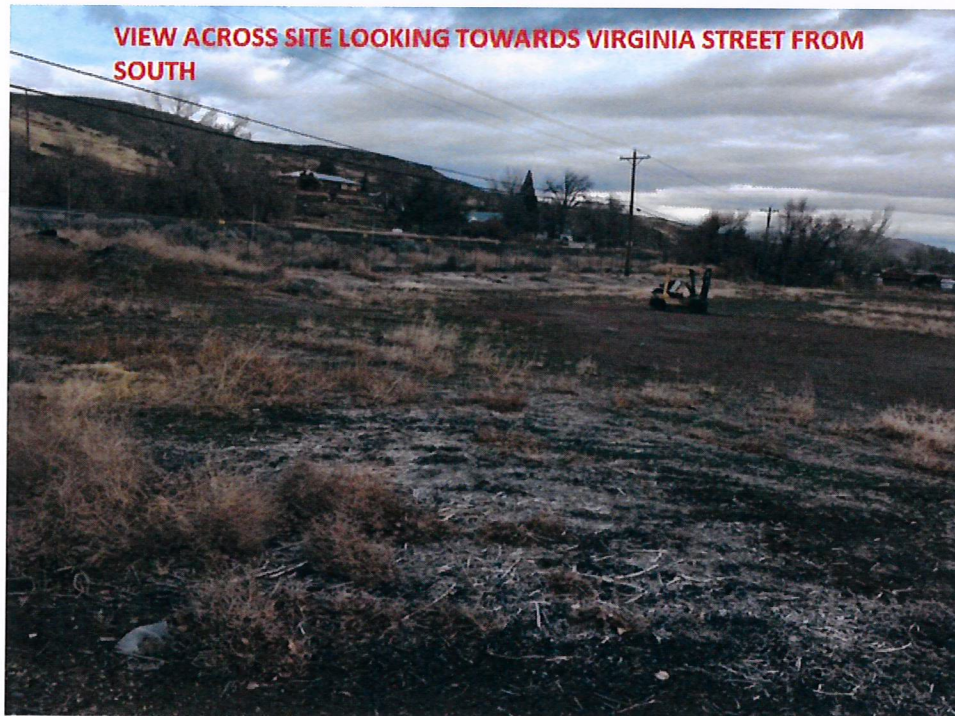


Figure 4 – Existing Conditions



Project History

The subject property was originally developed well over 25 years ago and was previously used for recreational vehicle sales and/or storage. The previous commercial operations ceased in 2007 or 2008 (estimated based on Washoe County business license records). Sierra RV acquired the parcel in mid-2016 with the intent of reestablishing the prior RV storage use. It was Sierra RV's intent to store new inventory on the parcel and not have any commercial activity at the site. Instead, RV's would be moved to the businesses primary facility located in the City of Reno on an as-needed basis.

After acquiring the property, Sierra RV moved approximately 30 to 40 new RV's to the subject parcel. In the summer of 2016, Sierra RV was notified by Washoe County Code Enforcement that the units were being stored illegally and that operable vehicle storage was not an allowed use. After several months of working with Washoe County Planning and Zoning staff, it was determined that the storage use is permitted within the NC zone, per Appendix 1 of the South Valleys Area Plan. However, the site did not meet the current development criteria outlined in the Washoe County Development Code.

Based on the code enforcement notification, Sierra RV has removed all units that were stored onsite. Additionally, Sierra RV has continued to work with Washoe County staff in an effort to "legalize" the storage use. However, the Development Code includes requirements that are not practical based on the low intensity of the use as well as the unique site characteristics. Therefore, Washoe County Planning and Zoning staff recommended that a Variance be filed to waiver/modify certain Development Code requirements. Details of the various Variance components are detailed in the following section.

Project Description

Sierra RV wishes to utilize the subject parcel for the sole purpose of storing inventory. The operation will not include any onsite employees and will not be open to the public. Instead, Sierra RV will transport inventory from the proposed storage lot to their sales center located on South Virginia Street in Reno on an as-needed basis. It is anticipated that this will occur an average of 3 times per week. Also, no delivery of units will occur at the proposed site. Instead, all deliveries take place at the primary facility in Reno. The Pleasant Valley lot is simply an area to store overflow inventory.

The majority of the 4± acre site will remain undeveloped. In fact, no new development is proposed from what has been previously utilized in the past. The eastern portion of the site, adjacent to Steamboat Creek, will be left natural. This includes the area identified by FEMA as floodway along with the critical and sensitive zones of the creek, as identified by Washoe County. Since there is no encroachment into this area, no Special Use Permit for development within the creek zone is necessitated.

RV's will be stored on the western portion of the site within the existing fenced area. In addition to the existing chain link fence, it is proposed to legalize the onsite 8-foot electric fence that is currently in place (discussed in detail later). Access in and out of the storage yard will be from the southern driveway that connects with Virginia Street.



A solar powered sliding gate is located at the southern property boundary. A paved drive aisle will start at the access gate and extend into the site, reducing the potential for dust at the most heavily traveled area. It is proposed to cover the remainder of the yard area with an all-weather surface such as gravel or road base. This is logical given the very low intensity level proposed and the fact that vehicles will not be driving around within the yard area.

No new lighting is proposed nor is any new construction (other than paving the drive aisle and adding all-weather surface). No grading is needed with the proposed storage use and existing mature vegetation onsite will remain undisturbed.

Variance Request

As previously noted, Sierra RV previously stored RV's at the subject property and believed it was a permitted use based on the use history of the site. Although operable vehicle storage is allowed by right, bringing the site into full compliance with Washoe County Development Code requirements is not feasible or logical given the site's location and unique characteristics. Therefore, a Variance is being sought for the following:

- To eliminate the requirement for an onsite commercial structure.
- To reduce the amount of required paving.
- To eliminate site lighting.
- To reduce the amount of required onsite landscaping.
- To increase allowable fence height from 6 feet to 8 feet.

Each of these proposed Variance components is discussed below in more detail:

- **Commercial Structure**

The Washoe County Development Code, section 110.304.25 requires that any permanent commercial use must operate from a commercial structure. The proposed Sierra RV storage lot is unique in that no activity occurs on the site on a daily basis. Instead, 1 or 2 employees arrive at the site to pick up or drop off an RV on a sporadic basis (average of 3 times per week). The employees are typically onsite for 10 minutes or less. There are no employees located onsite on a permanent basis and the lot is not open to customers/general public. Therefore, locating an office onsite serves no practical purpose as the use itself dictates that it would never be used. Activity at the site will only occur for an average of 30 minutes per week. It is the intent of the ordinance to require an office for commercial storage where customers may come and go. In this case, that simply will not happen.



- **Paving**

Washoe County Development Code standards require that the entire yard area be paved. In the case of Sierra RV, this serves no functional purpose. The intent of the paving requirement is to reduce dust and erosion that occurs from vehicles circulating within the site. This use is unique in that vehicles are only stored onsite. Therefore, it is proposed to pave a primary entry aisle and utilize an all-weather surface such as gravel or asphalt grindings for the storage areas. This will eliminate the potential for weeds and provide a paved surface for the area where vehicles enter and exit the site.

Another unique circumstance to consider is the site's proximity to Steamboat Creek. Creating a large impervious surface near the creek creates the potential for runoff and other environmental concerns. Utilizing an all-weather surface allows for water to percolate into the ground naturally. This approach was utilized for the previous RV sales/storage use and functioned without negative impacts.

- **Lighting**

No new lighting is proposed at the site. Code would require that lighting be installed to commercial standards. If this occurred, the property would look very similar to a commercial parking lot. Given the rural character of Pleasant Valley and the fact that the site adjoins single family and open space uses, lighting would be out of character with the surrounding area. Additionally, no nighttime activity will occur at the property. Security fencing is being provided to ensure the security of RV's stored onsite.

- **Landscaping**

The Washoe County Development Code would require that the entire perimeter of the site be landscaped. The Sierra RV site is unique in two distinct ways. First, as depicted in the previous exhibits, there is a heavy mature vegetative buffer that screens the site on the north, east and south sides. Furthermore, the property to the north is very similar in use. Thus, providing a landscape buffer on the north serves no practical purpose. The uniqueness of the existing natural "landscaping" far outweighs any new landscaping and provides for a more effective screen.

The second consideration and unique circumstance is that the site sits anywhere between 5 and 9 feet below the grade of Virginia Street. Therefore, any shrubs planted within the setback area would only be visible internal to the site, providing no public benefit whatsoever. As a result, it is proposed to plant trees only along the Virginia Street frontage, as depicted on the project site plan. The mature evergreen located at the northwest corner of the property will remain and provides an effective screen for southbound traffic on Old US 395.

Figure 6 (following page) depicts the grade differential between the Sierra RV site and South Virginia Street.

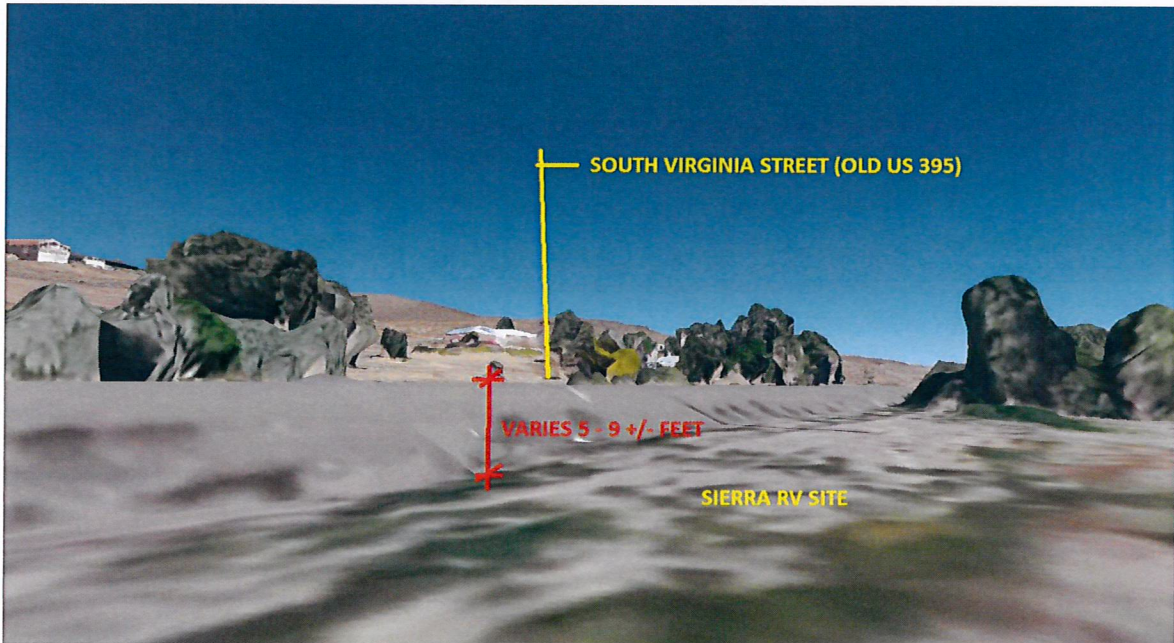
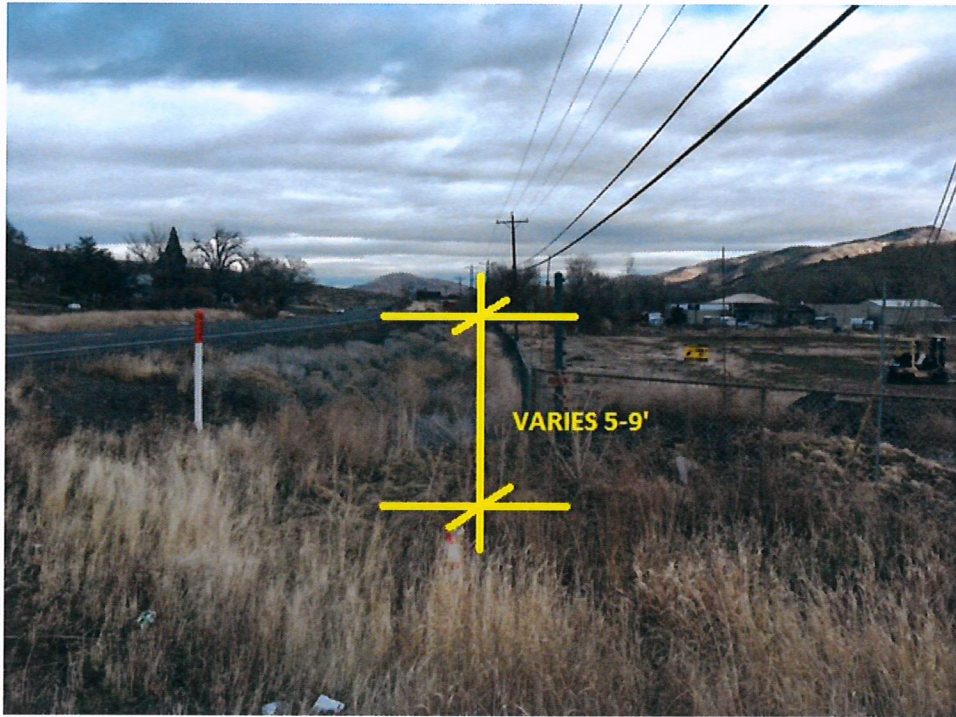


Figure 6 – Grade Differential Exhibits

- **Fencing**

Sierra RV installed an 8-foot electric security fence after they purchased the property. While attempting to secure a permit, the fencing contractor was informed that the maximum allowed fence height is 6 feet. The electric fence is unique in that it is not visibly obtrusive. Instead, it consists of strands of cabling and creates an open look. From a distance, the fence is not even visible. Based on this unique characteristic, it is requested that a Variance be granted to allow the 2 extra feet. It should also be noted that the adjoining property to the north has a similar fence that exceeds what is being proposed by Sierra RV. Also, the proposed fencing provides security without the need for lighting which is incompatible with the adjoining properties to the south and east.

Figure 7 (below) depicts the electric fence and shows that it is less obtrusive than a standard chain link security fence. The fence is also included in the previous site photos and is barely noticeable to the casual observer.



Figure 7 – Proposed Security Fence



All in all, Sierra RV is simply attempting to reestablish a use that existed onsite for decades. The property functioned as an RV sales and storage center for years without incident and impact. Sierra RV is proposing to make reasonable improvements that will clean up the current site and bring it far more into compliance than what previously existed.

The site includes numerous unique circumstances such as grade separation from the adjoining right-of-way, existing mature vegetation, etc. which create impracticalities and hardships in terms of bringing the property in to 100% compliance with current standards. Additionally, being in a rural transition area, urban/suburban standards included in the Development Code (i.e. lighting and landscaping) are not necessarily keeping in context with the surrounding area. Finally, the use itself is unique in that it is of ultra-low intensity and results in an average of 30 minutes of activity per week. Such a low intensity use does not warrant construction of an onsite building as it will serve no purpose.

Variance Findings

The Washoe County Development Code (Section 110.804.25) establishes legal findings that must be made by the Board of Adjustment or Planning Commission in order to approve a Variance request. These findings are listed below and are addressed in **bold face** type.

- (a) Special Circumstances. Because of the special circumstances applicable to the property, including either the:
- (1) Exceptional narrowness, shallowness or shape of the specific piece of property, or
 - (2) By reason of exceptional topographic conditions, or
 - (3) Other extraordinary and exceptional situation or condition of the property and/or location of surroundings,

As noted previously, the site and proposed use include special, unique and unusual circumstances. This includes the grade separation and the fact that Steamboat Creek skirts the property resulting in a dense mature vegetative buffer. Also, the site essentially lies in a “transition zone” between suburban and residential uses. As such, strict application of the code standards is not in keeping with the surrounding area and creates a more urban environment that could result in light pollution, etc. Paving of the site would result in more impervious area adjacent to the stream zone which is highly discouraged by Washoe County and another unique site consideration. Lastly, the use itself is unique in that there is very little activity onsite. Requiring a use that has no employees or customers to meet commercial standards creates impracticalities and a hardship upon the owner.



-
- (b) No Detriment. The relief will not create a substantial detriment to the public good, substantially impair affected natural resources or impair the intent and purpose of the Development Code or applicable policies under which the variance is granted.

This request will not result in any detrimental impact to the public. In fact, requiring paving could have detrimental impact to the creek zone and lighting would create an environment incompatible with adjoining rural use types. Waiving the building requirement has zero impact whatsoever. In terms of landscaping, the existing vegetation has served as a natural buffer for decades and any shrubs planted within the property would not be visible from any adjoining properties based on grade separation between the site and the right-of-way and existing vegetation in the area. Finally, the increased fence height is not visually obtrusive and will provide for added security. This is a much better solution to lighting given the surrounding conditions.

- (c) No Special Privileges. The granting of the variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and the identical regulatory zone in which the property is situated; and

The variances requested are not inconsistent with other similar businesses in the immediate area. There are two other trailer-related businesses in the area that also do not meet current code standards and are much more intense than what Sierra RV is proposing. When considering the variance requests, it is important to consider that the proposed use is unique and will not include employees or customers and averages approximately 30 minutes of activity per week.

- (d) Use Authorized. The variance will not authorize a use or activity which is not otherwise expressly authorized by the regulation governing the parcel of property.

Operable vehicle storage is an allowed use (by right) in the NC zone per Appendix A of the South Valleys Area Plan.

- (e) Effect on a Military Installation. The variance will not have a detrimental effect on the location, purpose and mission of the military installation.

Not applicable.

APPENDICES

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: Sierra RV Storage Lot			
Project Description: A Variance request to allow a RV storage lot without a primary commercial structure, reduce onsite landscaping, paving and lighting, and allow for increased fence height.			
Project Address: 16400 S. Virginia St.			
Project Area (acres or square feet): 4 acres			
Project Location (with point of reference to major cross streets AND area locator): East side of South Virginia Street (Old US 395), south of Rhodes Road.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
017-320-15	4 acres		
Section(s)/Township/Range: Section 4, T17N, R20E			
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Sierra RV Super Center, Inc.		Name: Rubicon Design Group, LLC	
Address: 9125 S. Virginia St. Reno, NV		Address: 100 California Ave. Suite 202 Reno, NV	
Zip: 89511		Zip: 89509	
Phone: 775-324-0522 Fax:		Phone: 775-425-4800 Fax:	
Email: Paul@SierraRV.com		Email: mrailey@rubicondesigngroup.com	
Cell: 775-233-4860 Other:		Cell: 775-250-3455 Other:	
Contact Person: Paul McDonald		Contact Person: Mike Railey	
Applicant/Developer: Same as above		Other Persons to be Contacted:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: SIERRA RV SUPER CENTER, INC.

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, PAUL McDONALD
(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): D17-320-15

Printed Name Paul Mac Donald

Signed Paul McDonald

Address 42 Berington Ct.
Reno, NV 89511

Subscribed and sworn to before me this 8th day of DECEMBER, 2016.

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

My commission expires: MAY 4, 2017

(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

SIERRA RV SUPER CENTER, INC.

Business Entity Information			
Status:	Active	File Date:	12/11/2000
Type:	Domestic Corporation	Entity Number:	C32887-2000
Qualifying State:	NV	List of Officers Due:	12/31/2017
Managed By:		Expiration Date:	
NV Business ID:	NV20001498295	Business License Exp:	12/31/2017

Registered Agent Information			
Name:	PAUL MACDONALD	Address 1:	9125 S. VIRGINIA ST.
Address 2:		City:	RENO
State:	NV	Zip Code:	89511
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Noncommercial Registered Agent		

Financial Information			
No Par Share Count:	10,000.00	Capital Amount:	\$ 0
No stock records found for this company			

<input checked="" type="checkbox"/> Officers <input type="checkbox"/> Include Inactive Officers			
Secretary - CATHERINE MACDONALD			
Address 1:	42 BENNINGTON COURT	Address 2:	
City:	RENO	State:	NV
Zip Code:	89511	Country:	
Status:	Active	Email:	
Treasurer - CATHERINE MACDONALD			
Address 1:	42 BENNINGTON COURT	Address 2:	
City:	RENO	State:	NV
Zip Code:	89511	Country:	
Status:	Active	Email:	
President - PAUL MACDONALD			
Address 1:	42 BENNINGTON COURT	Address 2:	
City:	RENO	State:	NV
Zip Code:	89511	Country:	
Status:	Active	Email:	

Director - PAUL MACDONALD

Address 1:	42 BENNINGTON COURT	Address 2:	
City:	RENO	State:	NV
Zip Code:	89511	Country:	
Status:	Active	Email:	

Actions\Amendments			
Action Type:	Articles of Incorporation		
Document Number:	C32887-2000-001	# of Pages:	8
File Date:	12/11/2000	Effective Date:	
(No notes for this action)			
Action Type:	Initial List		
Document Number:	C32887-2000-006	# of Pages:	1
File Date:	1/23/2001	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	C32887-2000-007	# of Pages:	1
File Date:	12/9/2001	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	C32887-2000-004	# of Pages:	1
File Date:	12/16/2002	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	C32887-2000-005	# of Pages:	1
File Date:	12/15/2003	Effective Date:	
(No notes for this action)			
Action Type:	Amendment		
Document Number:	C32887-2000-003	# of Pages:	2
File Date:	5/26/2004	Effective Date:	
CERTIFICATE OF AMENDMENT FILED AMENDING ARTICLE FOURTH - PURPOSE. (2)PGS CHM			
Action Type:	Annual List		
Document Number:	C32887-2000-002	# of Pages:	1
File Date:	12/14/2004	Effective Date:	
List of Officers for 2004 to 2005			
Action Type:	Annual List		
Document Number:	20050594234-14	# of Pages:	1
File Date:	12/2/2005	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		

Document Number:	20060799820-73	# of Pages:	1
File Date:	12/12/2006	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20070840077-75	# of Pages:	1
File Date:	12/11/2007	Effective Date:	
(No notes for this action)			
Action Type:	Registered Agent Address Change		
Document Number:	20080017031-02	# of Pages:	2
File Date:	1/7/2008	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20090110676-92	# of Pages:	1
File Date:	2/4/2009	Effective Date:	
08/09			
Action Type:	Annual List		
Document Number:	20090884141-27	# of Pages:	1
File Date:	12/9/2009	Effective Date:	
dec 09-10 no biz .. no xp			
Action Type:	Annual List		
Document Number:	20100911878-47	# of Pages:	1
File Date:	12/3/2010	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20110895604-06	# of Pages:	1
File Date:	12/21/2011	Effective Date:	
2011-2012			
Action Type:	Annual List		
Document Number:	20120817819-79	# of Pages:	1
File Date:	12/4/2012	Effective Date:	
12/13			
Action Type:	Annual List		
Document Number:	20130824416-71	# of Pages:	1
File Date:	12/17/2013	Effective Date:	
2013/2014			
Action Type:	Annual List		
Document Number:	20140753286-08	# of Pages:	1
File Date:	11/6/2014	Effective Date:	
14-15			
Action Type:	Amendment		

Document Number:	20150496810-26	# of Pages:	1
File Date:	11/12/2015	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20160015905-09	# of Pages:	1
File Date:	1/13/2016	Effective Date:	
15-16			
Action Type:	Registered Agent Change		
Document Number:	20160015906-10	# of Pages:	1
File Date:	1/13/2016	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20160442997-54	# of Pages:	1
File Date:	10/5/2016	Effective Date:	
16-17			

Community Services Department
Planning and Development
VARIANCE APPLICATION



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

Telephone: 775.328.3600

Variance 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 variances may be found in Article 804, Variances.

1. What provisions of the Development Code (e.g. front yard setback, height, etc.) must be waived or varied to permit your request?

It requested to waive the following as detailed in the attached report:

- Eliminate the commercial structure requirement for a commercial use.
- Reduce required paving and landscaping.
- Eliminate lighting requirements.
- Allow for increased fence heights (8 feet).

You must answer the following questions in detail. Failure to provide complete and accurate information will result in denial of the application.

2. What are the topographic conditions, extraordinary or exceptional circumstances, shape of the property or location of surroundings that are unique to your property and, therefore, prevent you from complying with the Development Code requirements?

Please refer to the attached report for a highly detailed and specific analysis of the unique and unusual circumstances that apply to the site as well as the use itself.

3. What steps will be taken to prevent substantial negative impacts (e.g. blocking views, reducing privacy, decreasing pedestrian or traffic safety, etc.) to other properties or uses in the area?

As proposed with the requested Variance, impacts to adjoining properties will be significantly reduced. Refer to attached report for a highly detailed analysis.

4. How will this variance enhance the scenic or environmental character of the neighborhood (e.g. eliminate encroachment onto slopes or wetlands, provide enclosed parking, eliminate clutter in view of neighbors, etc.)?

Preservation of mature vegetation, reduction in impervious area adjacent to a stream zone, and reduction in light pollution will all occur with implementation of this request. Refer to attached report for a detailed description.

5. What enjoyment or use of your property would you be denied that is common to other properties in your neighborhood?

Other properties in the area operate under similar conditions and are more in character with the rural nature of surrounding properties. Refer to attached report for a detailed description/analysis.

6. Are there any restrictive covenants, recorded conditions or deed restrictions (CC&Rs) that apply to the area subject to the variance request?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, please attach a copy.
------------------------------	----------------------------------------	-------------------------------

7. What is your type of water service provided?

N/A. No new water service is proposed. There is a well (currently unused) located on the property.

8. What is your type of sewer service provided?

N/A. No sewer is needed/proposed.

Account Detail

[Back to Search Results](#)

[Change of Address](#)

[Print this Page](#)

Washoe County Parcel Information		
Parcel ID	Status	Last Update
01732015	Active	12/14/2016 2:09:31 AM
Current Owner: SIERRA RV SUPER CENTER INC		SITUS: 16400 S VIRGINIA ST
9125 S VIRGINIA ST RENO, NV 89511		
Taxing District 4000	Geo CD:	
Legal Description		
SubdivisionName _UNSPECIFIED Lot 3 Township 17 Range 20		

Tax Bill (Click on desired tax year for due dates and further details)					
Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2016	\$2,249.39	\$1,124.70	\$0.00	\$0.00	\$1,124.69
2015	\$2,247.71	\$2,427.53	\$0.00	\$0.00	\$0.00
2014	\$2,247.72	\$2,878.71	\$0.00	\$0.00	\$0.00
2013	\$2,311.94	\$2,880.91	\$0.00	\$0.00	\$0.00
2012	\$3,917.70	\$3,917.70	\$0.00	\$0.00	\$0.00
Total					\$1,124.69

Important Payment Information
<ul style="list-style-type: none"> ALERTS: If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due. For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See Payment Information for details.

Pay Online
Payments will be applied to the oldest charge first.
Select a payment option:
<input checked="" type="radio"/> Total Due \$1,124.69 <input type="radio"/> Oldest Due \$562.35 <input type="radio"/> Partial <input type="text"/>
ADD TO CART

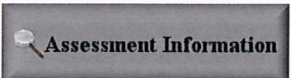
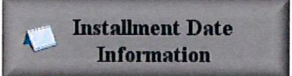
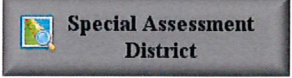
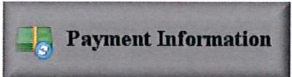
\$0.00

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

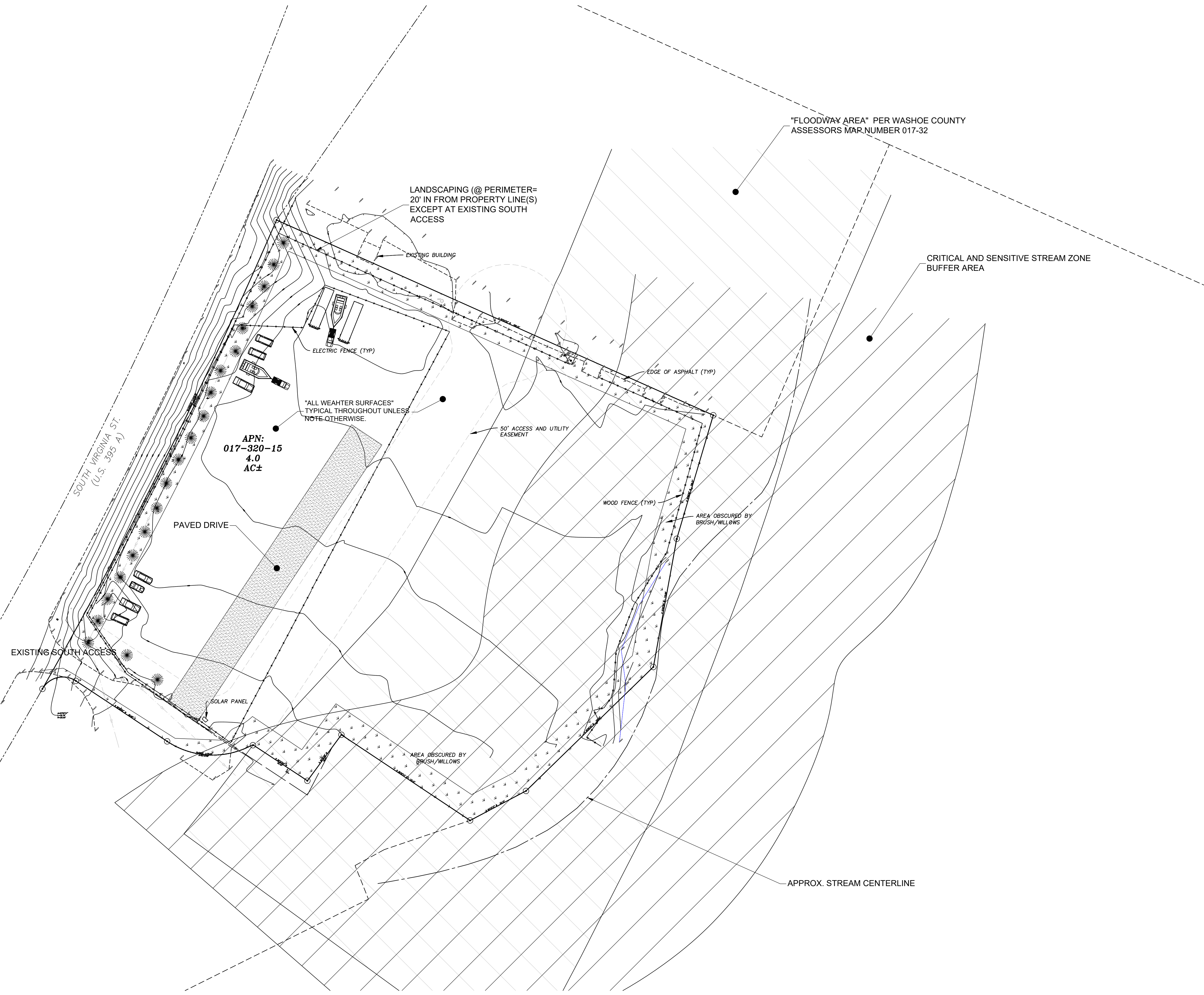
Mailing Address:
P.O. Box 30039
Reno, NV 89520-3039

Overnight Address:
1001 E. Ninth St., Ste D140
Reno, NV 89512-2845



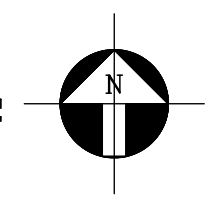
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This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.



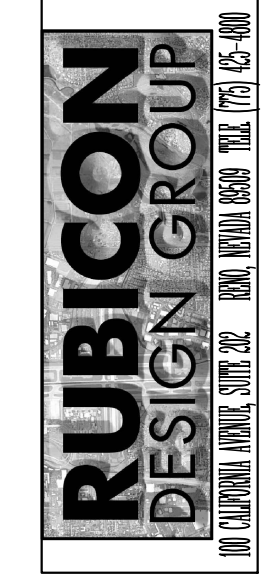
PRELIMINARY SITE PLAN

SCALE: 1"=40'-0" (OR PER GRAPHIC SCALE BELOW)
 0 20' 40' 60' 80'



NO.	REVISIONS	DATE

10-11-2016
 SCALE: _____
 DRAWN BY: _____
 DESIGNED BY: _____
 CHECKED BY: _____



PRELIMINARY SITE PLAN FOR:
SERRA RV
 16400 S. VIRGINIA ST. RENO, NEVADA 89511
 A.P.N. 017-320-15

ELECTRONIC FILE/
 PROJECT NO.

SHEET NO.
A1.0