

NYE COUNTY AGENDA INFORMATION FORM

Action
 Presentation
 Presentation & Action

Department: Planning		Agenda Date:	
Category: Timed Agenda Item – 10:00 a.m.		July 16, 2019	
Contact: Brett Waggoner		Phone: 775-751-4249	Continued from meeting of:
Return to: Brett Waggoner		Location: Pahrump	Phone:
Action requested: (Include what, with whom, when, where, why, how much (\$) and terms) <p>Public Hearing, discussion and deliberation on ZC-2019-000034: A (Conforming) Zone Change application to change 2.22 acres from the Neighborhood Commercial (NC) zone to the Commercial Manufacturing (CM) zone, for property located at 1911 W. Simkins Road, Pahrump, NV. Assessor's Parcel Number 029-401-01. Jim & Maria Trust – Property Owner. James S. Arntz – Applicant.</p>			
Complete description of requested action: (Include, if applicable, background, impact, long-term commitment, existing county policy, future goals, obtained by competitive bid, accountability measures) <p>At the June 12, 2019 RPC meeting the Planning Commission held a public hearing on the above matters and unanimously recommended approval of the application.</p> <p>Accordinging the NCC 16.34.030, the Master Plan Amendment & Zone Change applications are forwarded to the BOCC for final action.</p>			
Any information provided after the agenda is published or during the meeting of the Commissioners will require you to provide 20 copies: one for each Commissioner, one for the Clerk, one for the District Attorney, one for the Public and two for the County Manager. Contracts or documents requiring signature must be submitted with three original copies.			
Expenditure Impact by FY(s): (Provide detail on Financial Form) <p style="text-align: right;"><input checked="" type="checkbox"/> No financial impact</p>			

Routing & Approval (Sign & Date)

1. Dept	Date	6.	Date
2.	Date	7. HR	Date
3.	Date	8. Legal	Date <i>N/A</i>
4.	Date	9. Finance	Date <i>N/A</i>
5.	Date	10. County Manager	Date

Place on Agenda

ITEM # 9

**NYE COUNTY BOARD OF COUNTY COMMISSIONERS
PLANNING DEPARTMENT STAFF REPORT**

Meeting Date: July 16, 2019

AGENDA ITEMS

For Possible Action – ZC-2019-000034: Public Hearing, discussion and deliberation on a (Conforming) Zone Change application to change 2.22 acres from the Neighborhood Commercial (NC) zone to the Commercial Manufacturing (CM) zone, for property located at 3961 N. Leslie Street, Assessor Parcel Number 029-401-01. Jim & Maria Trust – Property Owner. James S. Arntz – Applicant.

GENERAL INFORMATION SUMMARY

The RPC heard this application on June 12, 2019. After taking public comment, and following discussion and deliberation, the RPC voted to recommend approval of the application.

Below are the minutes from the RPC meeting.

RPC MINUTES

RPC DRAFT Minutes (from the June 10th , 2019 RPC meeting):

Ms. Beeman reviewed her staff report. This property is proposed to be used as a air condition and heating business. PW is asking for additional ROW to be dedicated on Leslie and Simkins Rd. The property is developed but will be required to go through site development and the staff report conditions state category 2 but it will be more than likely be a category 3. There is a commercial well and has commercial water rights and been assigned 1-acre foot for commercial use. Staff is recommending a change to Standard Condition #2 from a Category 2 to a Category 3 Site Development.

Commissioner Duryea asked how much ROW they will be required to dedicate, and will it impact the existing building.

Cody McKee stated they are asking for 40 feet and he doesn't think it will impact the building in any way but can potentially be an issue with the pump house.

Commissioner Thomas stated it appears in exhibit D and by his drive by today if they give up 40 feet it will wipe out the pump house and go to the front door.

Commissioner Lee stated per the GIS layer it is looking like there has been a dedication already made is the GIS layer not correct or do we just not have it recorded.

Mr. McKee stated it is an ingress/egress a utility easement and the map he has which is a map of survey 2009 the dedicated portion of this map refers to Gally.

Commissioner Lee stated if they were to give up 40 feet of ROW it would be from the center of the road to what being reflected as the current property line.

Mr. McKee stated it would be 40 feet from their current property line.

Commissioner Lee stated looking at Simkins Rd exhibit D and GIS reflect the ROW to already have been given.

Mr. McKee stated on Simkins yes, the GIS is reflecting that.

Commissioner Lee asked if it would just be formalizing that Offer of Dedication, so it would be from the center line to what is appearing to be his property line.

Mr. McKee stated the Simkins side property line would not move.

Commissioner Lee stated Leslie from center line to the alignment of the other properties.

Mr. McKee stated yes.

Commissioner Duryea stated on Leslie it looks like it would affect the pump house then he would have to put in a new well.

Mr. McKee stated without surveying it and knowing where everything lies it is a possibility.

James Arntz, applicant stated if he has to move the well it will definitely kick the property out. He needs to know if that is a fact, and if it is he will not be proceeding with the property.

Mr. McKee stated they could do a grant of easement agreement which allows the applicant to occupy the easement until such time they go to expand and at that time it will be his expense to relocate the well. They have done that in the past.

Mr. Arntz asked when they plan on expanding the roads.

Mr. McKee stated it wouldn't be any time soon. The RTC could prioritize a road in that are if they choose, it is possible but not on a priority list to do.

Mr. Arntz asked what it takes to do this.

Mr. McKee stated the ROW dedication and they would follow up with a grant of easement agreement.

Mr. Arntz asked what it will take to get the grant of easement.

Mr. McKee stated it is an agreement with the property owner and the county. It is filled out with the legal description of the property and it is signed and notarized.

Mr. Arntz stated the road is 66 feet wide, in the center it is 33 feet off the center and you want another 40 feet off of that 33 feet.

Mr. McKee stated the property lines goes out to the center of Leslie and it would be past center line and probably be in the middle of the opposite lane. Which is about where the physical location of the road it. That is just an estimate without having a survey.

Mr. Arntz stated from that point you want 40 feet.

Mr. McKee stated yes.

Mr. Arntz stated when he took the measurement 38 feet is from the pump house to the edge of the

pavement.

Mr. McKee stated he did an aerial measurement and it is about 55 feet from the pump house and the property line. So you may be outside the 40 feet, but it could be possible because sometimes the aerials are skewed. If you are outside of that then the agreement and relocation of the pump house aren't necessary.

Mr. Arntz asked if there is code how close to the easement that the well can be.

Mr. McKee referred to Planning but stated there are setbacks requirements, but he isn't sure if would deal with structures after a ROW dedication.

Mr. Arntz stated if he is outside the 40 feet then the well can stay and if he is inside it then the well has to move.

Mr. McKee stated someday not now, but there would be the agreement that would go into place and you wouldn't have the financial burden right now.

Commissioner Thomas asked if anyone has measured from the west end of this property in to figure out exactly where the grant to the county would run.

Mr. McKee stated there is a 16-foot buffer roughly by the aerial estimation but once an actual surveyor goes out and surveys the area they will know.

Commissioner Lee stated the applicant the grant of easement that does not come back to this board the applicant deals with PW staff directly.

Mr. McKee stated the grant of easement is an agreement with the county and it would have to come back before the BOCC.

Public comment opened at 7:15 pm.

Arlie Garmon asked if a person applies for a commercial property do they as the public have a right to know if it will be a retail or wholesale outlet or just a service facility to store his vehicles.

Commissioner Lee stated the details of the business are dictated on what is permitted or by CUP in the zoning district. The back up in the staff report has the CM zoning details on what is allowed and what requires a CUP. It doesn't look like a store front that type of use is allowed but defers to staff.

Mr. Garmon stated he is just concerned about the increase of traffic. There is no fencing and asked if it is zoned to allow oil changes miscellaneous vehicle repairs.

Commissioner Lee stated it wouldn't be a Jiffy Lube or anything but what they are asking for according to the letter is service based business where they do a majority of the work in the field.

Mr. Garmon asked about regulating how high the signs can be.

Commissioner Lee stated there are sign ordinance that is in place and they have to get Planning Department approval and there are limitations on the type of signage they can have.

Mr. Garmon asked if this will be a regular business hour operation or will it be all hours of the night and if there were restrictions on that.

Commissioner Lee stated they don't dictate the hours of operations for a business unless there are extenuating circumstances.

Mr. Garmon stated he has no problems with the air condition services being there but just as long as the applicant is aware it is a residential area and there are children.

Public comment closed at 7:20 pm.

Commissioner Duryea asked how many service vehicles will be on site.

Mr. Arntz stated he currently has 4 service vans and 2 service trucks.

Mr. McKee stated he asks standard condition of approval #2 be revised to exclude the category designation to allow that designation be made by the technical review group as outlined by NCC during predevelopment meeting or submittal meeting.

Commissioner Duryea motioned to recommend approval ZC-2019-000034 to the BOCC subject to the conditions of approval.

Commissioner Tyler asked for clarification that it includes the condition by PW.

Commissioner Duryea stated yes.

Seconded by Commissioner Tyler.

Vote: Motion carried by unanimous roll call vote (summary: Yes = 7).

Yes: Beth Lee, Carol Curtis, Gary Bennett, Leah-Ann DeAnda, Pamela Tyler, Robert Thomas, III, Tom Duryea.

RECOMMENDATION

Recommended BOCC Motion: "I motion to **approve** ZC-2019-000034 based on the RPC recommendations and staff findings and subject to all conditions as outlined in the staff report."



NYE COUNTY, NV
 PAHRUMP REGIONAL PLANNING COMMISSION
 REGULAR MEETING – June 12, 2018

Staff Report
 Agenda Item No. 10

CASE DESCRIPTION(S):	For Possible Action - ZC-2019-000034: Public Hearing, discussion and deliberation on a (Conforming) Zone Change application to change 2.22 acres from the Neighborhood Commercial (NC) zone to the Commercial Manufacturing (CM) zone. (The Pahrump Regional Planning Commission makes a recommendation on this item. Final Action by the Board of County Commissioners is scheduled for July 16, 2018, or otherwise announced.)
LOCATION:	3961 N. Leslie Street
APN NUMBER(S):	AP# 029-401-01
LEGAL DESCRIPTION(S):	Lot 53 Crystallaire Estates
PROPERTY OWNER(S):	Jim & Maria Trust
APPLICANT(S)/AGENT:	James Arntz dba: Gunny's Air Conditioning & Heating
STAFF CONTACT:	Cheryl Beeman, AICP, Principal Planner – (775) 751-4248

PROJECT SYNOPSIS:

Application for a conforming zone change from the Neighborhood Commercial (NC) Zoning District to the Commercial Manufacturing (CM) Zoning District for a commercially developed property (automotive service facility) and use the property for an Air Conditioning & Heating business. The Master Plan designation of the subject property is RDA (RURAL DEVELOPMENT AREA) and Commercial manufacturing is considered a conforming zone change.

Subject property is developed with water, septic, and – according to the Assessor's records -- a 1,200 square foot "service garage and water storage tank for fire suppression. There is a concrete apron front and rear of building and the parking area and driveways are graveled. Property was developed, and the building constructed in 1999. Development of the property pre-exists the NCC Building Regulations and Zoning Codes. The applicant has stated that the intended use of the property is to relocate an existing local business operation (Gunny's Air Conditioning and Heating) to this property.

A Zone Change application requires a public hearing, recommendation by the Planning Commission and final action by the Board.

Conclusions – Upon review of the application, staff finds sufficient justification to recommend approval of the Zone Change application. The requested Zone Change conforms to the adopted Master Plan; it does not create adverse conditions nor affect the livability of the surrounding areas; it is consistent and compatible with adjacent land uses and zoning districts; it does not create conflicts with other goals, policies and objectives of the adopted Master Plan; the subject property meets the minimum lot size requirement of the requested zoning district; the new zoning would be appropriate for the area and is consistent with the existing development on the subject parcel.

RECOMMENDED MOTION(S):

Move to APPROVE ZC-2019-000034 based upon the Findings as shown on page two (2) and subject to the conditions stipulated in this report (or move to DENY ZC-2019-000034 based upon alternate findings as established by the Pahrump Regional Planning Commission.)

The below space is provided for Commissioner Comments:

Findings for ZC-2019-000034 as required under NCC 17.04.895.1 of the Nye County Code:

1. *The proposed zone change conforms to the Master Plan, the Zoning Reference Map and this Chapter. The requested zone change (CM zoning) conforms to the 2014 Master Plan, RDA - RURAL DEVELOPMENT AREA.*
2. *The uses allowed on the subject property under the new zone are compatible with the surrounding land uses and zoning districts. The requested zone change is compatible with existing and surrounding land uses and zoning districts and is within a designated RDA area along N. Leslie Street at Simkins, the intersection of 2 major routes.*
3. *Growth and development factors in the community indicate the need for, or the appropriateness of the zone change. Granting the requested Zone Change will allow for the property to be zoned into another conforming zoning district to better serve the needs of the community and accommodate business expansion.*
4. *Street or highway facilities providing access to the property are, or will be, adequate in size to meet the requirements of the proposed zone change. Access to the property is provided by N. Leslie and or W. Simkins Road, both of which are paved and dedicated county-maintained rights-of-way. Property is currently developed, however use of the property will require Site Development Plan review, (Category II – Modified Review Process, redevelopment of existing uses).*
5. *Public facilities are adequate or will be adequate to meet the requirements of the proposed zone change. Public facilities are adequate to meet the requirements of the zone change.*

LAND USE MATRIX

	CURRENT ZONING	MASTER PLAN DESIGNATION	CURRENT LAND USE
SITE	Neighborhood Commercial	RDA (Rural Development Area)	Developed
NORTH	Mixed Use	RDR (Rural Density Residential)	Developed
SOUTH	General Commercial	RDR (Rural Density Residential)	Undeveloped
EAST	Neighborhood Commercial	RDR (Rural Density Residential)	SFR
WEST	Neighborhood Commercial & Mixed Use	RDR (Rural Density Residential)	SFR

DISCUSSION

Background: The subject property was developed in 1999 as an automobile service facility and permit # 000104 for COMMERCIAL BLDG/AUTO REPAIR was submitted 2/3/99. Property was rezoned from Open Use (OU) to

Neighborhood Commercial (NC) by the Board of County Commissioners in 2004. The Master Plan designation of RIA was applied to the property per the 2014 PRPD Master Plan Update on 12/16/2014. No further history follows.

Area Characteristics: The subject parcel is located within flood zone AO-I which is considered to be an area within the Special Flood Hazard Area (SFHA) indicated by the Flood Insurance Rate Map (FIRM).

External Comments: Staff has received no letters in opposition or support of the requested zone change. Public Works comments

- Public Works requests a 40' right of way dedication for the eastern half of N. Leslie St. for the entire length of property.
- Public Works requests a 40' right of way dedication for the southern half of W Simkins Rd. for the entire length of property.
- This project should go through the site development process to ensure all traffic, drainage issues are resolved in accordance with Nye County Code, Public Works Guidelines for Design and Review of Development Engineering Submissions, Nye County Standard Specifications and Nye County Standard Details.
- Public Works supports any facts, findings or conditions determined by the Pahrump Regional Planning Commission (PRPC) at this time, reserving the right to provide additional facts, findings and conditions upon the submission of the improvement plans for any commercial/industrial development of the property and/or complying with Nye County Code.

ANALYSIS

Application Details: The purpose for the Zone Change is to facilitate the potential re-development of the subject property into the use as described: An Air Conditioning & Heating operation, storage of parts, company vehicles and offices. The CM would also allow the manufacturing of duct work. The applicant feels that the property's location and the manner in which the property is developed are in-line with the needs of his business. The Commercial Manufacturing (CM) Zoning District is intended to provide for areas suitable for the development of nonretail oriented commercial service business activities. The applicant is requesting a conforming Zone Change in accordance with Nye County Code §17.04.895 to accommodate the relocation of a local Air Conditioning & Heating business into the approximate 1,200 sq. ft. building. There is room for parking up to 8 vehicles on the concrete aprons on either side of the building and a storage tank for fire suppression water was installed in 2000.

Regarding this matter, the Regional Planning Commission forwards a recommendation to the Board of County Commissioners. Zone Changes require a simple majority vote of the members present to pass a motion and becomes effective 15 days after the date of final approval by the County Commission unless appealed. Proposed additional development of the property includes fencing, adding more gravel and 5 shipping containers. Currently the business has 9 FT employees with 6 of those employees engaged in field work. Development of the property as stated in the justification letter will be required to go through the Site Development Plan Review Process and/or Special Use Permit process.

Water: A review of the potential risk of proposed new developments to public drinking water sources is a part of the development review process. The subject property is not located within proximity to a public water system at least 4,500 feet away from).

Zoning:

17.04.330: CM COMMERCIAL MANUFACTURING:

- A. Scope: The following regulations shall apply to the CM commercial manufacturing zone. No new building or structure shall be erected, or parcel developed in a CM zone unless in conformance with the provisions identified herein.
- B. Purpose: The CM commercial manufacturing zone is intended to provide for areas that may be suitable for the development of nonretail oriented warehousing, manufacturing and commercial service businesses and to prohibit the development of incompatible uses.

C. Conformance: The CM zone shall be deemed to correspond to certain areas of the mixed use district, the general commercial, or business park/light industrial designations of the master plan land use map, where access to paved arterial roads is available and connection to public water and sewer or an approved engineered system and commercial water are required.

D. Height, Lot and Setback Requirements:

Minimum lot size	10,000	square feet
Minimum lot width	100	feet
Maximum building height	48	feet
Lot coverage	75	percent

MINIMUM BUILDING SETBACKS:

Use	Front	Interior Side	Rear	Street Side (Corner)
Principal	20 feet	20 feet	20 feet	20 feet
Accessory structures	30 feet	20 feet	15 feet	20 feet

E. Permissive Uses:

Agricultural machinery salesroom and repair shop in conjunction with new sales only.

Antique restoration.

Auctions and auction houses.

Automobile restoration; inoperable and dismantled vehicles shall be stored on the property behind opaque fencing.

Automobile sales (new and used) and rental.

Automotive service facilities including manufacture and repair garage.

Bicycle manufacturing/sales/repair/rental.

Blacksmith.

Boat and RV storage.

Body art.

Broadcast facility/recording studio.

Building materials, storage and sales yard.

Cabinet, carpenter, electrician shop, etc.

Car/truck wash.

Construction/heavy equipment sales and rental.

Contractor storage yards.

Copying, blueprinting, printing and publishing.

Embroidery, silk screen production.

Furniture manufacture/repair.

Government facilities.

Gymnasium/fitness centers.

Handcraft industries, small scale manufacturing.

Hardware store.

Heating and cooling sales and installation.

Home improvement center.

Indoor shooting ranges/galleries.

Insulation sales and installation.

Janitorial services.

Laboratory, medical/dental.

Laundries and dry cleaning plants.

Light manufacturing, processing, assembly, fabricating, and similar uses provided that:

1. All such uses and related activities take place indoors.
2. No use shall disseminate smoke, gas, dust, odor or other atmospheric pollutant outside of buildings.
3. No use creates offensive noise, vibration, heat or glare.
4. Uses generate a minimum amount of truck traffic, relative to shipping needs.

Lumberyards.

Metal fabrication, machine/welding shops.

Ministorage facilities.

Monument sales.

Motor freight terminal or bus storage.

Office and office parks.

Print shop.

Public or private utility structure.

Research and development facilities.
Security services.
Showroom (building supplies, etc.).
Silk screening.
Transportation services including bus and limousines.
Truck and trailer rental.
Truss manufacturing.
Upholstering shop.
Veterinary facility (large animal).

F. Uses Subject To A Conditional Use Permit: The following are subject to a conditional use permit as provided for in articles V and VIII of this chapter:

Aircraft sales, maintenance, repair and assembly.
Caretaker's residence for the purpose of providing on site security. No more than one caretaker's residence shall be permitted per lot.
Cellular communications towers and related facilities.
Construction/agriculture equipment repair.
Fireworks sales.
Paint and body shop provided that:
1. No outside storage of parts or damaged vehicles.
2. All repairs shall take place within an enclosed building.
3. All painting shall take place within an EPA approved painting booth.
Towing service.
Truck and freight terminals.
Warehouses, wholesaling, and distribution.
Wastewater treatment plant.

G. Uses Not Listed As Permissive Or Conditional: In those instances where a requested use is not listed above, the zoning administrator may determine whether the requested use meets the purpose and intent of the district, and is similar to other uses allowed in the district, as permitted uses, special uses or accessory uses. In those instances where the applicant disagrees with the director's determination, the applicant may appeal the decision to the planning commission. (Ord. 339, 2007)

CONCLUSIONS

Upon review of the application, staff finds sufficient justification to recommend approval of the Zone Change application. The requested Zone Change conforms to the adopted Master Plan; it does not create adverse conditions nor affect the livability of the surrounding areas; it is consistent and compatible with adjacent land uses and zoning districts; it does not create conflicts with other goals, policies and objectives of the adopted Master Plan.

The following **CONDITIONS FOR APPROVAL** have been suggested pursuant to this recommendation and subject to the discretion of the Regional Planning Commission:

STANDARD CONDITIONS OF APPROVAL

1. Applicant must comply with all applicable County, State, and Federal laws, rules, and regulations.
2. As per NCC 17.04.950 - the Property Owner shall submit to Nye County a Category II (Modified Review Process) site development plan application for the proposed permissive redevelopment of the property.

SPECIAL CONDITIONS OF APPROVAL

3. Property owner shall provide proof of commercial water rights and an adequate septic system for the intended commercial uses.
4. The property owner must comply with all conditions s specified, otherwise the approval will expire in three (3) years after the date of approval at five o'clock (5:00) P.M. (holidays and weekends will not extend the expiration day) and the zoning will revert to the zoning in effect prior to approval of the zone change application (NC). Any extension of time must be applied for prior to that date and time.
5. For a zone change subject to "special" conditions of approval and any associated applications, the property owner must comply with all conditions, otherwise the approval will expire in three (3) years after the date of approval at five o'clock (5:00) P.M. (holidays and weekends will not extend the expiration day) and the zoning will revert to the zoning in effect prior to approval of the zone change application. Any extension of time must be applied for prior to that date and time. Development of the property must conform to the plans as submitted with revisions as specified by the planning commission or BOCC.

PRPC Hearing -- 12 June 2019
 ZC-2019-000034 -- APN 029-401-01
 Jim & Maria Trust -- Owners / James S. Arntz -- Applicant

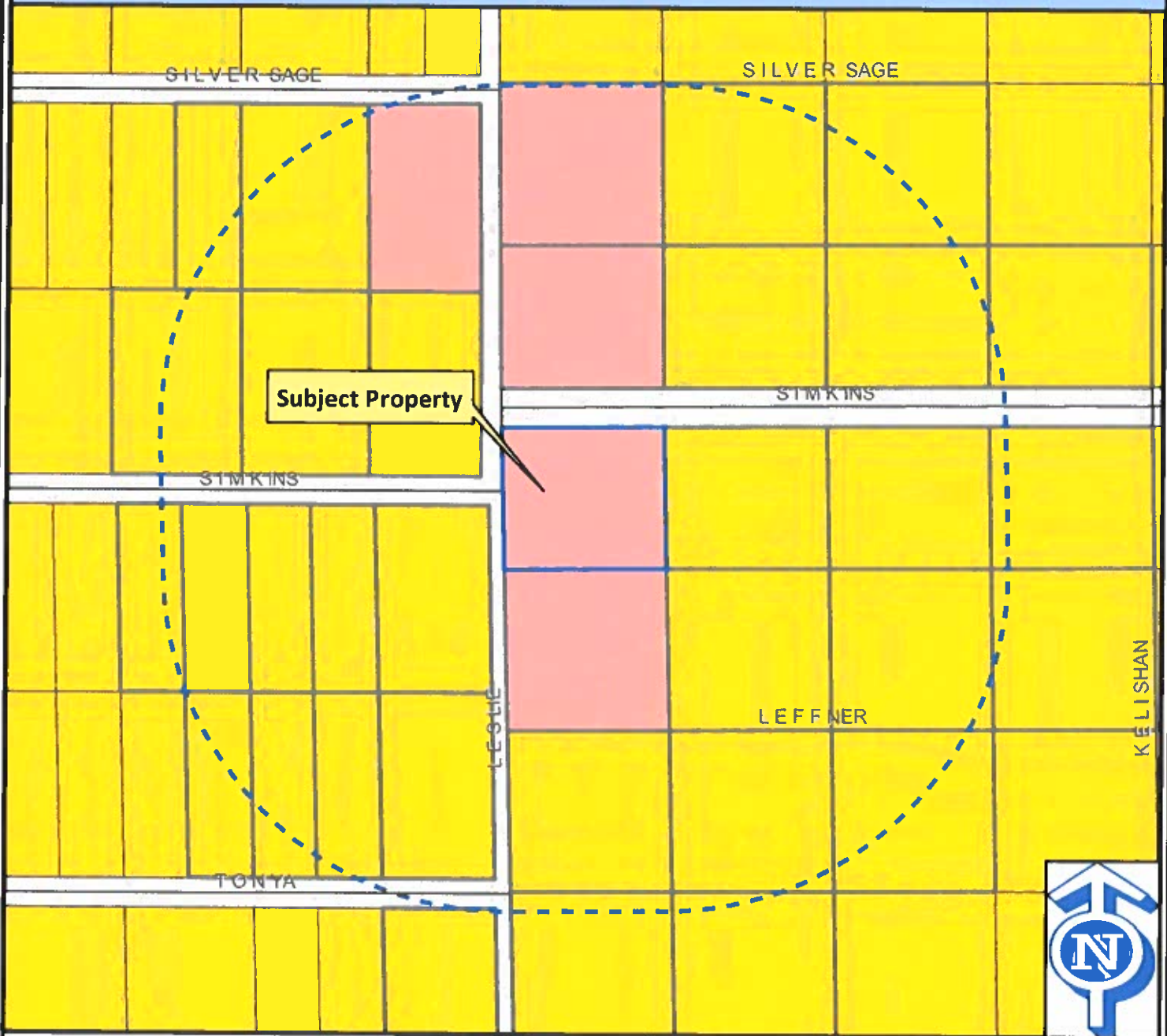







Exhibit "A" -- Area Zoning

-  Subject Property
-  Notified Properties
-  700 Foot Buffer
-  NC; Neighborhood Commercial
-  RE-2; Rural Estates Residential



DEPARTMENT OF PLANNING
 Pahrump Regional Planning District
 (PRPD)

The information shown hereon is approximate and for exhibit use only. Nye County is not responsible for any claims, injuries or liabilities resulting from the use of this document beyond the purpose for which it is intended.

This drawing is not to scale.

PRPC Hearing -- 12 June 2019
 ZC-2019-000034 -- APN 029-401-01
 Jim & Maria Trust -- Owners / James S. Arntz -- Applicant

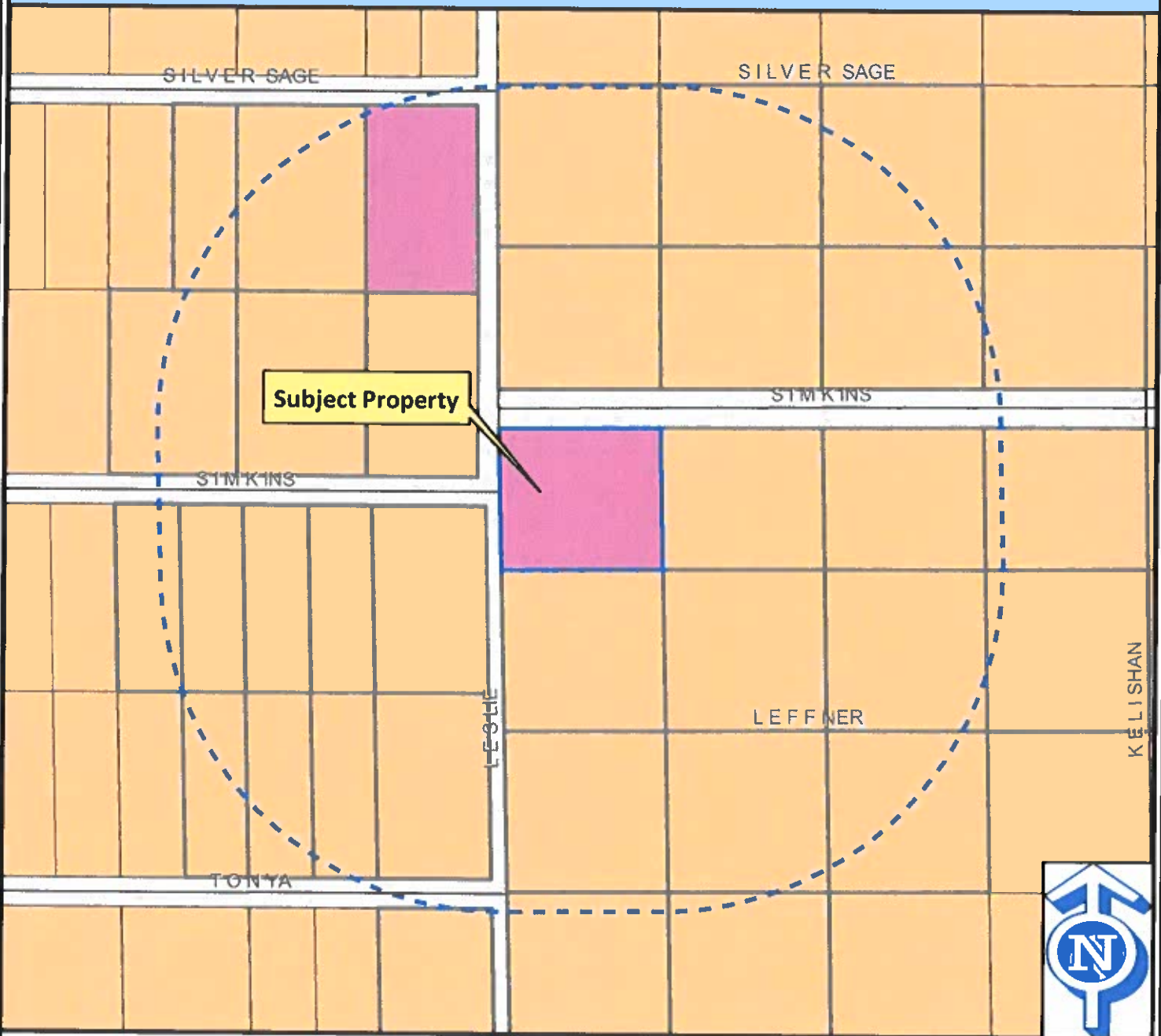







Exhibit "B" -- Master Plan Categories

-  Subject Property
-  Notified Properties
-  700 Foot Buffer
-  RDA
-  RDR



DEPARTMENT OF PLANNING
 Pahrump Regional Planning District (PRPD)

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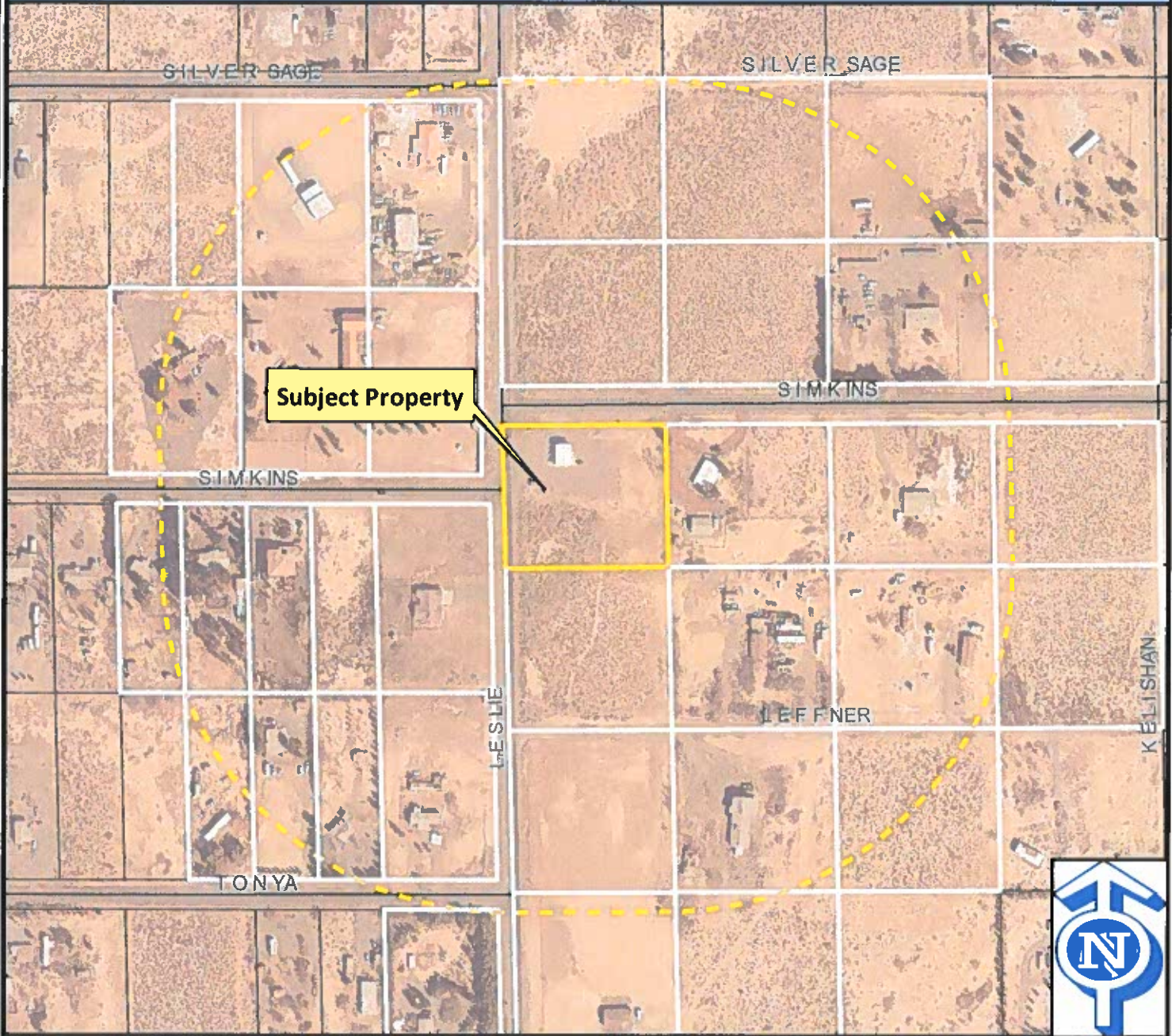





Exhibit "C" -- Aerial Perspective

-  Subject Property
-  Notified Properties
-  700 Foot Buffer

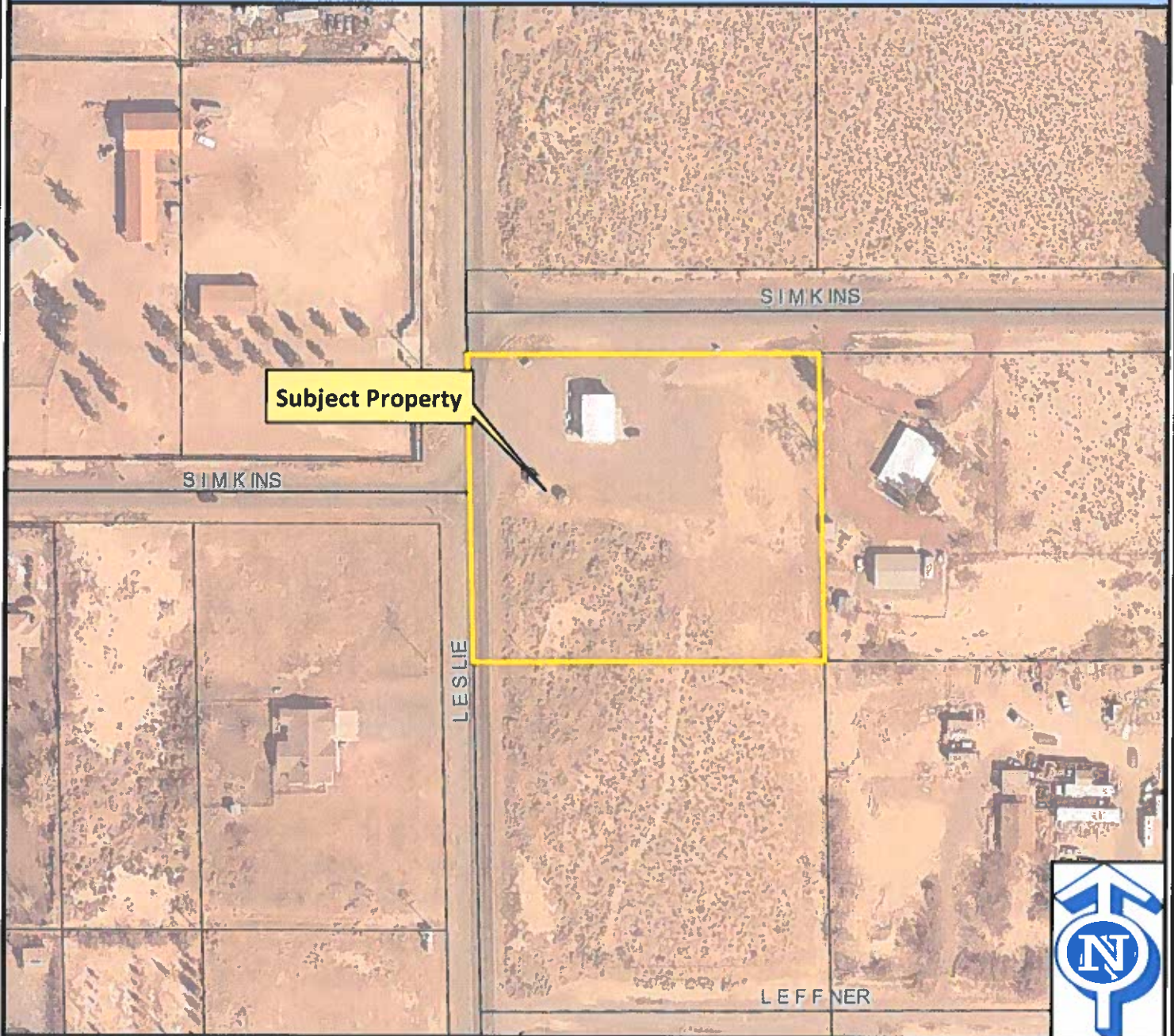


DEPARTMENT OF PLANNING
Pahrump Regional Planning District
PRPD

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PRPC Hearing -- 12 June 2019
ZC-2019-000034 -- APN 029-401-01
Jim & Maria Trust -- Owners / James S. Arntz -- Applicant



Subject Property

Exhibit "D" -- Close-up Aerial Perspective

 Subject Property



DEPARTMENT OF PLANNING
Pahrump Regional Planning District
(PRPD)

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Fax: (775) 727-6805

Lic #0078175
MHL #A0094

April 29, 2019

To all whom it may concern:

Gunny's Air Conditioning and Heating Corp is requesting the property located at 3961 N. Leslie St., Pahrump, NV 89060 be rezoned to CM (Commercial Manufacturing).

Gunny's is a serviced based business and does the majority of work in the field. The proposed zoning changed would cover duct manufacturing, a very small portion of the business. Gunny's currently has 9 full time employees, 6 employees would be in the field running service calls; returning only for restocking service parts and paperwork.

The proposed changes to the property include fencing the entire property, refreshing the gravel, and adding 5 metal shipping containers no less than 65 feet from the nearest property line. No changes to landscaping, all to remain same desert as is.

There would be no additional impact to the adjacent properties. Any manufacturing of ducting will be done inside the enclosed existing building, mitigating any noise concerns. The closest structure is in excess of 300 feet from the building. Traffic changes coming and going from the business would be negligible. Customers are not expected to come to office.

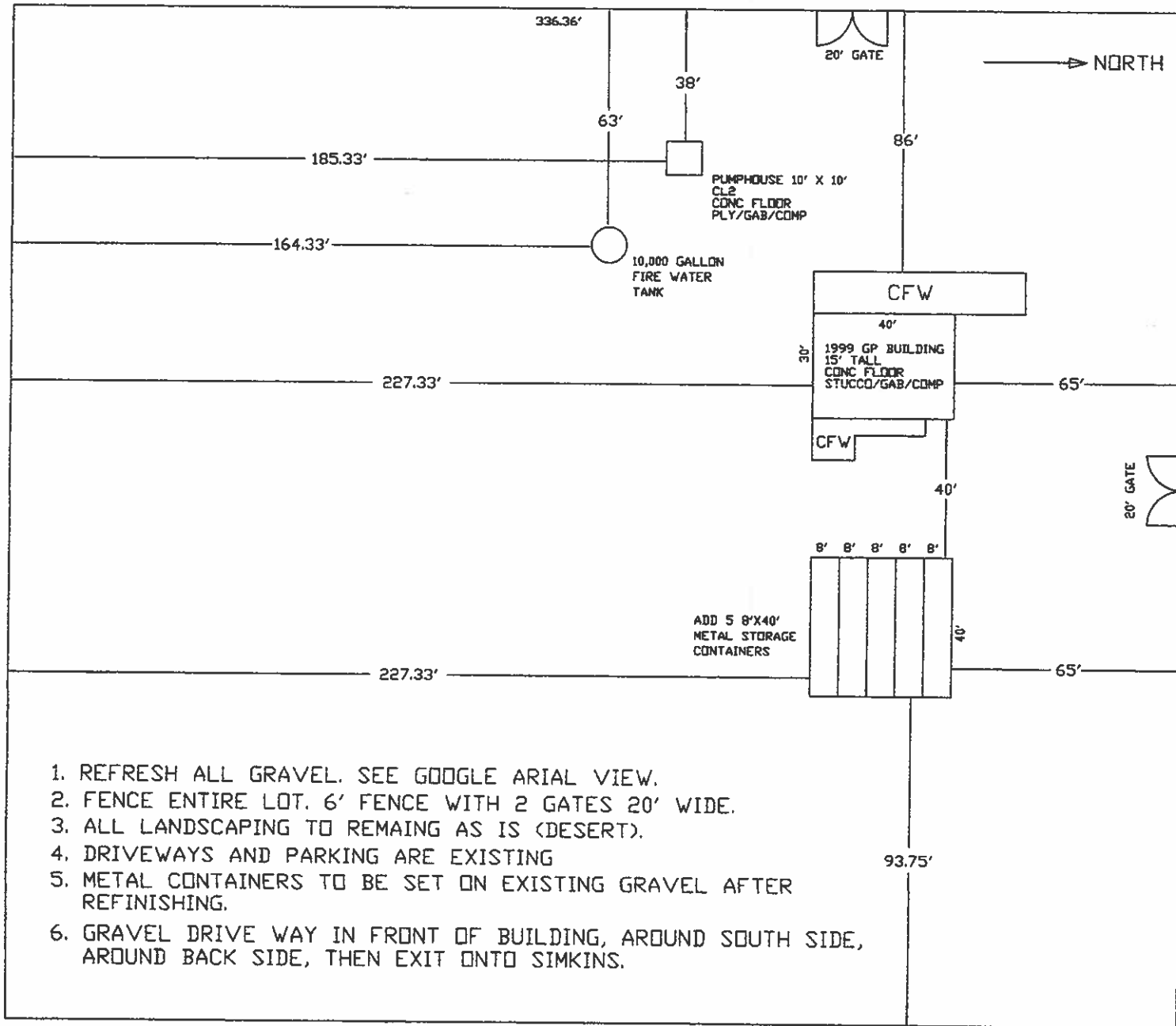
No mitigating actions are proposed as there is no impact to adjacent properties.

Thank you,

A handwritten signature in black ink, appearing to read "James S. Arntz".

James S. Arntz

LESLIE STREET



1. REFRESH ALL GRAVEL. SEE GOOGLE ARIAL VIEW.
2. FENCE ENTIRE LOT. 6' FENCE WITH 2 GATES 20' WIDE.
3. ALL LANDSCAPING TO REMAIN AS IS (DESERT).
4. DRIVEWAYS AND PARKING ARE EXISTING
5. METAL CONTAINERS TO BE SET ON EXISTING GRAVEL AFTER REFINISHING.
6. GRAVEL DRIVE WAY IN FRONT OF BUILDING, AROUND SOUTH SIDE, AROUND BACK SIDE, THEN EXIT ONTO SIMKINS.