

Community Services Department
Planning and Development
SPECIAL USE PERMIT APPLICATION



Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

Project Information		Staff Assigned Case No.: <i>SB14-016</i>	
Project Name: Utility Operations Building			
Project Description: Construction of a free standing Operations Building to house operations staff and equipment			
Project Address: 8455 Alexander Lake Road			
Project Area (acres or square feet): 49.43 Acres			
Project Location (with point of reference to major cross streets AND area locator): Southeast Corridor located on Alexander Rd - Nearest cross street South McCarran Blvd			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
165-011-05	49.43	165.012-01	7.28
165.011-06	14.97	164-022-05	11.65
Section(s)/Township/Range: S04 T18 R20			
Indicate any previous Washoe County approvals associated with this application: Case No.(s). SB14-004			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Washoe County		Name:	
Address: 4930 Energy Wy		Address:	
Reno, NV	Zip: 89502		Zip:
Phone: 775-328-3763	Fax:	Phone:	Fax:
Email: wwardell@washoecounty.us		Email:	
Cell: 775-750-7325	Other:	Cell:	Other:
Contact Person: Bill Wardell		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name:	
Address:		Address:	
	Zip:		Zip:
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
For Office Use Only			
Date Received: <i>10/21/14</i>		Initial: <i>TAL</i>	
County Commission District: <i>2</i>		Planning Area: <i>SETM</i>	
CAB(s): <i>STMWV - CAR</i>		Master Plan Designation(s): <i>SR</i>	
		Regulatory Zoning(s): <i>PSP</i>	

Special Use Permit Application Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to special use permits may be found in Article 810, Special Use Permits.

1. What is the type of project being requested?

Addition of an Operations Building adjacent to the existing South Truckee Meadows Water Reclamation Facility. The structure is to be used for equipment storage for utility maintenance and staff offices.

2. What currently developed portions of the property or existing structures are going to be used with this permit?

The current treatment facility is immediately south of the proposed building location and is adjacent to the proposed expansion to the north of the existing facility.

3. What improvements (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.) will have to be constructed or installed and what is the projected time frame for the completion of each?

The plans include the construction of a single detached metal building structure to adjoin an existing paved access apron that ties to the existing driveway. An extension to the proposed apron area will occur to accommodate staff and public parking and exterior equipment storage. The project is anticipated to go out to bid in Jan 2015 and construction to be completed by June 30, 2015.

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

The project will be only one phase.

5. 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 currently operated treatment facility is located outside of an existing industrial area in the Southeast corridor. One method of site access from Alexander Road exists. Since the initial construction completed in 1990, no complaints of noise or odor have been reported by adjacent property owners. The proposed structure will not add to or supplement any noise or odor or intensify the potential for noise or odor.

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

The relocation of Utility Operations staff and equipment to this building will place them in a more direct location to facilitate their job function to the facility and adjacent distribution and collection system. It will also increase efficiency and response times by putting equipment and staff closer to their primary work areas.

7. What will you do to minimize the anticipated negative impacts or effects your project will have on adjacent properties?

No noise or odors will be generated from the proposed building. The colors on the building will be neutral to blend with the surrounding environment. Equipment stored will either be inside the building or directly adjacent to the building on the exterior with fencing to conceal it.

8. Please describe operational parameters and/or voluntary conditions of approval to be imposed on the project special use permit to address community impacts:

The existing STMWRF facility generally operates from 7:30am to 4:30pm Monday through Friday. This building will operate during similar hours of operation. Fencing height adjacent to the proposed building will be increased from 6 feet to 8 feet to mitigate equipment storage located adjacent to the building. The fencing will be slatted to comply with the existing special use permit for the STMWRF project.

9. How many improved parking spaces, both on-site and off-site, are available or will be provided? (Please indicate on site plan.)

10 parking spaces for staff's personal vehicles will be provided along with 8 additional parking spaces for public and ancillary use with two of those 8 spaces dedicated as accessible parking, one of which will be van accessible

10. What types of landscaping (e.g. shrubs, trees, fencing, painting scheme, etc.) are proposed? (Please indicate location on site plan.)

Small to medium sized evergreen trees and shrubs will be placed around the proposed building and parking areas as well as revegetation in areas around the perimeter of the construction activity zone to restore areas disturbed as part of the construction. See attached site plan for conceptual planting zones and types.

11. What type of signs and lighting will be provided? On a separate sheet, show a depiction (height, width, construction materials, colors, illumination methods, lighting intensity, base landscaping, etc.) of each sign and the typical lighting standards. (Please indicate location of signs and lights on site plan.)

A sign following standard Washoe County size and formatting will be placed at the driveway connection to direct public traffic to the proposed building as well as a sign attached to the structure adjacent to the primary entrance to identify the building. No additional lighting or signage is proposed. Any exterior lighting will meet current code requirements.

12. 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 checked="" type="checkbox"/> No
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13. Community Sewer

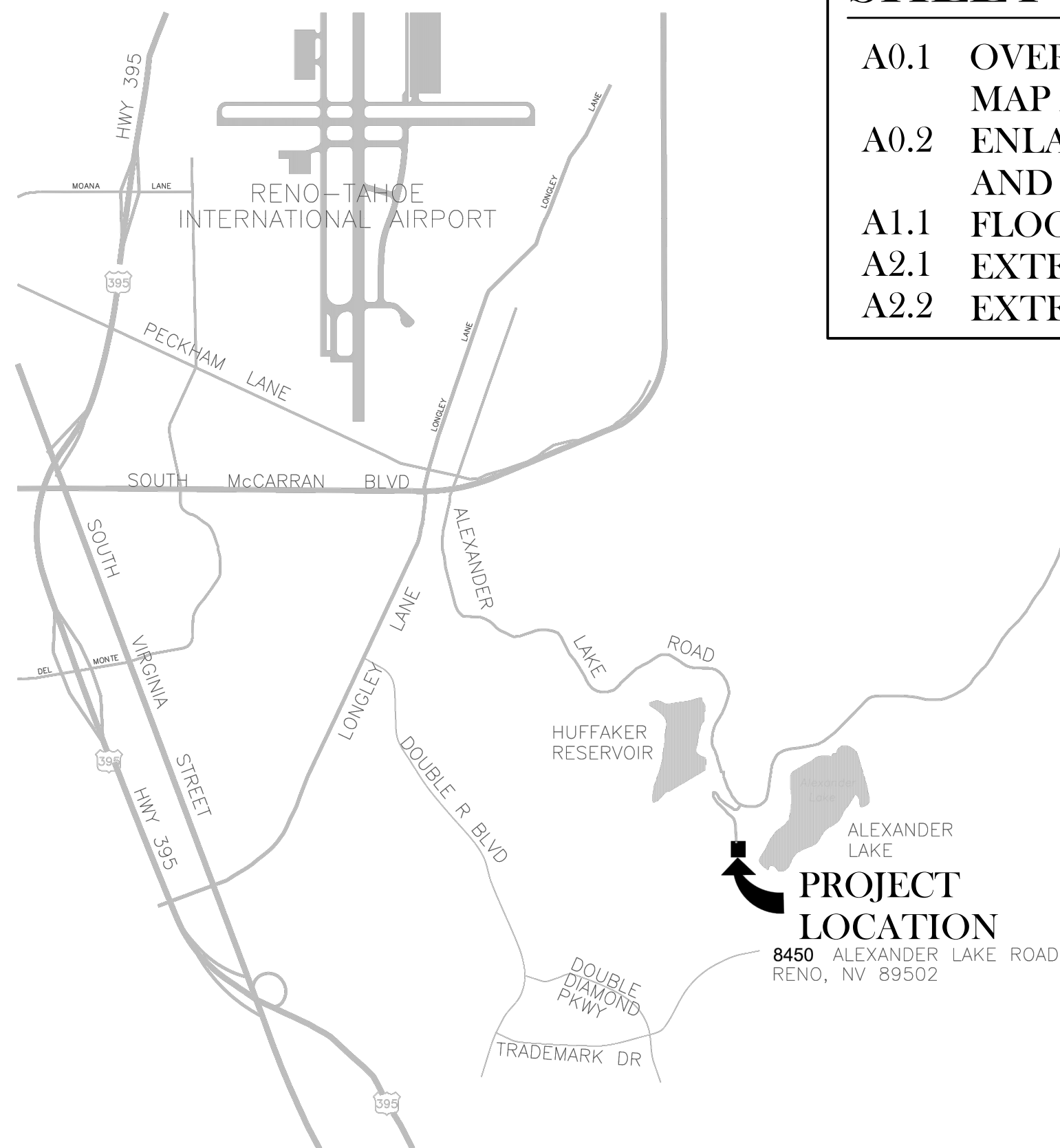
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Community Water

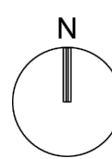
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SHEET INDEX

- A0.1 OVERALL SITE PLAN, LOCATION MAP AND TYPICAL NOTES
- A0.2 ENLARGED SITE, LANDSCAPE AND LIGHTING PLAN
- A1.1 FLOOR PLAN
- A2.1 EXTERIOR ELEVATIONS
- A2.2 EXTERIOR ELEVATIONS



LOCATION MAP
NTS



1-1

NOTE:
NO SIGNIFICANT HYDROLOGICAL RESOURCES ARE LOCATED WITHIN THE REQUIRED LIMITS OF THE PROPOSED PROJECT

NOTE:
ALL WORK PROPOSED WILL COMPLY WITH THE STANDARDS AND REQUIREMENTS AS SET FORTH IN THE WASHOE COUNTY DEVELOPMENT CODE

GENERAL NOTES:

The intent of the drawings and specifications is to show the Work of this project in compliance with the 2012 International Building Code (IBC). The Contractor shall not knowingly install or construct Work which violates, or may violate, these standards and regulatory conditions. Utility work shall comply with the serving utility standards for service connections.

Changes to the Work of this project shall be made only by written directives such as Field Directives or Change Orders prepared and issued by the Architect.

The Contractor is responsible for administering the site conditions and the performance of the Work in compliance with industry safety standards and environmental protective standards as contained in the Federal EPA and local agencies. In the event of an emergency which endangers life and/or property the Contractor may act in the defense of life and property without prior notification and approval of the Architect.

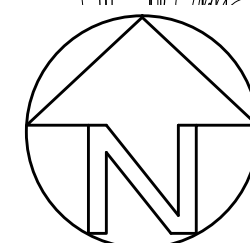
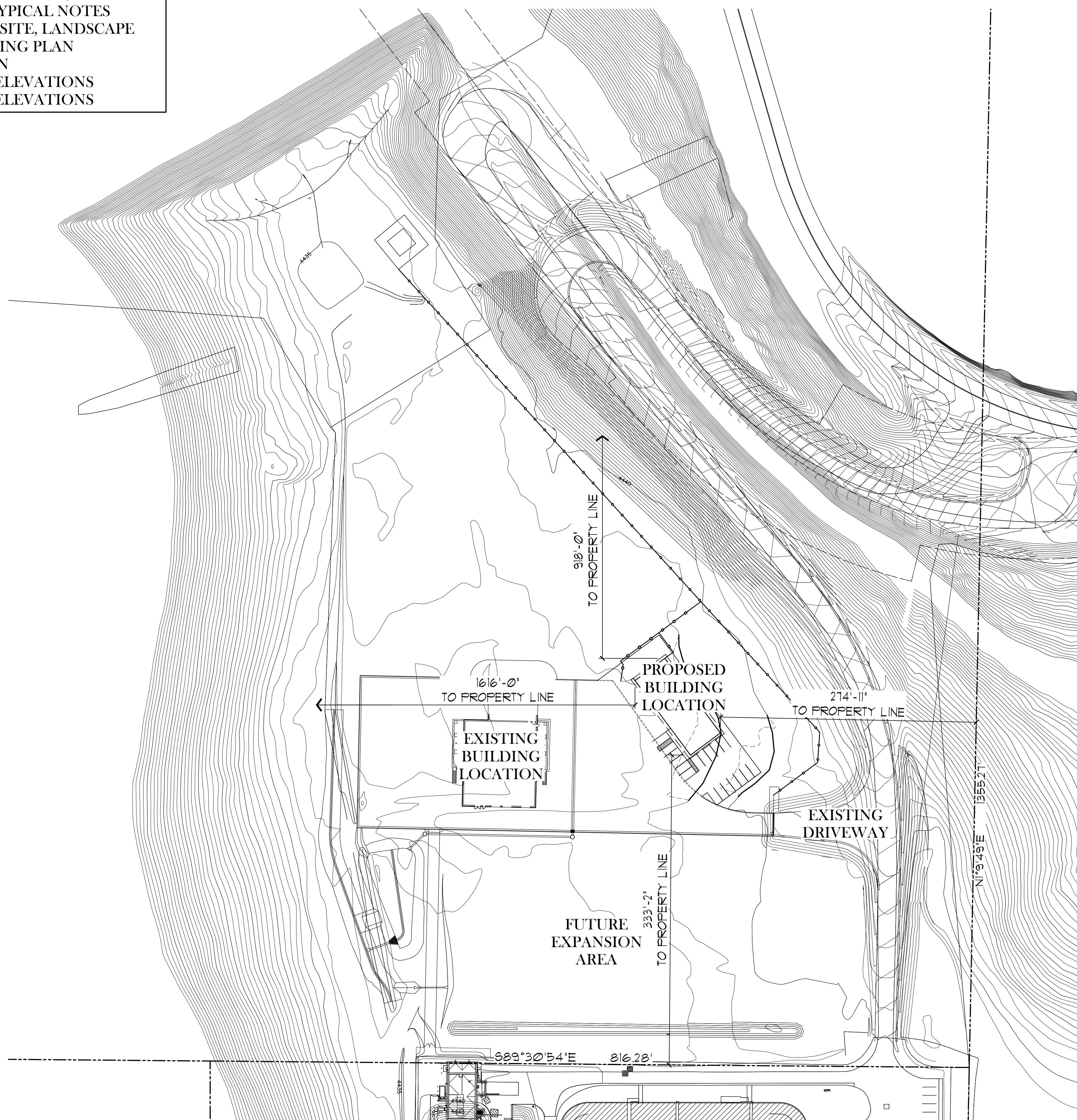
The Contractor shall provide access to the Work during ordinary work hours for the inspection and testing activities and personnel of the owner, the Architect and governing public agency personnel.

Workmanship shall meet or exceed the occupied industry standards as defined by the various trades and no allowance shall be made for lack of skill or experience. All installed materials and equipment shall be new and in compliance with the specified standards. The Contractor shall provide weather protective measures during the course of the Work and shall provide project security against vandalism and theft.

Waste materials shall be regularly removed from the site and disposed in a legal manner in compliance with Federal EPA and local governing agency requirements. Trash shall be kept in an approved manner until removal.

The Contractor shall provide fire prevention practices and fire suppression systems and devices as required by governing public agencies and the project insurers.

All proposed work to conform with the requirements of the Special Use Permit once issued.



OVERALL SITE

SCALE: 1"=60'-0"

Revisions

OVERALL SITE PLAN, LOCATION MAP AND TYPICAL NOTES



Community Services
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1001 E. 9th Street
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UTILITY OPERATIONS BUILDING
8455 Alexander Lake Rd, Reno, Washoe County, APN 165-011-05
WASHOE COUNTY COMMUNITY SERVICES DEPT. - Capitol Projects Division
1001 E. 9th Street, Reno, Nevada 89520-0027

Scale

1"=60'-0"

Rev.

Date

10/21/14

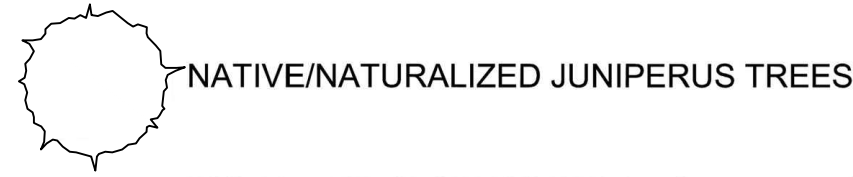
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of

SB14-016

LANDSCAPE LEGEND



NATIVE/NATURALIZED JUNIPERUS TREES

DISTURBED SLOPES/AREAS TO BE REVEGETATED WITH NATIVE SEED BLEND AND RANDOMLY PLACED NATIVE SHRUB PLUGS.



REVEGETATED AREA

PLANTING & IRRIGATION NOTES

- 1) ALL PLANTING AND IRRIGATION SHALL BE INSTALLED PER LOCAL GOVERNING CODES.
- 2) FINAL PLANT SELECTION AND LAYOUT WILL BE BASED ON SOUND HORTICULTURAL PRACTICES RELATING TO MICRO-CLIMATE, SOIL, AND WATER REGIMES. PLANT SIZE AND QUALITY AT TIME OF PLANTING WILL BE PER THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-1990).
- 3) SEEDED AREAS WILL BE TEMPORARILY IRRIGATED TO INSURE ESTABLISHMENT.. CONTAINER PLANTINGS WILL BE DRIP IRRIGATED BASED ON THE SPECIFIC HORTICULTURAL REQUIREMENTS OF EACH SPECIES.

LANDSCAPE DATA

TOTAL PROJECT DISTURBANCE = ±13,000 SQ. FT.
 PROPOSED LANDSCAPE AREA = ±2,600 SQ. FT. (REVEGETATED AREA AND TREE PLANTING)
 ZONING: PSP

- Article 412 Landscaping (Section 110.412.00) Purpose:
- 1) Increase compatibility between residential, commercial and industrial land uses.
 - 2) *NOT APPLICABLE TO THIS PROJECT*
 - 3) Enhancing the economic viability of the county and the quality of living for residents and visitors by creating an attractive appearance of development along streets and highways.
 - 4) *NOT APPLICABLE TO THIS PROJECT*
 - 5) Reducing heat, glare, noise, erosion, pollutants and dust by increasing the amount of vegetation.
 - 6) *THIS PROJECT IS REDUCING EROSION, POLLUTANTS AND DUST THROUGH THE RESTORATION OF THE NATIVE LANDSCAPE PALETTE.*
 - 7) Preserving significant ecological communities, and desirable existing trees and vegetation best suited for the local micro-climate.
 - 8) *NO TREES EXIST ON SITE. THE NATURAL CONDITIONS SUPPORT A NATIVE SHRUB AND HERBACEOUS COMMUNITY. BASED ON THE LOCAL MICRO-CLIMATE, THIS PROJECT GOAL IS TO RESTORE ALL DISTURBED AREAS WITH A NATIVE PLANT COMMUNITY CONSISTENT WITH THE EXISTING VEGETATIVE COVER.*
 - 9) Maximizing water conservation through established conservation principles and practices, and through proper landscape and irrigation planning, design, and management.
 - 10) *THIS PROJECT ACHIEVES MAXIMUM WATER CONSERVATION THROUGH PLANTING AND RESTORATION OF THE NATIVE SHRUB/HERBACEOUS COMMUNITY AND THE ADDITION OF A LIMITED NUMBER TREES. ALL NEW TREES AND SHRUBS WILL BE DRIP IRRIGATED.*

REQUIRED LANDSCAPE AREA = 20% OF TOTAL DEVELOPED AREA

LANDSCAPE AREA PROVIDED = ±2,600 SQ. FT. (REVEGETATED AREA AND TREE PLANTING)

(Section 110.412.25 Existing Vegetation) - "shall be preserved as set forth in this section and may contribute toward all landscaping required in this article.

TREES REQUIRED = 0
 (Trees are required based on "required yards adjoining streets" and "adjacency to residential use". These requirements are not applicable to this project).

TREES PROVIDED = 10 TOTAL

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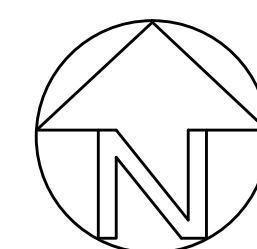
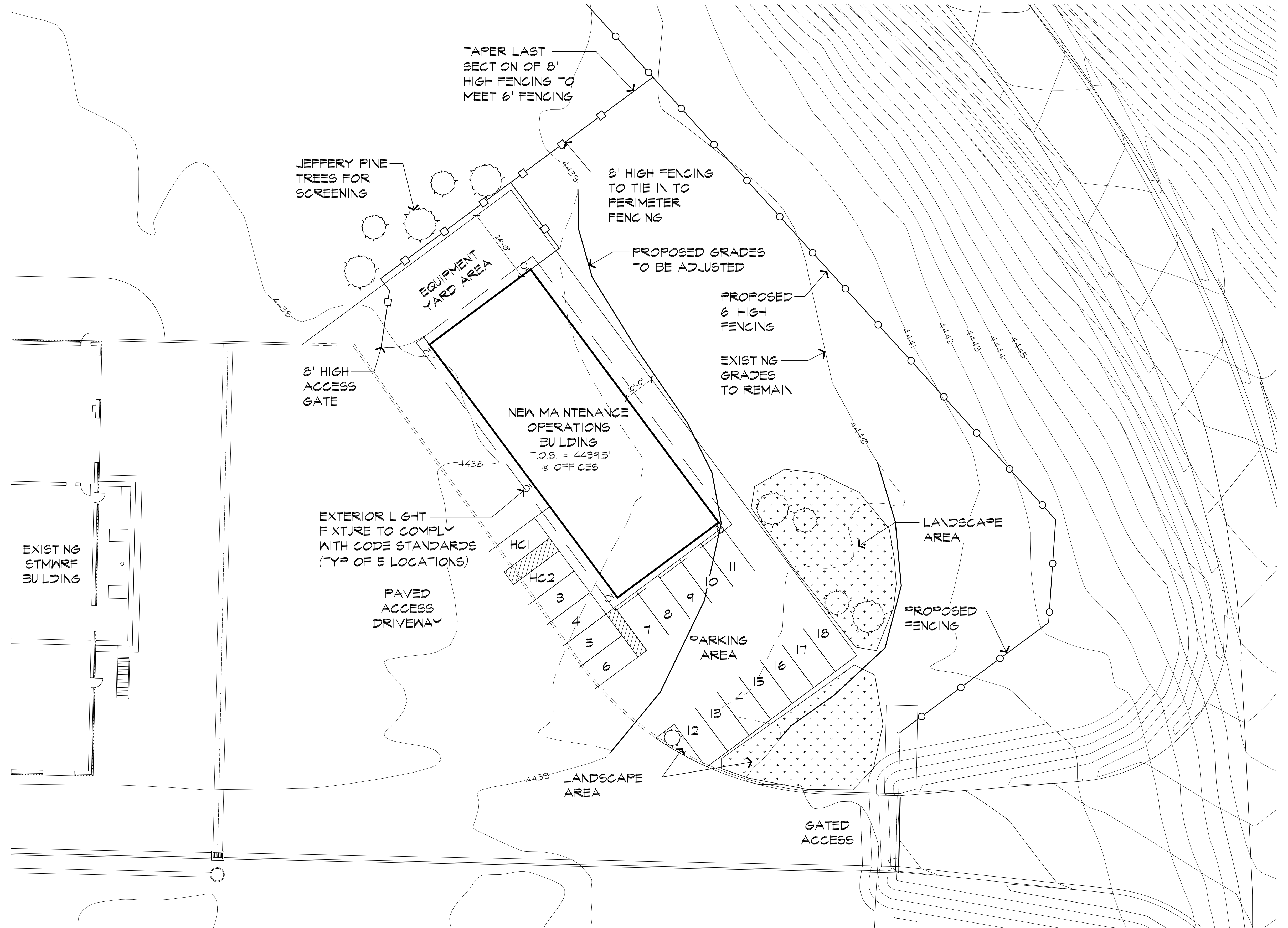
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ENLARGED SITE PLAN

SCALE: 1/16"=1'-0"

Revisions

ENLARGED SITE PLAN,
 LANDSCAPE PLAN AND
 SITE LIGHTING PLAN



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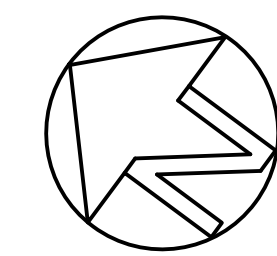
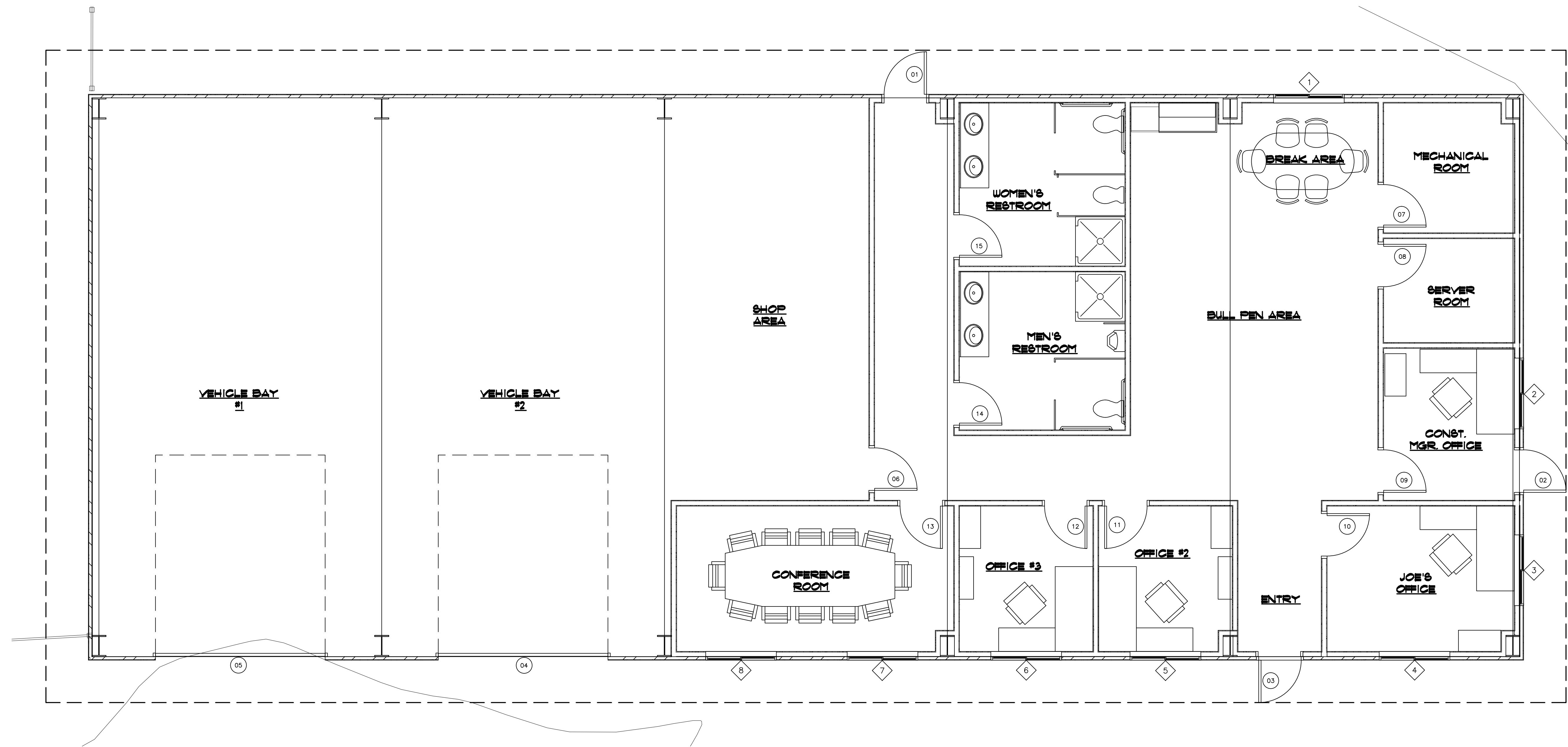
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Rev.

Date 10/21/14

Drawing Identity

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FLOOR PLAN

SCALE: 1/4"=1'-0"

Revisions

FLOOR PLAN



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Scale 1/4"=1'-0"

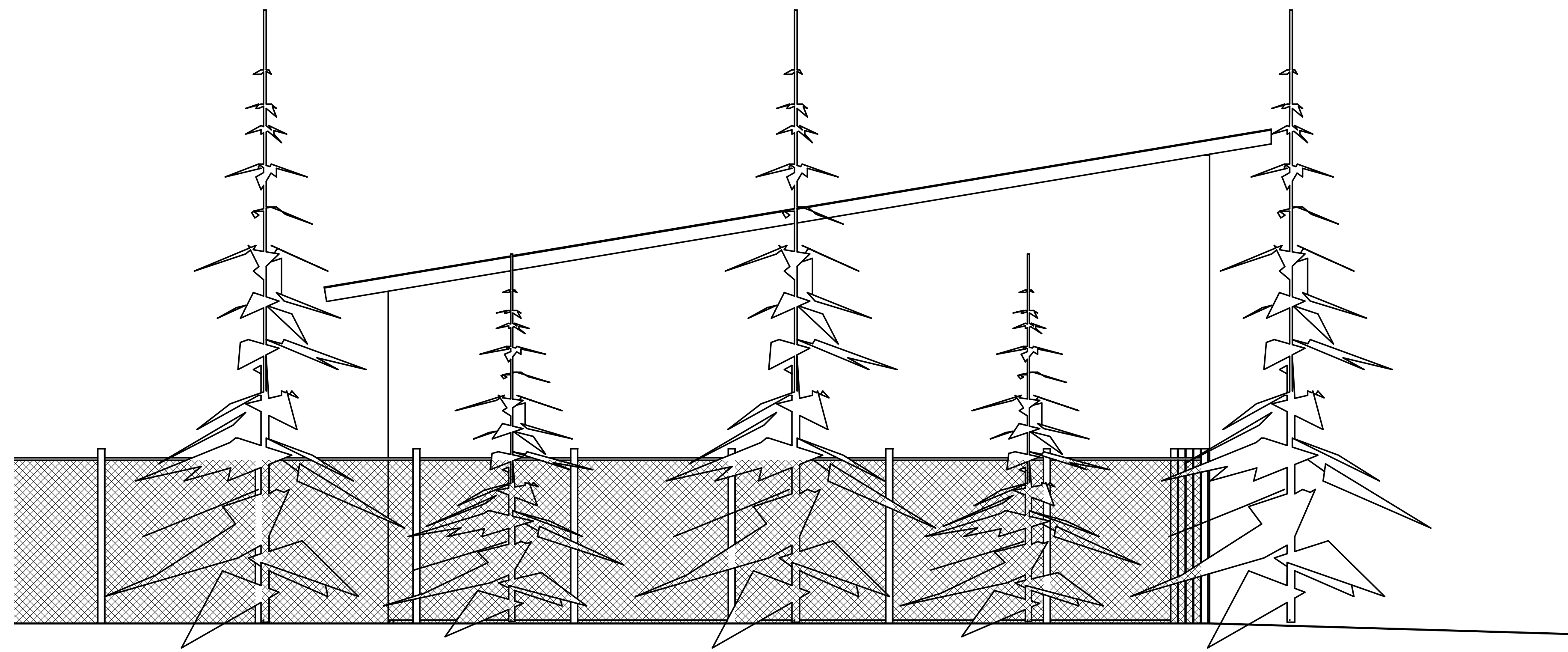
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Date 10/21/14

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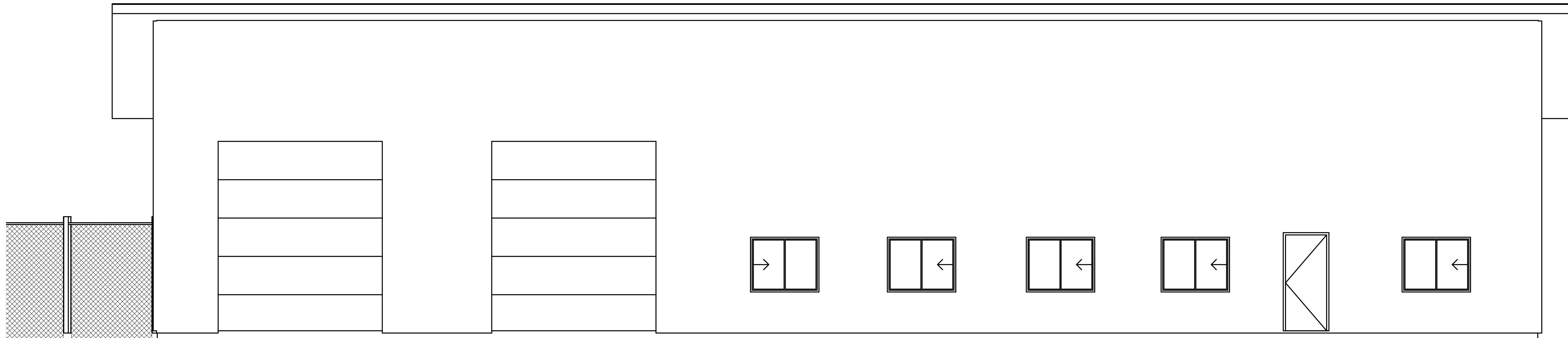
A1.1

of SB14-016



NORTHWEST EXTERIOR ELEVATION

SCALE: 1/4"=1'-0"



SOUTHWEST EXTERIOR ELEVATION

SCALE: 1/4"=1'-0"

Revisions

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EXTERIOR ELEVATIONS



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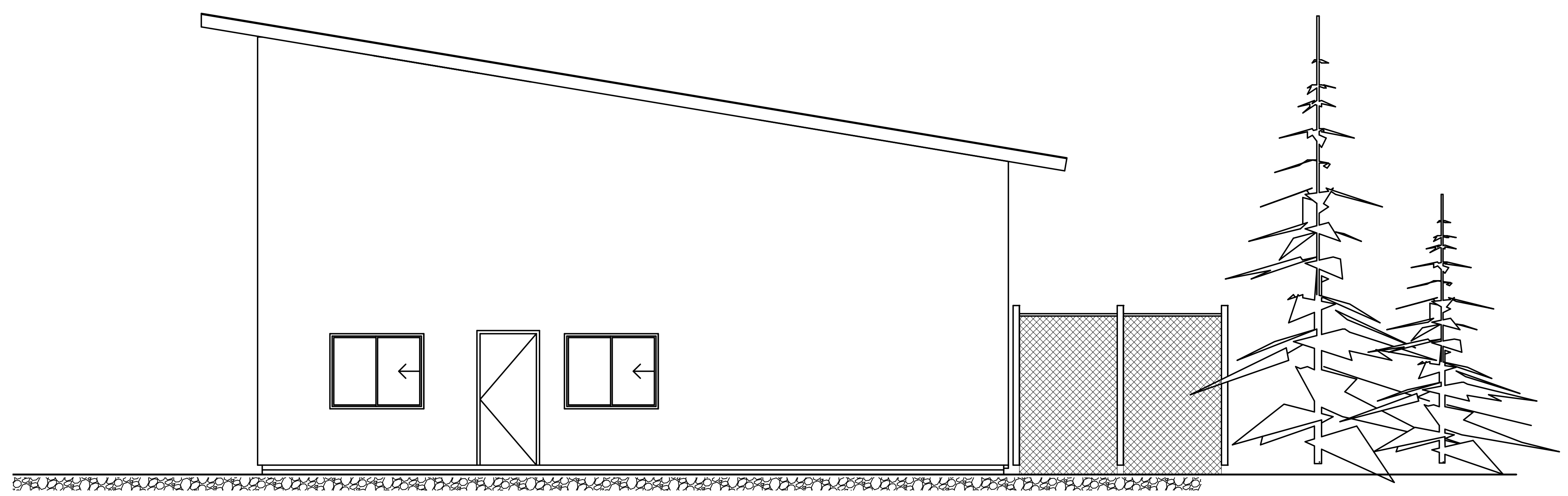
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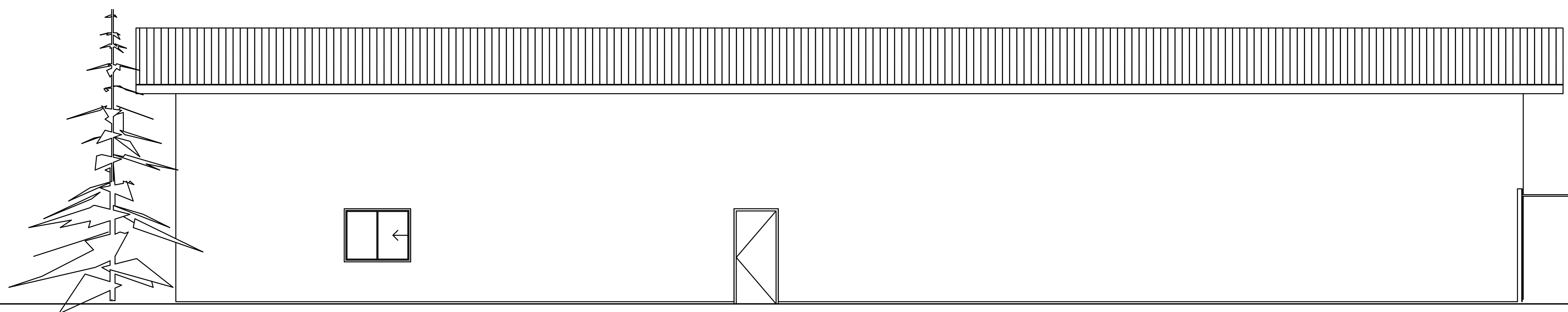
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SOUTHEAST EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"



NORTHEAST EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"

EXTERIOR ELEVATIONS



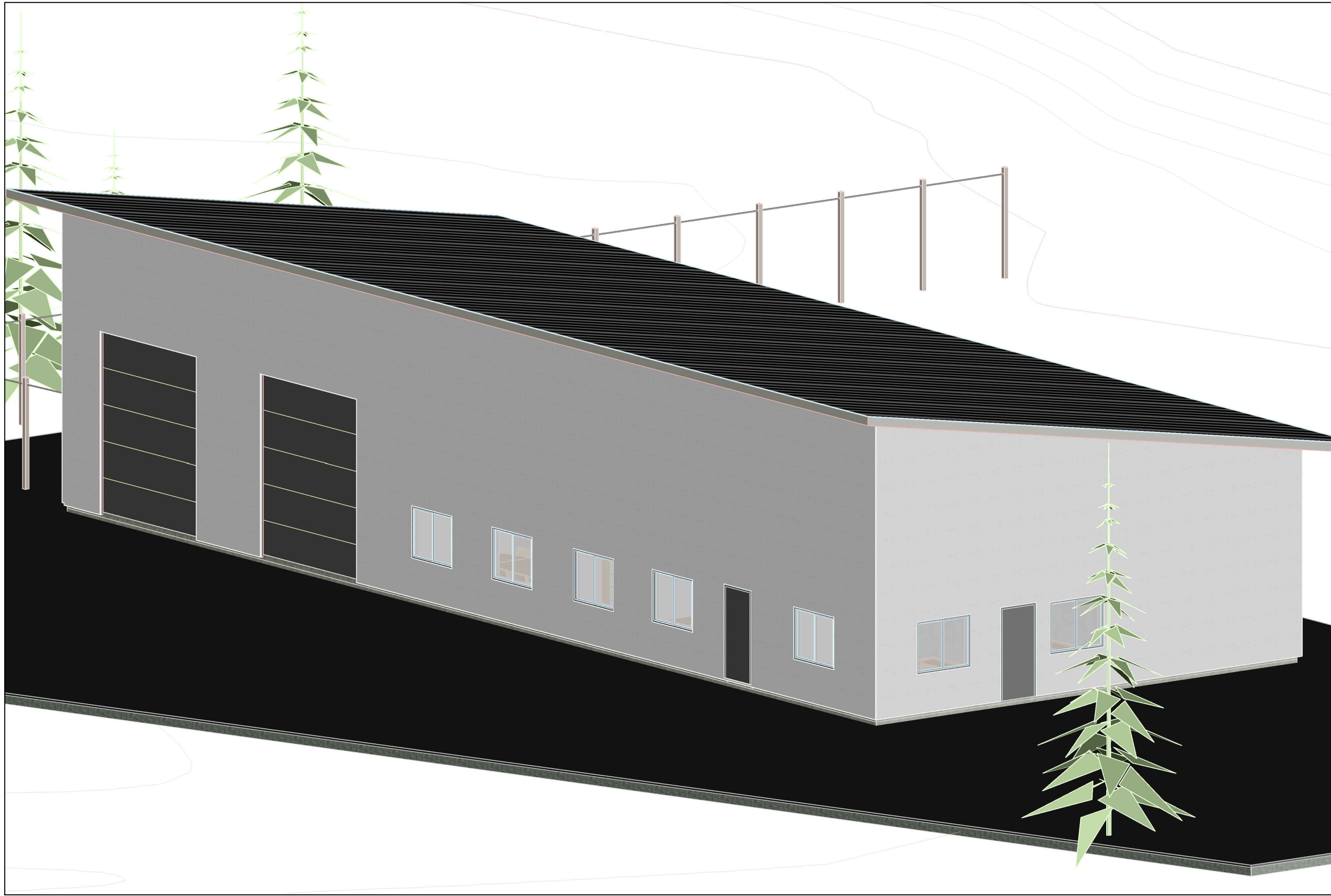
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Scale	1/4"=1'-0"
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Date	10/21/14

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A2.2



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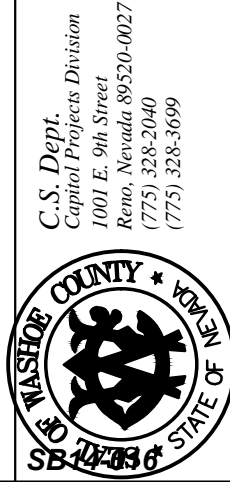
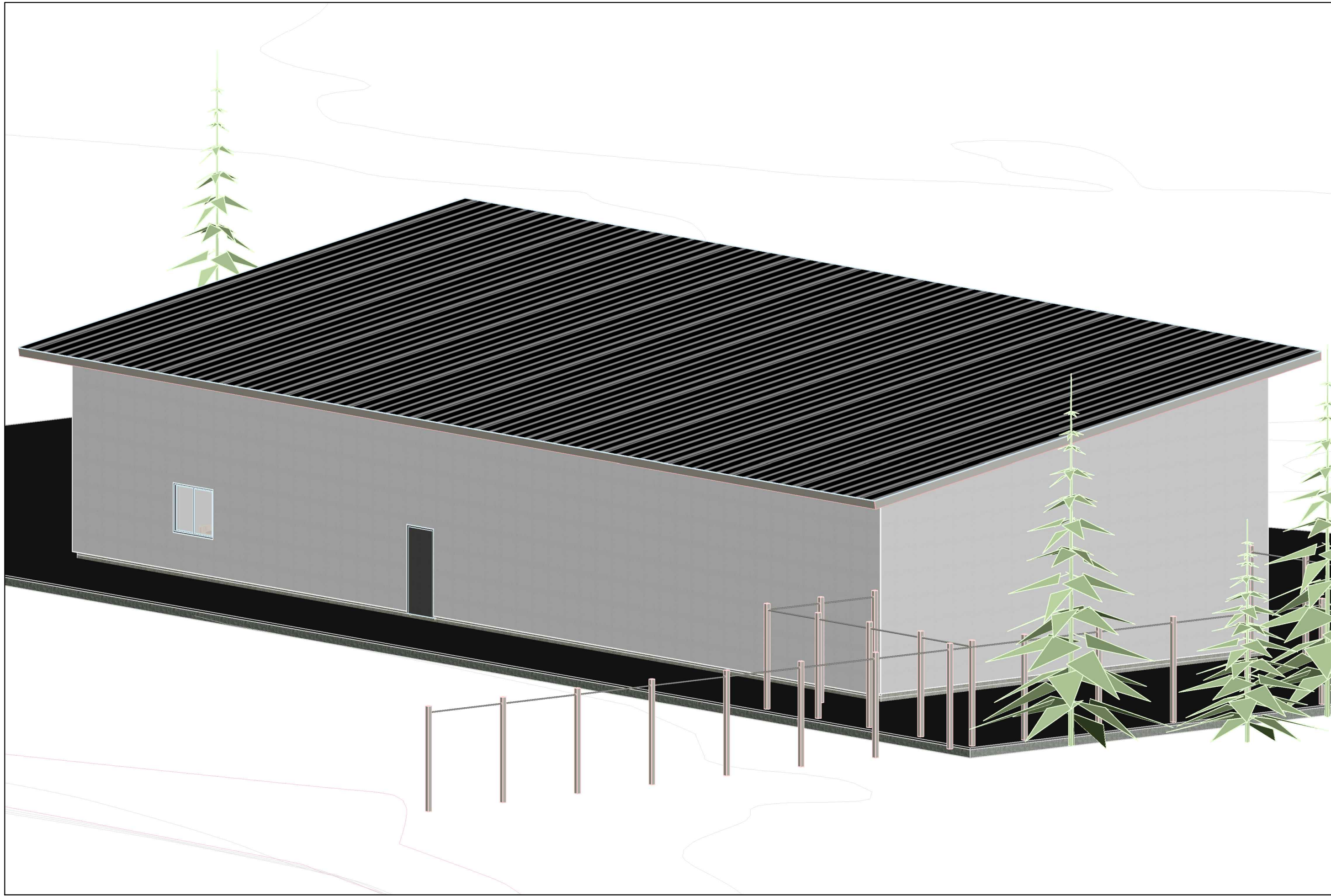
Project OPERATIONS BUILDING

Date 10/21/14

Scale NOT TO SCALE

Drawing Name: 3D VIEW FROM SOUTHWEST

I2.1



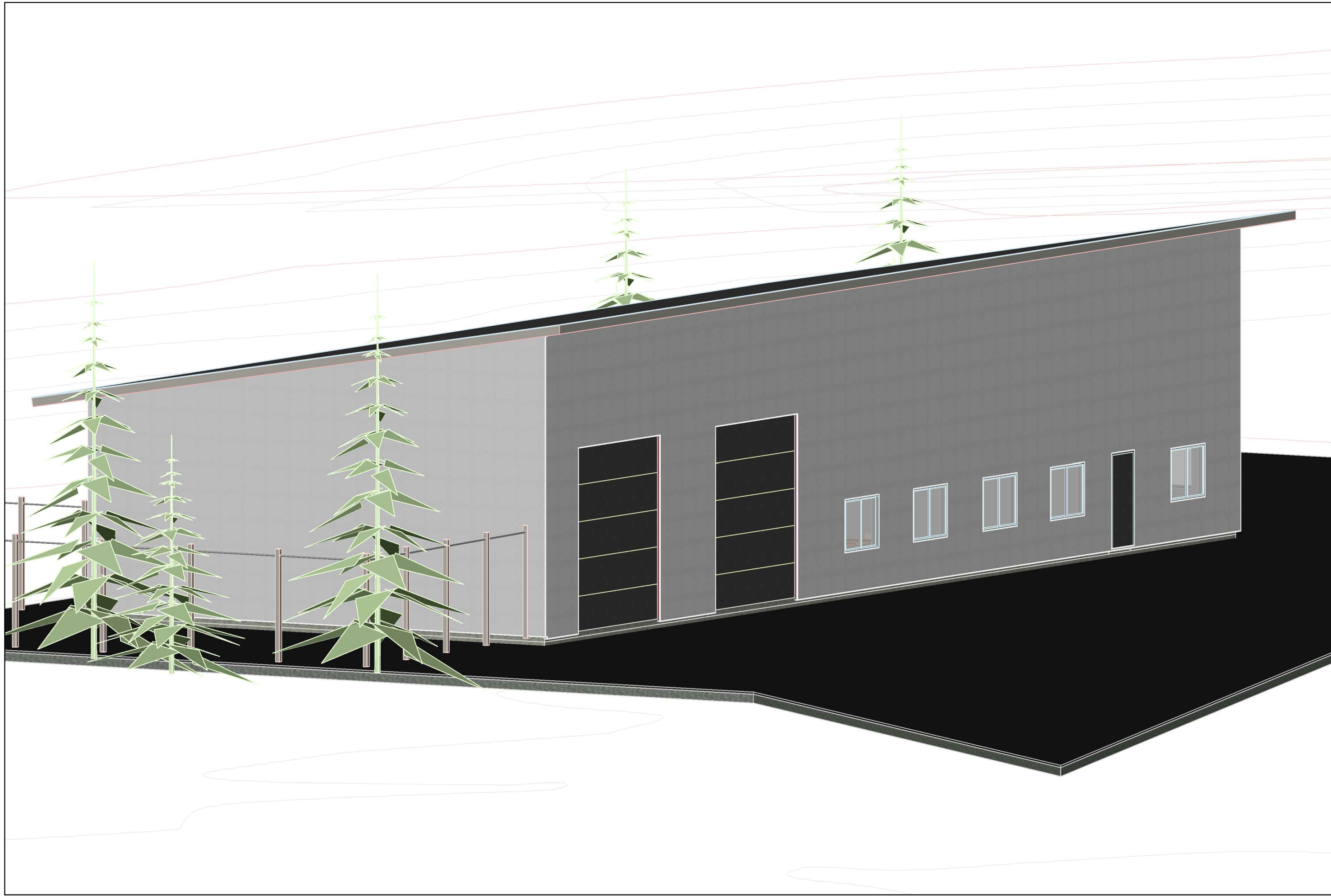
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Project OPERATIONS BUILDING

Date 10/21/14
Scale NOT TO SCALE

Drawing Name: 3D VIEW FROM NORTHEAST

12.3



Project OPERATIONS BUILDING

I2.2

Date 10/21/14
Scale NOT TO SCALE

Drawing Name: 3D VIEW FROM NORTHWEST

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