



JOE LOMBARDO  
Governor

STATE OF NEVADA  
DEPARTMENT OF TRANSPORTATION  
310 Galletti Way  
Sparks, Nevada 89431

TRACY LARKIN THOMASON, P.E.  
Director

February 4, 2025

City of Reno  
1 E. First Street  
Reno, NV 89501  
Attention: Jeff Foster

SENT VIA ELECTRONIC MAIL

RE: 082-540-04 Martinez Landscaping Storage Yard

Dear Mr. Foster

Nevada Department of Transportation (NDOT) District II staff has reviewed the application received via e-mail on January 30<sup>th</sup>, 2025, and provides comments accordingly.

**082-540-04 Martinez Landscaping Storage Yard** - A request has been made for a conditional use permit to allow for a outdoor storage associated with a maintenance, repair, and renovation business (contractor's yard). The ±2.82 acre project site is located west of North Virginia Street along Nola Way, North of Hoge Road and at the north terminus of Koenig Road. The site is located in the Mixed-Use Suburban (MS) zoning district and has a Master Plan land use designation of Suburban Mixed-Use (SMU).

**NDOT comments:**

1. The project proposes regional access to N. Virginia St. N. Virginia St is an NDOT maintained facility and is officially designated as SR 430 and functionally classified as a Principal Arterial in the project vicinity.
2. Per the trip generation estimate provided in the application the project will require a formal trip generation letter with a review of possible mitigations required per NDOT's Access Management Systems and Standards.
3. Since the site is located directly adjacent to N. Virginia St. and has the potential to effect area drainage patterns, the applicant will be required to obtain an occupancy permit from NDOT for any drainage encroachments.
4. The provisions of Nevada Revised Statute 405.020, 405.030 and 405.110 and Nevada Administrative Code 410.440 prevent the placement of any advertising signs within state highway right of way or roads which are owned or controlled by NDOT.

5. All work proposed within the NDOT Right of Way will require an encroachment permit and must comply with NDOT's Standard Plans, Access Management System and Standards, Terms and Conditions Relating to Right-of-Way Occupancy Permits, and the Drainage Manual current version at the time of application. Please contact the NDOT District II Permits Office at (775) 834-8330 for information about obtaining NDOT occupancy permits.
6. This letter does not provide for approval or disapproval of any improvements proposed by the project. NDOT review during the occupancy permit process may result in modification to the proposed improvements or denial.
7. NDOT defers to municipal government for land use development decisions. Public involvement for community development related improvements within NDOT right of way should be considered during the municipal land use development process. Significant improvements proposed within NDOT right of way may require additional public involvement. It is the responsibility of the applicant to perform such additional public involvement.

Thank you for the opportunity to review this application. NDOT reserves the right to incorporate further changes and/or comments as these applications and design reviews progress. Should you have any questions, please contact Jeff Graham at (775) 834-8382.

Sincerely,

Signed by:  
  
0B63A74DA2BE4A8...

Kelly Gaworski, PE  
Engineering Services Manager  
District II

KG:dr

Cc: Bhupinder Sandhu – DII District Engineer  
Jeff Graham – Traffic Engineer  
District II Traffic Engineering Distribution List  
City of Reno  
Franklin Peralta – City of Reno Associate Civil Engineer

# Development Review Agency Comment

The review form has a new entry from a public agency or entity.

Case Number	LDC25-00036
Name of Agency	RTC Washoe
Comments	I appreciate the opportunity to review LDC25-00036, conditional use permit application for the Martinez Landscaping Storage Yard on behalf of the Regional Transportation Commission of Washoe County (RTC). I have completed my review and have no comments at this time.
Name of Contact	Shay League
Email Address	sleague@rtcwashoe.com
Phone Number	

Submitted: 1/24/2025 10:48:24 PM



## Environmental Control

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### MEMORANDUM

**Date:** January 24, 2025  
**To:** Mike Railey – Planning Manager  
Planning Desk  
**From:** Eric Farrar, Environmental Control Officer  
**Subject:** **January 17, 2025 Current Development Projects Review/Comments**

The Environmental Control Section (EC) under the Utility Services Department has reviewed the Development Projects memorandum dated January 17, 2025. We offer the following comments or conditions:

**Tommy's Car Wash - MUP25-00007**

All gravity interceptors associated with the project must be sized and installed in accordance with Reno Municipal Code 12.16.555. An Environmental Control Permit will be required when the facility begins operating. Environmental Control will contact the applicant when the business applies for a business license. Applicants can call 775-334-4230 for more information about required permitting.

**Martinez Landscaping Storage Yard - LDC25-00036**

Environmental Control has no comment on the proposed Conditional Use Permit to use the property as a storage yard. If future anticipated use includes vehicle washing or maintenance, a pretreatment device and an Environmental Control Permit may be required. Applicants can call 775-334-4230 for more information about permitting.

**Rancharrah PUD Handbook Amendment & Master Plan Amendment - LDC25-00037**

Environmental Control has no comment on the proposed Amendments.

**Arlington Office Master Plan Amendment & Zoning Map Amendment - LDC25-00038**

Environmental Control has no comment on the proposed Amendments.

**3541 Brighton Fence Height Deviation - LDC25-00039**

Environmental Control has no comment on the proposed Major Deviation.

January 29, 2025

City of Reno  
Planning and Development Division  
PO Box 11130  
Reno, NV 89520-0027

RE: Martinez Landscaping Storage Yard; 082-540-04  
Conditional Use; LDC25-00036

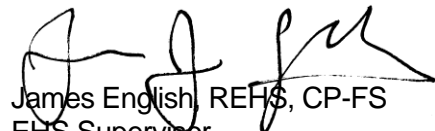
Dear City of Reno Staff:

Northern Nevada Public Health (NNPH), Environmental Health Services Division (EHS) has reviewed the above referenced project.

1. EHS has reviewed the above referenced application and has no concerns for its approval as submitted.
2. The proposed development and subject parcels are currently served by community water and sewerage systems.
3. If the application is approved all subject civil improvement or building plans must be routed to EHS for review and approval.

If you have any questions or would like clarification regarding the foregoing, please contact James English, EHS Supervisor at [jenglish@nnph.org](mailto:jenglish@nnph.org) regarding all Environmental Health comments.

Sincerely,



James English, REHS, CP-FS  
EHS Supervisor  
Environmental Health Services  
Northern Nevada Public Health

**From:** [COOPER, CLIFFORD E](#)  
**To:** [Jeff Foster](#)  
**Subject:** LDC25-00036 Martinez Landscaping Storage Yard; LDC25-00038 Arlington Office MP  
**Date:** Wednesday, January 22, 2025 10:12:22 AM

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Jeff,

AT&T does not have any adverse comments regarding these projects.

CLIFF COOPER  
SR SPECIALIST-OSP DESIGN ENGINEER  
AT&T NEVADA  
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Reno, NV 89502  
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***TEXTING and DRIVING...It Can Wait***