

# STAFF REPORT

## UH-12-08

1. **SUBJECT:** A Conditional Use Permit application submitted by Matthew Behling as agent for Welsh Hagen Associates dba Telesto Nevada to allow for the construction of buildings for commercial use – office/warehouse space, professional services on property.
2. **LOCATION:** Corner of Rose Creek Road and Airport Road Winnemucca, NV.  
Assessor's Parcel #13-074-03
3. **BACKGROUND INFORMATION:**

**Parcel Size:** 4.930 acres

### Previous Applications:

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

01	UH 12 08	5/01/2012 RPC CUP-COMMERCIAL OFFICE USE
02	UH 71 1	1/18/1971 RPC A 2/25/1971 STITSER/BATCH PLANT **VOID**
03	RH 76 63 D	1/00/1976 HCC A 8/03/1976 ORD # 8-19-76/2-16-78D A1 > AG5
04	RH 85 3	3/11/1985 HCC A 5/13/1985 ORD # 5-13-85A, AG > M1

**Zoning:** M-1 (Industrial)

**Master Plan:** IND (Industrial)

### Response from Referrals:

**Bobby Thomas, County Building Official** "Obtain permits for structures to be installed at site."

No additional comments have been received from referrals as of June 7, 2012.

**Access:** The property can be accessed off Rose Creek Road and Airport Road

**Applicable Regulations:** It has been determined that the applicant's proposed commercial use for an office/warehouse space – professional services would be allowed in the M-L zoning district subject to the approval of a Conditional Use Permit.

4. **ANALYSIS:**

- A. Applicant is proposing to construct 4 buildings with 5 suites each for the purpose of office/warehouse space for professional services. Namely civil and mining engineering, materials testing and inspection. The site plan reflects a fenced yard for construction equipment and vehicles. The M-1 zoning requires that all outside storage be fenced with an opaque fence. The civil engineering/mining firm will operate 8 am to 5 pm Monday through Friday; the materials testing lab will operate 7 am to 4 pm Monday through Thursday.

The applicant has not indicated the square footage of the buildings.

This use, office/warehouse space, would be an allowed use in the M-1 zoning district upon the issuance of a Conditional Use Permit. There have been conditional use permits issued to other applicants for commercial uses in the M-1 zoning district.

- B. The site for the proposed use is adequate in size and shape to accommodate the proposed use. Subject property is 4.930 acres in size. Adjacent properties on the north side of Grass Valley Road are zoned M-1; the properties across Airport Road to the west are zoned M-1 and RR-2.5; the property to the east is zoned M-1. Properties in the vicinity are currently being used commercially/industrially and residentially.
- C. Adjacent roadways are adequate to accommodate the proposed use. Access roads are asphalt in the vicinity of this site. The use will generate minimal additional traffic. Applicant has indicated they expect 10-15 customers a week.
- D. The proposed use will have no adverse effect on abutting property or permitted uses thereon **if the proposed conditions are met.**
- E. Access to this property can be via Rose Creek Road or Airport Road. Both are NDOT roads. Applicant will need to work with NDOT for any access permits/easements from either Airport Road and/or Rose Creek Road.

5. **FINDINGS:**

- A. The proposed commercial use for an office/warehouse space – professional services is be allowed in the M-1 zoning district subject to the approval of a Conditional Use Permit.
- B. The property is adequate in size and shape to accommodate the proposed activity.
- C. Streets and highways in the area will not be adversely affected by the current

activity.

- D. The proposed use, an office/warehouse space – professional services, will have no adverse effect on abutting property or permitted uses thereon, if proposed uses are adhered to.
- E. Applicant will need to work with NDOT to obtain access permits from either Airport Road and/or Rose Creek Road if required.

6. **STAFF RECOMMENDATION:** After careful consideration, Staff recommends **APPROVAL** of this Conditional Use Permit to allow commercial use for an office/warehouse space – professional services in the M-1 zoning district and subject to the following conditions:

- 1. The applicant shall be responsible for obtaining all necessary licenses and permits, and providing copies of same to the Planning Department within thirty (30) days of their receipt, or a letter from the appropriate state and/or federal agency that no permit is required.
- 2. This conditional use permit approval commercial use for an office/warehouse space – professional services in the M-1 zoning district is based upon the facts as found on the application. If any changes occur, such as property ownership or a deviation of said use, other than limited uses associated with this application, the Planning Department shall be notified.
- 3. The activity for which this conditional use permit is issued, commercial use for an office/warehouse space – professional services in the M-1 zoning district, shall commence any stage or phase of operations within twelve (12) months of the date of final approval, or become null and void; unless an extension request has been granted. The Regional Planning Commission, on its own motion at a public hearing, may revoke a Use Permit for non-compliance with the conditions as set forth in granting the permit. The permittee shall be given written notice at least ten (10) days prior to a public hearing on any proposed action.
- 4. This application shall be subject to an annual review.
- 5. This conditional use permit shall not become effective for any purpose until the applicant has returned to the Humboldt County Planning Department a notarized affidavit stating that the applicant is aware of and accepts all of the conditions approved as a part of this Conditional Use Permit.
- 6. Applicant will provide the planning department with copies of any required access permits and/or easements from NDOT prior to the building permit being signed off.

7. **SUPPORT DOCUMENTS:**

- A. Application
- B. Site Plan
- C. Assessor's Map

Betty Lawrence/BL

Senior Planning Technician

CONDITIONAL USE/SPECIAL USE PERMIT  
APPLICATION FORM

City of Winnemucca

Humboldt County

Applicant/Agent: MATHEW BEHLING

Name of Business: WELSH HAGEN ASSOCIATES DBA TELESTO NEVADA

Street Address of Business/Location: \_\_\_\_\_

Mailing Address: 5490 LONGLEY LANE

RENO, NV 89511

Assessor's Parcel # 013-074-03

Property is zoned: M-1 INDUSTRIAL

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

Name of Owner: ROBERT D. STITSER

Mailing Address: PO BOX 6627

RENO, NV 89513

Phone: (775) 787-1954

I, the above signed property owner or lessee of the property described, hereby request a Conditional Use/Special Use Permit for the following:

COMMERCIAL USE - OFFICE / WAREHOUSE SPACE - PROFESSIONAL SERVICES, NAMELY CIVIL AND MINING ENGINEERING, MATERIALS TESTING AND INSPECTION

FOR DEPARTMENT USE

Received By Betty

Date Received 5/1/2012

Application No. UH-12-08

Name Telesto NV

RPC 6/14

1. Please explain in sufficient detail the nature of your project and how it will operate: WE WILL BE OPERATING A CIVIL/MINING ENGINEERING FIRM THAT WILL KEEP REGULAR OFFICE HOURS (8-5 M-F)  
AND A MATERIALS TESTING LAB (SOIL AND CONCRETE) THAT  
WILL KEEP REGULAR CONSTRUCTION HOURS (7-4 M-F)

Indicate proposed hours of operation: (8-5 M-F), (7-4 M-F)

Number of customers expected: 10-15 / WEEK

Where will customers park?: DESIGNATED PARKING AREA

Describe any landscaping proposed: N/A

2. Describe any additional structures proposed as part of this use (walls, fences):  
FUTURE BUILD-OUT WILL INCLUDE A FENCED YARD FOR  
CONSTRUCTION EQUIPMENT AND VEHICLES
3. Describe the size and shape of the site for the proposed use. Describe how the proposed use is adequate in size and shape to accommodate the proposed use:  
THE PARCEL IS APPROX. 5 ACRES WHICH AT FULL BUILD-OUT  
WILL HOUSE 4 BUILDINGS WITH 5 SUITES EACH, THERE WILL  
BE PLENTY OF ROOM FOR THE BUILDINGS AND RESPECTIVE PARKING
4. Describe the width and pavement type (asphalt, gravel) of the adjacent streets. Are they adequate to carry the quantity and kind of traffic generated by the proposed use? THE ADJACENT STREETS ARE ROSE CREEK AND  
AIRPORT ROAD, BOTH ARE WELL MAINTAINED MDOT RIGHT OF  
WAYS, AND ARE MORE THAN SUFFICIENT TO HANDLE THE TRAFFIC
5. What are the uses on adjacent properties? INDUSTRIAL
6. Will the use affect abutting properties or the uses permitted thereon? Describe:  
NO, ADJACENT PROPERTIES ARE INDUSTRIAL AND SEVERE  
SIMILAR INDUSTRIES.

7. Will any materials or goods be stored as part of this use?  Yes  No  
If yes, what kind(s) of materials or goods? N/A

How much materials or goods? N/A

How will it be delivered? N/A

How often? N/A

Where will it be stored? N/A

8. Will equipment (hand tools or large equipment) be used in the operation of this use?  Yes  No

What kind(s) of tools or equipment? LAB AND OFFICE EQUIPMENT

How much equipment? A SMALL AMOUNT OF TOOLS AND LAB EQUIPMENT, GENERAL OFFICE EQUIPMENT

Where will it be stored? LAB EQUIPMENT AND TOOLS WILL BE STORED IN OUR SITE LAB THAT WILL BE LOCKED EACH NIGHT, AS WILL THE OFFICE BUILDING THAT WILL HOUSE THE OFFICE EQUIPMENT

9. How many employees will the use generate, if any? UNKNOWN

10. Will you be disposing of used or waste materials as a result of this use?  Yes  No

If yes, what materials will be disposed of and how? BROKEN CONCRETE CYLINDERS / REGULAR GARBAGE COLLECTION

11. Will you have a sign on your property advertising the use?  Yes  No

If yes, what is the size and height of the sign(s)? 4' x 8', 4 FT OFF THE GROUND

12. Will you be required to obtain any city, county, state and/or federal permits and/or licenses?  Yes  No

If yes, indicate agency and type: \_\_\_\_\_

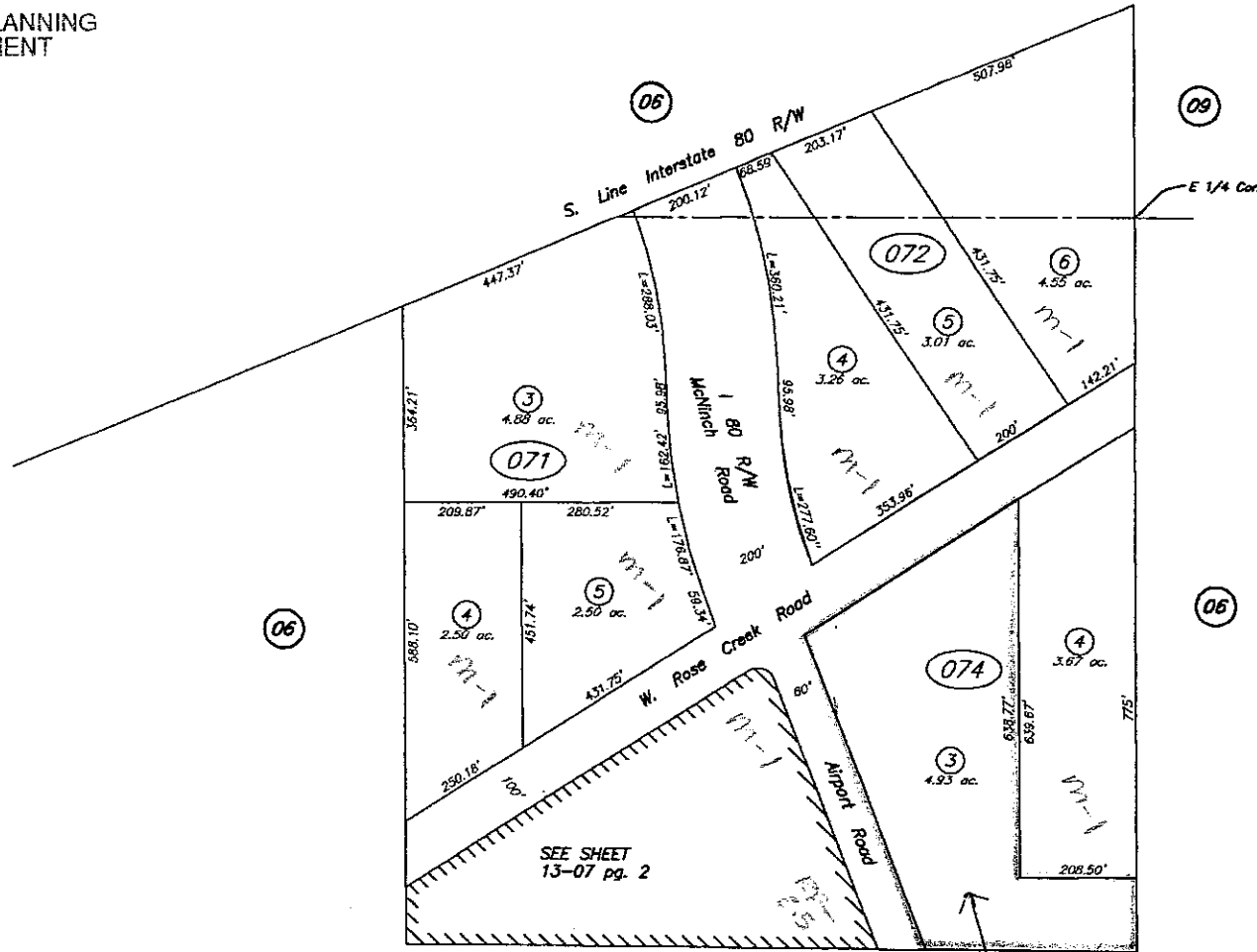
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DEC - 5 2003

REGIONAL PLANNING  
DEPARTMENT

13-07  
Page 1 of 2

NE1/4 SE1/4 Of Section 9



T.35N., R.37E.



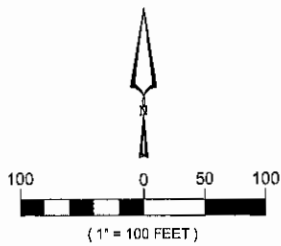
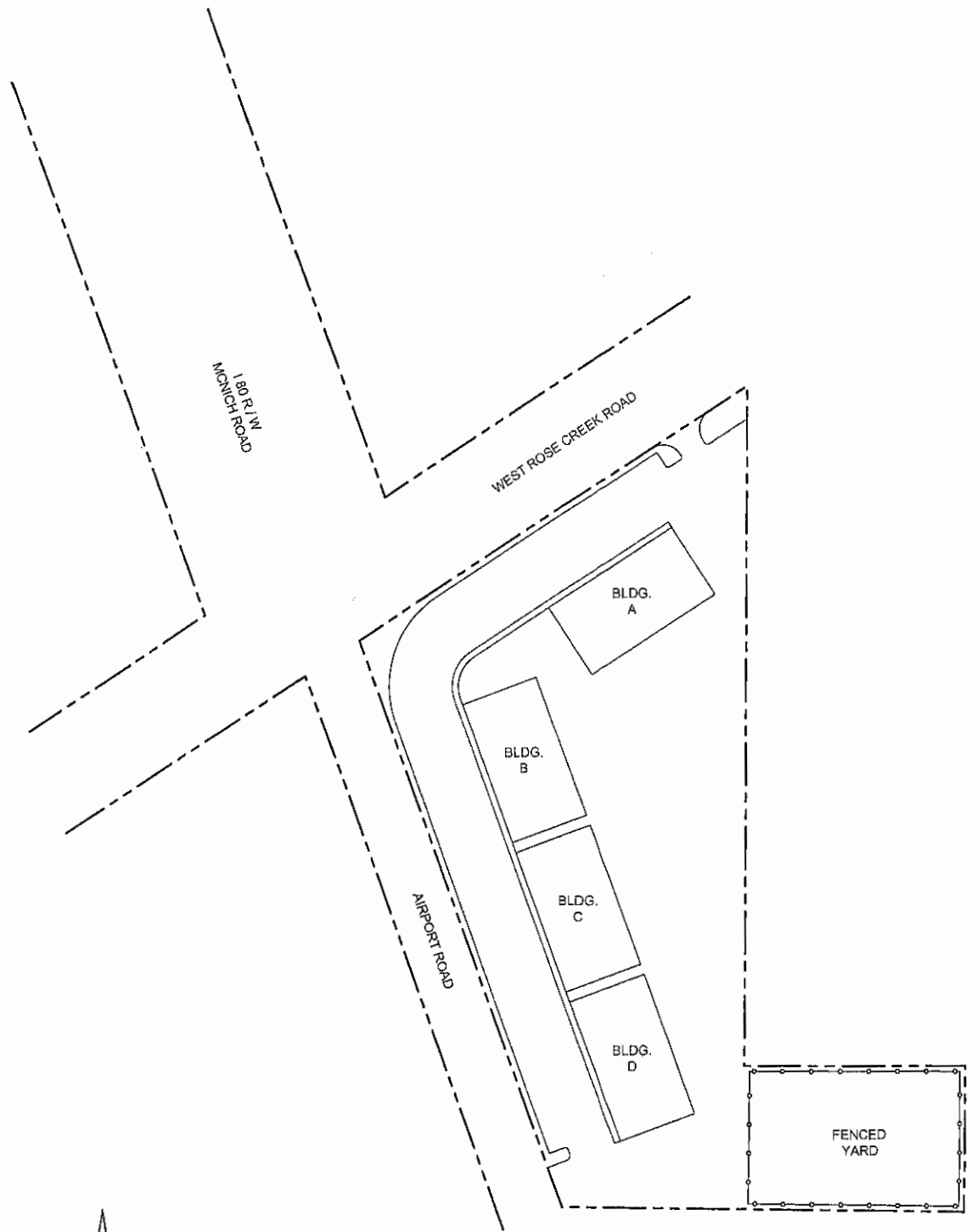
HUMBOLDT  
COUNTY

NOTE: This plot is for assessment  
purposes only and does not represent  
a survey of the land on this plot.

(File No. 211007 / A)  
(File No. 1807-3744,  
(File No. 2003-4305,

UH-12-08  
TELESTO NEVADA  
ROSE CREEK & AIRPORT RD  
AP#013-074-03

HUMBOLDT COUNTY ASSESSOR'S OFFICE  
BENDIS/COI, REARD 09/08



UH-12-08  
 TELESTO NEVADA  
 ROSE CREEK & AIRPORT RD  
 AP#013-074-03

**TELESTO**  
 NEVADA INC

5490 LONGLEY LANE  
 RENO, NV 89511  
 (775)853-7776 Fax(775) 91

TELESTO - STITSER  
 PRELIMINARY COMMERCIAL  
 COMPLEX LAYOUT

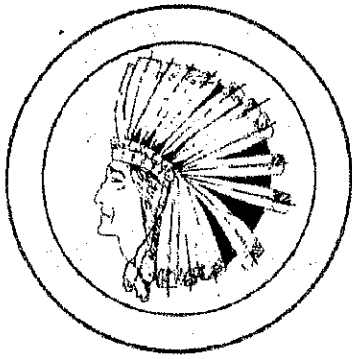
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DATE: 4 / 18 / 12

SCALE: 1"=100'

SHT: 1 OF 1





# 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, JUNE 14, 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:

**UH-12-08** A conditional use permit application submitted by Matthew Behling as agent for Telesto Nevada to request approval to allow for commercial office use in new buildings. The subject property is zoned M-1 (Industrial District) and is located on Rose Creek and Airport Road; assessor's parcel #013-074-03.

### "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.