

1150 CORPORATE BLVD.  
RENO, NV 89502  
775.856.1150  
CFARENO.COM

*cfa*

**TMFPD FIRE STATION #37**  
**AMENDMENT TO CONDITION OF APPROVAL**

APRIL 15, 2016





**Table of Contents**

Project Request ..... 1  
    Figure 1 - Vicinity Map ..... 2  
    Figure 2 - Site Photographs ..... 3  
    Figure 3 - Zoning Vicinity Map ..... 4  
    Figure 4 – Site Plan ..... 5

**Appendices**

Washoe County Development Applications ..... A  
Conditions of Approval..... B  
Site Plan ..... Map



### Project Request

The Truckee Meadows Fire Protection District (TMFPD) Station #37 is located on a 0.32-acre parcel (APN 051-122-10) in Hidden Valley. The parcel is located west of Pelham Drive and north of Hidden Valley Drive. The property is zoned MDS and has a master plan designation of Suburban Residential. The site is also located within the Southeast Truckee Meadows Area Plan. The parcel is surrounded by residential development on the north and east sides, a vacant lot on the south side and by the Boynton Slough on the west side. The City of Reno jurisdictional boundary is to the immediate west and south.

The TMFPD has owned the land since 1976, when it operated as a volunteer fire station. When the City of Reno and TMFPD went through deconsolidation in 2012, the site transitioned from a volunteer fire station to a permanent facility that provides fire protection services to the Hidden Valley area. On June 7, 2012, the Board of Adjustments approved special use permit case no. SB12-007 to temporarily expand a Safety Service facility by installing a manufactured home (built to commercial coach standards) to be used as a living quarter's for professional firefighters. The special use permit was conditioned to expire four years later, in July of 2016. At that time, the intent was to install the manufactured home to be used as a temporary fire station alternative until such time as a permanent building could be constructed. Since that time, it has been determined that the site is physically constrained by a number of issues including, storm drain and utility easements that bisect the property and flood plain limitations. Expansion of this site into a permanent fire station is no longer a viable option and an alternative piece of property is being sought for a permanent fire station to service the Hidden Valley area. In the meantime, this location will need to continue to serve as a temporary fire station facility. The request to extend the use of the manufactured home for an additional five years will allow time for the TMFPD to acquire a new piece of property and construct a permanent fire station facility.

This application package includes the following request:

**A request to amend Condition 1.f of the SB12-007 Conditions of Approval** to allow the use of the manufactured home for a Safety Service facility to be extended until July 1, 2021.

**Existing Condition:** Condition 1.f. - This special use permit shall remain in effect until **July 1, 2016**, or if it is revoked or is inactive for one year. The applicant may apply to extend the special use permit prior to July 1, 2016. If the special use permit is not re-approved, then the Variance shall be revoked and the manufactured home shall be removed.

**Proposed Condition:** Condition 1.f. - This special use permit shall remain in effect until **July 1, 2021**, or if it is revoked or is inactive for one year. The applicant may apply to extend the special use permit prior to July 1, 2021. If the special use permit is not re-approved, then the Variance shall be revoked and the manufactured home shall be removed.



Figure 1 - Vicinity Map





View of the manufactured home facing north

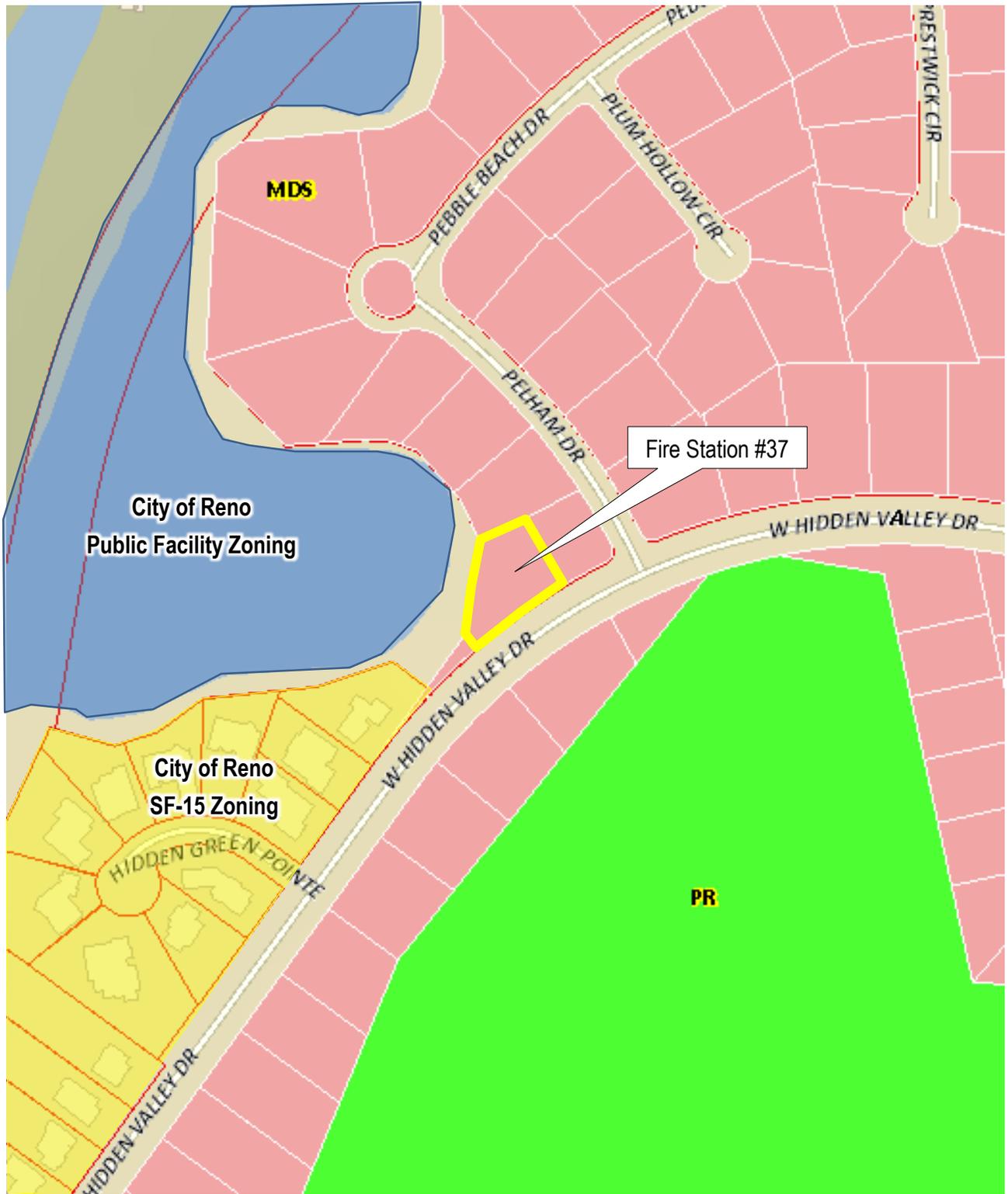


View of the apparatus bay located north of the living quarters

Figure 2 - Site Photographs



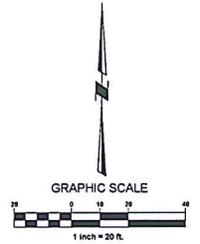
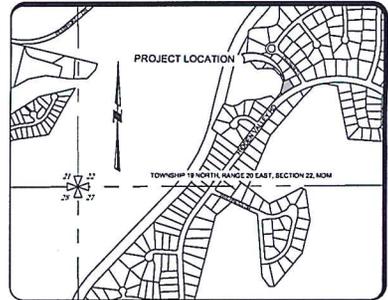
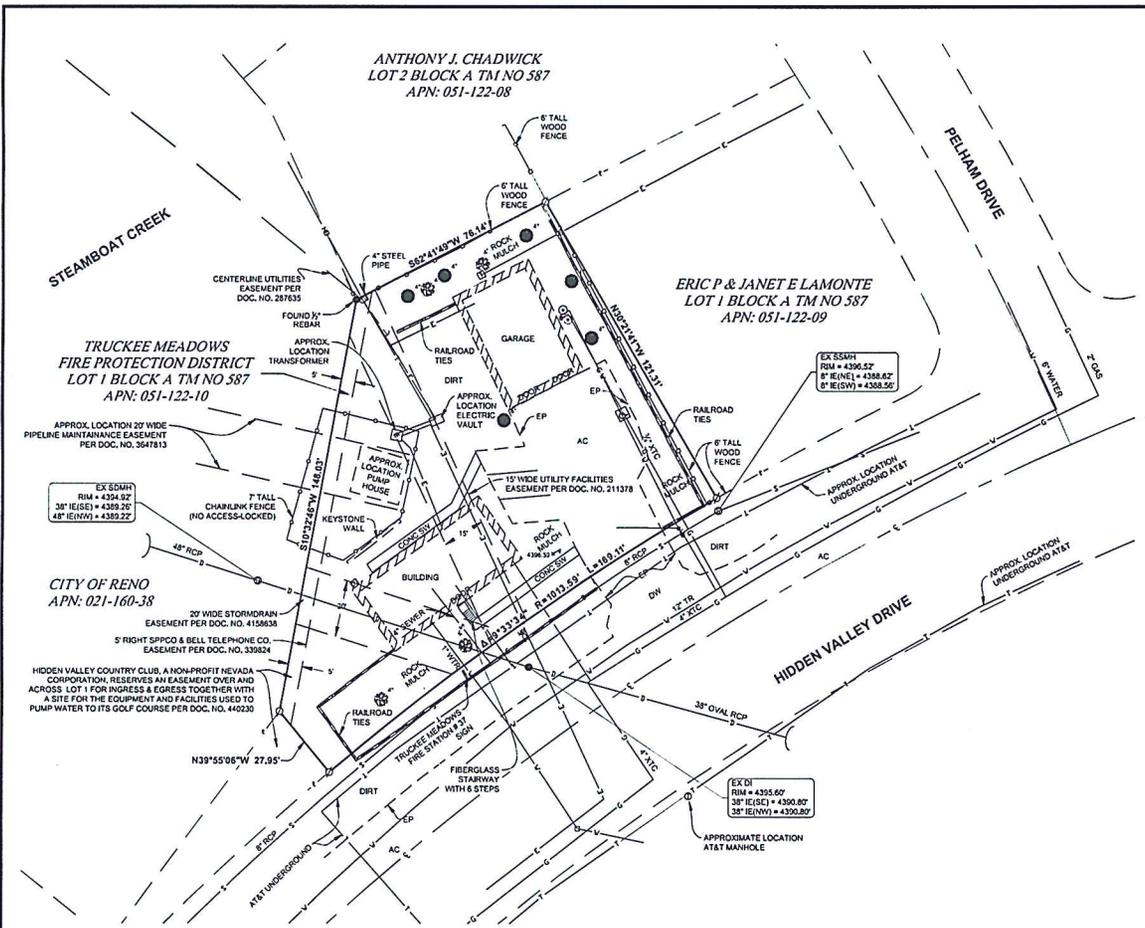
# TMFPD FIRE STATION #37 AMENDMENT TO CONDITION OF APPROVAL



Legend **PR** **MDS**

Figure 3 - Zoning Vicinity Map





**LEGEND**

- |   |   |     |                            |
|---|---|-----|----------------------------|
| ⊠ | DEMONSTRATION POINT, NOTHING FOUND OR SET | AC  | ASPHALTIC CONCRETE         |
| ● | FOUND 1/2" REBAR, NO PLASTIC CAP          | APN | ASSESSOR PARCEL NUMBER     |
| □ | AIR CONDITIONING UNIT                     | DOC | DOCUMENT                   |
| ○ | BOLLARD                                   | DW  | DRIVEWAY                   |
| ⊙ | CONFERIOUS TREE WIDMETER                  | EP  | EDGE OF PAVEMENT           |
| ⊙ | DECIDUOUS TREE WIDMETER                   | LM  | LAND MAP                   |
| ⊙ | DROP INLET ROUND                          | NO  | NUMBER                     |
| ⊙ | FLAG POLE                                 | SW  | SIDEWALK                   |
| ⊙ | GAS METER                                 | TM  | TRACT MAP                  |
| ⊙ | GUY WIRE                                  | WTR | WATER                      |
| ⊙ | HANDICAP PARKING                          | --- | ADJOINER PROPERTY LINE     |
| ⊙ | MAILBOX                                   | --- | CENTERLINE ROADWAY         |
| ⊙ | POWER POLE                                | --- | CHAINLINK FENCE            |
| ⊙ | RAILROAD TIE/LANDSCAPE                    | --- | EASEMENT LINE              |
| ⊙ | SANITARY SEWER MANHOLE                    | --- | OVERHEAD ELECTRIC          |
| ⊙ | SECTION CORNER                            | --- | UNDERGROUND ELECTRIC       |
| ⊙ | X 4918.00 SPOT ELEVATION                  | --- | UNDERGROUND GAS            |
| ⊙ | STORMDRAIN MANHOLE                        | --- | UNDERGROUND SANITARY SEWER |
| ⊙ | TELEPHONE BOX                             | --- | UNDERGROUND STORMDRAIN     |
| ⊙ | TRANSFORMER                               | --- | UNDERGROUND AT&T TELEPHONE |
| ⊙ | WATER METER                               | --- | UNDERGROUND WATER          |
|   |   | --- | WOOD FENCE                 |
|   |   | --- | BUILDING OUTLINE           |

**SURVEYOR'S CERTIFICATE**

THIS MAP REPRESENTS THE RESULTS OF A FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF TRUCKEE MEADOWS WATER AUTHORITY. THE SURVEY WAS COMPLETED ON JANUARY 8, 2016.



ROBERT O. LRIVIERE, PLS 2947

**BASIS OF ELEVATIONS**

THE BASIS OF ELEVATIONS FOR THIS SURVEY IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS SURVEY IS NEVADA STATE PLANE, WEST ZONE NAD83(94) BASED ON REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS UTILIZING CORRECTIONS FROM THE NORTHERN NEVADA COOPERATIVE REAL TIME NETWORK. COORDINATES AND DISTANCES HEREON ARE AT GROUND LEVEL, BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.00017929.

**UTILITY OPERATING AUTHORITY**

- WATER: TRUCKEE MEADOWS WATER AUTHORITY
- POWER: NV ENERGY
- GAS: NV ENERGY
- DAT: CHARTER COMMUNICATIONS
- TELEPHONE: NEVADA BELL TELEPHONE COMPANY
- SEWER: WASHCO COUNTY



**LEGAL DESCRIPTION**

ALL THAT CERTAIN TRACT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE SOUTHEAST ONE QUARTER OF THE SOUTHWEST ONE QUARTER (SE 1/4) OF SECTION 22, T.19N., R.20E., M.D.B.&M., AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: COMMENCING AT THE NORTHWEST CORNER OF LOT 1, BLOCK "A" AS SHOWN ON THE OFFICIAL PLAT OF HIDDEN VALLEY SUBDIVISION NO. 3 ON FILE IN THE OFFICE OF THE WASHCO COUNTY RECORDER, RENO, NEVADA, THE TRUE POINT OF BEGINNING; THENCE S09°51'05"W, ALONG THE WESTERLY LINE OF THE SAID LOT 1, A DISTANCE OF 148.03 FEET (RECORD EQUALS 148.01 FEET) TO THE WESTERLY CORNER OF THE SAID LOT 1; THENCE S42°52'05"E, CONTINUING ALONG THE SAID WESTERLY LINE, A DISTANCE OF 27.95 FEET TO A POINT ON A CURVE TO THE RIGHT, CONCAVE SOUTHEASTERLY, HAVING A CENTRAL ANGLE OF 93°33'4", A RADIUS OF 1013.59 FEET AND WHOSE BACK-TANGENT BEARS S46°23'02"W, THE SAID POINT ON A CURVE BEING FURTHER DESCRIBED AS LYING ON THE NORTHERLY LINE OF HIDDEN VALLEY DR; THENCE ALONG THE CURVED SAID NORTHERLY LINE A DISTANCE OF 169.11 FEET TO A POINT; THENCE N31°02'21"W A DISTANCE OF 121.31 FEET TO A POINT ON THE NORTHERLY LINE OF THE AFORESAID LOT 1; THENCE S62°00'00"W, ALONG THE SAID NORTHERLY LINE, A DISTANCE OF 76.14 FEET TO THE TRUE POINT OF BEGINNING.

APN: 051-122-101

NOTICE: A REVISION IS REQUIRED BY THE OFFICE OF RECORDS & MAPPING AS A REQUIREMENT OF NEVADA, FOR THE SUBMISSION OF THIS SURVEY.

|   |   |   |   |
|---|---|---|---|
| DATE:   | DATE:   | DATE:   | DATE:   |
| BY:   | BY:   | BY:   | BY:   |
| REVISIONS:  | REVISIONS:  | REVISIONS:  | REVISIONS:  |
| STATUS OF PLANS:  | STATUS OF PLANS:  | STATUS OF PLANS:  | STATUS OF PLANS:  |
| PLANNERS - ENGINEERS - LANDSCAPE ARCHITECTS   |
| SURVEYORS - CONSTRUCTION - OBSERVATION  |
| PLANS ARE PRELIMINARY AND SUBJECT TO CHANGE BY ALL APPLICABLE GOVERNING AGENCIES AND BY ALL APPLICABLE CONTRACT AGREEMENTS. | PLANS ARE PRELIMINARY AND SUBJECT TO CHANGE BY ALL APPLICABLE GOVERNING AGENCIES AND BY ALL APPLICABLE CONTRACT AGREEMENTS. | PLANS ARE PRELIMINARY AND SUBJECT TO CHANGE BY ALL APPLICABLE GOVERNING AGENCIES AND BY ALL APPLICABLE CONTRACT AGREEMENTS. | PLANS ARE PRELIMINARY AND SUBJECT TO CHANGE BY ALL APPLICABLE GOVERNING AGENCIES AND BY ALL APPLICABLE CONTRACT AGREEMENTS. |
| 1550 CORPORATE BLVD. RENO, NV 89502   |
| (775) 856-1150 FAX: (775) 856-1180  |
| TOPOGRAPHIC AND BOUNDARY SURVEY   |
| TRUCKEE MEADOWS FIRE PROTECTION   |
| APN: 051-122-102  | APN: 051-122-102  | APN: 051-122-102  | APN: 051-122-102  |
| PRESTATION #7   | PRESTATION #7   | PRESTATION #7   | PRESTATION #7   |
| RENO, NEVADA  | RENO, NEVADA  | RENO, NEVADA  | RENO, NEVADA  |
| JOB NO. 15008.00  | JOB NO. 15008.00  | JOB NO. 15008.00  | JOB NO. 15008.00  |
| DRAWN BY DMS  | DRAWN BY DMS  | DRAWN BY DMS  | DRAWN BY DMS  |
| CHECKED BY ROL  | CHECKED BY ROL  | CHECKED BY ROL  | CHECKED BY ROL  |
| SHEET 1   | SHEET 1   | SHEET 1   | SHEET 1   |
| 1   | 1   | 1   | 1   |

## 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.

|  |                 |                                       |                 |
|--|-----------------|---------------------------------------|-----------------|
| <b>Project Information</b>   |                 | Staff Assigned Case No.: _____        |                 |
| Project Name:  |                 |                                       |                 |
| Project Description:   |                 |                                       |                 |
| Project Address:   |                 |                                       |                 |
| Project Area (acres or square feet):   |                 |                                       |                 |
| Project Location (with point of reference to major cross streets <b>AND</b> area locator): |                 |                                       |                 |
| Assessor's Parcel No.(s):  | Parcel Acreage: | Assessor's Parcel No(s):              | Parcel Acreage: |
|  |                 |                                       |                 |
| Section(s)/Township/Range:   |                 |                                       |                 |
| <b>Indicate any previous Washoe County approvals associated with this application:</b>     |                 |                                       |                 |
| Case No.(s).   |                 |                                       |                 |
| <b>Applicant Information</b> (attach additional sheets if necessary)                       |                 |                                       |                 |
| <b>Property Owner:</b>   |                 | <b>Professional Consultant:</b>       |                 |
| Name:  |                 | Name:                                 |                 |
| Address:   |                 | Address:                              |                 |
| Zip:   |                 | Zip:                                  |                 |
| Phone:                      Fax:   |                 | Phone:                      Fax:      |                 |
| Email:   |                 | Email:                                |                 |
| Cell:                          Other:  |                 | Cell:                          Other: |                 |
| Contact Person:  |                 | Contact Person:                       |                 |
| <b>Applicant/Developer:</b>  |                 | <b>Other Persons to be Contacted:</b> |                 |
| Name:  |                 | Name:                                 |                 |
| Address:   |                 | Address:                              |                 |
| Zip:   |                 | Zip:                                  |                 |
| Phone:                      Fax:   |                 | Phone:                      Fax:      |                 |
| Email:   |                 | Email:                                |                 |
| Cell:                          Other:  |                 | Cell:                          Other: |                 |
| Contact Person:  |                 | Contact Person:                       |                 |
| <b>For Office Use Only</b>   |                 |                                       |                 |
| Date Received:                      Initial:   |                 | Planning Area:                        |                 |
| County Commission District:  |                 | Master Plan Designation(s):           |                 |
| CAB(s):  |                 | Regulatory Zoning(s):                 |                 |

# Property Owner Affidavit

**Applicant Name:** Truckee Meadows Fire Protection District

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA )  
COUNTY OF WASHOE )

I, Charles A. Moore, Fire Chief  
(please print name)

being duly sworn, depose and say that I am the owner\* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Development.

**(A separate Affidavit must be provided by each property owner named in the title report.)**

Assessor Parcel Number(s): 051-122-10

Printed Name CHARLES MOORE

Signed [Signature]

Address 1001 E. 9th Street  
Reno, NV 89512

Subscribed and sworn to before me this 4th day of April, 2016.

Washoe County - Nevada  
Notary Public in and for said county and state

My commission expires: Dec. 13, 2017

(Notary Stamp)



\*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of recorded document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

## Amendment of Conditions Application

(Information may be attached separately)

### 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)*.

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.

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          |
|-----------|--------|----------------------|
| 05112210  | Active | 4/14/2016 2:10:46 AM |

**Current Owner:**  
TRUCKEE MEADOWS FIRE PROT DIST  
  
PO BOX 11130  
RENO, NV 89520

**SITUS:**  
3255 W HIDDEN VALLEY DR  
WCTY NV

**Taxing District**  
4000

**Geo CD:**

Legal Description

Range 20 SubdivisionName HIDDEN VALLEY SUBDIVISION 3 Township 19 Section 22

Tax Bill (Click on desired tax year for due dates and further details)

| Tax Year             | Net Tax | Total Paid | Penalty/Fees | Interest | Balance Due |
|----------------------|---------|------------|--------------|----------|-------------|
| <a href="#">2015</a> | \$6.48  | \$7.06     | \$0.00       | \$0.00   | \$0.00      |
| <a href="#">2014</a> | \$5.98  | \$5.98     | \$0.00       | \$0.00   | \$0.00      |
| <a href="#">2013</a> | \$4.24  | \$4.24     | \$0.00       | \$0.00   | \$0.00      |
| <a href="#">2012</a> | \$2.84  | \$2.84     | \$0.00       | \$0.00   | \$0.00      |
| <a href="#">2011</a> | \$2.84  | \$2.84     | \$0.00       | \$0.00   | \$0.00      |
| Total                |         |            |              |          | \$0.00      |

Important Payment Information

- ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See [Payment Information](#) for details.

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



The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or [tax@washoecounty.us](mailto:tax@washoecounty.us)

This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.



# Board of Adjustment Action Order

Special Use Permit Case No. SB12-007

Decision: Approval with Conditions

Decision Date: June 7, 2012

Applicant: Washoe County Community Services Department, Public Works,  
Gerry Bayfield

Property Owner: Truckee Meadows Fire Protection District, Fire Marshal Moore

Assigned Planner: Eva Krause, AICP, Planner  
Washoe County Department of Community Development  
Phone: 775.328.3796 3628  
E-Mail: ekrause@washoecounty.us

**Project Description:** Special Use Permit Case No. SB12-007 – Hidden Valley Fire Station – To temporarily expand a Safety Service facility by installing a manufactured home (built to commercial coach standards) to be used as living quarters for professional firefighters.

- Location: 3255 Hidden Valley Drive, approximately 100 feet west of the intersection of Hidden Valley Drive and Pelham Drive
- Assessor's Parcel No.: 051-122-10
- Parcel Size: 0.326 acres
- Regulatory Zone: Medium Density Suburban (MDS)
- Area Plan: Southeast Truckee Meadows
- Citizen Advisory Board: Southeast Truckee Meadows
- Commission District: 2 – Commissioner David Humke
- Development Code: Authorized in Articles 302, Allowed Uses; 810, Special Use Permits; 410 Building Placement Standards; and 804 Variances
- Section/Township/Range: Within Section 22, T19N, R20E, MDM  
Washoe County, NV

Notice is hereby given that the Washoe County Board of Adjustment granted approval with conditions of the above referenced case number based on the findings in accordance with Washoe County Development Code Article 810. If no appeals have been filed within 10 days after the date of decision, the approval by the Washoe County Board of Adjustment is final. If filed, an appeal stays any further action on the permit until final resolution of the appeal. If the end of the appeal period falls on a non-business day, the appeal period shall be extended to include the next business day. An appeal shall be filed in accordance with the provisions found in Article 810 of the Washoe County Development Code.

This Action Order of approval is granted 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

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To: Washoe County Community Services Department, Public Works, Gerry Bayfield  
Subject: Special Use Permit Case No SB12-007  
Date: June 8, 2012  
Page: 2

satisfy the Conditions of Approval. A business license, certificate of occupancy or final approval shall not be issued until all of the Conditions of Approval (attached) 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 Building and Safety Department.**

Washoe County  
Community Development

William Whitney  
Secretary to the Board of Adjustment

WW/EK/ds (SB12-007 Hidden Valley Fire Station Action Order)

Attachments:

- Conditions of Approval

xc: Agencies: Greg Salter, Esq., District Attorney's Office; Carol Buonanoma, Assessor's Office (CAAS); Theresa Wilkins, Assessor's Office; Leo Vesely, Engineering Division; Kurt Latipow, Fire Services Coordinator, Joan Presley, Truckee Meadows Fire, Dave Solaro, Acting Public Works Director; Southeast Truckee Meadows Citizen Advisory Board, Chair



# Board of Adjustment Action Order

Variance Case No. VA12-002

Decision: Approval with Conditions

Decision Date: June 7, 2012

Applicant: Washoe County Community Services Department, Public Works,  
Gerry Bayfield

Property Owner: Truckee Meadows Fire Protection District, Fire Marshal Moore

Assigned Planner: Eva Krause, AICP, Planner  
Washoe County Department of Community Development  
Phone: 775.328.3796  
E-Mail: ekrause@washoecounty.us

**Project Description:** Variance Case No. VA12-002 – To reduce the front yard setback from 20 feet to 15 feet to allow for the placement of the manufactured home.

- Location: 3255 Hidden Valley Drive, approximately 100 feet west of the intersection of Hidden Valley Drive and Pelham Drive
- Assessor's Parcel No.: 051-122-10
- Parcel Size: 0.326 acres
- Regulatory Zone: Medium Density Suburban (MDS)
- Area Plan: Southeast Truckee Meadows
- Citizen Advisory Board: Southeast Truckee Meadows
- Commission District: 2 – Commissioner David Humke
- Development Code: Authorized in Articles 302, Allowed Uses; 810, Special Use Permits; 410 Building Placement Standards; and 804 Variances
- Section/Township/Range: Within Section 22, T19N, R20E, MDM  
Washoe County, NV

Notice is hereby given that the Washoe County Board of Adjustment granted approval with conditions of the above referenced case number based on the findings in accordance with Washoe County Development Code Article 804. If no appeals have been filed within 10 days after the decision date, the approval by the Washoe County Board of Adjustment is final. If filed, an appeal stays any further action on the permit until final resolution of the appeal. If the end of the appeal period falls on a non-business day, the appeal period shall be extended to include the next business day. An appeal shall be filed in accordance with the provisions found in Article 804 of the Washoe County Development Code.

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

To: Washoe County Community Services Department, Public Works, Gerry Bayfield  
Subject: Variance Case No VA12-002  
Date: June 8, 2012  
Page: 2

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

Washoe County  
Community Development

William Whitney  
Secretary to the Board of Adjustment

WW/EK/ds (VA12-002 Hidden Valley Fire Station Action Order)

Attachments:

- Conditions of Approval

xc: Agencies: Greg Salter, Esq., District Attorney's Office; Carol Buonanoma, Assessor's Office (CAAS); Theresa Wilkins, Assessor's Office; Leo Vesely, Engineering Division; Kurt Latipow, Fire Services Coordinator, David Mills, Truckee Meadows Division, Dave Solaro, Acting Public Works Director; Southeast Truckee Meadows Citizen Advisory Board, Chair



## Conditions of Approval

Special Use Permit Case No. SB12-007 and  
Variance Case No: VA12-002 Hidden Valley Fire Station

The project approved under Special Use Permit Case No: SB12-007 and Variance Case No: VA12-002 shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment on June 7, 2012. 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 or to abide by all other generally applicable Codes.

Unless otherwise specified, all conditions related to the approval of this Special Use Permit and Variance 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 Department of Community Development.

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 initiation of revocation procedures.

Washoe County reserves the right to review and revise the Conditions of Approval related to this Special Use and Variance 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 District Health Department must be appealed to the District Board of Health.**
- **The RENO-TAHOE AIRPORT AUTHORITY is directed and governed by its own Board. Therefore, any conditions set by the Reno-Tahoe Airport Authority must be appealed to their Board of Trustees.**
- **The REGIONAL TRANSPORTATION COMMISSION (RTC) is directed and governed by its own board. Therefore, any conditions set by the Regional Transportation Commission must be appealed to that Board.**

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

**Washoe County Community Development**

1. The following conditions are requirements of the Department of Community Development, which shall be responsible for determining compliance with these conditions.

Contact Name – Eva Krause, 775.328.3796, ekrause@washoecounty.us

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use and variance permit. The Department of Community Development shall determine compliance with this condition.
- b. The applicant shall submit complete construction plans and 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. Compliance with this condition shall be determined by the Department of Community Development.
- c. The applicant shall attach a copy of the action order approving this project to all administrative permit applications (including building permits) applied for as part of this special use permit.
- d. A note shall be placed on all construction drawings and grading plans stating:

**NOTE**

Should any prehistoric or historic remains/artifacts be discovered during site development, work shall temporarily be halted at the specific site and the State Historic Preservation Office of the Department of Museums, Library and Arts shall be notified to record and photograph the site. The period of temporary delay shall be limited to a maximum of two (2) working days from the date of notification.

- e. All landscaping shall be maintained in accordance with the provisions found in Section 110.412.75, Maintenance. A three-year maintenance plan shall be submitted by a licensed landscape architect registered in the State of Nevada to the Department of Community Development, prior to a Certificate of Occupancy. The plan shall be wet-stamped
- f. This special use permit shall remain in effect until July 1, 2016, or if it is revoked or is inactive for one year. The applicant may apply to extend the special use permit prior to July 1, 2016. If the Special Use permit is not re-approved, then the Variance shall be revoked and the Manufactured home shall be removed.
- g. The following **Operational Conditions** shall be required for the life of the project/business/development:
  - 1. Failure to comply with the Conditions of Approval shall render this approval null and void. Compliance with this condition shall be determined by the Department of Community Development.
  - 2. The Fire Marshall shall develop a policy for the use of sirens and lights at the fire station and as truck leave the station. The policy shall be presented to the Hidden Valley CAB and be available for review by the Community.
  - 3. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the special use permit to meet with the Department of Community Development to review Conditions of Approval prior to the final sale of the site and/or the special use permit. Any subsequent purchaser/operator of the site and/or the special use permit shall notify the Department of Community Development of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.

**Washoe County Department of Public Works**

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

**Contact Name – Leo Vesely, 775.325.8032**

- 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. The property is in a FEMA designated flood plain, Zone AE with a flood elevation of 4395.0' per Panel No. 3251G. The proposed commercial coach shall be elevated in accordance with Washoe County Code 416. Building permits for structures shall be in conformance with the Washoe County Code, Article 416.

\*\*\* End of Conditions \*\*\*

# EXHIBIT A



## Conditions of Approval

Special Use Permit Case No. SB12-007 and  
Variance Case No: VA12-002 Hidden Valley Fire Station

The project approved under Special Use Permit Case No: SB12-007 and Variance Case No: VA12-002 shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment on June 7, 2012. 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 or to abide by all other generally applicable Codes.

**Unless otherwise specified**, all conditions related to the approval of this Special Use Permit and Variance 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 Department of Community Development.

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 initiation of revocation procedures.

Washoe County reserves the right to review and revise the Conditions of Approval related to this Special Use and Variance 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 District Health Department must be appealed to the District Board of Health.**
- **The RENO-TAHOE AIRPORT AUTHORITY is directed and governed by its own Board. Therefore, any conditions set by the Reno-Tahoe Airport Authority must be appealed to their Board of Trustees.**
- **The REGIONAL TRANSPORTATION COMMISSION (RTC) is directed and governed by its own board. Therefore, any conditions set by the Regional Transportation Commission must be appealed to that Board.**

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

**Washoe County Community Development**

1. The following conditions are requirements of the Department of Community Development, which shall be responsible for determining compliance with these conditions.

Contact Name – Eva Krause, 775.328.3796, ekrause@washoecounty.us

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use and variance permit. The Department of Community Development shall determine compliance with this condition.
- b. The applicant shall submit complete construction plans and 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. Compliance with this condition shall be determined by the Department of Community Development.
- c. The applicant shall attach a copy of the action order approving this project to all administrative permit applications (including building permits) applied for as part of this special use permit.
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**NOTE**

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**Washoe County Department of Public Works**

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

**Contact Name – Leo Vesely, 775.325.8032**

- 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.
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\*\*\* End of Conditions \*\*\*

ANTHONY J. CHADWICK  
LOT 2 BLOCK A TM NO 587  
APN: 051-122-08

ERIC P & JANET E LAMONTE  
LOT 1 BLOCK A TM NO 587  
APN: 051-122-09

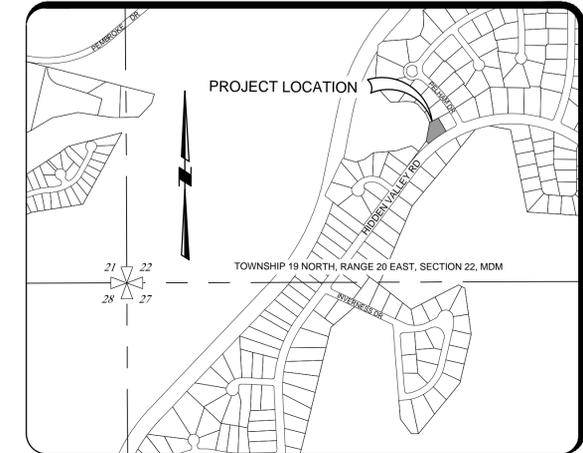
STEAMBOAT CREEK

PELHAM DRIVE

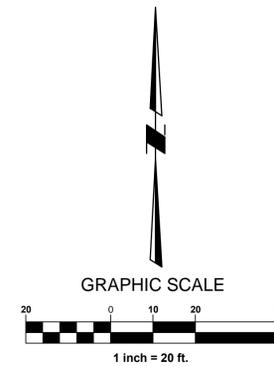
TRUCKEE MEADOWS  
FIRE PROTECTION DISTRICT  
LOT 1 BLOCK A TM NO 587  
APN: 051-122-10

CITY OF RENO  
APN: 021-160-38

HIDDEN VALLEY DRIVE



VICINITY MAP  
NOT TO SCALE



**LEGEND**

|   |                                       |     |                            |
|---|---------------------------------------|-----|----------------------------|
| ○ | DEMENSION POINT, NOTHING FOUND OR SET | AC  | ASPHALTIC CONCRETE         |
| ● | FOUND 1/2" REBAR, NO PLASTIC CAP      | APN | ASSESSOR PAVEL NUMBER      |
| ○ | AIR CONDITIONING UNIT                 | DOC | DOCUMENT                   |
| ○ | BOLLARD                               | DW  | DRIVEWAY                   |
| ○ | CONIFEROUS TREE W/DIAMETER            | EP  | EDGE OF PAVEMENT           |
| ○ | DECIDUOUS TREE W/DIAMETER             | LM  | LAND MAP                   |
| ○ | DROP INLET ROUND                      | NO  | NUMBER                     |
| ○ | FLAG POLE                             | SW  | SIDEWALK                   |
| ○ | GAS METER                             | TM  | TRACT MAP                  |
| ○ | GUY WIRE                              | WTR | WATER                      |
| ○ | HANDICAP PARKING                      | --- | ADJOINER PROPERTY LINE     |
| ○ | MAILBOX                               | --- | CENTERLINE ROADWAY         |
| ○ | POWER POLE                            | --- | CHAINLINK FENCE            |
| ○ | RAILROAD TIE/LANDSCAPE                | --- | EASEMENT LINE              |
| ○ | SANITARY SEWER MANHOLE                | --- | OVERHEAD ELECTRIC          |
| ○ | SECTION CORNER                        | --- | UNDERGROUND ELECTRIC       |
| ○ | SPOT ELEVATION                        | --- | UNDERGROUND GAS            |
| ○ | STORMDRAIN MANHOLE                    | --- | UNDERGROUND SANITARY SEWER |
| ○ | TELEPHONE BOX                         | --- | UNDERGROUND STORMDRAIN     |
| ○ | TRANSFORMER                           | --- | UNDERGROUND AT&T TELEPHONE |
| ○ | WATER METER                           | --- | UNDERGROUND WATER          |
| ○ |                                       | --- | WOOD FENCE                 |
| ○ |                                       | --- | BUILDING OUTLINE           |

**BASIS OF ELEVATIONS**

THE BASIS OF ELEVATIONS FOR THIS SURVEY IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS SURVEY IS NEVADA STATE PLANE, WEST ZONE NAD83(94) BASED ON REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS UTILIZING CORRECTIONS FROM THE NORTHERN NEVADA COOPERATIVE REAL TIME NETWORK. COORDINATES AND DISTANCES HEREON ARE AT GROUND LEVEL BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000197939.

**UTILITY OPERATING AUTHORITY**

WATER: TRUCKEE MEADOWS WATER AUTHORITY  
POWER: NV ENERGY  
GAS: NV ENERGY  
CATV: CHARTER COMMUNICATIONS  
TELEPHONE: NEVADA BELL TELEPHONE COMPANY  
DBA AT&T NEVADA  
SEWER: WASHOE COUNTY



**LEGAL DESCRIPTION**

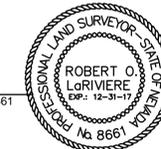
ALL THAT CERTAIN TRACT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE SOUTHEAST ONE QUARTER OF THE SOUTHWEST ONE QUARTER (SE 1/4 OF THE SW 1/4) OF SECTION 22, T.19N., R.20E., M.D.B.&M., AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1, BLOCK "A" AS SHOWN ON THE OFFICIAL PLAT OF HIDDEN VALLEY SUBDIVISION NO. 3 ON FILE IN THE OFFICE OF THE WASHOE COUNTY RECORDER, RENO, NEVADA, THE TRUE POINT OF BEGINNING; THENCE S09°51'05"W, ALONG THE WESTERLY LINE OF THE SAID LOT 1, A DISTANCE OF 148.03 FEET (RECORD EQUALS 148.01 FEET) TO THE WESTERLY CORNER OF THE SAID LOT 1; THENCE S40°36'55"E, CONTINUING ALONG THE SAID WESTERLY LINE, A DISTANCE OF 27.95 FEET TO A POINT ON A CURVE TO THE RIGHT, CONCAVE SOUTHEASTERLY, HAVING A CENTRAL ANGLE OF 9°33'34", A RADIUS OF 1013.59 FEET AND WHOSE BACK-TANGENT BEARS S49°23'05"W, THE SAID POINT ON A CURVE BEING FURTHER DESCRIBED AS LYING ON THE NORTHERLY LINE OF HIDDEN VALLEY DR; THENCE ALONG THE CURVED SAID NORTHERLY LINE A DISTANCE OF 169.11 FEET TO A POINT; THENCE N31°03'21"W A DISTANCE OF 121.31 FEET TO A POINT ON THE NORTHERLY LINE OF THE AFORESAID LOT 1; THENCE S62°00'00"W, ALONG THE SAID NORTHERLY LINE, A DISTANCE OF 76.14 FEET TO THE TRUE POINT OF BEGINNING.

APN: 051-122-101

**SURVEYOR'S CERTIFICATE**

THIS MAP REPRESENTS THE RESULTS OF A FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF TRUCKEE MEADOWS WATER AUTHORITY. THE SURVEY WAS COMPLETED ON JANUARY 8, 2016.



ROBERT O. LaRIVIERE, PLS 20461

|   |                   |                     |  |
|---|-------------------|---------------------|--|
| DATE:                                       | DATE:             | DATE:               | DATE:  |
| PRELIMINARY                                 | INITIAL SUBMITTAL | FINAL SUBMITTAL     | PLANS ARE PRELIMINARY AND SUBJECT TO CHANGE UNTIL STAMPED AND SIGNED APPROVED BY ALL APPROPRIATE GOVERNING AGENCIES. |
| STATUS OF PLANS                             | DATE:             | DATE:               | DATE:  |
| PLANNERS - ENGINEERS - LANDSCAPE ARCHITECTS | DATE:             | DATE:               | DATE:  |
| SURVEYORS - CONSTRUCTION - OBSERVATION      | DATE:             | DATE:               | DATE:  |
| 1150 CORPORATE BLVD., RENO, NV 89502        | (775) 856-1150    | FAX: (775) 856-1160 |  |
| TOPOGRAPHIC AND BOUNDARY SURVEY FOR         | NEVADA            | WASHOE COUNTY       |  |
| TRUCKEE MEADOWS FIRE PROTECTION             | RENO              |                     |  |
| APN: 051-122-102                            |                   |                     |  |
| FIRE STATION #37                            |                   |                     |  |
| JOB NO. 15098.00                            | DRAWN BY DRS      | CHECKED BY ROL      |  |
| SHEET 1                                     |                   |                     |  |
|   |                   |                     |  |

WARNING: WRITTEN CONSENT IS REQUIRED OF CPA, OWNER OF DESIGNS & DRAWINGS AS INSTRUMENTS OF SERVICE, FOR DUPLICATION AND/OR DISTRIBUTION OF DOCUMENTS.