

Community Services Department

Planning and Development

SPECIAL USE PERMIT

(see page 5)

SPECIAL USE PERMIT FOR GRADING

(see page 11)

SPECIAL USE PERMIT FOR STABLES

(see page 16)

APPLICATION



Community Services Department
Planning and Development
1001 E. Ninth St., Bldg. A
Reno, NV 89520

Telephone: 775.328.3600

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

Project Information		Staff Assigned Case No.: _____	
Project Name: Quilici Road Group Care Facility			
Project Description: SUP for an elderly Group Care Facility on Quilici Road			
Project Address: 3405 Quilici Road			
Project Area (acres or square feet): 2.972 acres			
Project Location (with point of reference to major cross streets AND area locator): Northern corner of intersection at Quilici Road and Dryden Drive			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
040-730-32	2.972		
Section(s)/Township/Range: 13/18/19			
Indicate any previous Washoe County approvals associated with this application:			
Case No.(s). N/A			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: ROI Strategies LLC		Name: Rubicon Design Group	
Address: 5440 Louie Lane Suite 106		Address: 100 California Ave Suite 202	
Reno, NV	Zip: 89511	Reno, NV	Zip: 89509
Phone:	Fax:	Phone: 775.425.4800	Fax:
Email:		Email: mrailey@rubicondesigngroup.com	
Cell:	Other:	Cell: 775.250.3455	Other:
Contact Person:		Contact Person: Mike Railey	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Hughes Private Capital, LLC		Name: Timothy M. Sweeney, Architect	
Address: 5440 Louie Lane Suite 106		Address: 6875 Windy Hill Way	
Reno, NV	Zip: 89509	Reno, NV	Zip: 89511
Phone:	Fax:	Phone: 775.848.8951	Fax:
Email: steve@hughescapital.com		Email: tsweeneyarchitect@gmail.com	
Cell: 775.221.1001	Other:	Cell:	Other:
Contact Person: Steve Sixberry		Contact Person: Tim Sweeney	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Special Use Permit Application Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to special use permits may be found in Article 810, Special Use Permits.

1. What is the type of project being requested?

A SUP for the use of a Group Care facility, which is permitted under the HDR zoning that the house is currently under.

2. What currently developed portions of the property or existing structures are going to be used with this permit?

All current existing structures will be used with this permit. The current driveway will also be used for parking.

3. What improvements (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.) will have to be constructed or installed and what is the projected time frame for the completion of each?

- Addition on the western side of the building.
- Conversion of the garage into three dwelling units.
- Upgrading septic tank from 1500gal to 3500gal
- Installation of a roundabout on southern edge of property that will connect to Quilici Road and to existing driveway.

(See Site Plan)

4. What is the intended phasing schedule for the construction and completion of the project?

To be built in a single phase.

5. What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?

With plenty of space on the property and between adjacent neighbors, a low impact use such as an elderly care facility is well suited for this site.

6. What are the anticipated beneficial aspects or effects your project will have on adjacent properties and the community?

Having a site such as this group care facility will allow elderly people to live with care in a setting that they may be more comfortable in given the quiet, rural surroundings. This site may also allow for closer living to family members in the surrounding community.

7. What will you do to minimize the anticipated negative impacts or effects your project will have on adjacent properties?

The goal is to maintain a rural residential feel that the existing structure has as to ensure this civic use does not stick out. The main concern will be for the preservation of night sky and we will ensure our best to keep lighting facing downwards at all times.

8. Please describe operational parameters and/or voluntary conditions of approval to be imposed on the project special use permit to address community impacts:

No community impacts will be imposed.

9. How many improved parking spaces, both on-site and off-site, are available or will be provided? (Please indicate on site plan.)

5 paved spaces on existing driveway
Up to 10 additional gravel parking spaces
Drop-off area in roundabout

10. What types of landscaping (e.g. shrubs, trees, fencing, painting scheme, etc.) are proposed? (Please indicate location on site plan.)

All natural and landscaped vegetation outside of disturbance limits to be preserved to maintain feel of rural property.

11. What type of signs and lighting will be provided? On a separate sheet, show a depiction (height, width, construction materials, colors, illumination methods, lighting intensity, base landscaping, etc.) of each sign and the typical lighting standards. (Please indicate location of signs and lights on site plan.)

There will be no signs as to stick with the rural feel of the property and lighting will do its best to preserve the night sky.

12. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the special use permit request? (If so, please attach a copy.)

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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13. Utilities:

a. Sewer Service	Septic
b. Electrical Service	NV Energy
c. Telephone Service	AT&T
d. LPG or Natural Gas Service	NV Energy
e. Solid Waste Disposal Service	Waste Management
f. Cable Television Service	Exede
g. Water Service	Well

For most uses, the Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County. Please indicate the type and quantity of water rights you have available should dedication be required:

h. Permit #	N/A	acre-feet per year	N/A
i. Certificate #	N/A	acre-feet per year	N/A
j. Surface Claim #	N/A	acre-feet per year	N/A
k. Other #	N/A	acre-feet per year	N/A

l. Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources):

<p>Existing domestic well is onsite, and any additional water rights will be obtained with building permit.</p>

14. Community Services (provided and nearest facility):

a. Fire Station	Truckee Meadows Fire Station 36
b. Health Care Facility	Life Care Center of Reno
c. Elementary School	Lenz
d. Middle School	Pine
e. High School	Galena
f. Parks	Elizabeth Lenz School Park & Thomas Creek Park
g. Library	South Valleys Library
h. Citifare Bus Stop	Damonte Ranch & S. Virginia St.

Special Use Permit Application for Grading Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to special use permits may be found in Article 810, Special Use Permits. Article 438, Grading, and Article 418, Significant Hydrologic Resources, are the ordinances specifically involved in this request.

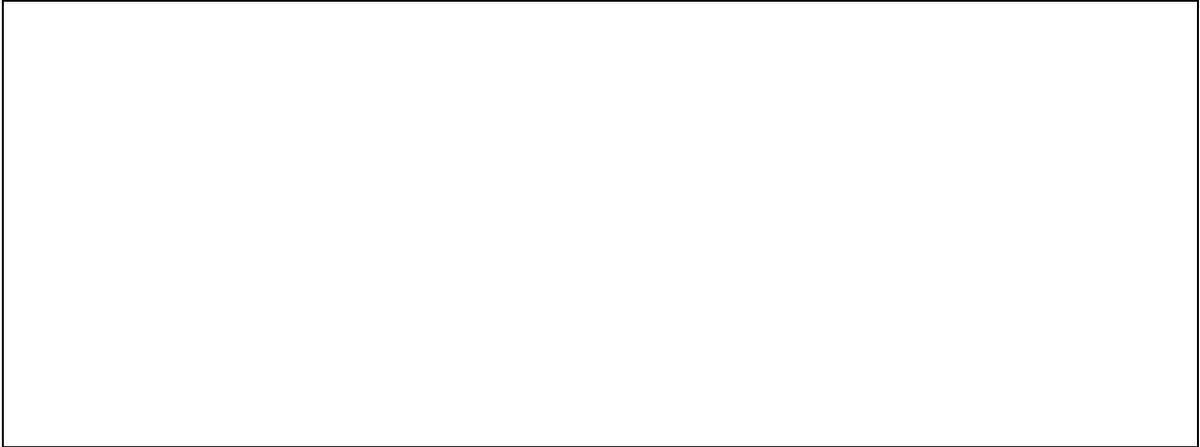
1. What is the purpose of the grading?

2. How many cubic yards of material are you proposing to excavate on site?

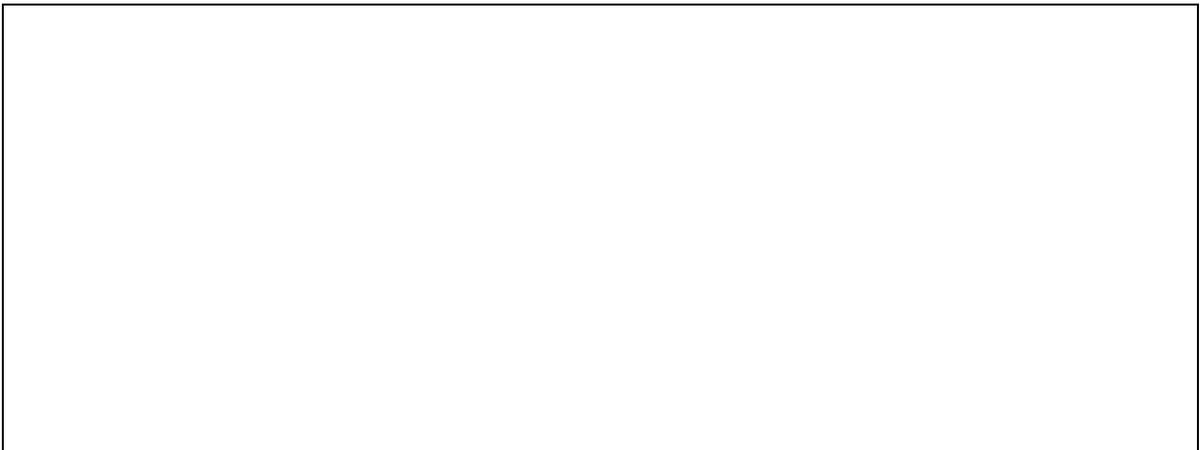
3. How many square feet of surface of the property are you disturbing?

4. How many cubic yards of material are you exporting or importing? If none, how are you managing to balance the work on-site?

5. Is it possible to develop your property without surpassing the grading thresholds requiring a Special Use Permit? (Explain fully your answer.)



6. Has any portion of the grading shown on the plan been done previously? (If yes, explain the circumstances, the year the work was done, and who completed the work.)



7. Have you shown all areas on your site plan that are proposed to be disturbed by grading? (If no, explain fully your answer.)



8. Can the disturbed area be seen from off-site? If yes, from which directions, and which properties or roadways?

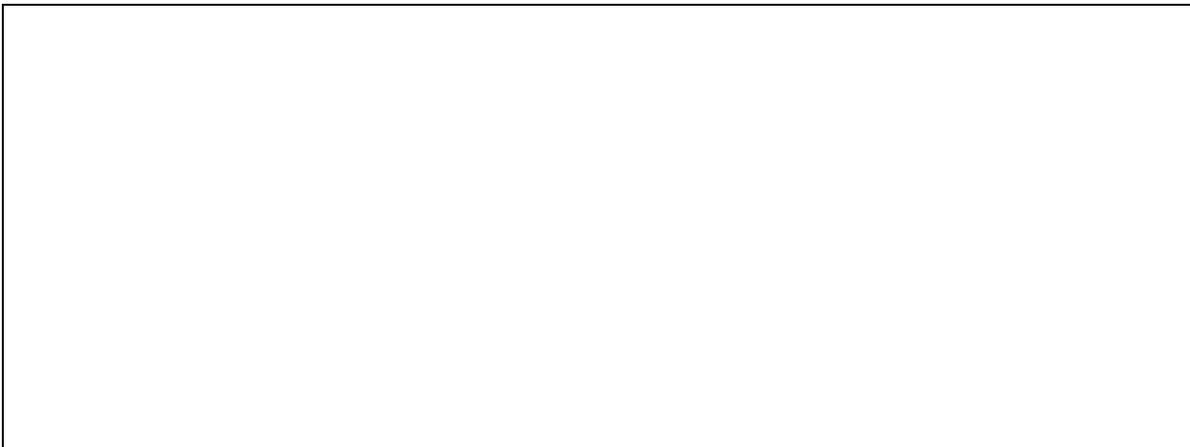
9. Could neighboring properties also be served by the proposed access/grading requested (i.e. if you are creating a driveway, would it be used for access to additional neighboring properties)?

10. What is the slope (Horizontal:Vertical) of the cut and fill areas proposed to be? What methods will be used to prevent erosion until the revegetation is established?

11. Are you planning any berms?

*	Ye	*	N	If yes, how tall is the berm at its highest?
s		o		

12. If your property slopes and you are leveling a pad for a building, are retaining walls going to be required? If so, how high will the walls be and what is their construction (i.e. rockery, concrete, timber, manufactured block)?



13. What are you proposing for visual mitigation of the work?



14. Will the grading proposed require removal of any trees? If so, what species, how many and of what size?



15. What type of revegetation seed mix are you planning to use and how many pounds per acre do you intend to broadcast? Will you use mulch and, if so, what type?

16. How are you providing temporary irrigation to the disturbed area?

17. Have you reviewed the revegetation plan with the Washoe Storey Conservation District? If yes, have you incorporated their suggestions?

18. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that may prohibit the requested grading?

*	Ye	*	N	
s	o	If yes, please attach a copy.		

Special Use Permit Application for Stables Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to administrative permits may be found in Article 810, Special Use Permits.

1. What is the maximum number of horses to be boarded, both within stables and pastured?

2. What is the maximum number of horses owned maintained by the owner/operator of the project, both within stables and pastured?

3. List any ancillary or additional uses proposed (e.g., tack and saddle sales, feed sales, veterinary services, etc.). Only those items that are requested may be permitted.

4. If additional activities are proposed, including training, events, competition, trail rides, fox hunts, breaking, roping, etc, only those items that are requested may be permitted. Clearly describe the number of each of the above activities which may occur, how many times per year and the number of expected participants for each activity.

5. What currently developed portions of the property or existing structures are going to be used with this permit?

6. To what uses (e.g., restrooms, offices, managers living quarters, stable area, feed storage, etc.) will the barn be put and will the entire structure be allocated to those uses? (Provide floor plans with dimensions).

7. Where are the living quarters for the operators of the stables and where will employees reside?

8. How many improved parking spaces, both on-site and off-site, are available or will be provided? (Please indicate on site plan.) Have you provided for horse trailer turnarounds?

9. What are the planned hours of operation?

10. What improvements (e.g. new structures including the square footage, roadway/driveway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.) will have to be constructed or installed and what is the projected time frame for the completion of each?

11. What is the intended phasing schedule for the construction and completion of the project?

12. What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?

13. What are the anticipated beneficial aspects or affects your project will have on adjacent properties and the community?

14. What are the adverse impacts upon the surrounding community (including traffic, noise, odors, dust, groundwater contamination, flies, rats, mice, etc.) and what will you do to minimize the anticipated negative impacts or effects your project will have on adjacent properties?

15. Please describe operational parameters and/or voluntary conditions of approval to be imposed on the administrative permit to address community impacts.

16. What types of landscaping (e.g. shrubs, trees, fencing, painting scheme, etc.) are proposed? (Please indicate location on site plan.)

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17. What type of signs and lighting will be provided? On a separate sheet, show a depiction (height, width, construction materials, colors, illumination methods, lighting intensity, base landscaping, etc.) of each sign and the typical lighting standards. (Please indicate location of signs and lights on site plan.)

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18. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the administrative permit request? (If so, please attach a copy.)

* Yes	* No
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19. Community Sewer

* Yes	* No
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20. Community Water

* Yes	* No
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Special Use Permits

Development Application Submittal Requirements

1. **Fees:** See Master Fee Schedule. **Bring payment with your application to Community Service Department (CSD). Make check payable to Washoe County.**
2. **Development Application:** A completed Washoe County Development Application form.
3. **Owner Affidavit:** The Owner Affidavit must be signed and notarized by all owners of the property subject to the application request.
4. **Proof of Property Tax Payment:** The applicant must provide a written statement from the Washoe County Treasurer's Office indicating all property taxes for the current quarter of the fiscal year on the land have been paid.
5. **Application Materials:** The completed Special Use Permit Application materials.
6. **Title Report:** A preliminary title report, with an effective date of no more than one hundred twenty (120) days of the submittal date, by a title company which provides the following information:
 - Name and address of property owners.
 - Legal description of property.
 - Description of all easements and/or deed restrictions.
 - Description of all liens against property.
 - Any covenants, conditions and restrictions (CC&Rs) that apply.

Submit Title Report with "Original Packet" only. You may be requested to provide additional copies, but do not include Title Report in other copies of the packet.
7. **Proposed Site Plan Specifications (Special Use Permit and Stables):**
 - a. Lot size with dimensions drawn using standard engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500') showing all streets and ingress/egress to the property.
 - b. Show the location and configuration of all proposed buildings (with distances from the property lines and from each other), all existing buildings that will remain (with distances from the property lines and from each other), all existing buildings that will be removed, and site improvements on a base map with existing and proposed topography expressed in intervals of no more than five (5) feet.
 - c. Show the location and configuration of wells and well houses, septic systems and leach fields, overhead utilities, water and sewer lines, and all easements.
 - d. Show locations of parking, landscaping, signage and lighting.
 - e. The cross sections of all rights-of-way, streets, alleys or private access ways within the proposed development, proposed name and approximate grade of each, and approximate radius of all curves and diameter of each cul-de-sac.
8. **Existing Site Specifications (Special Use Permit and Stables):**
 - a. Map to be drawn using engineering scales (e.g. scale 1" = 20', 1" = 40', or 1" = 100') showing all streets and ingress/egress to the property.
 - b. Property boundary lines, distances and bearings.
 - c. Contours at five (5) foot intervals or two (2) foot intervals where, in the opinion of the County Engineer, topography is a major factor in the development.
 - d. Indication of prominent landmarks, rock outcroppings, and natural foliage which will be deciding considerations in the design of the development.
 - e. The width and approximate location of all existing or proposed easements, whether public or private, for roads, drainage, sewers, irrigation, or public utility purposes.

- f. Location and size of any land to be reserved or dedicated for parks, recreation areas, common open space areas, schools or other public uses.
- g. If any portion of the land within the boundary of the development is subject to inundation or storm water overflow, as shown on the adopted Federal Emergency Management Agency's Flood Boundary and Floodway Maps, that fact and the land so affected shall be clearly shown on the map by a prominent note on each sheet, as well as width and direction of flow of each water course within the boundaries of the development.
- h. The location and outline to scale of each existing building or structure to remain in the development.
- i. Existing roads, trails or rights-of-way within the development shall be designated on the map. Topography and existing developments within three hundred (300) feet must also be shown on the map.
- j. Vicinity map showing the proposed development in relation to Interstate 80, Highway 395, I-580, or a major arterial. The vicinity map shall also include a north arrow.
- k. Date, scale, and number of each sheet in relation to the total number of sheets, and the name of the person preparing the plans.
- l. Location of snow storage areas sufficient to handle snow removed from public and private street, if above 5,500 feet.
- m. All known areas of potential hazard (and the basis for delineation) including, but not limited to, earth slide areas, avalanche areas or otherwise hazardous slopes, shall be clearly designated on the map. Additionally, active fault lines (post-Holocene) shall be delineated on the map.
- n. Location of areas with slopes greater than fifteen percent (15%) and thirty percent (30%).
- o. Boundary of any wetland areas and/or floodplains within the project site.
- p. Note by the project engineer or design professional indicating compliance with all applicable provisions of the Washoe County Development Code.
- q. Significant Hydrological Resources. Indicate the critical and sensitive buffer zones according to Article 418 of the Washoe County Development Code.

9. **Site Plan Specifications (Grading):**

- a. Vicinity map showing the proposed project in relation to Interstate 80, Highway 395, I-580, or a major arterial. The vicinity map may be part of the site plan.
- b. Date, north arrow, scale, and number of each sheet in relation to the total number of sheets, and the name of person preparing the plans.
- c. Location and limits of all work to be done.
- d. Existing contours and proposed contours.
- e. Location of all proposed and existing structures.
- f. Location of any structures on adjacent parcels that are within fifteen (15) feet of the work site's parcel boundary.
- g. Existing draining (natural and man-made) and proposed drainage patterns.
- h. Sufficient elevation data to show the drainage will work as proposed.
- i. Quantities of excavation, fill and disturbed surface area shall be calculated and shown on the site plan. **Areas under buildings and pavement need not be included in these calculations.**
- j. Quantities of material proposed to be removed from the site must be shown. The proposed disposal area and the disposition of fill must be noted on the plan.
- k. Limiting dimensions of cut and fill.
- l. Proposed BMPs (Best Management Practices) for controlling water and wind erosion if a disturbed area is left undeveloped for more than thirty (30) days.

- m. Cut and fill slopes setback from the property boundary.
 - n. Structure setbacks from a slope.
 - o. Location of areas with existing slopes greater than fifteen percent (15%) and thirty percent (30%).
 - p. Boundary of any wetland areas and/or floodplains within the project site.
 - q. Significant Hydrologic Resources. Indicate the critical and sensitive buffer zones according to Article 418 of the Washoe County Development Code.
- 10 **Grading:** In accordance with the grading provisions of Washoe County Code, Article 438, if the thresholds for a grading permit are met or exceeded, the grading plans shall indicate the existing and proposed grades, slope treatments (i.e. rip rap, erosion control, etc.) and drainage channels and the direction of flow. **Cross sections must be provided at a minimum of two key locations.**
11. **Traffic Impact Report (Special Use Permit and Stables):** Traffic impact reports are required whenever the proposed development project will generate 80 or more weekday peak hour trips as determined using the latest edition Institute of Transportation Engineers (ITE) trip generation rates or other such sources as may be accepted by Engineering and Capital Projects with less than 200 peak hour trips may not need to perform an impact analysis for future years. Traffic consultants are encouraged to contact Engineering and Capital Projects staff prior to preparing a traffic impact report.
12. **Landscaping:** Landscape plans may be required, for **stables**. Landscape plans may include: a soils evaluation; color and type of building material, such as fencing material; type of plant material; location of plant material and proposed maintenance schedule; size of plant material at planting and size of plant material at full maturation; type and amount of mulch material; and an irrigation plan.
- a. **Planting Plan Specifications:** The planting plan must include all necessary information to satisfy Washoe County Code Section 110.412.60, Planting Standards.
 - Proposed Tree Locations. Individual trees shall be graphically depicted in the proposed locations; trees shall be identified as either evergreen or deciduous; trees shall be individually labeled or coded and cross referenced to the proposed plant species in the plant legend.
 - Proposed Plant Material. The preliminary plan must identify where, and a square footage amount for, one or all of the following items: trees, mulch (rock, DG or bark), seeded areas, etc.
 - Existing On-Site Vegetation. In the case of large strands of trees and shrubs, individual locations may be identified with a revision cloud symbol. Smaller numbers or strands of trees (six (6) inch caliper and greater) shall be identified individually. Shrub areas and other forms of vegetation such as grasses shall be identified with a revision cloud symbol.
 - Plant Legend. Legend shall include all proposed plant material, including the following: common name, botanical name, size at planting, spacing and quantity (of trees only).
 - Landscape Area Legend. A summary of proposed areas and their square footages shall include: lawn, existing and or proposed paving, existing trees to be preserved, existing trees to be removed and the amount of proposed shrubs.
 - b. **Irrigation Plan Specifications:** The irrigation plan must include all necessary information to satisfy Washoe County Code Section 110.412.65, Irrigation Standards.
 - Location, size, and specifications of water source(s), water mains, meter(s), valves, and the controller.
 - Temporary or permanent water irrigation systems.
 - Specifications of irrigation equipment identified by manufacturer's name and equipment identification number.
 - An approved backflow prevention device is required on all landscape irrigation systems.
13. **Signage Plan:** The signage plans shall include sign elevations and delineate location, height, style, dimensions, intensity of sign lighting and finish of any proposed signage:

14. **Lighting Plan:** Show the location and configuration of all proposed exterior lighting including a detail of the parking lot light fixtures, pole heights, security lighting, and wall mounted illumination fixtures. Parking lot areas shall be depicted showing lumen isolines demonstrating compliance with the provisions of the Washoe County Development Code.
15. **Building Elevations:** All buildings and structures including fences, walls, poles and monument signs proposed for construction within the project shall be clearly depicted in vertical architectural drawings provided in accurate architectural scale. All architectural elevations from all building faces shall be presented.
16. **Packets:** Six (6) packets and a flash drive or DVD. One (1) packet must be labeled "Original" and must include the fee schedule (including the appropriate fees) and the original signed and notarized Owner Affidavit. Each packet shall include an 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. These materials must be readable. Labeling on these reproductions should be no smaller than 8 point on the 8½ x 11" display. Four (4) of the application packets shall include large format maps; the rest of the packets shall include either 8.5" x 11" or 11" x 17" maps. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

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- Notes:
- (i) Application and map submittals must comply with all specific criteria as established in the Washoe County Development Code and/or the Nevada Revised Statutes.
 - (ii) Appropriate map engineering and building architectural scales are subject to the approval of Planning and Development and/or Engineering and Capital Projects.
 - (iii) All oversized maps and plans must be folded to a 9" x 12" size.
 - (iv) **Labels:** The applicant is required to submit three (3) sets of mailing labels for every tenant residing in a mobile home park that is within five hundred (500) feet of the proposed project (or within seven hundred fifty (750) feet of the proposed project if the proposed project is a project of regional significance).
 - (v) Based on the specific nature of the development request, Washoe County reserves the right to specify additional submittal packets, additional information and/or specialized studies to clarify the potential impacts and potential conditions of development to minimize or mitigate impacts resulting from the project. **No application shall be processed until the information necessary to review and evaluate the proposed project is deemed complete by the Director of Community Development.**
 - (vi) Please be advised that the Washoe County Director of Planning and Development or his designee, Washoe County Board of Adjustment, and/or Washoe County Planning Commission have the ability to determine an application incomplete if they cannot ascertain what the applicant is requesting, or if there is insufficient information to determine a favorable outcome.

Special Use Permit Application Process

APPLICATION SUBMITTED

APPLICATION PROCESSED/COMMENTING AGENCY DISTRIBUTION AND REVIEW
if submittal materials are complete. If incomplete, application is not processed.

AGENCIES AND CITIZEN ADVISORY BOARD (CAB) REVIEW APPLICATION
(includes local, county, state and federal agencies).
Application is deemed complete for staff evaluation and scheduling public hearing.

STAFF EVALUATION AND RECOMMENDATION
to Board of Adjustment or Planning Commission.

NOTICES MAILED
to surrounding property owners. Includes information on application and public hearing.

**BOARD OF ADJUSTMENT, PLANNING COMMISSION OR HEARING EXAMINER HOLDS
PUBLIC HEARING**
and approves, conditionally approves, or denies application.

APPEALS MAY BE FILED
within 10 days of Board of Adjustment, Planning Commission or hearing examiner action.
If appeal filed, Board of County Commissioners reviews application.
The appeal must be scheduled within 60 days of the appeal.

SPECIAL USE PERMIT BECOMES EFFECTIVE
upon expiration of appeal period, if no appeal filed.
If conditionally approved, conditions must be met.
If appeal filed, effective upon action by Board of County Commissioners.

Quilici Road Group Care Facility SPECIAL USE PERMIT APPLICATION



Prepared by:



March 15, 2017

Quilici Road Group Care Facility SPECIAL USE PERMIT

Prepared for:

Hughes Private Capital, LLC
5440 Louie Lane Suite 106
Reno, NV 89511

Prepared by:

Rubicon Design Group, LLC
100 California Avenue, Suite 202
Reno, Nevada 89509
(775) 425-4800

March 15, 2017

Quilici Road Group Care Facility

Table of Contents

Introduction	4
Project Location	4
Existing Conditions.....	5
Project Summary.....	7
Special Use Permit Findings.....	8

List of Figures:

Figure 1 – Vicinity Map	4
Figure 2 – Aerial View	5
Figure 3 – Existing Conditions.....	6-7
Figure 4 – Gallian Lane Easement	6
Figure 5 – Site/Landscape Plan.....	7

Appendices:

Washoe County Special Use Permit Application
Owner/Applicant Affidavit
Proposed/Existing Site Plan/Checklist
Proof of Property Tax Payment
Title Report (Original Packet Only)

Quilici Road Group Care Facility

Introduction

This application includes the following request:

- A **Special Use Permit** to allow for a Group Care Facility on a 2.97 acre parcel including a small building addition and parking.

Project Location

Quilici Road Group Care Facility consists of a single parcel (APN # 040-730-32) at 2.97± acres, and is located in the Southwest Truckee Meadows Area Plan. Specifically, the property is located at the northern corner of the intersection of Quilici Rd and Dryden Drive. Figure 1 (below) depicts the project location.



Figure 1 – Vicinity Map

Quilici Road Group Care Facility

Existing Conditions

Currently, the project site is a Single Family Residential housing unit. The single-story house was constructed in 2002 and sits at 3,817 sq ft. It currently has 4 full baths and 4 bedrooms, with an attached 752 sq ft garage.

The parcel is zoned High Density Rural (HDR) within the Southwest Truckee Meadows Area Plan. All surrounding parcels adjacent to the site also fall under the same Rural Residential under the master plan and zoned High Density Rural.

Figure 2 (below) provides an enlarged aerial view of the site while Figure 3 (following page) depicts the existing onsite conditions.



Figure 2 – Aerial View

Quilici Road Group Care Facility

View facing west from Dryden Drive
(northern end of property)



View facing west from Dryden Drive
(southern end of property)



Quilici Road Group Care Facility



Figure 3 – Existing Conditions

Request Summary

The Special Use Permit (SUP) included with this application serves the primary purpose of allowing this site to be appropriately used under Group Care Facility that falls within the High Density Rural zoning.

A new attached addition to the existing structure and the conversion of the garage into three additional dwelling units. There will also be a roundabout added to the southern side of the building that will serve as a connector from Quilici Road to the existing driveway on Dryden Drive. The roundabout will be the drop off area near the building which will be covered in the front. The current driveway will be converted into five parking spaces and there will be an option for up to ten additional gravel parking spaces for overflow. See site plan for more detail.

The site overall will aim to say with the rural surroundings and will not portray a sign of any kind and will ensure its best to stick with the preservation of night sky in relation to the lighting of the property.

Quilici Road Group Care Facility

Special Use Permit Findings

In order to approve a Special Use Permit, the following findings must be made. Responses are provided in **bold**.

1. Consistency. The granting of the special use permit is consistent with the policies and maps of the Comprehensive Plan Elements and the Area Plan in which the property is located.

Granting of this SUP will ensure that all uses on the site are permitted within the base zoning district. Additionally, it will provide for conformance with all existing Development Code requirements. Thus, this finding will be met.

2. Adequate Public Facilities. Adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities must exist or will be provided.

The existing site has all the current facilities and the proposed attachments will have the necessary facilities that are required, along with the additional attached building there will also be an improvement to the septic from 1500 gallons to 3500 gallons.

3. Site Suitability. The site must be physically suitable for the proposed use and for the intensity of development.

The site already has the existing infrastructure that fits the proposed use, and has plenty of suitable space to support the any additions to the existing building. There is also plenty of space on the property that has allowed for a roundabout on the southern edge of the property that will connect to the existing driveway and to Quilici Road (see site plan). As an elderly group care facility, there is little to no impact on intensity to the surrounding area with no residents driving themselves and only a few employees at a time.

4. Issuance Not Detrimental. Issuance of the permit may not be significantly detrimental to the public health, safety or welfare; have a detrimental impact on adjacent properties; or be detrimental to the character of the surrounding area.

Granting this permit will have positive impacts on surrounding properties by keeping the same building structure without any detached additions to degrade the rural landscape.



April 20, 2017

Chad Giesinger
Washoe County Community Services
Planning and Development
1001 E Ninth Street, Building A
Reno, NV 89512

Re: WSUP17-0007 (Quilici Road Group Care Facility)

Dear Mr. Giesinger:

Please find enclosed those items that you found missing from our original submittal package. Please find below your comments and a description of how we have complied with each of them.

1. Number of employees and beds (to determine parking requirements), to include peak time of employees

Response: There will be a total of 6 employees divided into 2 shifts (3 employees per shift) with a total of 15 beds.

2. Types of care services provided (to include if medical treatment is proposed, which is not allowed under this use type, target clientele ("elderly" is all that is described), total number of clientele (which is used for space calculation), and visitation projections.

Response: The care provided is intended for boosting living functionality as an assisted living situation with no medical treatment. Target clientele are elderly people that lack the ability for full independent living and are in need of 24-hour care. Visitation will be greatest during normal daylight hours, but access to visitors is not anticipated to be restricted. The number of visitors per day will vary depending on how many residents are currently being served, in addition to unknown factors such as family size, how many friends they have, family proximity, etc.

3. Hours of operation, employee shifts, and visitation.

Response: The facility will operate 24 hours a day/7 days a week. See responses above for discussion on employee shifts and visitation.

4. Large plan sets – 4 required and not provided.

Response: Attached. Please note a small change to the site plan since it was submitted. The roundabout shown in the front of the building is no longer being proposed.

5. Floor plans (on separate sheet) and architectural elevations.

Response: Attached

6. Landscaping plans (or request for modification of standards).

Response: No landscaping plan is provided because no additional landscaping is proposed. The property currently has mature landscaping over the entire site, which will remain as-is.

7. Grading details? (mentioned in application packet in first paragraph of introduction).

Response: We assume this is a reference to the addition being built onto the side of existing house. Like landscaping, no grading plan was provided because there will be no significant grading required for this addition. The site of the addition is flat and will require only surface leveling to accommodate the addition.

8. Parking lot lighting, parking lot design (dimensions, handicapped symbol, etc.), and parking lot landscaping.

Response: See the attached site plan for parking lot design. No additional outdoor lighting was considered for this application. However, if additional parking lot lighting is required, the applicant is happy to work with staff on location either during the SUP process or as a Condition of Approval. Any lighting would be appropriate for a residential area by facing down and being shielded from adjacent residences. As discussed above, no additional landscaping is being proposed. The proposed parking lot is surrounded by mature landscaping that will remain.

9. Compliance with Article 322 requirements (110.322.10):

- a. Floor Plan, to include labeling rooms and what they will be used for (i.e. bedroom, recreation area, closet, kitchen, etc.).

Response: See attached floor plans.

- b. Exterior yard area and calculations.

Response: See attached exhibit showing the outdoor area to be used for relaxation and recreation. The area comes to approximately 1.25 acres. Outdoor activities considered for this area include therapeutic exercise, walking paths, and bird watching.

- c. Interior space calculation per 110.322.10 (c).

Response: The total interior space calculated per 110.322.10 (c) is 5,041 square feet (bedrooms = 2,978, recreation room = 983, food preparation area = 249, family/living room = 831). With a total of 15 beds, this is almost double the 2,550 square feet required.

- d. Outdoor recreation area and fencing.

Response: See attached exhibit showing the outdoor recreation area. The current fence is proposed to remain. However, if this fence is not sufficient, the applicant is happy to work with staff either during the SUP process or as a Condition of Approval.

- e. Public service access plan per 110.322.10 (h).

Response: Public service access will be provided by the facility staff or family members via private transportation (van, car, etc.). Details of this will be worked out by the management of the facility prior to opening and can be included as a Condition of Approval to this SUP.

- f. Neighborhood response program (i).

Response: This is an operational issue that will be determined by the management of the facility prior to opening and can be included as a Condition of Approval to this SUP.

- g. Emergency response plan (m).

Response: This is an operational issue that will be coordinated between the management and the appropriate Fire Department representative prior to opening the facility. This can be included as a Condition of Approval to this SUP.

10. Other review considerations:

- a. Health consultation – septic allowed for use? Sized correctly?
- b. Water rights – commercial ground water rights required, and if so, available?
- c. Emergency access and response times?
- d. Fire requirements – sprinklers required, and if so, flow/pressure requirements and need for holding tanks? Covered portion of roundabout OK?

Response: All of these issues can be discussed during the SUP process with the appropriate agencies.

Please let me know as soon as possible if you have any questions. We look forward to moving this project ahead as quickly as possible.

Sincerely,



Michele Rambo, AICP
Associate Planner
775-393-0035 (Direct)
mrambo@rubicondesigngroup.com



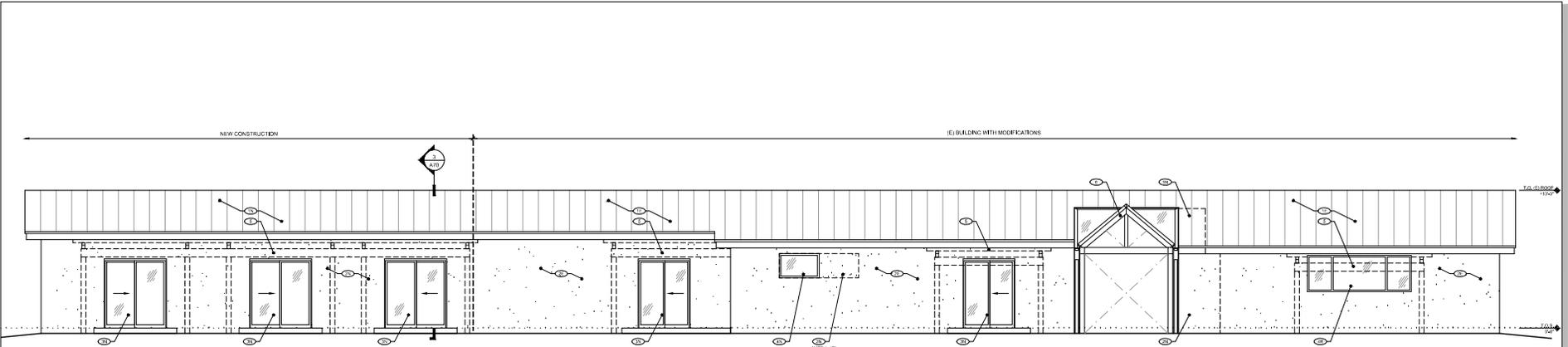
2008 Sweeney Architecture

REVISIONS	DATE	REVISIONS	DATE



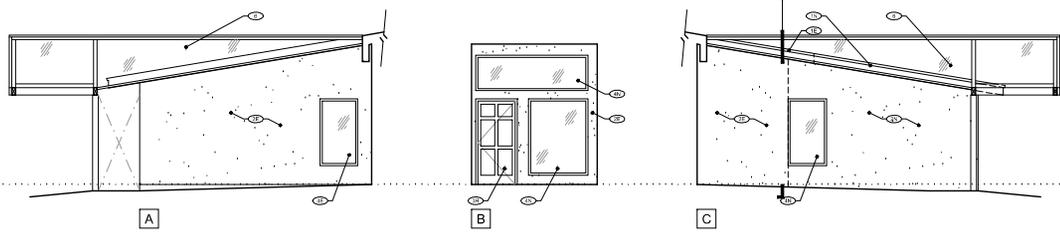
CONSTRUCTION DOCUMENTS FOR
 HUGHENRY SENIOR ASSISTED LIVING GROUP HOME
 By RO Strategic, LLC
 3400 Caliente Blvd
 APR 040-730-32

DRAWN: JH
 CHECKED: TS
 DATE: 01/30/17
 JOB NO.: PSD17.01
 SHEET TITLE: EXTERIOR ELEVATIONS
 SHEET: AGO

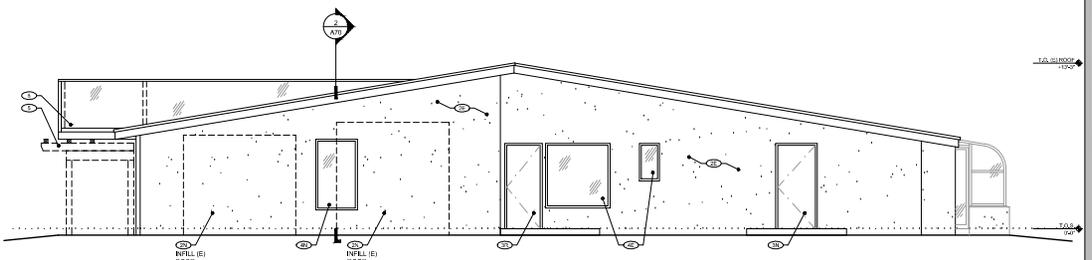


1 EXTERIOR ELEVATIONS - SOUTH
 SCALE: 1/4"=1'-0"

- SHEET NOTES:** (EXTERIOR ELEVATIONS ONLY)
- 1 EXISTING METAL ROOF
 - 2 NEW METAL ROOF TO MATCH EXISTING
 - 3 EXISTING STUCCO
 - 4 NEW STUCCO TO MATCH EXISTING
 - 5 EXISTING DOOR
 - 6 NEW DOOR TO MATCH STYLE OF EXISTING
 - 7 REFURISH EXISTING DOOR WITH NEW DOOR TO MATCH STYLE OF EXISTING
 - 8 EXISTING WINDOW
 - 9 NEW WINDOW TO MATCH STYLE OF EXISTING
 - 10 RELOCATE EXISTING WINDOW TO B.O. SILL @ +42" MAX. A.F.F.
 - 11 NEW TRILLES (SHOWN DASHED)
 - 12 NEW COVERED ENTRY



1 EXTERIOR ELEVATIONS - ENTRY
 SCALE: 1/4"=1'-0"



2 EXTERIOR ELEVATIONS - EAST
 SCALE: 1/4"=1'-0"

SHEET NOTES:

(THIS SHEET ONLY)

- 1 ALIGN FACE OF FINISH.
- 2 NEW PORTION OF WALL TO MATCH WIDTH OF (E) ADJACENT WALL.



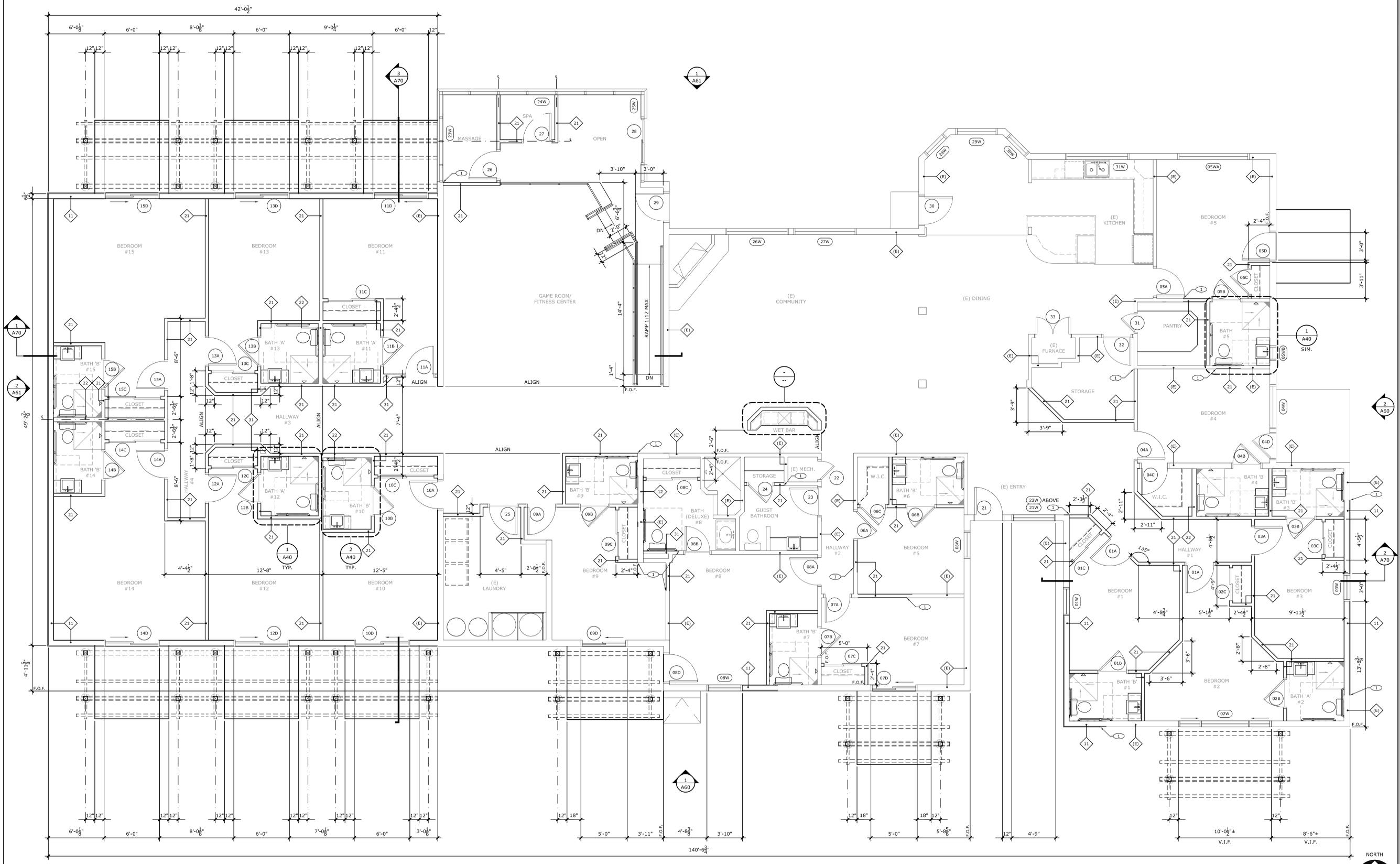
2008 Sweeney Architecture

DATE	REVISIONS

Sweeney
 6875 Windy Hill Way, Reno, Nevada 89511
 Phone: 775.848.8951
 www.sweeney.com

CONSTRUCTION DOCUMENTS FOR
 HUGHBERRY SENIOR ASSISTED LIVING GROUP HOME
 By RO Strategies, LLC
 3405 Quilici Lane
 Reno, NV 89511
 APN 040-730-32

DRAWN:	AD
CHECKED:	TS
DATE:	3/13/2017
JOB NO.:	ROI517-01
SHEET TITLE:	FLOOR PLAN
SHEET:	A20



1 FLOOR PLAN
 SCALE: 1/4" = 1'-0"



GENERAL NOTE:

THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH ACCEPTED ENGINEERING PROCEDURES AND GUIDELINES, AND ARE BELIEVED TO BE IN SUBSTANTIAL COMPLIANCE WITH APPLICABLE STATE AND FEDERAL STATUTES, LOCAL ORDINANCES, AND/OR WASHOE COUNTY STANDARDS. IN THE EVENT OF A CONFLICT BETWEEN ANY PORTION OF THESE PLANS AND SUCH STANDARDS PROMPTLY NOTIFY ENGINEER. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR ASSUMES SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.

IF THE CONTRACTOR(S) OBSERVES ANY CONDITION ON THE SITE WHICH CONFLICTS WITH THE INFORMATION SHOWN HEREON, THEY SHALL CONTACT ROBISON ENGINEERING AT 775-852-2251 FOR RESOLUTION.

THE ENGINEER SHALL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE ENGINEER.

OBTAIN LATEST ELECTRONIC FILE FROM ROBISON ENGINEERING COMPANY PRIOR TO STAKING AND CONSTRUCTION.

CIVIL SITE PLAN NOTES:

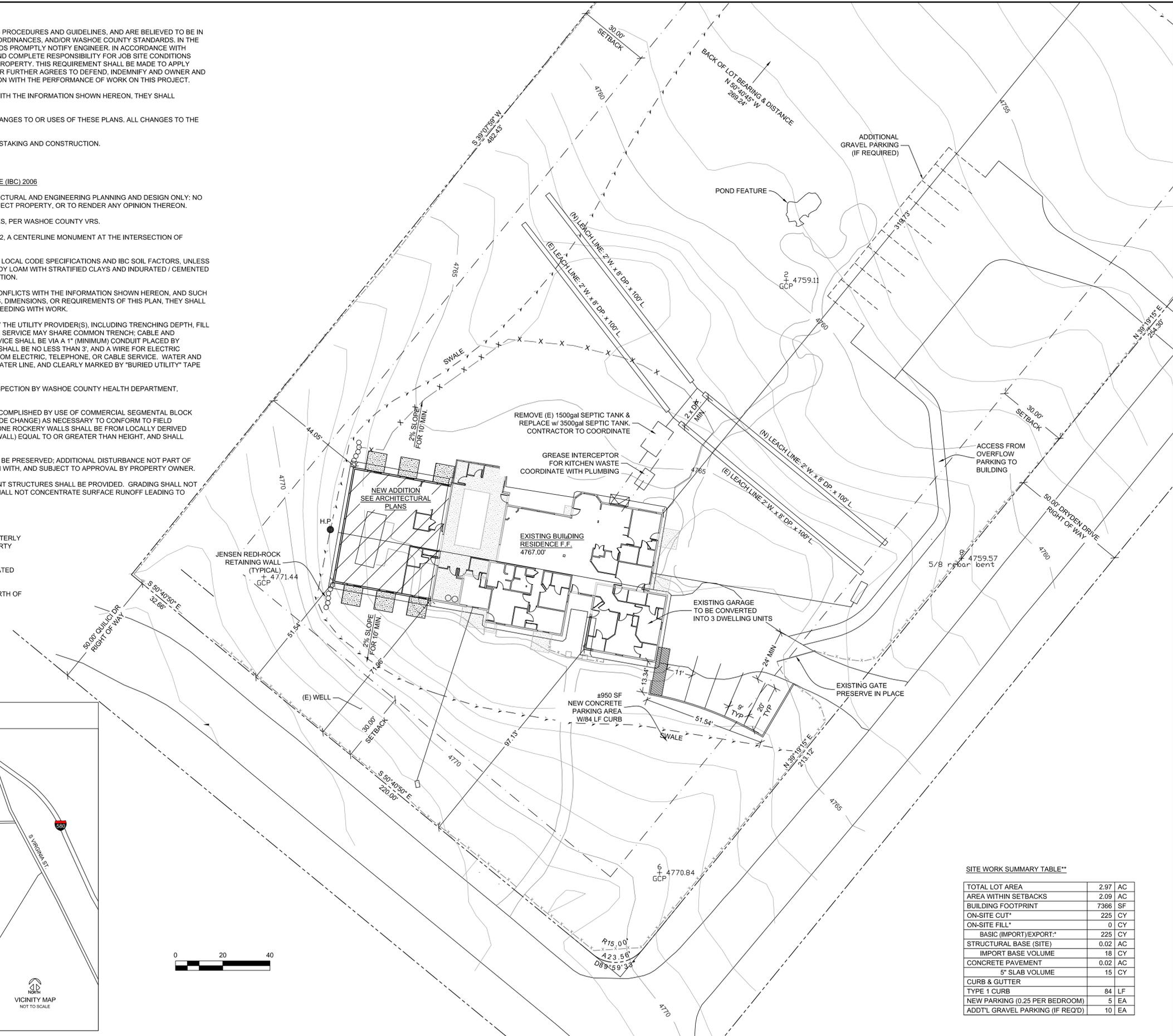
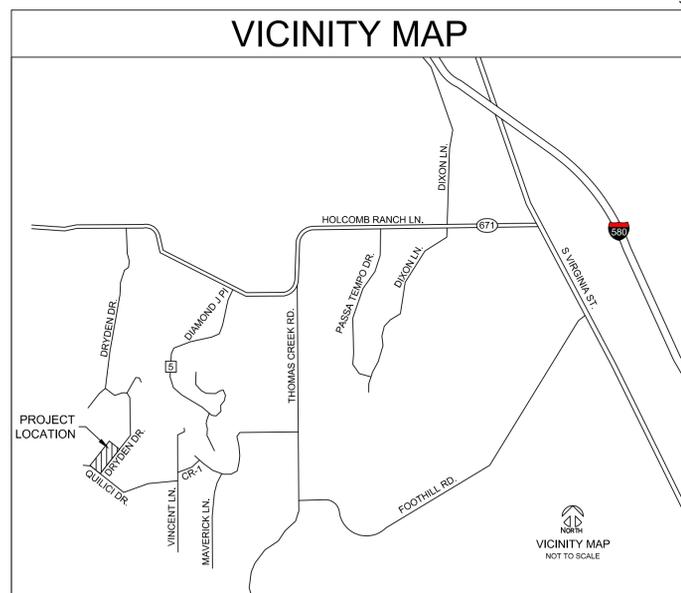
GOVERNING CODE: WASHOE COUNTY BUILDING CODE, INTERNATIONAL BUILDING CODE (IBC) 2006

- 1) THIS MAP IS PREPARED TO ILLUSTRATE TOPOGRAPHY AND FEATURES FOR ARCHITECTURAL AND ENGINEERING PLANNING AND DESIGN ONLY; NO INFORMATION SHALL BE CONSTRUED TO REPRESENT A FORMAL SURVEY OF THE SUBJECT PROPERTY, OR TO RENDER ANY OPINION THEREON.
- 2) **BASIS OF BEARINGS:** NEVADA STATE PLANE, WEST ZONE, NAD83, GRID COORDINATES, PER WASHOE COUNTY VRS.
- 3) **BASIS OF ELEVATIONS:** NAVD 88 PER WASHOE COUNTY BENCHMARK NO. S625M01222, A CENTERLINE MONUMENT AT THE INTERSECTION OF PALMIRA DRIVE AND THOMAS CREEK RD, RECORD ELEVATION = 4638.53
- 4) **BASIC GEOLOGY:** STRUCTURAL DESIGN AND SITE DEVELOPMENT MAY BE BASED ON LOCAL CODE SPECIFICATIONS AND IBC SOIL FACTORS, UNLESS SUPERCEDED BY GEOTECHNICAL REPORT. SITE SOIL CONSISTS OF VERY STONY SANDY LOAM WITH STRATIFIED CLAYS AND INDURATED / CEMENTED LAYERS LOCALLY. UNSUITABLE MATERIAL MAY REQUIRE REMOVAL AND OVER-EXCAVATION.
- 5) IF THE CONTRACTOR OR OWNER OBSERVES ANY CONDITION ON THE SITE WHICH CONFLICTS WITH THE INFORMATION SHOWN HEREON, AND SUCH CONFLICT MATERIALLY AFFECTS THEIR ABILITY TO CONFORM TO THE SPECIFICATIONS, DIMENSIONS, OR REQUIREMENTS OF THIS PLAN, THEY SHALL CONTACT ROBISON ENGINEERING AT (775) 852-2251 FOR RESOLUTION PRIOR TO PROCEEDING WITH WORK.
- 6) **UTILITIES:** UTILITY INSTALLATION SHALL CONFORM TO STANDARDS ESTABLISHED BY THE UTILITY PROVIDER(S), INCLUDING TRENCHING DEPTH, FILL MATERIAL, LOCATION MARKERS, ETC. ELECTRIC, CABLE TELEVISION, AND TELEPHONE SERVICE MAY SHARE COMMON TRENCH; CABLE AND TELEPHONE MAY SHARE COMMON CONDUIT OR BE DIRECTLY BURIED. ELECTRIC SERVICE SHALL BE VIA A 1" (MINIMUM) CONDUIT PLACED BY ELECTRICIAN, WITH PULL-BOX TO GRADE AT ANGLE POINTS. WATER SERVICE BURIAL SHALL BE NO LESS THAN 3', AND A WIRE FOR ELECTRIC LOCATION SHALL BE PROVIDED. GAS TRENCH, IF AVAILABLE, MUST BE AT LEAST 5ft FROM ELECTRIC, TELEPHONE, OR CABLE SERVICE. WATER AND GAS MAY SHARE COMMON TRENCH, WITH GAS LINE INSTALLED AT LEAST 12" ABOVE WATER LINE, AND CLEARLY MARKED BY "BURIED UTILITY" TAPE 12" ABOVE TOP OF GAS PIPE.
- 7) **INDIVIDUAL SEWAGE DISPOSAL SYSTEM (ISDS)** IS SUBJECT TO REGULATION AND INSPECTION BY WASHOE COUNTY HEALTH DEPARTMENT, ENVIRONMENTAL HEALTH SERVICES.
- 8) **SITE CUT & FILL SLOPES** GENERALLY 3H:1V - LOCALLY STEEPER SLOPES MAY BE ACCOMPLISHED BY USE OF COMMERCIAL SEGMENTAL BLOCK UNITS ROCKERY, OR OTHER MINOR RETAINING WALLS NOT MORE THAN 30" HIGH (GRADE CHANGE) AS NECESSARY TO CONFORM TO FIELD CONDITIONS, PROPERTY BOUNDARIES, AND OTHER LOT FEATURES. ALL NATURAL STONE ROCKERY WALLS SHALL BE FROM LOCALLY DERIVED SURFACE-WEATHERED ALLUVIAL COBBLES & BOULDERS WITH DEPTH (INTO FACE OF WALL) EQUAL TO OR GREATER THAN HEIGHT, AND SHALL INCLUDE OCCASIONAL SINGLE FULL-HEIGHT BOULDERS WHERE PRACTICAL.
- 9) ALL NATURAL AND LANDSCAPED VEGETATION OUTSIDE OF DISTURBANCE LIMITS TO BE PRESERVED; ADDITIONAL DISTURBANCE NOT PART OF PLANNING LANDSCAPING SHALL BE STABILIZED AND HYDROSEEDING IN COORDINATION WITH, AND SUBJECT TO APPROVAL BY PROPERTY OWNER.
- 10) **MINIMUM GRADING REQUIREMENTS:** 5% SLOPE FOR 10' AWAY FROM ALL PERMANENT STRUCTURES SHALL BE PROVIDED. GRADING SHALL NOT DIVERT RUNOFF TOWARDS OR OTHERWISE IMPACT ADJACENT PARCELS. GRADING SHALL NOT CONCENTRATE SURFACE RUNOFF LEADING TO EROSION FLOW.

INDIVIDUAL SEWAGE DISPOSAL (ISDS) NOTES:

- 1) NO PUBLIC WELLS ARE LOCATED WITHIN 200' OF THE SUBJECT PROPERTY. THE WESTERLY ADJACENT LOT IS UNDEVELOPED WITH NO WATER WELL PRESENT. ALL OTHER PROPERTY BOUNDARIES ARE > 100 FT FROM THE PROPOSED SEPTIC SYSTEM COMPONENTS.
- 2) NO WATERCOURSES, DRAINAGE WAYS, OR FLOOD IRRIGATION FEATURES ARE LOCATED WITHIN 100 FEET OF THE PROPOSED ISDS.
- 3) FEMA FLOOD ZONE X (UNSHADED) INFERRED FROM PRINTED MAP IMMEDIATELY NORTH OF THIS AREA; FIRM MAP NO. 32031C2425G, REVISED MARCH 16, 2009.
- 4) 2-BEDROOM RESIDENCE + OFFICE WHICH COULD BE CONVERTED IN THE FUTURE. 1000-GALLON SEPTIC TANK REQUIRED FOR 3-BED DESIGN.
- 5) NO SEPTIC SYSTEMS IDENTIFIED WITHIN 100' OF SUBJECT PROPERTY.
- 6) NO PUBLIC SEWER SYSTEM IS AVAILABLE WITHIN 400' OF THE SUBJECT PROPERTY.

VICINITY MAP



SITE WORK SUMMARY TABLE**

TOTAL LOT AREA	2.97	AC
AREA WITHIN SETBACKS	2.09	AC
BUILDING FOOTPRINT	7366	SF
ON-SITE CUT*	225	CY
ON-SITE FILL*	0	CY
BASIC (IMPORT)/EXPORT*	225	CY
STRUCTURAL BASE (SITE)	0.02	AC
IMPORT BASE VOLUME	18	CY
CONCRETE PAVEMENT	0.02	AC
5" SLAB VOLUME	15	CY
CURB & GUTTER		
TYPE 1 CURB	84	LF
NEW PARKING (0.25 PER BEDROOM)	5	EA
ADD'L GRAVEL PARKING (IF REQ'D)	10	EA

HUGHBERRY GROUP HOME
Residential Addition

PREPARED FOR: **SWEENEY ARCHITECTURE**
2030 QUILICI RD
RENO, NV 89511
775-848-8951

DATE: 2017-04-20

NO	DESCRIPTION	DATE	BY	CHKD
1	ISSUED FOR CLIENT REVIEW	2017-03-09	RP/CR	NER
2	SUP SUBMITTAL	2017-03-15	BD/CR	NER
3	PARKING CONFIGURATION EDITS	2017-04-20	NER	NER

REFERENCES

REVISIONS

SHEET **C1**

WASHOE COUNTY
PROJECT NO. 192491.001

Washoe County Treasurer
Tammi Davis

Washoe County Treasurer
P.O. Box 30039, Reno, NV 89520-3039
ph: (775) 328-2510 fax: (775) 328-2500
Email: tax@washoecounty.us

Account Detail

[Back to Search Results](#) [Change of Address](#) [Print this Page](#)

Washoe County Parcel Information		
Parcel ID	Status	Last Update
04073032	Active	3/14/2017 2:10:38 AM
Current Owner: ROI STRATEGIES LLC 5440 LOUIE LN STE 106 RENO, NV 89511		SITUS: 3405 QUILICI RD WCTY NV
Taxing District 4000	Geo CD:	
Legal Description		
Township 18 Section 13 Lot 1 Block Range 19 SubdivisionName _UNSPECIFIED		

Tax Bill (Click on desired tax year for due dates and further details)					
Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2016	\$6,156.61	\$6,156.61	\$0.00	\$0.00	\$0.00
2015	\$6,145.17	\$6,145.17	\$0.00	\$0.00	\$0.00
2014	\$5,954.48	\$5,954.48	\$0.00	\$0.00	\$0.00
2013	\$5,897.42	\$5,897.42	\$0.00	\$0.00	\$0.00
2012	\$7,363.14	\$7,436.76	\$0.00	\$0.00	\$0.00
Total					\$0.00

Important Payment Information

Pay Online

No payment due for this account.

\$0.00

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
P.O. Box 30039
Reno, NV 89520-3039

Overnight Address:
1001 E. Ninth St., Ste D140
Reno, NV 89512-2845

