

Community Services Department

Planning and Building

**SPECIAL USE PERMIT**

(see page 7)

**SPECIAL USE PERMIT FOR GRADING**

(see page 9)

**SPECIAL USE PERMIT FOR STABLES**

(see page 12)

**APPLICATION**



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

Telephone: 775.328.6100

## Washoe County Development Application

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

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

# Property Owner Affidavit

**Applicant Name:** \_\_\_\_\_

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

STATE OF NEVADA       )  
  )  
COUNTY OF WASHOE    )

I, \_\_\_\_\_,  
(please print name)

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

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

Assessor Parcel Number(s): \_\_\_\_\_

Printed Name \_\_\_\_\_

Signed \_\_\_\_\_

Address \_\_\_\_\_

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

(Notary Stamp)

\_\_\_\_\_  
Notary Public in and for said county and state

My commission expires: \_\_\_\_\_

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

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

# Special Use Permit Application Supplemental Information

(All required information may be separately attached)

1. What is the project being requested?

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.)

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

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?

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

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

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.

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
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9. Utilities:

a. Sewer Service	
b. Electrical Service	
c. Telephone Service	
d. LPG or Natural Gas Service	
e. Solid Waste Disposal Service	
f. Cable Television Service	
g. Water Service	

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).

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10. Community Services (provided and nearest facility):

a. Fire Station	
b. Health Care Facility	
c. Elementary School	
d. Middle School	
e. High School	
f. Parks	
g. Library	
h. Citifare Bus Stop	

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

1. What is the purpose of the grading?

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

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

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

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

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

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

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

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

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

11. Are you planning any berms?

Yes	No	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)?

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

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

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

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

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

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

Yes	No	If yes, please attach a copy.
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### GENERAL NOTES

#### BASIS OF BEARINGS

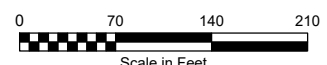
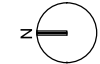
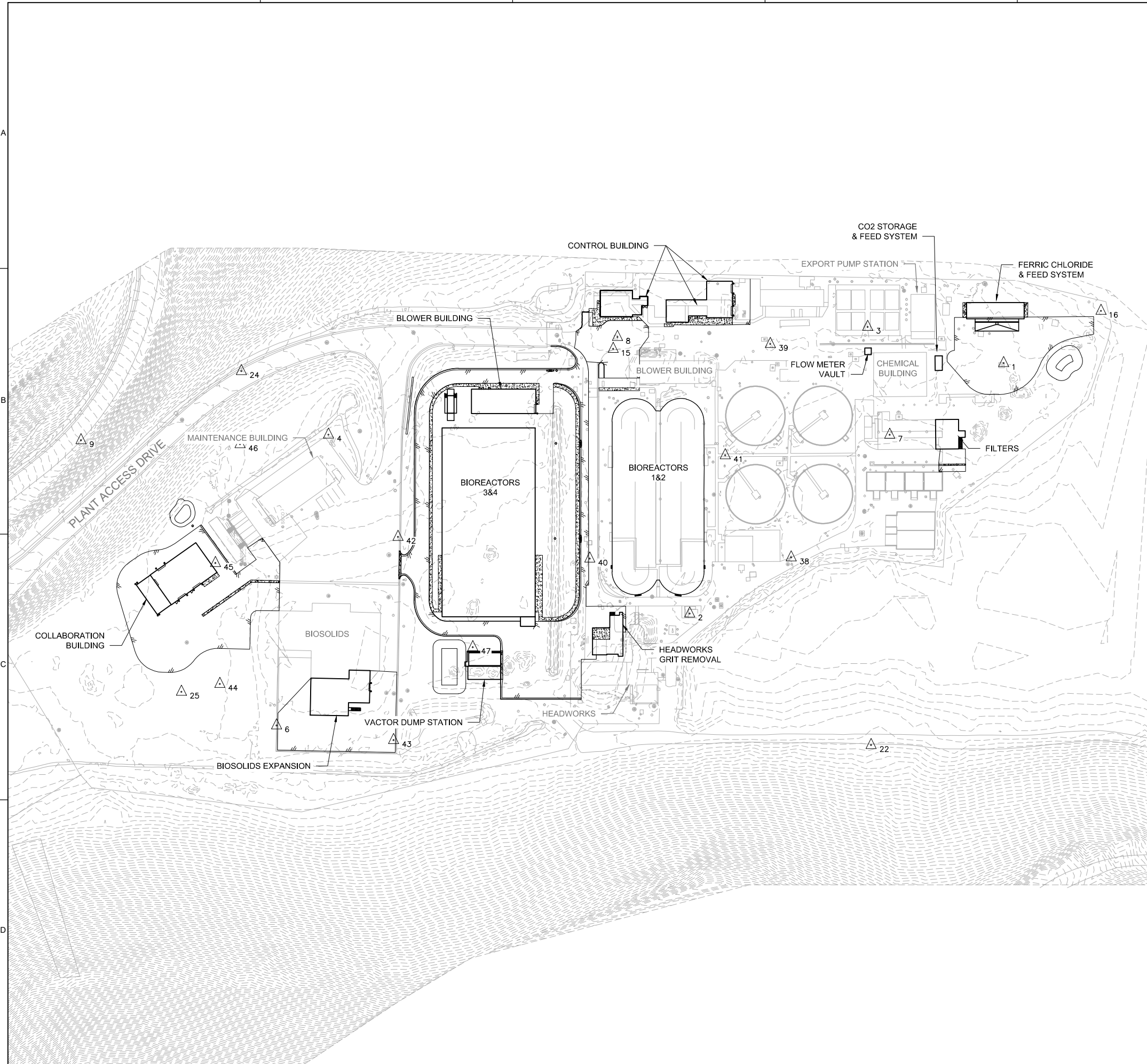
NORTH AMERICAN DATUM OF 1983 AS BASED ON FEDERAL BASE NETWORK/COOPERATIVE BASE NETWORK OBSERVATIONS IN 1994 (AKA NAD83/94), NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE AND HOLDING THE WASHOE COUNTY PUBLISHED LATITUDE AND LONGITUDE OF 39°31' 12.71828" NORTH AND 119° 42' 10.28557" WEST FOR REGIONAL GNSS CORS "WWRF" (WASHOE COUNTY IDENTIFIER S11SM15000). A COMBINED GRID-TO-GROUND SCALE FACTOR OF 1.000197939 IS USED TO SCALE THE STATE PLANE GRID COORDINATES TO GROUND.

#### BASIS OF ELEVATIONS

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND HOLDING THE WASHOE COUNTY PUBLISHED ELLIPSOID HEIGHT OF 1326.259 METERS (4351.235 FEET) FOR REGIONAL GNSS CORS "WWRF" AND USING GEOID 99 TO DERIVE THE ORTHOMETRIC ELEVATION ABOVE MEAN SEA LEVEL.

#### SURVEY CONTROL POINTS TABLE

Point #	Northing	Easting	Elevation	Description
1	14842023.0400	2297633.1920	4439.01	2AIC
2	14842452.0200	2297290.8940	4448.16	2AIC
3	14842208.7900	2297682.6650	4442.08	2AIC
4	14842945.2600	2297535.4460	4442.01	2AIC
6	14843016.2300	2297138.1300	4439.04	2AIC
7	14842178.8600	2297535.1340	4445.88	2AIC
8	14842550.6300	2297668.7980	4438.25	2AIC
9	14843283.2700	2297527.7260	4488.60	2AIC
10	14844001.9600	2297309.8970	4560.43	2AIC
11	14843673.3100	2296782.7780	4560.46	2AIC
12	14843458.6400	2296422.1190	4557.18	2AIC
13	14843777.5200	2296961.1320	4560.18	2AIC
14	14844569.7940	2296061.2480	4579.86	SCIP
15	14842556.4610	2297652.4460	4438.94	PK
16	14841890.2850	2297704.4680	4433.88	PK
17	14842887.9970	2295833.8280	4577.40	SCP
19	14844407.8710	2297234.7210	4579.73	PK
21	14841755.2590	2296939.3940	4471.22	SCP
22	14842204.1600	2297111.1190	4440.38	SCP
23	14845930.7990	2296008.8830	4548.54	PK
24	14843064.3980	2297622.1970	4452.90	PK
25	14843146.2040	2297184.1080	4438.60	SCP
31	14844014.4690	2297282.6760	4567.25	2inMast
32	14843648.7080	2298336.7010	4490.59	PK
35	14846440.4220	2295175.8930	4649.52	SCP
36	14846013.2500	2297409.4800	4558.06	SCP
37	14842463.6640	2297238.7480	4439.41	PK
38	14842313.3070	2297367.5420	4438.84	PK
39	14842341.9190	2297659.2300	4438.95	PK
40	14842588.4490	2297365.9550	4439.28	PK
41	14842403.4520	2297507.1910	4439.31	ScrbX
42	14842850.4380	2297395.6780	4440.04	PK
43	14842856.4150	2297117.9640	4437.61	PK
44	14843093.7560	2297194.8450	4438.21	SCP
45	14843099.8070	2297359.8400	4438.34	SCP
46	14843066.0900	2297522.2040	4441.47	SCP
47	14842748.3090	2297244.9390	4437.97	SCP



NO.	DATE	REVISION	CHK	BY

STWRF INFULENT PUMP AND SCREEN REPLACEMENT PROJECT  
 WASHOE COUNTY DWR  
 RENO, NEVADA

**Jacobs**  
 CIVIL SITE  
**SURVEY CONTROL PLAN OVERALL**

VERIFY SCALE  
 BAR IS ONE INCH ON ORIGINAL DRAWING  
 0 1"  
 DATE FEBRUARY 2021  
 PROJ W7Y28601  
 DWG CVS-C-2001  
 SHEET

30% SUBMITTAL

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C  
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**Jacobs**

FILTERS  
RENDERING PERSPECTIVE

STMWRF 2020 EXPANSION PROJECT  
WASHOE COUNTY DWR  
RENO, NEVADA

NO.	DATE	DR	REVISION	BY

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30% SUBMITTAL

VERIFY SCALE	
BAR IS ONE INCH ON ORIGINAL DRAWING.	
DATE	FEBRUARY 2021
PROJ	W7Y28601
DWG	FLT-R-9001
SHEET	

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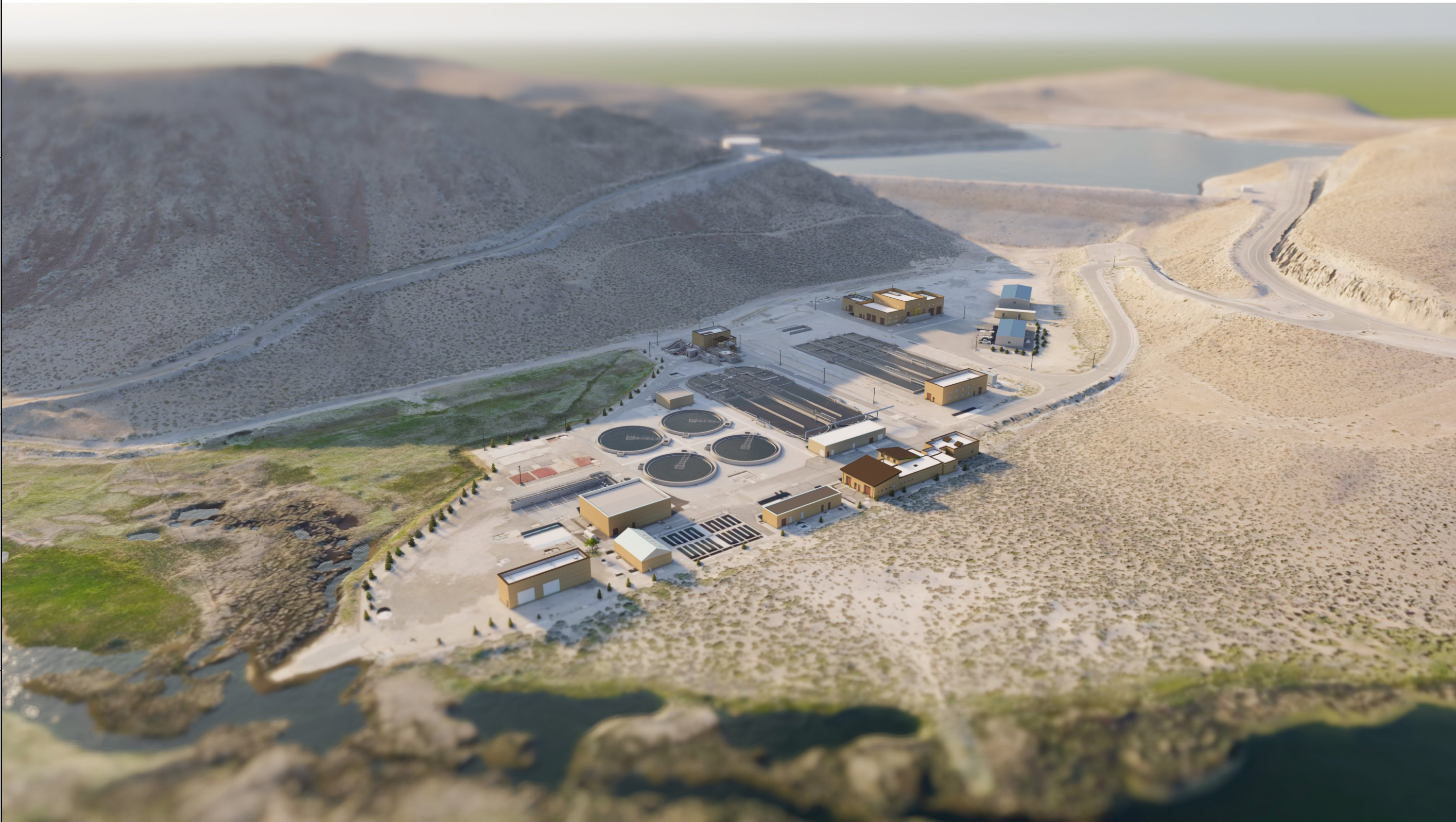
6

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**Jacobs**

CIVIL SITE  
 RENDERING PERSPECTIVE

STMWRF 2020 EXPANSION PROJECT  
 WASHOE COUNTY DWR  
 RENO, NEVADA

NO.	DATE	DR	REVISION	BY
			CHK	APVD
				APVD
				APVD
				APVD

DSGN K.WHITTIER  
 DR S.WAGONER  
 BY APVD K.WHITTIER

VERIFY SCALE  
 BAR IS ONE INCH ON ORIGINAL DRAWING.  
 DATE FEBRUARY 2021  
 PROJ W7Y28601  
 DWG CVS-R-9001  
 SHEET

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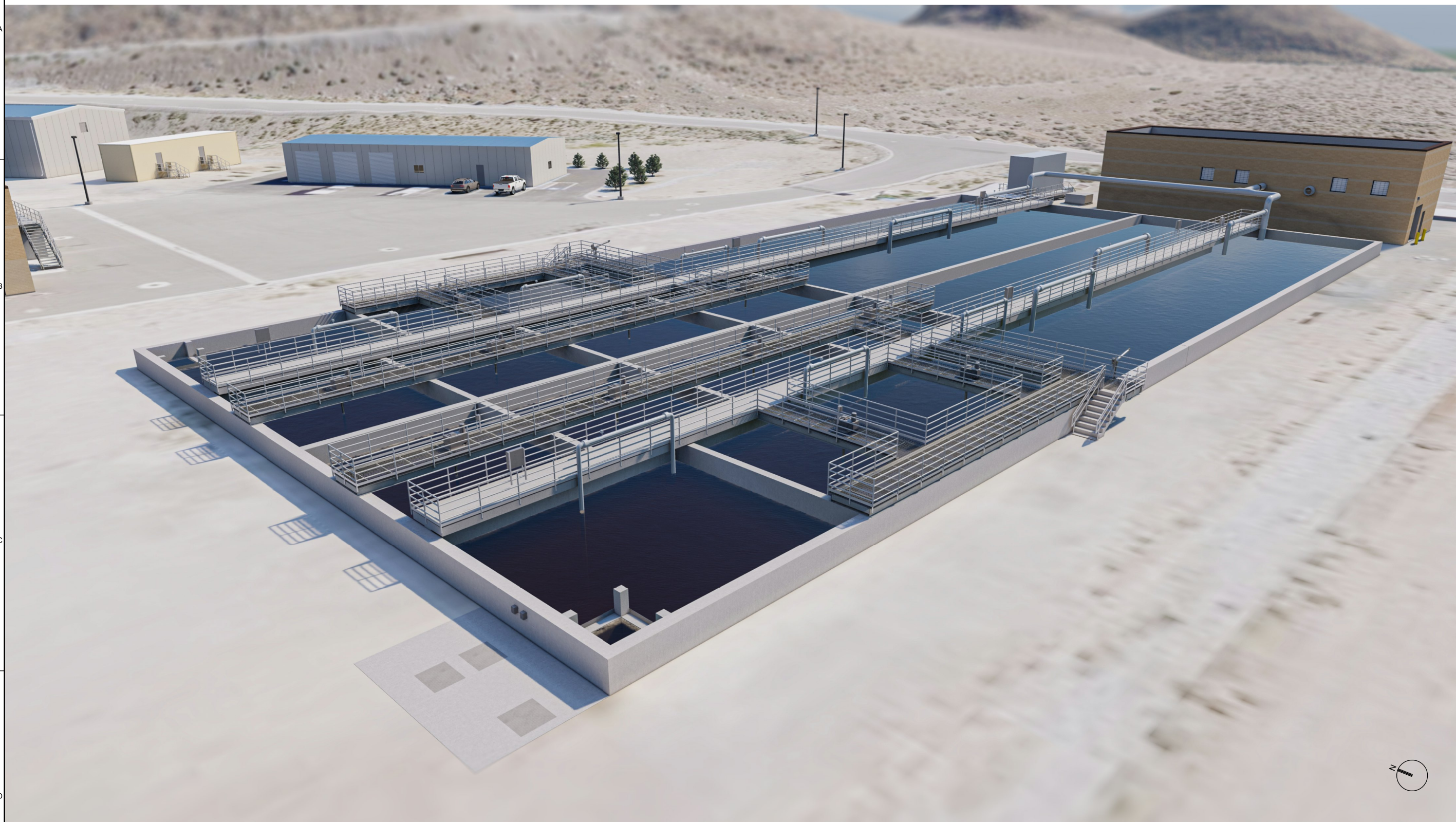
1 2 3 4 5 6

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B

C

D



**Jacobs**

BIOREACTORS 3 AND 4

RENDERING PERSPECTIVE

STMWRF 2020 EXPANSION PROJECT  
WASHOE COUNTY DWR  
RENO, NEVADA

NO.	DATE	DR	REVISION	BY
		S WAGONER	CHK	APVD
		K WHITTIER		APVD
				K WHITTIER

VERIFY SCALE	
BAR IS ONE INCH ON ORIGINAL DRAWING.	
DATE	FEBRUARY 2021
PROJ	W7Y28601
DWG	B34-R-9001
SHEET	

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**Jacobs**  
 BLOWER BUILDING  
 RENDERING PERSPECTIVE

STWRF 2020 EXPANSION PROJECT  
 WASHOE COUNTY DWR  
 RENO, NEVADA

DR S WAGONER  
 K WHITTIER  
 REVISION [CHK]  
 APVD  
 BY APVD  
 K WHITTIER

VERIFY SCALE	
BAR IS ONE INCH ON ORIGINAL DRAWING.	
DATE	FEBRUARY 2021
PROJ	W7Y28601
DWG	BLO-R-9001
SHEET	

30% SUBMITTAL