



# Amended Conditions of Approval

Amendment of Conditions Case Number WAC23-0012

For Special Use Permit Case Number WSUP18-0010

The project approved under Amendment of Conditions Case Number WAC23-0012 for Special Use Permit Case Number WSUP18-0010 shall be carried out in accordance with the amended conditions of approval granted by the Planning Commission on October 3, 2023, as well as the original conditions of approval granted by the Planning Commission on July 3, 2018. To the extent these amended conditions of approval conflict with any conditions granted on July 3, 2018, these amended conditions of approval shall prevail. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable Codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

**Unless otherwise specified**, all conditions related to the amendment of conditions approval (WAC23-0012) regarding Special Use Permit Case Number WSUP18-0010 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 amended conditions of approval (WAC23-0012) related to Special Use Permit Case Number WSUP18-0010 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 amended conditions imposed regarding the approved Special Use Permit Case Number WSUP18-0010 may result in the initiation of revocation procedures.

Washoe County reserves the right to review and revise the amended conditions of approval related to Special Use Permit Case Number WSUP18-0010 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 FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

**Washoe County Planning and Building Division**

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**

- 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 approval.**
- b. Condition 1(b) of the Conditions of Approval for Special Use Permit Case Number WSUP18-0010 previously approved on July 3, 2018, is amended to read as follows:

The substation is planned to be constructed in phases to support the phased construction of the data center buildings. All necessary building permits for construction of the facility shall be submitted to the Washoe County Building Program for all phases of the project within ten (10) years from the date of approval of Special Use Permit Case Number WSUP18-0010 by the Washoe County Planning Commission. Failure to abide by this condition will result in automatic revocation of the special use permit.

- c. In addition to the amendment of condition 1(b), the applicant shall meet all other conditions of approval previously approved on July 3, 2018, for Special Use Permit Case Number WSUP18-0010.

**Washoe County Planning and Building Division**

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

**Contact Name – Scott Huntley, Interim Building Official, 775.784.7242, shuntley@washoecounty.gov**

- a. Building permits shall be reviewed, issued, and inspected on all items the power is not transmitted through. Examples include grading, footings, walls, and structures other than power transmission equipment.

**Truckee Meadows Fire Protection District (TMFPD)**

3. The following conditions are requirements of Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with these conditions.

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

- a. The 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/>).
- b. The project will require a vegetation management plan in accordance with Appendix B of the International Wildland Urban Interface Code (IWUIC).

**Washoe County Health District (WHCD) – Environmental Health Services (EHS)**

4. The following conditions are requirements of the Health District - EHS, which shall be responsible for determining compliance with these conditions.

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

- a. All subsequent building permits and plan reviews for the proposed future development must be routed to the WCHD for review and approval prior to permit issuance or construction.

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