



# Board of Adjustment Staff Report

Meeting Date: August 1, 2024

Agenda Item: 10B

SPECIAL USE PERMIT CASE NUMBER:

WSUP24-0001 (Manogue Expansion)

BRIEF SUMMARY OF REQUEST:

Expansion of a school in phases by approximately 162,000 square feet to accommodate a maximum of 1,200 students

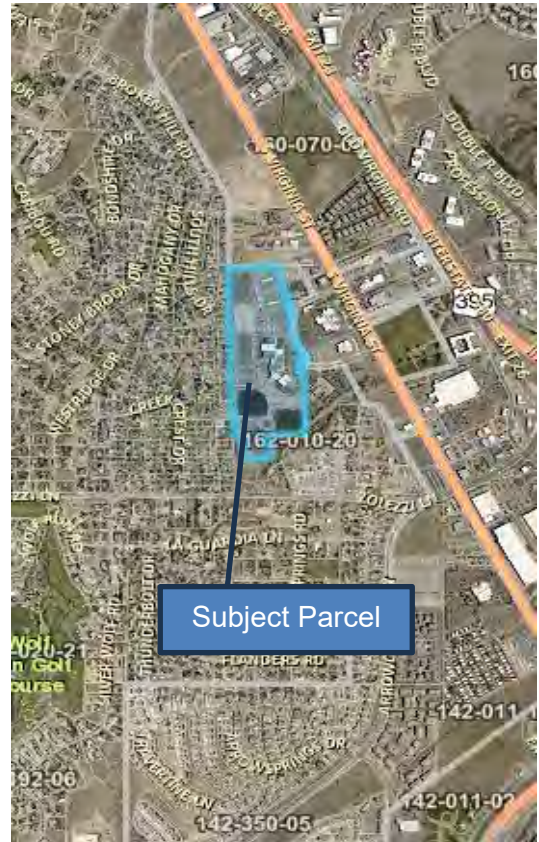
STAFF PLANNER:

Tim Evans, Planner  
Phone Number: 775.328.2314  
E-mail: TEvans@washoecounty.gov

## CASE DESCRIPTION

For hearing, discussion, and possible action to approve a special use permit for the expansion of a 140,000 square-foot school by 162,000 square-feet by adding additional classrooms, cafeteria, theater, and common areas. The school is currently sized to accommodate 800 students and with the expansion that is proposed to occur in a phased approach, the school will be able to accommodate a maximum of 1,200 students. The phasing of the project will occur over a 10-year period, with final project completion in 2036. The first phase will consist of a cafeteria and parking lot, the second phase will consist of a weight room and gymnasium, the third phase will consist of a STEM building, and the fourth phase will consist of a performing arts theater. Grading for the project will consist of 20,000 cubic yards of material being excavated, 280,000 square-feet of area being disturbed, and 18,000 cubic yards of material being exported.

Applicant / Owner: Bishop Manogue Catholic High School  
Location: 110 Bishop Manogue Drive, Reno, NV 89511  
APN: 162-010-28  
Parcel Size: 48.11 acres  
Master Plan: Suburban Residential  
Regulatory Zone: Medium Density Suburban (MDS)  
Area Plan: Southwest Truckee Meadows  
Development Code: Authorized in Article 810, Special Use Permits  
Commission District: 2 – Commissioner Clark



Vicinity Map

## STAFF RECOMMENDATION

APPROVE

**APPROVE WITH CONDITIONS**

DENY

## POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve with conditions Special Use Permit Case Number WSUP24-0001 for Bishop Manogue Catholic High School, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30.

*(Motion with Findings on Page 17)*

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## **Exhibits Contents**

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Agency Comments.....	Exhibit B
Public Notice .....	Exhibit C
Project Application .....	Exhibit D
Transportation Operations Analysis / Traffic Study.....	Exhibit E

Click on the link below to view the technical reports for Exhibit E. Enter the url below into your browser.

[https://www.washoecounty.gov/csd/planning\\_and\\_development/board\\_commission/board\\_of\\_adjustment/2024/Files/WSUP24-0001\\_ExhibitD-FullApp.pdf](https://www.washoecounty.gov/csd/planning_and_development/board_commission/board_of_adjustment/2024/Files/WSUP24-0001_ExhibitD-FullApp.pdf)

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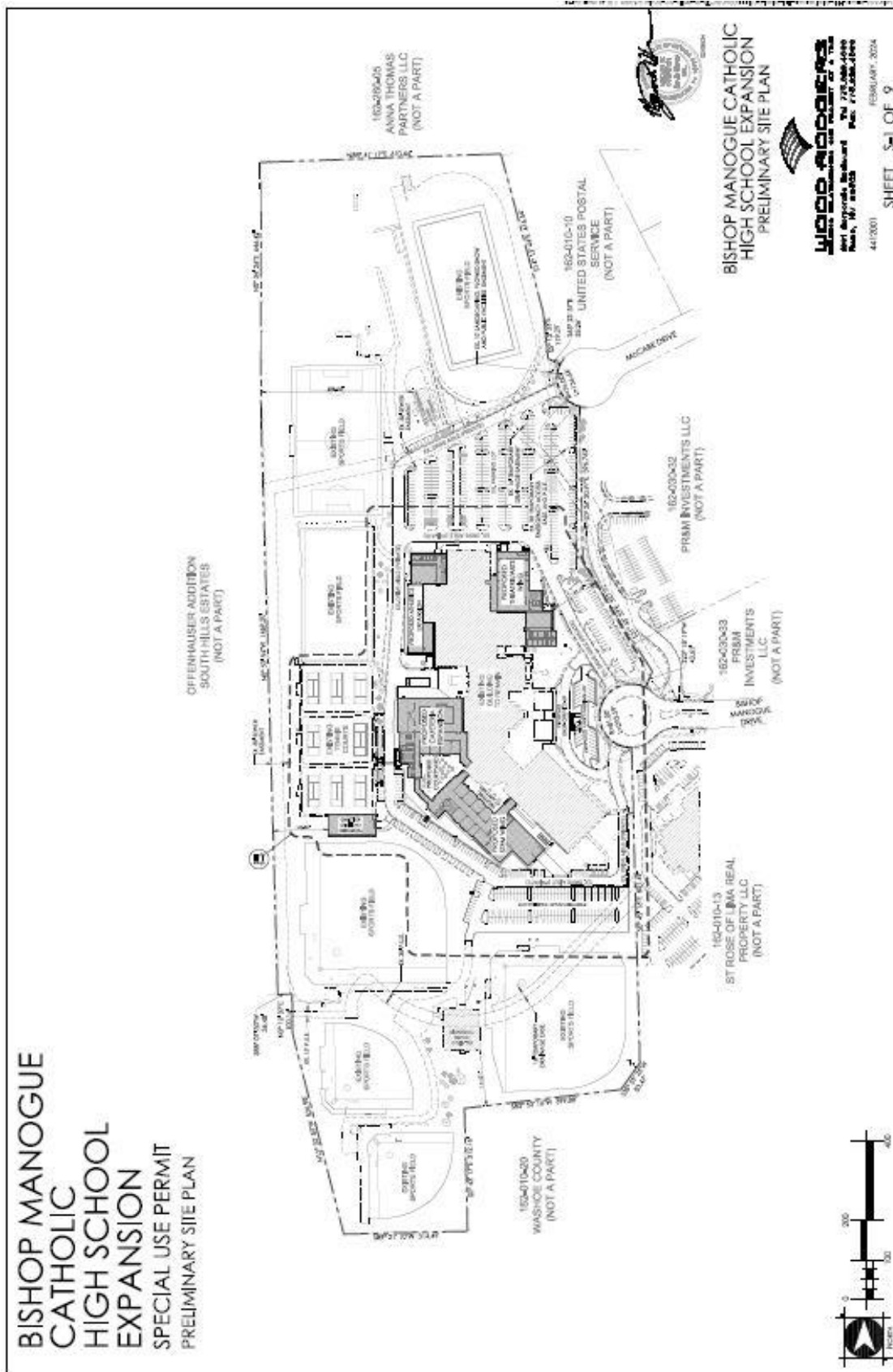
**Special Use Permit**

The purpose of a special use permit is to allow a method of review to identify any potential harmful impacts on adjacent properties or surrounding areas for uses that may be appropriate within a regulatory zone; and to provide for a procedure whereby such uses might be permitted by further restricting or conditioning them so as to mitigate or eliminate possible adverse impacts. If the Board of Adjustment grants an approval of the special use permit, that approval is subject to conditions of approval. Conditions of approval are requirements that need to be completed during different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e. a grading permit, a building permit, etc.)
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure
- 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 business or project.

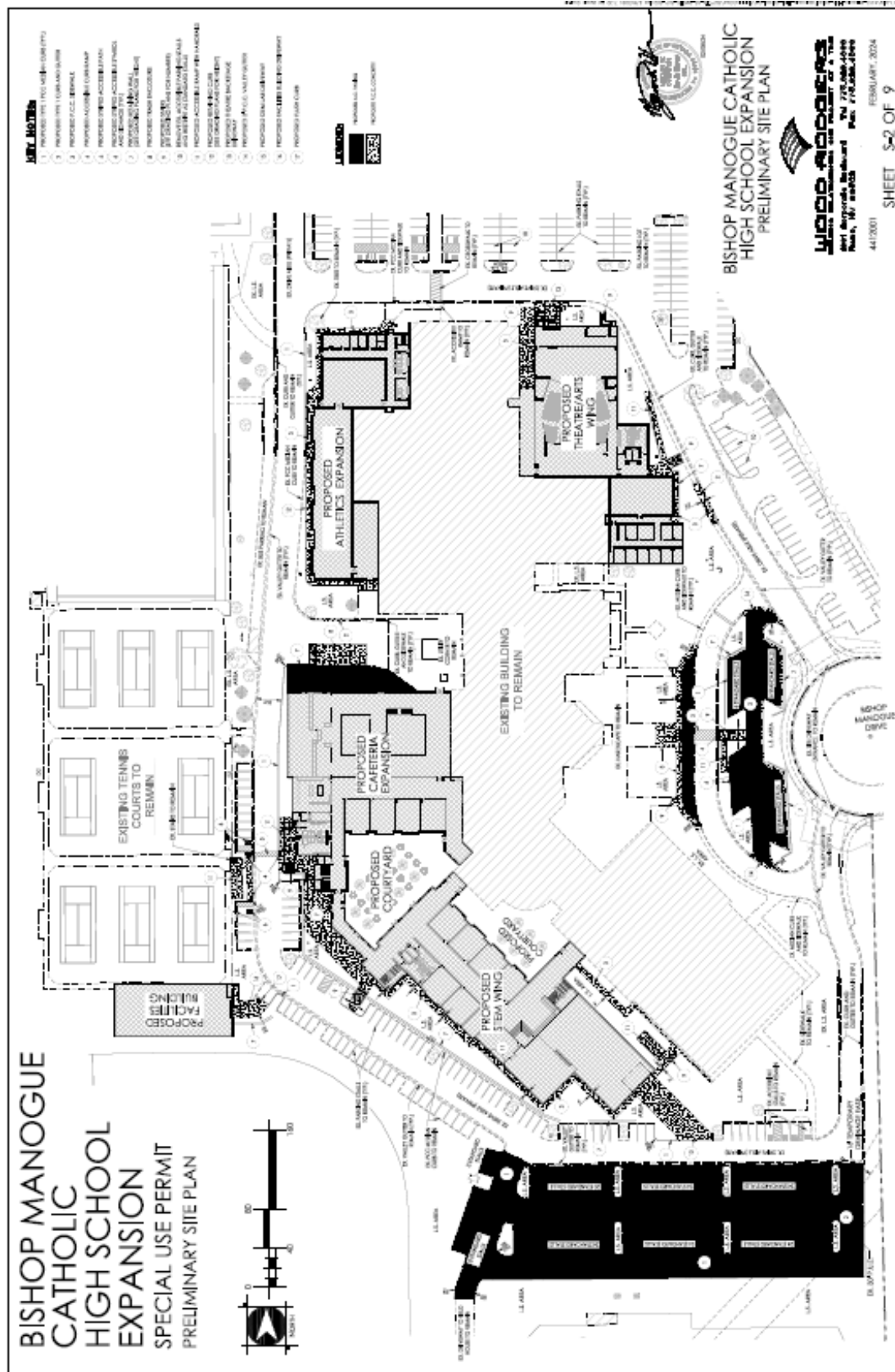
The conditions of approval for Special Use Permit Case Number WSUP24-0001 are attached to this staff report and will be included with the action order.

The subject property is designated as Medium Density Suburban (MDS). The proposed expansion of the school facility is classified as an education use type, specifically a private school facilities use type, which is permitted in the MDS regulatory zone with a special use permit per WCC 110.302.05, Table 110.302.05.3. Additionally, the proposed grading will trigger the major grading thresholds per WCC 110.438.35. Therefore, the applicant is seeking approval of this SUP from the Board of Adjustment.

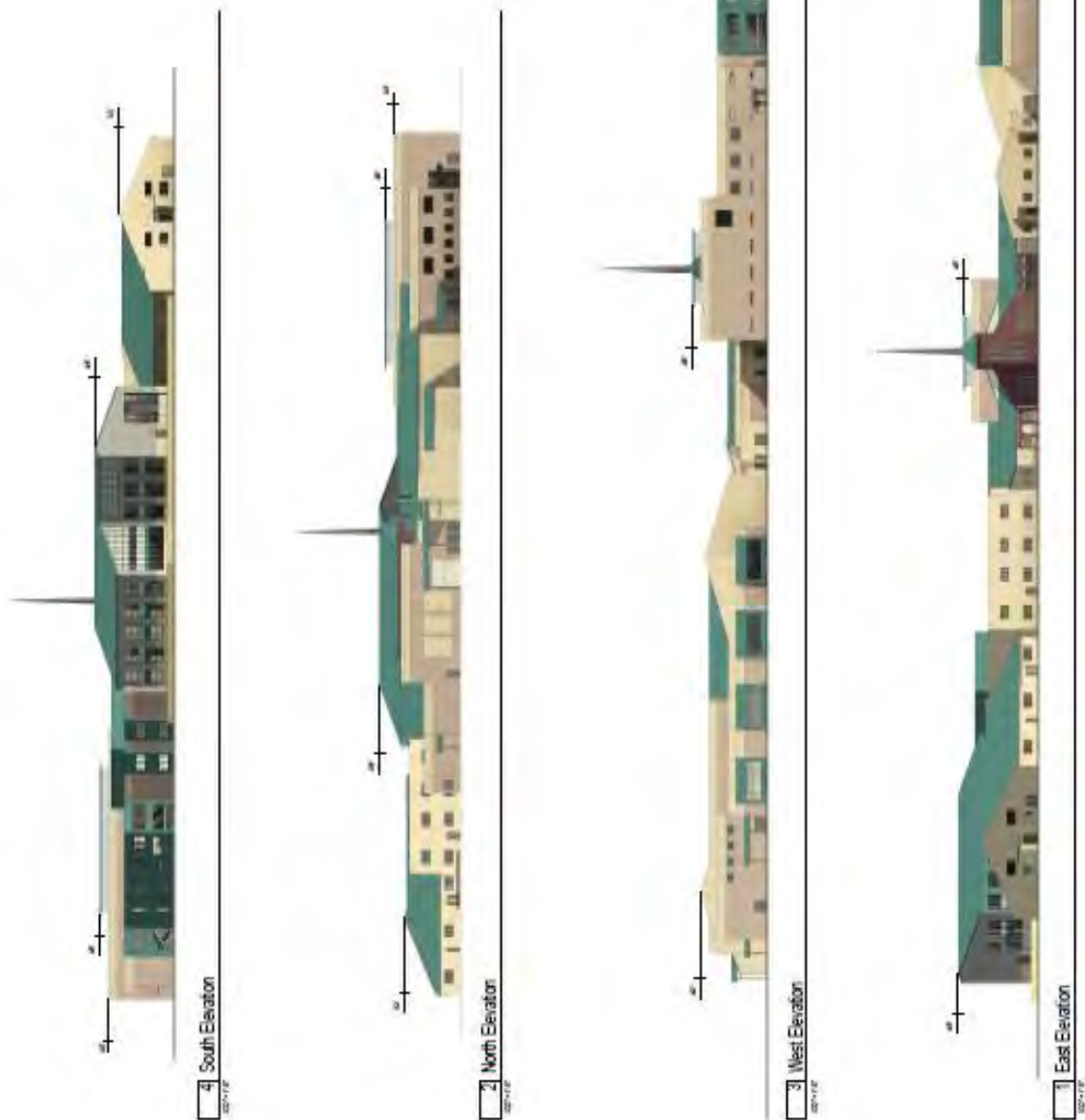


Site Plan – Large Scale





### **Site Plan – Small Scale**



**Elevations**



**Renderings Looking Southwest**



**Renderings Looking Northeast**

### **Project Evaluation**

On October 7, 1997, Special Use Permit SPW8-41-97 was approved for Bishop Manogue Catholic High School (BMCHS). The special use permit was approved for a 186,530 square foot building with classrooms, an auditorium, gymnasium, library, cafeteria, chapel, and athletic fields.

After several years of fundraising, a 140,000 square foot high school campus, and associated facilities, opened its doors in 2004. Due to parcel size, the school was designed to accommodate eight hundred (800) students with the ability to expand the campus in the future, if needed.

As residential development has increased throughout the Truckee Meadows area, BMCHS has seen an increase in applications for new students. Due to the current size of BCMHS, the campus

is at the maximum student capacity and cannot accommodate more students without an expansion of the existing campus.

The applicant, BMCHS, is requesting a special use permit for the construction of an expansion of the 140,000 square-foot school by approximately 162,000 square-feet for a total area of approximately 302,000 square-feet. The expansion will allow the campus to accommodate a total of 1,200 students and will include a cafeteria, theater, common area, and additional classrooms.

The expansion is proposed to occur in a phased approach over a 10-year period, with final project completion in 2036. The first phase will consist of a cafeteria and parking lot, second phase will consist of weight room and gymnasium, third phase will consist of a STEM (Science, Technology, Engineering, and Mathematics) building, and the fourth phase will consist of a performing arts theater.

The first phase of the project will consist of an extension of the existing cafeteria, adding a new kitchen, adding eight (8) classrooms between two stories, and adding one hundred and thirty-eight (138) parking spaces to the existing parking lot for a total of six hundred and ninety-five (695) parking spaces. The expanded cafeteria will feature double height space with mezzanine and clerestory windows.

The second phase of the expansion will be a new athletics addition and will include a half-court practice gym, expanded weight room, and athletic offices. The weight room expansion will nearly triple the existing weight room space and include dedicated space for cardio and stretching.

The third phase of the project will be the addition of a STEM/Classroom wing. The addition will have a large double height STEM lab space with mezzanine and a two-story wing with fourteen (14) classrooms. Per the application (Exhibit D), the design of the STEM/Classroom wing exterior will have an industrial design to relate to its function and provide visual separation from the rest of the building. The cafeteria wing and STEM wing will be connected to each other as well as the existing building via corridors on both levels, allowing circulation between buildings and creating two (2) large outdoor courtyards.

The fourth phase of the project will be the addition of a Theaters/Art wing, which will include a partial fly system (e.g., theatrical rigging system), approximately 400-seat theater, a digital art classroom, and offices for campus ministry. An approximately 9,000-square-foot accessory structure will be constructed adjacent to the tennis courts to provide storage for the campus. Also included in the fourth phase will be an approximately 500-square-foot secure-entry lobby added to the main entrance to enhance security of the campus.

Per the project application (Exhibit D), the materials used to construct the expansion will be similar materials to those of the existing buildings, such as concrete masonry units (CMU), and will be used in addition to metal panel cladding to complement the existing metal roofs. The exterior heights of the additions will not surpass the existing chapel's steeple.

#### **Article 214 – Southwest Truck Meadows Area**

Pursuant to WCC Section 110.214.10, *Height Restrictions*, states the following:

*“In addition to height restrictions established in Article 402, Density/Intensity Standards, and Article 406, Building Placement Standards, all new commercial structures in commercial or residential regulatory zones are limited to two stories in height, not to exceed thirty-five (35) feet in height. If the underlying building pad has a slope in excess of fifteen (15) percent, an additional six (6) feet shall be added to the thirty-five (35) foot maximum. The Uniform Building Code (UBC), as currently enacted, shall be used as the*

*measuring standard. Those structures and uses identified in Section 110.402.10, Heights, Special Provisions, are not subject to this section.”*

Pursuant to WCC Section 110.402.10, *Heights: Special Provisions*, subsection (b), *Public and Quasi-Public Buildings*:

*“Churches, schools and public buildings may exceed the maximum height limits subject to the approval of a special use permit.”*

The narrative submitted with the special use permit application (Exhibit D) describes each of the buildings that are part of the project, including the STEM (Science, Technology, Engineering, and Mathematics) building, which will be a two-story building with fourteen (14) classrooms. Portions of the expansion will be as high as forty-eight (48) feet in height, which is allowed for a school subject to the issuance of a special use permit (WCC Section 110.402.10).

A condition of approval serves to address the height of the school being allowed to exceed thirty-five (35) feet pursuant to WCC Section 110.402.10.

#### **Article 406 - Building Placement Standards**

Pursuant to WCC Section 110.406.05, General, Table 110.406.05.1, *Part Three: Yard and Setback Dimensions*, the setbacks for the MDS regulatory zone are:

Front and Sides: Twenty (20) feet

Rear: Eight (8) feet

The proposed setbacks for the school expansion, as indicated on the site plan on page 4, comply with the required setbacks of the MDS regulatory zone.

#### **Article 410 - Parking**

Pursuant to Washoe County Code (WCC) Section 110.410.10.2, Off-Street Parking Space Requirements (Civic Use Types), states the following is required:

- One (1) space for each employee during peak employment shift
  - Applicant states that there will be one hundred and sixty (160) full-time employees. Therefore, one hundred and sixty (160) parking spaces are required.
- 0.25 per student of driving age
  - Approximately nine hundred students of driving age, per applicant, requiring two hundred and twenty-five (225) parking spaces.

Pursuant to WCC Section 110.410.15.1, Handicapped Accessible Spaces, the following is required:

- Eight (8) handicapped accessible space for 301-400 required
  - Eight handicapped spaces for three hundred eighty-five (385) parking spaces is required.

Pursuant to WCC Section 110.410.15, Special Parking Provisions, the following is required:

- One (1) van accessible space is required for every six (6) handicapped spaces.
  - Two (2) van accessible spaces are required for eight (8) handicapped spaces.

Total parking spaces required: Three hundred eighty-five (385) parking spaces, including eight (8) handicapped accessible parking spaces – two (2) of which are van accessible.

Per the site plan on page 4, six hundred and ninety-five (695) striped parking spaces, which includes fourteen handicapped accessible spaces, will be provided. Note, the existing parking areas have five hundred and fifty-seven (557) parking spaces and the applicant will be adding one hundred and thirty-eight (138) spaces in two (2) new parking areas, one to the south of the existing building and one to the east of the existing building near the entrance to the campus from Bishop Manogue Drive.

Per the civil drawings included with the application (Exhibit D), the proposed project meets the requirements of Article 410, *Parking and Loading*, for parking and maneuvering aisles.

### **Article 412 Landscaping**

Pursuant to Washoe County Code Section 110.412.40(a), 20% of the developed area must be landscaped. The developed area for the entire project is 283,140 square feet (6.5 acres) of the 48.11-acre parcel. Therefore, the project must have no less than 56,628 square feet (approx. 1.3 acres) of landscaping. The landscaping plan (Exhibit D) proposes 104,683 square feet square feet of landscaping which meets this requirement. Landscape areas include buffer areas, streetscapes, parking lot edges and islands and various planter beds.

Pursuant to WCC Section 110.412.40(b), *Required Yards Adjoining Streets*, requires one (1) tree for every fifty (50) feet, or fraction thereof, of street frontage. The property has two fronts, one on Bishop Manogue Drive of 293.75 feet and the other on McCabe Drive of 136.65 feet, which requires six (6) trees and three (3) trees, respectively – the applicant already has more than eight (8) trees along Bishop Manogue Drive and more than nine (9) trees along McCabe Drive.

Pursuant to WCC Section 110.412.40(c)(1), *Landscape Buffers Adjoining Residential Uses*, the landscaped buffer area between the residential use and commercial use shall be the width of the required yard setback for the entire common property line. The property adjoins a residential use along the western property line, which requires the common property line to have a landscape buffer the width of the setback for the entire common property line. Due to the project being the expansion of an existing school, the area along the western property line already contains a well-established landscape buffer that meets the requirements of WCC 110.410.40(c)(1).

Pursuant to WCC Section 110.412.40(c)(2), *Landscape Buffers Adjoining Residential Uses*, the buffer required by WCC Section 110.412.40(c)(1) shall have one (1) tree every twenty (20) feet of common property line. The property adjoins residential uses along the western property line which requires the common property line to have a landscape buffer with one (1) tree every twenty (20) feet. Due to the project being the expansion of an existing school, the area along the western property line already contains a well-established landscape buffer that meets the requirements of WCC 110.410.40(c)(2).

Pursuant to WCC Section 110.412.40(d), *Screening Adjoining Residential Uses*, when a commercial use adjoins a residential use, a solid decorative fence of no less than six (6) feet shall be erected along the entire length of the common property line. The fence may be constructed of stone, concrete, metal, synthetic or vinyl, but not wood. Upon reviewing prior building permits, Planning staff found that the site plan for a prior building permit from 2008, specifically building permit 08-0778, showed the fence along the western property line is a six (6) foot black vinyl coated chain link fence. Therefore, the existing fence on the subject property satisfies the requirement of WCC Section 110.412.40(d).

Pursuant to 110.412.60(g)(5), *General*, one (1) tree and six (6) shrubs are required for every three hundred (300) square feet of planting area. The required planting area is 56,628 square feet. Therefore, within the landscaped area, there must be one hundred and eighty-nine (189) trees and one thousand, one hundred and thirty-four (1,134) shrubs – the applicant is proposing one hundred and eighty-nine (189) trees and one thousand, one hundred and thirty-four (1,134) shrubs.

As proposed the landscape plan meets the requirements of Article 412, *Landscaping*.



**Article 414 Noise and Lighting Standards**

WCC Section 110.414.21, *Light and Glare*, subsection (a) states the following:

*(a) Light. All light sources shall be located and installed in such a way as to prevent spillover lighting onto adjoining properties. The following provisions shall apply to all existing and proposed development:*

*(1) Any lighting facilities shall be so installed as to reflect away from adjoining properties. Covers must be installed on all lighting fixtures and lamps must not extend below the bottom of the cover.*

*(2) Light standard in or within one hundred (100) feet of residential zones shall not exceed twelve (12) feet in height. Additional standard height may be permitted by the Director of Community Development provided such lights are a sharp cutoff lighting system.*

The applicant provided the following statement in relation to lighting fixtures for the project:

*"The project site includes existing light poles throughout the parking areas and around the athletic fields. As part of this expansion project, new light poles, typical of a high school, will be provided in the new parking areas. New light poles will not exceed a maximum height of 30-feet in parking areas and 12-feet if within 100 feet of residential neighborhoods. Any new light poles will be consistent in style with existing on-site poles and will promote "dark skies" by including covers that prevent spillover and reflect away from adjoining properties. Note that where lights may be located adjacent to the existing ballfields, the fields are several feet above the parking lot and therefore will provide some natural screening from neighborhood properties due to topography."*

Therefore, lighting for the proposed school expansion will meet the requirements of WCC Section 110.414.21. A condition of approval serves to address light fixture height being no greater than twelve (12) feet for those fixtures within one hundred (100) feet of the nearby residential neighborhoods as well as ensuring all lighting is properly shielded to prevent spillover.

WCC Section 110.414.21, *Light and Glare*, subsection (c) states the following:

*(c) Glare. Reflected glare on nearby buildings, streets or pedestrian areas shall be avoided by incorporating overhangs and awnings, using non-reflective building materials for exterior walls and roof surfaces, controlling angles of reflection, and placing landscaping and screening in appropriate locations.*

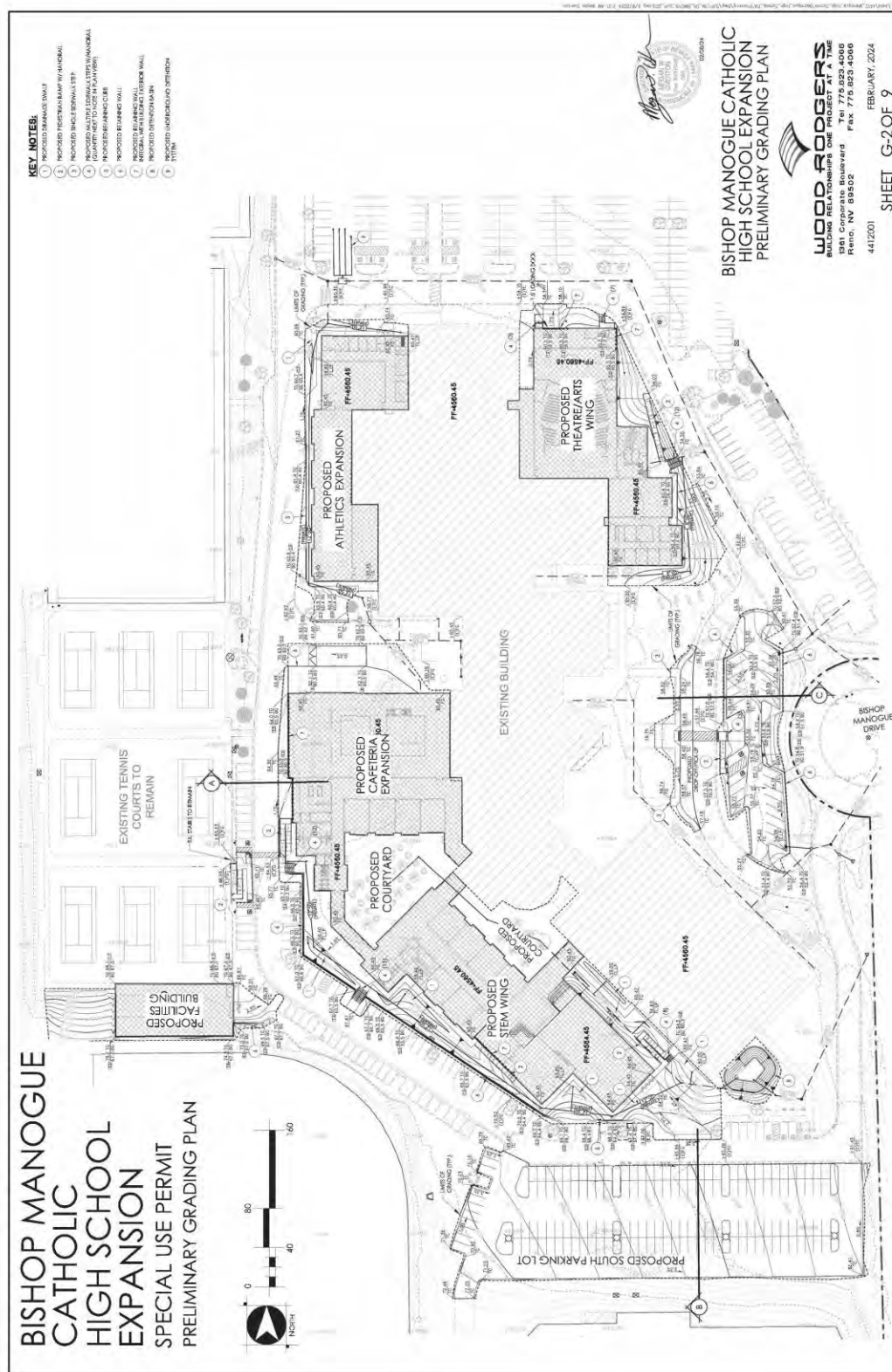
As shown in the elevations on page 6, the proposed school will have windows facing west towards the residential subdivision. A condition of approval serves to address the windows and building materials being non-reflective by incorporating tinting on the windows or similar non-reflective materials for the area of expansion.

**Article 438 - Grading**

The application indicates grading will consist of approximately 280,000 square feet of surface disturbance, cut and fill of 20,000 cubic yards, and 18,000 cubic yards of exported material.

The proposed project exceeds multiple major grading permit thresholds in Article 438, *Grading Standards*. The thresholds are outlined below:

- **Section 110.438.35(a)(1)(i)(C)** – Grading of an area of more than four (4) acres on a parcel of any size.
- **Section 110.438.35(a)(1)(ii)(A)** - Excavation of five thousand (5,000) cubic yards or more whether the material is intended to be permanently located on the project site or temporarily stored on a site for relocation to another, final site.



### Grading Plan

All grading, per the application (Exhibit D) and grading plan above, is proposed to have a maximum of a 3:1 slope, with fiber rolls and slope tracking for each phase of development to prevent erosion until landscaping is installed for each phase.

From the southwest portion of the project site, the site slopes downward to the northeast at approximately 2-percent. The proposed project will include retaining walls, all of which will be located outside the required front, side, and rear yard setbacks. Due to the retaining walls not being within the setback areas, the retaining walls are not subject to the applicable height limit set forth in Article 438, Grading, when located within the setbacks – no retaining wall will be greater than nine (9) feet in height per the civil plans (Exhibit D).

Per the application (Exhibit D), only areas to be developed will be disturbed; therefore, revegetation is not anticipated to be required. All disturbed areas will be covered in either hardscape, building, or formal landscaping. Mulch within landscape areas will include rock blends and other materials complimentary to the existing landscaping and the proposed improvements.

The Washoe County Engineering Division reviewed the application and provided a condition of approval (Exhibit A) requiring the submission of a grading and drainage plan and had no concerns about site suitability.

All proposed grading is consistent with Washoe County Code, Article 438, *Grading*.

### **Traffic Impacts**

Due to the location of the project, main access to Bishop Manogue Catholic High School is provided by Bishop Manogue Drive and McCabe Drive, with Virginia Street being part of the road network providing connectivity to Bishop Manogue Drive and McCabe Drive from Interstate 580.

As a result of the expansion and potential traffic impacts to surrounding intersections and to identify potential mitigation measures to address any significant impacts, a Traffic Operations Analysis (TOA) dated June 3, 2024, was prepared by Bryan Gant, Professional Engineer, Wood Rogers, Inc.

Per the Transportation Operations Analysis (TOA) (Exhibit D), the TOA accounted for the following:

*“The TOA analyzed four (4) existing study intersections, including two (2) roundabouts, during weekday AM and weekday Afternoon site peak hour time periods under Existing, Existing Plus Project, Background, and Background Plus Project scenarios, respectively, using Synchro 11 software and Highway Capacity Manual (HCM) 6<sup>th</sup> Edition methodologies. Peak hour queue lengths were checked using SimTraffic methodology. The Virginia Street & McCabe Drive intersection is projected to operate at an unacceptable LOS under AM Peak Hour and Afternoon Peak Hour Existing Plus Project and Background Plus Project Conditions, while all other study intersections are projected to operate at acceptable LOS under all study scenarios.”*

*“New trips generated by the proposed Project were estimated using current rates from the AM and Afternoon Peak Hour traffic counts taken from the school access roundabouts located at McCabe Drive and Bishop Manogue Drive intersections. The Project site currently generates a total of 931 AM Peak Hour Trips (590 Inbound, 341 Outbound) and 716 Afternoon Peak Hour Trips (350 Inbound, 366 Outbound) under typical traffic demand conditions. With the Project, site traffic is estimated to increase generation by 501 AM Peak Hour Trips (318 Inbound, 184 Outbound), and 386 Afternoon Peak Hour Trips (188 Inbound, 197 Outbound) under typical weekday traffic demand conditions.”*

The Washoe County Engineering and Capital Projects Division (Washoe County Engineering), Nevada Department of Transportation (NDOT), Regional Transportation Commission (RTC), and the City of Reno reviewed the proposed project application and the TOA.

Upon review of the TOA, RTC and the City of Reno stated they had no comments.

Conditions of approval (Exhibit A) serve to address the comments from Washoe County Engineering and NDOT in relation to access to Bishop Manogue Catholic High School.

### **Neighborhood Meeting**

The applicant hosted a neighborhood meeting virtually on January 10, 2024, from 6:00 – 7:00 pm at Bishop Manogue High School cafeteria to allow for public outreach on the project. Notices of the meeting were mailed to over 245 property owners within 750 feet of the project site. An overview of the project was presented which included preliminary site plans and project details. Four (4) people attended the meeting and asked questions related to traffic during construction, project phasing, and next steps. There was no opposition from the public in relation to the proposed project.

### **Area Plan Evaluation**

The subject parcel is located within the Southwest Truckee Meadows Planning Area. The following is/are the pertinent policy from the Area Plan:

#### **Relevant Area Plan Policies Reviewed**

<b>Policy</b>	<b>Brief Policy Description</b>	<b>Complies</b>	<b>Comment/Condition of Approval</b>
Land Use (LU) Element Policy 6.4	South of T26N, locate schools with a projected population of 300 or more full-time students throughout any part of the calendar year within the TMSA.	Yes	The school currently has 800 students and with the expansion will have 1,200 students. The subject property is located within the TMSA.

### **Reviewing Agencies**

The following agencies/individuals received a copy of the project application for review and evaluation.

Agencies	Sent to Review	Responded	Provided Conditions	Contact
Environmental Protection	X			
NDF - Endangered Species	X	X		
NDOT (Transportation)	X	X	X	Jeffery Graham, jeffrey.graham@dot.nv.gov
NDOW (Wildlife)	X			
NV Water Resources	X			
Washoe County Building & Safety	X			
Washoe County Sewer	X			
Washoe County Traffic	X			
Washoe County Water Rights Manager (All Apps)	X	X		
Washoe County Engineering (Land Development) (All Apps)	X	X	X	Rob Wimer, rwimer@washoecounty.gov; Janelle Thomas, jkthomas@washoecounty.gov
Washoe County Engineering & Capital Projects Director (All Apps)	X			
NNPH Air Quality	X	X	X	Genine Rosa, grosa@washoecounty.gov; Joshua Restori,
NNPH EMS	X	X		
NNPH Environmental Health	X	X	X	Jim English, jenglish@washoecounty.gov; Wes Rubio, wrubio@washoecounty.gov; David Kelly,
TMFPD	X	X	X	Dale Way, dway@tmfpd.us; Brittany Lemon,
Airport Authority	X	X	X	Lisa Butterfield, lbutterfield@renoairport.com
Washoe County School District (All TMs)	X			
Washoe-Storey Conservation District	X			
Regional Transportation Commission	X	X		
Nevada State Historic Preservation	X			
AT&T	X			
NV Energy	X			
Truckee Meadows Water Authority	X			
South Truckee Meadows Water Reclamation Facility	X			

Additionally, the City of Reno provided comment, which is included in Exhibit B, Agency Comments.

All conditions required by the contacted agencies can be found in Exhibit A, Conditions of Approval.

### **Staff Comment on Required Findings**

WCC Section 110.810.30, Article 810, *Special Use Permits*, requires that all of the following findings be made to the satisfaction of the Washoe County Board of Adjustment before granting approval of the request. Staff has completed an analysis of the special use permit application and has determined that the proposal is in compliance with the required findings as follows.

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

*Staff Comment: The education use and associated grading is consistent with the Master Plan and Southwest Truckee Meadows Planning Area, as proposed.*

- (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.

*Staff Comment: The Washoe County Engineering and Capital Projects Division provided conditions to ensure appropriate drainage facilities are constructed, as well as access requirements are addressed. Northern Nevada Public Health, Environmental Health Program (EH) provided a condition requiring all building permits and construction plans be routed for review to EH. Project information was provided to Truckee Meadows Water Authority (TMWA) for review and no comment was received expressing concerns for the proposed expansion.*

*Lastly, due to the project being the expansion of an existing school, all infrastructure and services needed to serve the project are in place or can be extended to serve the building expansion areas.*

- (c) Site Suitability. That the site is physically suitable for an education use (high school), and for the intensity of such a development.

*Staff Comment: All proposed grading is consistent with the Washoe County Code, Article 438, Grading. From the southwest portion of the project site, the site slopes downward to the northeast at approximately 2-percent. The existing school is located approximately in the center of the parcel and is surrounded by athletic fields to the south, west, and north. The majority of the area impacted by the proposed school expansion is currently either landscaped and/or rough graded with aggregate making these areas well suited for the intensity of such use. The Washoe County Engineering Division reviewed the application and had no concerns about site suitability.*

- (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.

*Staff Comment: The proposed expansion of the education use will not be detrimental to public health, safety, or welfare. Washoe County Engineering, the Nevada Department of Transportation (NDOT), the Regional Transportation Commission, and the City of Reno reviewed the project. Conditions were provided by NDOT and Washoe County Engineering to mitigate current and future access issues for the proposed project. Landscaping proposed will mitigate any negative visual impacts to adjoining properties and public roadways. No public comment has been received on the application.*

- (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.

*Staff Comment: There is no military installation within the area of required notice for this special use permit; therefore, the project will have no effect on a military installation.*



**Recommendation**

After a thorough analysis and review, Special Use Permit Case Number WSUP24-0001 is being recommended for approval with conditions. Staff offers the following motion for the Board's consideration.

**Motion**

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve with conditions Special Use Permit Case Number WSUP24-0001 for Bishop Manogue Catholic High School, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30:

- (a) Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Southwest Truckee Meadows Area Plan;
- (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 an education use (high school), 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.

**Appeal Process**

Board of Adjustment action will be effective 10 calendar days after the written decision is filed with the Secretary to the Board of Adjustment and mailed to the applicant, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Board of Adjustment and mailed to the applicant.

Applicant/Owner: Bishop Manogue Catholic High School;  
mattew.schambari@bishopmanogue.org

Representatives: Wood Rogers, Inc., Stacie Huggins, shuggins@woodrogers.com;  
H&K Architects, jeff@hkarchitects.com



# **Conditions of Approval**

Special Use Permit Case Number WSUP24-0001

The project approved under Special Use Permit Case Number WSUP24-0001 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on August 1, 2024. 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 Northern Nevada Public Health (NNPH), has jurisdiction over public health matters. Any conditions set by NNPH 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.**

AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

**Washoe County Planning and Building Division**

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

**Contact Name – Tim Evans, Planner, 775.328.2314, [TEvans@washoecounty.gov](mailto:TEvans@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 for the first phase (cafeteria and parking lot) of construction. The applicant shall complete construction within the time specified by the building permits.
- d. For all successive project phases after the first phase (cafeteria and parking lot), the applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and initial building permits shall be issued within twelve (12) years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits.
- e. The project may be phased as necessary, with construction being completed for all phases by 2036.
- f. 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.

- g. Construction hours are 7am to 7pm Monday through Saturday.
- h. Any signage on the parcel shall adhere to the applicable requirements of WCC Article 505, *Sign Regulations*.
- i. As part of the building permit application submittal for each project phase, a lighting plan showing 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.
- j. As part of the building permit application submittal for each project phase, a photometric study shall be submitted.
- k. Pursuant to WCC Section 110.414.21(a)(2), exterior light fixtures within one hundred (100) feet of a residential use shall not exceed a height of twelve (12) feet. A note shall be placed

on the building plans stating the exterior light fixtures within one hundred (100) feet of a residential use will not exceed a height of twelve (12) feet.

- l. As part of the building permit application submittal for each project phase, a landscape plan shall be submitted meeting the applicable requirements for a civic use type as set forth in Article 412, *Landscaping*.
- m. Pursuant to WCC Section 110.414.21(c), non-reflective building materials shall be used for exterior walls and roof surfaces, controlling angles of reflection, and placing landscaping and screening in appropriate locations. Reflective surfaces, such as windows, shall be properly addressed for reflection by such means as tinting or other appropriate methods.
- n. Pursuant to WCC Section 110.402.10, the school building(s) may exceed the thirty-five (35) foot height limit allowed by the Medium Density Suburban (MDS) zoning, but shall not exceed that of the existing structure..

### **Washoe County Engineering and Capital Projects**

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

**Contact Name – Robert Wimer, P.E., 775.328.2059, [RWimer@washoecounty.gov](mailto:RWimer@washoecounty.gov)**

- 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 following note shall be added to the construction drawings; "All properties, regardless of 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."

**Contact Name – Mitchell Fink, P.E., 775.328.2050, [MFink@washoecounty.gov](mailto:MFink@washoecounty.gov)**

- c. Per response letter received from Nevada Department of Transportation (NDOT) on June 20, 2024, the applicant shall provide an addendum with queuing analysis for left-turn movements and review of NDOT's Access Management System Standards (AMSS). This analysis shall also include identification of impact to surrounding accesses. This analysis shall be provided for review and acceptance to NDOT prior to issuance of any occupancy permit in NDOT right of way.
- d. An approved occupancy permit shall be obtained from NDOT and the City of Reno, for access or improvements to, from, or under roads, and highways maintained by NDOT and the City of Reno and a copy of said permit provided to the Engineering Division prior to issuance of the building permit associated with those improvements.
- e. The applicant shall be responsible to incorporate all recommendations provided in the Updated Traffic Study dated completed by Wood Rodgers June 3, 2024. In addition to the improvement alternatives included in the traffic study, the following improvements shall be required as mitigation measures during Phase 1 of the expansion:

- i. Provide overlap for south bound right turn and no U-turn restriction for east bound approach.

**Truckee Meadows Fire Protection District**

3. 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](mailto: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/>

**Nevada Department of Transportation (NDOT)**

4. The following condition is a requirement of the Nevada Department of Transportation, which shall be responsible for determining compliance with this condition.

**Contact Name – Jeff Graham, Traffic Engineer, 775.834.8382, [jeffrey.graham@dot.nv.gov](mailto:jeffrey.graham@dot.nv.gov)**

- a. NDOT acceptance of a traffic study is typically valid for one year following the date on the acceptance letter, provided the nature of the development does not significantly change. Permit applications made after one (1) year may require an amendment or a new traffic study. Permit applications made after five (5) years will require a new traffic impact study.
  - b. The following improvements will be required as mitigations based off the traffic impact study:
    - i. US 395A and McCabe intersection traffic signal improvements.
        1. Reconfigure eastbound approach to include dual left turn and a shared through/right.
        2. Run split phasing for eastbound/westbound movements.
        3. Provide overlap for south bound right turn and no U-turn restriction for east bound approach.
        4. Remove crosswalk for east/west pedestrian movement on north leg of intersection.
      - ii. For buildout improvements in NDOT right-of-way provide an addendum with queueing analysis for left-turn movement and review of NDOT's Access Management System and Standards (AMSS). Include impact access modifications will have on surrounding accesses.
    - c. All design features will be required to comply with NDOT Standards. Any deviation will require approval by the District Engineer. The Permit Office will provide details required for the deviation requests if needed during the permit application review.
    - d. This acceptance letter and the accepted traffic impact study will need to be included as part of the NDOT encroachment permit submittal. To obtain additional details about the NDOT encroachment permitting process, the NDOT District II Permits Office can be contacted at (775) 834-8330 or [D2Permits@dot.nv.gov](mailto:D2Permits@dot.nv.gov).

### **Northern Nevada Public Health – Air Quality**

5. The following condition is a requirement of the Northern Nevada Public Health Air Quality Program, which shall be responsible for determining compliance with this condition.

**Contact Name – Genine Rosa, Senior Air Quality Specialist, 775.784.7204, [GRosa@nnph.org](mailto:GRosa@nnph.org)**

- a. **Renovations:** An asbestos inspection must be performed on all regulated structures regardless of age before renovation or demolition begins; this includes all tenant improvements, renovations, and demolitions. The inspector must be licensed by the Nevada Occupational Safety and Health Administration. For questions regarding demolition or renovation activities involving the presence of asbestos-containing materials, contact the AQMD at (775) 784-7200 or send an e-mail to [aqmdasbestos@nnph.org](mailto:aqmdasbestos@nnph.org).
- b. **Grading/Site Improvements:** Any dust generating activity, regardless of size of disturbance, will be subject to the Washoe County District Board of Health Regulation Governing the Air Quality Management Division, 040.030 Dust Control. Except when engaged in commercial agricultural operations, no person may disturb the topsoil by removing, altering, or overlaying the ground cover through scraping, burning, excavating, storing of fill, application of palliative, or any other method on any real property unless reasonable precautions are taken to prevent generation of dust during both the active development phases and thereafter if the property is to remain unoccupied, unused, vacant or undeveloped. If disturbance will be greater than 1 acre then a Dust Control Permit will be required prior to breaking ground, failure to do so may result in enforcement action resulting in a Notice of Violation with associated fines. For Dust Control Permit questions call AQMD at 775-784 7200 or visit [www.OurCleanAir.com](http://www.OurCleanAir.com).

### **Northern Nevada Public Health – Environmental Health**

6. The following condition is a requirement of the Northern Nevada Public Health Environmental Health Program (EHS), which shall be responsible for determining compliance with this condition.

**Contact Name – James English, Environmental Health Specialist Supervisor, 775.328.2434, [JEnglish@nnph.org](mailto:JEnglish@nnph.org)**

- a. All subsequent building permit and construction plans must be routed to EHS for review and approval.

### **Reno-Tahoe Airport Authority**

7. The following condition is a requirement of the Reno-Tahoe Airport Authority, which shall be responsible for determining compliance with this condition.

**Contact Name – Lisa Butterfield, Manager of Planning and Environmental Services, 775.328.6476, [lbutterfield@renoairport.com](mailto:lbutterfield@renoairport.com)**

- a. Incorporation of construction methods and/or materials for noise attenuation to reduce interior noise levels to a maximum of 45 dBA DNL. Qualified architects and/or engineers can provide these construction recommendations.
- b. Incorporation of air conditioning to allow windows to remain closed.

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





# NEVADA DIVISION OF FORESTRY

STATE OF NEVADA  
Department of Conservation & Natural Resources

Joe Lombardo, Governor  
James A. Settelmeyer, Director  
Kacey KC, State Forester/Firewarden

## Application Review Memorandum

2/14/2024

RE: Review of Applications Submitted April 2024 – Memo I

Regarding any development within the boundaries of the State of Nevada, the Nevada Division of Forestry expects compliance with Nevada Regulatory Statutes 527 and 528.

<https://www.leg.state.nv.us/nrs/nrs-527.html>

<https://www.leg.state.nv.us/NRS/NRS-528.html>

Thank you,

**Bill Buckley**

Resource Management Officer  
Department of Conservation and Natural Resources  
Nevada Division of Forestry  
901 S. Stewart St. Suite 1001  
Carson City, NV 89701  
(775)431-9503  
[BBuckley@forestry.nv.gov](mailto:BBuckley@forestry.nv.gov)



**NEVADA  
DIVISION OF FORESTRY**



Nevada Department of  
**CONSERVATION &  
NATURAL RESOURCES**

901 S. Stewart St., Suite 1001 • Carson City, NV. 89701 • (775) 684-2500 • [forestry.nv.gov](http://forestry.nv.gov)

*Protecting and enhancing Nevada's ecosystems and communities through natural resource stewardship and wildfire management*

From: [Zirkle, Brandon](#)  
To: [Evans, Timothy](#)  
Subject: FW: February Agency Review Memo I  
Date: Thursday, February 15, 2024 10:05:31 AM  
Attachments: [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[February Agency Review Memo I.pdf](#)  
[image006.jpg](#)

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The Sheriff's Office has nothing on Item #2.

Thank you,

***Captain Brandon Zirkle***  
***Washoe County Sheriff's Office***  
***Patrol Command***  
***Office (775) 328-3350***  
***Cell (775) 232-9477***



From: [Program, EMS](#)  
To: [Evans, Timothy](#)  
Cc: [Program, EMS](#)  
Subject: FW: February Agency Review Memo I -Special Use Permit Case Number WSUP24-0001 (Manogue Expansion)  
Date: Tuesday, February 20, 2024 9:30:26 AM  
Attachments: [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[February Agency Review Memo I.pdf](#)  
[image006.png](#)  
[image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)

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Good Morning,

The EMS Program has reviewed the February Agency Review Memo I – Special Use Permit Case Number WSUP24-0001 (Manogue Expansion) - and has no concerns or questions at this time based on the information provided.

Thank you,

**April Miller**

*Sr. Office Specialist*

*Epidemiology and Public Health Preparedness*

O: [775-326-6049](tel:775-326-6049)

1001 E Ninth St. Bldg. B Reno, NV 89512

[NNPH.org](#) | ☐ ☐ ☐ ☐ ☐

[click here](#)

From: [Rosa, Genine](#)  
To: [Evans, Timothy](#)  
Subject: Special Use Permit Case Number WSUP24-0001 (Manogue Expansion)  
Date: Friday, February 23, 2024 8:20:02 AM  
Attachments: [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)

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**Renovations:** An asbestos inspection must be performed on all regulated structures regardless of age before renovation or demolition begins; this includes all tenant improvements, renovations, and demolitions. The inspector must be licensed by the Nevada Occupational Safety and Health Administration. For questions regarding demolition or renovation activities involving the presence of asbestos-containing materials, contact the AQMD at (775) 784-7200 or send an e-mail to [aqmdasbestos@nnph.org](mailto:aqmdasbestos@nnph.org).

**Grading/Site Improvements:** Any dust generating activity, regardless of size of disturbance, will be subject to the Washoe County District Board of Health Regulation Governing the Air Quality Management Division, 040.030 Dust Control. Except when engaged in commercial agricultural operations, no person may disturb the topsoil by removing, altering, or overlaying the ground cover through scraping, burning, excavating, storing of fill, application of palliative, or any other method on any real property unless reasonable precautions are taken to prevent generation of dust during both the active development phases and thereafter if the property is to remain unoccupied, unused, vacant or undeveloped. If disturbance will be greater than 1 acre then a Dust Control Permit will be required prior to breaking ground, failure to do so may result in enforcement action resulting in a Notice of Violation with associated fines. For Dust Control Permit questions call AQMD at 775-784-7200 or visit [www.OurCleanAir.com](http://www.OurCleanAir.com).



**Genine Rosa (she/her)**  
*Senior Air Quality Specialist*  
*Air Quality Management Division*

O: [775-784-7204](tel:775-784-7204)  
1001 E Ninth St. Bldg. B Reno, NV 89512

[NNPH.org](http://NNPH.org) | ☐ ☐ ☐ ☐ ☐

[click here](#)



February 23, 2023

Tim Evans  
Planner  
Washoe County Community Services Department  
Planning and Building Division  
tevans@washoecounty.gov

**Re: Manogue Expansion (WSUP24-0001)**  
**APN 162-010-28**

Dear Mr. Evans:

The above referenced project, which includes the phased expansion of school facilities, is within the Airport Airspace Plan for Reno-Tahoe International Airport, specifically under the approach surface as defined by Federal Aviation Regulations (FAR) Part 77. The project site is also wholly within the 80 dBA Lmax noise contour of the Reno-Tahoe International Airport. Users of noise-sensitive portions of the new or expanded facilities will experience significant aircraft overflights and noise which will likely result in speech and focus interference. Noise-sensitive uses in the project include classrooms, offices, and theater facilities.

As a result, the Reno-Tahoe Airport Authority (RTAA) requests the following items be incorporate to minimize the interior noise impact of aircraft overflights and aircraft noise:

*Incorporation of construction methods and/or materials for noise attenuation to reduce interior noise levels to a maximum of 45 dBA DNL. Qualified architects and/or engineers can provide these construction recommendations.*

*Incorporation of air conditioning to allow windows to remain closed.*

Thank you for your continuous cooperation. If you have any questions, please call me at (775) 328-6476 or [lbutterfield@renoairport.com](mailto:lbutterfield@renoairport.com).

Sincerely,

A handwritten signature in black ink, appearing to read "Lissa K. Butterfield", is located below the "Sincerely," text.

Lissa K. Butterfield  
Manager of Planning & Environmental Services  
Reno-Tahoe Airport Authority

**WSUP24-0001**  
**EXHIBIT B**



Date: February 23, 2024

To: Tim Evans, Planner

From: Timber Weiss, P.E., Licensed Engineer

Re: Special Use Permit Case Number WSUP24-0001 (Manogue Expansion)

## GENERAL PROJECT DISCUSSION

For hearing, discussion, and possible action to approve a special use permit for the expansion of a 140,000-square-foot school by 160,200 square feet by adding additional classrooms, cafeteria, theater, and common area. The school is currently sized to accommodate 800 students and with the expansion that will occur in a phased approach, the school will be able to accommodate a maximum of 1,200 students. The phasing of the project will occur over a 10-year period, with final project completion in 2036. The first phase will consist of a cafeteria and parking lot, second phase will consist of weight room and gymnasium, third phase will consist of a STEM building, and the fourth phase will consist of a performing arts theater. Grading for the project will project consist of 20,000 cubic yards of material being excavated, 280,000 square feet of area being disturbed, and 18,000 cubic yards of material being exported.

***The Community Services Department (CSD) recommends approval of this project with the following Water Rights conditions:***

No water rights conditions for this permit. Applicant shall comply with TMWA standards for development.

**WSUP24-0001  
EXHIBIT B**



From: [Lemon, Brittany](#)  
To: [Evans, Timothy](#)  
Cc: [Way, Dale](#)  
Subject: WSUP24-0001 (Manogue Expansion) Conditions of Approval  
Date: Tuesday, February 27, 2024 2:39:35 PM  
Attachments: [image001.png](#)

---

Hi Tim,

"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/>.

Thank you!

**Brittany Lemon**

**Fire Captain - Fire Prevention | Truckee Meadows Fire & Rescue**

[blemon@tmfpd.us](mailto:blemon@tmfpd.us) | Office: 775.326.6079 | Cell: 775.379.0584

3663 Barron Way, Reno, NV 89511

[tmfpd\\_final\\_sunset\\_logo](#)



*"Committed to excellence, service, and the protection of life and property in our community"*

February 27, 2024

Washoe County Community Services  
Planning and Development Division

RE: Manogue Expansion; 162-010-28  
Special Use Permit; WSUP24-0001

Dear Washoe County Staff:

The following conditions are requirements of Northern Nevada Public Health (NNPH), Environmental Health Division, (EHS) which shall be responsible for determining compliance with these conditions.

**Contact Name – James English - [jenglish@washoecounty.us](mailto:jenglish@washoecounty.us)**

- a) Condition #1: EHS has reviewed the application as submitted and has no concerns with the approval of the application as submitted.
- b) Condition #2: The project is proposed on a parcel served by community water and sewerage systems.
- c) Condition #3: If the project is approved, all subsequent building permits and construction plans must be routed to EHS for review and approval.

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

Sincerely,



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

From: [Khalil Wilson](#)  
To: [Evans, Timothy](#); [Jeffrey Wilbrecht](#); [Alex Wolfson](#); [Graham, Jeffrey](#); [Thomas, Janelle K.](#); [Fink, Mitchell](#); [Reede, Michon](#); [Nathan Gilbert](#); [Mike Railey](#); [David Hutchinson](#); [Hans Meyer](#)  
Cc: [Pranesh Amarnath Tarikere](#); [bgant@woodroddgers.com](mailto:bgant@woodroddgers.com); [Stacie Huggins](#)  
Subject: Re: Updated TIS for Special Use Permit WSUP24-0001 (Manogue Expansion)  
Date: Tuesday, June 18, 2024 10:11:35 AM  
Attachments: [image001.png](#)  
[image002.png](#)

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[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Tim,

The applicant has incorporated City's comments regarding City of Reno Right of Way. No further comments from the City of Reno.

KFW

---

**From:** Evans, Timothy <TEvans@washoecounty.gov>  
**Sent:** Tuesday, June 4, 2024 12:06 PM  
**To:** Jeffrey Wilbrecht <jwilbrecht@rtcwashoe.com>; Alex Wolfson <awolfson@rtcwashoe.com>; Graham, Jeffrey <jeffrey.graham@dot.nv.gov>; Thomas, Janelle K. <JKThomas@washoecounty.gov>; Fink, Mitchell <MFink@washoecounty.gov>; Reede, Michon <MReede@washoecounty.gov>; Khalil Wilson <WilsonK@reno.gov>; Nathan Gilbert <GilbertN@reno.gov>; Mike Railey <RaileyM@reno.gov>; David Hutchinson <HutchinsonD@reno.gov>; Hans Meyer <MeyerH@reno.gov>  
**Cc:** Pranesh Amarnath Tarikere <ptarikere@WoodRodgers.com>; bgant@woodroddgers.com <bgant@woodroddgers.com>; shuggins@woodroddgers.com <shuggins@woodroddgers.com>  
**Subject:** RE: Updated TIS for Special Use Permit WSUP24-0001 (Manogue Expansion)

Good Afternoon,

The revised Traffic Impact Study (TIS) has been provided to Planning staff by the applicant. Please see the email below from the applicant with the link to the TIS.

***Please review and provide comments by Friday, June 21, 2024.***

Regards,



**Tim Evans**  
**Planner, Planning & Building Division | Community Services Department**  
CSD Main Phone: 775-328-3600 Direct Line: 775-328-2314  
Visit us first online: [www.washoecounty.gov/csd](http://www.washoecounty.gov/csd)

**From:** Stacie Huggins <shuggins@WoodRodgers.com>  
**Sent:** Tuesday, June 4, 2024 11:57 AM  
**To:** Evans, Timothy <TEvans@washoecounty.gov>  
**Cc:** Pranesh Amarnath Tarikere <ptarikere@WoodRodgers.com>; Bryan Gant <bgant@WoodRodgers.com>  
**Subject:** Updated TIS for Special Use Permit WSUP24-0001 (Manogue Expansion)  
**Importance:** High

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Good morning Tim – The link below can be used to download the updated TIS and appendices for the Bishop Manogue High School Expansion project. It is my understanding that you will distribute this report to the various agencies/representatives for their review and solicit feedback in anticipation of moving this project forward to a Board of Adjustment meeting at the soonest possible time.

 [BishopManogueHS\\_TIA\\_2024-6-3.pdf](#)

Please let us know when you anticipate getting comments so we can plan accordingly for follow up and/or additional discussion regarding the findings.

Thank you.

**Stacie Huggins** | Principal Planner

**Wood Rodgers, Inc.** | [www.woodrodgers.com](http://www.woodrodgers.com) |  
775.823.5258 Direct  
775.250.8213 Mobile  
[shuggins@WoodRodgers.com](mailto:shuggins@WoodRodgers.com)

---

**From:** Evans, Timothy <TEvans@washoecounty.gov>  
**Sent:** Thursday, April 25, 2024 5:26 PM  
**To:** Jeffrey Wilbrecht <jwilbrecht@rtcwashoe.com>; Alex Wolfson <awolfson@rtcwashoe.com>; Graham, Jeffrey <jeffrey.graham@dot.nv.gov>; Thomas, Janelle K. <JKThomas@washoecounty.gov>; Fink, Mitchell <MFink@washoecounty.gov>; Reede, Michon <MReede@washoecounty.gov>; Khalil Wilson <WilsonK@reno.gov>; Nathan Gilbert <GilbertN@reno.gov>; Mike Railey <RaileyM@reno.gov>; David Hutchinson <HutchinsonD@reno.gov>; MeyerH@reno.gov  
**Cc:** Stacie Huggins <shuggins@WoodRodgers.com>; Bryan Gant <bgant@WoodRodgers.com>; Pranesh Amarnath Tarikere <ptarikere@WoodRodgers.com>  
**Subject:** 4/23/24 Meeting Notes for Special Use Permit WSUP24-0001 (Manogue Expansion)

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good Afternoon,

Please see the attached notes from the applicant summarizing the meetings held on April 23, 2024, for Special Use Permit WSUP24-0001 (Manogue Expansion).

Regards,



**Tim Evans**

**Planner, Planning & Building Division | Community Services Department**

CSD Main Phone: 775-328-3600 Direct Line: 775-328-2314

Visit us first online: [www.washoecounty.gov/csd](http://www.washoecounty.gov/csd)

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**From:** [Jeffrey Wilbrecht](#)  
**To:** [Khalil Wilson](#); [Evans, Timothy](#); [Alex Wolfson](#); [Graham, Jeffrey](#); [Thomas, Janelle K.](#); [Fink, Mitchell](#); [Reede, Michon](#); [Nathan Gilbert](#); [Mike Railey](#); [David Hutchinson](#); [Hans Meyer](#)  
**Cc:** [Pranesh Amarnath Tarikere](#); [bgant@woodrogers.com](mailto:bgant@woodrogers.com); [Stacie Huggins](#)  
**Subject:** RE: Updated TIS for Special Use Permit WSUP24-0001 (Manogue Expansion)  
**Date:** Tuesday, June 18, 2024 10:45:00 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)

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[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

There are no comments from RTC.

JW

---

**From:** Khalil Wilson <WilsonK@reno.gov>  
**Sent:** Tuesday, June 18, 2024 10:11 AM  
**To:** Evans, Timothy <TEvans@washoecounty.gov>; Jeffrey Wilbrecht <jwilbrecht@rtcwashoe.com>; Alex Wolfson <awolfson@rtcwashoe.com>; Graham, Jeffrey <jeffrey.graham@dot.nv.gov>; Thomas, Janelle K. <JKThomas@washoecounty.gov>; Fink, Mitchell <MFink@washoecounty.gov>; Reede, Michon <MReede@washoecounty.gov>; Nathan Gilbert <GilbertN@reno.gov>; Mike Railey <RaileyM@reno.gov>; David Hutchinson <HutchinsonD@reno.gov>; Hans Meyer <MeyerH@reno.gov>  
**Cc:** Pranesh Amarnath Tarikere <ptarikere@WoodRodgers.com>; bgant@woodrogers.com; shuggins@woodrogers.com  
**Subject:** Re: Updated TIS for Special Use Permit WSUP24-0001 (Manogue Expansion)

**WARNING - This email originated from outside the RTC: Exercise caution when opening attachments or clicking links, especially from unknown senders.**

Tim,

The applicant has incorporated City's comments regarding City of Reno Right of Way. No further comments from the City of Reno.

KFW

---

**From:** Evans, Timothy <TEvans@washoecounty.gov>  
**Sent:** Tuesday, June 4, 2024 12:06 PM  
**To:** Jeffrey Wilbrecht <jwilbrecht@rtcwashoe.com>; Alex Wolfson <awolfson@rtcwashoe.com>; Graham, Jeffrey <jeffrey.graham@dot.nv.gov>; Thomas, Janelle K. <JKThomas@washoecounty.gov>; Fink, Mitchell <MFink@washoecounty.gov>; Reede, Michon <MReede@washoecounty.gov>; Khalil Wilson <WilsonK@reno.gov>; Nathan Gilbert <GilbertN@reno.gov>; Mike Railey <RaileyM@reno.gov>; David Hutchinson <HutchinsonD@reno.gov>; Hans Meyer



Joe Lombardo  
Governor

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

Tracy Larkin-Thomason, P.E., Director

June 20, 2024

Wood Rodgers  
5485 Reno Corporate Dr.  
Reno, NV 89511  
Attention: Bryan Gant, PE

RE: Bishop Manogue High School Expansion – Traffic Impact Study (06/03/24)

Mr. Gant,

The Nevada Department of Transportation (NDOT) has reviewed the updated traffic analysis prepared by Wood Rodgers (dated 06/03/24) for the above referenced project. Based on the above information, this traffic study is accepted for this project, and it can move forward with the NDOT occupancy permit process. Please be aware of the following comments as the project progresses through the permit process.

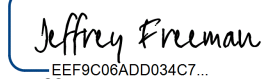
1. NDOT acceptance of a traffic study is typically valid for one year following the date on the acceptance letter, provided the nature of the development does not significantly change. Permit applications made after one (1) year may require an amendment or a new traffic study. Permit applications made after five (5) years will require a new traffic impact study.
2. The following improvements will be required as mitigations based off the traffic impact study:
  - a) US 395A and McCabe intersection traffic signal improvements.
    - i) Reconfigure eastbound approach to include dual left turn and a shared through/right.
    - ii) Run split phasing for eastbound/westbound movements.
    - iii) Provide overlap for south bound right turn and no U-turn restriction for east bound approach.
    - iv) Remove crosswalk for east/west pedestrian movement on north leg of intersection.
  - b) For buildout improvements in NDOT right-of-way provide an addendum with queueing analysis for left-turn movement and review of NDOT's Access Management System and Standards (AMSS). Include impact access modifications will have on surrounding accesses.

3. All design features will be required to comply with NDOT Standards. Any deviation will require approval by the District Engineer. The Permit Office will provide details required for the deviation requests if needed during the permit application review.
4. This acceptance letter and the accepted traffic impact study will need to be included as part of the NDOT encroachment permit submittal. To obtain additional details about the NDOT encroachment permitting process, the NDOT District II Permits Office can be contacted at (775) 834-8330 or [D2Permits@dot.nv.gov](mailto:D2Permits@dot.nv.gov).

We look forward to working with your design team and helping you to achieve the successful completion of your project.

NDOT may require additional changes and/or comments as the permit process progresses. If you have any questions, please feel free to contact Jeff Graham at (775) 834-8382.

Sincerely,

DocuSigned by:  
  
EEF9C06ADD034C7...  
Jeff Freeman, PE  
Engineering Services Manager  
NDOT District II

JF:jg

Enclosures: Bishop Manogue High School Expansion – Traffic Impact Study (06/03/24)  
**(EXHIBIT E)**

Cc: Timothy Evans – Washoe County  
Kahlil Wilson – City of Reno  
Jeff Wilbrecht - RTC  
Bhupinder Sandhu – District Engineer  
Samuel Ahiamadi – NDOT Traffic Operations  
NDOT District II Traffic Engineering  
NDOT District II Permits Office  
File





Date: July 2, 2024  
To: Tim Evans, Planner

From: Janelle K. Thomas, P.E., C.F.M., Senior Licensed Engineer  
Robert Wimer, P.E., Licensed Engineer  
Mitchell Fink, P.E., Licensed Engineer

Re: Special Use Permit for **Manogue Expansion WSUP24-0001**  
APN 162-010-28

## GENERAL PROJECT DISCUSSION

Washoe County Engineering staff has reviewed the above referenced application. The Special Use Permit is for the construction of the Bishop Manogue High School expansion to add additional classrooms, cafeteria, theater, and common areas and is located on approximately 48.11 acres west of South Virginia Street at McCabe Drive. The Engineering and Capital Projects Division recommends approval with the following comments and conditions of approval which supplement the applicable County Code and are based upon our review of the site and the application prepared by Wood Rodgers. Inc. The County Engineer shall determine compliance with the following conditions of approval.

For questions related to sections below, please contact the staff's name referenced.

## GENERAL CONDITIONS

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

### Conditions:

1. 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.

## DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

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

### Conditions:

1. The following note shall be added to the construction drawings; "All properties, regardless of 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."

**WSUP24-0001**  
**EXHIBIT B**

**TRAFFIC AND ROADWAY (COUNTY CODE 110.436)**

Contact Information: Mitchell Fink, P.E. (775) 328-2050

**Discussion:** Washoe County has received and reviewed the updated traffic study and provided it to NDOT, RTC and the City of Reno for review. Washoe County, RTC and the City of Reno do not have any comments on the updated traffic study.

**Conditions:**

1. Per response letter received from Nevada Department of Transportation (NDOT) on June 20, 2024, the applicant shall provide an addendum with queuing analysis for left-turn movements and review of NDOT's Access Management System Standards (AMSS). This analysis shall also include identification of impact to surrounding accesses. This analysis shall be provided for review and acceptance to NDOT prior to issuance of any occupancy permit in NDOT right of way.
2. An approved occupancy permit shall be obtained from NDOT and the City of Reno, for access or improvements to, from, or under roads, and highways maintained by NDOT and the City of Reno and a copy of said permit provided to the Engineering Division prior to issuance of the building permit associated with those improvements.
3. The applicant shall be responsible to incorporate all recommendations provided in the Updated Traffic Study dated completed by Wood Rodgers June 3, 2024. In addition to the improvement alternatives included in the traffic study, the following improvements shall be required as mitigation measures during Phase 1 of the expansion:
  - a. Provide overlap for south bound right turn and no U-turn restriction for east bound approach.

**UTILITIES (County Code 422 & Sewer Ordinance)**

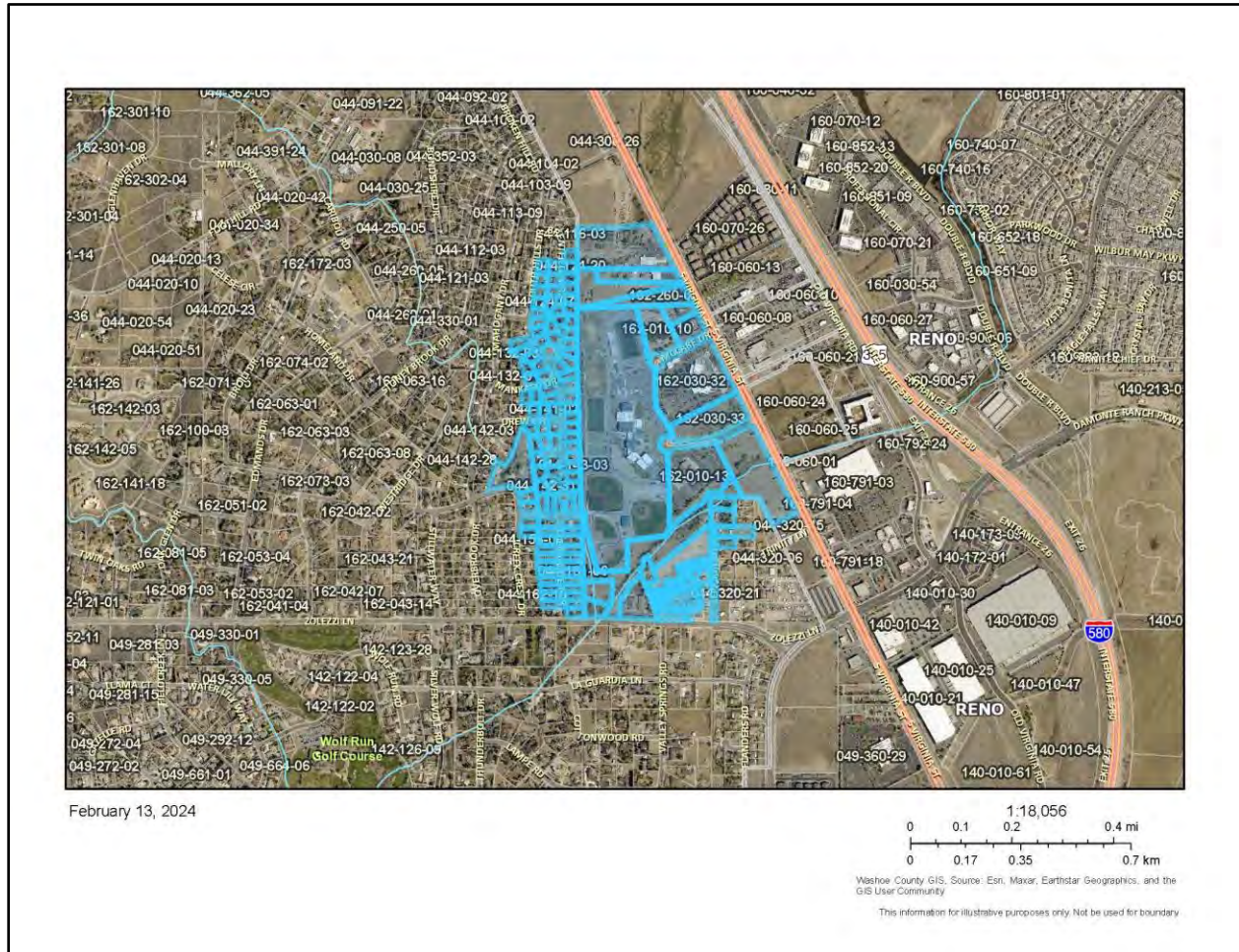
Contact Information: Katrina Pascual, P.E. (775) 328-4648

**Discussion:** No utilities related comments or conditions.

**WSUP24-0001  
EXHIBIT B**

## **Public Notice**

Washoe County Code requires that public notification for a variance must be mailed to a minimum of 30 separate property owners within a minimum 500-foot radius of the subject property a minimum of 10 days prior to the public hearing date. A notice setting forth the time, place, purpose of hearing, a description of the request and the land involved was sent within a 500-foot radius of the subject property. A total of 148 separate property owners were noticed a minimum of 10 days prior to the public hearing date.



## **Public Notice Map**

**Special Use Permit Case Number WSUP24-0001**



# Special Use Permit Application **Bishop Manogue High School Expansion**

Submitted to Washoe County

February 8, 2024

Prepared for

Bishop Manogue High School

110 Bishop Manogue Drive

Reno, NV 89511

Prepared by



**WSUP24-0001  
EXHIBIT D**

**WOOD RODGERS**

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- ❖ Development Application Form
- ❖ Owner Affidavit - removed by planning admin
- ❖ Tax Statement - removed by planning admin
- ❖ Special Use Permit Application

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  - Utilities
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  - Development Statistics
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- ❖ Preliminary Sewer Report

# Section 1

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.

December 2018



# Special Use Permit Application Supplemental Information

(All required information may be separately attached)

1. What is the project being requested?

Bishop Manogue Catholic High School (BMCHS) is planning to expand their existing facility by 160,200 sqft in order to increase student population from 800 to 1,200 students. The expansion will include new classrooms, a larger cafeteria, a theater, and a gymnasium.

2. Provide a site plan with all existing and proposed structures (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.)

Noted. Refer to civil plan set included with application packet.

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

Full build out of the proposed expansion is planned over 4 phases that could take up to 10 years. Phase 1 - cafeteria/parking lot to begin within 2 years of SUP approval and be complete by 2026; Phase 2 - weight room and practice gym, Phase 3 - STEM building, and Phase 4 - performing arts theater. All phases are anticipated to be complete by 2036.

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

The project site is already mostly developed with an existing high school. The proposed expansion includes buildings in undeveloped areas primarily adjacent to the existing building.

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

Bishop Manogue already serves as a community partner to a number of different entities in need of facilities like theirs. The proposed expansion will make them an even greater community resource for events, the arts and STEM initiatives.

6. What are the anticipated negative impacts or affect your project will have on adjacent properties? How will you mitigate these impacts?

There are no anticipated negative impacts on adjacent properties since all of the new development is proposed adjacent to the existing building(s).

7. Provide specific information on landscaping, parking, type of signs and lighting, and all other code requirements pertinent to the type of use being purposed. Show and indicate these requirements on submitted drawings with the application.

Refer to civil and landscape plans included with this application packet.



8. 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
------------------------------	-----------------------------

9. Utilities:

a. Sewer Service	South Truckee Meadows Water Reclamation Facility
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	Charter
g. Water Service	TMWA

For most uses, 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 #		acre-feet per year	
i. Certificate #		acre-feet per year	
j. Surface Claim #		acre-feet per year	
k. Other #		acre-feet per year	

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

--

10. Community Services (provided and nearest facility):

a. Fire Station	TMFD Station 33 (.9 miles)
b. Health Care Facility	Renown Medical Group (.53 miles)
c. Elementary School	Elizabeth Lenz Elementary School (.79 miles)
d. Middle School	Piccolo Middle School (.64 miles)
e. High School	Manogue High School
f. Parks	South Hills Park (.24 miles)
g. Library	South Valleys Library (1.36 miles)
h. Citifare Bus Stop	S. Virginia/McCabe (.24 miles)

**Special Use Permit Application  
for Grading  
Supplemental Information**  
(All required information may be separately attached)

1. What is the purpose of the grading?

Grading is required to accommodate the proposed building expansions and associated site improvements such as accessible sidewalks and parking areas.

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

Approximately 20,000 cy of material will be excavated for the project.

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

The proposed project will disturb approximately 280,000 square feet of the property.

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

The project is anticipated to export approximately 18,000 cy of material.

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

No. The proposed building expansion is greater than 4 acres. Additionally, the majority of the proposed development is comprised of the building footprint expansion that not only needs to be flat but also match the existing building finish floor elevation. The building expansion results in an earthwork volume greater than 5,000 cy, also requiring an SUP.

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.)

The property was previously graded in the early 2000's when the existing school facilities were built. All proposed grading associated with this SUP is new in support of the school expansion.

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

Yes. Building and hardscape limits are shown on the civil plans and limits of landscape improvements are shown on the landscape plans.

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

Disturbed areas will be screened from view by existing commercial/civic uses east of the site and mature landscaping along the property boundary. It is not anticipated that the disturbed areas behind the school will be visible due to existing topography, ballfield fencing, and existing landscaping/trees.

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)?

No. The proposed improvements include expanding the existing building and adding a parking lot, neither of which will be accessible to 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?

The preliminary design includes slopes that are 3(H):1(V) or less. Fiber rolls and slope tracking will be provided with each phase of development to prevent erosion until landscape improvements are installed for each phase.

11. Are you planning any berms?

Yes	No <input checked="" type="checkbox"/>	If yes, how tall is the berm at its highest?
-----	--	--

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)?

Retaining walls, varying in height from small landscape walls to 8 foot retaining walls will be provided as shown on the civil plans. The construction materials will vary from keystone block and rockery to case-in-place concrete or masonry.

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

Existing and proposed landscape treatments, including trees and shrubs, will provide visual mitigation.

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

Yes, approximately 14 trees (greater than 6" caliper) will be removed within the improvement area. Trees will be replaced with a tree of similar caliper at a 1:1 ratio to offset the caliper loss. Refer to grading plan and landscape plan for additional details.

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?

Only areas to be developed will be disturbed, therefore revegetation is not anticipated. All disturbance will be covered in either hardscape, building, or landscape. Mulch within landscape areas will include rock blends, DG, and other materials complimentary to the existing landscaping and the proposed improvements.

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

If needed, temporary irrigation will either be provided by water truck or through the use of the existing private irrigation system extending throughout the site.

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

N/A

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

Yes	No X	If yes, please attach a copy.
-----	------	-------------------------------

# **Section 2**

### **Executive Summary**

Applicant: Bishop Manogue Catholic High School  
APN: 162-010-28  
Request: A request to allow Bishop Manogue Catholic High School to expand its building footprint in the Medium Density Suburban zoning district per Table 110.302.52 of the Washoe County Development Code.  
Location: The 48-acre project site is located west of South Virginia Street via Bishop Manogue Drive and McCabe Drive in south Reno.

### **Project Request**

This application package contains the required Washoe County application and supporting information for the following request:

- A **Special Use Permit (SUP)** to allow an existing Private School Facility to expand its building footprint within the current school campus located in south Reno.

### **Background**

In 1997, the Washoe County Planning Commission approved a special use permit (SPW8-41-97) to develop the Bishop Manogue Catholic High School (BMCHS) campus on a 48-acre parcel. The campus would consist of 186,350 square foot building to include classrooms, an auditorium, gymnasium, library, cafeteria, chapel, as well as athletic fields. After several years of fundraising, in 2004, the 140,000± square foot new high school campus and associated facilities officially opened their doors. This new school was designed to accommodate approximately 800 students but given the size of the parcel, the school had the ability to expand the facilities when the time was right.

Over the last 10 years, with increased residential development throughout the Truckee Meadows, BMCHS has seen an increase in applications for new students. However, due to the current size of the facility, the school cannot physically accommodate more students resulting in a need to expand by utilizing the remaining undeveloped portions of the campus property and adding new wings to the existing building.

Physically, from the southwest portion of the project site, the site slopes downward to the northeast at approximately 2-percent. The existing school is situated at approximately the center of the parcel and is surrounded by athletic fields to the south, west and north. The majority of the area impacted by the school addition is occupied by landscaping and/or rough graded zones capped with aggregate (refer to *Preliminary Geotechnical Letter in Section 4 of this submittal package*).

The project site has a master plan designation of Suburban Residential (SR) and a zoning designation of Medium Density Suburban (MDS). The zoning designation of MDS conforms with the master plan designation and a high school (Private School Facility) is a permitted use in the MDS zoning category. The project site is adjacent to existing single family residential, existing commercial and existing church. The current land use and zoning designations are conforming with the surrounding land uses and in conformance with the goals and policies of the Master Plan (refer to *Vicinity Map, Existing Master Plan and Existing Zoning exhibits in Section 3 of this submittal package*).

ADJACENT PROPERTY DESCRIPTION			
	Land Use Designation	Zoning	Use
<b>North</b>	Suburban Mixed Use (SMU)	Mixed Use Suburban (MS)	Retail Commercial
<b>South</b>	Open Space (OS)	Open Space (OS)	Whites Creek Drainage
<b>East</b>	Suburban Mixed Use (SMU) Commercial (C)	Mixed Use Suburban (MS) Neighborhood Commercial (NC)	Post Office Auto Dealership Catholic Church
<b>West</b>	Suburban Residential (SR)	Medium Density Suburban (MDS)	Single Family Residential

### **Project Details**

The project consists of approximately 162,000± square feet of new building added on to the existing building, creating a campus with approximately 300,597 square feet of building area. The expansion will include additional classrooms to increase the student enrollment from 800 students to approximately 1,200 students, additional space for cafeteria, theater, and gymnasium. As part of the expansion, two new parking areas will be constructed/improved providing a total of 695 parking spaces (138 (new) spaces) to serve the campus.

On-site circulation will provide access around the entire project site utilizing the existing access points at the north (McCabe Drive) and south (Bishop Manogue Drive) ends of the site which are accessible via South Virginia Street (US 395). Parking will be provided throughout the site and include safe pedestrian access from parking lots to the high school buildings.

Off-site, pedestrians will be able to use existing sidewalks to access the Project site on foot and bicycle. Specifically, the Project site frontage has sidewalks and pedestrian access curb ramps. In addition, the signalized intersection at Virginia Street & McCabe Drive includes pedestrian crosswalks with push buttons and curb ramps on all legs. The unsignalized intersection at Virginia Street & Bishop Manogue Drive also has a pedestrian crosswalk with signage and curb ramps along the west leg of the intersection. The roundabouts of Bishop Manogue HS Access have curb ramps on all legs and a pedestrian crosswalk on the Bishop Manogue HS Access & McCabe Drive south leg.

In terms of phasing, the project is anticipated to be constructed in multiple phases over approximately 10 years. While phases and specific additions are subject to change, below is an estimated phasing schedule for build out of the project:

Phase 1 - Cafeteria and South Parking Lot - The expansion of the cafeteria building, new storage outbuilding, and south parking lot will begin within two years of the approval of the SUP, with a target completion date of July 2026.

Phase 2 - Weight Room and Practice Gym - The expansion of the weight room and practice gym, should begin after the completion of Phase 1 with a target completion date of July 2030.

Phase 3 - Science and Engineering Building - The Science and Engineering building expansion should begin after the completion of Phase 2 with a target completion date of July 2033.



Phase 4- Performing Arts Theater - The Theater is anticipated to be the last phase of the program with an anticipated completion of July 2036.

### **Building Architecture and Floor Plan**

The new additions for BMCHS will add a total of +/- 162,000 square feet to the existing building. This includes approximately 14,000 square feet of mechanical space. This expansion will allow the school to increase enrollment from 800 students to approximately 1,200 students.

The additions will relate to the exterior design language of the existing building by using similar materials such as concrete masonry units (CMU). Metal panel cladding will be used as a secondary material to complement the existing metal roofs and aid in elevation articulation. Roofs will be primarily flat with parapet walls. An abundance of natural light will be provided to interior spaces through large windows, skylights, and clerestories. Interior hallways will be generously wide to accommodate the busy class changes. Stairwells will also be extra wide and have exterior views to aid in wayfinding. Exterior heights of the additions will not surpass the existing chapel's steeple to maintain the chapel's centrality to the overall composition of the building.

It is anticipated for the total construction to be split into four phases: a Cafeteria wing, STEM/Classroom wing, Athletics wing, and a Theater/Art wing.

The cafeteria wing will extend the existing cafeteria, add a new kitchen, and add 8 classrooms between two stories. The expanded cafeteria will feature double height space with a mezzanine and clerestory windows. The cafeteria wing will be the first phase of construction as the existing cafeteria is not meeting the needs of current enrollment.

The STEM/Classroom wing will consist of a large double height STEM lab space with mezzanine and a two-story wing with 14 classrooms. The design of the STEM/Classroom wing exterior will take a more industrial approach to relate to its function and provide visual separation from the rest of the building. The cafeteria wing and STEM wing will be connected to each other as well as the existing building via corridors on both levels. This will allow for easy circulation between buildings and creates two large outdoor courtyards.

The new athletics addition will include a half-court practice gym, expanded weight room, and athletic offices. The weight room expansion will nearly triple the existing weight room space and include dedicated space for cardio and stretching.

The Theater/Art wing will include a partial fly, ~400 seat theater, a digital art classroom, and offices for campus ministry. An approximately 9,000 square foot outbuilding will be constructed adjacent to the tennis courts to provide much needed storage for facilities. Lastly, an approximately 500 square foot secure-entry lobby will be added to the main entrance to enhance the campus' security.

### **Traffic and Site Circulation**

Wood Rodgers prepared a Traffic Impact Study to identify potential impacts from the project and develop recommendations if necessary. According to the study, the Project site currently generates approximately 1,693 daily trips (ADT), with 515 AM Peak Hour Trips and 312 afternoon peak trips. New trips generated by the proposed Project were estimated using rates from the Institute of Transportation Engineers Trip Generation Manual, 11th Edition (ITE). With the Project, site traffic is estimated to increase generation by 911 daily trips, 277 AM Peak Hour Trips (164 Inbound, 114 Outbound), and 168 Afternoon Peak Hour Trips (66 Inbound, 102 Outbound) under typical weekday traffic demand conditions.



In terms of on-site circulation, the Project trips will circulate through one of four existing Project driveways. According to the study, all four intersections and driveways are projected to operate at acceptable level of service (LOS) or better under existing plus project future peak hour conditions. As a result, the Project was found to have negligible impact on all four study intersections under all future study conditions (*refer to Traffic Impact Study in Section 4 of this submittal package*).

### **Parking**

As noted previously, the proposed Project adds approximately 160,200 square feet of new building area and increased enrollment up to 1,200 students. As a result of the expansion, the number of employees is also expected to increase, up to a total of 160 (with maximum enrollment). The existing Project site has 557 parking spaces which includes 25 accessible spaces.

In accordance with Washoe County Development Code, off-street parking spaces shall be provided for all new development. The parking space requirements for “Civic Use Types,” which includes the “Education” category is provided in Table 110.410.10.2. Specifically, the parking space requirements for an “*Elementary/Secondary School*” are as follows:

- 1 space per employee during peak employee shift
- 0.25 spaces per student of driving age

Assuming 160 employees and projected 900 students of driving age (assuming 75% of the 1,200 students are of driving age), 385 parking spaces would be required for the Project per Washoe County Development Code. As designed, the proposed Project includes 695 total parking spaces, including a minimum of 14 ADA accessible spaces (per Table 110.410.15.1), which is anticipated to be adequate to meet the Project parking demand.

### **Landscaping**

New landscaping will be provided as part of the Project. Washoe County Development Code requires that a minimum of 20% of the improvement area is required to be landscaped. As designed, the project includes 104,683 sqft (37%) of new landscape area which includes a mix of ornamental plantings and ornamental hardscape. The project will also include a minimum of 189 new trees that will be strategically planted throughout the project area (*refer to Color Site Plan in Section 3 or Landscape Plan in map pocket*).

### **Lighting**

The project site includes existing light poles throughout the parking areas and around the athletic fields. As part of this expansion project, new light poles, typical of a high school, will be provided in the new parking areas. New light poles will not exceed a maximum height of 30-feet in parking areas and 12-feet if within 100 feet of residential neighborhoods. Any new light poles will be consistent in style with existing on-site poles and will promote “dark sky’s” by including covers that prevent spillover and reflect away from adjoining properties.

Note that where lights may be located adjacent to the existing ballfields, the fields are several feet above the parking lot and therefore will provide some natural screening from neighborhood properties due to topography.

### **Utilities**

Utilities that will serve the project site are summarized as follows:

- **Water** – The project site is currently served by TMWA. There is a 10-inch water main loop on site that surrounds the existing building. It is anticipated that the existing water main is sufficient to serve the proposed building expansions and their associated new services. Based on initial information, the existing water main may be located outside the drive aisle at the southwest corner of the building. In anticipation of this possibility, the proposed plan shows relocation of the water main into the drive aisle. Reference the utility plan for locations of the proposed services and relocated water main.
- **Sewer** – The site is currently being served by Washoe County at the South Truckee Meadows Water Reclamation Facility. The project is anticipated to generate 18,900 gallons per day (gpd) more flow as a result of the proposed building expansions. Sewer will connect to existing facilities serving the site. Reference the sewer study for detailed calculations and new sewer service locations.

### **Neighborhood Meeting**

As required the applicant hosted a Neighborhood Meeting to discuss the project prior to this application. Post cards were mailed to over 245 property owners within 750 feet of the project site. The virtual meeting was held on Wednesday, January 10, 2024 from 6:00 – 7:00 pm in the Bishop Manogue High School cafeteria. An overview of the project including preliminary site plans and project details were presented. Four people attended the meeting and asked questions related to traffic during construction, project phasing, and next steps. The pre-application meeting materials including a recording of the neighborhood meeting presentation was uploaded to the Washoe County HUB website.

### **Development Statistics**

Total Parcel Area:	48± acres
Proposed Project Area:	6.5± acres (283,140 sqft.)
Existing Building Area:	153,000± sqft.
Proposed Building Area:	161,500 ± sqft.
Proposed Parking/Paved Area:	78,100± sqft.
Proposed Landscape Area:	104,683± sqft.
Landscape Area Required:	56,628± sqft (20%)
Landscape Area Provided:	104,683 ± sqft. (37%)
Trees Required:	189 trees
Trees Provided:	189 trees
Parking Required:	385 stalls
Parking Provided:	695 stalls
Accessible Parking Required:	14 stalls
Accessible Parking Provided:	14 stalls

### **Special Use Permit Findings**

Section 110.810.30 Findings. Prior to approving an application for a special use permit, the Planning Commission, Board of Adjustment or a hearing examiner shall find that all of the following are true:

- (a) Consistency. The proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the applicable area plan;**

**Response:** According to the Envision Washoe 2040 Master Plan adopted in November 2023, the subject properties are in the Southwest Truckee Meadows planning area which identifies the parcels as having a master plan designation of Suburban Residential (SR). There are no specific Principles or Policies in the planning area that are applicable to the proposed school expansion. The granting of this special use permit is consistent with the policies and maps of the Master Plan and Southwest Truckee Meadows area.

- (b) Improvements. 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;**

**Response:** As detailed on the attached engineering plans and reports, all infrastructure and services needed to serve the project are in place or can be extended to serve the building expansion areas.

- (c) Site Suitability. The site is physically suitable for the type of development and for the intensity of development;**

**Response:** As previously noted, from the southwest portion of the project site, the site slopes downward to the northeast at approximately 2-percent. The existing school is situated at approximately the center of the parcel and is surrounded by athletic fields to the south, west and north. The majority of the area impacted by the proposed school expansion is currently either landscaped and/or rough graded with aggregate making these area well suited for the intensity of the use.

- (d) Issuance Not Detrimental. 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; and**

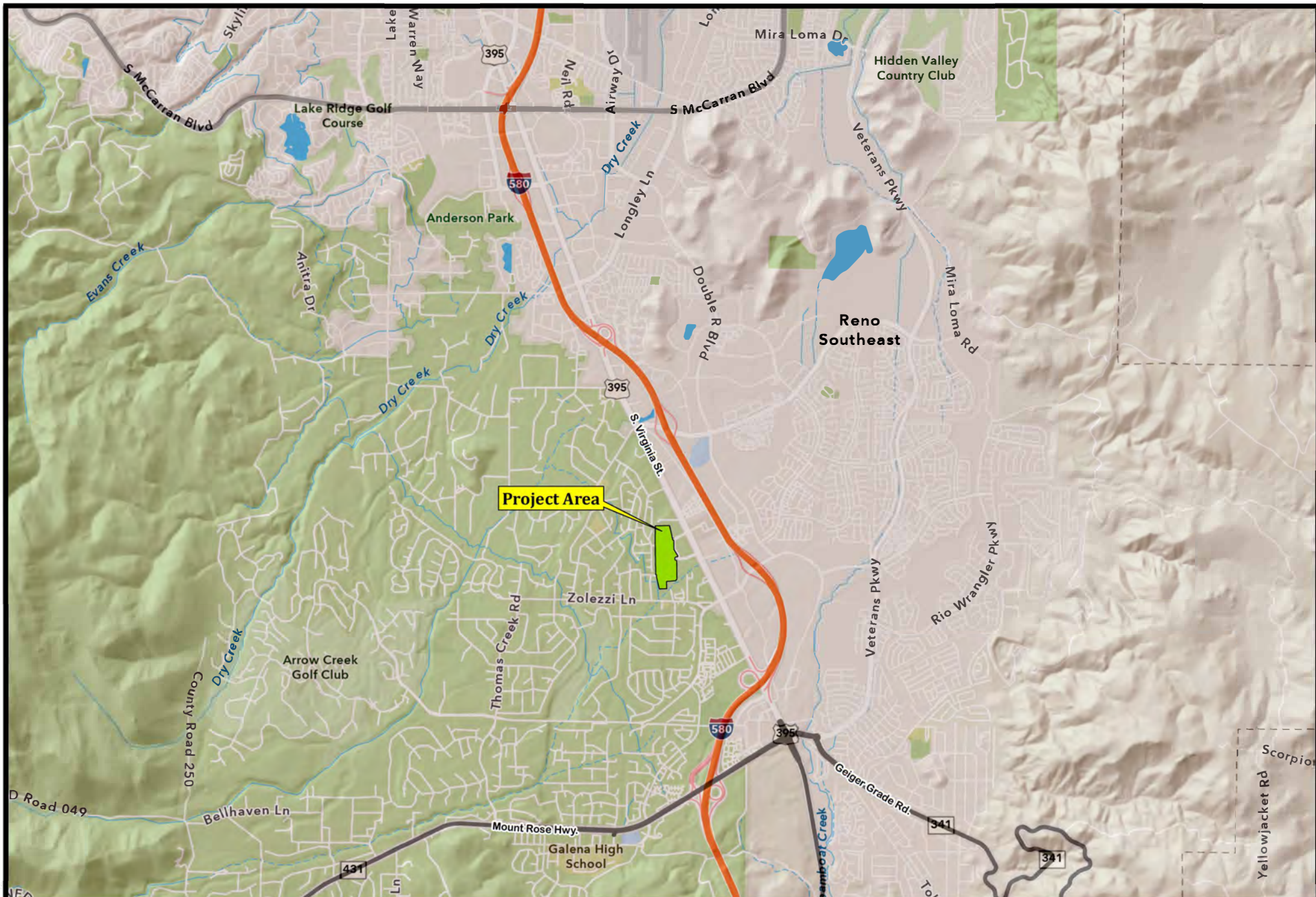
**Response:** Given that the site already developed with a high school campus and athletic fields, issuance of this special use permit to allow the school to expand within its current footprint will not be significantly detrimental to the public health, safety or welfare of the surrounding area. Consideration has been given to the neighboring properties through the overall site design and additional landscaping to help mitigate grading impacts and screen the development from public view.

- (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.**

**Response:** N/A.

# **Section 3**







57

## Vicinity Map

### Manogue High School

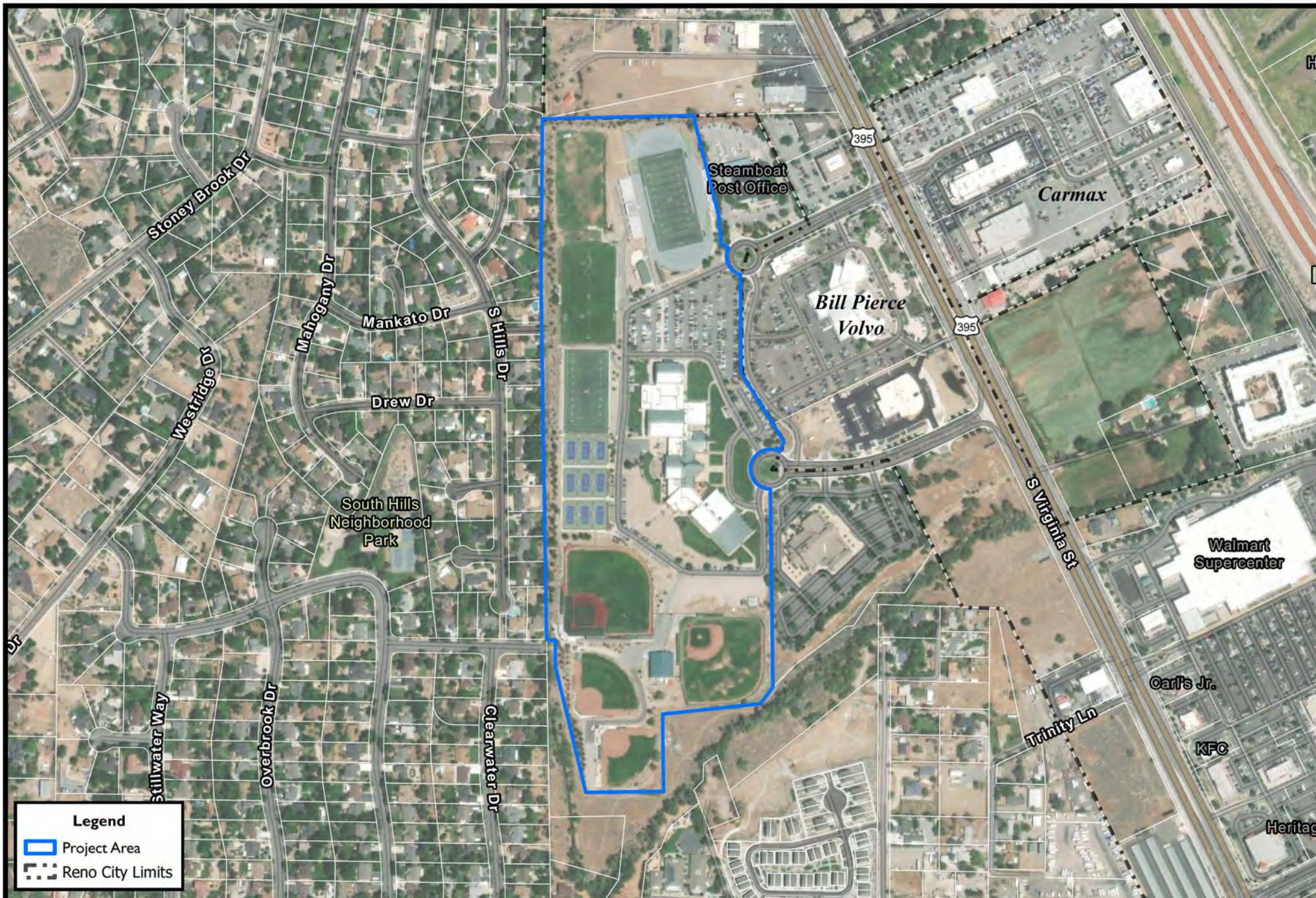
January 2024

**WSUP24-0001**  
**EXHIBIT D**



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





**Legend**

Project Area

Reno City Limits



# Aerial Map

## Manogue High School

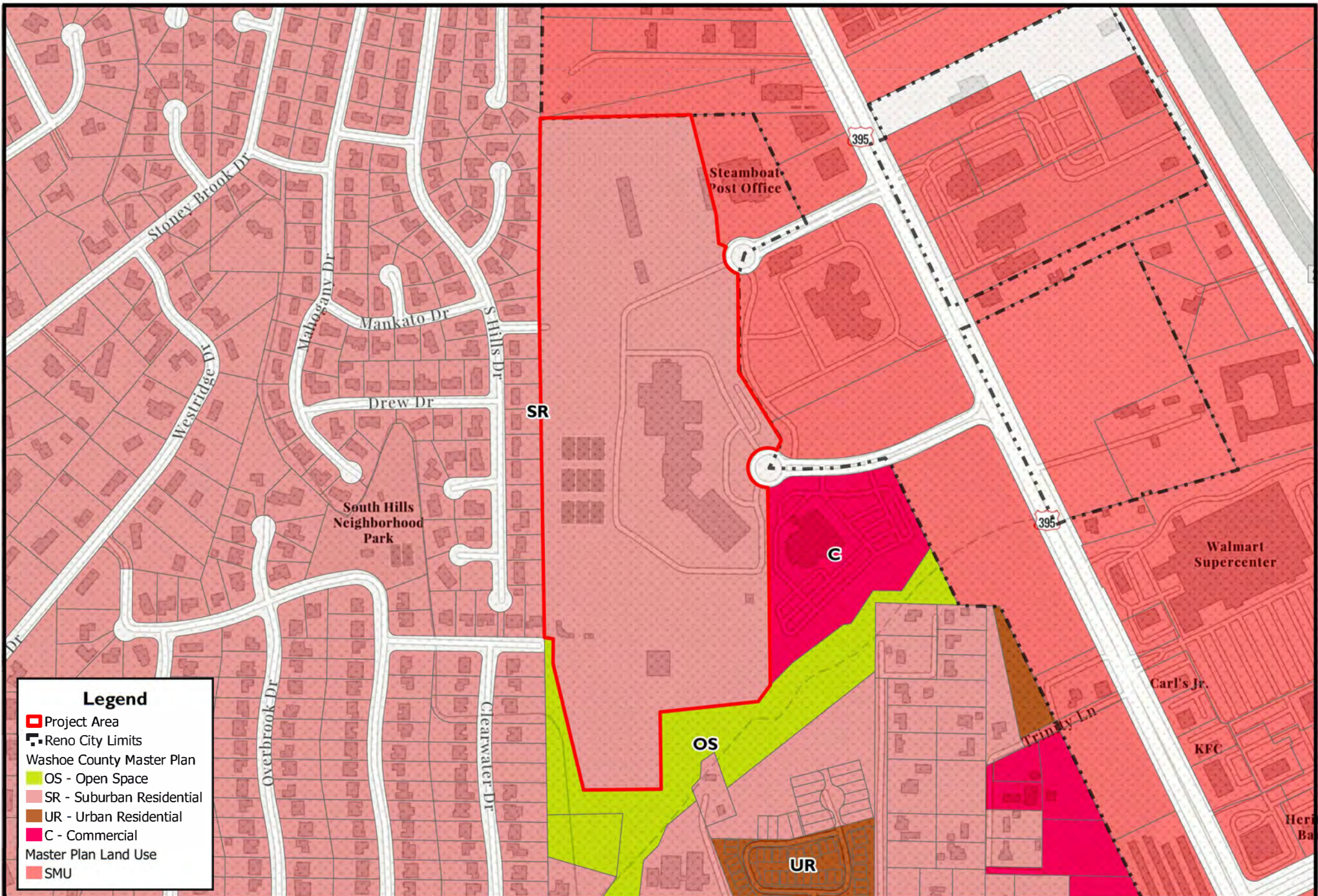
January 2024

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### Legend

- Project Area
- Reno City Limits
- Washoe County Master Plan
- OS - Open Space
- SR - Suburban Residential
- UR - Urban Residential
- C - Commercial
- Master Plan Land Use
- SMU

## Master Plan Manogue High School

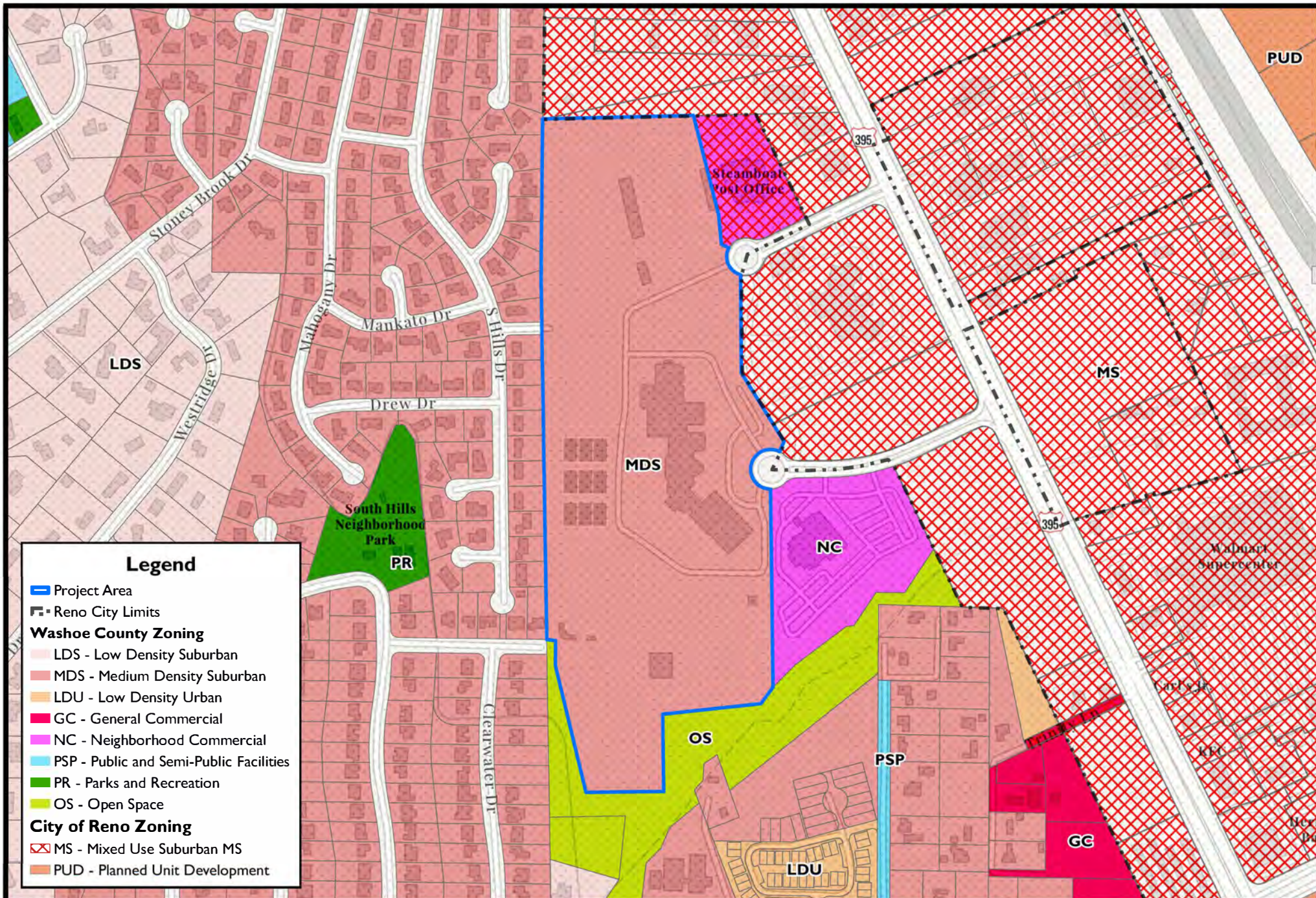
January 2024

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# BISHOP MANOGUE CATHOLIC HIGH SCHOOL EXPANSION

## SPECIAL USE PERMIT TITLE SHEET

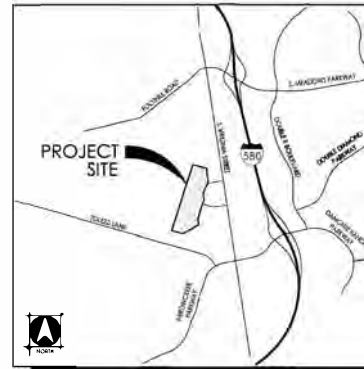
**OWNER/DEVELOPER:**  
BISHOP MANOGUE CATHOLIC HIGH SCHOOL  
110 BISHOP MANOGUE DRIVE  
RENO, NV 89511

### BASIS OF BEARINGS

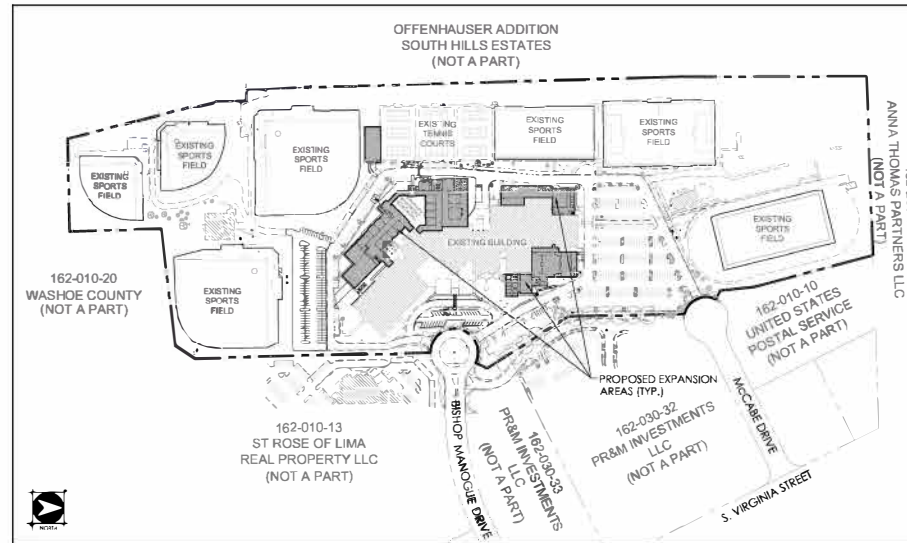
NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983/1994, HIGH ACCURACY REFERENCE NETWORK (NAD 83/1994), AS DETERMINED USING REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS WITH CORRECTIONS TRANSMITTED BY THE NEVADA GPS NETWORK. THE BEARING BETWEEN GPS REFERENCE STATION "NW-BENCH" (NAD 83/1994) AND "WYWP" (NAD 83/1994) IS TAKEN AS NORTH 82°06'23" WEST. ALL DIMENSIONS SHOWN ARE GROUND DISTANCES. GRID TO GROUND COMBINED FACTOR = 1.000199939.

### BASIS OF ELEVATION

BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAD 83) AS TAKEN FROM CITY OF RENO BENCHMARK 2891, WITH A PUBLISHED ELEVATION OF 4218.49 FT. BENCHMARK 12891 IS DESCRIBED AS BEING 1.5" STEEL RIVET CAP IN THE TOP OF CURB AT THE SOUTHERLY ENTRANCE TO A S.B.E. GAS STATION (10850 SOUTH VIRGINIA STREET) 1" NORTHERLY OF A HANDICAP RAMP.



VICINITY MAP  
NOT TO SCALE



SITE PLAN  
NOT TO SCALE

### SITE INFORMATION:

**SITE PLANT STATISTICS**  
PARCEL AREA: 48.1 AC  
PROJECT AREA: 45 AC  
EX. BUILDINGS SQUARE FOOTAGE: 153,000 SF  
PROPOSED BUILDING ADDITION: 161,500 SF  
NEW PARKING/PAVING AREA: 76,100 SF  
NEW LANDSCAPE AREA: 104,000 SF

**PARKING STATISTICS**  
TOTAL PARKING REQUIRED (WASHOE COUNTY): 382 STALLS  
1 PER EMPLOYEE: 140 EMPLOYEES = 140 STALLS  
0.25 PER DRIVING AGE STUDENT: 0.25 (1200 STUDENTS) = 225 STALLS  
TOTAL PARKING REQUIRED SITE: PRIVATE HIGH SCHOOL: 408 STALLS  
0.34 PER STUDENT: 0.34 (1200 STUDENTS) = 408 STALLS  
TOTAL PARKING PROVIDED: 408 STALLS  
TOTAL ACCESSIBLE PARKING REQUIRED: 14 STALLS  
TOTAL ACCESSIBLE PARKING PROVIDED: 14 STALLS

**LANDSCAPING STATISTICS (ADDITION ONLY)**  
PROJECT AREA: 283,140 SF (6.5 AC)  
REQUIRED LANDSCAPE AREA: 56,628 SF (12.8 AC)  
PROPOSED LANDSCAPE AREA: 104,000 SF  
REQUIRED NUMBER OF TREES: 189  
PROPOSED NUMBER OF TREES: 189

ASSESSOR PARCEL NUMBER:  
162-010-28

### ENGINEERS STATEMENT:

I, MEGAN OVERTON, DO HEREBY CERTIFY THAT THE PLAN HAS BEEN PREPARED BY ME OR UNDER MY SUPERVISION AND WAS COMPLETED ON THE 8TH DAY OF FEBRUARY, 2024.

MEGAN OVERTON, P.E. #16889



### SHEET INDEX

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

## BISHOP MANOGUE CATHOLIC HIGH SCHOOL EXPANSION TITLE SHEET



**WOOD RODGERS**  
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
1361 Corporate Boulevard Tel 775.823.4088  
Reno, NV 89502 Fax 775.823.4086

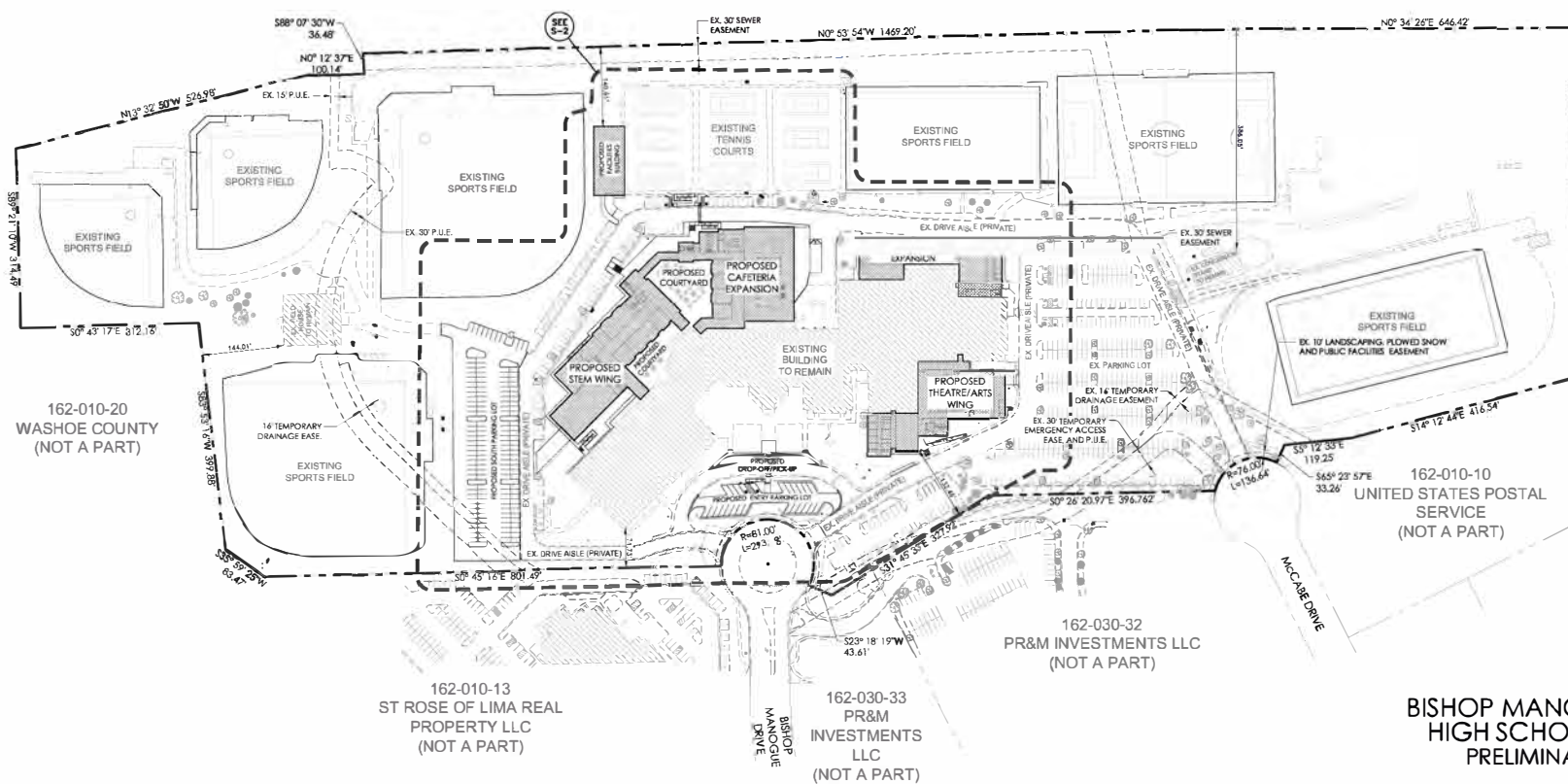
4412001

FEBRUARY, 2024

SHEET T-1 OF 9

BISHOP MANOGUE  
CATHOLIC  
HIGH SCHOOL  
EXPANSION  
SPECIAL USE PERMIT  
PRELIMINARY SITE PLAN

OFFENHAUSER ADDITION  
SOUTH HILLS ESTATES  
(NOT A PART)



162-260-05  
ANNA THOMAS  
PARTNERS LLC  
(NOT A PART)

162-010-10  
UNITED STATES POSTAL  
SERVICE  
(NOT A PART)

162-030-32  
PR&M INVESTMENTS LLC  
(NOT A PART)

162-030-33  
PR&M  
INVESTMENTS  
LLC  
(NOT A PART)

BISHOP MANOGUE CATHOLIC  
HIGH SCHOOL EXPANSION  
PRELIMINARY SITE PLAN



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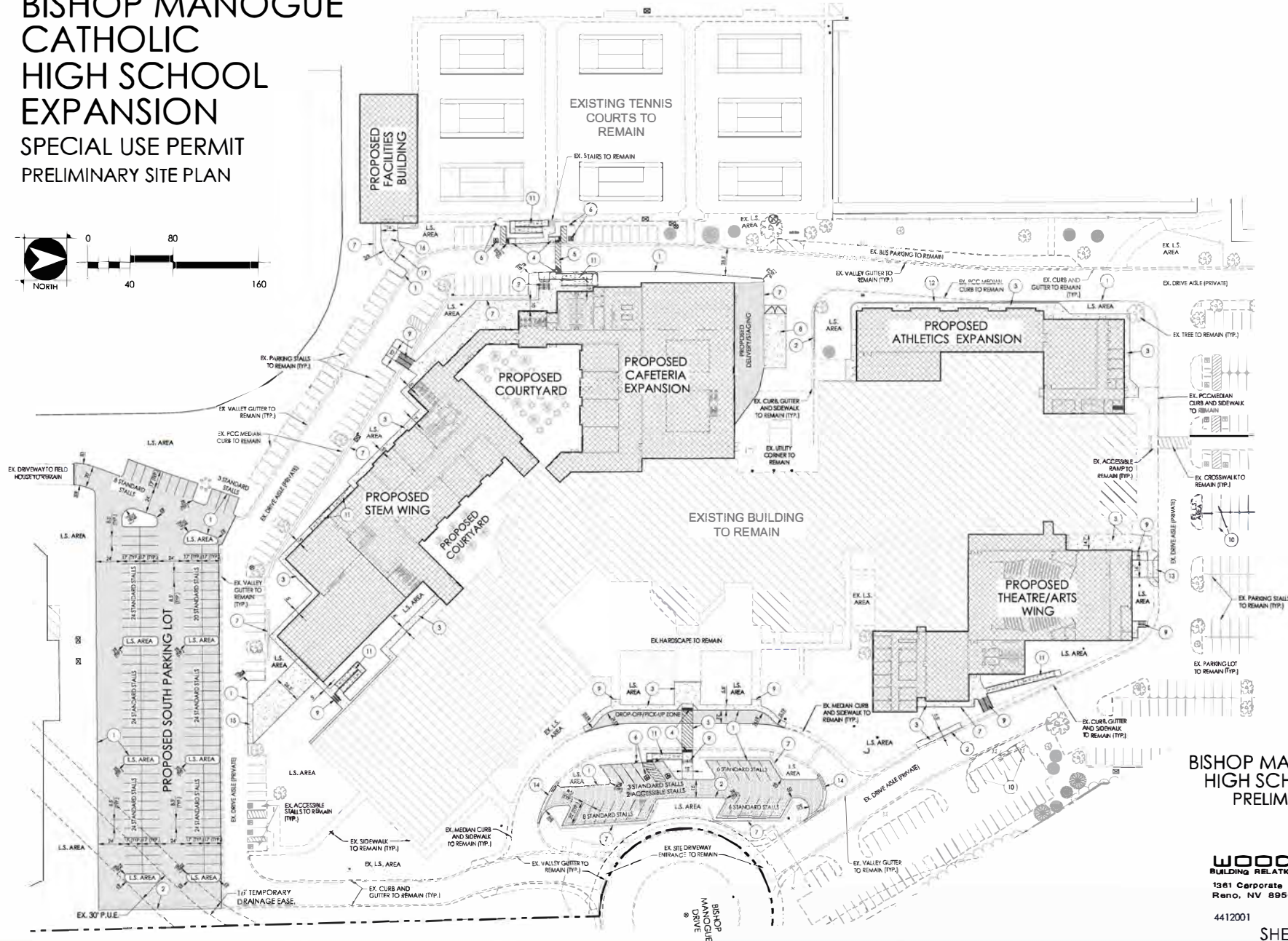
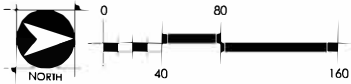
4412001

FEBRUARY, 2024

SHEET S-1 OF 9

**WSUP24-0001**  
**EXHIBIT D**

# BISHOP MANOGUE CATHOLIC HIGH SCHOOL EXPANSION SPECIAL USE PERMIT PRELIMINARY SITE PLAN



## KEY NOTES:

1. PROPOSED TYPE 1 P.C.C. MEDIAN CURB (TYP.)
2. PROPOSED TYPE 1 CURB AND GUTTER
3. PROPOSED P.C.C. SIDEWALK
4. PROPOSED ACCESSIBLE CURB RAMP
5. PROPOSED STRIPED ACCESSIBLE PATH
6. PROPOSED STRIPED ACCESSIBLE SYMBOL AND SIGNAGE (TYP.)
7. PROPOSED RETAINING WALL (SEE GRADING PLANS FOR HEIGHT)
8. PROPOSED TRASH ENCLOSURE
9. PROPOSED STAIRS (SEE GRADING PLANS FOR NUMBER)
10. REMOVE EX. ACCESSIBLE PARKING STALLS AND RESTRIPE AS STANDARD STALLS
11. PROPOSED ACCESSIBLE RAMP WITH HANDRAILS
12. PROPOSED RETAINING CURB (SEE GRADING PLANS FOR HEIGHT)
13. PROPOSED THEATRE BACKSTAGE DRIVEWAY
14. PROPOSED 3' P.C.C. VALLEY GUTTER
15. PROPOSED STEM LAB DRIVEWAY
16. PROPOSED FACILITIES BUILDING DRIVEWAY
17. PROPOSED FLUSH CURB

## LEGEND:

- PROPOSED A.C. PAVING
- PROPOSED P.C.C. CONCRETE

BISHOP MANOGUE CATHOLIC  
HIGH SCHOOL EXPANSION  
PRELIMINARY SITE PLAN



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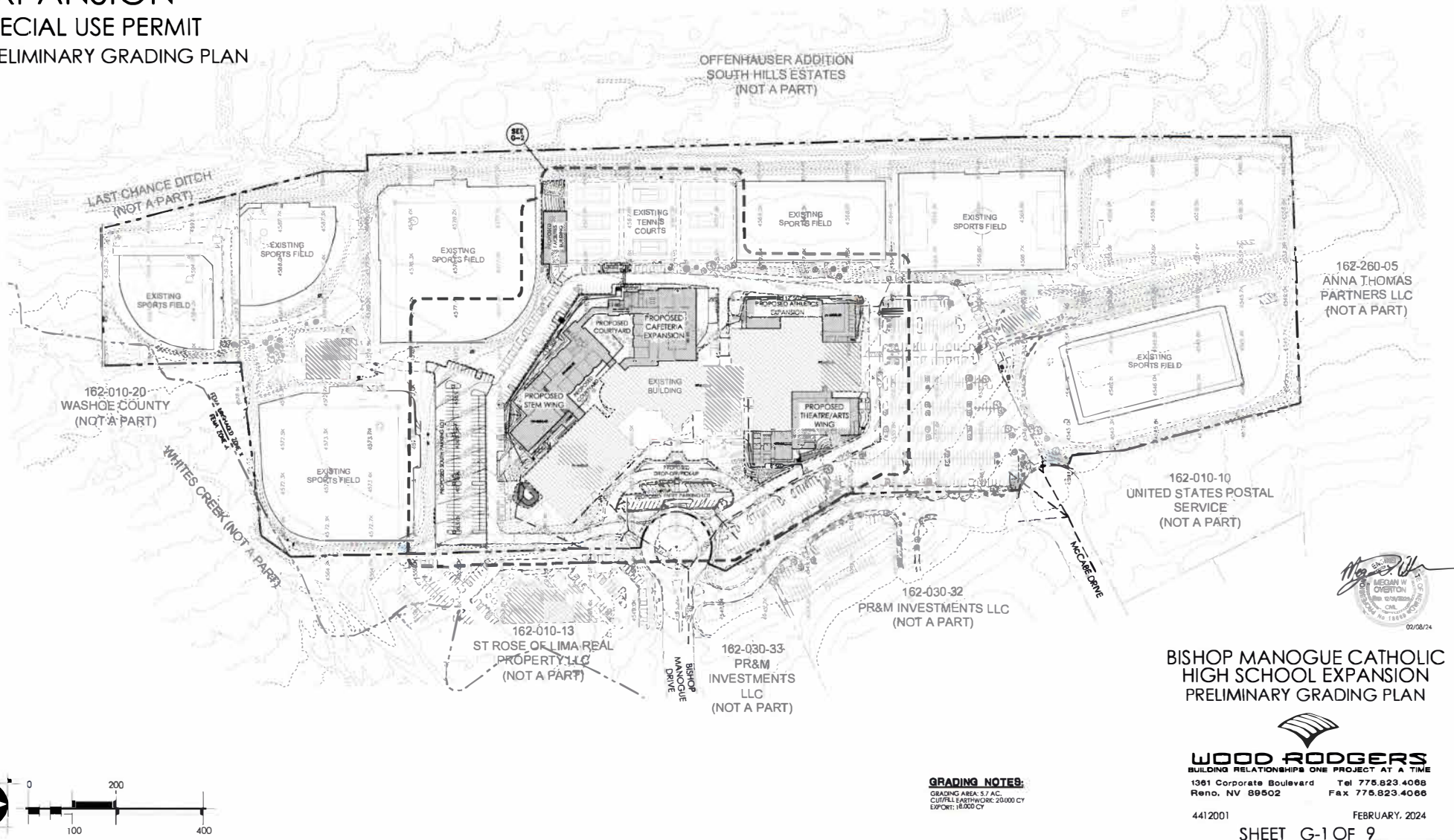
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FEBRUARY, 2024

SHEET S-2 OF 9

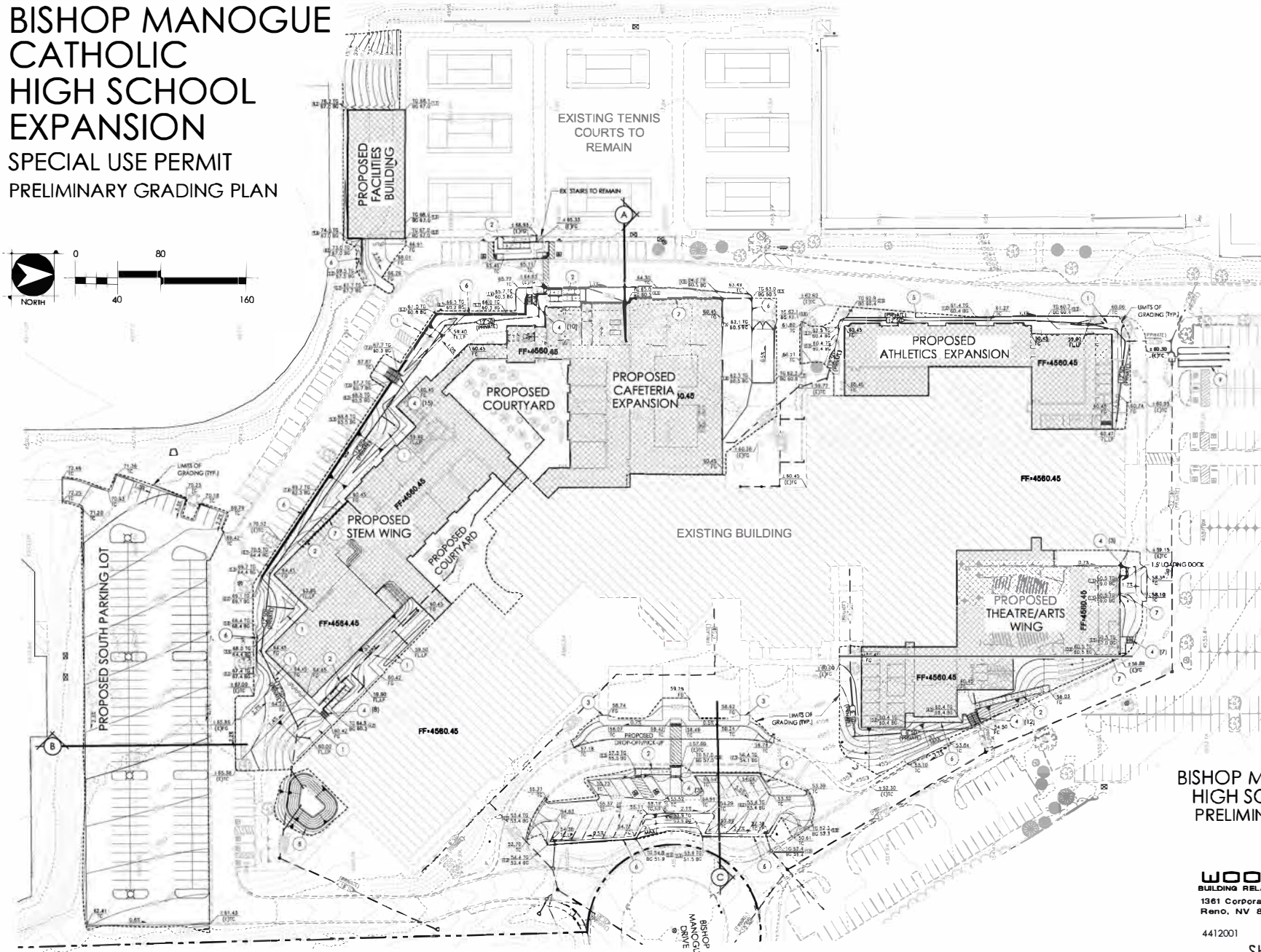
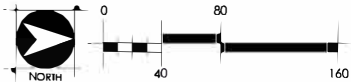


SPECIAL USE PERMIT  
PRELIMINARY GRADING PLAN



# BISHOP MANOGUE CATHOLIC HIGH SCHOOL EXPANSION

## SPECIAL USE PERMIT PRELIMINARY GRADING PLAN



- KEY NOTES:**
- 1 PROPOSED DRAINAGE SWALE
  - 2 PROPOSED PEDESTRIAN RAMP W/ HANDRAIL
  - 3 PROPOSED SINGLE SIDEWALK STEP
  - 4 PROPOSED MULTIPLE SIDEWALK STEPS W/ HANDRAIL (QUANTIFY NEXT TO NOTE IN PLAN VIEW)
  - 5 PROPOSED RETAINING CURB
  - 6 PROPOSED RETAINING WALL
  - 7 PROPOSED RETAINING WALL INTEGRAL WITH BUILDING EXTERIOR WALL
  - 8 PROPOSED DETENTION BASIN
  - 9 PROPOSED UNDERGROUND DETENTION SYSTEM

*Megan W. Overton*  
MEGAN W. OVERTON  
Professional Engineer  
Civil  
No. 12889, State of NV  
02/08/24

BISHOP MANOGUE CATHOLIC  
HIGH SCHOOL EXPANSION  
PRELIMINARY GRADING PLAN



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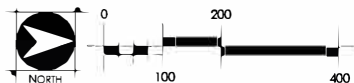
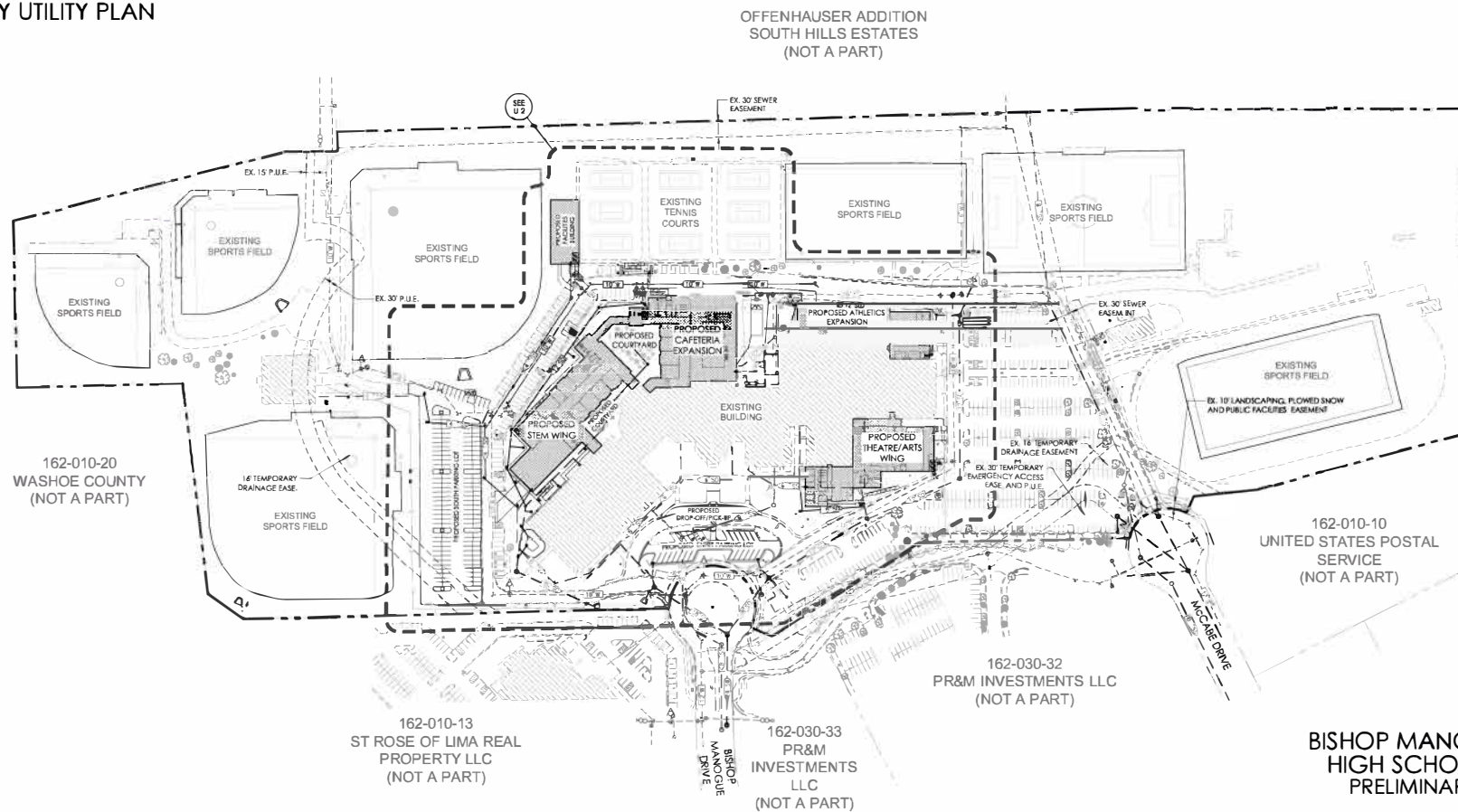
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FEBRUARY, 2024

SHEET G-2 OF 9



BISHOP MANOGUE  
CATHOLIC  
HIGH SCHOOL  
EXPANSION  
SPECIAL USE PERMIT  
PRELIMINARY UTILITY PLAN



BISHOP MANOGUE CATHOLIC  
HIGH SCHOOL EXPANSION  
PRELIMINARY UTILITY PLAN

  
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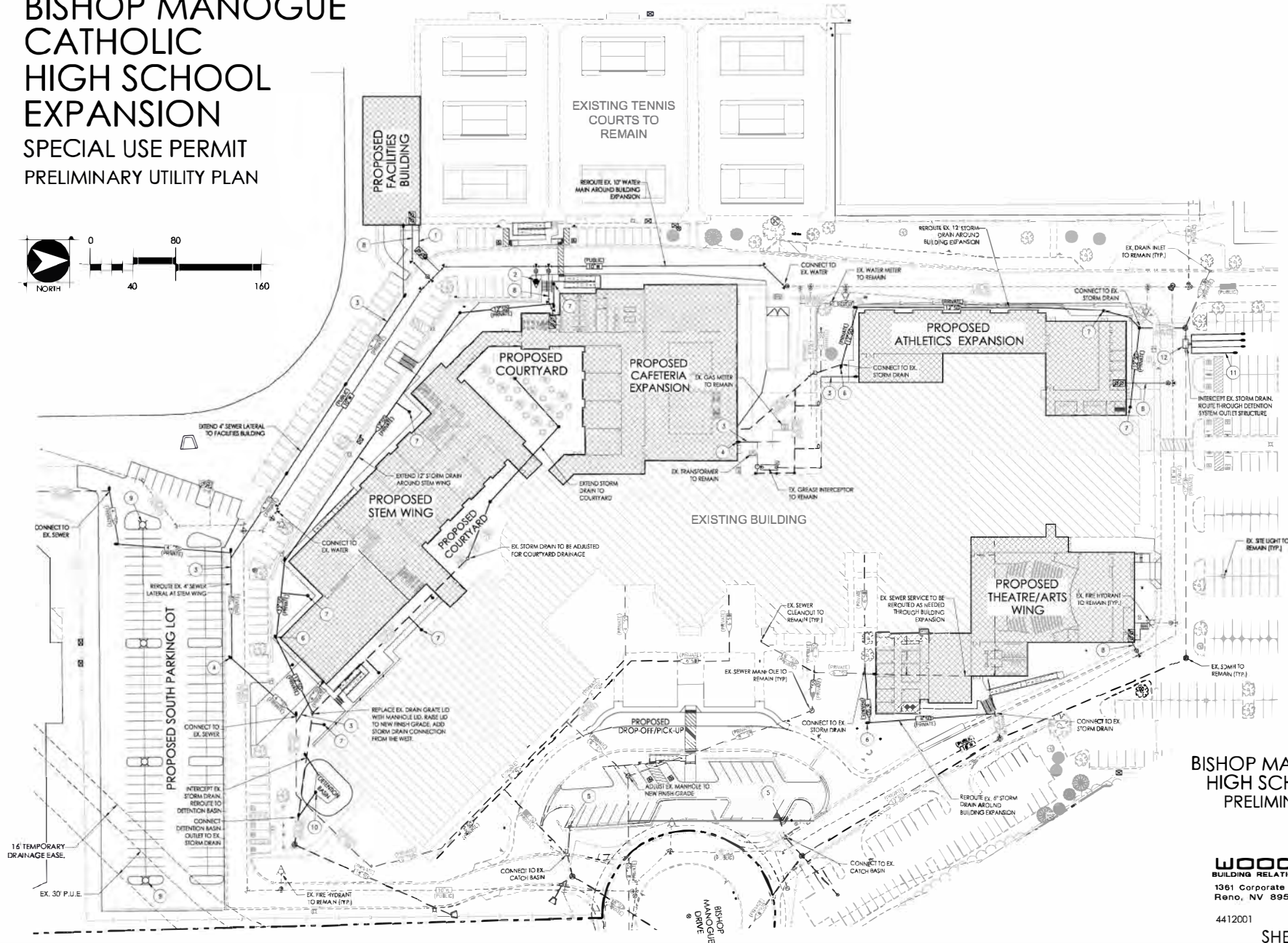
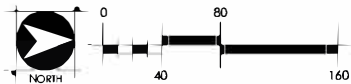
4412001

FEBRUARY, 2024

SHEET U-1 OF 9

# BISHOP MANOGUE CATHOLIC HIGH SCHOOL EXPANSION

## SPECIAL USE PERMIT PRELIMINARY UTILITY PLAN



### KEY NOTES:

- 1 PROPOSED DOMESTIC WATER SERVICE
- 2 PROPOSED FIRE HYDRANT
- 3 PROPOSED SEWER SERVICE
- 4 PROPOSED SEWER CLEANOUT (TYP.)
- 5 PROPOSED CATCH BASIN (TYP.)
- 6 PROPOSED DRAIN CLEANOUT (TYP.)
- 7 PROPOSED LANDSCAPE DRAIN/AREA DRAIN (TYP.)
- 8 PROPOSED FIRE SERVICE
- 9 PROPOSED PARKING LOT LIGHT (TYP.)
- 10 PROPOSED DETENTION BASIN OUTLET STRUCTURE
- 11 PROPOSED UNDERGROUND DETENTION SYSTEM
- 12 PROPOSED DETENTION SYSTEM OUTLET STRUCTURE



**BISHOP MANOGUE CATHOLIC HIGH SCHOOL EXPANSION**  
PRELIMINARY UTILITY PLAN



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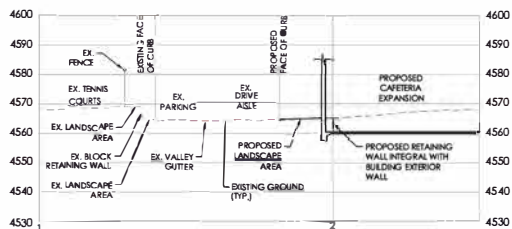
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FEBRUARY, 2024

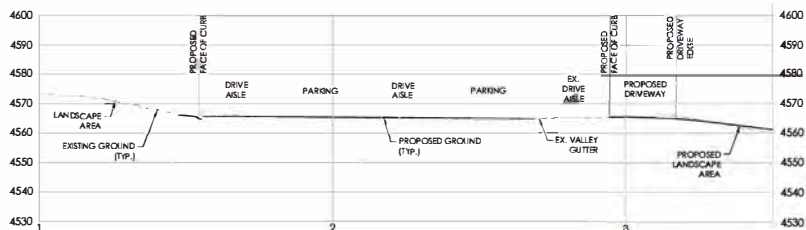
SHEET U-2 OF 9



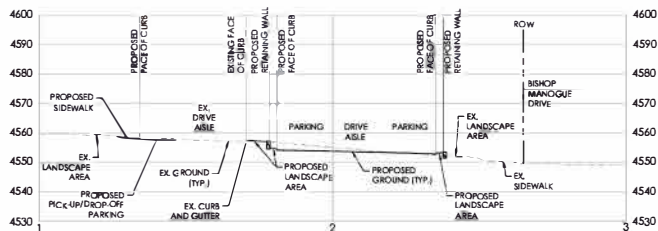
# BISHOP MANOGUE CATHOLIC HIGH SCHOOL EXPANSION SPECIAL USE PERMIT PRELIMINARY CROSS SECTIONS



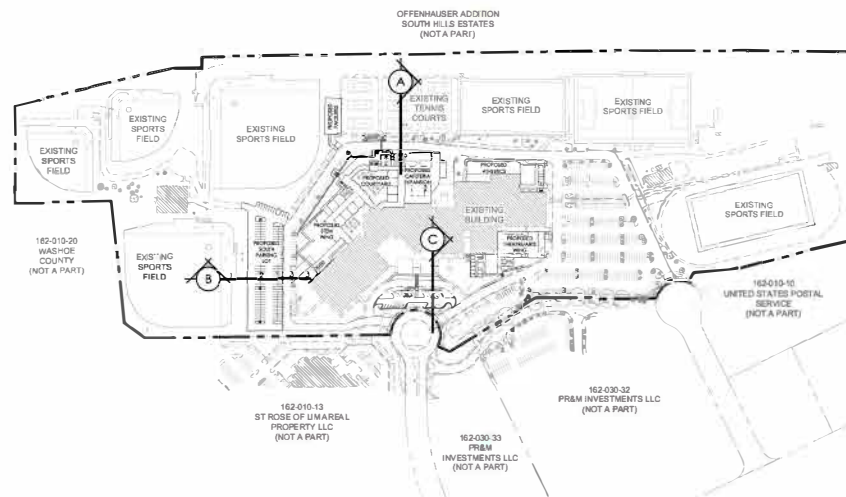
**CROSS SECTION**



**CROSS SECTION**



**C** CROSS SECTION  
1"=20' HORIZ.  
1"=20' VERT.



SITE PLAN  
NO SCALE

BISHOP MANOGUE CATHOLIC  
HIGH SCHOOL EXPANSION  
PRELIMINARY CROSS SECTIONS



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FEBRUARY, 2024

SHEET XS-1 OF 9





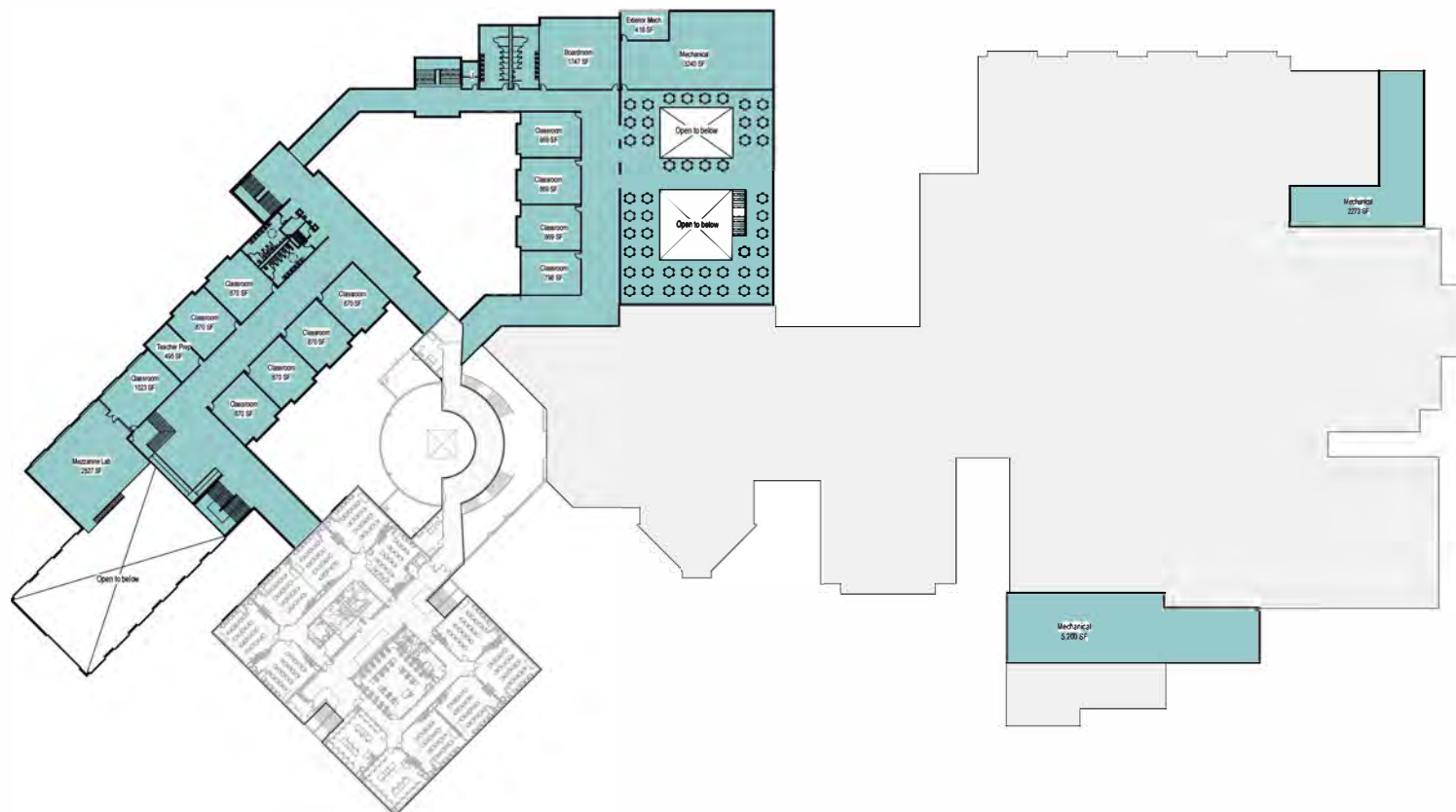
<b>Existing Square Footage:</b>	
Level 1: 120,200 sf	
Level 2: 9,200 sf	
Football Out Buildings: 4,600 sf	
Baseball Out Buildings: 9,000 sf	
Total: 153,000 sf	
<b>Added Square Footage:</b>	
Classroom Wing / STEM Dept. Level 1 = +/- 20,000 sf	
Level 2 = +/- 22,000 sf	
Sub Total = +/- 51,000 sf	
Cafeteria Wing	
Level 1 = +/- 28,000 sf	
Level 2 = +/- 24,000 sf	
Sub Total = +/- 52,000 sf	
Weight room/Athletics Offices	= +/- 16,000 sf
Teacher/Ministry Offices/Art Wing	= +/- 22,000 sf
Facilities Out Buildings	= +/- 6,000 sf
Mechanical Med. Penthouse	= +/- 14,000 sf
Secure Entry	= +/- 500 sf
Total = +/- 161,500 sf	



1 Floor Plan

<p>Professional Seal</p> <p><b>PRELIMINARY</b> Not For Construction</p> <p>© Copyright H + K Architects</p>		<p>Consultant</p> <p><b>H+K ARCHITECTS</b> 5485 Reno Corporate Drive, Suite 100 Reno, Nevada 89511-2262 P 775-332-6640 F 775-332-6642 hkarchitects.com</p>		<p><b>BMCHS Expansion SUP</b> 110 Bishop Manogue Drive Reno, NV 89511</p>		<p>Floor Plan</p> <p>Issue Date H+K Project No: 2326 <b>A101</b></p>	
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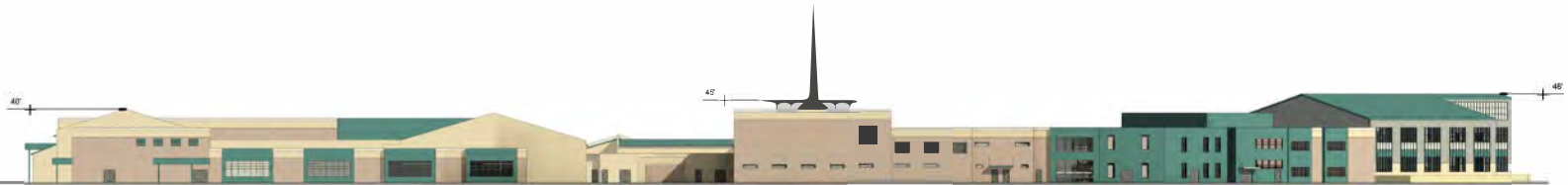




4 South Elevation  
1/2" = 1'-0"



2 North Elevation  
1/2" = 1'-0"



3 West Elevation  
1/2" = 1'-0"



1 East Elevation  
1/2" = 1'-0"

Architect: H+K Architects, 5485 Reno Corporate Drive, Suite 100, Reno, NV 89511, 775-332-6642

20240504, 2:45:23 PM

**PRELIMINARY**  
Not For Construction

Professional Seal        Date    Revision

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Consultant

**H+K ARCHITECTS**

5485 Reno Corporate Drive, Suite 100  
Reno, Nevada 89511-2262

P 775-332-6640

F 775-332-6642

hkarchitects.com

**BMCHS Expansion SUP**

110 Bishop Manogue Drive  
Reno, NV 89511

Exterior Elevations

Issue Date  
H+K Project No: 2326

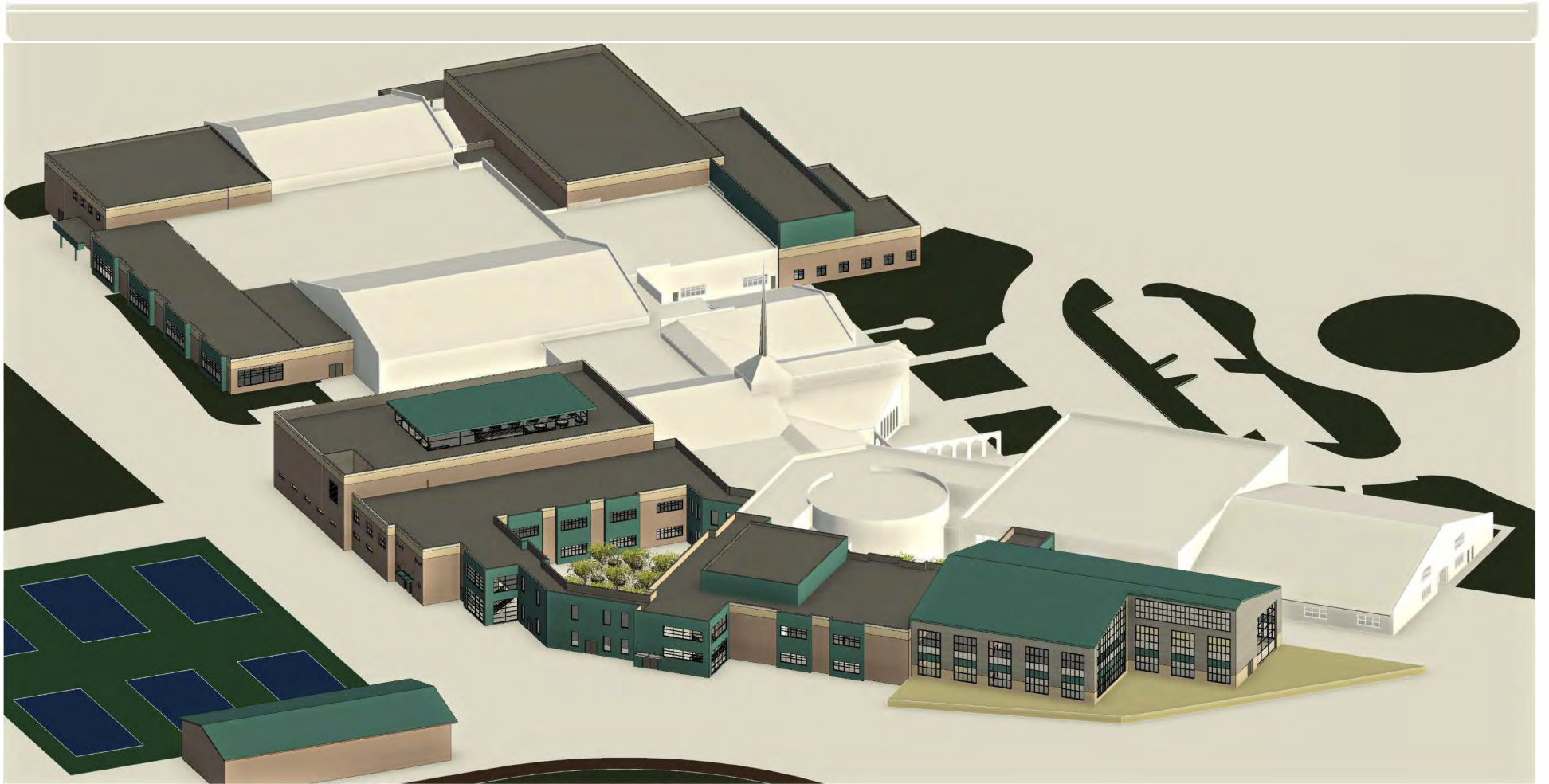
**A301**







**WSUP24-0001**  
**EXHIBIT D**



**WSUP24-0001  
EXHIBIT D**