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Introduction

This application includes the following request:

- A **Master Plan Amendment** to allow for a land use amendment within the McQueen Neighborhood Plan.

Project Location

The Flying J property (AP # 039-111-31) consists of 48.80± acres located directly south of the Robb Drive/Interstate 80 interchange in northwest Reno. Surrounding land use includes Interstate 80 to the north and vacant land to the east, west, and south. Figure 1 (below) depicts the project location.



Figure 1 - Vicinity Map



Project Concept

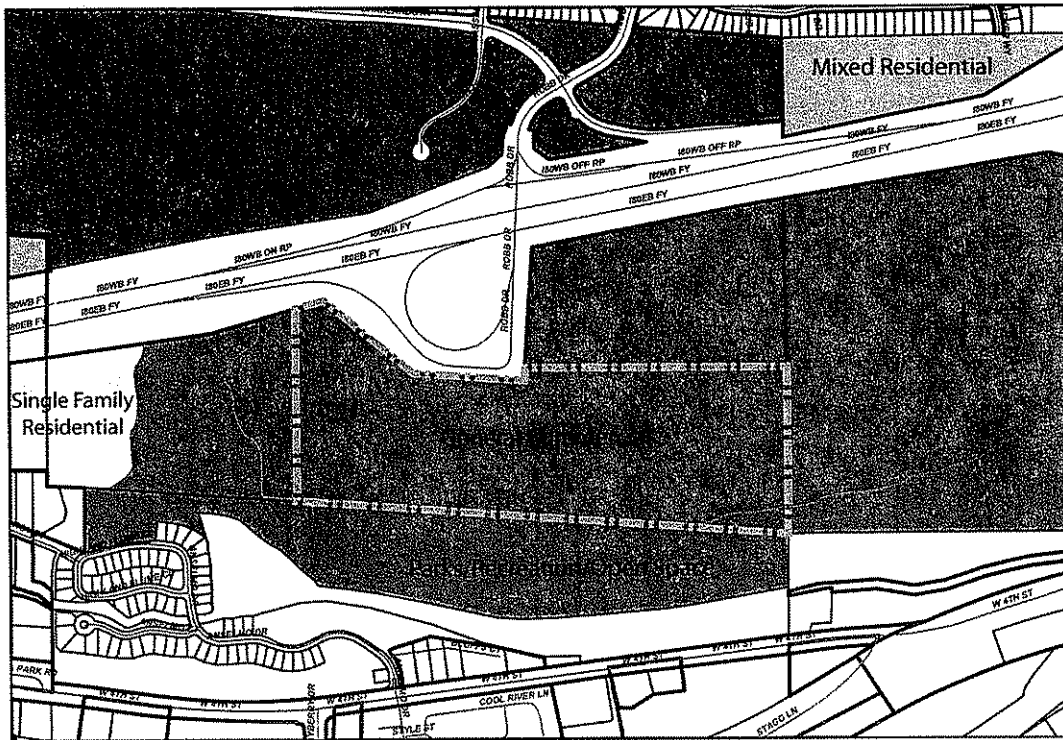
Flying J, Inc. is the leading provider of highway hospitality services in the United States. The subject property included in this request was purchased by Flying J in 2002 with the ultimate intent of developing a travel center at the site. Since that time Flying J has been working closely with the Nevada Department of Transportation and the Federal Highways Administration to secure access to the parcel from the Robb Drive/Interstate 80 interchange.

As Flying J has continued to pursue access issues, rumors have developed within the community related to development of a truck stop at the site. What Flying J ultimately wants to develop is their new prototypical travel center which is essentially a mix of uses including a fueling station, restaurants, retail, and accessory uses which often include hotels, commercial pads, etc. In fact, the travel center model is not truck-dependent as the majority of customers are everyday motorists along the Interstate as well as local residents that patronize the fuel, restaurant, and retail components of the facility.

Based on recent legal rulings, the City of Reno now requires that Master Plan Amendment requests be processed separately from other entitlements. As such, the specifics on the Flying J project, which will dispel much of the rumors that have circulated regarding the project components while detailing specific mitigation measures such as buffering, lighting, grading, etc.

The request that is included with this application is to amend the McQueen Neighborhood Plan which designates the Flying J property as Single Family Residential. It is proposed that this designation be amended to Special Planning Area (SPA). The SPA designation will set the foundation for a future Planned Unit Development (PUD) which will allow for the creation of custom tailored development standards which will address everything from land use to buffering. More importantly, the SPA/PUD approach will allow Flying J to work closely with the Ward 1 and Ward 5 Neighborhood Advisory Boards as well as surrounding residents to ensure that their concerns and ideas are fully addressed/incorporated in to the PUD. Flying J is 100% committed to working with the citizens and has every intention of developing a high quality project that the community can be proud of. In fact, it is envisioned that the project can ultimately serve as a gateway project in to the City incorporating design elements that set it apart from other uses in the area.

The McQueen Neighborhood Plan recently went through an update process during which the Flying J property and those that surround it were discussed at length in a series of public meetings and hearings. The adopted plan states that no additional commercial is needed within the plan area, "except in freeway corridor areas." In fact, the final draft presented to the Planning Commission by City staff depicted the Flying J property and those surrounding south of Interstate 80 as General Commercial (refer to Figure 2 – following page). However, after discussions at the public hearings, it was decided that the land use would remain as Single Family Residential until further and more in-depth planning studies could be conducted.



Note: The land use shown in this figure was not adopted by the Planning Commission or City Council.

Figure 2 – Draft McQueen Land Use

Based on the direction that was given by the community, Planning Commission, and City Council during the Neighborhood Plan update process, the proposed SPA designation is ideal in that it sets the stage for a detailed Planned Unit Development. This approach ensures that the in-depth planning studies discussed are implemented and that a custom-tailored zoning document is created to address all issues that are identified.

The requested SPA designation is highly appropriate given the property's location adjacent to the Interstate and at the terminus of a major arterial (Robb Drive). The SPA will allow for a mix of uses that are well suited for the area. Most importantly, it will provide a mechanism to address community concerns and provide the opportunity to develop unique standards that can create a "gateway" in to the City of Reno that provides community identity and reflects pride.

This Master Plan Amendment application will be followed by a zone change (to PUD) and applicable Special Use Permit requests within the following months.



Master Plan Amendment Findings

The City of Reno Municipal Code, section 18.06.1103 establishes findings for Master Plan Amendment requests. These findings are listed below and are addressed in **bold face** type.

In order to adopt an amendment to the Master Plan, the Planning Commission and City Council shall find the following:

1. There has been a change in the area or in the conditions on which the current designation was based which warrants the amendment;

Given the property's location along Interstate 80 and the Robb Drive interchange, it is not well suited for single family residential development. This is further confirmed in the McQueen Neighborhood Plan which states that the freeway corridor is appropriate for commercial uses. The proposed SPA designation will allow for a mix of uses and sets the stage for the property to be designed cohesively with custom-tailored standards that can reflect the input of the community.

2. The density and intensity of the proposed Master Plan Amendment is sensitive to the existing land uses and is compatible with the existing adjacent land use designations;

By implementing a SPA designation, the foundation for a subsequent Planned Unit Development (PUD) is established. A SPA/PUD approach ensures that specific standards to address uses, buffering, etc. are implemented, providing conformance with this finding.

3. The amendment will provide for orderly physical growth of the City, enhance the urban core and foster safe, convenient and walkable neighborhoods and shopping districts;

The current Single Family Residential designation conflicts with this finding in that it does not provide for orderly growth of the City. Low density single family residential use is not ideal given the site's location adjacent to the freeway. Instead, the proposed SPA designation will allow for a mix of commercial (and possibly higher density residential) uses that are much more appropriate for the site and can serve the surrounding population as well as motorist on Interstate 80. The SPA designation will require the implementation of specific development standards which will address walkable neighborhoods, commercial standards, etc. above and beyond what is required by code.



4. There are or are planned to be adequate transportation, recreation, utility and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation;

As discussed during the recent McQueen Neighborhood Plan amendment process, the requested SPA designation will ensure that the more in-depth planning studies discussed for the south side of I-80 come to fruition. In terms of infrastructure and services, the site is located within the developed core of the City and is one of the few remaining undeveloped large parcels within the Interstate 80 corridor. As such, adequate facilities are in place or can be easily extended to serve the site.

5. The proposed change is in substantial conformance with the goals and policies of the Master Plan and other adopted plans and policies.

As discussed previously, the request is supported by policies from the McQueen Neighborhood Plan which states that commercial/non-residential uses are appropriate within the freeway corridor. The McQueen Neighborhood Plan sets forth seven specific policies related to development of the area, including the Flying J property. Policies 1, 3, 6, and 7 have no relevance to the Flying J property. Policy 2 specifically supports this request stating "commercial zoning should be limited to existing properties, except in freeway corridor areas." Policies 4 and 5 relate to parks and recreation facilities which are not applicable at this time but can be addressed in a subsequent PUD document.

APPENDICES

Project Location: North of River South of River

RENO DEVELOPMENT APPLICATION

ACTION REQUESTED:
(Please check)

- ABANDONMENT
- ANNEXATION****
- BOUNDARY LINE ADJUSTMENT
- MASTER PLAN AMENDMENT
- MINOR DEVIATION
- PARCEL MAP
- REVERSION TO ACREAGE
- SITE PLAN REVIEW
- SPECIAL USE PERMIT
- TENTATIVE MAP
- WITH MAINTENANCE DISTRICT
- VARIANCE
- ZONING MAP AMENDMENT
- AMENDMENT IN A COOPERATIVE PLANNING AREA

****Annexations are required to be submitted separately and may not be combined with other applications.**

For Community Development Department Use Only:

CASE NUMBER: _____

Date Received _____
Time Received _____

PROJECT NAME: Flying J

PROJECT DESCRIPTION: A request to amend the McQueen Neighborhood Plan

PROJECT ADDRESS: South of the Interstate 80/Robb Drive Interchange

PROPERTY SIZE: 48.80± acre ASSESSOR'S PARCEL NO(S): 039-111-31

ATTACH LEGAL DESCRIPTION OF PROPERTY.

ZONING – EXISTING: LLR-1 PROPOSED: PUD (future request)

MASTER PLAN – EXISTING: Single Family Res. PROPOSED: Special Planning Area

EXISTING LAND USE: Vacant

PROPERTY OWNER(S)
NAME: Flying J, Inc.

ADDRESS: 1104 Country Hills Dr.
Ogden, UT 84403

PHONE: 801-624-1289

APPLICANT/DEVELOPER(S)
NAME: Same as Above

ADDRESS: _____

PHONE: _____

FAX NO. _____

PERSON TO CONTACT REGARDING APPLICATION:

NAME: Mike Railey
(IF SAME AS OWNER OR APPLICANT, PLEASE INDICATE)

ADDRESS: Jeff Codega Planning/Design, Inc.
750 Sandhill Road, Reno, Nevada 89509

PHONE: 775/322.5100

FAX NO: 775/322.1551

E-MAIL ADDRESS: mrailey@jcpd.com

The City of Reno will direct all mail on this project to the contact person designated above.
The above information is required.

This new fee schedule goes into effect September 8, 2007

CITY OF RENO PLANNING APPLICATION SERVICE CHARGES

Project Name: FLYING J MASTER PLAN AMEND. Fax To: _____
 Developer: FLYING J / PDG From: Planning Technician (775) 334-2221

	City of Reno Fees	Washoe County Health Fees **	State Fees
Abandonment	\$ 3,101.00	\$ 203.00	
Amendment - Condition of Approval	\$ 2,204.00	\$ 56.00	
Annexation (Per Case)	\$ 3,063.00	\$ 203.00	
Appeal - Administrative Decision	\$ 50.00		
Appeal - Site Plan Review	\$ 50.00		
Boundary Line Adjustment	\$ 1,060.00		
Development Agreement	\$ 17,065.00	\$ 1,772.00	
Master Plan Amendment	\$ 24,075.00	\$ 240.00	
Master Plan Amendment (Cooperative Plan Area)	\$ 49,740.00	\$ 240.00	
Minor Deviation	\$ 499.00		
Outdoor Dining	\$ 190.00		
Parcel Map	\$ 1,420.00	\$ 549.00	
Reversion to Acreage	\$ 2,133.00	\$ 203.00	
Re-Notice Per Applicant	\$ 1,155.00		
Site Plan Review	\$ 7,772.00	\$ 252.00	
State Water Fee (only if water use is 5 AFY or more) BASE	\$ 85.00		
_____ Total AFY - 5 = _____ X \$.50 =	\$ _____		
Special Use Permit - See Definition List on Attached Page			
Major - Cost for 1st Major SUP	\$ 3,000.00	\$ 1,772.00	
Major - Cost Per Each Addl. Major SUP \$2,000.00 x ___ SUPs =	\$ _____		
Minor Cost for 1st Minor SUP	\$ 2,000.00	\$ 252.00	
Minor - Cost Per Each Addl. Minor SUP \$1,000.00 x ___ SUPs =	\$ _____		
Code Enforcement - Major or Minor	\$ 565.00		
State Water Fee (only if water use is 5 AFY or more) BASE	\$ 85.00		
_____ Total AFY - 5 = _____ X \$.50 =	\$ _____		
Tentative Map Per Map	\$ 7,074.00		
Washoe County Tentative Map BASE fee		\$ 524.00	
Washoe County Health Lot Fee \$5.00 X _____ lots =		\$ _____	
Nevada State EPA BASE			* \$ 100.00
Nevada State EPA Per lot Fee \$1.00 X _____ lots =			* \$ _____
State Conservation & Natural Resources BASE			** \$ 150.00
State Cons. & Natural Res. Per lot Fee \$1.00 X _____ lots =			** \$ _____
Time Extensions	\$ 426.00		
Variance (all zoning districts except single families)	\$ 4,596.00	\$ 203.00	
Variance (single family zoning district)	\$ 2,012.00	\$ 203.00	
Zone Changes-			
One District to Another Adopted District	\$ 14,341.00	\$ 240.00	
Review Development Standards Handbook	\$ 4,284.00	\$ 203.00	
Certification of Handbook by City Council	\$ 638.00		
Zone Change Amendment to SPD or PUD	\$ 14,053.00	\$ 240.00	

Zone Change to Cooperative Plan	\$ 9,670.00	\$ 240.00	
Zone Change to SPD or PUD (Base Fee)	\$ 5,000.00	\$ 240.00	
SPD or PUD Hourly Rate (costs incurred above base fee)	\$ 80.00		
SPD or PUD Code Enforcement	\$ 2,825.00		

When calculating fees, please make checks payable to the following:

Check to City of Reno

Check to Washoe County District Health

* Check to Nevada State E.P.A.

**Check to State Conservation and Natural Resources

\$ 24,075

\$ 240

\$ N/A
\$ N/A

Revised September 7, 2007

** Washoe County Health Fees -- Some of these fees include VECTOR fees and have increased in amounts.

SPECIAL USE PERMIT DEFINITIONS

SPECIAL USE PERMITS - MAJOR

- Non-Restricted Gaming
- Hazardous Materials
- Signs 150 Square Feet or Larger near the Truckee River
- Cuts and Fills
- Grading in Major Drainageways, Hillside development or within the Open Space Zone
- Skyways
- Non-Residential Development Adjacent to Residentially Zoned Property

** This list does not include all of the major special use permits. If the type of special use permit you are applying for is not shown and you have questions, please contact our Department.

SPECIAL USE PERMITS - MINOR

- All Uses Operating Between the Hours of 11:00 p.m. and 6:00 a.m.
- Non-residential Facilities next to Major Arterials
- Condominium Conversions
- Private Streets
- Principal, Accessory and Temporary Uses listed in Land Use Tables
- Principal, Accessory and Temporary Uses listed under Applicable Use Regulations
- All Land Uses and Development Activities listed under Applicable District-Specific Standards in Chapter 18.08, Article III and Article IV

** This list does not include all of the minor special use permits. If the type of special use permit you are applying for is not shown and you have questions, please contact our Department.

EXAMPLES OF SPECIAL USE PERMIT CALCULATIONS

1. If submitting an application for two major special use permits, your fee would consist of one major (\$3,000.00) and one major trigger (\$2,000.00) or a total of \$5,000.00. The City's fee would also include the Code Enforcement fee. You would also need to include a check to Washoe County Health for their fee.
2. If submitting an application for two minor special use permits, your fee would consist of one minor (\$2,000.00) and one minor trigger (\$1,000.00) or a total of \$3,000.00. The City's fee would also include the Code Enforcement fee. You would also need to include a check to Washoe County Health for their fee.
3. If submitting an application for one major special use permit and three minor special use permits, your fee would consist of one major (\$3,000.00) and one minor (\$2,000.00) and two minor triggers (\$2,000.00 or \$1,000.00 each) or a total of \$7,000.00. The City's fee would also include the Code Enforcement fee (once only). You would also need to include a check to Washoe County Health for their fees (including both the major and minor fee).

Original Application and Twenty copies for the following applications:

- ✓ Master Plan Amendment
- Tentative Map

Original Application and Fifteen copies for the following applications unless filed with one of the above-noted requests:

- Special Use Permit
- Variance
- Zoning Map Amendment

Original Application and Ten copies for the following applications unless filed with one of the above-noted requests:

- Abandonment
- Site Plan Review
- Annexation

Additional copies may be requested on a case-by-case basis dependent on distribution requirements.

Applications that include a project of regional significance, an amendment in a cooperative planning area, or environmental constraints shall submit additional copies as described below:

Projects of Regional Significance, add:

Six copies of a Traffic Study to the City of Reno, and One copy of the original application and Traffic Study to the Truckee Meadows Regional Planning Agency. See page 8 of this application for a more detailed description of the application process.

N/A Cooperative Planning:

Original application and Twenty-six copies including the Cooperative Planning application and its associated supplemental information are required. See page 9 of this application for a more detailed description of the application process.

N/A For tentative maps; parcel maps (with at least one parcel of 2.5 acres or less); special use permits and site plan reviews (where the site is greater than one acre) that include Hillside Development, disturbance of a Major Drainageway(s), or where cut slopes are proposed exceeding 20 feet and/or fill slopes are proposed exceeding 10 feet, the following checklists must be submitted:

- Preliminary Grading & Drainage Plan and Checklist
- Preliminary Utility Plan and Checklist
- Preliminary Hydrology Report and Checklist
- Preliminary Geotechnical Report
- Preliminary Sewer Report and Checklist

N/A Public Art Requirement

A 2% for public art requirement applies to all projects that are funded in whole or in part by the City of Reno or Reno Redevelopment Agency and/or are a project of a quasi governmental agency (such as Washoe County Airport Authority or RSCV, RTC, etc.) per Title 22 of the RMC. Provide one (1) copy of original to the Arts and Culture Division of the Parks, Recreation and Community Services Department.

Public Amenities Requirements:

If the proposed project is in a TOD or Regional Center Overlay zone, then pedestrian amenities of up to 2% of the entire project costs exclusive of land and financing may be required.

✓ For Master Plan and/or zoning map amendments submitted without an associated project, refer to specific application for checklist.

MP (Applicants Initials) *Applications with missing plans and checklists or missing components of plans and checklists, will be deemed incomplete and returned within three (3) days of application submittal. The applicant must consult with Community Development Staff prior to submitting an application without the above information to determine if the information may be eliminated for a particular application. Additional information may be requested through the staff/applicant meeting and the review process.

GENERAL APPLICATION CHECKLIST

INCOMPLETE APPLICATIONS WILL NOT BE SCHEDULED FOR PUBLIC HEARING.

APPLICATIONS Originals shall be unbound with two hole punch at top of application. Copies shall be collated and bound into separate packets of the following:

Applicant Complete and Correct	Item No.	ITEMS REQUIRED FOR GENERAL APPLICATION CHECKLIST	Staff
			Incomplete
<input checked="" type="checkbox"/>	1	Application Form(s)	<input type="checkbox"/>
<input checked="" type="checkbox"/>	2	Owner's Affidavit, Applicant Affidavit	<input type="checkbox"/>
<input type="checkbox"/> N/A	3	If there is a mobile home park within 750 feet, provide the park parcel number, name, and address	<input type="checkbox"/>
<input checked="" type="checkbox"/>	4	Advisory Board information (This requirement does not apply to site plan reviews)	<input type="checkbox"/>
<input checked="" type="checkbox"/>	5	Legal Description (legal descriptions for annexations, zone changes and abandonments <u>must</u> be signed and stamped by a State of Nevada professional land surveyor)	<input type="checkbox"/>
<input type="checkbox"/> N/A	6	8-1/2" x 11" a Site Plan and the "Site Plan, Access and Circulation Checklist" (see map guidelines and the checklist section of this application)	<input type="checkbox"/>
<input checked="" type="checkbox"/>	7	8-1/2" x 11" Zoning/Vicinity Map (see map guidelines)	<input type="checkbox"/>
<input checked="" type="checkbox"/>	8	24" x 36" Colored Display Map (1 copy only for original application)	<input type="checkbox"/>
<input type="checkbox"/> N/A	9	24" x 36" Non-Colored Display Map	<input type="checkbox"/>
<input type="checkbox"/> N/A	10	8-1/2" x 11" Color Building Elevations	<input type="checkbox"/>
<input type="checkbox"/> N/A	11	24" x 36" Building Elevations (original to be in color)	<input type="checkbox"/>
<input type="checkbox"/> N/A	12	24" x 36" Preliminary Grading & Drainage Plan and Checklist (if applicable)	<input type="checkbox"/>
<input type="checkbox"/> N/A	13	24" x 36" Preliminary Utility Plan and Checklist (if applicable) – may be part of the site/grading plan	<input type="checkbox"/>
<input type="checkbox"/> N/A	14	Preliminary Hydrology Report and Checklist (if applicable)	<input type="checkbox"/>
<input type="checkbox"/> N/A	15	Preliminary Geotechnical Report (if applicable)	<input type="checkbox"/>
<input type="checkbox"/> N/A	16	Preliminary Sewer Report and Checklist (if applicable)	<input type="checkbox"/>
<input type="checkbox"/> N/A	17	24" x 36" Preliminary Landscape Plan and Checklist (if applicable) - may be part of the site plan	<input type="checkbox"/>
<input type="checkbox"/> N/A	18	Traffic study as required by RMC 18.12.903	<input type="checkbox"/>
<input type="checkbox"/> N/A	19	Handicap parking spaces and regular parking space calculations	<input type="checkbox"/>
<input type="checkbox"/> N/A	20	Information on signage	<input type="checkbox"/>
<input type="checkbox"/> N/A	21	Exterior lighting	<input type="checkbox"/>
<input type="checkbox"/> N/A	22	Slope Cell Map (for hillside developments)	<input type="checkbox"/>
<input checked="" type="checkbox"/>	23	Supporting Information	<input type="checkbox"/>
<input checked="" type="checkbox"/>	25	Check or Money Order	<input type="checkbox"/>
<input type="checkbox"/> N/A	26	Project of Regional Significance Analysis (if applicable)	<input type="checkbox"/>

**Map scale for grading and utility plans shall not exceed 1 inch = 60 feet. FOLD ALL 24" X 36" MAPS TO APPROXIMATELY 9" X 12"

You must include the following with this application:

- Reno Development Application
- Owner and Applicant Affidavit
- Notice of Mobile Home Park within 750 ft.
- Advisory Board Information
- Legal Description
- 8 ½" x 11" Site plan
- 8 ½" x 11" Zoning/Vicinity Map
- Supporting Information
- Application Checklist
- Check of Money Order (see Planning Fee Schedule)
- A digital copy of the proposed zoning/master plan land use must be provided in a GIS or DWG format. This data must be in the Stateplane, NAD83 ground projection.

****Original Application and Twenty Copies are required for this application****

*Additional copies may be requested on a case-by-case basis dependent on distribution requirements

**CITY OF RENO
APPLICATION FOR
MASTER PLAN AMENDMENT**

ASSESSOR'S PARCEL NO: 039-111-31

EXISTING LAND USE DESIGNATION ON THE MASTER PLAN: **Single Family Residential**

PROPOSED: **Special Planning Area**

PRESENT ZONING: **LLR-1**

PROPOSED ZONING: **LLR-1**

DESCRIPTION OF MASTER PLAN DESIGNATION, ZONING AND USES OF ALL ADJACENT PROPERTIES:

NORTH: **Special Planning Area/PUD/Commercial**

SOUTH: **Single Family/LLR-1/Vacant**

EAST: **Single Family/LLR-1/Vacant**

WEST: **Single Family/LLR-1/Vacant**

ADD GRAPHIC WHICH DEPICTS THE MASTER PLAN DESIGNATIONS IN THE VICINITY OF THE SITE. **Refer to attached report page 1.**

HOW WILL THE MASTER PLAN AMENDMENT AFFECT:

-
- THE LAND USE MIX

The requested Special Planning Area will better complement the surrounding uses. Refer to text for a detailed analysis.

-
- AVAILABILITY OF LAND TO MEET HOUSING AND EMPLOYMENT STANDARDS

Not applicable at this time.

-
- DEVELOPMENT TRENDS IN THE AREA

The SPA designation will allow for detailed planning studies and a custom tailored PUD. See text for details.

DESCRIPTION OF WHY THE MASTER PLAN AMENDMENT IS BEING SOUGHT AT THIS TIME:

The MPA is being sought to establish the foundation for a subsequent PUD. Refer to text for a detailed description.

IN ORDER TO APPROVE A MASTER PLAN AMENDMENT, THE FOLLOWING QUESTIONS LISTED BELOW MUST BE ANSWERED IN THE AFFIRMATIVE. PROVIDE FACTS, EVIDENCE AND/OR THE MASTER PLAN AMENDMENT FINDINGS

In order to adopt an amendment to the Master Plan, the Planning Commission and City Council shall find the following:

1. There has been a change in the area or in the conditions on which the current designation was based which warrants the amendment;
2. The density and intensity of the proposed Master Plan Amendment is sensitive to the existing land uses and is compatible with the existing adjacent land use designations;
3. The amendment will provide for orderly physical growth of the City, enhance the urban core and foster safe, convenient and walkable neighborhoods and shopping districts;
4. There are or are planned to be adequate transportation, recreation, utility and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation; and
5. The proposed change is in substantial conformance with the goals and policies of the Master Plan and other adopted plans and policies.

THE MASTER PLAN IS POLICY OF THE CITY OF RENO. IT IS THE APPLICANT'S RESPONSIBILITY TO DEMONSTRATE WHY IT SHOULD BE CHANGED.

OWNER AFFIDAVIT

I am the owner/authorized agent of the property involved in this petition and that I authorize JCPD INC. (name) to request development related applications for MASTER PLAN ~~AMENDMENT~~ (*use list below) on my property. This authorization is inclusive of Assessor Parcel Numbers 039-111-3, which are further described in the attached legal descriptions. I declare under penalty of perjury that the foregoing is true and correct for development case number LDC _____ (to be filled in by City of Reno staff).

Executed on Oct. 2, 2007 in Ogden Utah
(date) (City) (State)

Mike Miller
Signature

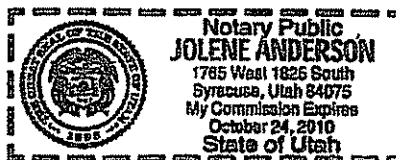
MIKE MILLER
Printed Name

UTAH
STATE OF NEVADA)
DAVIS) ss
COUNTY OF WASHOE)

On this 2nd day of October, 2007, _____ (name) personally appeared before me, a Notary Public in and for said County and State, known to me to be the owner/authorized agent of the above property who acknowledged to me that they are authorized to and did execute the above instrument on behalf of said application.

Jolene Anderson
Notary Public

- * Abandonment
- Annexation
- Boundary Line Adjustment
- Master Plan Amendment
- Minor Deviation
- Parcel Map
- Reversion to Acreage
- Site Plan Review
- Special Use Permit
- Tentative Map
- Variance
- Zoning Map Amendment



APPLICANT AFFIDAVIT

I am the applicant and/or consultant/firm involved in this petition and the foregoing statements and answers herein contained and the information herewith submitted for MASTER PLAN AMENDMENT (*use list below) are in all respects complete, true, and correct to the best of my knowledge and belief. I declare under penalty of perjury that the foregoing is complete, true and correct for development case number LDC _____ (to be filled in by City of Reno staff).

Executed on Oct. 2, 2007 in SPRINGDALE, UTAH
(date) (City) (State)

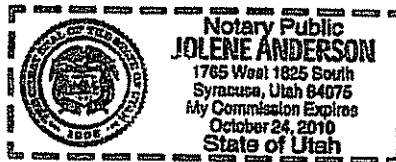
Company: FLYING J IR
Name: MIKE MICKER
Title: Project Director
Signed: Mike Micker

UTAH
STATE OF NEVADA)
DAVIS) ss
COUNTY OF WASHOE)

On this 2nd day of October, 2007, _____ (name) personally appeared before me, a Notary Public in and for said County and State, known to me to be the applicant and/or consultant/firm involved in this petition who acknowledged to me that they are authorized to and did execute the above instrument on behalf of said application.

Jolene Anderson
Notary Public

- * Abandonment
- Annexation
- Boundary Line Adjustment
- Master Plan Amendment
- Minor Deviation
- Parcel Map
- Reversion to Acreage
- Site Plan Review
- Special Use Permit
- Tentative Map
- Variance
- Zoning Map Amendment



APN: 039-111-31

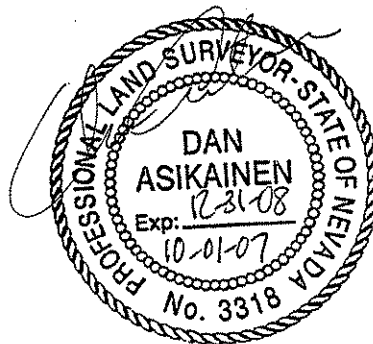
Exhibit
Legal Description

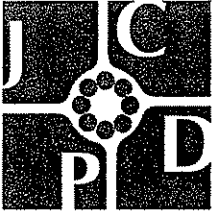
Lot 1 as shown on Record of Survey No. 4484 filed in Official Records of Washoe County, Nevada on November 4, 2004 as Document No. 3123462 situate in the Northeast One-Quarter of Section 18, Township 19 North, Range 19 East, M.D.M., Washoe County, State of Nevada.

Containing 48.80 acres, more or less.

Prepared By:
Dan Asikainen, P.L.S. #3318
Jeff Codega Planning/Design
750 Sandhill Road
Reno, NV 89521

W:\22\227\2270\2270.0005\LegalDescp.doc





JEFF CODEGA
PLANNING/DESIGN, INC.

engineers | landscape architects | planners | land surveyors | construction services

2270.0008

October 2, 2007

Claudia Hansen, AICP
City of Reno
PO Box 1900
Reno, Nevada 89505

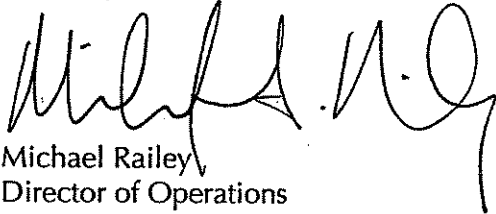
Re: Flying J Master Plan Amendment

Dear Claudia,

The Flying J Master Plan Amendment request has been scheduled for presentation to the Ward 5 Neighborhood Advisory Board (NAB) on November 1, 2007. Information packets will be forwarded to all NAB members prior to the meeting.

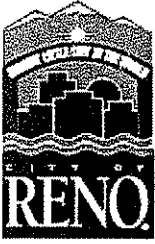
Please do not hesitate to contact me at mrailey@jcpd.com or 322-5100 should you have any questions or concerns.

Sincerely,



Michael Railey
Director of Operations

Enclosure



Date and time received in CRD: _____
(This portion to be filled out by NAB Coordinator)

City of Reno Neighborhood Advisory Board AGENDA RESERVATION FORM

Meeting Date: <u>November 1, 2007</u>	E-mail Address: <u>mrailey@icpd.com</u>
NAB/Ward #: <u>Ward 5</u>	Submitted By: <u>Mike Railey</u>
Chair Person: <u>Breese Burnley</u>	Work Phone: <u>322-5100</u>
Staff Person: <u>Lisa Mann</u>	Fax Number: <u>322-1551</u>

Item Title: *Exactly* as it is to read on the agenda; please type or print; Item should read as it appears on information submitted. (Developers, please include City of Reno Planning Dept., Case Number and Description.)
Flying J Master Plan Amendment

Action Item X Information Only Item _____

Recommended Action/Motion _____

Required Information

Materials Submitted:

NAB member packages	<u> X </u> Yes _____ No
Planning Commission Meeting Date	<u> TBD </u>
Board of Adjustment Meeting Date	_____
Reno City council Meeting Date	_____

(Complete All Applicable Dates)

To be placed on a Neighborhood Advisory Board Agenda the "Agenda Reservation Form" is due to Community Relations staff no later than ten (10) working days at 1:00 p.m., prior to the NAB meeting date. Please fax to 775/334.3124 or hand deliver to 1 E. First Street, 5th Floor, Reno. For additional information please call 775/321.8318.