



Greater Nevada Hindu Temple
Landscape Concrete Construction Project Proposal
GNHT Board of Directors (BOD) 2026
February 2026

1. Project Overview

The Greater Nevada Hindu Temple Backyard Landscape & Concrete Project will develop the rear area at 888 Zolezzi Lane into a functional, low-maintenance congregation and event space with concrete hardscape, retaining/sitting walls, drainage, and shed relocation.

2. Scope of Work

A. Site preparation and grading

- Grade and backfill approximately 1,340 sq ft backyard area to prepare for concrete slab and walls.
- Excavate and grade for concrete slab (approx. 4,186 sq ft depending on final layout) and retaining wall footprint.
- Remove existing trees in the work area as required.

B. Concrete slab / hardscape

- Install light commercial concrete slab in backyard gathering area, approximately 4,186 sq ft, 4 inches thick, 4,000 PSI, 6-sack mix.
- Finish type broom, with 1–2% pitch away from structures to ensure surface drainage.
- Include Type II aggregate base (2–4 inches as needed), fibers in mix where applicable, formwork, labor to set, pour, and finish, and water cure.
- Observe curing requirements and no parking/placing heavy items on slab for at least 2 days after completion.

C. Retaining wall and sitting wall

- Construct retaining wall along southern/eastern/northern sides of the concrete slab:
 - Concrete Retain wall (sit out): Approximately 200 linear feet, 2 ft height all with rebar reinforcement.

D. Shed relocation and pad

- Relocate existing shed to new designated area in backyard.
- Install 6 concrete anchors/footings for shed anchorage thus allowing the water from the behind neighbor property to pass underneath the shed as needed.

E. Drainage and runoff / foot wash area

- Cut concrete to place drainage pipe for rain gutters on two sides of building and route to appropriate discharge.

- Provide minor plumbing extension and a small runoff/footwash area (approx. 12 sq ft) utilizing natural water runoff.
- Install empty conduit/pipes only for electrical cables to new shed location and future post lamps (no electrical work in this phase).

F. Cleanup and restoration

- Dispose of excess dirt and construction debris, and restore surrounding disturbed areas to stable, clean condition.
- Protect existing utilities; Temple to be responsible for any unforeseen underground utility conflicts as excluded by concrete contractor.

3. Cost Proposals Summary

Major proposals

- **Northern Nevada Exterior Works** (grading, block retaining wall, concrete extension, shed pad, runoff/footwash, overall scope): **\$89,734.**
- Flores Landscape Services (concrete slab, retaining/sitting wall, shed move and anchors, tree removal, drainage pipe for gutters, electrical sleeves): **\$46,900.**
- Complete Concrete (two separate concrete proposals):
 - Retaining concrete wall: **\$12,700**
 - Concrete slab approx 4,186 - 4,217 sq ft: **\$39,100.**

Total: **\$51,800**

Vendor Cost Proposals

PROJECT PROPOSAL



DATE:

10/24/2025

NORTHERN NEVADA
EXTERIOR WORKS
775-857-0798

Bank Name: US Bank
Payable Check Holder: Northern
Nevada Exterior Works LLC
Zelle: 775-857-0798

CONCRETE & RETRAINGING WALL

GREATER NEVADA HINDU TEMPLE
ZOLEZZI LANE
RENO, NV 89511

PROJECT OBJECTIVE:

Restore and replace all areas to original state

PROJECT SCOPE:

This will be the detailed description of your project and what it entails

GRADING & BACKFILL AREA

- Approximately 1340sqft

RETAINING BLOCK WALL-

- 235 LNFT of retaining 1ft height to 3.5ft height at southern side of concrete slab
- 22in Extended vertical seating from retaining wall above concrete slab LNFT Approx., 80ft

CONCRETE ADDITION EXTENSION-

- 3,950sqft of concrete
- 1-2 ½ % pitch at far end
- Shed to sit on a 10x12 slab over block pillars (entrance facing concrete slab at appropriate height)

RUNOFF FOOTWASH AREA-

- Minor plumbing extension
- Natural water run off 12sqft

OVERALL TOTAL : \$89,734

FLORES LANDSCAPE & SERVICES

1048 Paisley Court
Sparks, NV 89434
(775) 376-2514 :: landscapesbyflores@gmail.com



Landscape & Services

DATE: 02/24/2026

Quote

Greater Nevada Hindu Temple
888 Zolezzi Ln
Reno, NV 89511

Landscape Quote	AMOUNT
Approximately 4,150 sq ft of concrete (4 inches thick). Approximately 191 linear ft of retaining and sitting wall. Sitting wall will extend 2 ft high by 8 inches thick from concrete. Sitting wall and retaining wall will include rebar.	\$46,900.00
Move shed to new area and place 6 anchors of concrete, and remove the trees.	
Cut concrete and place drainage pipe for gutters on two sides. Place pipes only for electric cable going to new shed location and post lamps. (No electrical work will be done)	
All materials and labor included.	Included
1 Year Warranty	Included
SUBTOTAL	\$46,900.00
TOTAL DUE:	\$46,900.00

THANK YOU FOR YOUR BUSINESS!



P.O. Box 60754
 Reno, Nevada 89506
 (775) 846-9030
 NV License#69412
 complete.concrete@yahoo.com
 Fax: 775-409-3888

PROPOSAL

We guarantee 100% customer service and satisfaction!

Submitted To: Greater Nevada Hindu Temple	Job Location: same as address
Address: 888 Zolezzi Lane Reno, NV 89511	Date of Proposal: August 8, 2025
Phone#: 775-450-9452	(Valid for 20 days)

<p>We hereby submit specifications and estimates for: Light Commercial – Retaining Wall 160 ft x 3ft x 8in</p>		<p>1 – 2 weeks to complete project considering good weather</p>
<p>Price Includes: Fibers in Mix Finish Type: Broom Labor: Set, Pour and Finish Cure Excavation/Grading Disposal of excess dirt Type II Agg. Base (2-4inch thick if needed) Form Material Concrete(4000 PSI 6 sack mix – 4inches thick) Retaining Concrete Wall **Add another 49ft x 6ft to measurement above</p>	<p>Price Excludes: Any repairs of Sprinkler Systems Any repairs of Electrical Lines Pumping Water Any repairs of Unforeseen Underground Utilities Vandalism Pedestrian/Traffic control Cutting/Maintenance to tree roots Permits</p>	
<p><i>*Please do not use salt during cold weather, we recommend using dirt/sand to avoid any damage to the concrete.</i></p>		
<p><i>Note: **Concrete is a masonry product. All masonry products are subject to random cracking.</i></p>		

<p>We propose hereby to furnish material and labor - Complete in accordance with the above specifications for the sum of:</p> <p>\$12,700.00</p> <p>Deposit required after forms are set up and ready to pour: \$6,350.00</p> <p>**Our monetary limit is \$50,000.00</p> <p>We accept cash/check however if paid via Credit/Debit Card, there will be a 3% fee.</p> <p><i>Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.</i></p> <p>***If contract is accepted, you cannot park/place anything on the finished concrete until 2 days after the project is completed. We are not responsible for any damage due to not abiding by the above information.</p>

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Date of Acceptance: _____

Client Signature: _____

Date of Acceptance: _____

Contractor Signature: _____



P.O. Box 60754
Reno, Nevada 89506
(775) 846-9030
NV License#69412
complete.concrete@yahoo.com
Fax: 775-409-3888

PROPOSAL

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Address: 888 Zolezzi Lane Reno, NV 89511	Date of Proposal: August 8, 2025
Phone#: 775-450-9452	(Valid for 20 days)

We hereby submit specifications and estimates for:
Light Commercial – Concrete Slab *2 – 3 weeks to complete project considering good weather*
4,217 sq feet

<p>Price Includes: Fibers in Mix Finish Type: Broom Labor: Set, Pour and Finish Cure Excavation/Grading Disposal of excess dirt Type II Agg. Base (2-4inch thick if needed) Form Material Concrete(4000 PSI 6 sack mix – 4inches thick) Concrete Slab</p>	<p>Price Excludes: Any repairs of Sprinkler Systems Any repairs of Electrical Lines Pumping Water Any repairs of Unforeseen Underground Utilities Vandalism Pedestrian/Traffic control Cutting/Maintenance to tree roots Permits</p>
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**Please do not use salt during cold weather, we recommend using dirt/sand to avoid any damage to the concrete.*

Note: **Concrete is a masonry product. All masonry products are subject to random cracking.

We propose hereby to furnish material and labor - Complete in accordance with the above specifications for the sum of:

\$39,100.00

Deposit required after 25% of the work is completed: \$9,775.00
Deposit required after 50% of the work is completed: \$9,775.00
Deposit required after 75% of the work is completed: \$9,775.00
Final payment is due after project is 100% Complete: \$9,775.00

****Our monetary limit is \$50,000.00**
We accept cash/check however if paid via Credit/Debit Card, there will be a 3% fee.
Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

*****If contract is accepted, you cannot park/place anything on the finished concrete until 2 days after the project is completed. We are not responsible for any damage due to not abiding by the above information.**

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted.
You are authorized to do the work as specified. Payments will be made as outlined above.

Date of Acceptance: _____ **Client Signature:** _____

Date of Acceptance: _____ **Contractor Signature:** _____

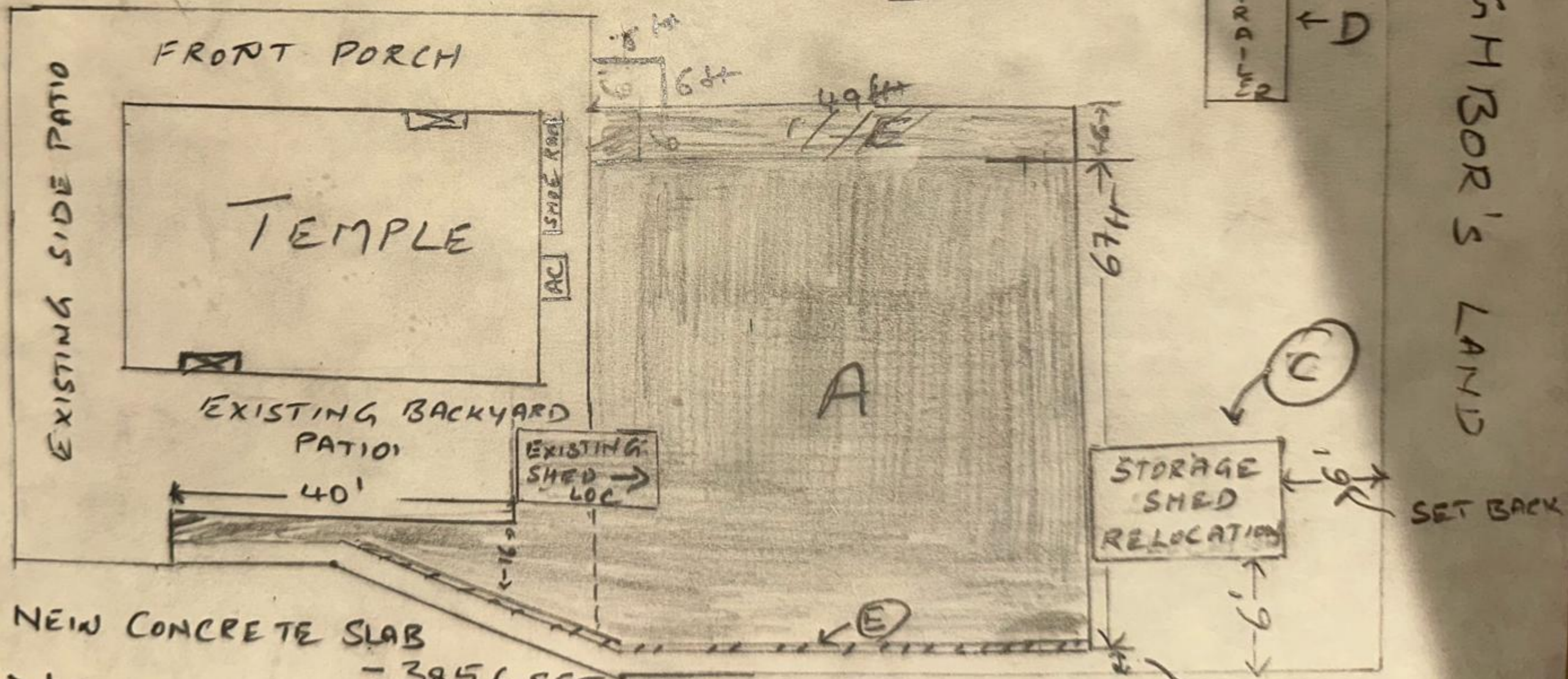
Hand Drawn Project Layout

GNMT PROPOSED LANDSCAPE EXTENSION

← ZOLE 221 LANE →

HIGHLIGHTS

- ① NEW CONCRETE SLAB - PARKING LOT
- ② RETAINING WALL - $3856 \text{ SFT} + 294 \text{ SFT (E)} = 4150 \text{ SFT}$
- ③ LEG WASHING - $(1.5 \text{ FT}) \times 8 \text{ LFT} + 58 + 6 + 49 = 191 \text{ LFT}$
- ④ SITTING WALL - 6 LFT

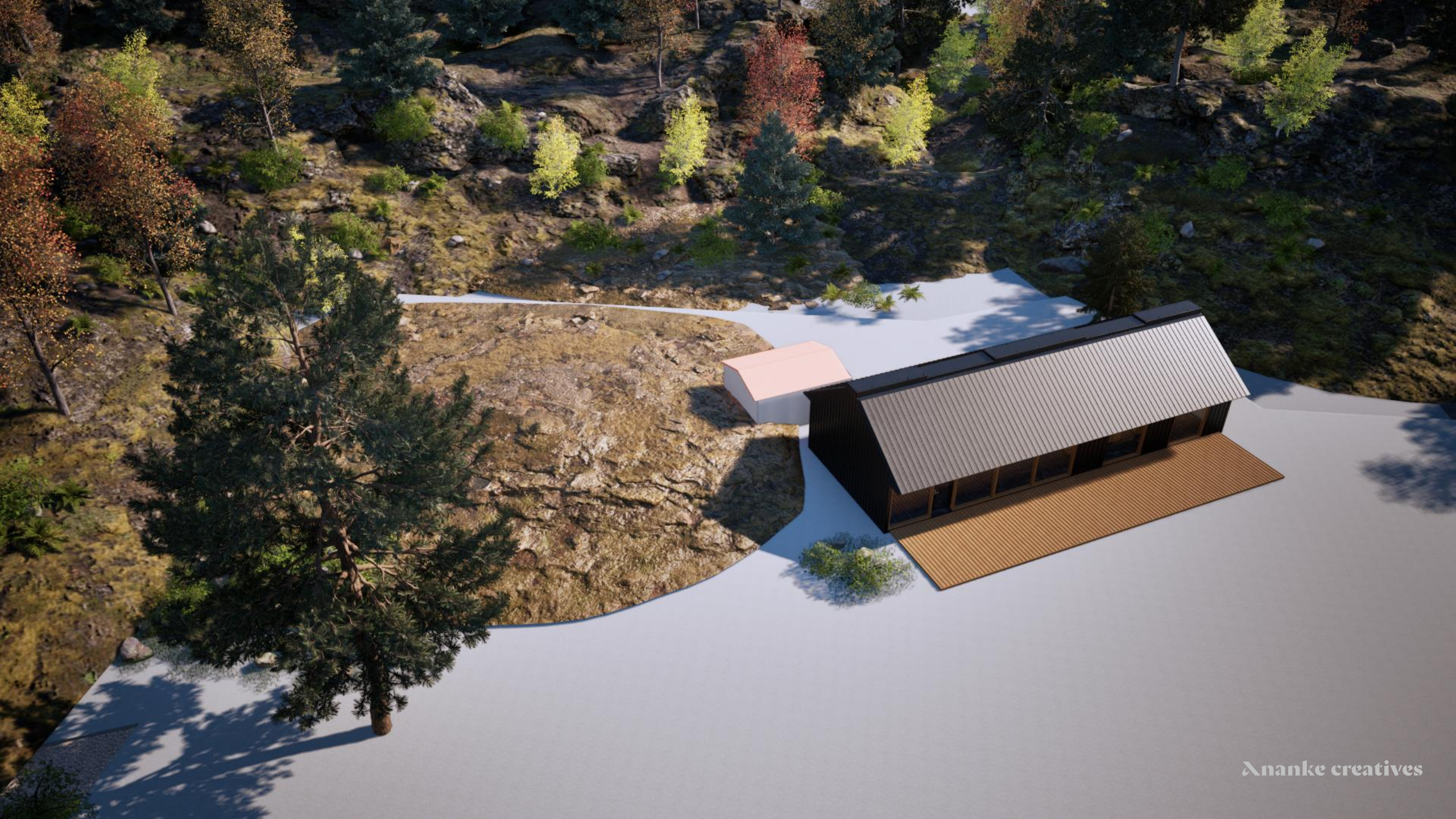


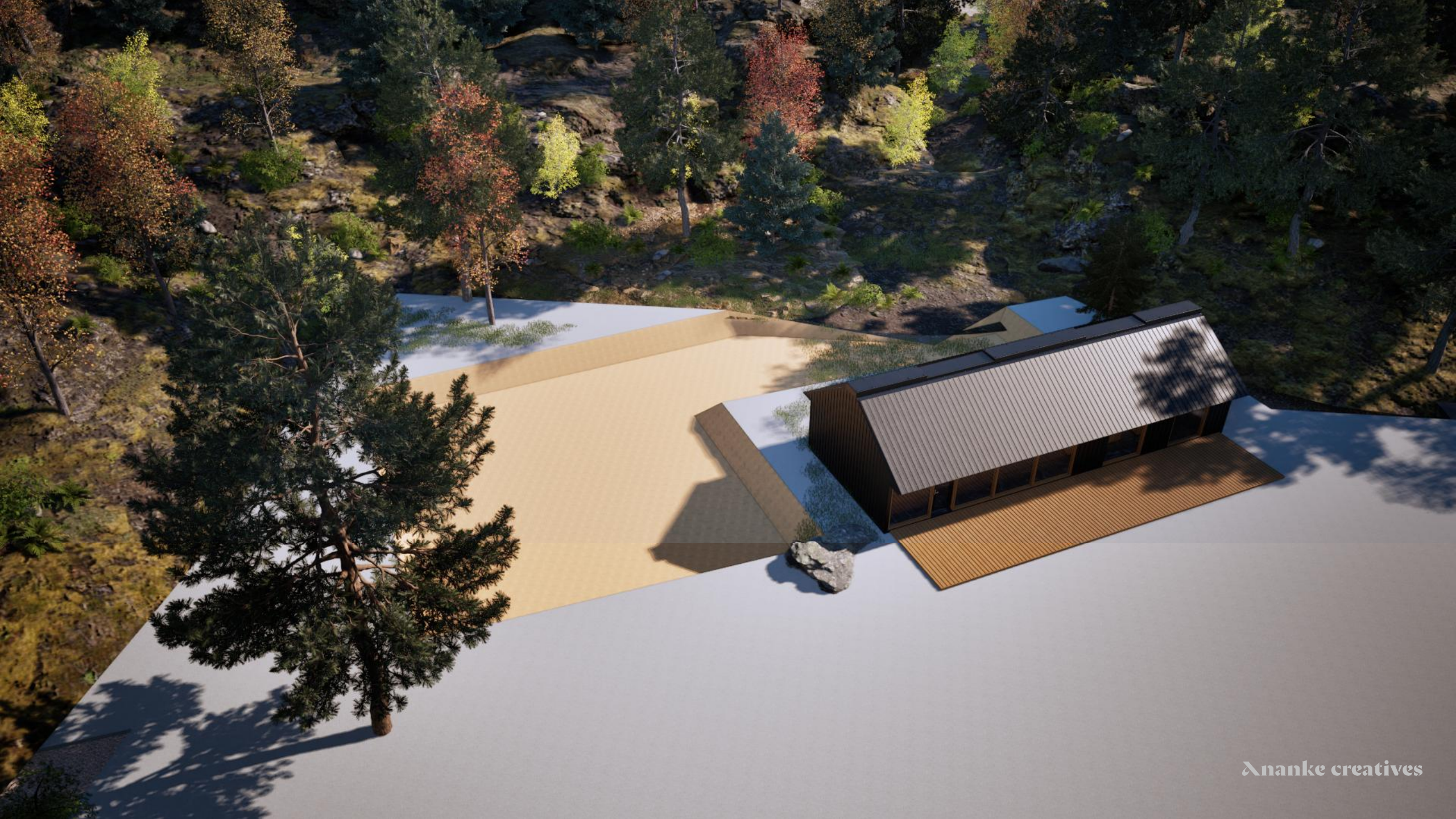
- A → NEW CONCRETE SLAB - 3856 SFT
- B → LEG WASHING AREA - 36 SFT
- C → STORAGE SHED RELOCATION
- D → NEW METAL STORAGE PROPOSED

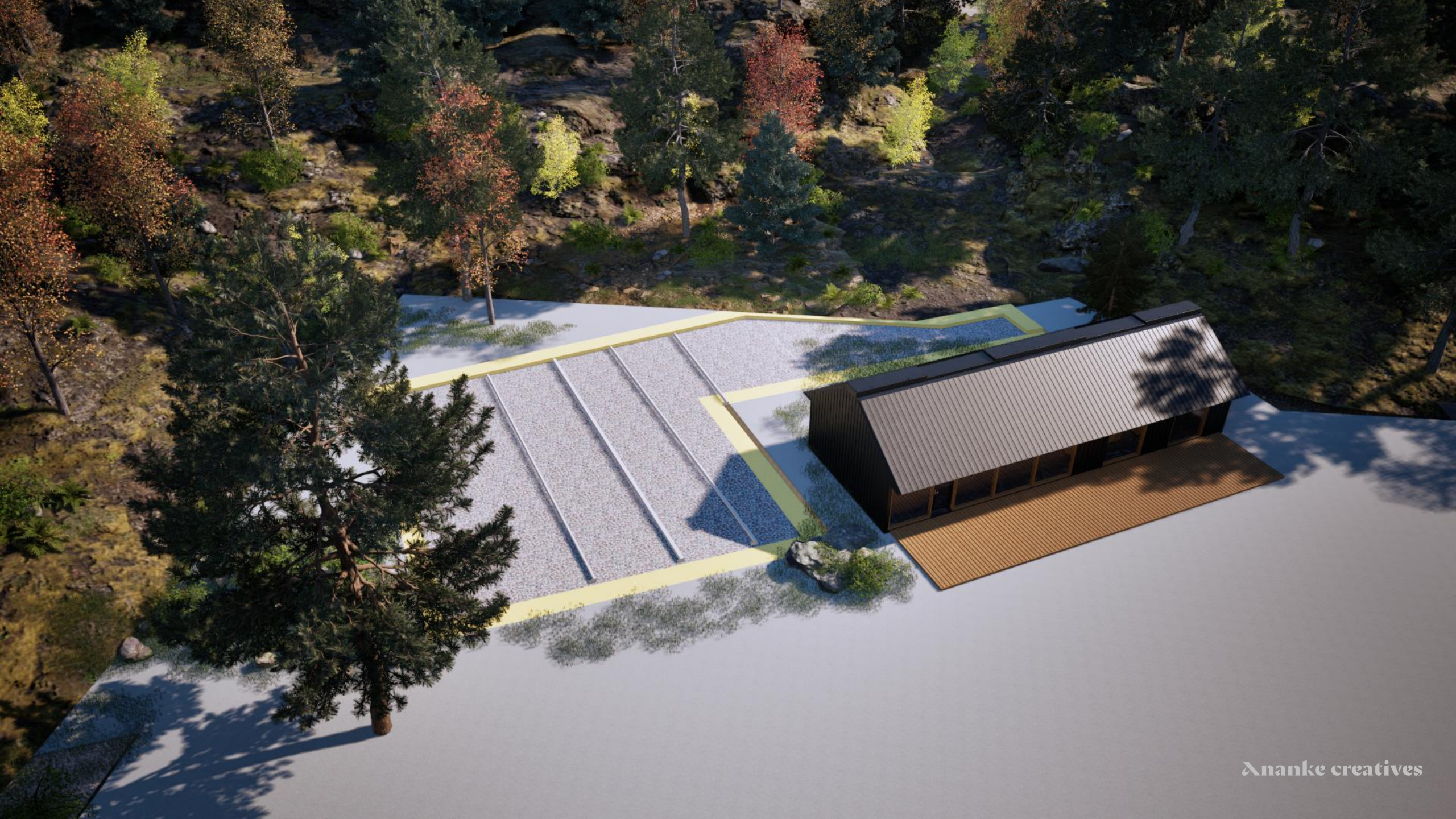
PROPOSED CONCRETE SLAB
RELOCATION OF STORAGE SHED

NEIGHBOR'S LAND

3-D Virtual Project Pictures

















Washoe County Planning Department
Email Correspondence

APN # 049-351-26 (888 ZOLEZZI LN, RENO, NV) - PERMIT - Clarificaiton!

1 message

Srinivas Bokka <sbokka@gmail.com>
To: EYOUNG@washoecounty.us

Fri, Jul 18, 2025 at 6:17 PM

Hello Eric,

It was a pleasure meeting with you at your office on Wednesday, July 16, 2025.

Following up on our discussion, I'd like to confirm my understanding of the key points we covered regarding the proposed project at the following property:

Property Details:

APN: 49-351-26

Address: 888 ZOLEZZI LN, RENO, NV

Acreage: 1.071 acres

Project Scope:

Extend the backyard existing concrete patio slab by approximately 2,000 square feet.

Relocate the existing storage structure within the property.

Add a new metal (container-style) storage unit on the property.

Based on our conversation, here is my current understanding regarding permit requirements for the project:

Concrete Slab Extension – NO permit is required from the Washoe County Planning and Building Division for extending the existing concrete slab, provided there is a minimum 2-foot setback from the neighboring property's fence. This setback ensures proper runoff management from adjacent properties—especially if we plan to construct a retaining wall.

Storage Relocation and Placement – Structures less than 200 square feet DO NOT require a placement permit from the Washoe County Planning and Building Division. However, there must be a minimum 5-foot setback from all adjacent property fences.

Grading Work – A grading permit is only necessary if the grading exceeds 50 cubic feet as part of the project.

Cargo Containers – A placement permit is NOT required for cargo containers. For parcels measuring between ½ acre and 5 acres, up to two cargo containers are allowed, each with an individual floor space of up to 200 square feet. Please let me know if any part of this summary is inaccurate or requires clarification.

Thank you again for your time and guidance.

Best regards,
Srinivas Bokka
President, Board of Directors
Greater Nevada Hindu Temple
888 Zolezzi Lane, Reno, NV 89521
Phone (775) 450-9452

Below is the hand drawn plan of the project.



disclaimer

888 ZOLEZZI LN

APN: 049-351-26

Documents Tax Information

Permit/Accela Information Found (18)

Owner: GREATER NEVADA HINDU TEMPLE

Corporate Area: WASHOE

Zip Code: 89511 **Zip City:** RENO

Tax District: 4000

Voter Precinct: 8208

Land use: 400

Land Zoning: LDS

Utility: **Water:** Municipal , **Sewer:** Septic

Square Ft.: 1800

Acreage: 1.071

Total Assessment: 180528

Bedrooms: 0

Baths: 0.

Year Built: 1991

Subdivision: Not Available

Neighborhood: ECFQ

[Check Parcel to Fire Station Distance \(5 miles\)](#)

Related Parcel Information

District and Zone Information

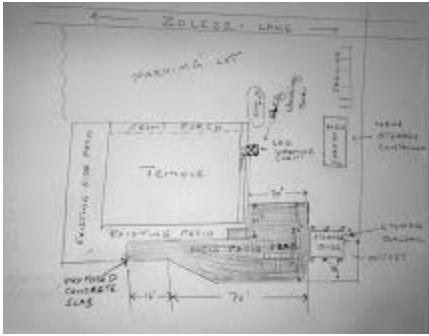
Education District Information

FEMA Information

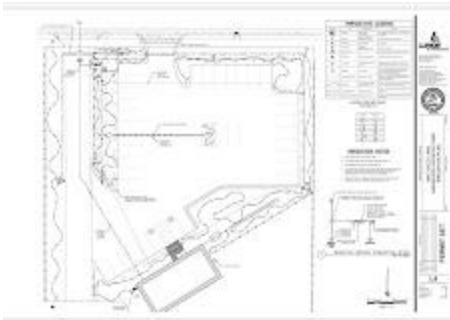
Fire Related Information

Google Street View

2 attachments



888ZolezziLane_LandscapeProject.jpeg
166K



888ZolezziLane_LandscapeProject_Parcelinfo.jpeg
134K



From: **Eric Young** >

To: **Srinivas Bokka** >

Today at 2:56 PM



**RE: APN # 049-351-26 (888
ZOLEZZI LN, RENO, NV) - PERMIT -
Clarificaiton!**

Hi Srini,

This is an accurate representation of our discussion. However, there is one omission. I recommended that you read through your special use permit conditions of approval so you understand how many improvements you can make to the site plan approved for the SUP before they ask you to amend that SUP. If you need further explanation or clarification, please let me know. Your conditions of approval should indicate if you can make these changes without amending the SUP. If you don't have those conditions of approval on hand let me know and I can look for them in the file.



Eric Young

**Senior Planner, Planning &
Building Division**

Community Services Department

eyoung@washoecounty.gov | Direct

Line: [775.328.3613](tel:775.328.3613)

**My working hours: Monday-Friday
8:00am to 5:00pm**

Visit us first online:

www.washoecounty.gov/csd

Planning Division: [775.328.6100](tel:775.328.6100) |

Planning@washoecounty.gov

CSD Office Hours: Monday-Friday

8:00am to 4:00pm

GNHT – Special Use Permit



Conditions of Approval

Special Use Permit Case Number SB16-007

The project approved under Special Use Permit Case Number SB16-007 shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment on October 6, 2016. 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 Special Use 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 Special Use 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 Special Use Permit may result in the initiation of revocation procedures.

Washoe County reserves the right to review and revise the Conditions of Approval related to this Special Use 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.

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.

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 – Roger Pelham, 775.328.3622, rpelham@washoecounty.us

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit.
- b. The applicant shall submit complete construction plans and building permits shall be issued that comply with all generally applicable requirements of all Washoe County agencies (except for parking, landscaping and lighting, which shall be installed in phases as allowed below) 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 record the approved action order for this special use permit with the Washoe County Recorder as a restriction on the subject site and shall include a letter stating that should any of the required improvements not be installed by the time specified herein, that the applicant agrees that the special use permit shall be null and void.
- d. All improvements on the subject site shall be carried out by a professional contractor, licensed in the State of Nevada.
- e. 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.
- f. Signage for the religious assembly use has not been reviewed with this special use permit. Any signage on the subject site shall comply with Article 505 of the Washoe County Development Code and shall be installed by a professional contractor, licensed in the State of Nevada.
- 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. Paved parking meeting all requirements of Article 41D of the Development Code shall be installed prior to any religious assembly use on the subject site.

WE ARE NOT MEETING AT THE PROPERTY CURRENTLY...

- i. Prior to beginning of any religious assembly use on the subject site, the applicant shall request an inspection by Planning and Development to ensure that all conditions of approval have been met to begin the religious assembly use. The results of that inspection shall be documented in a letter from the Director to the applicant and shall be dated. That letter shall also set the date for the next inspection to ensure compliance with the next improvements required to maintain compliance with this special use permit.
- j. Boulders, bollards or other means acceptable to the Director of Planning and Development shall be installed adjacent to all paved parking areas to inhibit vehicular access on all unpaved areas of the subject parcel.
- k. Religious assembly use of the facility shall be limited to daylight hours only, until lighting is installed in all parking areas in accordance with Article 414 of the Washoe County Development Code.
 - l. Lighting in accordance with Article 414 of the Washoe County Development Code shall be installed not later than nine (9) months from the date of the letter from the Director of Planning and Development in condition "j", above. Building permits are required for installation of all lighting. Installation of all lighting shall be carried out by a professional contractor, licensed in the State of Nevada. Failure to install approved lighting by that date shall render the approval of this special use permit null and void.
 - m. Complete landscaping and irrigation plans, in accordance with all applicable provision of Washoe County Development Code Articles 410, 412 and 414 and certification letter or series of letters by a registered landscape architect (or other persons permitted to prepare landscaping and irrigation plans pursuant to N.R.S. 623A) shall be submitted to and approved by Planning and Development Division. The letter(s) shall certify that all applicable landscaping provisions of Articles 410, 412 and 414 of the Development Code have been met. All landscaping plans and letters shall be wet-stamped. The letters shall indicate any provisions of the code that the Director of Planning and Development has waived.
 - n. Landscaping in accordance with condition "m", above shall be installed, inspected and approved by Planning and Development on or before November 1, 2018. Failure to install approved landscaping by that date shall render the approval of this special use permit null and void. Installation of all landscaping shall be carried out by a professional contractor, licensed in the State of Nevada.
 - o. All landscaping shall be maintained in accordance with the provisions found in Section 110.412.75, Maintenance. A three-year maintenance plan shall be submitted by a licensed landscape architect registered in the State of Nevada to the Planning and Development Division, prior November 1, 2018. The plan shall be wet-stamped.
 - p. Fencing along the property line between the subject site and all adjacent residences (in accordance with Article 412 of the Washoe County Development Code) shall be installed on or before November 1, 2019. Failure to install approved fencing by that date shall render the approval of this special use permit null and void. Installation of all fencing shall be carried out by a professional contractor, licensed in the State of Nevada. Fencing shall be at least six (6) feet in height, but shall not exceed eight (8) feet in height. Fencing shall consist of either concrete masonry unit (CMU) block or chain link with vinyl slats. If chain link with slats is installed, the slats shall be tan, brown or another color that blends with the surrounding area and is acceptable to the Director of Planning and Development. Slats shall achieve at least 95% visual obscurity. Failure to install approved fencing by November 1, 2019 shall render the

approval of this special use permit null and void. Installation of all fencing shall be carried out by a professional contractor, licensed in the State of Nevada.

- q. The following **Operational Conditions** shall be required for the life of the project:
1. This special use 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 Planning and Development Division.
 3. The applicant and any successors shall direct any potential purchaser and/or operator of the special use 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 special use permit. Any subsequent purchaser/operator of the site and/or the special use 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.

Washoe Building and Safety

2. The following conditions are requirements of Building and Safety, which shall be responsible for determining compliance with these conditions.

Contact Name – Don Jeppson, 775.328.2030, djeppson@washoecounty.us

- a. The applicant must obtain necessary building permits and/or change of use permit prior to use of the facility for religious assembly.

Washoe County Health District

3. The following conditions are requirements of the 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 – James English, 775.328.2434, jenglish@washoecounty.us

- a. The parcel is currently served by municipal water and an on-site individual sewage disposal system (septic system). The existing septic system was not designed or installed for the purposes of a commercial or business operation. Prior to operating any business or commercial entity the parcel must contact the State of Nevada, Division of Environmental Protection, Bureau of Water Pollution Control to obtain the necessary permits and approval to operate the facility with the existing septic system.

- b. Any proposed construction or modification of the existing landscaping may require plan review and must meet all requirements of the WCHD Regulations Governing the Prevention of Vector-Borne Diseases. (<https://www.washoecounty.us/health/files/regulations/ehs/05-22-03-vector.pdf>)

Truckee Meadows Fire Protection District

4. 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, 775.326.6000, aray@tmfcpd.us

Washoe County Conditions of Approval

- a. This project shall meet the requirements of Washoe County Code 60. Change in use or occupancy will require that the building be in compliance with current code.
- b. TMFPD will not approve the proposed fire department turnaround shown on the map.

*** End of Conditions ***

Decision: Approved with Conditions
 Decision Date: October 8, 2018
 Meeting Date: October 10, 2018
 Property Owner: Khale and Bryan Galin
 Assigned Planner: [Name]
 Phone: [Number]
 E-Mail: [Email]
 Special Use Permit Case Number SB16-007 (Subject to Home Improvement Ordinance)
 Hearing, discussion, and possible action to approve a special use permit to allow [Activity] including field studies and interim meetings.

Applicant: [Name]
 Property Owner: [Name]
 Location: 5881 West Lane, directly south of the intersection of [Street] and [Street]
 Assessor's Parcel Number: [Number]
 Parcel Size: [Size]
 Zoning: [Code]
 Area Plan: [Code]
 Other Advisory Board: [Code]
 Development Code: [Code]
 Commission District: [Code]
 Section/Township/Range: [Code]

Notice is hereby given that the Washoe County Board of Adjustment granted approval with conditions for the above referenced case number based on the findings in accordance with Washoe County Development Code Article 6.0. If no appeal has been filed within 10 calendar days after the Meeting Date shown on this Action Order, the approval by the Washoe County Board of Adjustment is final. If an appeal is filed, an appeal shall be held on the date and location of the



WASHOE COUNTY

Planning and Development

INTEGRITY COMMUNICATION SERVICE

Community Services Dept.
P.O. Box 11130
Reno, Nevada 89520-0027
Phone: (775) 328-3600
Fax: (775) 328-6133

Board of Adjustment Action Order

Special Use Permit Case Number SB16-007

Decision: Approval with Conditions
Decision Date: October 6, 2016
Mailing/Filing Date: October 10, 2016
Property Owner: Kristie and Bryan Calder
Assigned Planner: Roger D. Pelham, MPA, Senior Planner
Washoe County Community Services Department
Planning and Development Division
775.328.3622
Phone: rpelham@washoecounty.us
E-Mail:

Special Use Permit Case Number SB16-007 (Springs of Hope Trans4mation Ministries) –
Hearing, discussion, and possible action to approve a special use permit to allow religious assemblies including Bible studies and ministry meetings.

- Applicant: Kristie Calder
26740 Rose Mist Court
Reno, NV 89521
- Property Owner: Kristie and Bryan Calder
26740 Rose Mist Court
Reno, NV 89521
- Location: 888 Zolezzi Lane, directly south of the
intersection of Zolezzi Lane and Creek
Crest Road
049-351-26
1.07 acres
- Assessor's Parcel Number: Suburban Residential (SR)
- Parcel Size: Low Density Suburban (LDS)
- Master Plan Category: Southwest Truckee Meadows
- Regulatory Zone: South Truckee Meadows/Washoe Valley
- Area Plan: Authorized in Article 810, Special Use
Permits
- Citizen Advisory Board: 2 – Commissioner Lucey
- Development Code: Section 20, T18N, R20E, MDM,
Washoe County, NV
- Commission District:
- Section/Township/Range:

Notice is hereby given that the Washoe County Board of Adjustment granted approval with conditions for the above referenced case number based on the findings in accordance with Washoe County Development Code Article 810. If no appeals have been filed within 10 calendar days after the Mailing/Filing Date shown on this Action Order, the approval by the Washoe County Board of Adjustment is final. If filed, an appeal stays any further action on the decision until final resolution of the

To: Kristie Calder
Subject: Special Use Permit SB16-007 Springs of Hope
Trans4mation Ministries
Date: October 10, 2016
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appeal. An appeal shall be filed in accordance with the provisions found in Article 912 of the Washoe County Development Code.

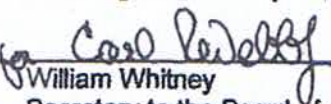
The action was based on the following findings in accordance with Washoe County Development Code Section 110.810.30:

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Southwest Truckee Meadows Area Plan;
2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been 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. That the site is physically suitable for religious assembly and for the intensity of such a development;
4. Issuance Not Detrimental. That 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;
5. Southwest Truckee Meadows Area Plan. The community character as described in the character statement can be adequately conserved through mitigation of any identified potential negative impacts.

This Action Order is issued subject to the attached conditions and Washoe County development standards. Please contact the planner assigned to your project at the above-referenced phone number within 7 days of receipt of this Order to review the steps necessary to satisfy the Conditions of Approval. Any business license, certificate of occupancy, or final approval shall not be issued until all of the Conditions of Approval are satisfied. Additionally, compliance shall be required with all federal, state, and local statutes, ordinances, and regulations applicable to the approved project.

This Action Order does not authorize grading or building without issuance of the necessary permits from the Washoe County Building and Safety Division.

Washoe County Community Services Department
Planning and Development Division


William Whitney
Secretary to the Board of Adjustment

WW/RP/df
Attachments: Conditions of Approval

Applicant: Kristie Calder
26740 Rose Mist Court
Reno, NV 89521

To: Kristie Calder
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Property Owner: Kristie and Bryan Calder
28740 Rose Mist Court
Reno, NV 89521

Representatives: Todd Hail
5510 Longley Lane
Reno, NV 89511

Action Order xc: Nathan Edwards, District Attorney's Office; Keirsten Beck, Assessor's Office; Cori Burke, Assessor's Office; Tim Simpson, Utilities; Leo Vesely, Engineering Division; Amy Ray, Truckee Meadows Fire Protection District; Nevada Division of Environmental Protection, 901 South Stewart Street, Suite. 4001, Carson City, NV 89701-5249; Regional Transportation Commission; Truckee Meadows Regional Planning Agency; Southwest Truckee Meadows / Washoe Valley Citizen Advisory Board, Chair.

The Action Order is issued subject to the attached conditions and Washoe County development standards. Please contact the planner assigned to your project at the above mentioned phone number within 7 days of receipt of this Order to review the above conditions to satisfy the conditions of the Order. Any business licenses, permits or other approvals, or final approval shall not be issued until all of the conditions of Approval are satisfied. Additionally, compliance shall be required with all federal, state, and local statutes, ordinances, and regulations applicable to the approval project.

This Action Order does not constitute approval or permission without payment of the necessary fee to the Washoe County Auditor and State Division.

Washoe County Community Services Department
Planning and Development Division

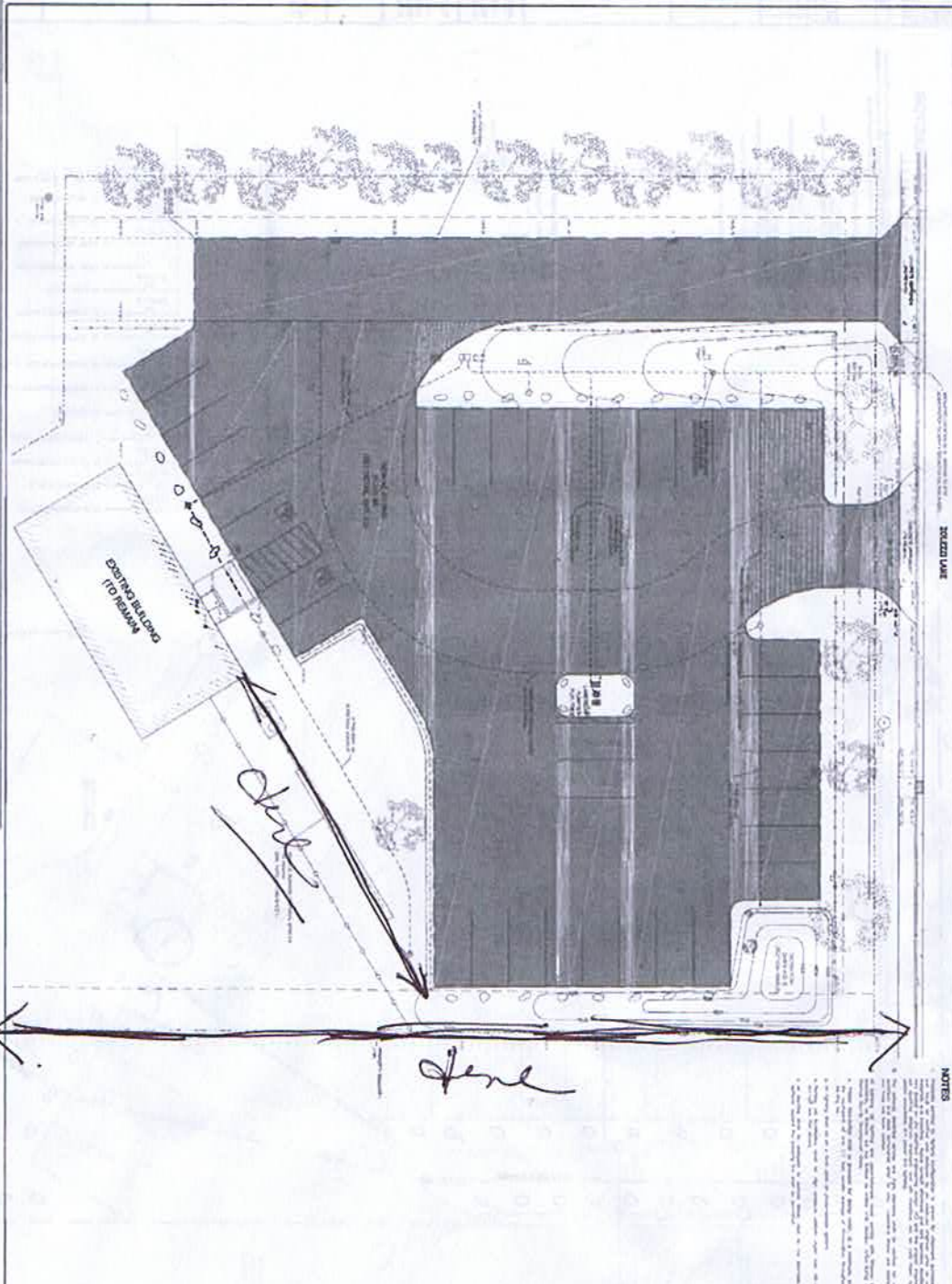
[Handwritten Signature]
Kristie Calder

Secretary to the Board of Adjustment

Washoe County
Attachment: Conditions of Approval

Kristie Calder
28740 Rose Mist Court
Reno, NV 89521

Applicant



Symbol	Label	Quantity	Manufacturer	Casting Number	Description	Comp	Number	Dimensions	Length	Units	Weight
A	Liberalis Upstnd	3	Liberalis Upstnd	0500 LED P2 40K B.C. W/O/LT	0500 LED P2 40K B.C. W/O/LT	LED	1	0500 LED P2 40K B.C. W/O/LT	4925	1	49
B	Liberalis Upstnd	1	Liberalis Upstnd	0500 LED P2 40K TTH W/O/LT	0500 LED P2 40K TTH W/O/LT	LED	1	0500 LED P2 40K TTH W/O/LT	10316	1	201
C	Liberalis Upstnd	1	Liberalis Upstnd	0500 LED P4 40K TTH W/O/LT	0500 LED P4 40K TTH W/O/LT	LED	1	0500 LED P4 40K TTH W/O/LT	10539	1	93

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	2.7 fc	18.4 fc	0.1 fc	184.0:1	27.0:1
PROP LINE	+	0.0 fc	0.1 fc	0.0 fc	N/A	N/A

NOTES

1. All conduit shall be installed in accordance with the National Electrical Code (NEC) and applicable local codes.
2. All conduit shall be installed in a trench with a minimum depth of 18 inches.
3. All conduit shall be installed in a trench with a minimum width of 12 inches.
4. All conduit shall be installed in a trench with a minimum slope of 1/8 inch per foot.
5. All conduit shall be installed in a trench with a minimum cover of 18 inches.
6. All conduit shall be installed in a trench with a minimum cover of 12 inches.
7. All conduit shall be installed in a trench with a minimum cover of 6 inches.
8. All conduit shall be installed in a trench with a minimum cover of 3 inches.
9. All conduit shall be installed in a trench with a minimum cover of 1.5 inches.
10. All conduit shall be installed in a trench with a minimum cover of 0.75 inches.

REVISIONS

NO.	DATE	DESCRIPTION

RCOI
Resource Concepts Inc

Engineering • Surveying • Water Rights
Resources & Environmental Services
www.rcoi.com

Carson City: 218 S. Virginia St. Carson City, NV 89401
Tel: 775.785.1111 Fax: 775.785.1112

Shelby Cove: 211 Old Rock Rd. Shelby Cove, NV 89436
Tel: 775.785.1111 Fax: 775.785.1112

Handwritten signature/initials

