

# STAFF REPORT

## SP-12-02

1. **SUBJECT:**

A Site Plan application submitted by Desert Mountain Surveying as agent for Jim Billingsley for review of a site plan to develop property for a storage facility.

2. **LOCATION:**

The site is located on East Winnemucca Boulevard between Haskell Street and Highland Drive in the City of Winnemucca, Humboldt County, NV. Assessor's parcel #16-273-08,09 & 10.

3. **BACKGROUND INFORMATION:**

**Previous Applications:**

**Parcel Action History** **PL0100D**  
**Seq Case# App Date Last Action Date**

APN: 16-273-08

01 SP 12 02 4/23/2012 RPC

STORAGE BUILDINGS

02 RW 62 03 11/00/1962 RPC A 12/18/1962

NO FINAL ACTION; R1,M1 > C1

03 VH 81 19 8/31/1981 AP W 10/23/1981

BROWN/TRANSIENT SALES-NOT VARIANCE \*\*NO ACTION TKN

APN: 16-273-09 & 16-273-10

01 SP 12 02 4/23/2012 RPC

STORAGE BUILDINGS

02 RW 62 03 11/00/1962 RPC A 12/18/1962

NO FINAL ACTION; R1,M1 > C1

**Current Zoning:** G-C (General Commercial)

**Master Plan:** COMM (Commercial)

**Lot Area:** APN: 16-273-08 = 2.550 acres

16-273-09 = 26,492 square feet

16-273-10 = .59 acres

**Access:**

Access to the property will be provided via East Winnemucca Boulevard.

**Utilities:**

NV Energy provides electricity to this property.

The City of Winnemucca provides water to the property with individual septic system.

Southwest Gas Company provides Natural Gas to the property.

**Response From Referrals:**

Sherrie Chaplin, County Building Official "Fire hydrant locations will be an area of concern."

No additional comments have been received from referrals as of May 3, 2012.

### **Applicable Regulations:**

The use is allowed in the G-C, General Commercial zoning district.

Site Plan Review is required for all new construction on one acre or larger size property or any size property immediately adjacent to a residentially zoned property within the multiple-family district or any of the non-residence districts. Subject property involves one parcel 2.550 acres in size; one parcel 26,492 square feet in size; one parcel .59 acres in size.

Development of property requires the following setbacks: Front yards: 15 ft minimum; Side yards: 20 ft minimum; Rear yards: 20 ft minimum for the development of property immediately adjacent to a residentially zoned lot or parcel.

The City of Winnemucca's Commercial and Industrial Development Standards (Chapter 17.22) require curb, gutter, sidewalk, and street improvements for projects of this nature. This may also include the installation of additional fire hydrants and streetlights in proximity of the site.

#### **4. ANALYSIS & FINDINGS:**

- A. The property is zoned G-C. The proposed activity, a storage facility, is allowed within the G-C zoning district. The combined parcels are larger than 1 acre in size, therefore a site plan review is required.
- B. The neighboring properties are zoned G-C. The property directly across East Winnemucca Boulevard is currently utilized as a parking area for mine employees. The City golf course is directly south with vacant land to the east and west. Therefore, this use is compatible with adjacent land uses.
- C. The applicant is complying with the requirements of the G-C zoning district by filing the required site plan application. The site reflect 2 – 16' wide gated entrances to the facility. The site plan reflects a mix of storage buildings: 8 - 30'x150'; 3 -30'x90'; 1 – 30'x90' with a mixture of the sizes for each phase.  
The site plan indicates that the area around the storage buildings will be graveled.  
The site plan reflects phase one will utilize the existing office on APN: 16-273-09.  
The site plan reflects a six foot chain link fence around the site.  
The applicant will be required to comply with the City of Winnemucca's Commercial and Industrial development standards (17.22).  
Therefore, this proposal is in compliance with city regulations.
- D. The physical design of the facility is appropriate for the proposed use. The site plan reflects 3 storage buildings for phase one with possible RV parking at the south end of the property. Two of the storage buildings will contain 9 -10'x20' units each and 9 - 10'x10' units each; the third building will contain 8 - 12'x30' units.
- E. The area slated for development is approximately a total of 3.75 acres in size. The placement of the proposed buildings meet the required setbacks. The proposed buildings will have to comply with Building and Fire Code standards for building placement and

separation. Therefore, the property is adequate in size and shape to accommodate the proposed activity.

- F. The site plan reflects one of the 9 unit buildings will be built over an existing property line (between APN 16-273-09 and 16-273-10).
- G. The relationship of this proposed project is beneficial to the area in which it is proposed to be established.
- H. The proposed activity will have no adverse effects upon the health, safety and general welfare of adjacent properties.

5. **STAFF RECOMMENDATION:**

After careful consideration and based upon the above stated analysis and findings, staff recommends **approval** of this Site Plan Review application, subject to the following conditions:

- 1. The applicant shall obtain all necessary permits and licenses for this project including but not limited to City building permit(s).
- 2. The applicants shall develop the project in accordance with the plans as approved for the storage facility.
- 3. A copy of the final plans for the project shall be provided to the Planning Department to insure compliance with all adopted conditions. The final plans will reflect the removal of the existing lot line between APN: 16-273-09 and 10.
- 4. The applicant shall comply with Section 17.22, City of Winnemucca Development Standards. The City Engineer shall review and approve all final plans prior to the issuance of any permits for construction.
- 5. This site plan approval shall become invalid if a building permit has not been obtained within 24 months of the date of final approval. The approval of the site plan will be for all phases of construction with construction of phase one beginning within 24 months of the date of final approval.
- 6. Developer shall contact the City of Winnemucca Fire Chief as to fire hydrant placement, and shall abide by said Fire Chief's placement designations and numbers of hydrants required for this development. A letter from the Fire Chief stating his requirements shall be submitted to the Planning Department prior to signing of any permits for construction.

6. **SUPPORT MATERIAL:**

- A. Application/Site Plan
- B. Assessor's parcel map
- C. Area location map

Betty Lawrence  
Senior Planning Technician

SITE PLAN

**Note:** The applicant is responsible for the accuracy of the information provided. Please fill in all the spaces. If an item does not apply, please put **N/A** (not applicable) on the line. Include the parcel number of the property. Please provide a clear, legible, location map and a copy of the Assessor's Parcel map of the property with this application, if available.

City of Winnemucca

Humboldt County

Applicant/Agent Desert Mountain Surveying, Agent

Location/Address of Property Winnemucca Blvd between Haskell Street & Highland Drive

Assessor's Parcel # 016-273-08,09&10 Current Zoning G-C

Purpose of Site Plan: Applicant intends to build 3 storage buildings for the first phase of the proposed storage facility

Record Owner of Property: (a signed, notarized Affidavit of Ownership is required)

Name of Owner Jim Billingsley Family Trust

Mailing Address 210 Modoc Drive

Winnemucca, NV 89445 Phone 775-623-3355

FOR DEPARTMENT USE

Received By George Date Received 4.23.12

Application No. SP-12-02 Name Billingsley, Jim

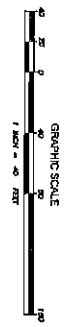
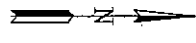
1. Proposed Use of Land: Applicant proposes to build a self storage complex;  
the 1<sup>st</sup> phase consisting of 3 buildings with various size units  
\_\_\_\_\_
  
2. Public utilities will be furnished as follows: (If the property is served by a sewer and/or water district, the applicant shall file a letter from the district that they can serve the project)  
Gas Southwest Gas Electricity NV Energy  
Water Supply City of Wmca Sewage Disposal Facilities City of Wmca
  
3. Fire Protection District, if any. Property is located within \_\_\_\_\_  
Winnemucca Volunteer Fire Department
  
4. Proposed street dedications, if any, are as follows: None, all streets will be  
private
  
5. Type of street or easement improvements, if any: None

**PLEASE PROVIDE 2 COPIES OF THE SITE PLAN MAP**

## SITE PLAN CHECK LIST

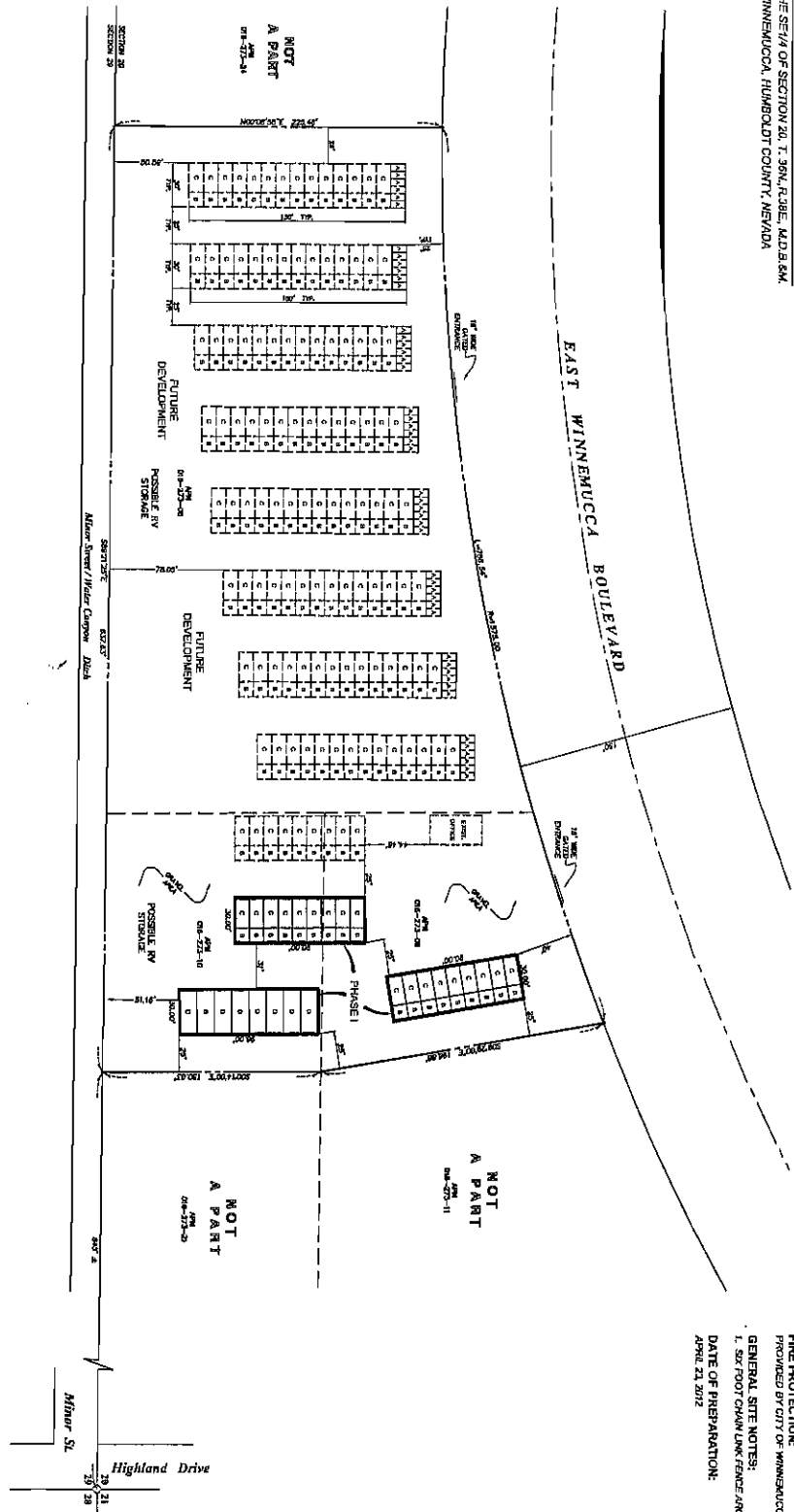
**NOTE: If this page is not completed and the material required as a part of the application package not included to the satisfaction of the Planning Department in order to compile a staff report, this application may be returned to the applicant and no further action taken until all materials are provided as requested. Fill in all blank lines; if not applicable to application use N/A.**

- |     |   |            |
|-----|---|------------|
| 1.  | Name of person preparing map.   | <u>X</u>   |
| 2.  | Date map was prepared.  | <u>X</u>   |
| 3.  | Legal owner of property (when map prepared)   | <u>X</u>   |
| 4.  | Assessor's Parcel Number of parcel (or legal description of lands to define boundaries of the proposed project) | <u>X</u>   |
| 5.  | North arrow   | <u>X</u>   |
| 6.  | Vicinity map to show relative location of the property to the City.   | <u>X</u>   |
| 7.  | Location, size and slopes of existing and proposed storm drains, if required.                                   | <u>X</u>   |
| 8.  | Approximate location, and outline(s) of existing structures on the site (identify by type).                     | <u>X</u>   |
| 9.  | Location of pavement, right-of-way widths and name(s) of existing street(s).                                    | <u>X</u>   |
| 10. | Location and type(s) of proposed street improvements and street name(s). (List on Page 4)                       | <u>N/A</u> |
| 11. | Location of proposed right-of-ways.   | <u>N/A</u> |
| 12. | Entrance/exits on proposed site.  | <u>X</u>   |
| 13. | Improvements proposed on the site:  |            |
|     | Water lines   | <u>X</u>   |
|     | Sewer lines   | <u>X</u>   |
|     | Other   | <u>N/A</u> |
| 14. | Location, width and identity of existing and proposed easements.  | <u>N/A</u> |
| 15. | Proposed lot lines.   | <u>N/A</u> |
| 16. | Lot area computed in square feet.   | <u>X</u>   |
| 17. | Source of water.  | <u>X</u>   |
| 18. | Quality of water in the area, if required (obtained from Bureau of Health Protection Services).                 | <u>N/A</u> |
| 19. | Source of sewage disposal, and distance from property line to nearest community sewer, if required.             | <u>N/A</u> |
| 20. | Location of percolation tests (if needed).  | <u>N/A</u> |
| 21. | Fire district the project is within.  | <u>X</u>   |



**EXHIBIT - SITE MAP**  
SHOWING

**PROPOSED SELF STORAGE FACILITY**  
LYING WITHIN THE SETBACK OF SECTION 20, T. 36N., R. 36E., M.D.B.A.M.  
CITY OF WINNEMUCCA, HUMBOLDT COUNTY, NEVADA



*SP-12-02*

SP-12-02  
BILLINGSLEY, JIM  
WMCA BLVD BTWN HASKELL ST & HIGHLAND DR  
AP#S 016-273-08, 09 & 10

PREPARED FOR / OWNER:  
JIM BILLINGSLEY FAMILY TRUST  
210 Major Drive  
Winnemucca, NV 89445

ASSESSOR'S PARCEL NUMBERS:  
08-273-08, 08-273-09

PROPOSED STORAGE FACILITY SYSTEMS:  
TOTAL BUILDINGS:  
8 - 30' x 150' BUILDINGS  
UNIT AREA PER BUILDING: 4,500' (A)  
14 - 10' x 20' (C)  
3 - 30' x 30' BUILDINGS: 9 - 9' x 10' (A)  
UNIT AREA PER BUILDING: 300' (B)  
9 - 10' x 10' (B)  
9 - 10' x 20' (C)  
UNIT AREA PER BUILDING: 200' (D)  
8 - 12' x 30' (D)  
UNIT AREA PER BUILDING: 360' (E)

CURRENT LAND USE ZONING: (M) generally G-C (General Commercial District)

SITE AREA:  
TOTAL AREA ALL PAGES: 8 - 9.75 ACRES

UTILITIES:  
ALL UTILITIES CURRENTLY EXIST IN PLACE ON SITE

FIRE PROTECTION:  
FIRE PROTECTION CURRENTLY EXIST IN PLACE ON SITE

GENERAL SITE NOTES:  
1. SIX FOOT CHAIN LINK FENCE AROUND SITE

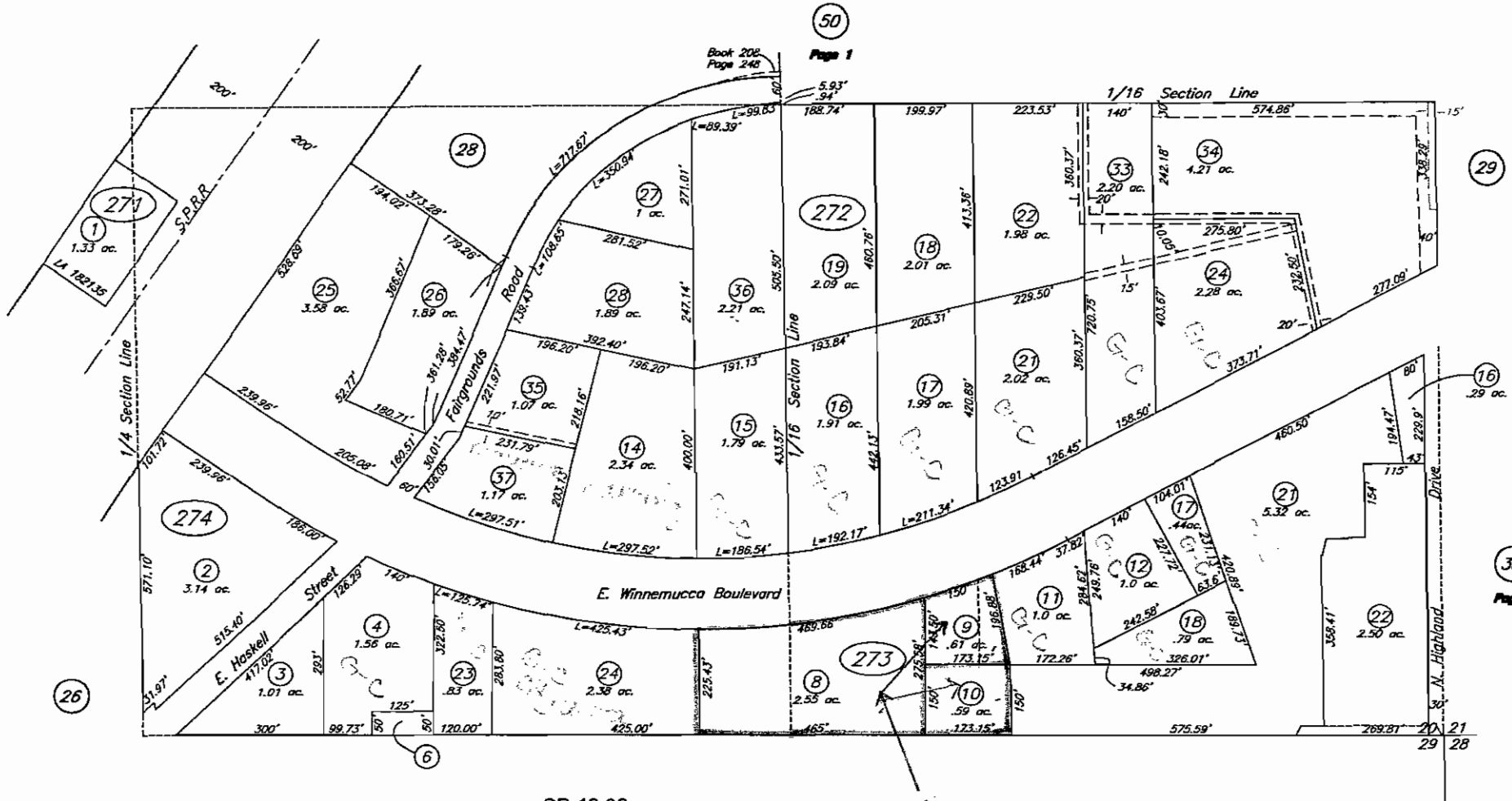
DATE OF PREPARATION:  
APRIL 23, 2012

REV.	DESCRIPTION	APPROVAL / DATE
1		

<p><b>EXHIBIT - SITE MAP</b> PREPARED FOR: JIM BILLINGSLEY FAMILY TRUST</p>		<p><b>DESERT MOUNTAIN SURVEYING</b> GPS + Land + Water Rights + Boundary 148 West Second Street Winnemucca, NV 89445 775-523-4114 FAX 775-523-5821 WWW.DMSURVEYING.COM</p>
<p>PROPOSED SELF STORAGE FACILITY WITHIN A PORTION OF SECTION 20, T. 36N., R. 36E., M.D.B.A.M. CITY OF WINNEMUCCA, HUMBOLDT COUNTY, NEVADA</p>		

Portion of S1/2 SE1/4 Section 20



(File No. 121771 / Sept. 27, 1965 / R.O.S. C.C.A.)  
 (File No. 130380 / Nov. 6, 1967 / R.L.S. C.C.A.)  
 (File No. 181104 / Dec. 30, 1977 / R.L.S. R.N.C.)  
 (File No. 158651 / Feb. 14, 1973 / R.L.S. C.H.K.)  
 (File No. 168890 / May 14, 1975 / R.O.S. J.R.C.)  
 (File No. 201934 / Feb. 7, 1980 / R.O.S. C.C.A.)  
 (File No. 204933 / June 17, 1980 / R.L.S. J.H.M. II)  
 (File No. 221164 / April 28, 1982 / R.L.S. R.N.C.)  
 (File No. 223812 / July 22, 1982 / R.L.S. R.N.C.)

SP-12-02  
 BILLINGSLEY, JIM  
 WMCA BLVD BTWN HASKELL ST & HIGHLAND DR  
 AP#S 016-273-08, 09 & 10

(File No. 234  
 (File No. 242  
 (File No. 245  
 (File No. 246  
 (File No. 249224 / June 12, 1985 / R.L.S. R.N.C.)  
 (File No. 250437 / July 9, 1985 / R.L.S. R.N.C.)

(L. B.)  
 (M.)  
 (L.M. II)  
 (H.M. II)

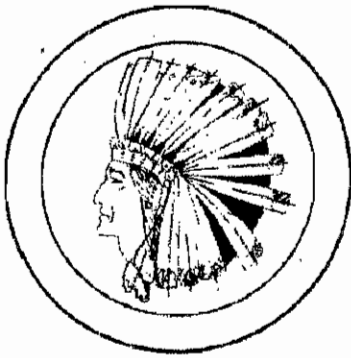
(File No. 2006-4889 / July 27, 2006 / P.M. J.H.M. II)  
 (File No. 2008-9533 / Nov. 24, 2008 / R.T.A. J.H.M. II)  
 (File No. 2011-1288 / April 11, 2011 / R.T.A. J.H.M. II)  
 (File No. 2011-4273 / Aug. 17, 2011 / R.T.A. M.A.B.)

Winnemucca  
 HUMBOLDT COUNTY

NOTE: This plat is for unrecorded  
 purposes only and does not represent  
 a survey of the lands on this plat.

HUMBOLDT COUNTY ASSESSOR'S OFFICE  
 WINNEMUCCA, NEVADA 89445





REGIONAL PLANNING DEPARTMENT  
HUMBOLDT COUNTY COURTHOUSE  
WINNEMUCCA, NV 89445  
OFFICE (775) 623-6392 FAX (775) 623-6395

## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT ON **THURSDAY, MAY 10, 2012** at 5:30 P.M. the **Humboldt County Regional Planning Commission** will hold a public hearing in the Meeting Room, Humboldt County Courthouse, Second Floor, Winnemucca, Nevada to consider the following:

**SP-12-02** A site plan review application submitted by Desert Mountain Surveying as agent for Jim Billingsley to construct 3 storage buildings on 3.75 acres of land. The subject property is located on Winnemucca Blvd. between Haskell Street and Highland Drive; assessor's parcel #016-273-08, 016-273-09 & 016-273-10.

### "SUBJECT TO CHANGE"

NOTE: If you plan to attend this meeting, please contact the Planning Department office before the meeting to verify this agenda item has not been withdrawn or rescheduled.

**NOTICE TO PERSONS WITH DISABILITIES:** Members of the public who are disabled and require special assistance or accommodations at the meeting are requested to notify the COUNTY ADMINISTRATOR in writing at the Humboldt County Courthouse, Room 205, Winnemucca, Nevada 89445, or by calling (775) 623-6300 at least one (1) day in advance of the meeting.