

Community Services Department
Planning and Building
AMENDMENT OF CONDITIONS
APPLICATION



Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89512-2845

Telephone: 775.328.6100

Amendment of Conditions Development Application Submittal Requirements

Applications are accepted on the 8th of each month. If the 8th falls on a non-business day, applications will be accepted on the next business day.

If you are submitting your application online, you may do so at OneNV.us

1. **Fees:** See Master Fee Schedule. **Most payments can be made directly through the OneNV.us portal.** If you would like to pay by check, please make the check payable to Washoe County and bring your application and payment to the Community Services Department (CSD).
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 Amendment of Conditions Application materials.
6. **Site Plan Specifications:**
 - 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, septic systems and leach fields, overhead utilities, water and sewer lines, and all easements.
 - d. Show locations of parking, landscaping, signage and lighting.
7. **Application Map Specifications:** Map to be drawn using standard engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500') clearly depicting the area subject to the request, in relationship to the exterior property lines. All dimensions and area values shall be clearly labeled and appropriate symbols and/or line types shall be included in the map legend to depict the map intent.
8. **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. Architectural elevations of all building faces shall be presented.
9. **Submission Packets:** One (1) packet and a flash drive. Any digital documents need to have a resolution of 300 dpi. If materials are unreadable, you will be asked to provide a higher quality copy. The packet shall include one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. Labeling on these reproductions should be no smaller than 8 point on the 8.5" x 11" display. 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.

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.

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

Project Information		Staff Assigned Case No.: _____	
Project Name: Truckee Meadows Fire Protection District Washoe Valley Fire Station			
Project Description: A fire station for the Truckee Meadows Fire Protection District (TMFPD) be developed on parcels with a regulatory zone of Low Density Suburban (LDS), and includes associated grading of 900 cy cut and fill, 2,000 cy of			
Project Address: 0 White Pelican Road			
Project Area (acres or square feet): 6 acres			
Project Location (with point of reference to major cross streets AND area locator):			
0 White Pelican Road			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
050 220 70	5.985		
Indicate any previous Washoe County approvals associated with this application:			
Case No.(s). WSUP-23-6 acres0011			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Truckee Meadows Fire Protection District		Name:	
Address: 3663 Barron Way		Address:	
Reno, Nevada	Zip: 89511	Zip:	
Phone: 775326600	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Jay Cwiak		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Truckee Meadows Fire Protection District		Name:	
Address: 3663 Barron Way		Address:	
Reno, Nevada	Zip: 89511	Zip:	
Phone: 775326600	Fax:	Phone:	Fax:
Email: jcwiak@tmfpd.us		Email:	
Cell: 7755276025	Other:	Cell:	Other:
Contact Person: Jay Cwiak		Contact Person:	
For Office Use Only			
Date Received: _____		Initial: _____	
County Commission District:		Planning Area:	
CAB(s):		Master Plan Designation(s):	
		Regulatory Zoning(s):	

February 2024

- (ii) Appropriate map engineering and building architectural scales are subject to the approval of the Planning and Building and/or Engineering and Capital Projects.
- (iii) All oversized maps and plans must be folded to a 9" x 12" size.
- (iv) 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 that clarify the potential impacts and potential conditions of development in order 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 Planning and Building.
- (v) **Labels:** If the assigned planner determines the abandonment will affect the access to a mobile home park, the applicant will be required to submit a list of mailing addresses for every tenant residing in the mobile home park.

Amendment of Conditions Application Supplemental Information

(All required Information may be separately attached)

Required Information

1. The following information is required for an Amendment of Conditions:
 - a. Provide a written explanation of the proposed amendment, why you are asking for the amendment, and how the amendment will modify the approval.
 - b. Identify the specific Condition or Conditions that you are requesting to amend.
 - c. Provide the requested amendment language to each Condition or Conditions, and provide both the ***existing*** and ***proposed condition(s)***.

Extend expiration from July 7, 2025, to July 7, 2029 (or as long as possible)

Please see attached letter for further details.

2. Describe any potential impacts to public health, safety, or welfare that could result from granting the amendment. Describe how the amendment affects the required findings as approved.

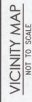
None

OWNER/APPLICANT:
TRUCKEE MEADOWS
FIRE PROTECTION DISTRICT
3663 BARRON WAY
RENO, NV 89511

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983/1994, HIGHER ACCURACY REFERENCE NETWORK (AND 83/94-HARN), AS DETERMINED USING REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS WITH CORRECTIONS TRANSMITTED BY WASHOE COUNTY CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) IN BEZELI, 5625001293, AND NEW RENO, 5625001028. "PWSH REFNO" NTAS0010028 IS TAKEN AS NEW RENO 437394.14. WEST

ALL DIMENSIONS SHOWN ARE HORIZONTAL DIMENSIONS. COMBINED GRID TO GRID FACTOR IS 1.000197359.

THE BASIS OF ELEVATION IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AS TAKEN FROM NATIONAL GEODETIC SURVEY (NGS) 1 357 RESET, WITH A PUBLISHED ELEVATION OF 5099.8 FT. THE ELEVATION OF THE LIDED AREA WAS OBTAINED FROM THE NGSD 1 507 RESET, WHICH IS LIDED AS 5099.8 FT. THE DISTANCE FROM THE POST OFFICE AT STEAMBOAT, THENCE 4.5 MILES SOUTHWEST ALONG U.S. HIGHWAY 395, AT THE SUMMIT OF A HILL, 281 FEET EAST OF THE CENTERLINE OF THE HIGHWAY, 152 FEET EAST FROM CATTLE GUARD ON COUNTY ROAD, 3 FEET NORTH OF THE ELEVATION, 3 FEET NORTH OF A WITNESS POST, ABOUT TO POST ABOVE OF 1 FOOT BELOW THE GROUND, A CONCRETE



EXISTING ASSESSOR PARCEL NUMBERS:
050-220-61, 050-220-62, 050-220-63,
050-220-64, 050-220-65, AND 050-220-66

TOTAL SITE AREA: 5.98 AC
UNDEVELOPED AREA: 179,800 SF
DEVELOPED AREA: 67,200 SF
BUILDING AREA: 22,100 SF
PARKING/PAVED AREA: 45,100 SF
LANDSCAPE AREA (20% OF DEVELOPED AREA): 13,440 SF

TOTAL PARKING REQUIRE	100
TOTAL PARKING PROVIDE	100
TOTAL ACCESSIBLE PARK	10
TOTAL ACCESSIBLE PARK	10

I, JILLIAN G. WILBRECHT, DO HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED BY ME OR UNDER MY SUPERVISION AND WAS COMPLETED ON THE 8TH DAY OF MARCH, 2023.

JILLIAN G. WILBRECHT P.E. 422522



SHEET NO.	DWG. ID	DRAWING DESCRIPTION	
1	T-1	TITLE SHEET	
2	DM-1	PRELIMINARY	DEMOLITION PLAN
3	S-1	PRELIMINARY	SITE PLAN
4	G-1	PRELIMINARY	GRADING PLAN
5	G-2	PRELIMINARY	GRADING PLAN
6	U-1	PRELIMINARY	UTILITY PLAN
7	CS-1	PRELIMINARY	CROSS SECTIONS
8	LS-1	PRELIMINARY	LANDSCAPE PLAN



WOOD ROGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Boulevard Tel 775.823.4068
Reno, NV 89502 Fax 775.823.4066

JOB NO. 8754.005

DEMOLITION KEY NOTES:

- D1** EXISTING DIRT ROAD TO BE REMOVED
- D2** EXISTING FENCE TO BE REMOVED (TYPE 1)

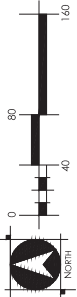
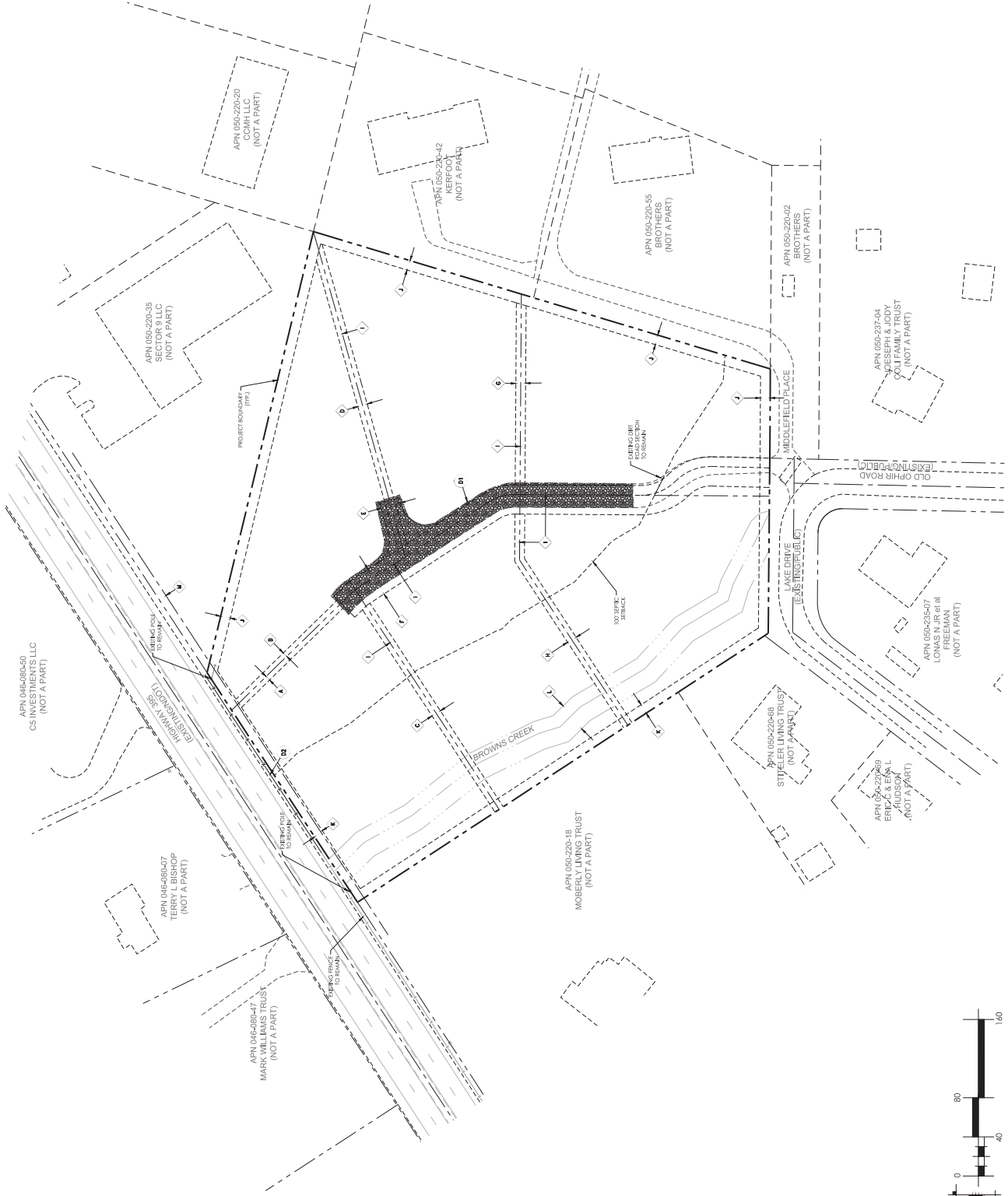
- D1 EXISTING DIRT ROAD TO BE REMOVED (TYP.)
- D2 EXISTING FENCE TO BE REMOVED (TYP.)

EASEMENT LEGEND

- | | |
|---|---|
| A | 2 P.A.L.T. PER PARCEL MAP NO. 4706448
[TO BE REIMBURSED] |
| B | 2 P.A.L.T. PER DOCUMENT NO. 4706448
[TO BE REIMBURSED] |
| C | 10 P.A.L.T. (TO BE REIMBURSED) |
| D | 10 P.A.L.T. (TO BE REIMBURSED) |
| E | EMERGENCY ACCESS REQUEST FOR PARCEL MAP NO. 4706448, FILE NO. 4706448
[TO BE REIMBURSED] |
| F | EMERGENCY ACCESS REQUEST FOR PARCEL MAP NO. 4706448, FILE NO. 4706448
[TO BE REIMBURSED] |
| G | EMERGENCY ACCESS REQUEST FOR PARCEL MAP NO. 4706448, FILE NO. 4706448
[TO BE REIMBURSED] |
| H | 10 P.A.L.T. (TO BE REIMBURSED) |
| I | 10 P.A.L.T. (TO BE REIMBURSED) |
| J | PARCEL MAP (TO BE REIMBURSED) |
| K | 10 P.A.L.T. PER DOCUMENT NO. 4706448
[TO BE REIMBURSED] |
| L | 30 MINUTE CONSULT PER PARCEL MAP NO. 4706448
[TO BE REIMBURSED] |
| M | CONSULTING CLINIC POINTS FOR COUNTRYSIDE |

LEGEND:

EXISTING NBT ROAD TO BE REMOVED



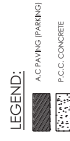
WASHOE VALLEY FIRE STATION
PRELIMINARY DEMOLITION PLAN

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Boulevard Tel 775.823.4068
Reno, NV 89502 Fax 775.823.4066

JOB NO. 8754.005

07 34.000
SHEET DM-1 OF 8
MARCH, 2020

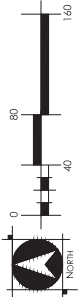
SITE KEY NOTES:	
1	PROPOSED SIDEWALK (TYP.)
2	PROPOSED CURB AND GUTTER
3	PROPOSED POST CURB (TYP.)
4	PROPOSED PEDESTRIAN RAMP
5	PROPOSED NO VALLEY OUTLET
6	PROPOSED PAVEMENT MARKING
7	PROPOSED ACCESSIBLE WALKWAY
8	TRAILER ENCLOSURE
9	OPEN NEW PAVEMENT (TYP.)
10	ADVANCED ACTIVE BURNING SV
11	CURB CUT
12	PROPOSED NO DRIVE WALK
13	WIRE LIGHT



JOB NO. 8754.005

SHEET S-1 OF 8

**SPECIAL USE PERMIT
PRELIMINARY GRADING PLAN**



SHEET G-1 OF 8

GRADING NOTES:

1. ADD 5000 TO ALL ELEVATIONS.

APN
050-220-35
SECTOR 9 LLC
(NOT A PART)

PROJECT BOUNDARY
(1750)

\$58.99

APN
050-220-42
KERFOOT
(NOT A PART)

APN 050-220-18
MOBERLY LIVING TRUST
(NOT A PART)

A topographic map of the Browns Creek area. The map features a stream labeled "BROWNS CREEK" flowing from the upper left towards the lower right. The stream is depicted with a solid line and a dashed line. The surrounding land is marked with dashed contour lines indicating elevation. A scale bar at the bottom left shows distances in feet (0, 100, 200) and miles (0, 1). A north arrow is located in the upper right corner. The map is titled "BROWNS CREEK" in large, bold, capital letters across the top.

EXISTING PIPE =

The diagram illustrates the experimental setup. It features a circular arena with a central platform. A north arrow is positioned at the top of the arena. To the right of the arena, a vertical scale is marked with values 0, 20, 40, and 80, indicating distances within the arena.

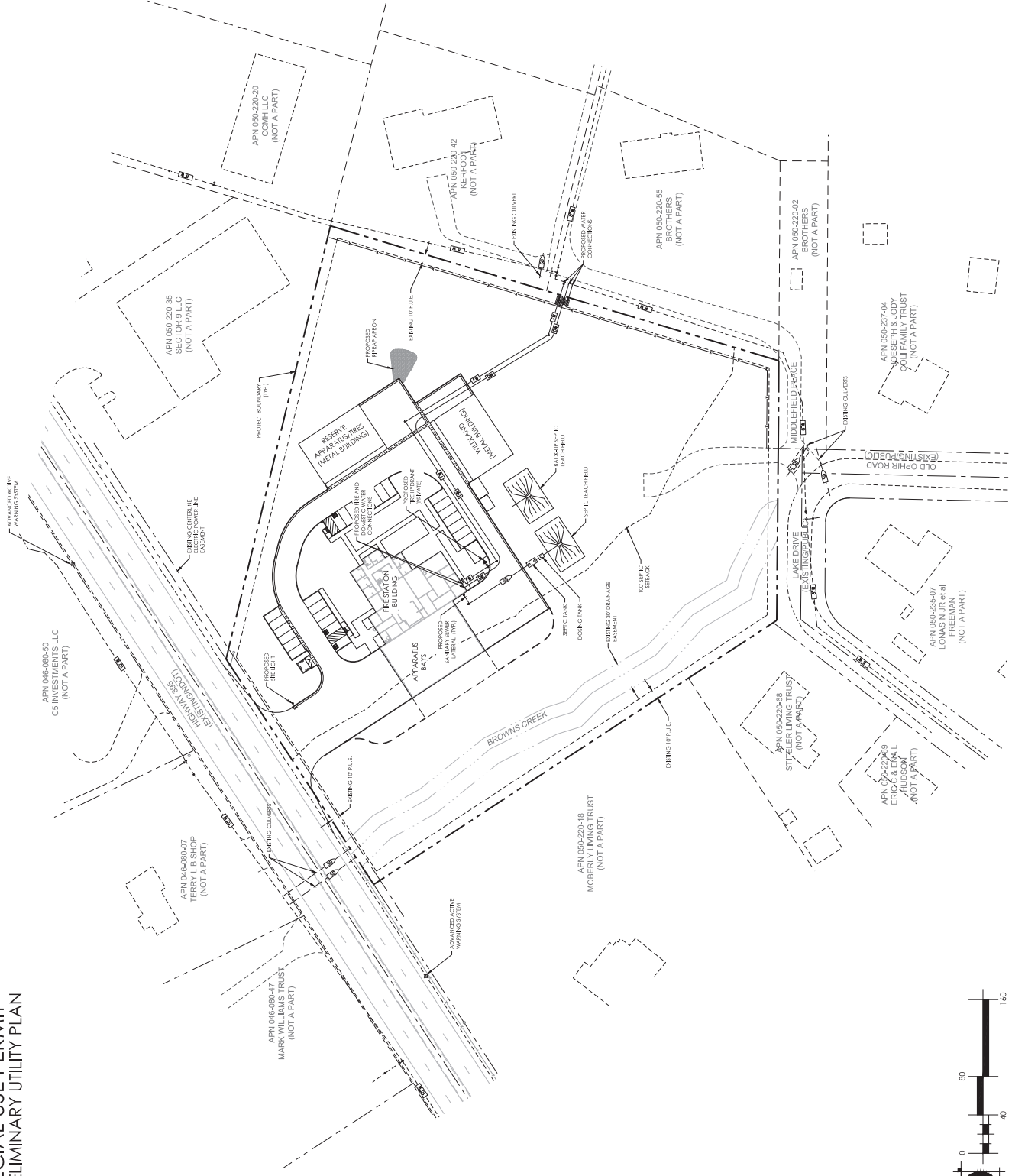


WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1381 Corporate Boulevard Tel 775.823.4068
Reno, NV 89502 Fax 775.823.4066

JOB NO. 8754.005

07-34-000
SHEET G-2 OF 8
MARCH, 2020

WASHOE VALLEY FIRE STATION

SPECIAL USE PERMIT
PRELIMINARY UTILITY PLAN

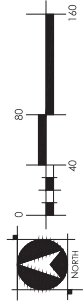
WASHOE VALLEY FIRE STATION
PRELIMINARY UTILITY PLAN



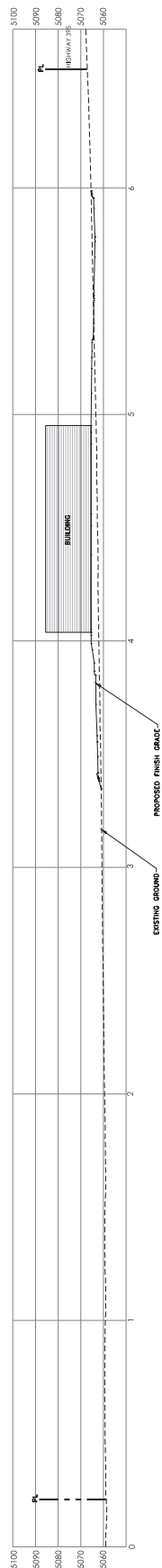
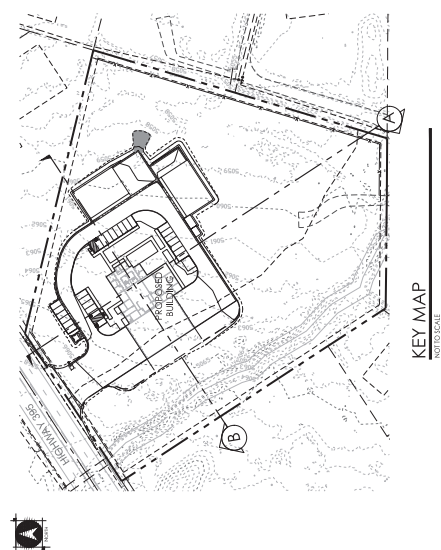
WOOD ROOFS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Boulevard Tel 775.823.4066
Reno, NV 89502 Fax 775.823.4066

JOB NO. 8754.005

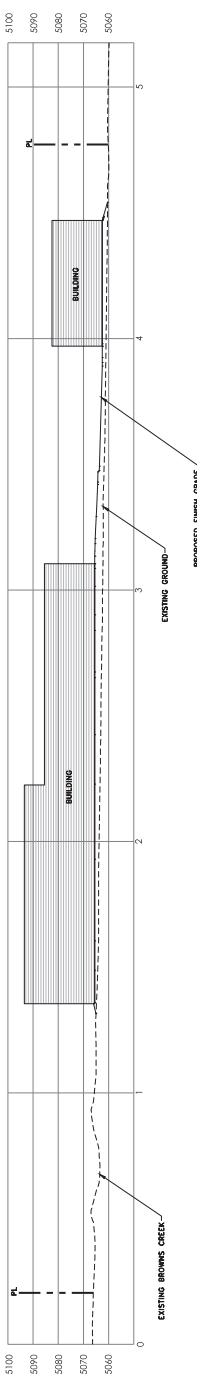
SHEET U-1 OF 8



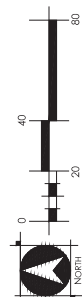
WASHOE VALLEY FIRE STATION
SPECIAL USE PERMIT
PRELIMINARY CROSS SECTIONS



CROSS SECTION A



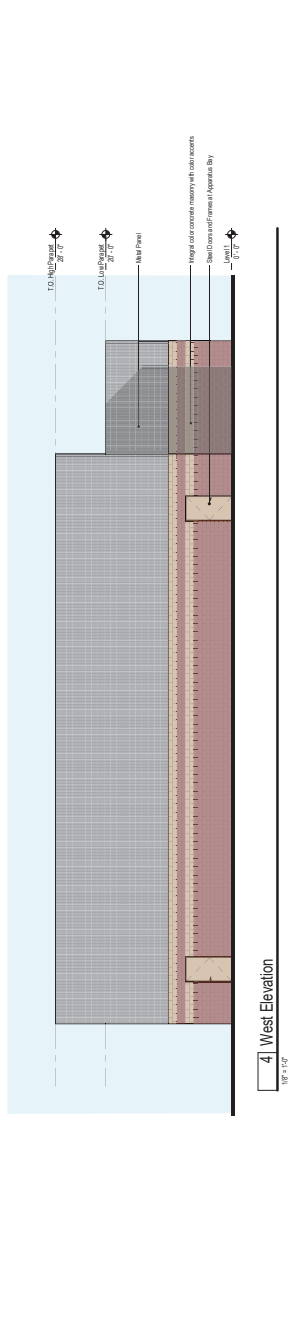
CROSS SECTION B



WASHOE VALLEY FIRE STATION
PRELIMINARY CROSS SECTIONS

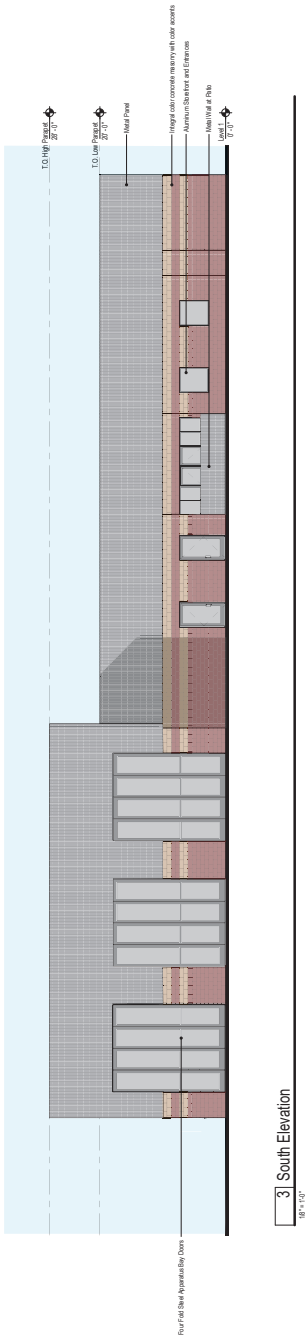


WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1801 Corporate Boulevard Tel 775.833.4068
Reno, NV 89502 Fax 775.833.4068
JOB NO. 8754.005 MARCH, 2023



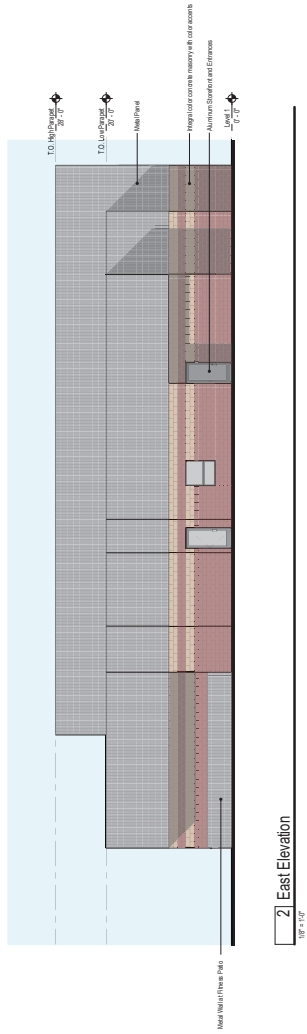
4 West Elevation

10' = 1/4"



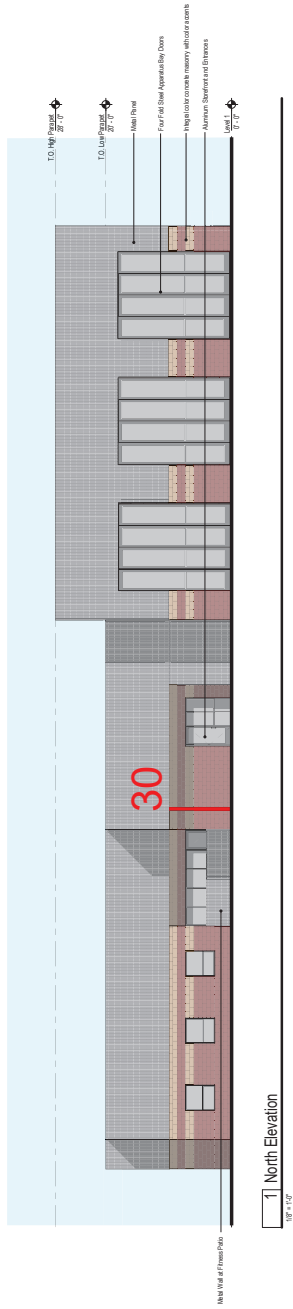
3 South Elevation

10' = 1/4"



2 East Elevation

10' = 1/4"



1 North Elevation

10' = 1/4"

PRELIMINARY
Not for Construction

Professional Seal
Date
Reason

Comments

H+K ARCHITECTS
5405 Reed Corporate Drive, Suite 100
Reno, Nevada 89511-2002
P 775-352-6640
F 775-352-6642
h+karchitects.com

Washoe Valley Fire Station

Floor Plan

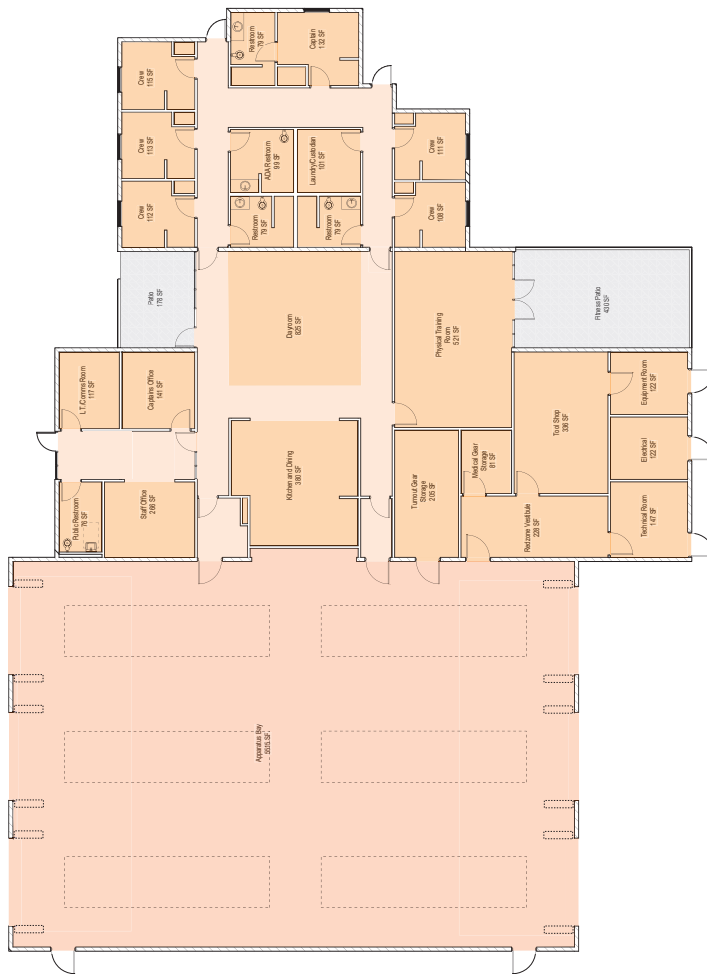
March 8, 2023
H+K Project No. 2235



Washoe Valley Fire Station

H+K ARCHITECTS
5485 Reno Corporate Drive, Suite 100
Reno, Nevada 89571-2262
P 775-732-6640
F 775-332-6642
hlandirects.com

PRELIMINARY
Not For Construction



1 Floor Plan

Professional Seal | A

Δ	Date	Revision
---	------	----------

Consultant



To: Chris Bronczyk, Senior Planner
Planning and Building Division
Community Services Department
From: Jay Cwiak, Division Chief
Truckee Meadows Fire Protection District
Date: July 14th, 2025
Re: WSUP23-0011 Amendment of Conditions Request

Mr. Bronczyk,

The letter is in response to your request for additional information regarding our application for extending a special use permit for a parcel in which we intend to build a new fire station in Washoe Valley.

Special Use Permit Amendment Request

The special use permit that was originally awarded had an expiration date of July 7, 2025. The Truckee Meadows Fire Protection District is asking for the permit expiration to be amended/extended to a period of an additional four (4) years. This would mean that item 1.c. would be amended to read:

"The applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and initial building permits shall be issued by July 7th, 2029. The applicant shall complete construction within the time specified by the building permits."

The District still intends to pursue the project as originally designed but has encountered a series of delays related to funding the project.

Approving the time extension for this special use permit will provide additional time for the District to complete some of its current financial loans and to pursue other opportunities for financial assistance. We are only seeking to amend the expiration time of the special use permit. All other conditions will remain as originally approved.

This application does not have an updated site plan as the current building plan and site plan that were submitted with the original special use permit application are still relevant. The District in past practice has attempted to build fire stations that have a matching building plan (Fire Stations 36, 42, and 45). This concept was to be repeated with Fire Station 32 and Fire Station 35. The building and site plans were identical with the exception of the water source and the fire sprinkler water supply tank. Fire Station 35, located at 21233 W. Reno Technology Pkwy (APN #084-191-10), is currently being constructed using this same building and site plan. Please use the current plan submitted with the original application as no changes have been made.

Financial Constraints

When the District first began the design phase of the facility over five years ago, the projected construction cost was under \$10 million. This estimate is based on the construction cost of Fire Station 33, located at 470 Foothill Rd (APN #044-300-27), and the original projected costs of the submitted design. Since then, construction costs across the Truckee Meadows have increased significantly, with Fire Station 35 being constructed under contract for approximately \$16.3 million. Clearly, as construction costs have risen, the cost of living has also gone up, including expenses for energy, groceries, and steel.

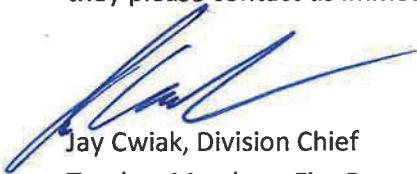
The District is not only responsible for funding the construction of the facility but also for daily operations as a government entity tasked with fire protection. Energy costs have increased for our facilities and fleet in the form of gas and electricity. Groceries have become more expensive for consumers, requiring the District to provide employees with a cost-of-living allowance adjustment. Additionally, the cost of steel has risen, which affects the expense of replacing its fleet of apparatus. A typical Type 1 structural fire engine cost \$384,000 in 2008 and now costs \$1.1 million in 2023. With regards to personnel costs, the District pays into the Nevada Public Employees' Retirement System (PERS) for all its employees. These costs rose significantly for all government agencies in 2023 and again in 2025.

While costs have been rising, revenues have been decreasing. Even though property values are increasing, property tax increases are capped in the District at 3% per year for residential parcels and 8% for commercial parcels. The majority of the tax revenue in the District is residential based, which further limits our growth in revenues. Recently, the District has seen the consolidated sales tax (C-Tax) revenues begin to level off and show a slight increase. However, this follows several periods of declining C-Tax revenues, from which the District is still trying to catch up.

The District did seek supplemental funding sources which include grants, loans, and partnerships. Although a few of these avenues looked promising the District was not awarded any of the grants in which we applied, and the partnerships fizzled out as the other entities either pursued other priorities or their individual projects stalled without completion. Several loans were also approved, but the District could not afford the loan payments as the costs of our other operations (apparatus replacement, PERS, COLAS) increased.

Closing

Although our staff has had preliminary discussions regarding altering the scope of the project to better fit our financial constraints, no changes have been officially designed, engineered, or submitted for official review. Currently, the stance of the District is to complete the project as originally intended, and to do so we would need an extension of time on the special use permit. If staff request any additional information, we ask that they please contact us immediately.



Jay Cwiak, Division Chief

Truckee Meadows Fire Protection District



Board of Adjustment Action Order

Special Use Permit Case Number WSUP23-0011 (TMFPD Washoe Valley)

Decision: **Approval with Conditions**
Decision Date: July 6, 2023
Mailing/Filing Date: July 7, 2023
Property Owner: Truckee Meadows Fire Protection District
Staff Planner: Chris Bronczyk, Senior Planner
Phone: 775.328.3612
E-Mail: cbronczyk@washoecounty.gov

Special Use Permit Case Number WSUP23-0011 (TMFPD Washoe Valley)– For hearing, discussion, and possible action to approve a special use permit for a fire station for the Truckee Meadows Fire Protection District (TMFPD) be developed on parcels with a regulatory zone of Low Density Suburban (LDS), and includes associated grading of 900 cy cut and fill, 2,000 cy of import, and a total disturbance area of 87,400 sf. The application also includes a request to modify screening standards.

- Applicant / Property Owner: Truckee Meadows Fire Protection District
- Location: 0 White Pelican Road
- APN: 050-220-61; 050-220-62; 050-220-63; 050-220-64; 050-220-65; 050-220-66
- Parcel Size: All parcels are approximately 1 acre.
- Master Plan: Suburban Residential (SR)
- Regulatory Zone: Low Density Suburban (LDS)
- Area Plan: South Valleys
- Development Code: Authorized in Article 810, Special Use Permits
- Commission District: 2 – Commissioner Clark

Notice is hereby given that the Washoe County Board of Adjustment granted approval with conditions for the above referenced case number based on the findings in accordance with Washoe County Development Code Article 810, Special Use Permits. If no appeals have been filed within 10 calendar days from the Mailing/Filing Date shown on this Action Order, the approval by the Washoe County Board of Adjustment is final. If filed, an appeal stays any further action on the decision until final resolution of the appeal. An appeal shall be filed in accordance with the provisions found in Article 912 of the Washoe County Development Code. The action was based on the following findings in accordance with Washoe County Code Section 110.810.30 and South Valleys Area Plan Policy SV.2.16 and SV.18.3:

- (a) Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the South Valleys Area Plan;

To: Truckee Meadows Fire Protection District
Subject: WSUP23-0011
Mailing Date: July 7, 2023
Page: Page 2 of 3

- (b) Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
- (c) Site Suitability. That the site is physically suitable for a safety services use type, and for the intensity of such a development;
- (d) Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;
- (e) Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.


And required South Valleys Area Plan Findings:

- (f) **SV.2.16:** The approval of all special use permits and administrative permits must include a finding that the community character as described in the Character Statement can be adequately conserved through mitigation of any identified potential negative impacts.
- (g) **SV.18.3:** The granting of special use permits in the South Valleys must be accompanied by a finding that no significant degradation of air quality will occur as a result of the permit. As necessary, conditions may be placed on special use permits to ensure no significant degradation of air quality will occur. The Department of Community Development will seek the advice and input of the Air Quality Division of the Department of Health in the implementation of this policy.

This Action Order is issued subject to the attached conditions and Washoe County development standards. Please contact the planner assigned to your project at the above-referenced phone number within 7 days of receipt of this Order to review the steps necessary to satisfy the Conditions of Approval. Any business license, certificate of occupancy, or final approval shall not be issued until all of the Conditions of Approval are satisfied. Additionally, compliance shall be required with all federal, state, and local statutes, ordinances, and regulations applicable to the approved project.

This Action Order does not authorize grading or building without issuance of the necessary permits from the Washoe County Planning and Building Division.

Washoe County Community Services Department
Planning and Building Division



Roger Pelham, MPA, Senior Planner
In the absence of Trevor Lloyd
Secretary to the Board of Adjustment

RP/CB/AA

To: Truckee Meadows Fire Protection District
Subject: WSUP23-0011
Mailing Date: July 7, 2023
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Attachments: Conditions of Approval

Applicant / Property Owner: Truckee Meadows Fire Protection District., Attn: Chief Moore
cmoore@tmfpd.us

Representatives: Wood Rodgers, Inc., Attn: Stacie Huggins
shuggins@woodrodgers.com

Action Order xc: Mike Large, District Attorney's Office; Keirsten Beck, Assessor's Office; Rigo Lopez, Assessor's Office; Alex Mayorga, Utilities; Walt West / Rob Wimer / Stephen Hein, Engineering and Capital Projects; Dale Way, Truckee Meadows Fire Protection District; Truckee Meadows Regional Planning Agency.



Conditions of Approval

Special Use Permit Case Number WSUP23-0011

The project approved under Special Use Permit Case Number WSUP23-0011 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on July 6, 2023. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act.

Unless otherwise specified, all conditions related to the approval of this special use permit shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Building Division.

Compliance with the conditions of approval related to this special use permit is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the special use permit may result in the institution of revocation procedures.

Washoe County reserves the right to review and revise the conditions of approval related to this Special Use Permit should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, "may" is permissive and "shall" or "must" is mandatory.

Conditions of approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some "conditions of approval" are referred to as "operational conditions." These conditions must be continually complied with for the life of the project or business.

The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.**

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Planning and Building Division

1001 E. Ninth St., Reno, NV 89512-2845
Telephone: 775.328.6100 – Fax: 775.328.6133
www.washoecounty.gov/csd/planning_and_development

WSUP23-0011
EXHIBIT A

1. The following conditions are requirements of Planning and Building, which shall be responsible for determining compliance with these conditions.

Contact Name – Chris Bronczyk, Senior Planner, 775.328.3612, cbronczyk@washoecounty.gov

- a. **The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this special use permit.**
- b. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit.
- c. The applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and initial building permits shall be issued within two years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits.
- d. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any cairn or grave of a Native American be discovered during site development, work shall temporarily be halted at the specific site and the Sheriff's Office as well as the State Historic Preservation Office of the Department of Conservation and Natural Resources shall be immediately notified per NRS 383.170.

- e. Construction activities shall be limited to the hours between 7am to 7pm, Monday through Saturday only. Any construction machinery activity or any noise associated with the construction activity are also limited to these hours.

Washoe County Parks and Open Space

2. The following conditions are requirements of the Planning and Building Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Faye-Marie Pekar, Parks Planner, 775.328.3623, fpekar@washoecounty.gov

- a. Should any earthen materials need be imported to the site, they shall be "certified weed free" to prevent the spread of noxious and invasive weeds.
- b. The project shall comply with Washoe County Code Section 110.412.67, Revegetation

Washoe County Engineering and Capital Projects

3. The following conditions are requirements of the Engineering Division, which shall be responsible for determining compliance with these conditions.

GENERAL CONDITIONS

Contact Information: Robert Wimer, P.E. (775) 328-2059

- a. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials

shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.

- b. For construction areas larger than 1 acre, the developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit or Waiver for construction and submit a copy to the Engineering Division prior to issuance of a grading permit.
- c. For construction areas larger than 1 acre, the developer shall complete and submit the Construction Permit Submittal Checklist and pay the Construction Stormwater Inspection Fee prior to obtaining a grading permit. The County Engineer shall determine compliance with this condition.
- d. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
- e. All disturbed areas left undeveloped for more than 30 days shall be treated with a dust palliative. Disturbed areas left undeveloped for more than 45 days shall be revegetated. Methods and seed mix must be approved by the County Engineer with technical assistance from the Washoe-Storey Conservation District. The applicant shall submit a revegetation plan to the Washoe-Storey Conservation District for review.
- f. Complete a Reversion of Acreage on the associated parcels and abandon conflicting easements prior to the issuance of a grading permit/building permit. Washoe County Engineering shall determine compliance with this condition.
- g. The Landscape Plans and Civil Plans are showing the leach field and backup leach field reversed with respect to each set of plans; the plans should be coordinated to show the leach field and backup leach field consistent with each other.

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

Contact Information: Robert Wimer, P.E. (775) 328-2059

- h. The following note shall be added to the construction drawings; "All properties, regardless if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."
- i. Comply with Washoe County Code 416 based on the latest FEMA flood maps available at the time of building/grading permit issuance.

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Contact Information: Mitch Fink, (775) 328-2050

- j. An approved encroachment permit shall be obtained from the Nevada Department of Transportation (NDOT), for access to, from, or under roads and highways maintained by NDOT and a copy of said permit sent to the Engineering Division.
- k. Provide installation of an advanced active warning system (Emergency Vehicle sign W11-8 with beacons or approved equal) on Highway 395 in accordance with the recommendations of the project Traffic Impact Study and NDOT approval.

UTILITIES (County Code 422 & Sewer Ordinance)

Contact Information: Alexander Mayorga, P.E. (775) 328-2313

I. No Conditions.

Truckee Meadows Fire Protection District

4. The following condition is a requirement of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with this condition.

Contact Name – Brittany Lemon, Fire Captain, 775.326.6079, blemon@tmfpd.us

- a. This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply. <https://tmfpd.us/fire-code/>

Washoe County Health District- Environmental

5. The following conditions are requirements of the Health District, which shall be responsible for determining compliance with these conditions. The District Board of Health has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.

Contact Name: James English, Environmental Health Specialist Supervisor, 775.328.2610, jenglish@washoecounty.gov

- a. The WCHD has reviewed the above referenced project and has no objections to the approval of the application as submitted for grading, soil import and to modify screening standards.
- b. It is noted the subject parcel will be served by a community water system and onsite sewage disposal system. The onsite sewage disposal system will have to be submitted to and approved by the Nevada Division of Environmental Protection
- c. If the special use permit application is approved, all future building permits and plans must be submitted to the WCHD for review and approval.

Washoe County Water Rights Coordinator

6. The following conditions are requirements of the Water Rights Coordinator, which shall be responsible for determining compliance with these conditions.

Contact Name – Timber Weiss, P.E., 775.954.4626 , tweiss@washoecounty.gov

- a. The application states water service will be provided from the Truckee Meadows Water Authority (TMWA). The applicant shall provide a letter of acknowledgement from TMWA which will indicate the adequacy of water rights to support the project. Please upload this document to the building permit for this structure.
- b. TMWA may require additional water rights, or if there are sufficient water rights to support the project, TMWA will simply issue a letter indicating no additional water rights are necessary.

*** End of Conditions ***