[Treasurer Home](#)[Assessor Data Inquiry](#)[Back to Last Page](#)

### Secured Tax Inquiry Detail for Parcel # 008-611-31

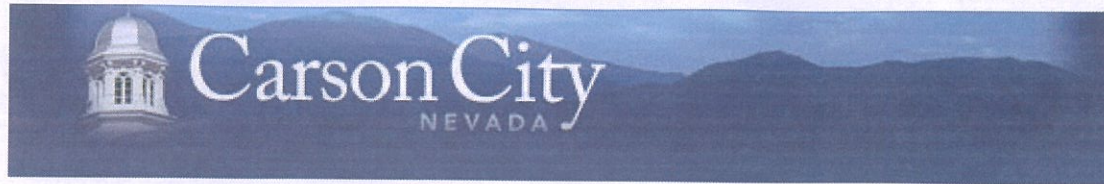
Property Location: HWY 50 EAST  
Billed to: MADDOX, C B  
P O BOX 70577  
RENO, NV 89570-0577

Roll #: 010346  
Tax Year: 2011  
District: 2.4  
Tax Service:  
Land Use Code: 150

#### Outstanding Taxes:

<u>Prior Year</u>	<u>Tax</u>	<u>Penalty/Interest</u>	<u>Total</u>	<u>Amount Paid</u>	<u>Total Due</u>
2009	326.25	11.34	337.59	337.59	
2010	558.15	5.56	563.71	563.71	.00
 <u>Current Year</u>					
08/16	151.54		151.54	151.54	.00
10/04	148.00		148.00	148.00	.00
01/03	148.00		148.00	.00	148.00
03/07	148.00		148.00	.00	296.00
Totals:	595.54	.00	595.54	299.54	

[History](#)

[Treasurer Home](#)[Assessor Data Inquiry](#)[Back to Last Page](#)

### Secured Tax Inquiry Detail for Parcel # 008-611-33

Property Location: HWY 50 EAST  
Billed to: MADDOX, C B  
P O BOX 70577  
RENO, NV 89570-0577

Roll #: 010347  
Tax Year: 2011  
District: 2.4  
Tax Service:  
Land Use Code: 150

#### Outstanding Taxes:

<u>Prior Year</u>	<u>Tax</u>	<u>Penalty/Interest</u>	<u>Total</u>	<u>Amount Paid</u>	<u>Total Due</u>
2009	520.06	18.20	538.26	538.26	
2010	889.71	8.88	898.59	898.59	.00
 <u>Current Year</u>					
08/16	238.31		238.31	238.31	.00
10/04	237.00		237.00	237.00	.00
01/03	237.00		237.00	.00	237.00
03/07	237.00		237.00	.00	474.00
Totals:	949.31	.00	949.31	475.31	

[History](#)



[Treasurer Home](#)[Assessor Data Inquiry](#)[Back to Last Page](#)

### Secured Tax Inquiry Detail for Parcel # 008-611-35

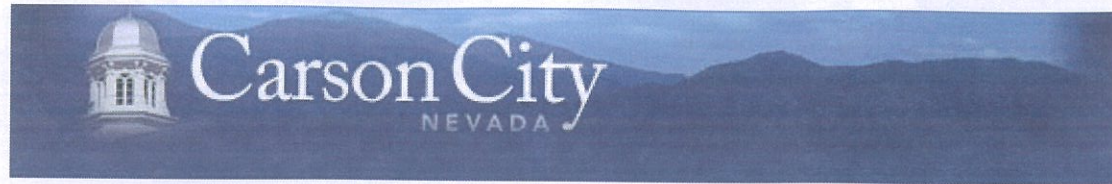
Property Location: 8013 HWY 50 EAST  
Billed to: MADDOX, C B  
P O BOX 70577  
RENO, NV 89570-0577

Roll #: 010348  
Tax Year: 2011  
District: 2.4  
Tax Service:  
Land Use Code: 150

#### Outstanding Taxes:

Prior Year	Tax	Penalty/Interest	Total	Amount Paid	Total Due
2009	532.59	18.62	551.21	551.21	
2010	911.20	9.08	920.28	920.28	.00
Current Year					
08/16	243.24		243.24	243.24	.00
10/04	243.00		243.00	243.00	.00
01/03	243.00		243.00	.00	243.00
03/07	243.00		243.00	.00	486.00
Totals:	972.24	.00	972.24	486.24	

[History](#)

[Treasurer Home](#)[Assessor Data Inquiry](#)[Back to Last Page](#)

### Secured Tax Inquiry Detail for Parcel # 008-611-37

Property Location: HWY 50 EAST  
Billed to: MADDOX, C B  
P O BOX 70577  
RENO, NV 89570-0577

Roll #: 010349  
Tax Year: 2011  
District: 2.4  
Tax Service:  
Land Use Code: 150

#### Outstanding Taxes:

Prior Year	Tax	Penalty/Interest	Total	Amount Paid	Total Due
2009	451.05	15.68	466.73	466.73	
2010	716.02	7.16	723.18	723.18	.00
<u>Current Year</u>					
08/16	179.24		179.24	179.24	.00
10/04	178.00		178.00	178.00	.00
01/03	178.00		178.00	.00	178.00
03/07	178.00		178.00	.00	356.00
Totals:	713.24	.00	713.24	357.24	

[History](#)

**Susan Dorr - Fwd: Power Purchase**

---

**From:** Robert Matthews <robert.matthews68@gmail.com>  
**To:** Susan Dorr <sdorr@manhard.com>  
**Date:** 12/13/2010 1:59 PM  
**Subject:** Fwd: Power Purchase

---

----- Forwarded message -----

From: **Andy Burnham** <[ABurnham@carson.org](mailto:ABurnham@carson.org)>  
Date: Tue, Nov 23, 2010 at 12:49 PM  
Subject: Power Purchase  
To: [Robert.Matthews68@gmail.com](mailto:Robert.Matthews68@gmail.com)  
Cc: Joel Benton <[JBenton@carson.org](mailto:JBenton@carson.org)>, Larry Werner <[LWerner@carson.org](mailto:LWerner@carson.org)>, Nick Providenti <[NProvidenti@carson.org](mailto:NProvidenti@carson.org)>

Robert,

Thank you for discussing possible discounted power purchase with you this morning. Carson City is certainly interested in pursuing the purchase from Far West Asphalt and Aggregates. The city currently spends almost \$4 million annually on power so to the degree we can purchase power at a discounted rate is of interest to us. We have retained Holland & Hart for legal advise relative to energy issues and we'll want to seek their help in drafting and reviewing any potential contracts relative to the possible purchase along with our in-house legal counsel in the District Attorneys office. We look forward to seeing how this can be positive for both of us.

Andrew Burnham  
Public Works Director  
3505 Butti Way  
Carson City, Nevada 89701

Ph. 775.887.2355 ext 1001  
Fax 775.887.2112

[ABurnham@ci.carson-city.nv.us](mailto:ABurnham@ci.carson-city.nv.us)

December 16, 2010

To: William Kugler  
8025 Hwy 50 East  
Carson City, Nevada  
775-450-3883

From: Far West Aggregate and Asphalt  
Robert Matthews  
Robert.Matthews68@gmail.com  
775-537-3145

Re: Non-Binding Letter of Intent to Lease Building APN# 08-611-04

Dear William Kugler,

We are very excited about the development of our new asphalt company located in Carson City, Nevada, and we are very much looking forward to leasing your building. This non-binding Letter of Intent ("LOI") shall confirm our intentions to lease your building. The general terms and conditions under which Landlord/Tenant will consider a lease are provided below:

PREMISES: The premises shall contain approximately 2,000 rentable square feet of space located on APN 08-611-04 of the vacant building located at 8025 HWY 50 East, Carson City, Nevada, (the "Premises")

#### TERM AND

COMMENCEMENT: The term of the lease will be for approximately ~~Five (5) Years~~, commencing to begin February 1, 2011.

*3 years*

#### RENTAL RATE

PREMISES: The monthly base rent ("the "Monthly Base Rent") for the Premises during the lease term shall be as follows:

\$1,000.00 per month for the first year

\$1,200.00 per month for the next ~~four years~~ <sup>2nd</sup> year.

*3rd year to be determined by Both parties.*  
RIGHT TO TERMINATE: Tenant shall have right to terminate the lease at the first anniversary of the lease term. Tenant shall provide Landlord no less than six (6) months prior written notice.

SECURITY DEPOSIT: The amount of the security deposit shall be determined upon Landlord's review and approval of Tenant's financial condition.



~~RENEWAL OPTION: Tenant shall have the right to extend the lease for a period of five (5) years. Tenant will have a window to provide notice which will be from nine (9) months to three (3) months before the lease expiration.~~

~~RIGHT OF~~

~~FIRST OFFER: Tenant shall have the Right of First Offer on any neighboring spaces throughout the term of the lease.~~

SIGNAGE: Tenant shall have the right to one building standard sign.

~~PARKING: Tenant shall be entitled to one (1) unreserved parking pass.~~

ACCESS: Tenant shall have access to the Building 24 hours per day, 7 days per week.

PROPOSAL EXPIRATION: This proposal is valid until February 1, 2011

This proposal is not intended as, and does not constitute, a binding agreement by any party, nor an agreement by any party to enter into a binding agreement, but is merely intended to specify some of the proposed terms and conditions of the transaction contemplated herein. Neither party may claim any legal rights against the other by reason of the signing of this letter or by taking any action in reliance thereon. Each party hereto fully understands that no party shall have any legal obligations to the other, or with respect to the proposed transaction, unless and until all of the terms and conditions of the proposed transaction have been negotiated, agreed to by all parties and set forth in a definitive agreement which has been signed and delivered by all parties. The only legal obligations, which any party shall have, shall be those contained in such signed and delivered definitive agreement referred to above.

If you have any questions please do not hesitate to call me. If the terms provided herein are acceptable to you, please acknowledge your approval in the space provided below.

Understood, Agreed & Accepted:



Robert Matthews, Far West Aggregate & Asphalt



William Kugler

Robert F. Matthews  
Far West LLC  
712 7<sup>th</sup> Avenue North  
St. Petersburg, FL 33701  
727.896.7184  
robert.matthews68@gmail.com

# Far West Inc.

September 6, 2010

To Whom It May Concern:

This is to present The Farwest Hybrid AC Plant with Burner-less Dryer, Moisture Removal and Pre-heat System. The Farwest AC plant is not of the norm. Yes, it is a continuous drum process, but has many newly added features. First we start by supplying all of our own power needs. Yes, we produce all of our own power. This is made possible through the implementation of a GE 2.5 megawatt wind turbine and the use of a Caterpillar natural gas generation set. Not only can we supply all of our own power, but also sell back into the grid at the same time.

The key noted difference with our plant is the burner-less dryer drum. You read that correctly, no burner! We dedicate a set amount of power to dry material through the use of a Tungsten element and a Meliculite-insulated drum. This has never been done before. This also means that there are no unnecessary emissions. In fact, it means that there are no emissions at all. This functionality is derived through the use of special holdings bins as well as the creation of a pre-warming of materials facility specifically designed around the custom construction of our revolutionary new warming bins.

The Farwest bins are ceramically insulated and lined with Tungsten elements to pre-warm the material before entering the final stages of drying in our burner-less dryer drum. These bins utilize nature's free source of wind to generate self-sustaining power. Through the use of thermal cameras and rheostats we are able to control the temperature of material and remove all unwanted moisture while the material is pre-heated. This saves energy.

In addition to the electricity from the turbine, we also utilize all the heat from the turbine's heat exchanger and the gen set to circulate heat through our bins and also our storage of all binders! As opposed to the use of a large diesel-fired dryer we use a longer drum that allows nature's wind to provide an almost unlimited energy supply to our process. By utilizing this process we are able to use a considerable amount of RAP that the competition could not even think about with the processes they have in place. This entire configuration allows nature and the human mind to succeed and live together. No emissions, affordability and the use of recyclables.

This is the wave of the future!

.....



The Farwest Hybrid will be the cleanest most efficient AC plant on planet Earth!

The products needed for production include:

1. Wind turbine (1.5 -2.5 mega watts)
2. A longer drum (30-50 feet) for heating material,
3. The aforementioned specifically designed drying and warming bins
4. Continuously Controlled AC plant

Through the implementation of these new standards, the Farwest hybrid plant will be the plant of the future!

Submitted Respectfully for Your Consideration,

Robert F. Matthews, CEO  
Far West Inc.  
727.896.7184  
[robert.matthews68@gmail.com](mailto:robert.matthews68@gmail.com)

***Far West Inc.....***

about us ...

## Bently Biofuels Company



Bently Biofuels Company is dedicated to research, development, production, and promotion of renewable fuels in order to preserve the environment and free our nation from the problems of imported energy. We feel this is the right thing to do for ourselves and for future generations.

As part of this commitment, Bently Biofuels owns and operates a biofuels plant in Minden, Nevada. The plant produces biodiesel from a variety of virgin and recycled seed oils. Locally, Bently Biofuels collects and pays for high quality used oil from restaurants and food processing facilities.

Biodiesel is a clean, safe, renewable energy source that can be used to power diesel engines or heat furnaces. Biodiesel is not derived from petroleum, but it can be mixed at any level with petroleum diesel to create blends. Biodiesel is simple to use, biodegradable, non-toxic, non-hazardous, and essentially free of sulfur and aromatics.

The use of biodiesel in a conventional diesel engine results in substantial reduction of unburned hydrocarbons, carbon monoxide, and particulate matter compared to emissions from petroleum diesel fuel. Biodiesel use also reduces the net release of greenhouse gasses to the environment since carbon dioxide is absorbed in the production of biodiesel feedstock.

Biodiesel supports local economies since it can be produced almost anywhere in the world where oil crops can be grown. Energy sourced from local agricultural resources reduces the imbalances of economic and political power that result from the concentration of petroleum reserves in a few regions of the world.

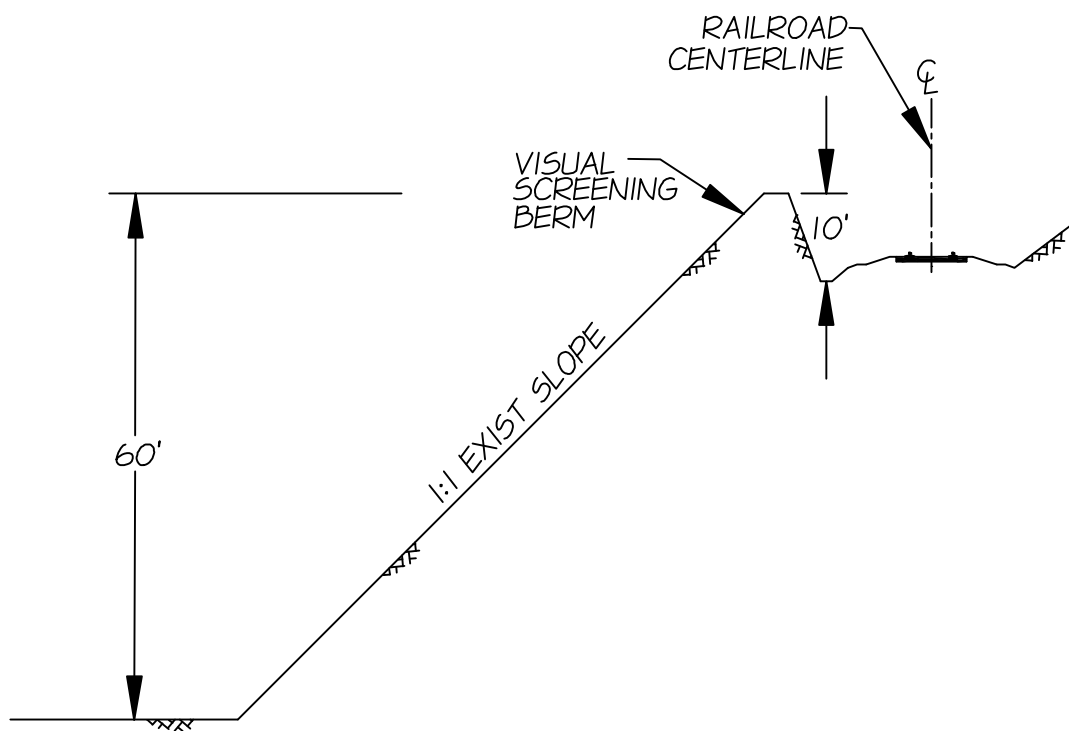
Bently Biofuels is committed to fueling all company vehicles and equipment with B100 when possible. B100 and seasonal blends are available for sale to the public, local government agencies, area businesses, ranches, farmers, and company employees. The public filling station is located at 1350 Buckeye Road, Minden, Nevada 89423. Check our web site for additional information.

Bently Biofuels is a Bently Family Company. For further information visit our web site or contact:

Carlo F. Luri  
General Manager

Bently Biofuels Company  
1711 Orbit Way  
Minden, NV 89423 USA  
Email: [biodiesel@bentlybiofuels.com](mailto:biodiesel@bentlybiofuels.com)

Telephone 775-783-0123  
Facsimile 775-783-0170  
URL: [www.bentlybiofuels.com](http://www.bentlybiofuels.com)



## RAILROAD CROSS-SECTION WITH VISUAL SCREENING BERM

DRAWN BY: J.A.M.  
DATE: 12/15/10  
SCALE: 1"=20'



**Manhard**  
CONSULTING LTD  
8478 Resolute Pointe Way, Suite 112, Carson City, NV 89708  
tel: (775) 888-8883 fax: (775) 888-7882 www.manhard.com

**SHEET 1 OF 1**

**FWAACCN**





## Carson City Planning Division

108 E. Proctor Street  
Carson City, Nevada 89701  
(775) 887-2180  
[www.carson.org](http://www.carson.org)  
[www.carson.org/planning](http://www.carson.org/planning)

---

DATE: December 21, 2010

APPLICATION #: SUP-10-115

APPLICANT: Robert F. Matthews

PROJECT APN(s): 008-611-31,-33,-35 and -37

ADDRESS: Not assigned

This is to inform you that the Planning Division has reviewed the above referenced application and has deemed the application incomplete pending the following:

- Please provide a detailed history of the site (Planning Commission reviews and construction).
- Provide justification for the proposed silo height.
- Provide justification for the location and height of the proposed wind turbine.
- Please provide the required FAA recommendation(s) by the Planning Commission date.
- Please provide the required Carson City Airport Authority recommendation(s) by the Planning Commission date.
- Provide the required photo-simulations.
- Provide the Special Use Permit packet in digital format. This can be emailed directly to [jpruitt@carson.org](mailto:jpruitt@carson.org).
- Provide the application fee of \$ 2,450.00 payable to Carson City.
- Provide 30 envelopes and stamps for the required Special Use Permit noticing.
- Provide 22 copies of the entire Special Use Permit packet.

Your application will be deemed complete and scheduled for review by the Planning Commission only upon the submittal of the above mentioned items. If the above mentioned items are submitted to the Planning Division by 12:00 pm on December 27, 2010, the Special Use Permit application, SUP-10-115 will scheduled for review by the Planning Commission on January 26, 2011.

Planner: Jennifer Pruitt

Date: December 21, 2010

H:\PlngDept\JenniferP\ARM\2010\ARM SUP-10-115 Matthews.doc

December 27, 2010

Carson City Planning Division  
108 E. Proctor Street  
Carson City, NV 89701

**RE: Far West Asphalt Plant & Wind Turbine Special Use Permit - #SUP-10-115  
Supplemental Application Information**

As requested by Carson City Planning Staff, the applicant has provided the additional information outlined below to supplement the original Far West Asphalt Plant & Wind Turbine Special Use Permit Application. In addition, please accept this clarify that the application for the proposed wind turbine is for 2.5 megawatts. The application form states that the wind turbine power is for 1.5 megawatts, however, supporting information is for 2.5 megawatts. The request is for a 225' high wind turbine, generating 2.5 megawatts of power.

**1. Please provide a detailed history of the site (Planning Commission reviews and construction).**

*The subject site was vacant land until 1984, at which time a special use permit was approved by Carson City to allow Eagle Valley Construction to install and operate crushing equipment for the manufacture of aggregate base material. In 1994, a special use permit application was submitted for the same purposes (crushing and manufacture of aggregate material), however, it was discovered at that time that the 1984 permit was still valid and the application was withdrawn. The existing special use permit then was amended in 1994 to accommodate a new operator, Brown Brothers Construction. Additional conditions were added at this time as well.*

*The manufacturing of aggregate base material has occurred on a regular basis on the site since the original special use permit was granted in 1984. Crushing equipment was removed from the site within the past 2 years (exact date unknown), however, the remaining aggregate material continues to be hauled from the site for construction purposes several times a week.*

*Copies of the 1984 and 1994 special use permit documents, as well as title information for the subject property have been included as a part of this supplemental information.*

**2. Project justification for the proposed silo height.**

*The proposed 75' height for the silos is necessary to maintain operation of the asphalt facility without significant breaks in production. As the aggregate is crushed, it is loaded into the silos for asphalt production. As asphalt is manufactured and loaded into trucks for construction, the aggregate supply in the silos is depleted. The silos need to be high enough to hold sufficient aggregate to maintain continuous asphalt production without frequent stops to reload aggregate into the silos.*

**3. Provide justification for the location and height of the proposed wind turbine.**

*The applicant has provided the following information supporting the wind turbine's proposed location on the subject property:*

- ◆ *Proximity to the proposed aggregate and asphalt operation the wind turbine will provide power to;*
- ◆ *Existing zoning on the site of general industrial makes it a more appropriate location than in other zoning districts;*
- ◆ *The turbine has been proposed for placement between two bluffs approximately 125-165' high that act as wind barriers and push surface winds upward to combine with higher existing winds, thus creating higher wind speeds to power the wind turbine;*
- ◆ *The proposed wind turbine height of 225' is required to accommodate rotor blades large enough to capture enough wind to generate the power necessary to operate the asphalt production and aggregate crushing operations. The asphalt production and aggregate*



*crushing operations require approximately 1.5 megawatts of power. The proposed wind turbine is anticipated to generate 1.5 megawatts of power at 60% capacity, and 2.5 megawatts at full capacity.*

**4. Please provide the required FAA recommendation(s) by the Planning Commission date.**

*The applicant will comply with this requirement and is in the process of obtaining the necessary approvals. The request has been reviewed by two of the three agencies associated with the FAA and a final recommendation is expected by January 15, 2010.*

**5. Please provide the required Carson City Airport Authority recommendation(s) by the Planning Commission date.**

*The applicant will comply with this requirement and has received indication verbally that the Carson City Airport Authority will agree with the recommendation from the FAA. A letter stating this intention is expected on December 28, 2010.*

**6. Provide the required photo-simulations.**

*Draft photo-simulations have been provided as a part of this supplemental information and will be revised per Carson City Planning Staff's comments prior to the Planning Commission meeting.*

**7. Provide the Special Use Permit packet in digital format. This can be emailed directly to [ipruitt@carson.org](mailto:ipruitt@carson.org).**

*The special use permit packet information has been provided on a CD accompanying the submittal of this supplemental information.*

**8. Provide the application fee of \$2,450 payable to Carson City.**

*The application fee has been provided as a part of this supplemental information submittal.*

**9. Provide 30 envelopes and stamps for the required Special Use Permit noticing.**

*The stamped envelopes have been provided as a part of this submittal.*

**10. Provide 22 copies of the entire Special Use Permit packet.**

*22 copies of the entire packet have been included as a part of this submittal.*

**11. Please provide a copy of the existing NDOT Encroachment Permit.**

*A copy of the existing NDOT Encroachment Permit and a site distance study letter addressing the associated intersection for the subject property has been included as a part of this supplemental information submittal.*

In addition to the information specifically requested by Carson City for this supplemental submittal, we have provided the following letters support the proposed project:

- 1. Northern Nevada Development Authority (NNDA), dated December 15, 2010**
- 2. Southwest Gas Corporation, dated December 22, 2010**

If you have questions or require additional information, please don't hesitate to contact me at (775) 332-4716 or [sdorr@manhard.com](mailto:sdorr@manhard.com).

Sincerely,



Susan Dorr  
Planning & Entitlement Manager

## APPLICATION FOR SPECIAL USE PERMIT

I. APPLICANT: EAGLE VALLEY CONSTRUCTIONMailing Address: 5894 SHEEP DRIVECARSON CITY, NEVADA 89701Phone: 702-883-1244

Property Address: \_\_\_\_\_

PROPERTY OWNER: JOHN C SERPAMailing Address: PO Box 1724CARSON CITY, NEVADA 89702ASSESSOR'S PARCEL NO. (s): 8-611-03, 8-611-12,  
8-611-13PRESENT ZONING: GENERAL INDUSTRIAL

For Office Use, Only

Date: 12/1/82 Fee: 125Received By: KPLNotification Date: 12/7/83

Commission Action:

Date: 1/3/84Approved ☒ Denied \_\_\_\_\_

Board of Supervisors Action:

Date: 1/5/84Approved ☒ Denied \_\_\_\_\_

## I. REQUEST

In accordance with the provisions of Title 18 of the Carson City Municipal Code, application is hereby made for a Special Use Permit to: INSTALL & OPERATE A CRUSHER FOR THE MANUFACTURE OF AGGREGATE ROAD BASE.

## I. REQUIRED FINDINGS

Before a special use permit may be granted, the applicant must present evidence that the proposed use will be consistent with the objectives of the Master Plan, and will not be detrimental to surrounding properties or the general neighborhood. A statement relative to these findings MUST be included herewith, or on attached sheet:

SEE ATTACHED STATEMENT.

## V. ACKNOWLEDGEMENT OF APPLICANT

- A. I Certify that the foregoing statements are true and correct to the best of my knowledge and belief.
- B. I agree to fulfill all conditions established by the Board of Supervisors.
- C. I am aware that this permit becomes null and void if not used within two years and may be revoked for violation of any of the conditions of approval.

EAGLE VALLEY CONSTRUCTION, Wayne Kachul  
Applicant's signature

DEC. 1, 1983  
Date

## I. OWNER'S AFFIDAVIT

The signature of the legal property owner(s) of record must be notarized.

I, JOHN C. SERPA, being duly sworn, depose and say that I am the legal owner(s) of the property involved in this application. I am fully knowledgeable and approve the applicants request.

# Eagle Valley CONSTRUCTION

5894 SHEEP DRIVE • CARSON CITY, NEVADA 89701 • TELEPHONE (702) 883-1244

## APPLICATION FOR SPECIAL USE PERMIT

THE PROPOSED GRAVEL PLANT ON THIS SITE WILL BE A TEMPORARY FACILITY. THE MATERIAL REMOVED WILL PROVIDE BUILDING SITES FOR FUTURE DEVELOPEMENT. BY REMOVING THE MATERIAL WE WILL INSURE PROPER GRADING AND DRAINAGE ON THESE BUILDING SITES.

THE GRAVEL AND ROADBASE WILL BE USED ON CONSTRUCTION PROJECTS IN CARSON CITY AND CARSON VALLEY. THIS MATERIAL WOULD NORMALLY BE IMPORTED FROM LYON COUNTY.



CARSON CITY REGIONAL PLANNING COMMISSION  
REPORT TO  
CARSON CITY BOARD OF SUPERVISORS

APPLICANT: Eagle Valley Construction  
5894 Sheep Drive  
Carson City, Nevada 89701

DATE: January 4, 1984  
Change of Land Use  
☒ Special Use Permit  
Variance  
Other ( )

SUBJECT: U-83-37: Special use permit application by Eagle Valley Construction to allow a portable rock crushing operation on General Industrial zoned property at Highway 50 East, adjacent to the Lyon, Carson County line, APN's 8-611-03, 8-611-12, and 8-611-13.

ACTION: CARSON CITY REGIONAL PLANNING COMMISSION

Hearing Date(s): January 3, 1984

Recommendation(s) Condition(s) and Justification(s)

Based on findings listed in Municipal Code Sections 18.02.053 and 18.05.062(5) and related staff reports, Commission recommends approval subject to the following:

1. That there be a one-year review of the rock crushing operation.
2. That erosion of the stock-piles is controlled to avoid impact on adjacent area.
3. That the applicant utilize appropriate dust control measures approved by City Public Works and Health Departments.
4. That the Department of Public Works shall approve the site rehabilitation efforts after the full operation ceases.
5. That the operation shall meet all regulations of City's Public Health and Public Works Departments.
6. That all equipment shall be removed when the operation ceases.
7. That the Nevada Department of Transportation review this proposal.

AYES: 6  
NAYS: 0  
ABSENT 1  
ABSTAIN: 0

*review Jan. 1985*

DISTRIBUTION:  
Applicant  
Board of Supervisors  
Hearing Folder  
Planning Director  
Public Works Director  
Permanent File

CARSON CITY REGIONAL PLANNING COMMISSION

*Tom Johnson*  
Tom Johnson Chairman

Tentative date for Board of Supervisors, consideration

ATTACHMENTS:

ACTION: CARSON CITY BOARD OF SUPERVISORS  
Hearing Date(s): January 5, 1984  
Condition(s) and Condition(s):

DATE: January 9, 1984

CARSON CITY REGIONAL PLANNING COMMISSION MEETING

JANUARY 22, 1965

OLD BUSINESS

1. U-83-37 Eagle Valley Construction/Serpa review - Rock crushing operation on General Industrial (GI) zoned property at Highway 50 East, adjacent to the Lyon County line, APN 8-611-03, 12 & 13.

Planning Director Hoole reported this item is an extension of an existing permit. There are no problems with the operation and continued approval with a two-year review is recommended.

In response to Commissioner Follmer, Hoole stated there have been no complaints from surrounding businesses.

The Planning Commission, on motion of Jones, seconded by Follmer, voted to recommend continued approval of U-83-37 subject to the original conditions, with the review condition being changed from one year to two years.

AYES: Commissioner Follmer, Jones, Scott, Westsmith, Rosenquist and  
Chairman Johnson

NAYS: None ABSENT: Owen

CARSON CITY REGIONAL PLANNING COMMISSION  
REPORT TO  
CARSON CITY BOARD OF SUPERVISORS  
APPLICANT: Eagle Valley Construction  
5894 Sheep Drive  
Carson City, Nevada 89701

DATE: January 4, 1984  
Change of Land Use  
X Special Use Permit  
Variance  
Other ( )

SUBJECT: U-83-37: Special use permit application by Eagle Valley Construction to allow a portable rock crushing operation on General Industrial zoned property at Highway 50 East, adjacent to the Lyon, Carson County line, APN's 8-611-03, 8-611-12, and 8-611-13.

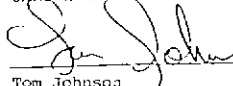
ACTION: CARSON CITY REGIONAL PLANNING COMMISSION  
Hearing Date(s): January 3, 1984  
Recommendation(s) Condition(s) and Justification(s)

Based on findings listed in Municipal Code Sections 18.02.053 and 18.05.062(5) and related staff reports, Commission recommends approval subject to the following:

1. That there be a one-year review of the rock crushing operation.
2. That erosion of the stock piles is controlled to avoid impact on adjacent area.
3. That the applicant utilize appropriate dust control measures approved by City Public Works and Health Departments.
4. That the Department of Public Works shall approve the site rehabilitation efforts after the full operation ceases.
5. That the operation shall meet all regulations of City's Public Health and Public Works Departments.
6. That all equipment shall be removed when the operation ceases.
7. That the Nevada Department of Transportation review this proposal.

AYES: 6  
NAYS: 0  
ABSENT: 1  
ABSTAIN: 0

DISTRIBUTION:  
Applicant  
Board of Supervisors  
Hearing Folder  
Planning Director  
Public Works Director  
Permanent File

CARSON CITY REGIONAL PLANNING COMMISSION  
  
Tom Johnson Chairman

Tentative date for Board of Supervisors consideration:

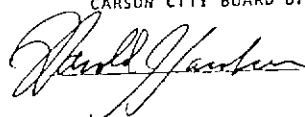
ATTACHMENTS:

ACTION: CARSON CITY BOARD OF SUPERVISORS  
Hearing Date(s): January 5, 1984  
Motion(s) and Condition(s):

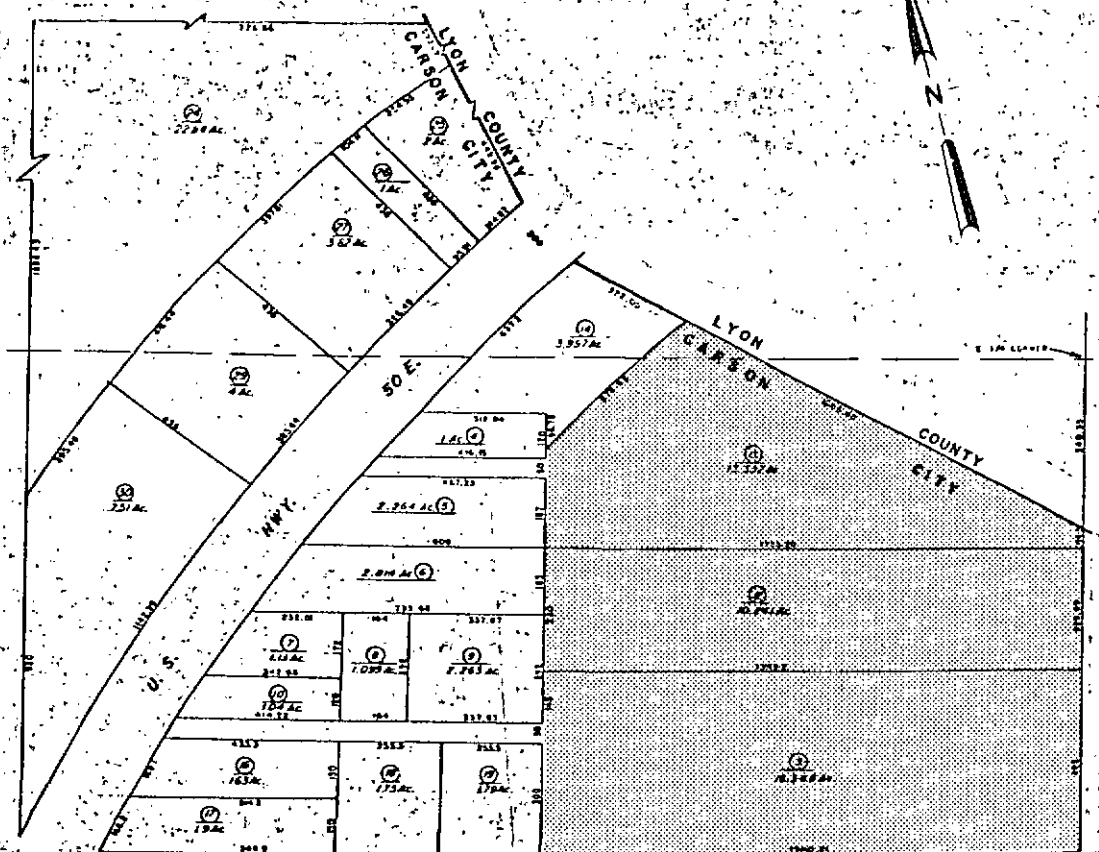
DATE: January 9, 1984

Application approved.

DISTRIBUTION:  
Applicant  
Public Works (developments, street check)  
Hearing Folder  
Permanent File  
Assessor's Office (Subdiv. Zoning)  
Public Health

CARSON CITY BOARD OF SUPERVISORS  
  
Mayor





PROPERTY OWNER: John Serpa  
P. O. Box 1724  
Carson City, Nevada 89701

APPLICANT: Eagle Valley Construction  
5894 Sheep Drive  
Carson City, Nevada 89701

REQUEST: To allow a portable rock crushing operation

LOCATION: Highway 50 East, adjacent to the Lyon, Carson County line

PARCEL NUMBERS: 8-611-03, 8-611-12, 8-611-13

ZONING: General Industrial

CARSON CITY

DEPARTMENT OF PLANNING

PLAT TO ACCOMPANY: U-83-37

DRAWN BY DA  
DATE 1/3/84

CHECKED BY KL/WS  
SCALE None

APPROVED BY

*[Signature]*

CARSON CITY BOARD OF SUPERVISORS  
Meeting of February 7, 1985

B. PLANNING COMMISSION REFERRALS - CONSENT MATTERS

1. SPECIAL USE PERMIT U-83-37 - EAGLE VALLEY  
CONSTRUCTION/SERFA REVIEW - ROCK CRUSHING OPERATION  
ON GI - HIGHWAY 50 EAST ADJACENT TO LYON COUNTY LINE -  
PLANNING COMMISSION APPROVED 6-0
2. VARIANCE V-85-2 - TIFFLE - VARY REQUIRED MINIMUM LOT WIDTHS  
ON SF6000 - SOUTH OF CONESTOGA AND EAST OF HIGHWAY 395  
NORTH - PLANNING COMMISSION DENIED 5-1
3. TENTATIVE MAP S-85-1 - TIFFLE - TENTATIVE MAP FOR  
MAJOR SUBDIVISION ON SF1A AND SF6000 - SOUTH OF CONESTOGA  
DRIVE AND EAST OF HIGHWAY 395 NORTH - PLANNING COMMISSION  
CONTINUED 6-0
4. SPECIAL USE PERMIT U-84-35 - CUREL - ALLOW A GARAGE  
TO BE MOVED TO MH6000 - 2204 STAR WAY - PLANNING  
COMMISSION APPROVED 6-0
5. SPECIAL USE PERMIT U-84-36 - DADY - ALLOW USED FURNITURE  
SALES ON RC - 2108 NORTH CARSON STREET - PLANNING  
COMMISSION APPROVED 6-0
6. VARIANCE V-84-19 - SHEERIN - VARY REQUIRED SETBACK ON  
AIP - 4300 AND 4350 RYAN WAY - PLANNING COMMISSION  
APPROVED 6-0
7. VARIANCE V-85-1 - KIRILUK - VARY FROM REQUIRED  
SETBACK ON MFD - 202 EAST LEE STREET - PLANNING COMMISSION  
APPROVED 6-0

Mr. Hataway read the Consent Matters into the record and advised the Board that there had been no appeals received to date on any of these matters. Supervisor Hansen moved to approve the Consent Matters as submitted. Supervisor Scrivner seconded the motion. Motion was voted and carried 3-0.

=====

CARSON CITY REGIONAL PLANNING COMMISSION

REPORT TO

CARSON CITY BOARD OF SUPERVISORS

=====

DATE January 4, 1984

Change of Land Use

X Special Use Permit

Variance

Other (

APPLICANT: Eagle Valley Construction  
5894 Sheep Drive  
Carson City, Nevada 89701

SUBJECT: U-83-37: Special use permit application by Eagle Valley Construction to allow a portable rock crushing operation on General Industrial zoned property at Highway 50 East, adjacent to the Lyon, Carson County line, APN's 8-611-03, 8-611-12, and 8-611-13.

ACTION: CARSON CITY REGIONAL PLANNING COMMISSION

Hearing Date(s): January 3, 1984

Recommendation(s) Condition(s) and Justification(s)

Based on findings listed in Municipal Code Sections 18.02.053 and 18.05.062(5) and related staff reports, Commission recommends approval subject to the following:

1. That there be a one-year review of the rock crushing operation.
2. That erosion of the stock piles is controlled to avoid impact on adjacent area.
3. That the applicant utilize appropriate dust control measures approved by City Public Works and Health Departments.
4. That the Department of Public Works shall approve the site rehabilitation efforts after the full operation ceases.
5. That the operation shall meet all regulations of City's Public Health and Public Works Departments.
6. That all equipment shall be removed when the operation ceases.
7. That the Nevada Department of Transportation review this proposal.

AYES: 6

NAYS: 0

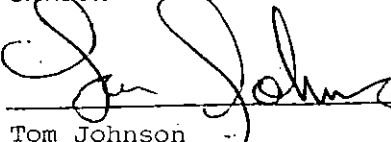
ABSENT 1

ABSTAIN: 0

DISTRIBUTION:

Applicant  
Board of Supervisors  
Hearing Folder  
Planning Director  
Public Works Director  
Permanent File

CARSON CITY REGIONAL PLANNING COMMISSION

  
Tom Johnson Chairman

Tentative date for Board of Supervisors consideration:

ATTACHMENTS:

ACTION: CARSON CITY BOARD OF SUPERVISORS

DATE: January 9, 1984

Hearing Date(s): January 5, 1984

Recommendation(s) and Condition(s):

=====

CARSON CITY REGIONAL PLANNING COMMISSION  
REPORT TO  
CARSON CITY BOARD OF SUPERVISORS

=====

DATE January 4, 1984  
Change of Land Use  
X Special Use Permit  
Variance  
Other ( \_\_\_\_\_ )

APPLICANT: Eagle Valley Construction  
5894 Sheep Drive  
Carson City, Nevada 89701

SUBJECT: U-83-37: Special use permit application by Eagle Valley Construction to allow a portable rock crushing operation on General Industrial zoned property at Highway 50 East, adjacent to the Lyon, Carson County line, APN's 8-611-03, 8-611-12, and 8-611-13.


ACTION: CARSON CITY REGIONAL PLANNING COMMISSION  
Hearing Date(s): January 3, 1984  
Recommendation(s) Condition(s) and Justification(s)

Based on findings listed in Municipal Code Sections 18.02.053 and 18.05.062(5) and related staff reports, Commission recommends approval subject to the following:

1. That there be a one-year review of the rock crushing operation.
2. That erosion of the stock piles is controlled to avoid impact on adjacent area.
3. That the applicant utilize appropriate dust control measures approved by City Public Works and Health Departments.
4. That the Department of Public Works shall approve the site rehabilitation efforts after the full operation ceases.
5. That the operation shall meet all regulations of City's Public Health and Public Works Departments.
6. That all equipment shall be removed when the operation ceases.
7. That the Nevada Department of Transportation review this proposal.

AYES: 6  
NAYS: 0  
ABSENT 1  
ABSTAIN: 0

DISTRIBUTION:  
Applicant  
Board of Supervisors  
Hearing Folder  
Planning Director  
Public Works Director  
Permanent File

CARSON CITY REGIONAL PLANNING COMMISSION  
  
Tom Johnson, Chairman

Tentative date for Board of Supervisors consideration: \_\_\_\_\_

ATTACHMENTS: \_\_\_\_\_

ACTION: CARSON CITY BOARD OF SUPERVISORS  
Hearing Date(s): January 5, 1984  
Recommendation(s) and Condition(s): \_\_\_\_\_

DATE: January 9, 1984



CARSON CITY REGIONAL PLANNING/GROWTH MANAGEMENT COMMISSION

REPORT TO

THE CARSON CITY BOARD OF SUPERVISORS

FILE NUMBER: U-83-37

DATE: January 23, 1985

APPLICANT: John Serpa  
Eagle Valley Construction  
5894 Sheep Drive  
Carson City, Nevada 89701

       Change of Land Use  
XX Special Use Permit  
       Variance  
       Other:                     

SUBJECT: Review of special use permit application by Eagle Valley Construction to allow a portable rock crushing operation on General Industrial zoned property at Highway 50 East, adjacent to the Lyon, Carson County line, APN's 8-611-03, 8-611-12, and 8-611-13.

ACTION: CARSON CITY REGIONAL PLANNING/GROWTH MANAGEMENT COMMISSION

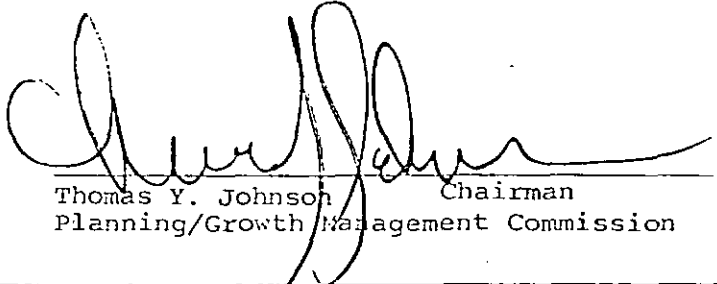
Hearing date(s): January 22, 1985

Recommendation(s), Condition(s), and Findings:

Based on findings listed in Municipal Code, Sections 18.02.053 and 18.05.062(5) and related staff reports, Commission recommends approval subject to the following:

1. That there be a two year review of the rock crushing operation.
2. That the conditions listed in the report to the Carson City Board of Supervisors dated January 5, 1984 continue with the acceptance of condition #1.

AYES: 6  
NAYS: 0  
ABSTAIN: 0  
ABSENT: 1

  
Thomas Y. Johnson Chairman  
Planning/Growth Management Commission

ACTION: CARSON CITY BOARD OF SUPERVISORS

Hearing Date(s): 2/7/85

DATE: 2/8/85

Motion(s), and Condition(s):

Approved as recommended.



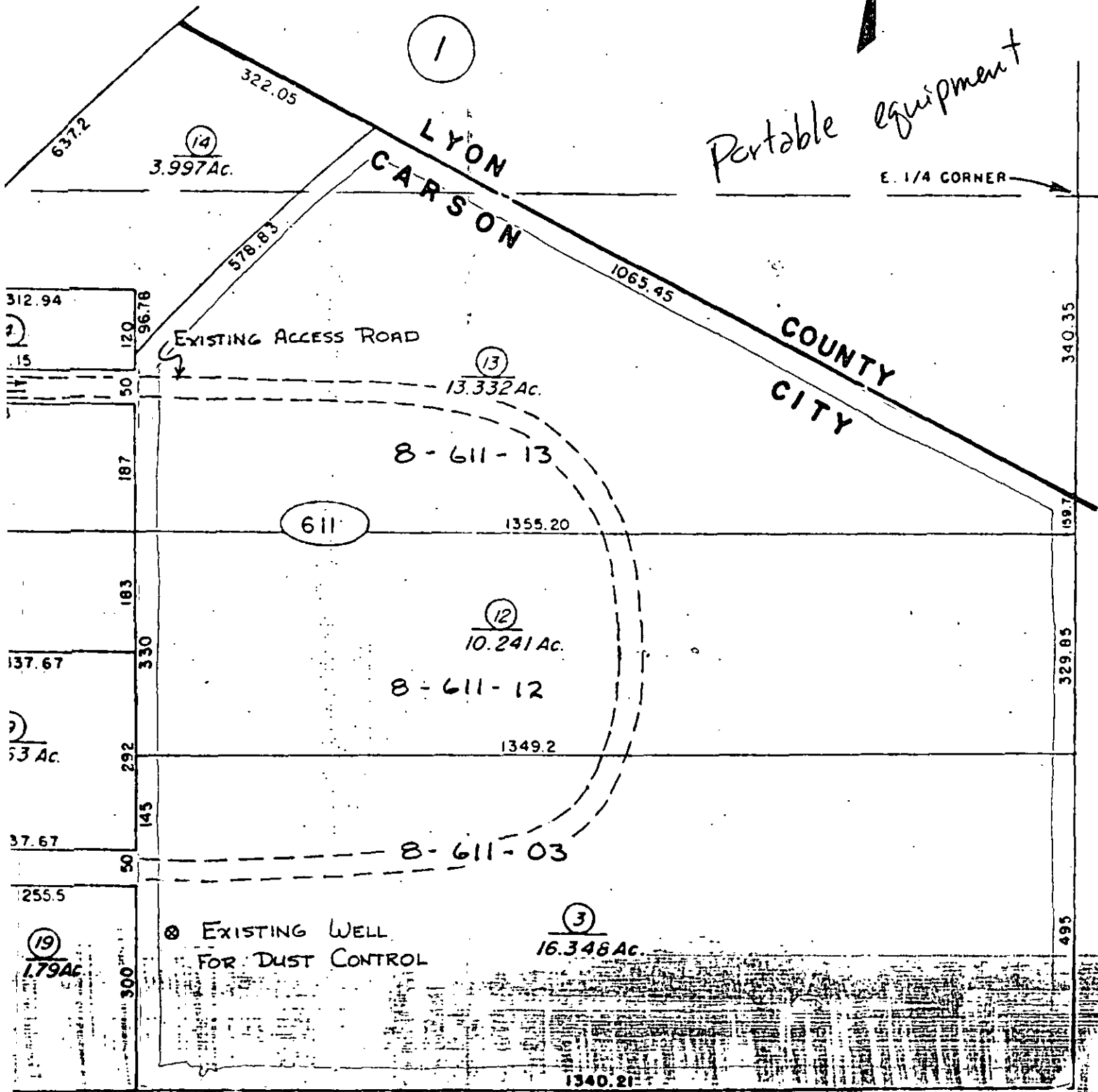
SW 1/4 of the NE 1/4  
and  
N 1/2 of the SE 1/4  
SEC. 36  
T. 16N., R. 20E.

1" = N 200'

Portable equipment

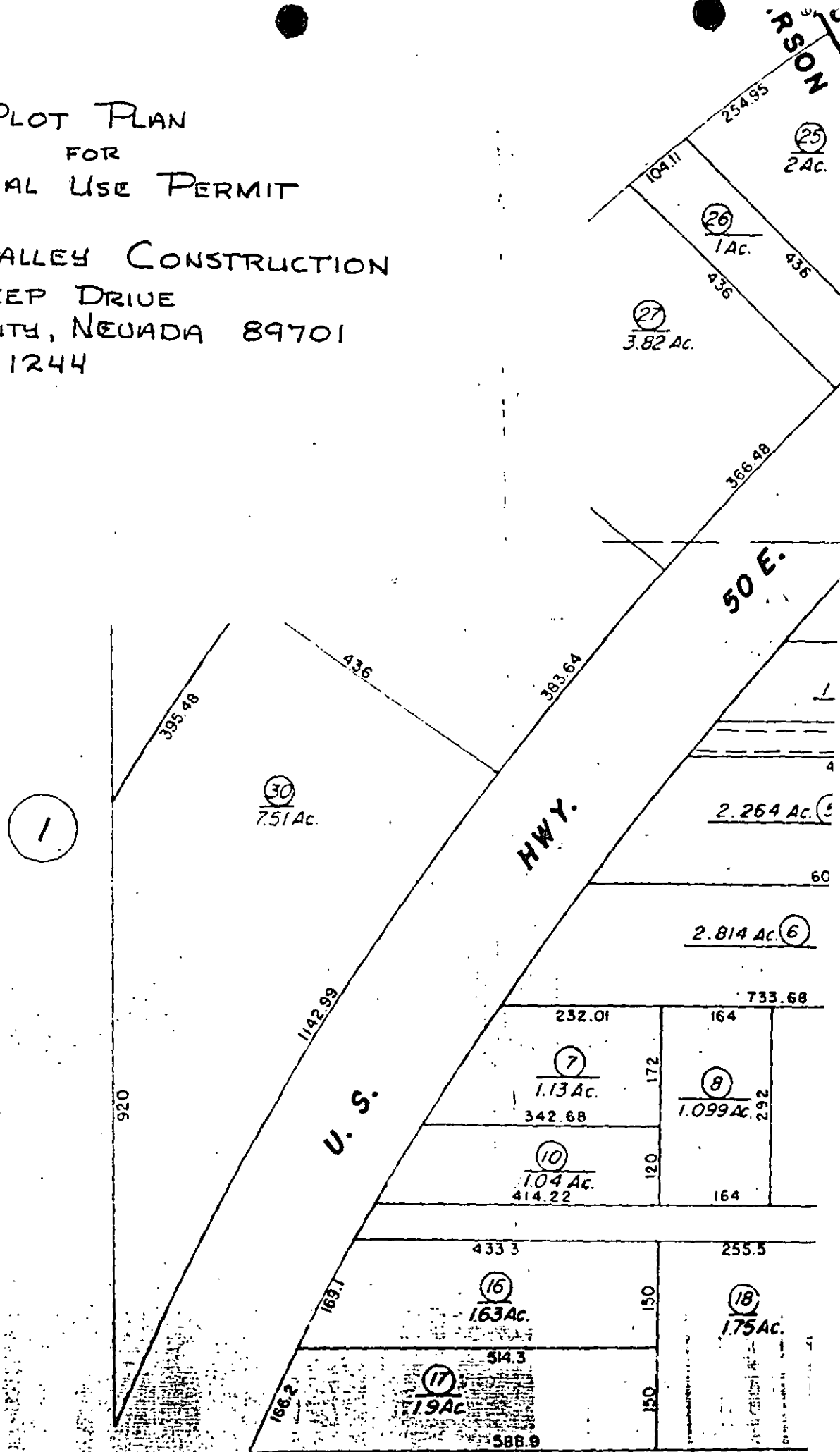
COUNTY  
445.98

144.82  
200



~~PERSON~~

25  
2 Ac.



8. PLANNING COMMISSION REFERRALS - CONSENT MATTERS

1. SPECIAL USE PERMIT U-83-34 AND VARIANCE V-83-33 - ROSS - ALLOW RECREATIONAL VEHICLE PARK TO EXCEED MAXIMUM DENSITY ON GC AND RC - BETWEEN U.S. HIGHWAY 395 AND CURRY STREET NORTH OF RHODES STREET - APPROVED 6-0
2. VARIANCE V-83-35 - SCHREINER - ENCROACH INTO SIDE YARD SETBACK ON MFA - 325 DAN STREET - APPROVED 5-1
3. SPECIAL USE PERMIT U-83-37 - EAGLE VALLEY CONSTRUCTION - ALLOW PORTABLE ROCK CRUSHING OPERATION ON GI - HIGHWAY 50 EAST ADJACENT TO LYON COUNTY LINE - APPROVED 6-0
4. SPECIAL USE PERMIT U-83-36 - BARTLETT - ALLOW CHILD CARE FACILITY ON SF 6000 - 801 PAT LANE - APPROVED 6-0
5. VARIANCE V-83-34 - DUNGAN - VARY FROM REQUIRED SEPARATION BETWEEN BUILDINGS ON GO - 614 EAST TELEGRAPH STREET - APPROVED 6-0
6. APPEAL PARCEL MAP CONDITION M-83-13 - GRAHAM - APPEAL CONDITIONS FOR STREET IMPROVEMENTS - HELLS BELLS ROAD NORTH OF RIVERVIEW PUD APPROVED 4-0-2

-4-

Mr. Hataway read the items into the record and explained that the Planning Commission did not have a quorum at the December meeting. For this reason the votes were not on the Agenda but that the Commission had met after it was posted and read the votes into the record. Supervisor Reinken requested that Items 1. and 6. be pulled from the Consent Agenda. Mayor Jacobsen explained the procedure to be followed when an item is pulled off of the Consent Agenda. Tom Ross was present and agreed to be present at the next meeting. Supervisor Hansen moved to approve the Consent Matters numbered 2, 3, 4, and 5 as outlined by the City Manager. Supervisor Burnaugh seconded the motion. Motion carried 5-0 and so ordered.

CARSON CITY REGIONAL PLANNING COMMISSION MEETING

JANUARY 3, 1984

4. U-83-37 Special use permit application by Eagle Valley Construction to allow a portable rock crushing operation on General Industrial zoned property at Highway 50 East, adjacent to the Lyon, Carson County line, APN's 8-611-03, 8-611-12 and 8-611-13.

Senior Planner Sullivan said that this would be a temporary facility to manufacture road-base and would meet all local, state, and federal air pollution standards.

Commissioner Owen asked if Eagle Valley Construction currently owns and operates a batch plant. Ron Kipp, representing Eagle Valley, responded that they do operate a plant which is tested annually by the State of Nevada to determine that it does meet air pollution standards.

An adjacent land owner requested some information as to the exact location of the requested operation and was provided with that information by Mr. Kipp. Mr. Parker, Ben Parker Company, expressed concern as to the control of dust at the site.

Commissioner Westsmith made a motion for approval with a six month review which died for lack of a second. Mr. Hoole commented that staff preferred a one year review so the operation could be observed through each season of one year.

Commissioner Westsmith moved recommendation for approval of Application U-83-37 as recommended by staff. Commissioner Jones seconded the motion. Carried unanimously.

STAFF REPORTPROPOSAL

To operate a portable rock crusher in a General Industrial district.

FACTS

This request involves three parcels south of Highway 50 East, adjacent to the Lyon County line. The site involves 39.92 acres. The applicant states that the proposed gravel plant will be a temporary facility and will manufacture aggregate road base.

All equipment used for this operation shall meet applicable state and local pollution controls and standards. There are two wells on the site which will be used to control the dust.

Access to Highway 50 East will be via a dirt loop road off of Highway 50 East. Said road has limited sight distance at the intersection, being situated on a curve and the crest of a hill.

LEGAL REQUIREMENTS

CCMC 18.05.062 Special Use Permit - The applicant shall present findings from a preponderance of evidence and must indicate the proposed use:

- a) Will be consistent with the master plan;
- b) Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and will cause no objectionable noise, vibrations, fumes, odors, dust, glare or physical activity,
- c) Will have little or no detrimental effect on vehicular or pedestrian traffic;
- d) Will not overburden existing public services and facilities, including schools, police, and fire protection, water, sanitary sewer, public roads, storm drainage, and other public improvements; and
- e) Meets the definition and specific standards set forth elsewhere in this title for such particular use.

The applicant for a special use permit shall have the burden of proof which shall include the burden of going forward with the evidence and the burden of persuasion on all questions of fact which are to be determined by the commission and the board.

RECOMMENDATIONS AND CONCLUSION

Staff recommends approval of U-83-37 subject to the following conditions:

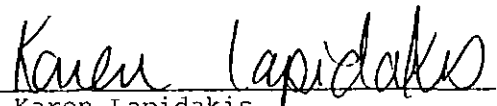
- 1) That there be a one-year review of the rock crushing operation;
- 2) That erosion of the stock piles is controlled to avoid impact on adjacent area;
- 3) That the applicant utilize appropriate dust control measures approved by City Public Works and Health Departments,
- 4) That the Department of Public Works shall approve of the site rehabilitation efforts after the full operation ceases;
- 5) That the operation shall meet all regulations of City's Public Health and Public Works Departments;
- 6) That all equipment shall be removed when the operation ceases;
- 7) That the Nevada Department of Transportation review this proposal.

The use is consistent with the Master Plan and there should not be a major impact on vehicular traffic. If the applicant complies with the above conditions, the surrounding properties should not be adversely affected.

Respectfully submitted,

John P. Hoole, Planning Director

By:

  
Karen Lapidakis  
Associate Planner





# CARSON CITY, NEVADA

CONSOLIDATED MUNICIPALITY AND STATE CAPITAL

December 12, 1983

Stan Spezzi  
Lyon County Courthouse  
Drawer "T"  
Yerrington, NV 89447

Dear Mr. Spezzi:

This letter is to inform you that this office has a request to operate a portable rock crusher on property adjacent to Lyon County. I have enclosed a copy of the plat map for your review. The hearing date is scheduled for January 3, 1984.

If you have any comments, please submit them prior to the meeting.

Sincerely,

CARSON CITY PLANNING DEPARTMENT

*Karen Lapidakis*

Karen Lapidakis  
Associate Planner

KL/sd

008-611-06 x  
008-611-05 x  
008-611-04 x  
008-611-03 AP x  
008-611-12 AP x  
008-611-13 AP x  
008-611-14 x  
008-611-09 x  
008-611-08  
008-611-18 x  
008-611-19 x

008-011-19 x  
008-011-20 x

010-011-01 x  
010-011-02 x

U-83-37  
John Serpa  
8-611-03, 12, 13

(X5) (7)

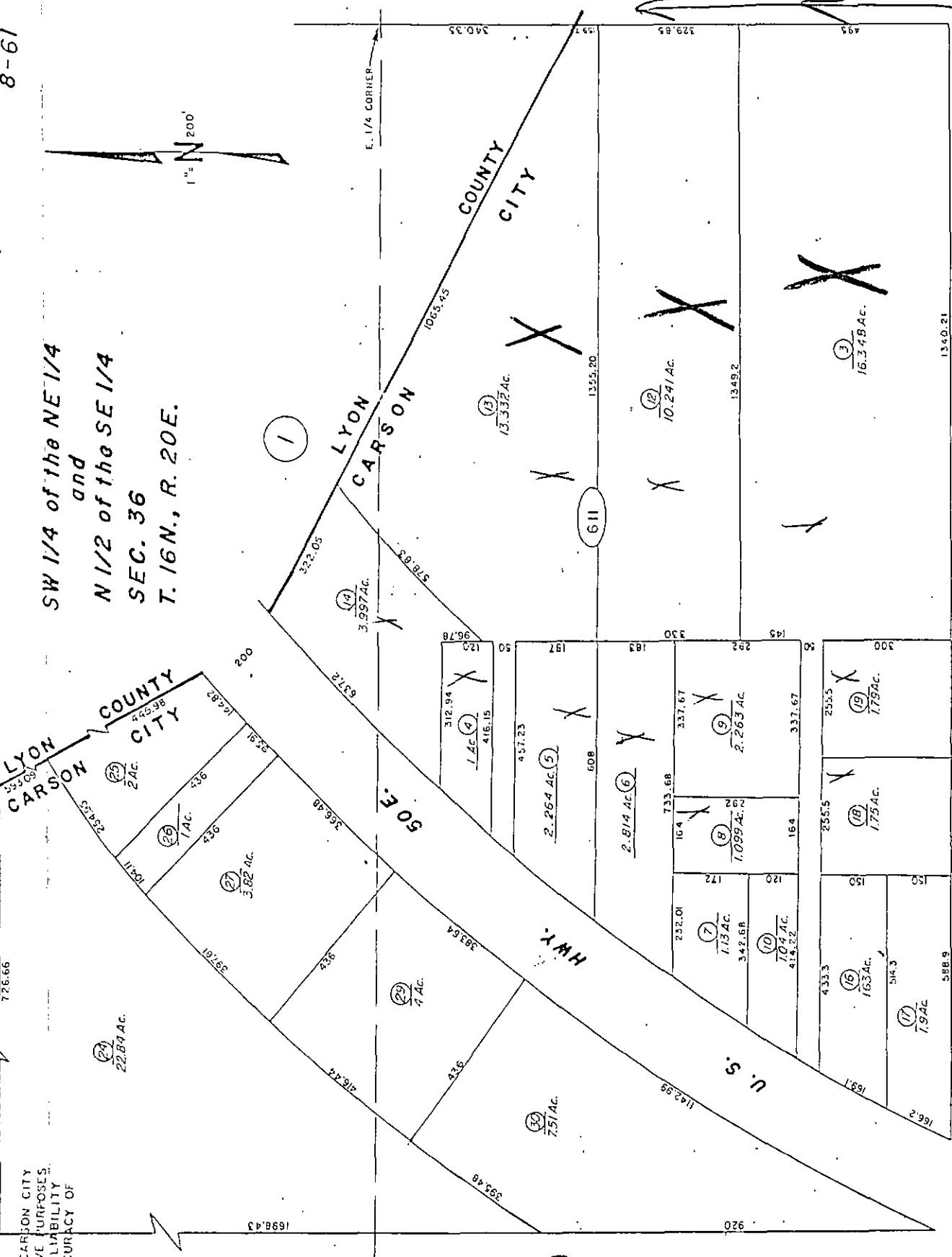
Mailed 12/7/83

PREPARED FOR THE USE OF THE CARSON CITY  
FOR ASSESSMENT AND ILLUSTRATIVE PURPOSES.  
DOES NOT REPRESENT A SURVEY. NO LIABILITY  
IS ASSUMED AS TO THE SUFFICIENCY OR ACCURACY OF  
THE INFORMATION DELINEATED HEREON.

2/21/79  
6/7/79  
8/24/81  
9/16/81  
1/7/82  
1/2/82

8-611-03, 12, 13  
John Sampa  
7183-37  
(15)

SW 1/4 of the NE 1/4  
and  
N 1/2 of the SE 1/4  
SEC. 36  
T. 16N., R. 20E.



8-011-19, 20 X (1)  
010-011-01, 02

8-611-03, 12, 13

John Serpa

U-83-37

CARSON  
LYON

COUNTY  
CITY

36

X

X

X

08 8-011-19  
B L M  
1050 E WILLIAM ST

CARSON CITY NV 89701

08 8-611-05  
PINKERTON, FERN G  
3586 NORTH HWY 84

OGDEN UT 84404

08 8-611-08  
ANDERSEN, GORDON R & CRUZ M  
4851 KOENIG ROAD

RENO NV 89506

08 10-011-01  
B L M  
1050 E WILLIAM ST

CARSON CITY NV 89701

08 8-011-20  
PARKER, BENJAMIN LANCASTER  
P O BOX 126

CARSON CITY NV 89702

08 8-611-12  
SERPA, JOHN C  
P O BOX 1724

CARSON CITY NV 89702

08 8-611-18  
SERPA, JOHN C  
P O BOX 1724

CARSON CITY NV 89702

08 8-611-06  
PINKERTON, FERN G  
3586 NORTH HWY 84

OGDEN UT 84404

08 8-611-04  
HUSZAR, FRANK & DORTHA  
P.O. BOX 1137

DAYTON NV 89403

08 10-011-02  
B L M  
1050 E WILLIAM ST

CARSON CITY NV 89701

08 8-611-03  
SERPA, JOHN C  
P O BOX 1724

CARSON CITY NV 89702

08 8-611-13  
SERPA, JOHN C  
P O BOX 1724

CARSON CITY NV 89702

08 8-611-19  
SERPA, JOHN C  
P O BOX 1724

CARSON CITY NV 89702

11-83-37  
Serpa

John

08 8-611-09  
ROHE, CHARLES M  
P.O. BOX 1047

CARSON CITY NV 89702

08 8-611-14  
SERPA, JOHN C  
P O BOX 1724

CARSON CITY NV 89702







# CARSON CITY, NEVADA

CONSOLIDATED MUNICIPALITY AND STATE CAPITAL

September 19, 1994

Mr. Ron Kipp  
6147 Lakeside Drive  
Suite 104  
Reno, NV 89570

Dear Mr. Kipp:

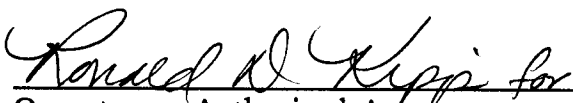
Pursuant to our telephone discussion today, staff is forwarding this letter of understanding to clarify several issues relating to the continued operation of a rock-crushing and extraction operation in accordance with previously approved Special Use Permit U-83-37 and existing City requirements. As was indicated in your correspondence dated September 16, 1994, the following will be provided or adhered to by the new operator of the use, (Brown Bros. Construction) and the owner of the subject site (John Serpa):

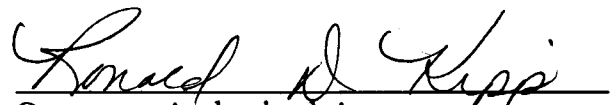
1. The hours of operation of the use shall be Monday through Saturday from dawn to dusk.
2. An on-site portable rest room facility shall be provided for all employees.
3. All cut slope areas (resulting from previous site disruption) which are visible from Highway 50 and off-site areas, and which are not to be utilized as part of the current operation for extraction activities shall be revegetated or bonded for said revegetation by the owner or operator at the commencement of site operations.
4. The applicant will provide staff with an annual description, by tons and by percentage of the entire site, of area excavated that year and provide revegetation plans and time frames. The applicant may provide this information during October, as requested, in order to make use of the "less busy time" for the excavation business.
5. All site areas disrupted by the operation beginning in 1994, shall be revegetated or bonded for said revegetation upon conclusion of extraction activities in such areas by phase.
6. The site shall have no exterior permanent or temporary lighting.

Mr. Ron Kipp  
September 19, 1994  
Page 2


The proposed operation is also subject to the original conditions of approval of the Special Use Permit (U-83-37) which are attached to this letter for your review. If you are in concurrence with these conditions as well as the above-stated provisions please sign in the spaces provided below. It is staff's opinion that with the applicant's and owner's (or designated agent) agreement to comply with these requirements, that the rock crushing and extraction use may continue to operate under the original special use permit approval.

I agree to operate the rock-crushing and extraction business located on APN(s) 8-611-03, 12, and 13 as originally approved under Special Use Permit U-83-37 and in accordance with the above-stated provisions as discussed between staff and yourself.

  
Operator or Authorized Agent  
C.B. MADDOX, PRES. BROWN  
BROS. CONST  
Sincerely,

  
Owner or Authorized Agent  
for JOHN C. SERPA

  
Sandra Danforth  
Senior Planner

  
Tara Hullinger  
Associate Planner

SD-TH/ma

# CARSON CITY REGIONAL PLANNING COMMISSION CASE RECORD

**MEETING DATE:** September 27, 1994

AGENDA ITEM NO.: E-3

TAPE NO. \_\_\_\_\_ SIDE NO. \_\_\_\_\_

COUNTER NO. \_\_\_\_\_

**APPLICANT NAME:** John Serpa

**FILE NO.:** U-94/95-13

ASSESSOR PARCEL NO.(S)	APN	8-611-03, 12, 13
ADDRESS		

**APPLICANT'S REQUEST:** Special use permit to allow extraction and operation of a portable rock crusher zoned General Industrial (GI)

**COMMISSIONERS PRESENT:**

X	POZZI	X	NIETZ	X	FONTAINE	X	PISIEWSKI
X	MALLY	X	ROGERS	X	CHRISTIANSON		

STAFF REPORT PRESENTED BY \_\_\_\_\_ [ ] REPORT ATTACHED

STAFF RECOMMENDATION    ☐ CONDITIONAL APPROVAL    ☐ DENIAL

**APPLICANT REPRESENTED BY**

	APPLICANT/AGENT PRESENT	APPLICANT/AGENT NOT PRESENT	APPLICANT/AGENT DID NOT SPEAK	APPLICANT/AGENT SPOKE
--	----------------------------	--------------------------------	----------------------------------	--------------------------

APPLICANT/AGENT INDICATED THAT (HE) (SHE) HAS READ THE STAFF REPORTS, AGREES AND UNDERSTANDS THE FINDINGS, RECOMMENDATIONS, AND CONDITIONS, AND AGREES TO CONFORM TO THE REQUIREMENTS THEREOF.

\*\*\*\*\*

PERSONS SPOKE IN FAVOR OF THE PROPOSAL

**PERSONS SPOKE IN OPPOSITION**

DISCUSSION, NOTES, COMMENTS FOR THE RECORD: [ ] MORE INFO ON REVERSE

Staff recommended the Planning Commission move to approve withdrawal of this Special Use Permit.

MOTION WAS MADE TO RECOMMEND [APPROVE] [DENY] [CONTINUE] TO:\_\_\_\_\_

**[ ] WITH THE FINDINGS AND CONDITIONS AS ENUMERATED ON THE STAFF REPORT**

[ ] WITH THE FINDINGS AND CONDITIONS OF THE STAFF REPORT AS MODIFIED

☐ WITH THE FINDINGS AND CONDITIONS OF THE COMMISSION ENUMERATED ON THE REVERSE OF THIS CASE RECORD

**MOVED:** Rogers      **SECOND:** Nietz      **PASSED** 7/AYE 0/NO 0/AB 0/DQ

**SCHEDULED FOR THE BOARD OF SUPERVISORS**      **DATE:** \_\_\_\_\_

REGULAR HEARING AGENDA [ ]

E-3



# CARSON CITY, NEVADA

CONSOLIDATED MUNICIPALITY AND STATE CAPITAL

**MEMO TO:** Carson City Regional Planning Commission

**FROM:** Community Development Department

**DATE:** September 27, 1994

**SUBJECT:** Withdrawal of Special Use Permit U-94/95-13

The applicant has submitted an application requesting approval of a special use permit to allow a rock crushing and extraction operation on land located generally east of Highway 50 and south of the Carson City/Lyon County line, APN(s) 8-611-03, 12 and 13. Subsequent to public noticing of this request, staff discovered the existence of a previously approved special use permit (U-83-37) for the same use on the subject site. This permit was approved by the Planning Commission in January of 1984 and was operated by another applicant. Staff's review of the conditions of the previous approval and the project file indicates that the special use permit is still valid.

Staff has met with the applicant and discussed both the original conditions of approval and current City requirements. The applicant has agreed to comply with all of these requirements. Given the existence and validity of a previously approved Special Use Permit, staff is recommending the Special Use Permit U-94/95-13 be withdrawn and the applicant be permitted to operate under the original approval. The applicant is in concurrence with this recommendation.

Therefore, staff recommends the Planning Commission move to approve withdrawal of Special Use Permit U-94/95-13.

TH-SD/ma



**RDK****R D KIPP CONSULTING, INC.**

6147 LAKESIDE DR., SUITE 104  
RENO, NEVADA 89511  
POST OFFICE BOX 70577  
RENO, NEVADA 89570

(702) 826-5544

FAX (702) 826-1877

September 19, 1994

Sandra Danforth  
Tara Hullinger  
CARSON CITY DEPT. OF COMMUNITY DEVELOPMENT  
PLANNING DIVISION  
2621 Northgate Lane, Suite 62  
Carson City, Nevada 89706

**RE: SPECIAL USE PERMIT APPLICATION,  
EXTRACTION AND ROCK CRUSHING PLANT  
APN's 8-611-3, -12, AND -13**

**EXISTING SUP U-83-37**

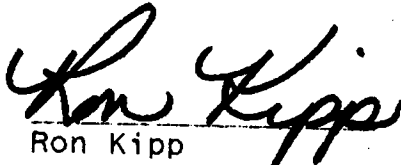
Dear Sandra and Tara:

It is my understanding that you have determined that the existing Special Use Permit can still be considered legally valid and that this proposed continuation of the operation can be done, subject to my execution of your letter of understanding, that is to address your concerns about hours of operation, clean up of "leftovers" from earlier operations and revegetation of cut slopes, specifically slopes visible from Highway 50.

Therefore, I concur with your staff recommendation to withdraw my application for Special Use Permit U-94/95-13.

I find this to be an excellent solution and do greatly appreciate all of your help in working this out.

Sincerely,

  
Ron Kipp

**CARSON CITY PUBLIC WORKS DEPARTMENT  
PLANNING COMMISSION REPORT  
FILE NUMBER U-94/95-13**

DATE: September 20, 1994

MEETING DATE: September 27, 1994

TO: Planning Commission

FROM: Public Works Department

SUBJECT TITLE: Action on a special use permit to allow an extraction and crushing operation on APN's 08-611-03, 12 and 13 on the southeast side of Highway 50 East near Flint Road for John Serpa and Brown Bros. Construction

RECOMMENDATION: Public Works has no objection to the request subject to the following conditions:

- 1) The applicant must have N.D.O.T. approval for Highway 50 East access.
- 2) The applicant must obtain a N.D.E.P. storm water discharge permit and must properly control erosion and sedimentation from the site drainage courses.
- 3) The applicant must maintain proper dust control and obtain the proper N.D.E.P dust control permit.
- 4) The applicant must submit for approval an operating plan showing both interim and build out slope stabilization, erosion control and revegetation plans as well as final site rehabilitation.
- 5) The applicant shall provide appropriate surety to insure that proper site rehabilitation can be accomplished at any time the operation ceases.

DISCUSSION: Public Works has reviewed the request within our areas of purview relative to adopted standards and practices and to the provisions of C.C.M.C. 18.05, Conditional Uses. The following discussion is offered.

C.C.M.C. 18.05.062(1) - Adequate Plans

The information submitted by the applicant is adequate for this analysis.

C.C.M.C. 18.05.062(5a) - Master Plan

The request is not in conflict with any Public Works or Utility Master Plans for streets or utilities.

C.C.M.C. 18.05.062(5c) - Traffic/Pedestrians

Estimated daily truck trips are relatively low. Existing development in the immediate vicinity does not appear to be such that the projected traffic will be particularly bothersome. The suggested use of the access onto Highway 50 East should be reviewed with N.D.O.T. for their approval. The access appears

adequate but N.D.O.T. may feel that some type of signing or other control would be appropriate under the circumstances to meet minimum traffic safety requirements.

C.C.M.C. 18.05.062(5d) - Public Services

The proposal has no effect on any utility facilities or easements, either existing or proposed.

Other - Drainage

The applicant has not indicated any mitigation efforts with respect to any natural drainage swales and runoff from the site. All grading activity must allow for the passage of any drainage through the site. In addition, any drainage channels must be protected from scouring and erosion and the applicant must insure that no downstream sedimentation occurs. Because the activity will impact more than five acres, the applicant will be required to obtain the necessary construction storm water discharge permit approvals from the Nevada Division of Environmental Protection.

Other - Dust Control

The applicant has outlined his dust control proposals. These measures must be approved by the Nevada Division of Environmental Protection.

Other - Site Restoration

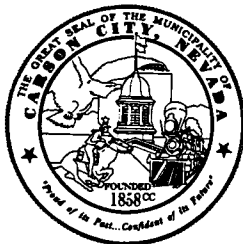
The applicant has not indicated any interim or long term methods of site restoration. The applicant should be required to provide slope stabilization and erosion control efforts during the course of the operation as well as a final proposed plan to prevent slope failures and sedimentation and damage to offsite properties. Temporary revegetation, slope benching, sedimentation barriers or other recognized erosion control measures must be provided in the form of an operations plan for city approval. A final conceptual site plan showing the finished general site configuration and slope stabilization and revegetation efforts must be provided. The applicant should be required to provide a surety to the city to insure that site rehabilitation will be provided to protect all abutting and downstream properties.

Respectfully submitted,



---

Tim Homann, P.E.  
City Engineer



# CARSON CITY, NEVADA

CONSOLIDATED MUNICIPALITY AND STATE CAPITAL

94-09-13P01:40 RCVD

Date: September 12, 1994

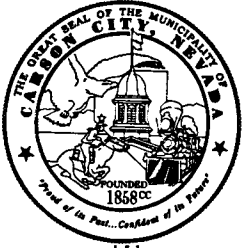
To: Planning Commission

From: Steve Mihelic, Fire Marshal *SM*

Subject: September Agenda Items

Upon review of the above entitled project the following concerns and comments were noted:

- \* M-94/95-3 Carson City; Alley abandonment; No Concern
- \* U-94/95-12 Nevada Dept of Trans.; Billboard; No Concern
- \* U-94/95-13 John Serpa; Extraction Operation; This will have to comply with all applicable codes relative to the operation. Any fuel storage and dispensing will have to be according to article 79 of the Uniform Fire Code. Additionally, if structures are erected fire flows as indicated by the fire code will be required. Without further information relative to the specific process and operation no further comments can be made at this time.
- \* U-94/95-14 Capitol City Baptist Church; This project must comply with all applicable state and local regulations relative to day care facilities. We do not believe this to be a problem, and final review will occur at the time of the issuance of a business license.
- \* M-94/95-4 Carson City; Bike Path plan. No Concerns
- \* MPA-94/95-2 & Z-94/95-3 Madelyne Voeller; Changes in land use. We have no concern with the changes at this time. In the event of future development additional fire flows and/or hydrants may be required.
- \* Z-94/95-2, MPA-94/95-2, V-94/95-3 and S-94/95-2 Stanton Park Development; All access roads into and in the development must be a minimum of 20' wide unobstructed, including parking. Hydrant spacing needs to be an average of 500 feet and fire flows must be 1000 gpm minimum for residential construction up to 3599 square foot buildings. Larger buildings will require greater fire flow. We will require greater detail of the emergency access/egress on the south end of the project that leads to Gregg St.



# CARSON CITY, NEVADA

CONSOLIDATED MUNICIPALITY AND STATE CAPITAL

Page 2 of 2

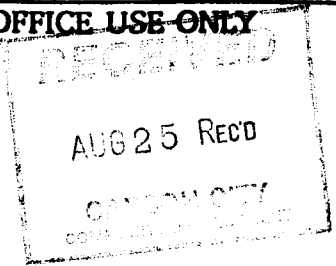
\* S-94/95-2 Richard Scott; Iron Mountain, We have discussed this project thoroughly with Mr. Scott. His plans as submitted seemed to address all of our concerns. We have no further comment at this time.

If we can be of further assistance please contact us at 887-2220.

● ORIGINAL

Carson City Department of Community Development  
Planning Division (702) 887-2180  
2621 Northgate Lane - Suite 62 - Carson City, Nevada 89706  
SPECIAL USE PERMIT FEES: \$325 Major/\$250 Minor (residential)

FOR OFFICE USE ONLY



4-94/95-13

PROPERTY OWNER  
John C. Serpa  
PHONE  
882-5630

Mailing Address, City, State, Zip Code  
P. O. Box 1724  
Carson City, Nevada 89702

Name of Person to Whom all Correspondence Should be Sent  
APPLICANT  
Brown Bros. Const.  
883-1244  
PHONE  
Ron Kipp  
826-5544

SUBMITTAL PACKET  
☒ Completed Application  
☒ Site Plan  
☒ Proposal questionnaire with both questions and answers given >20 copies  
☒ Applicant's Acknowledgement Statement

Mailing Address, City, State, Zip Code  
5819 Sheep Dr #2  
Carson City, 89701  
R D KIPP CONSULT.  
P O Box 70577  
Reno, Nv. 89570

Application reviewed and received by:

Assessor Parcel Number(s) 8-611-3, 12 & 13	Street Address	
Master Plan Designation Gen. Industrial	Zoning District(s) Gen. Industrial	Nearest Major Cross Street(s) Hwy 50 East

Briefly describe the components of the proposed project: In accordance with Carson City Municipal Code

Section: Title 18, a request to allow, as a conditional use, the extraction of materials and the installation and operation of a portable rock crusher for the manufacture of aggregate road base and other crusher run aggregate products.

PROPERTY OWNER'S AFFIDAVIT

I, John C. Serpa, being duly deposed, do hereby affirm that I am the record owner of the subject property of this application, and that I agree to the filing of this project. I understand that as property owner, I am ultimately responsible for compliance with any conditions imposed by the Planning Commission.

PO 1724, CC, NV 89702 8/25/94  
Signature Address Date

Use additional page if necessary for other names

Subscribed and sworn before me this 25<sup>th</sup> day of AUGUST  
State of Nevada (or State of \_\_\_\_\_)  
Carson City (or \_\_\_\_\_)

1994 RONALD D. KIPP  
Notary Public - State of Nevada  
Notary public in and for the State of Nevada  
My Commission Expires SEP 30, 1995

**R D KIPP CONSULTING, INC.**

P. O. BOX 70577  
RENO, NEVADA 89570  
tel 826-5544 fax 826-1877

**SPECIAL USE PERMIT APPLICATION  
EXTRACTION AND CRUSHING  
APN's 8-611-3, 12 & 13**

**APPLICANT:**

**BROWN BROTHERS CONSTRUCTION  
5819 SHEEP DRIVE, UNIT 2  
CARSON CITY, NEVADA 89701**

**GENERAL REVIEW OF PERMITS**

QUESTION I. How will the proposed development further and be in keeping with and not contrary to the objectives of the Master Plan?

Objective III: To assure the management of community change to effect positive and orderly growth.

Recommendation 1: Establish a rational sequence for future development based on the availability of natural resources and the ability to provide public facilities and services.

Recommendation 14: Extraction operations shall rehabilitate the site prior to completion.

The use of this site, a former extraction and crushing site, will, over a period of 10 to 20 years, result in the site being graded to provide relatively flat General Industrial lots served by a loop road off of Highway 50 East. See Supplemental Exhibit A attached.

The Applicant, Brown Brothers Construction, proposes initially to process approximately 100,000 tons of material per year, increasing production gradually, if and as demand requires, to approximately 250,000 tons per year.

Based on the 5 foot interval contour map that was available, see Supplemental Exhibit B attached, I estimate that approximately 2,500,000 to 3,000,000 tons of material can be extracted from the site while grading the site to leave lots and the road with 1 to 2% drainage. This number can be refined when I have a better topo map.



With the nearest City water system being located at Highway 50 and Deer Run Road and the nearest City Sewer being located at Deer Run Road and Morgan Mill Road, we estimate that it will take 10 to 15 years to reach this site with the necessary services which would coincide with a good portion of the site being graded for General Industrial lots.

QUESTION II. Will the effect of the proposed development on the immediate vicinity be detrimental?

Objective I: To accommodate planned population growth in ways which will not damage the social, economic and environmental well being of Carson City.

Recommendation 1: To provide land for future development without sacrificing the character and qualities identified with Carson City.

A. To the southwest lays Parker Systems which accesses off of Flint Drive, the road to the Carson City Landfill. To the west lay a Heating and Air conditioning business and a truck and auto sales and repair business, and, the closest existing development which appears to be the Office, Shop and Yard for a General Engineering Construction Co., and to the northwest lays a Plywood and Lumber business. Directly east of the Lumber business lays a mobile home that I believe is the Office/Residence for the Lumber business. All other surrounding land is currently vacant.

B. The extraction and crushing operation is similar only to the General Engineering Construction existing development in the neighborhood however, the objective is to eventually create General Industrial lots suitable for similar business in the future. Services extended to serve the GI lots would then also be available to the existing businesses.

The Applicant proposes to operate the extraction and crushing operation for 2 to 4 months of the year, processing and stockpiling the material for use as required. The crusher will be located approximately 1,000 feet east of the closest existing developments which is the downwind side of them with the "normal" Carson City winds. Dust control will be provided by the Applicant on an as needed basis, 24 hours a day, 7 days a week. The Applicant proposes to install a 10,000 gallon standing water tank to be filled from the existing well for dust control to be augmented by water trucks hauling effluent water if necessary. Noise, dust and odors should not create a problem for the neighboring property owners.

This site was previously approved for a crushing operation by Carson City in 1981.

C. The existing paved road into the site currently serves the site itself, the Plywood and Lumber yard and Office/Residence and the auto and truck sales and repair business. The Heating and AC business and the General Engineering Construction business access the Highway via a gravel road. When operating, the extraction and crushing operation would add between 4 and 6 trips per day to the site. When material is being transported out, I would estimate between 2 and 8 trips per hour to the site, depending on the quantities of material being hauled. In 1981, NDOT required the construction of a Type 5 approach to the site and the Highway was 2 lanes then. There will be left turn movements which will be easily accommodated now that the Highway is 4 lanes with a left turn storage lane. When the Highway was widened, a new Type 5 approach was constructed. There will not be a substantial increase in traffic in the area and the new Highway section is more than adequate to handle the relatively small increase generated.

QUESTION III. Is there merit and value in the proposed development for the community as a whole?

Objective III: To assure the management of community change to effect positive and orderly growth.

Recommendation 1: Establish a rational sequence for future development based on the availability of natural resources and the ability to provide public facilities and services.

The overall plan is to provide General Industrial lots to allow for continued business growth in Carson City. The extraction and crushing operation will produce materials in Carson City that are currently purchased by the Applicant from sources in Lyon County. The taxes paid on materials will go to Carson City instead of Lyon County. The extraction and crushing operation and the projects on which the Applicant will be using them will create additional jobs for construction workers. The extraction and crushing operation will add another competitor to the slim list of aggregate suppliers to Carson City which will help keep material prices competitive.

QUESTION IV. Has sufficient consideration been exercised by the applicant adapting the project to existing improvements in the area?

Objective IV: To promote better community design, appearance and recognition of Carson City.

Recommendation 1: To maintain and further enhance the attractiveness of this community which will provide a more pleasing environment for residents, business and visitors.

A. The ultimate goal of the extraction and crushing operation is to create graded General Industrial lots on the site. Drainage will be maintained at a minimum of 1 to 2% with drainage directed to it's existing courses. No standing water areas will be created and no drainage will be directed to existing developments.

B. The existing well on the site is just adequate to provide dust control (by the permitted volume of the well). There are currently no City water or sewer lines to the site, as indicated earlier. These services will eventually be extended, with Public Works approval, to benefit the existing developments as well as the site.

C. The extraction and crushing operation will be serviced by a Sani-hut and bottled water. Any extension of City sewer and water systems will be appropriately sized when the extensions occur.

D. No road improvements would be required to serve the extraction and crushing operation. The site is served by an existing paved road and the newly widened Highway.

E. This information is provided by Ron Kipp, R D Kipp Consulting, Inc. from data gathered from the Applicant, Carson City Planning, the old application and permit for the previously approved rock crusher, the 1981 NDOT encroachment permit, the Carson City Assessors office, Record of Survey 714 as prepared by Walter G. Reid and a 1" = 200' scale 5' interval topo map from Carson City Public Works, flown 4 May 1972.

The overall goal of General Industrial lots is compatible with the existing improvements in the area. The extraction and crushing operation is a permitted use in GI zoned land and is being approached to cause the minimum amount of disturbance to the existing developments during the life of the operation.

## **REVIEW OF SPECIAL USE PERMITS**

QUESTION I. Will the proposed use be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties on in the general neighborhood; and cause no objectionable noise, vibrations, fumes, odors, dust, glare, or physical activity?

Objective I: To accommodate planned population growth in ways which will not damage the social, economic and environmental well being of Carson City.

Recommendation 3: To provide a balance between the City's social, cultural and economic needs and environmental considerations in the allocation of its land resources.

A. The extraction and crushing operation will not have any buildings. There will be the portable crusher, radial stacking belts and a portable generator housed in a trailer. A dozer will periodically rip materials that will be fed into the crusher by a loader. A water truck will be used for dust control and moisture conditioning the material.

B. It is unlikely that any noise or vibration would be heard or felt in any of the adjacent existing developments. In the event that the prevailing winds should shift from their normal west to east direction to an east to west direction, the noise of the operation might be heard in the adjacent existing developments.

C. The project will generate the noise of the machinery and equipment, the exhaust of the motors and dust during the ripping and loading of materials. The machinery and equipment will meet the current requirements of noise and exhaust emissions and the dust will be controlled with water. If necessary, a dust palliative will be applied. Placing the stockpiles of processed materials to the west of the crusher would act as a sound attenuation berm for the existing developments and placing the crusher in a depression, which is common practice, would also reduce noise and visability.

D. No outdoor lighting will be used for the extraction and crushing operations. Outdoor lighting for future General Industrial buildings will be addressed during the Building Permit process.

E. No landscaping is proposed during the extraction and crushing operation. Landscaping for future developments would be addressed during the Building Permit process.

F. No offsite parking is needed for the extraction and crushing operation.

QUESTION II. Will the proposed project have little or no detrimental effect on vehicular or pedestrian traffic?

Traffic items were addressed in Paragraph C. of the previous Question II, and I have never seen any pedestrian traffic in the area.

QUESTION III. Will the project overburden existing public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public improvements?

A. The extraction and crushing operation should have no effect on the police and fire services unless some unusual event should occur. The existing paved road to the site, being built for truck and trailer combinations is more than adequate for emergency access vehicles and personnel. I believe the original rock crushing permit application back in 1981 was reviewed by the Fire Chief and the Sheriff, to my knowledge, the Current Fire Chief and Sheriff have not reviewed this application yet.

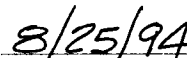
B. There are no dwelling units involved in this proposal.

This extraction and crushing operation will not overburden existing public services and facilities.

#### ACKNOWLEDGMENT OF APPLICANT

I certify that the forgoing statements are true and correct to the best of my knowledge and belief. I agree to fulfill all conditions as established by the Planning Commission/Board of Supervisors. I am aware that this permit becomes null and void if the use is not initiated within one year of the date of the Planning Commission's/Board of Supervisor's approval; and I understand that this permit may be revoked for violation of any conditions of approval. I further understand that approval of this application does not exempt me from all City code requirements.

  
Applicant

  
Date

**RDK****R D KIPP CONSULTING, INC.****6147 LAKESIDE DR., SUITE 104  
RENO, NEVADA 89511  
POST OFFICE BOX 70577  
RENO, NEVADA 89570****(702) 826-5544****FAX (702) 826-1877**

September 16, 1994

Sandra Danforth  
Tara Hullinger  
CARSON CITY DEPT. OF COMMUNITY DEVELOPMENT  
PLANNING DIVISION  
2621 Northgate Lane, Suite 62  
Carson City, Nevada 89706

**RE: SPECIAL USE PERMIT APPLICATION,  
EXTRACTION AND ROCK CRUSHING PLANT  
APN's 8-611-3, -12, AND -13**

**YOUR QUESTIONS FROM OUR ONSITE  
MEETING, THURSDAY, 9/15/94**

**#1, LIST OF ALL EQUIPMENT & STRUCTURES**

A normal portable crushing equipment spread consists of the crusher, which has to be legally transportable over public roadways. When set up for operation, the crusher is approximately 9' wide, 40' long and 15' tall. One front end loader to feed the hopper on the crusher and clean up around the crusher, 1 or 2 radial arm stacking belts and a generator in a trailer van. The spread is normally operated by two people.

Supporting services provided to the crusher operation, which is planned to be a hired specialty contractor, by the applicant will be a bulldozer to cut the existing material and push it to a stockpile near the crusher, the 10,000 gallon water tank and one or more water trucks, as needed, for dust control and a service truck to furnish lubricants, oils and fuel for the equipment.

The applicant desires to manufacture aggregate materials for use on the applicants own projects, no public sales are anticipated.

Since no truck scale would be required for the applicants proposed use, there will not be any structures such as an office, scale or scalehouse.

A regularly maintained "Sani-Hut" will be set at the site and potable containered drinking water will be provided.

Hours of operation are proposed to be limited to daylight hours only, Mondays through Saturdays, so no lighting will be required. No night watchman or guard is planned. Most people don't seem to have much interest in a crushing operation.

As you are aware, there is a heavy steel gate across the paved road, in a cut section and with a couple of large boulders, which secures the site from most unauthorized vehicle traffic and this gate will be secured when no operations are occurring.

## #2 PIT - ULTIMATE FINISH GRADES

This application is NOT for a true "pit" or "hole in the ground" operation. This application is for surface extraction while always maintaining positive drainage without any areas of standing waters.

As I said yesterday, this is industrial property that is for sale so the extraction operation could stop at any time, if it's sold.

I'll attempt to describe what I think would be the MAXIMUM change in the site grades assuming it's not sold in the next ten to fifteen years.

The entire site is approximately 40 acres. If the entire site is eventually worked, I estimate that approximately 6 acres around the perimeter would be brought down in 2:1 slopes to "working" levels, leaving approx. 34 acres that could be extracted from.

If the entire "working" area of 34 acres was extracted from, the site would be lowered approx. 1 foot per year for the production of 100,000 tons of aggregate. It is NOT the intent of the applicant to work the entire site at one time, this is just to give you an idea of the amount of material per foot of cut across the site.



For the following, please refer to the attached Supplemental Exhibit C:

The elevation of the existing paved road at point A is approximately 4980. Maintaining +1% grade on the road would result in an "ultimate" grade at point B of 4986, at -2% from point B to point C would result in a grade at point C of 4978, at -3% from point C would result in a grade at point D of 4961, then at -1% for a grade at point E of 4956 and match existing at point F of 4952.

Along the road, this would be an "ultimate" cut at point B of 34 feet, at point C of 9 feet, at point D of 16 feet, at point E of 47 feet and match existing at point F.

Around the perimeter, at point G would match existing, an "ultimate" cut at point H of 18 feet, at point I of 11 feet, at point J of 51 feet, at point K of 46 feet, at point L of 15 feet, at point M of 60 feet, at point N of 30 feet and at point O of 45 feet.

If the site were to be extracted in this manner, there would be positive roadway drainage and positive lot area drainage, either to the roadway or to the existing natural drainage ways.

All of these numbers are approximate and are my opinion of the "maximum ultimate" cuts, based on a quick and very rough look at the available topo, if this site was to be extracted for the maximum aggregate available. In my opinion, it is unlikely that the site would ever be extracted to the maximum limits.

### #3 NUMBER & SIZE OF STOCKPILES

The principle product the applicant desires to produce at the site is Type 2, Class B Aggregate Base for use on the applicants projects in Carson City and the applicant would also produce 3/4" and 1 1/2" rock for use on projects.

I estimate the applicant would produce 95% of the materials as Type 2 Base and the remaining 5% as rock.

I would estimate 2 stockpiles of rock, each stockpile being approx. 30' wide at the bottom, 10' high by 150' in length.

If all of the Base were manufactured and stockpiled in one day, I would estimate 2 stockpiles, each stockpile being approximately 100' wide at the bottom, 15' to 20' in height by 400' in length.

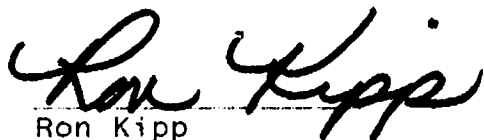
Since crusher production ranges from 1,000 to 2,000 tons per day and the applicant will be utilizing the material as it is produced, it is likely that only one stockpile of Base would be onsite when the crushing operation is done, with the applicant continuing to remove material throughout the remainder of the construction season.

The object being to manufacture only the estimated quantities needed for the construction season and have little, if any, material stockpiled during the winter months.

I've contacted Tom Hoffert at Carson City Utilities regarding the use of effluent water for dust control. The effluent water is available at no cost. After the applicant brings a loaded water truck to the corporate yard for inspection for leaks and the truck is found acceptable, a permit would be issued.

If you have any questions or need any additional information, please call me at 826-5544.

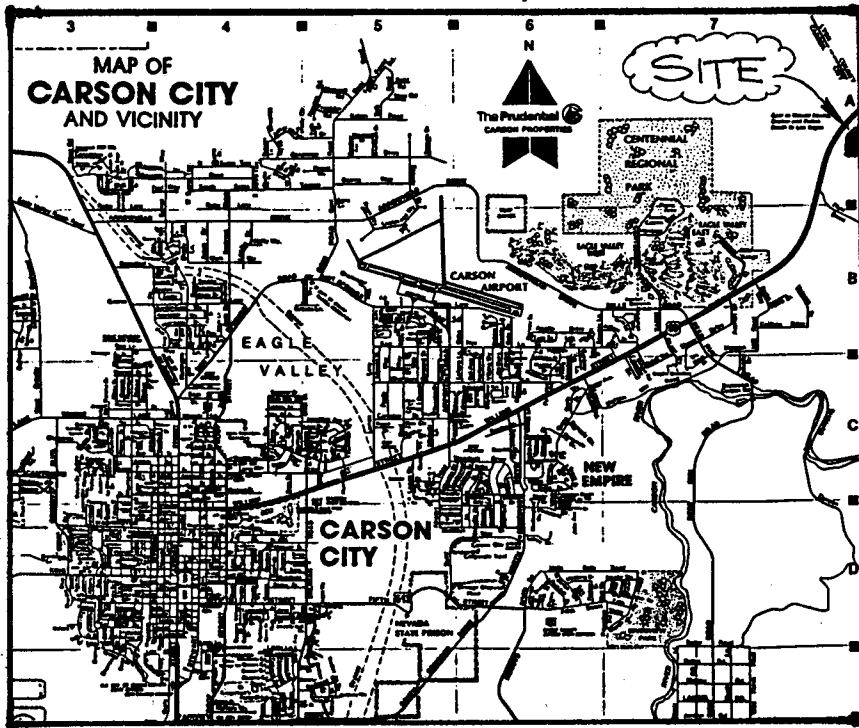
Sincerely,

  
Ron Kipp





SPECIAL USE PERMIT, SITE PLAN, PORTABLE ROCK CRUSHER ON GI PROPERTY



OWNER: John C. Serpa  
P.O. Box 1724  
Carson City, NV 89702

APPLICANT: Brown Brothers Const.  
5819 Sheep Dr., # 2  
Carson City, NV 89701

REQUEST: S.U.P. to allow extraction and operate a portable rock crusher in a General Industrial Zone (GI)

MASTER PLAN LAND USE DESIGNATION: General Industrial

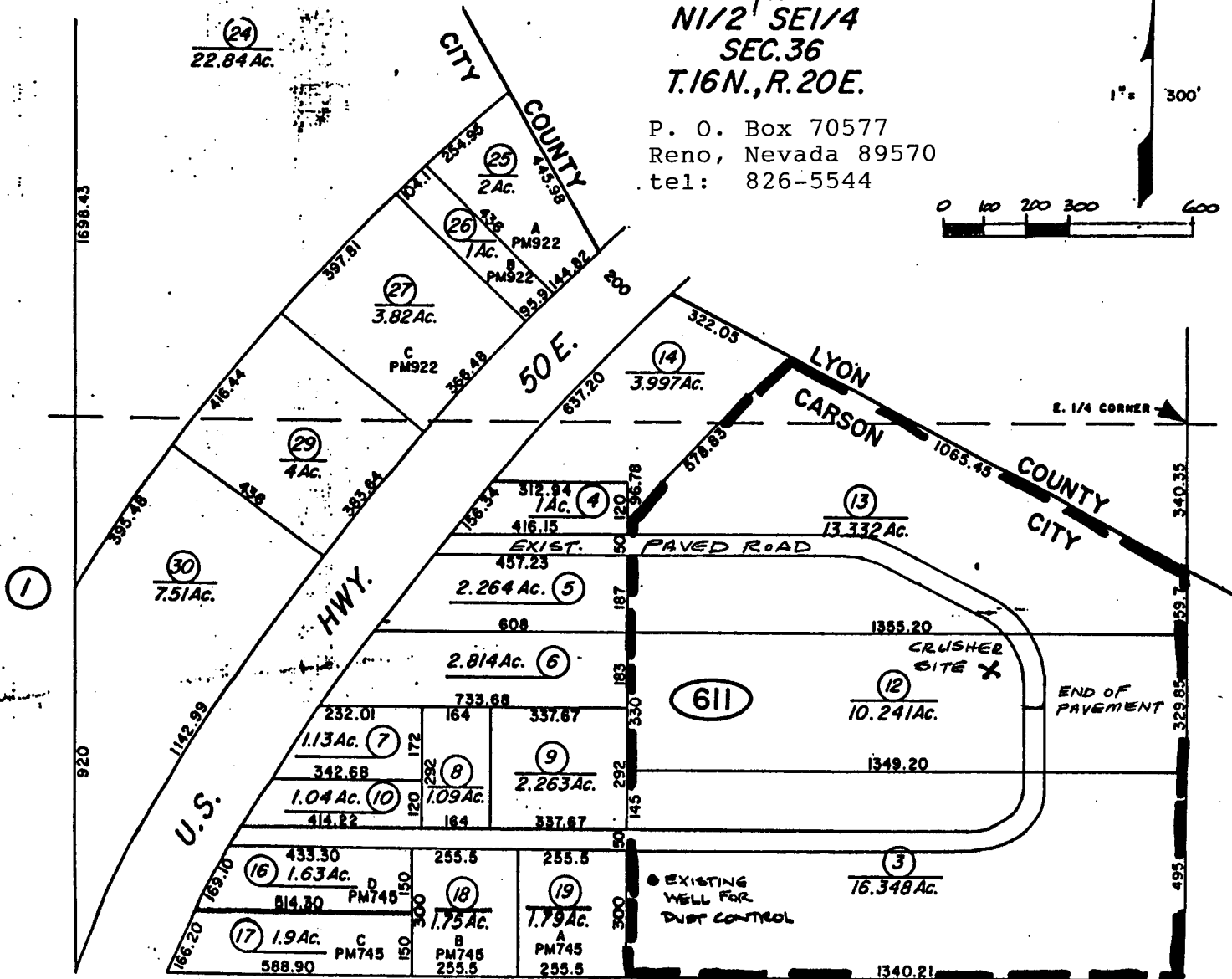
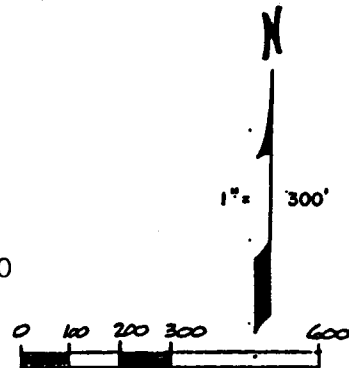
APN's 8-611-3, 12 and 13

**8-61**

Site Plan prepared by:  
R D KIPP CONSULTING, INC.

SW 1/4 NE 1/4  
AND  
N 1/2 SE 1/4  
SEC. 36  
T. 16 N., R. 20 E.

P. O. Box 70577  
Reno, Nevada 89570  
tel: 826-5544





RDK

R D KIPP CONSULTING, INC.

8147 LAKESIDE DR., SUITE 104  
RENO, NEVADA 89511  
POST OFFICE BOX 70577  
RENO, NEVADA 89570

(702) 826-5544

FAX (702) 826-1877

September 19, 1994

Sandra Danforth  
Tara Hullinger  
CARSON CITY DEPT. OF COMMUNITY DEVELOPMENT  
PLANNING DIVISION  
2621 Northgate Lane, Suite 62  
Carson City, Nevada 89706

**RE: SPECIAL USE PERMIT APPLICATION,  
EXTRACTION AND ROCK CRUSHING PLANT  
APN's 8-611-3, -12, AND -13**

**EXISTING SUP U-83-37**

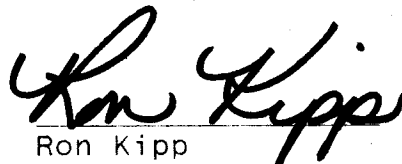
Dear Sandra and Tara:

It is my understanding that you have determined that the existing Special Use Permit can still be considered legally valid and that this proposed continuation of the operation can be done, subject to my execution of your letter of understanding, that is to address your concerns about hours of operation, clean up of "leftovers" from earlier operations and revegetation of cut slopes, specifically slopes visible from Highway 50.

Therefore, I concur with your staff recommendation to withdraw my application for Special Use Permit U-94/95-13.

I find this to be an excellent solution and do greatly appreciate all of your help in working this out.

Sincerely,

  
Ron Kipp

PAGE 1 OF 1

LAND ACQUISITION AND DEVELOPMENT



**RDK**

**R D KIPP CONSULTING, INC.**

**6147 LAKESIDE DR., SUITE 104  
RENO, NEVADA 89511  
POST OFFICE BOX 70577  
RENO, NEVADA 89570**

**(702) 826-5544**

**FAX (702) 826-1877**

September 16, 1994

94-09-10-12:50 8000

Sandra Danforth  
Tara Hullinger  
CARSON CITY DEPT. OF COMMUNITY DEVELOPMENT  
PLANNING DIVISION  
2621 Northgate Lane, Suite 62  
Carson City, Nevada 89706

**RE: SPECIAL USE PERMIT APPLICATION,  
EXTRACTION AND ROCK CRUSHING PLANT  
APN's 8-611-3, -12, AND -13**

**YOUR QUESTIONS FROM OUR ONSITE  
MEETING, THURSDAY, 9/15/94**

**#1, LIST OF ALL EQUIPMENT & STRUCTURES**

A normal portable crushing equipment spread consists of the crusher, which has to be legally transportable over public roadways. When set up for operation, the crusher is approximately 9' wide, 40' long and 15' tall. One front end loader to feed the hopper on the crusher and clean up around the crusher, 1 or 2 radial arm stacking belts and a generator in a trailer van. The spread is normally operated by two people.

Supporting services provided to the crusher operation, which is planned to be a hired specialty contractor, by the applicant will be a bulldozer to cut the existing material and push it to a stockpile near the crusher, the 10,000 gallon water tank and one or more water trucks, as needed, for dust control and a service truck to furnish lubricants, oils and fuel for the equipment.

The applicant desires to manufacture aggregate materials for use on the applicants own projects, no public sales are anticipated.

£189,000

 $|1\rangle = 200$ 

000.0613

**APPROX. LIMITS OF  
PREVIOUS WORK**

SUPPLEMENTAL  
EXHIBIT

9

NI, 625,000

N1,624,000

3050

8-611-13

8-611-12

~~8-611-3~~

PAVED  
000,000

P-105

4993.5

150' ROAD EAST

x5013.0

5016.5

5000

5000

500-

EX-151

~~EXIST. JEEP TRAIL~~

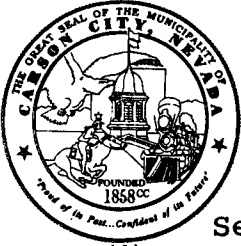
50' ROAD EASEMENT

EXIST. GRADED  
ROAD

4975

4978.5

x 4988.0



9 09-13 A09:42 OUT

## CARSON CITY, NEVADA

CONSOLIDATED MUNICIPALITY AND STATE CAPITAL

September 12, 1994

MEMO TO: Sandra Danforth, Senior Planner  
FROM: Dorothy A. Timian-Palmer, Utilities Director *DATP*  
SUBJECT: John Serpa  
U-94/95-13  
Extraction and Operation of Portable Rock Crusher

The application as submitted indicates that an existing well will be utilized for the operation's dust control. The Utilities Department requests that the applicant submit a letter from the State of Nevada Division of Water Resources regarding water rights and the ability to utilize this service on adjoining parcels.

DATP/lgm

### UTILITIES DEPARTMENT

Environmental Control Authority • 3300 Butti Way, #7 • 89701 • (702) 887-2340  
Wastewater Reclamation Plant • 3320 E. 5th Street • 89701 • (702) 887-2360  
Utility Billing • 2621 Northgate Lane, #66 • 89706 • (702) 887-2370  
Sewer Utility • 3300 Butti Way, #7 • 89701 • (702) 887-2340  
Water Utility • 3300 Butti Way, #9 • 89701 • (702) 887-2355

CARSON CITY REGIONAL PLANNING COMMISSION  
REPORT TO  
CARSON CITY BOARD OF SUPERVISORS

DATE January 4, 1984  
Change of Land Use  
☒ Special Use Permit  
Variance  
Other ( )

APPLICANT: Eagle Valley Construction  
5894 Sheep Drive  
Carson City, Nevada 89701

SUBJECT: U-83-37: Special use permit application by Eagle Valley Construction to allow a portable rock crushing operation on General Industrial zoned property at Highway 50 East, adjacent to the Lyon, Carson County line, APN's 8-611-03, 8-611-12, and 8-611-13.


ACTION: CARSON CITY REGIONAL PLANNING COMMISSION  
Hearing Date(s): January 3, 1984  
Recommendation(s) Condition(s) and Justification(s)

Based on findings listed in Municipal Code Sections 18.02.053 and 18.05.062(5) and related staff reports, Commission recommends approval subject to the following:

1. That there be a one-year review of the rock crushing operation.
2. That erosion of the stock piles is controlled to avoid impact on adjacent area.
3. That the applicant utilize appropriate dust control measures approved by City Public Works and Health Departments.
4. That the Department of Public Works shall approve the site rehabilitation efforts after the full operation ceases.
5. That the operation shall meet all regulations of City's Public Health and Public Works Departments.
6. That all equipment shall be removed when the operation ceases.
7. That the Nevada Department of Transportation review this proposal.

AYES: 6  
NAYS: 0  
ABSENT 1  
ABSTAIN: 0

DISTRIBUTION:  
Applicant  
Board of Supervisors  
Hearing Folder  
Planning Director  
Public Works Director  
Permanent File

CARSON CITY REGIONAL PLANNING COMMISSION  
  
Tom Johnson Chairman

Tentative date for Board of Supervisors consideration:  
\_\_\_\_\_

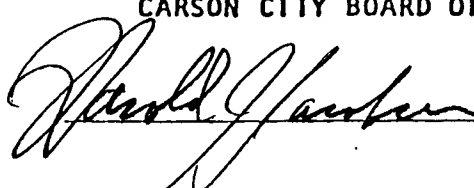
ATTACHMENTS: \_\_\_\_\_

ACTION: CARSON CITY BOARD OF SUPERVISORS  
Hearing Date(s): January 5, 1984  
Recommendation(s) and Condition(s): \_\_\_\_\_

DATE: January 9, 1984

Application approved.

DISTRIBUTION:  
Applicant  
Public Works (developments, street check)  
Hearing Folder  
Permanent File  
Planner's Office (Subdiv. & Zoning)

CARSON CITY BOARD OF SUPERVISORS  
  
Mayor

**RDK****R D KIPP CONSULTING, INC.**

6147 LAKESIDE DR., SUITE 104  
RENO, NEVADA 89511  
POST OFFICE BOX 70577  
RENO, NEVADA 89570

(702) 826-5544

FAX (702) 826-1877

September 19, 1994

Sandra Danforth  
Tara Hullinger  
CARSON CITY DEPT. OF COMMUNITY DEVELOPMENT  
PLANNING DIVISION  
2621 Northgate Lane, Suite 62  
Carson City, Nevada 89706

**RE: SPECIAL USE PERMIT APPLICATION,  
EXTRACTION AND ROCK CRUSHING PLANT  
APN's 8-611-3, -12, AND -13  
EXISTING SUP U-83-37**

Dear Sandra and Tara:

It is my understanding that you have determined that the existing Special Use Permit can still be considered legally valid and that this proposed continuation of the operation can be done, subject to my execution of your letter of understanding, that is to address your concerns about the hours of operation, clean up of "leftovers" from the earlier operations and revegetation of cut slopes, specifically slopes visible from Highway 50.

In essence, we are renewing the existing permit with some adjusted conditions and can accomplish this without having to go to public hearings and you will even refund the \$ 325.00 application fee!

I find this to be an excellent solution and do greatly appreciate all of your help in working this out.

Sincerely,

  
Ron Kipp

PAGE 1 OF 1

LAND ACQUISITION AND DEVELOPMENT

LYON CITY, NEVADA ASSESSOR'S MAP

THIS MAP IS PREPARED FOR THE USE OF THE CARSON CITY ASSESSOR FOR ASSESSMENT AND ILLUSTRATIVE PURPOSES ONLY, IT DOES NOT REPRESENT A SURVEY. NO LIABILITY IS ASSUMED AS TO THE SUFFICIENCY OR ACCURACY OF THE DATA DELINEATED HEREON.

REVISED 4/23/82

8-61

SW 1/4 of the NE 1/4

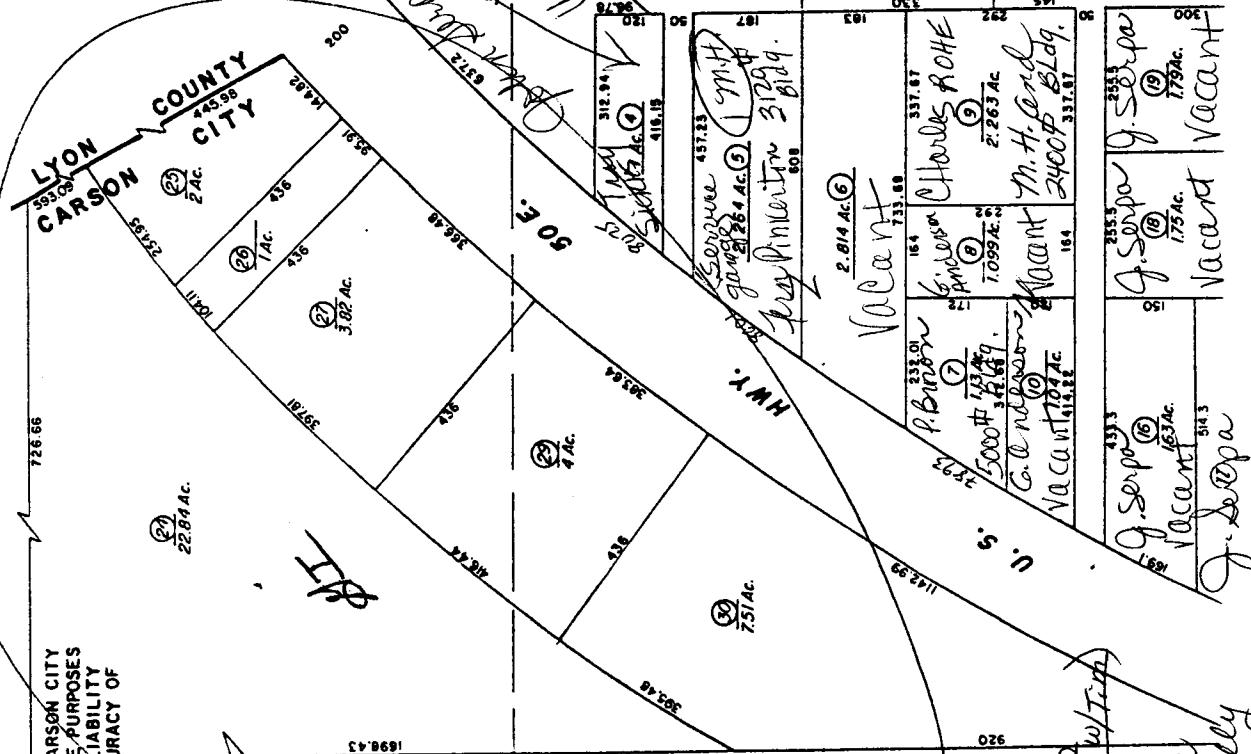
and

N 1/2 of the SE 1/4

SEC. 36

T. 16N., R. 20E.

NOT TO SCALE

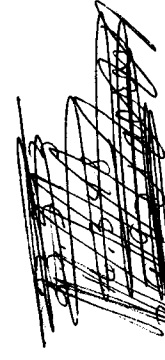


Need to ck. w/ Tim H. Co. cond. eliminating truck-traffic between APN 8-61-4 & 5, if we do this condition.

(L. CK'd, Tara. Tim Said to CK. w/ MORT. OK. w/ Tim)

Normally do not allow a business to use three separate parcels - usually require lot line deletion! However, should ask what is necessary for this type of business.

Need to Contact Nancy O'Leary MORT - Reno Office to see if our permitting access to the south is a concern to them

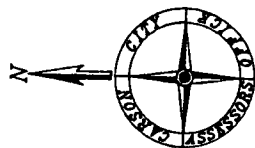


Consensus OK

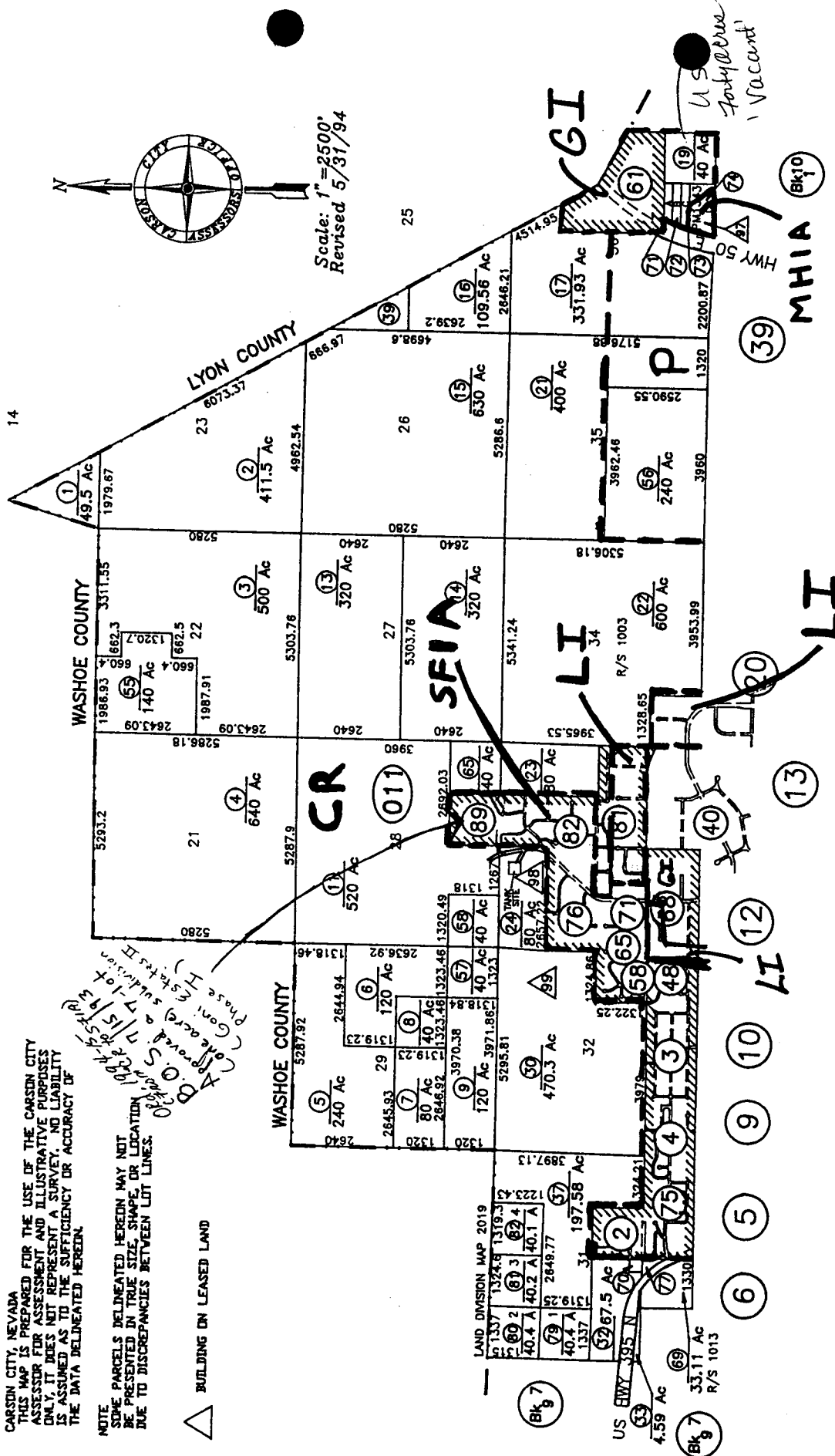
CARSON CITY, NEVADA  
THIS MAP IS PREPARED FOR THE USE OF THE CARSON CITY  
ASSESSOR FOR ASSESSMENT AND ILLUSTRATIVE PURPOSES  
ONLY. IT DOES NOT REPRESENT A SURVEY. NO LIABILITY  
IS ASSUMED AS TO THE SUFFICIENCY OR ACCURACY OF  
THE DATA DELINEATED HEREIN.

**NOTE**  
SOME PARCELS DELINEATED HEREON MAY NOT  
BE PRESENTED IN TRUE SIZE, SHAPE, OR LOCATION  
DUE TO DISCREPANCIES BETWEEN LOT LINES.

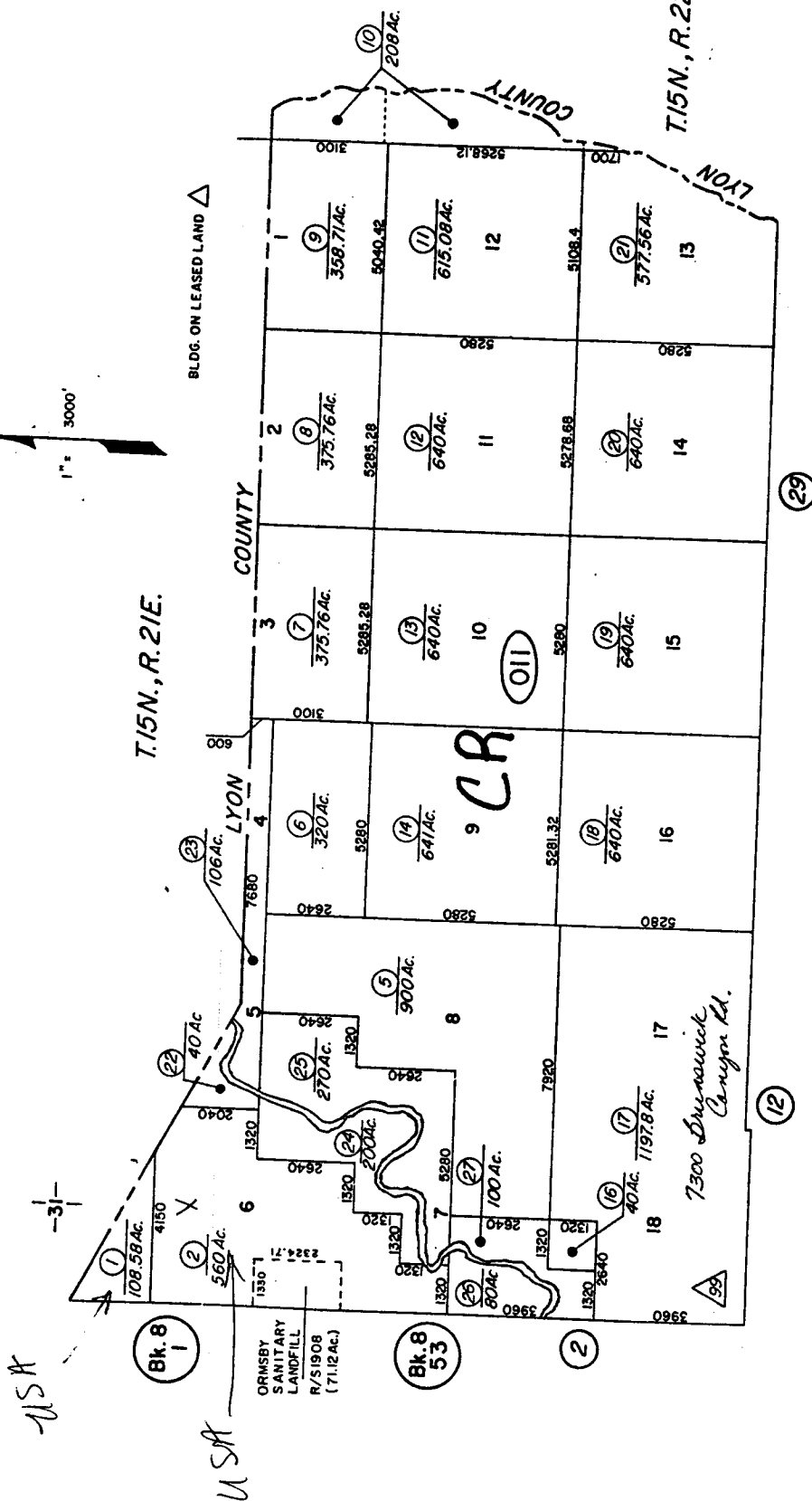
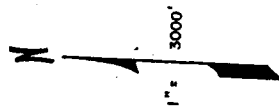
## BUILDING ON LEASED LAND



Scale: 1"=2500'  
Revised 5/31/94



Sandwich.



**CARSON CITY, NEVADA**

## ASSESSOR'S MAP

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REvised 12/20/91



CHECK NO. \_\_\_\_\_  
DATE PAID \_\_\_\_\_

DATE 10/6/94  
DEPT. Community Development

ME 144429

VENDOR NUMBER			
NAME	C. B. Maddox		
ADDRESS	Brown Brothers Construction c/o Ron Kipp		
	P.O. Box 70577		
CITY & STATE	Reno, NV	ZIP	89570

TYPE OR PRINT COMPLETE NAME

I HEREBY CERTIFY UNDER PENALTY OF PERJURY that the above claim and the items, amounts and statements as herein set out are true and correct, that no part thereof has been heretofore paid, that the amount claimed is justly due.

**TOTAL AMOUNT**

325.	00
------	----

THE ABOVE CLAIM IS APPROVED FOR PAYMENT SUBJECT  
TO THE AVAILABILITY OF FUNDS.

AUDITED BY \_\_\_\_\_

PREPARED BY/CLAIMANT

Carson City Department of Community Development  
Planning Division (702) 887-2180  
2621 Northgate Lane - Suite 62 - Carson City, Nevada 89706  
SPECIAL USE PERMIT FEES: \$325 Major/\$250 Minor (residential)

4-94/95-13

PROPERTY OWNER

John C. Serpa

PHONE

882-5630

Mailing Address, City, State, Zip Code

P. O. Box 1724

Carson City, Nevada 89702

Name of Person to Whom all Correspondence Should be Sent

APPLICANT

Brown Bros. Const.  
883-1244

PHONE

Ron Kipp  
826-5544

Mailing Address, City, State, Zip Code

5819 Sheep Dr #2

Carson City, 89701

R D KIPP CONSULT.

P O Box 70577

Reno, Nv. 89570

FOR OFFICE USE ONLY

RECEIVED

AUG 25 REC'D

CARSON CITY  
COMMUNITY DEVELOPMENT

SUBMITTAL PACKET

Completed Application

Site Plan

Proposal questionnaire with both  
questions and answers given

>20 copies

Applicant's Acknowledgement  
Statement

Application reviewed and received by:

*[Signature]*

Assessor Parcel Number(s)

8-611-3, 12 & 13

Street Address

Master Plan Designation

Gen. Industrial

Zoning District(s)

Gen. Industrial

Nearest Major Cross Street(s)

Hwy 50 East

Briefly describe the components of the proposed project: In accordance with Carson City Municipal Code

Section: Title 18, a request to allow, as a conditional use, the extraction of materials and the installation and operation of a portable rock crusher for the manufacture of aggregate road base and other crusher run aggregate products.

PROPERTY OWNER'S AFFIDAVIT

I, John C. Serpa, being duly deposed, do hereby affirm that I am the record owner of the subject property of this application, and that I agree to the filing of this project. I understand that as property owner, I am ultimately responsible for compliance with any conditions imposed by the Planning Commission.

Signature *[Signature]* Address PO 1724, CC, NV 89702 Date 8/25/94

Use additional page if necessary for other names

Subscribed and sworn before me this 25<sup>th</sup> day of AUGUST

Carson City (or \_\_\_\_\_)

Carson City Community Development Department

1994 RONALD D. KIPP

Notary Public - State of Nevada

Notary public in and for the State of Nevada

