



Board of Adjustment Staff Report

Meeting Date: June 1, 2017

Subject: Special Use Permit Case Number WSUP17-0007

Applicant: Hughes Private Capital, LLC

Agenda Item Number: 9A

Project Summary: To approve a Special Use Permit to allow the conversion of an existing 3,817 square foot single family dwelling to a 5,041 square foot 15 bed group care facility that will provide assisted living care to elderly patients not requiring medical treatment

Recommendation: Denial without prejudice

Prepared by: Chad Giesinger, AICP, Senior Planner
Washoe County Community Services Department
Planning and Development Division

Phone: 775.328.3626

E-Mail: cgiesinger@washoecounty.us

Description

Special Use Permit Case Number WSUP17-0007 (Quilici Road Group Care) – For possible action, hearing, and discussion to approve a Special Use Permit to allow the conversion of an existing 3,817 square foot single family dwelling to a 5,041 square foot 15 bed group care facility that will provide assisted living care to elderly patients not requiring medical treatment. If approved, the permit may also include variances to generally applicable building or operation requirements as provided in WCC 110.810.20(e) and WCC 110.804.25, including but not limited to variances to the required number and type of allowed parking spaces, variances to the required access dimensions to the site, variances to the amount or type of required landscaping, and variances to the lighting requirements at the site including the exterior of the building and the parking area(s).

- Applicant: Hughes Private Capital, LLC
- Property Owner: ROI Strategies LLC
- Location: 3405 Quilici Road
- Assessor's Parcel Number: 040-730-32
- Parcel Size: 2.97 acres
- Master Plan Category: Rural Residential (RR)
- Regulatory Zone: High Density Rural (HDR)
- Area Plan: Southwest Truckee Meadows
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 302, Allowed Uses as a Civic Use Type, Article 322, Group Care Facilities; and Article 810, Special Use Permits

- Commission District: 2 – Commissioner Lucey
- Section/Township/Range: Section 13, T18N, R19E, MDM
Washoe County, NV

Staff Report Contents

Description Page 1

Special Use Permit Page 3

Vicinity Map Page 4

Aerial Site Photos Page 5

Site Plan/Elevations/Floor Plan Page 7

Project Evaluation Page 10

Article 322 Compliance Page 16

Consistency with the Southwest Truckee Meadows Area Plan Page 20

South Truckee Meadows / Washoe Valley Citizen Advisory Board (CAB)..... Page 22

Reviewing Agencies..... Page 23

Required Findings..... Page 25

Recommendation..... Page 26

Motion..... Page 26

Appeal Process..... Page 27

Exhibits Contents

Agency Comments.....Exhibit A

Public Comments.....Exhibit B

Application Packet Exhibit C

Noticing Map..... Exhibit D

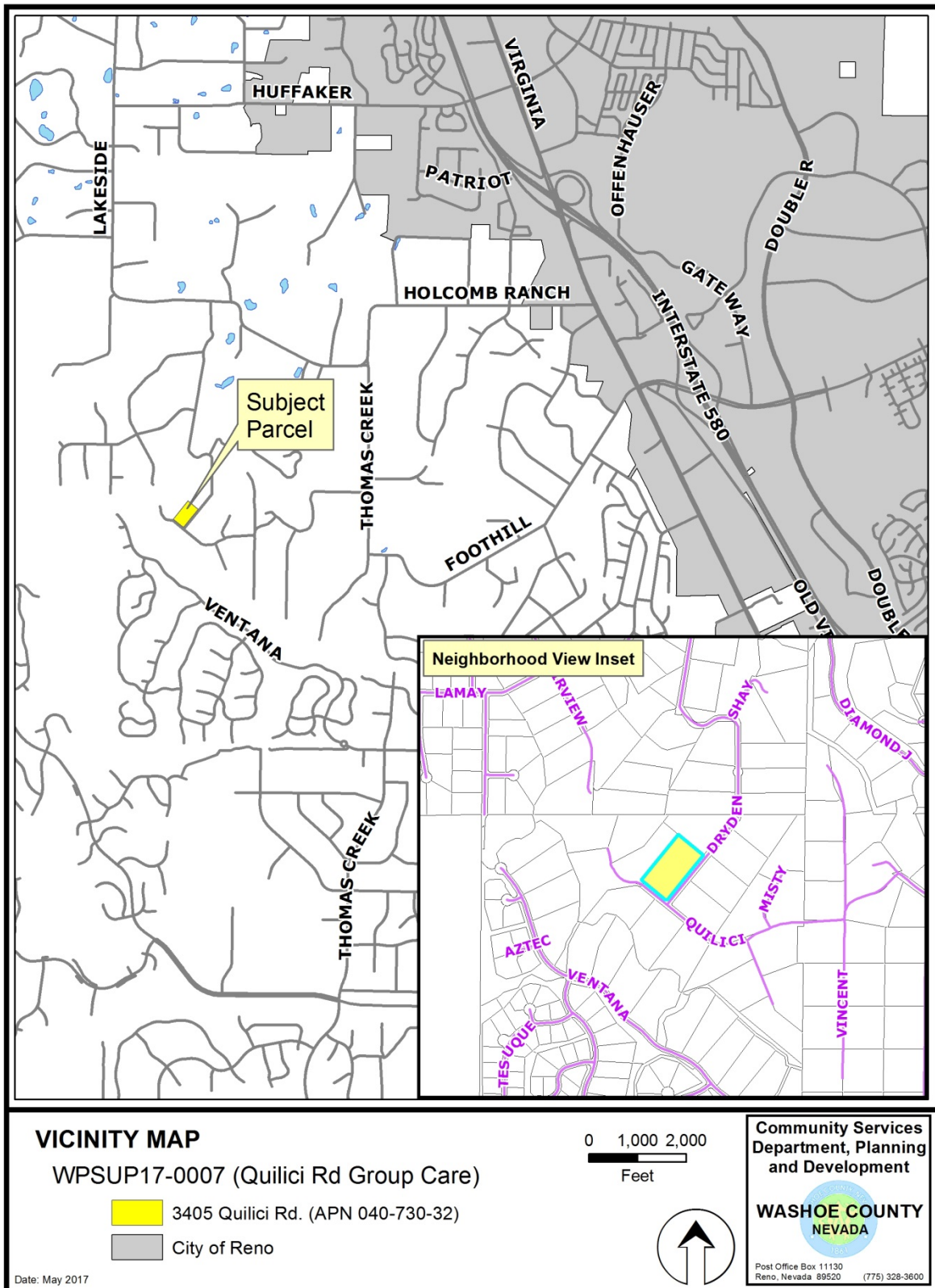
Special Use Permit

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. The Board of Adjustment is authorized to issue special use permits under NRS 278.315 and Washoe County Code (WCC), Chapter 110, Article 810. Certain notice requirements must be met, and, in approving the special use permit, the Board must consider and make five Findings of Fact. [WCC Section 110.810.30] The notice requirements and findings are discussed in this report. The Board of Adjustment is allowed to grant an approval of the special use permit that is subject to Conditions of Approval. Conditions of Approval are requirements that need to be completed during different stages of the proposed project, including conditions prior to permit issuance, prior to obtaining a final inspection and/or certificate of occupancy, prior to issuance of a business license, or ongoing “operational conditions” which must be continually complied with for the life of the project.

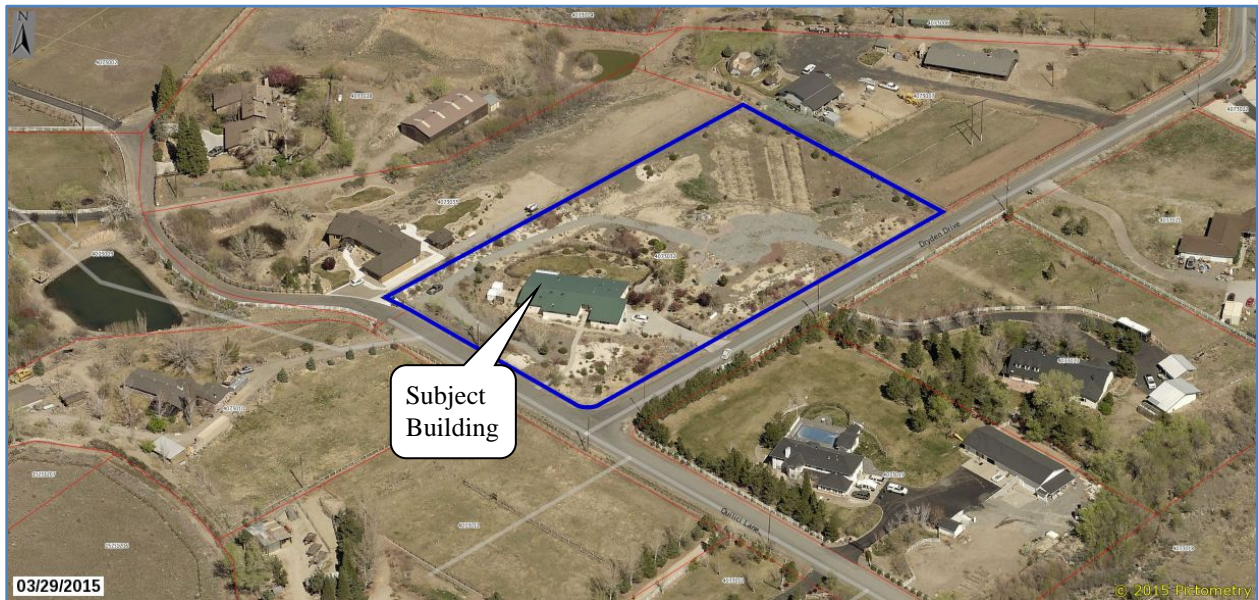
Conditions of Approval. Conditions of Approval will be provided at the public hearing if the special use permit is approved by the Board of Adjustment.

Variations. As a part of approval of a special use permit, the Board of Adjustment may also vary standards of the Development Code as they would apply to the Project. [See WCC Section 110.810.20 (e).] In so doing, the Board must make the five findings required for variations as set out in WCC Section 110.804.25. Those findings are discussed in this report.

The subject property has a regulatory zone of High Density Rural (HDR) and is located within the Lakeside/Holcomb Suburban Character Management Area of the Southwest Truckee Meadows Area Plan. The applicant is seeking to convert an existing 3,817 square foot single family dwelling to a 5,041 square foot 15 bed group care facility that will provide assisted living care to elderly patients not requiring medical treatment. The proposed use meets the definition of a group care facility under WCC 110.304.20(h). A group care facility is a civic use type and is allowed in the HDR regulatory zone with a board of adjustment special use permit per Table WCC 110.302.05.2. Hence the applicant is seeking this special use permit from the BOA.



Vicinity Map



Aerial View – Existing Conditions



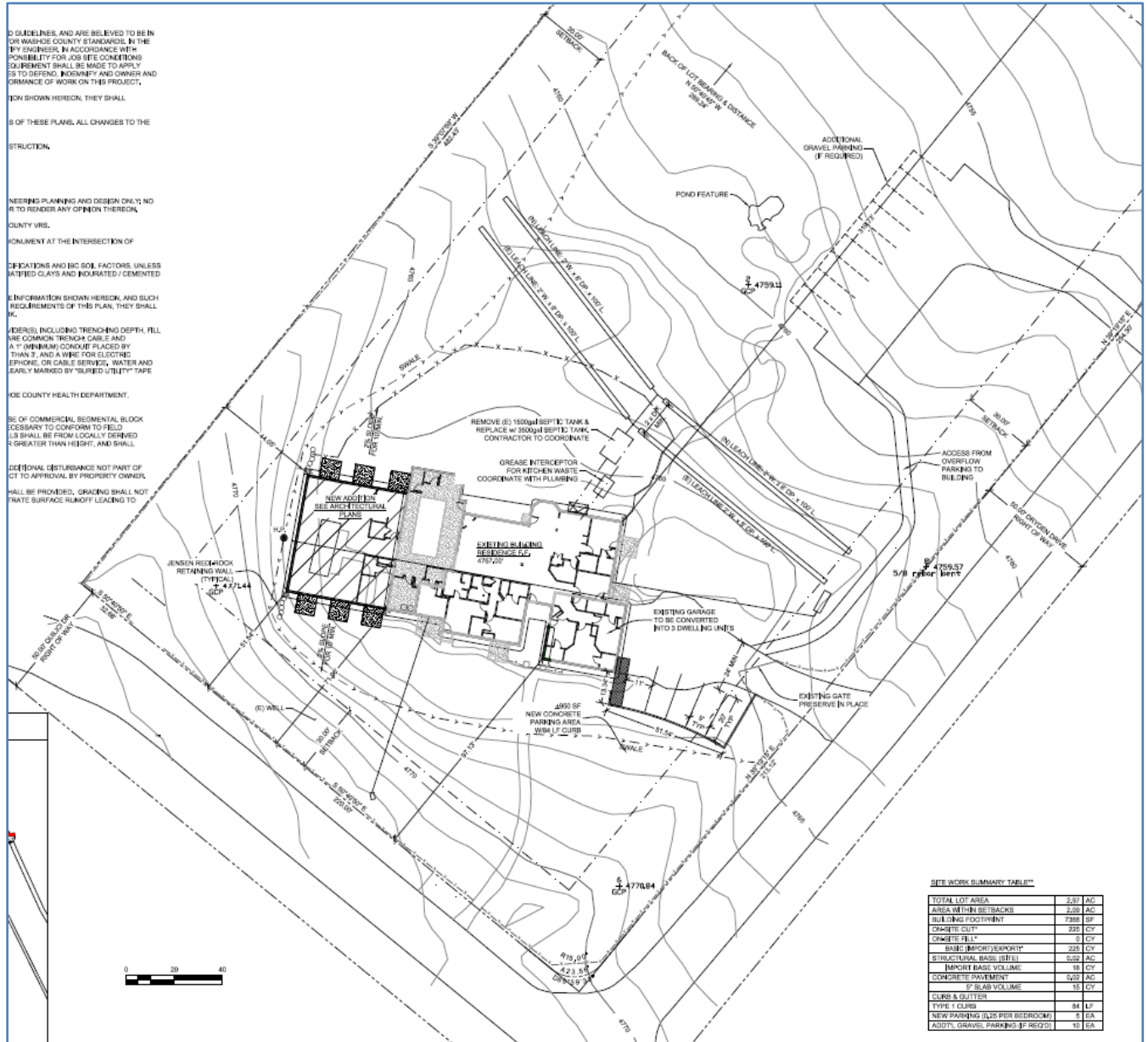
View Looking Northwest



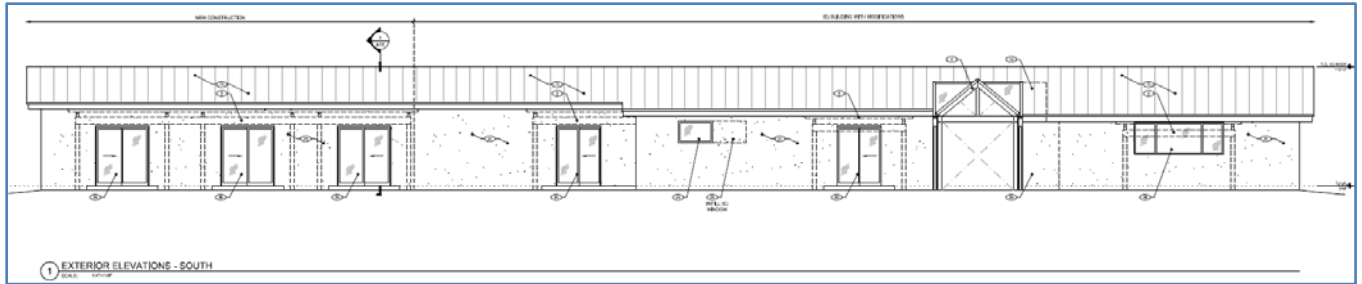
Photos – Existing Conditions



View Looking Northeast



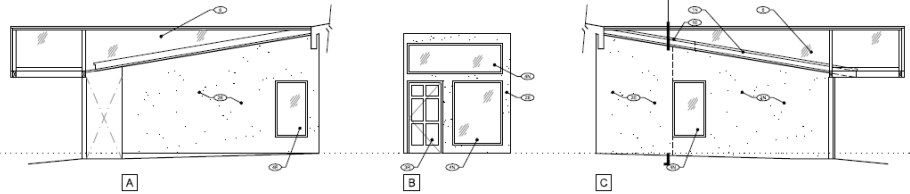
Proposed Site Plan



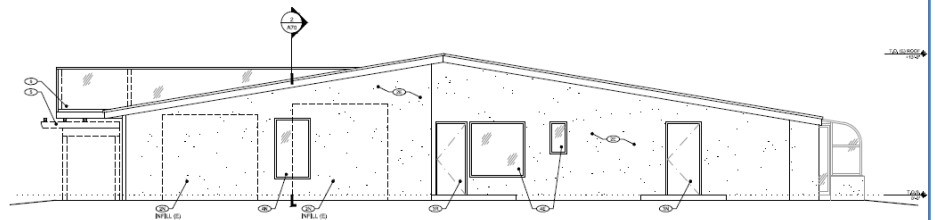
1 EXTERIOR ELEVATIONS - SOUTH
SCALE: 1/8"=1'-0"

SHEET NOTES:

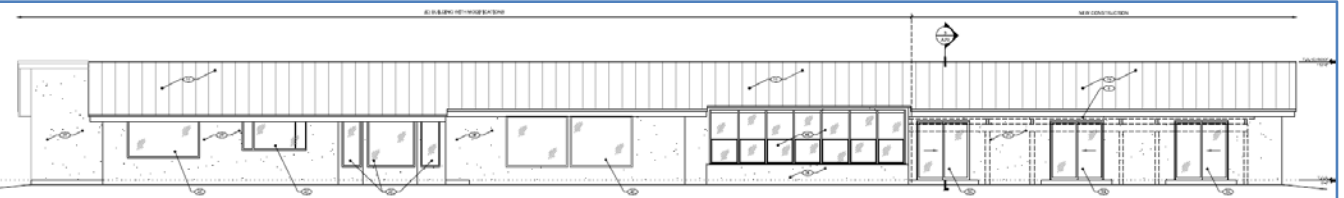
- 1 EXTERIOR ELEVATIONS ONLY
- 1 EXISTING METAL ROOF
- 1 NEW METAL ROOF TO MATCH EXISTING
- 1 EXISTING STUDIO
- 1 NEW STUDIO TO MATCH EXISTING
- 1 EXISTING DOOR
- 1 NEW DOOR TO MATCH STYLE OF EXISTING
- 1 REPLACE EXISTING DOOR WITH NEW DOOR TO MATCH STYLE OF EXISTING
- 1 EXISTING WINDOW
- 1 NEW WINDOW TO MATCH STYLE OF EXISTING
- 1 RELOCATE EXISTING WINDOW TO SUBBLE @ -42" MAX. ADD.
- 1 NEW TIGER BENCH (SHAWNEE)
- 1 NEW COVERED ENTRY



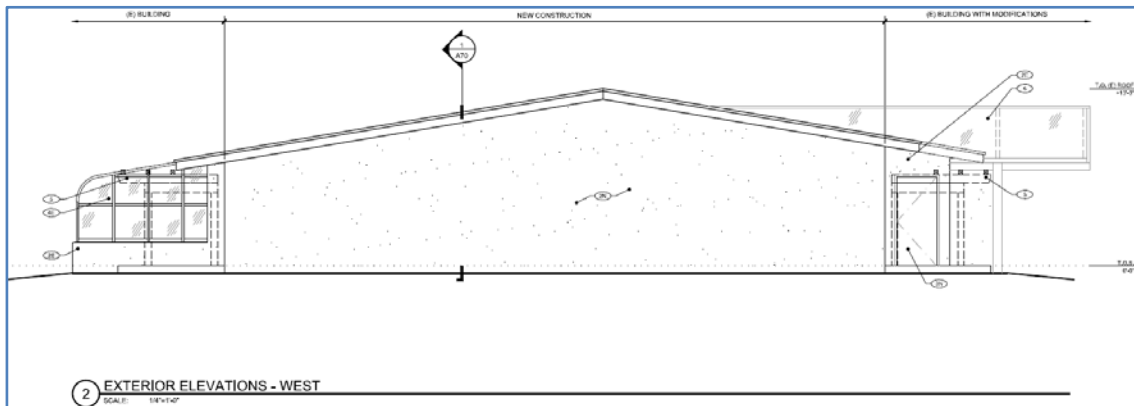
1 EXTERIOR ELEVATIONS - ENTRY
SCALE: 1/8"=1'-0"



2 EXTERIOR ELEVATIONS - EAST
SCALE: 1/8"=1'-0"

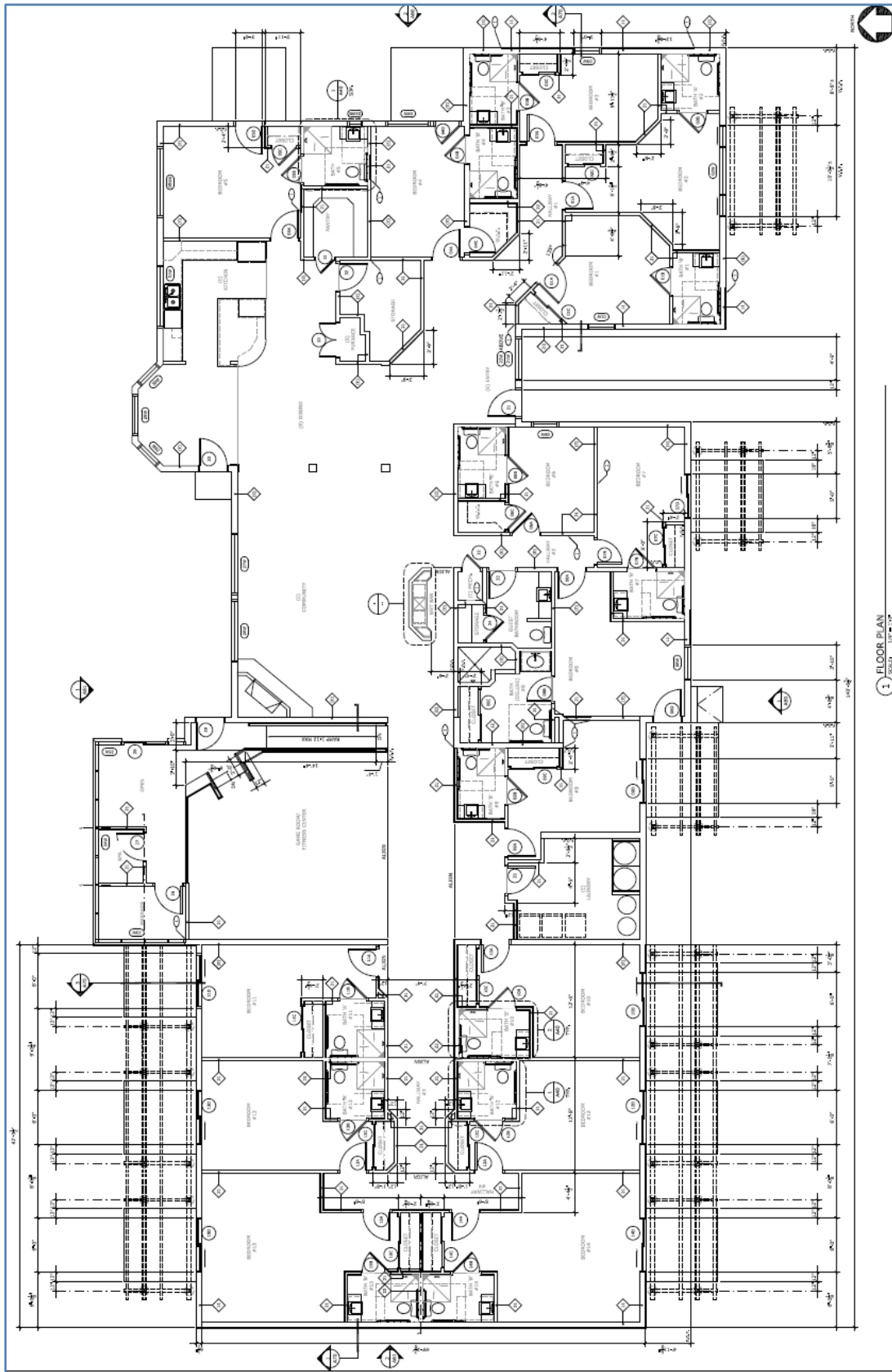


1 EXTERIOR ELEVATIONS - NORTH
SCALE: 1/8"=1'-0"



2 EXTERIOR ELEVATIONS - WEST
SCALE: 1/8"=1'-0"

Elevations



Floor Plan

Project Evaluation

The applicant is requesting approval of a Special Use Permit to allow the conversion of an existing 3,817 square foot single family detached house with an attached 752 square foot garage into a 5,041 square foot Group Care Facility consisting of 15 bedrooms, 16 bathrooms, a commercial kitchen/dining area, laundry, associated closets and storage areas, and an outdoor recreation area. A ±2,000 square foot addition/remodel will be added to the west side of the house and the garage will be converted to bedroom spaces. The purpose of the commercial facility is to provide assisted living care to elderly patients not requiring medical treatment.

The applicant anticipates that a total of 6 employees, divided into 2 work shifts, will work at the facility. The projected number of visitors per day is unknown and will likely vary depending on how many residents are currently being cared for, family proximity, family size, and network of friends living nearby. Target clientele are elderly people that lack the ability for full independent living and are in need of 24-hour care, but which do not have serious medical conditions, such as Alzheimer’s, or need continuous medical treatment. Elderly patients will be sequestered on-site and will not drive to or from the facility. Facility staff will provide transportation needs for residents and will oversee outdoor recreation activities to be conducted on-site. The facility will operate 24 hours a day, 7 days a week. The applicant has stated that it is their intent to maintain the residential appearance of the facility to the greatest extent possible.

Existing Conditions:

The 2.97-acre project site is located at 3405 Quilici Road in old southwest Reno at the corner of Quilici Road and Dryden Drive. Quilici Road essentially dead ends after passing the property at its southwestern corner. The surrounding area is typified by large lot residential uses with irrigated pasture. The existing single story house has 4 full baths and 4 bedrooms, a driveway, a graveled area that is presumably used for parking or storage, and landscaping scattered throughout the site. The house is served by a domestic well and a 1,500 gallon septic tank. There are no street lights, sidewalks, fire hydrants, or curb and gutter in the general vicinity and drainage is provided by open roadside ditches. The site is not within an identified floodplain.

Analysis

Although the current use of the subject site is residential, the proposed commercial (i.e. for profit) Group Care Facility use type is allowed with approval of a Special Use Permit in the High Density Rural (HDR) regulatory zone, as shown below:

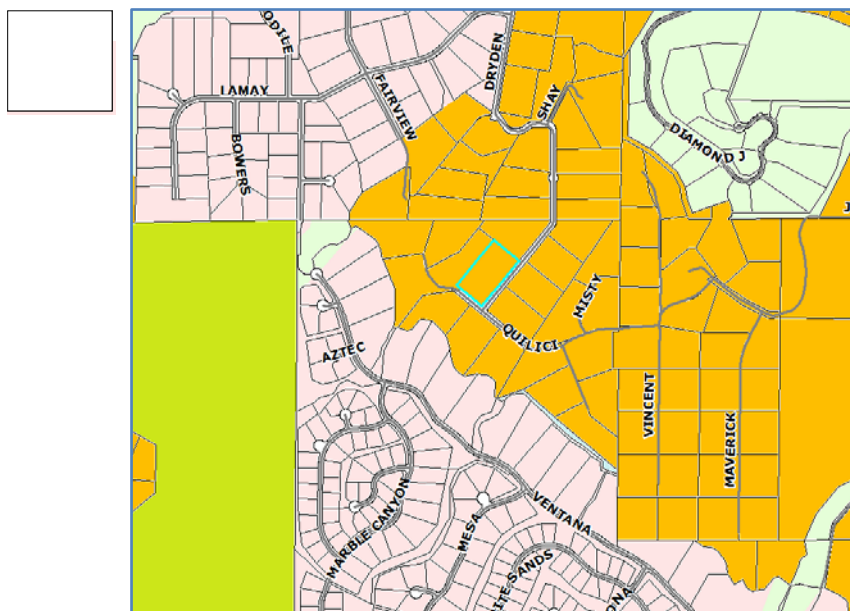
Civic Use Types (Section 110.304.20)	LDR	MDR	HDR	LDS/ LDS 2	MDS/ MDS 4	HDS	LDU	MDU	HDU	GC	NC	TC	I	PSP	PR	OS	GR	GRA
Administrative Services	--	--	--	--	--	--	P	P	P	A	A	A	A	A	P	--	--	--
Child Care																		
Family Daycare	A	A	A	A	A	A	A	A	A	--	P	--	--	--	--	--	--	A
Large-Family Daycare	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	--	S ₂	--	--	--	--	--	P	S ₂
Child Daycare	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	P	P	P	P	P	S ₂	--	S ₂	--
Community Center	--	--	--	--	--	--	P	P	P	A	S ₂	A	--	A	A	--	--	--
Community Garden	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Convalescent Services	--	--	--	S ₂	S ₂	S ₂	P	P	P	P	S ₂	--	--	P	--	--	--	--
Cultural and Library Services	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	A	A	A	A	A	--	A	A	--	A	S ₂
Education	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	--	S ₂	S ₂	--	S ₂	S ₂
Group Care Facility	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	P	P	--	--	--	--	--	S ₂	--
Hospital Services	--	--	--	--	--	--	--	--	--	A	S ₂	--	--	A	--	--	--	S ₂

While the Group Care Facility use type is classified under the “Civic” use types, the proposed facility will be a “for profit” commercial operation and is not associated with any civic, governmental, or non-profit entity. The Group Care Facility civic use type is defined in WCC 110.304.20(h) as follows:

- (h) Group Care Facility. Group care facility use type refers to an establishment that provides housing and living environment on a weekly or longer basis, for a group of persons not defined as a family or a group home. These facilities may provide life skill training, living assistance and supervised care service, but excludes medical treatment or uses classified under hospital services. This term includes specifically the following types of uses:
 - (1) Child Care Institution;
 - (2) Facility for transitional living for released offenders;
 - (3) Group home use types which accommodate more persons than permitted as a group home.

To clarify subsection (3) above, a facility that provides care for 10 or fewer persons is classified as a Group Home while a facility that provides care for more than 10 persons is classified as a Group Care Facility. A Group Home is allowed in residential regulatory zones “by right” with approval of a business license and applicable State licensing requirements, but a Special Use Permit is required for approval of a Group Care Facility. The proposed facility will provide care to 15 patients and therefore falls under the Group Care Facility use type.

The subject property has a regulatory zone of High Density Rural (HDR), which allows an average residential density of one dwelling unit per 2.5-acres. The HDR regulatory zone requires a 30 foot building setback from the front and rear property lines and a 15 foot side yard setback. The proposed location of the facility, to include the proposed addition, satisfies the required building setbacks and placement standards. All of the immediately surrounding parcels also have HDR regulatory zoning, beyond which is a mixture of Low Density Suburban (1-acre density) and Open Space regulatory zones to the northwest, west, and southwest (see graphic below).

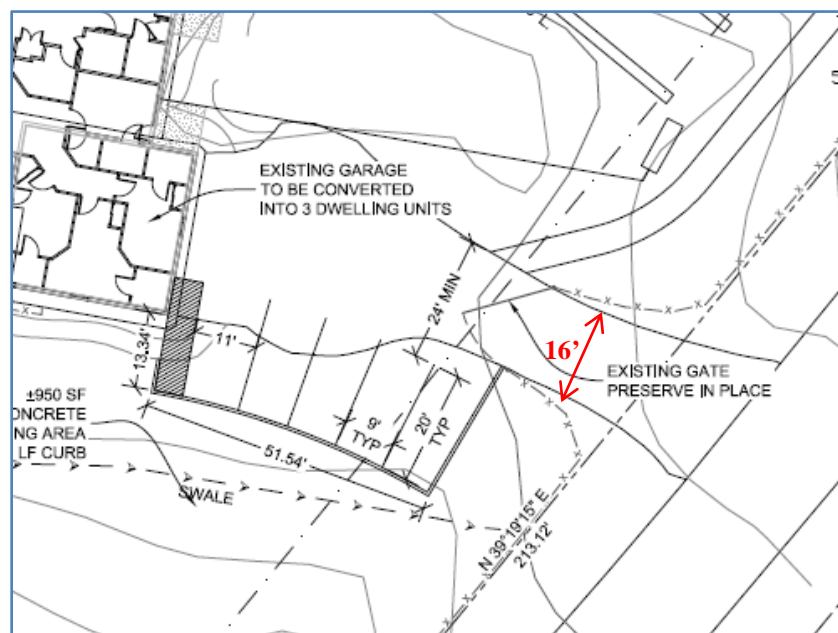


Access and Parking:

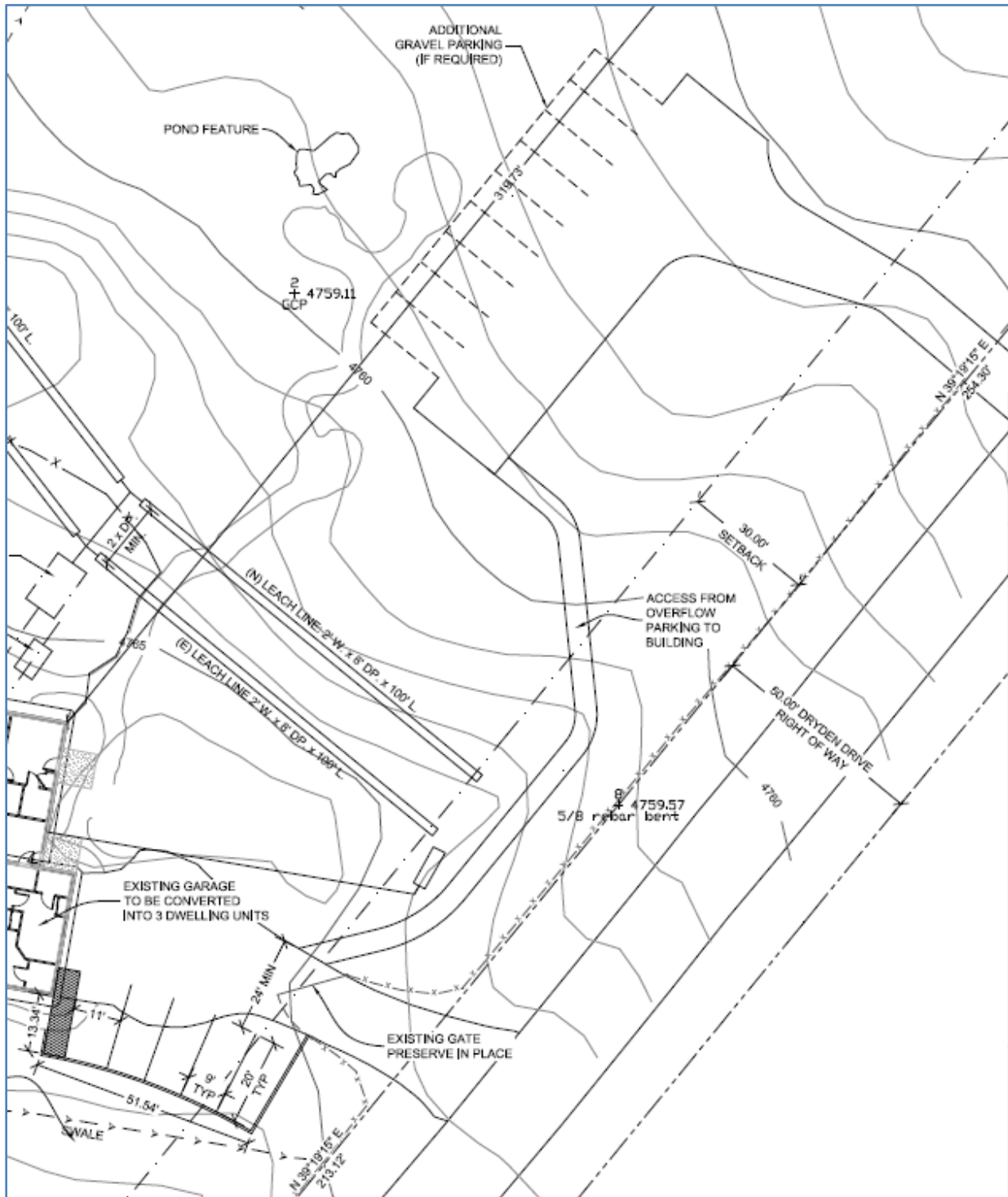
Primary access to the facility will be off of Dryden Drive. No secondary access is currently shown on the site plan. Required parking, as well as a graveled “overflow” parking area, will be provided on-site. Due to the narrowness of both Dryden Drive and Quilici Road, and the presence of open roadside ditches, no on-street parking can be accommodated. A Group Care Facility is required to provide 1 parking space per employee during peak shift and .25 of a space per bed. Doing the math, there will be 15 beds resulting in the need for 3.75 spaces and 3 employees per shift (based on information provided by the applicant) resulting in the requirement for 3 additional spaces for a total of 6.75 spaces, and rounding up per WCC section 110.410.10(e), 7 total spaces are required at a minimum.

Per WCC section 110.410.25(e), all required parking areas must be paved. The site plan provided by the applicant shows a total of 5 paved parking spaces, one of which is designed and designated as a handicapped space (as required by WCC). The site plan as currently designed is deficient by 2 spaces (actually 3 if you count non-handicapped visitors that can’t use the handicapped space) therefore does not meet required parking standards. In addition to the deficient number of spaces, the narrowest portion of the access driveway appears to be approximately 16 feet in width, which does not meet the minimum width of 20 feet (see WCC section 110.410.25(h)(1)), and no lighting is shown for the parking lot, which requires a minimum of 1 foot candle average illumination for proper safety throughout the parking area pursuant to WCC section 110.410.25(g). The applicant has not requested a Director’s Modification to vary parking standards and did not include a request or discussion in the application requesting the Board of Adjustment vary the required standard through approval of the Special Use Permit.

As authorized by WCC section 110.810.20 (e), the Board may allow the applicant to use the graveled “overflow” area to meet the required number of spaces by agreeing to vary the surfacing standards. But in order for the site plan to comply with access and lighting standards, the Board would also have to vary those standards or require redesign of the site plan as a condition of approval (which could also include paving of the graveled area).



Site Plan – Required Parking



Site Plan – “Overflow” Parking

Water and Sewer:

The existing house is currently served by a domestic well and a 1,500 gallon septic system. The domestic well can only be used for single family residential purposes; therefore, the well will need to be converted to commercial use and commercial ground water rights obtained and dedicated. The County's water management planner coordinator has reviewed the application and has provided comments regarding water rights requirements (see Exhibit A). The applicant did not provide any information regarding water rights other than to say there is a domestic well on-site and that additional water rights, if required, would be obtained with building permits. As noted below, the facility will also be required to meet the standards required to become a "Permitted Public Water System" (which staff believes essentially equates to meeting the same public drinking water standards as the Truckee Meadows Water Authority).

The applicant is proposing to upgrade the existing 1,500 gallon septic system to a 3,500 gallon tank to accommodate wastewater treatment. There is no potential in this area to connect the site to a community sewer (or water) system. Washoe County District Health, Environmental Health Services Division has reviewed the application and provided comments as follows:

The Washoe County Health District, Environmental Health Services Division (WCHD) has reviewed the above referenced project. Approval by the WCHD is subject to the following conditions:

1. The WCHD has reviewed the special use permit as proposed and has the following comments and requirements prior to any future or potential approvals:
 - a. Based on the proposed number of beds (15), employees (6), parking spaces (14), and no restriction on the number of visitors this facility would be required to become a Permitted Public Water System prior to operating.
 - i. The link to the application for submittal of plans to initiate the process can be found below:
 - ii. <https://www.washoecounty.us/health/forms-applications.php>
 - b. This commercial proposal with the proposed increase in number of bedrooms and modifications to the existing septic system will require approval through the State of Nevada, NDEP, Bureau of Water Pollution Control.
 - i. Upon approval by the State, the approved plan must also be provided with the building plans for sign off by the WCHD to ensure all setbacks and requirements for construction are met.

Based on the above comments, staff is not clear if the proposed 3,500 gallon tank will be sufficient to serve the proposed use, or if it will meet the standards required by the Nevada Division of Environmental Protection (NDEP). If the tank or the associated leach system needs to be enlarged as part of this permitting process, then changes to the site plan would need to be made, which could be problematic after the fact if the Special Use Permit is granted.

Services:

Adequate electrical service is available on-site and will be provided by NV Energy. Contrary to what is stated in the application, according to neighboring residents gas is not available within the neighborhood and therefore is not provided by NV Energy. Waste Disposal will be provided by Waste Management; however, there is no discussion in the application about how the service will transition from a domestic residential garbage service to commercial service with the potential for much more waste being generated. For example, will a large metal dumpster be required or just standard residential cans? If a large metal dumpster is required, then it must be located in a paved accessible area, usually the parking lot, and screened on 3 sides by a solid wall, as required by WCC section 110.412.55(a)(5). The current site plan does not show any such enclosure.

The nearest fire station is Truckee Meadows Fire Station #36 (on Arrowcreek Pkwy), which is approximately 6 miles from the facility with an estimated 15 minute drive time due to the nature of the local streets and road network. Based on staff research, the State of Nevada, through its regulatory and licensing authority, will require the facility to have an indoor sprinkler system. It appears the State Fire Marshall has authority over compliance with this standard, but specific design criteria are left to the local fire authority. To obtain required pressure flow for a sprinkler system on a ground water well, it is likely that a holding tank will need to be constructed. Neither a sprinkler system nor a holding tank is currently shown on the plans and there is no discussion in the application regarding fire safety requirements. The Truckee Meadows Fire Protection District (TMFPD) was sent a copy of the application for review and comment and responded that there was so much missing information in the application that they had to give a blanket approval/general review (see attached agency comments in Exhibit A).

The application lists the nearest health care facility as Life Care Center of Reno. This is incorrect as the Life Care Center of Reno is not a health care facility but rather an assisted living facility. To staff's knowledge, the actual health care facility closest to the property is the Renown South Meadows Medical Center located approximately 4 miles away. WCC section 110.322.10(m), discussed in more detail later in this report, requires an "Emergency Response Plan" as part of the approval of a Group Care Facility. No such plan was submitted with the application. Staff has requested review and comment from REMSA, as well as guidance regarding the preparation and submittal of an "Emergency Response Plan." The Emergency Medical Services (EMS) Program Manager has provided a letter outlining anticipated medical services impacts and response times, but has indicated that detailed response plans are usually prepared and filed as part of the State licensing process. The EMS Program Manager anticipates that there will be minimal impacts to EMS call volumes and responses or access to healthcare services and facilities, but did point out that the property is located in response Zone B, which averages a 15 minute and 59 second response time for life-threatening calls 90 percent of the time.

Grading:

No grading details were provided with the application; however, the applicant anticipates that no significant grading will be required to accommodate site improvements (i.e. the building addition, parking lot, etc.). Approximately 255 cubic yards of cut is listed, but not shown, on the site plan.

Signage/Lighting:

The applicant is not proposing any signage for the facility in an effort to maintain the residential character of the building. Proposed lighting is also minimal to preserve the dark skies character of the area (as previously mentioned, there are no street lights in this neighborhood). Per WCC 110.410.25(g), however, lighting must be provided in the parking area (unless waived by the Board). Details of proposed exterior (and interior) lighting were not provided by the applicant, but the applicant has stated they intend to minimize light to the extent possible to maintain character with the neighborhood. That said, staff assumes exterior lighting will be needed at all entrances and exits, on every patio connected to a bedroom, within the kitchen and dining areas, and possibly in the outdoor recreation area. Any lighting that is installed cannot exceed 12 feet in height and is required to be down shielded and not illuminate any adjoining properties. Since the facility will be open 24 hours a day, though, interior lighting will likely be present at all times within the facility.

Landscaping:

For civic and commercial uses, WCC section 110.412.40(a) requires 20% of the total developed land area to be landscaped. Landscaping is also required for the parking area and along street frontages. The applicant did not submit a landscaping plan (as required by the Special Use Permit application submittal requirements) and is not proposing any new landscaping for the facility due to the prevalence of existing vegetative elements on the property. The applicant

intends to use this existing vegetation to satisfy landscaping requirements but did not provide a landscaping plan demonstrating/documenting how this would be accomplished.

While staff is sympathetic to the applicants' argument regarding existing on-site vegetation, landscaping is still a standard requirement (for which compliance must be shown on a landscaping plan) that must either be waived through a Director's Modification or by the Board of Adjustment (BOA) as part of the review and approval of this Special Use Permit. The applicant has not requested a Director's Modification nor included a request in the application for the Board to vary landscaping standards as authorized by WCC Section 110.810.20(e).

Traffic:

The applicant did not provide any analysis of traffic impacts. The county traffic engineer has reviewed the application and had no comment (other than regarding the imposition of additional Regional Road Impact fees for the change in use). A quick staff analysis of trip generation rates for assisted living facilities identified an Average Daily Traffic (ADT) demand of 2.74 trips per bed, resulting in an ADT rate of 41 trips daily for the 15 bed facility. By comparison, a typical single family dwelling is expected to generate 10 ADT, so the change in use can be expected to generate approximately 4 times as much traffic as the existing use.

Compliance with Article 322. Group Care Facilities

WCC article 110.322 sets forth additional requirements (i.e. above and beyond common development standards) that must be considered in the review and approval of a Group Care Facility. Upon submittal of the application, it was not clear if the applicant was aware of this fact and did not include any documentation regarding how the proposed facility would comply with the additional provisions of Article 322. After discussing the matter with the applicant, staff provided a detailed list of missing information and agreed to accept additional materials responding to requested information and documenting compliance with Article 322. The materials and responses provided are contained in Exhibit C to this staff report beginning on page 34.

WCC section 110.322.10 *Review Standards and Guidelines* contains the following compliance requirements. Staff has provided an analysis (**in bold text**) under each requirement explaining how the information provided by the applicant either does or does not satisfy the requirement.

- (a) Floor Plan. An interior sketch of the floor plan of the home or facility, to scale, shall be submitted with the required development approval application. The sketch shall contain information as required by the Director of the Department of Community Development.

The applicant has provided the required floor plan.

- (b) Exterior Yard Area. A sketch, to scale, of the exterior yard area to be used for group care purposes shall be submitted containing information as required by the Director of the Department of Community Development.

See response under sub section (d).

- (c) Interior Space. A minimum of twelve hundred (1,200) square feet of interior space shall be provided for the first six (6) facility users, and one hundred fifty (150) square feet of interior space for each additional facility user. Rooms which may be included in this calculation include areas where care activities will be conducted, including bedrooms used for sleeping, recreation rooms, food preparation areas, living rooms and family rooms. Rooms which may not be included in this calculation include closets, halls, garages and bathrooms.

This requirement has been met.

- (d) Outdoor Recreation Area. A minimum of six hundred (600) square feet of outdoor recreation area shall be provided for the first six (6) facility users, and seventy-five (75) square feet of outdoor recreation area for each additional facility user.
- (1) Areas which may not be included in calculating outdoor recreation area include side yards less than ten (10) feet in width and areas containing swimming pools, spas or other water bodies unless covered and deemed safe pursuant to state regulations.
 - (2) Neighborhood greenbelt and park space may be used to satisfy the outdoor recreation area requirement if these alternative areas are located in immediate proximity to the facility, are appropriate for recreation, and proper insurance coverage has been obtained for them.
 - (3) All outdoor recreation areas, except those described in Subsection (d)(2) of this section, shall be enclosed by walls or fences not less than six (6) feet in height. Should existing fencing be less than six (6) feet in height, the review authority may approve such alternative fencing if, upon review of adjacent uses, supervision ratios and facility floor plans, it determines that the existing fence height will not be detrimental to the health, safety or welfare of facility users.

The applicant intends to use the northwest portion of the property to satisfy this requirement, as shown on the following page. This outdoor recreation area would be intended for activities such as therapeutic exercise, walking paths, and bird watching. The applicant has stated that a par course for exercise is being considered for a system of walking trails that would be constructed in the identified area. The applicant is not proposing any new fencing for the identified outdoor recreation area and has implied that existing fencing could be utilized. After conducting a site visit, staff found that existing fencing installed at the site is comprised of agricultural type, see through fencing approximately 4.5 feet in height, with adjacent vegetation (see photo below).





Staff could not verify from the street if the area to the rear (northwest) of the property contained the same fencing and/or if existing vegetation along this portion of the property line adequately screened adjacent residential uses. Assuming the Board finds this design approach acceptable, the area provided would satisfy this requirement.

(e) Garages. Garages shall be prohibited as group care facility recreation area unless:

- (1) Alternative on-site parking is available to meet minimum residential parking requirements; and
- (2) The garage is improved to meet building and fire code regulations as a habitable space.

This requirement is not applicable. No garages will remain on the property once the existing garage is converted to bedrooms.

(f) Location of Rooms. Rooms used for care activities shall not be located above the first story unless the facility is equipped with an automatic fire sprinkler system approved by the appropriate fire protection agency.

The proposed facility does not have a second story; however, as previously discussed the facility will be required to install an automatic fire sprinkler system anyway, which is not shown on submitted plans.

- (g) Fire Exits. All facilities shall have no less than two (2) legal exits for fire purposes, pursuant to the requirements of the appropriate fire protection agency.

This requirement appears to have been met, but staff cannot be entirely sure since comments from the TMFPD were of such a general nature.

- (h) Public Service Access. The applicant shall develop and will implement a public service access plan providing or arranging for transportation, as necessary, for group care residents. The plan shall specifically describe the means by which residents will gain access to bus or other public transportation routes, shopping locations, medical, dental or other health care facilities, and government offices.

This plan has not been submitted. The applicant has provided a response to the requirement for a plan by stating that the public service access will be provided by facility staff or family members via private transportation (van, car, etc.). The applicant goes on to state that details of the plan will be worked out by the management of the facility prior to opening and can be included as a condition of approval.

- (i) Parking Plan. The applicant shall develop and will implement a parking plan indicating the maximum number of vehicles to be parked on and off the site, projected needs for parking at the site, and means to satisfy the projected needs.

This requirement has been partially met, although as previously discussed, the parking plans provided do not actually meet WCC. Projected needs for all parking and maximum number of vehicles was not provided (other than mention of the graveled "overflow" area, which technically does not count towards required parking). There is also no discussion of where a facility van to be used for transporting residents to services will be parked. The code requires any such vehicle to be parked on a paved surface. The only paved surface proposed on the site plan is already deficient by 2 parking spaces.

- (j) Overconcentration. The establishment of the proposed group care facility will not result in an overconcentration of group care facilities in the neighborhood. Overconcentration will be presumed when the establishment of the group care facility would result in a group care facility being spaced closer than fifteen hundred (1,500) feet to another group care facility.

Based on staff analysis, there is no other facility within 1,500 feet.

- (k) Yard Maintenance. The applicant will provide adequate exterior maintenance to the facility and surrounding yard and setback areas. This shall include a plan demonstrating provisions for regular yard and landscape irrigation and maintenance, and other items of routine maintenance.

No such plan was provided, but staff assumes the operators of the facility will enter into a maintenance agreement with local landscape contractors. Additionally, staff can withhold re-issuance of the business license should maintenance not occur.

- (l) Neighborhood Response Program. The applicant shall develop and will implement a neighborhood response program which provides a procedure for immediate response to incidents and complaints arising out of group care activities. This procedure shall include a method of assuring that the owner or permittee is notified of any incident, that the owner or permittee will personally investigate the matter, and that any person making a complaint or reporting the incident will receive a response of action taken or a reason why no action needs to be taken. In addition, the owner or permittee shall establish a fixed time on a weekly basis when he or she will be present to meet residents and discuss neighborhood problems relative to the group care facility.

The applicant did not provide this plan. The applicant has provided a response to the requirement for a plan by stating this is an operational issue that will be determined by the management of the facility prior to opening and can be included as a condition of approval.

- (m) Emergency Response Plan. The applicant shall prepare and file an emergency response plan with all local emergency service providers, including police, fire and ambulance. The plan shall include evacuation procedures, and shall identify emergency vehicle entrances and rear and front building entrances. In addition, the plan shall encourage no light/no siren responses, except in emergency situations.

The applicant did not provide this plan and nothing has been filed with local emergency responders. The applicant has provided a response to the requirement for a plan by stating that this is an operational issue that will be coordinated between the management and the appropriate fire department prior to opening the facility and can be included as a condition of approval.

As previously noted, staff has received general comments from the EMS Program Manager, but not details of what is included or required for an Emergency Response Plan referenced in WCC article 110.322. Regarding police input, staff routed the application to the Sheriff's Office and received a reply of no comment.

- (n) Licensing, Certificates and Permits. As a prerequisite to the approval of issuance of any rezoning, variance or special use permit that is necessary to operate a group care facility, the applicant must obtain any licenses or certifications that are required by federal, state or local authorities. If the applicant does not have all such licenses or certification at the time of application, the rezoning, variance or special use permit may be provisional or conditionally approved on obtaining such licenses or certification.

The applicant has not obtained the necessary licenses from the State of Nevada and intends to satisfy this requirement through a condition of approval. Staff did route the application to the State, but their only response was that a commercial kitchen would be required.

Public Notice

NRS 278.315 and WCC Section 110.810.25 require a minimum 500 foot notice radius from the subject parcel and notice of the public hearing to a minimum of 30 separate property owners. The notices must be mailed at least 10 days prior to the public hearing date. Selection of properties within a 500 foot radius did not result in the minimum of 30 separate property owners; therefore, staff manually selected additional properties to ensure at least 30 properties were selected. Staff attempted to select properties that were nearest to the property, on the same access road, or which had occupied dwellings.

A courtesy notification of Special Use Permit Case Number WSUP17-0007 was mailed on April 28, 2017 to a minimum of 30 separate property owners (see Exhibit D for mail notice map). The notice advised of the tentatively scheduled June 1, 2017 public hearing date before the Washoe County Board of Adjustment (BOA). All notices included a telephone number and email address for the assigned staff planner. Additional legal notices will be mailed to these same properties at least 10 days prior to the public hearing.

Consistency with the Southwest Truckee Meadows Area Plan

Policy SW.2.2 requires site development plans in the Southwest Truckee Meadows Planning Area to submit a plan for the control of noxious weeds. The plan should be developed through consultation with the Washoe County Health District, the University of Nevada Cooperative Extension, and/or the Washoe-Storey Conservation District. Implementation of the control plan is on a voluntary compliance basis.

Staff Comment: Although the project will involve new site development, construction improvements will require minimal ground disturbing activities that likely would not necessitate a plan for the control of noxious weeds. The site is already developed and partially landscaped.

Policy SW.2.3 states that applicants obtaining special use permits shall be “required to present their items to the Citizen Advisory Board (CAB) and submit a statement to staff regarding how the final proposal responds to the community input received from the CAB.”

Staff Comment: The applicant presented the project to the STM/WV CAB on May 11, 2017 as required by this policy. The CAB and public in attendance provided substantive input on the project, thus creating the need for the applicant to submit a formal response (to include potential changes to the project, if necessary). In general, the public in attendance at the CAB meeting expressed opposition to the project (see CAB section later in this report for details) and the CAB voted unanimously to recommend denial.

Policy SW.2.10 states “The impact of development on adjacent land uses will be mitigated. The appropriate form of mitigation should be determined through a process of community consultation and cooperation. Applicants shall be prepared to demonstrate how the project conforms to this policy.”

Staff Comment: The applicant attended the STM/WV CAB to consult with the community and listen to concerns. As mentioned above, the CAB had significant concerns about the project. The applicant has not yet demonstrated how identified impacts will be mitigated through consultation with the community.

Policy SW.2.12 states “Proposals for special use permits to establish a non-residential uses in a residential regulatory zone will be subject to a Public Health Impact Review (PHIR), to be conducted jointly by Community Development staff and Washoe County District Health Department staff. The specific content and methodology of the PHIR will be determined by the Washoe County District Health Department with the cooperation of the Washoe County Community Development Department on a case-by-case basis.

Staff Comment: This analysis has not been done at this time. Should the Board approve the Special Use Permit, staff recommends making this a condition of approval and/or conducting the analysis as part of the licensing process.

Policy SW.2.14 states “The approval of all special use permits and administrative permits must include a finding that the community character, as described in the Character Management Statement, can be adequately conserved through mitigation of any identified potential negative impacts.”

Staff Comment: The character statement for the Southwest Truckee Meadows Area Plan contains many references to maintaining the scenic qualities, wildlife habitat, open space, natural resources, and recreational uses of the area. Staff believes the project will not have any significant negative impacts on these character statements/elements. But the character statement also contains the following statement:

“In order to maintain the residential quality of the planning area, only a moderate increase of commercial business is desired and that is to be located mainly along established transportation corridors. Neighborhood commercial development shall contribute to community character through careful consideration of architectural, landscaping, and site development standards.”

The proposed use is not located along an “established transportation corridor.” Whether or not the proposed use contributes to community character is subjective and open to interpretation. Surrounding residents have commented to staff that they feel establishing this commercial use in a rural residential area with minimal infrastructure will harm the character of the neighborhood and create impacts for which mitigation measures have not been proposed.

Policy SW.10.3 states “The granting of special use permits in the SWTM planning area must be accompanied by a finding that no significant degradation of air quality will occur as a result of the permit. As necessary, conditions may be placed on special use permits to ensure no significant degradation of air quality will occur. The Department of Community Development will seek the advice and input of the Air Quality Division of the Department of Health in the implementation of this policy.”

Staff Comment: There will be no air quality degradation as a result of this project. No mass grading is proposed and no emissions will be generated by the facility.

Policy SW.11.1 states “Development proposals, with the exception of single family homes and uses accessory to single family homes, within the Southwest Truckee Meadows planning area will include detailed soils and geo-technical studies sufficient to:

- a. Ensure structural integrity of roads and buildings.**
- b. Provide adequate setbacks from potentially active faults or other hazards.**
- c. Minimize erosion potential.**
- d. Tentative subdivision maps must identify the locations of all active faults.”**

Staff Comment: The applicant did not submit a geo-technical study with the application, likely because of the lack of earthwork necessary to construct the project. Staff feels sufficient information has been provided to comply with this policy and that a geo-technical study is not necessary. Structural integrity and potential site hazards will be assessed at the time of building permit processing.

South Truckee Meadows/Washoe Valley Citizen Advisory Board

The proposed project was reviewed by South Truckee Meadows/Washoe Valley Citizen Advisory Board (CAB) at its May 11, 2017 regularly scheduled meeting. A large number of citizens from the area surrounding the project site attended the meeting and provided a significant amount of input. The following is a summary (based on staff notes) of the comments provided:

- The CAB requested a definition of “elderly” care – does it include “memory care”? Can patients/clients other than “elderly” (e.g drug rehab) reside/receive treatment at the facility?
- The CAB asked if the facility will operate 24/7?
- Concern was expressed about the frequent power outages in the area leading to loss of well water and fire suppression, lighting, and the need for back-up power generators. If generators are installed (not included in application materials), then concerns about noise and air quality.
- Concerns about well and septic sizing requirements and potential impact to adjacent wells and septic systems.
- Concern was expressed over increased traffic, not only in regard to volume, but also in terms of the type of traffic generated. It was opined that such a facility would have to receive regular deliveries of supplies, such as food, medical products, cleaning products, toiletries, fuel (i.e. propane), etc. and that the site is ill suited to accommodate delivery trucks or the increased traffic volume. It was also mentioned there would be increased traffic from service providers, such as social services, clergy, and emergency responders.
- Concern over commercial expansion into a rural residential area and the potential for more businesses to locate in the neighborhood.

- Could the facility be converted into a different commercial development, like a strip mall? What happens if the facility closes?
- It was pointed out that the access road (Dryden) leading to the site is very narrow and can barely accommodate two normal size cars passing. Concern was expressed that there is no bicycle or pedestrian facilities and open ditches make walking dangerous.
- Concern was expressed about increased ground water usage and the lack of information regarding how much water would be necessary to serve to the facility. Would adjacent wells ultimately need to be deepened?
- Concern about the site being too far from services (i.e. fire response, medical, water, sewer, etc.). There was also concern about fire apparatus access to the site (no turnaround area, only one way in, no secondary access, narrow roads, etc.).
- Concern about the facility taking service capacity away from other residences in the area due to increased emergency responses and occupancy priority of the structure for emergency responders.
- Concerns over the existing quality (not good) of roads and future impacts to roads from increased truck traffic, emergency response traffic, and visitor traffic.
- Dangerous nature of the Dryden/Quilici Road intersection – limited site visibility and turnaround space. Dryden dead ends into Quilici and Quilici becomes a no outlet, private road in one direction and a private, privately maintained dirt road in the other direction.
- At the conclusion of public comment, the CAB voted unanimously to recommend denial of the project due to safety concerns and impacts to existing residences.

Public Comment

Staff received a significant amount of public comment shortly after surrounding properties received the aforementioned courtesy notices. All of the comments received to date expressed opposition to the proposed use citing increased traffic, impacts to community character, lack of appropriate infrastructure (i.e. water, sewer, sidewalks, fire hydrants, etc.), insufficient road capacity and parking, concerns about well levels, concerns about increased septic demand and nitrate loading, and light pollution. Comments received in writing have been included as Exhibit B.

Reviewing Agencies

The following agencies/Individuals received a copy of the project application for review, comments and/or conditions:

- Washoe County Community Services Department
 - Planning and Development Division
 - Engineering and Capital Projects Division, Land Development
 - Engineering and Capital Projects Division, Traffic
 - Water Management Planner Coordinator
- Truckee Meadows Fire Protection District
- Washoe County Sheriff's Office
- Washoe County Health District
 - Emergency Medical Services Program

- Environmental Health Services Division
- Regional Transportation Commission
- State of Nevada Division of Public and Behavioral Health

The following is a brief **summary** of each responding agency's comments and/or recommended conditions of approval and their contact information. Only those agencies that provided comments are summarized.

- Planning and Development Division is recommending denial without prejudice of this application due to insufficient information provided, lack of code compliance, and inconsistency with the Southwest Truckee Meadows Area Plan.
Contact: Chad Giesinger, Senior Planner, 775.328.3626, cgiesinger@washoecounty.us
- Water Management Planner Coordinator is recommending the following conditions of approval.
Contact: Vahid Behmaram, Water Management Planner Coordinator, 775.954.4647, vbehmaram@washoecounty.us
 - The applicant and County personnel shall estimate the projected ground water demand for the commercial activates to the satisfaction of Washoe County.
 - Adequate ground water rights per the estimate in item # 1 shall be transferred to an appropriate ground water well or wells on the parcel associated with this application. Transfer of these water rights requires filing of application with the Nevada State Engineer.
 - The water rights shall be in conformance with Article 422 of the Washoe County Chapter 110 (Development Code) and subject to dedication requirement as described under said code, and in conformance with the Southwest Truckee Meadows Area Plan.
- Engineering and Capitol Project Division, Land Development has the following proposed conditions of approval.
Contact: Leo Vesely, P.E., 775.328.2313, Lvesely@washoecounty.us
 - 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. All grading shall comply with WCC Chapter 110, Article 438, Grading Standards. Silts shall be controlled on-site.
 - A Regional Road Impact Fee will be required for the converted structure.
- Washoe County Health District, Emergency Medical Services Program has provided comments regarding medical response times and impacts to call volumes and access to medical services.
Contact: Christina Conti, EMS Program Manager, 775.326.6042, cconti@washoecounty.us
- Washoe County Health District, Environmental Health Services Division has the following proposed conditions of approval.
Contact: Wes Rubio, Senior Environmental Health Specialist, 775.328.2635, WRubio@washoecounty.us

- Based on the proposed number of beds (15), employees (6), parking spaces (14), and no restriction on the number of visitors this facility would be required to become a Permitted Public Water System prior to operating.
- This commercial proposal with the proposed increase in number of bedrooms and modifications to the existing septic system will require approval through the State of Nevada, NDEP, Bureau of Water Pollution Control.
- Upon approval by the State, the approved plan must also be provided with the building plans for sign off by the WCHD to ensure all setbacks and requirements for construction are met.
- Truckee Meadows Fire Protection District (TMFPD) requested the following conditions of approval.
Contact: Amy Ray, Fire Marshall, 775.326.6005, aray@washoecounty.us
 - This project shall meet the requirements of Washoe County Code Chapter 60. The building shall be evaluated for construction and occupancy based on the licensure from the State of Nevada.
 - Information on the license type requested through the State of Nevada shall be provided.
 - A fire sprinkler system in accordance with the IFC and IBC shall be required to be installed.
 - A fire alarm system in accordance with the IFC and IBC shall be required to be installed.
 - Plans for construction shall be provided.

Staff Comment on Required Findings

Following are required findings from WCC Section 110.810.30. All of these findings must be made to the satisfaction of the Board before granting approval of the request. Staff has completed an analysis of the Special Use Permit application, has provided comment under each of the following findings, and has determined that the proposal is not in compliance with all of the following findings.

Findings from WCC Section 110.810.30:

1. **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 proposed facility is not consistent with the Character Management Statement of the Southwest Truckee Meadows Area Plan regarding the location of new commercial uses, compliance with site development standards, and acceptable mitigation of potential negative impacts.

2. **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: Based on the level of detail and information provided by the applicant, Staff finds that adequate improvements and facilities have not been provided nor demonstrated to satisfy this policy. Staff is unable to determine at this time if adequate utilities can be developed to serve the site. Existing water and sewer supply to the site is not sufficient and proposed improvements, with potential mitigation measures to

surrounding properties, has not been provided. Sanitation (in terms of garbage service) was not discussed in the application and the existing septic system is not adequate. The potential negative effects of enlarging the septic system and the amount of treated effluent entering soils was not discussed nor analyzed. Other necessary facilities, such as adequate paved parking and lighting, has not been provided in compliance with Washoe County Code. Potential impacts to drainage from increased impervious surface and site improvements was not discussed in the application and no detention basins are shown on the site plan, which implies that drainage will go straight into the roadside ditches without mitigating discharge rates or flow volumes.

3. **Site Suitability. That the site is physically suitable for the type of development and for the intensity of development.**

Staff Comment: Staff finds that the site is not physically suitable for the type and intensity of development. The site is located in a rural area without street lights, fire hydrants, sidewalks, or community water and sewer service. The area has very narrow winding roads that will decrease emergency response times for elderly residents experiencing life threatening medical conditions, and the narrow streets could present traffic conflicts when trucks make required deliveries to the site. Required lighting for safety, unless varied by the Board, will create light pollution in an area with very little lighting.

4. **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: As previously noted, staff finds that the proposed use can be considered detrimental to the character of the surrounding area based on the rural site location and level of utility improvements necessary to establish the use.

5. **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 nearby military installation within 3,000 feet of the proposed site.

Recommendation

After a thorough analysis and review, Special Use Permit Case Number WSUP17-0007 (Quilici Road Group Care Facility) is being recommended for **denial without prejudice**. Staff offers the following motion for the Board's consideration.

Motion

I move that, after considering the information contained within the staff report and the information received during the public hearing, the Washoe County Board of Adjustment deny without prejudice Special Use Permit Case Number WSUP17-0007, being unable to make four of the five findings required by Washoe County Code Section 110.810.30 for Special Use Permits:

Findings from WCC Section 110.810.30:

1. **Consistency.** That the proposed use is not consistent with the action programs, policies, standards and maps of the Master Plan and the Southwest Truckee Meadows Area Plan;
2. **Improvements.** Based on information provided in the application, the staff report, and in the public hearing, there is no demonstrated information that adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have

been provided, that the proposed improvements are properly related to existing and proposed roadways, and that an adequate public facilities determination has been made in accordance with Division Seven;

3. Site Suitability. That the site is not physically suitable for the type and for the intensity of such a development located in a rural area without street lights, fire hydrants, sidewalks, community water or sewer, and without adequate access roads for emergency service providers;
4. Issuance Not Detrimental. That issuance of the permit would 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 based on the rural site location and level of utility improvements necessary to establish the use;
5. Effect on a Military Installation. There is no military installation within the required noticing distance, therefore the 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 Development Division within 10 calendar days after the written decision is signed by and filed with the Secretary to the Board of Adjustment, and mailed to the applicant.

Applicant: Hughes Private Capital, LLC
5440 Louie Lane, Suite 106
Reno, NV 89511

Property Owner: ROI Strategies LLC
5440 Louie Lane, Suite 106
Reno, NV 89511

Professional
Consultant: Rubicon Design Group
100 California Ave, Suite 202
Reno, NV 89509

**WASHOE COUNTY
HEALTH DISTRICT**
ENHANCING QUALITY OF LIFE

May 9, 2017

Chad Giesinger
Washoe County Community Services Department
1001 E. Ninth Street, Bldg. A
Reno, NV 89512

Dear Mr. Giesinger:

I received your email dated April 21, 2017 requesting a review of the April Agency Review Memo II regarding the special use permit (Item 4).

Based on the submitted documentation, it is anticipated that there will be minimal impacts concerning EMS responses to the residential parcel. Additionally, it is not anticipated that there will be impacts concerning access to healthcare services and facilities. Should you need a complete Environmental Impact Assessment, please contact the Washoe County Health District's Division of Environment Health Services at (775) 328-2434.

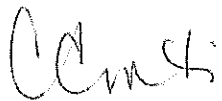
Advanced Life Support (ALS) fire services are provided by the Truckee Meadows Fire Protection District. The closest station to the residential parcel is approximately 5 miles away. ALS ambulance services are provided by REMSA through a Franchise agreement with the Washoe County Health District. For the parcel location, REMSA's Franchise response requirement for life-threatening calls is 15 minutes and 59 seconds for 90 percent of calls.

There is also a hospital within proximity to the Quilici Drive site, should residents require such services. The Renown South Meadows Medical Center is approximately 4 miles away from the residence. There are also several other acute care hospitals and healthcare resources available in Washoe County.

It is recommended the residential structure has the house number clearly marked on the curb and the dwelling so the residents can be quickly located by public safety agencies.

Please feel free to contact me if you have any questions.

Sincerely,



Christina Conti
EMS Program Manager
cconti@washoecounty.us
(775) 326-6042

EPIDEMIOLOGY AND PUBLIC HEALTH PREPAREDNESS
1001 East Ninth Street | P.O. Box 11130 | Reno, Nevada 89520
EPHP Office: 775-326-6055 | Fax: 775-325-8130 | washoecounty.us/health
Serving Reno, Sparks and all of Washoe County, Nevada. Washoe County Is an Equal Opportunity Employer.



Public Health
Protect. Promote. Partner.

**WSUP17-0007
EXHIBIT A**

**WASHOE COUNTY
HEALTH DISTRICT**
ENHANCING QUALITY OF LIFE

May 3, 2017

Chad Giesinger, Senior Planner
Washoe County Community Services
Planning and Development Division
PO Box 11130
Reno, NV 89520-0027

RE: Quilici Group Care; APN 040-730-32
Special Use Permit; WSUP17-0007

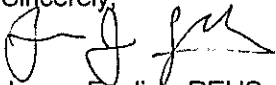
Dear Mr. Giesinger:

The Washoe County Health District, Environmental Health Services Division (WCHD) has reviewed the above referenced project. Approval by the WCHD is subject to the following conditions:

1. The WCHD has reviewed the special use permit as proposed and has the following comments and requirements prior to any future or potential approvals:
 - a. Based on the proposed number of beds (15), employees (6), parking spaces (14), and no restriction on the number of visitors this facility would be required to become a Permitted Public Water System prior to operating.
 - i. The link to the application for submittal of plans to initiate the process can be found below:
 - ii. <https://www.washoecounty.us/health/forms-applications.php>
 - b. This commercial proposal with the proposed increase in number of bedrooms and modifications to the existing septic system will require approval through the State of Nevada, NDEP, Bureau of Water Pollution Control.
 - i. Upon approval by the State, the approved plan must also be provided with the building plans for sign off by the WCHD to ensure all setbacks and requirements for construction are met.

If you have any questions or would like clarification regarding the foregoing, please contact Wes Rubio, Senior Environmental Health Specialist at wrubio@washoecounty.us regarding all Health District comments.

Sincerely,



James English, REHS, CP-FS
EHS Supervisor
Waste Management/Land Development Programs

JE:wr





WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects Division

"Dedicated to Excellence in Public Service"

1001 East 9th Street PO Box 11130 Reno, Nevada 89520 Telephone: (775) 328-2040 Fax: (775) 328-3699

INTEROFFICE MEMORANDUM

DATE: May 03, 2017
TO: Chad Giesinger, Planning and Development Division
FROM: Leo R. Vesely, P.E., Engineering and Capitol Projects Division
SUBJECT: **WSUP17-0007**
APN 040-730-32
QUILICI GROUP CARE

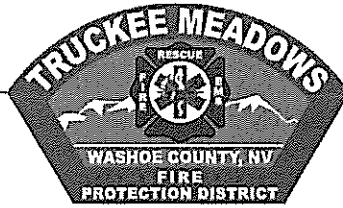
I have reviewed the referenced special use permit case and recommend the following conditions:

1. A complete set of construction improvement drawings, including a site/grading plan, shall be submitted when applying for a building/grading permit. Any grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, and erosion control. Placement or removal of any excavated materials shall be indicated on the grading plan. All grading and site work shall comply with County Code Article 438, Grading Standards. Silts shall be controlled on-site.
2. A Regional Road Impact Fee will be required for the converted structure.

LRV/lrv

WSUP17-0007
EXHIBIT A

Amy Ray
Fire Marshal



Tim Leighton
Division Chief

Charles A. Moore
Fire Chief

May 5, 2017

Washoe County Community Services Department
1001 East Ninth Street
Reno, NV 89512

Re: Special Use Permit Number WSUP17-0007 (Quilici Road Group Care Facility)

The Truckee Meadows Fire Protection District (TMFPD) will approve with the following conditions:

- This project shall meet the requirements of Washoe County Code 60. The building shall be evaluated for construction and occupancy based on the licensure from the State of Nevada.
- Information on the license type requested through the State of Nevada shall be provided.
- A fire sprinkler system in accordance with the IFC and IBC shall be required to be installed.
- A fire alarm system in accordance with the IFC and IBC shall be required to be installed.
- Plans for construction shall be provided.

Please contact me with any questions at (775) 326-6005.

Thank you,

Amy Ray
Fire Marshal

TRUCKEE MEADOWS FIRE PROTECTION DISTRICT
1001 E. Ninth St. Bldg D 2nd Floor • Reno, Nevada 89512 • PO Box 11130 • Reno, Nevada 89520
Office 775.326.6000 Fax 775.326.6003

WSUP17-0007
EXHIBIT A



WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

P.O. Box 11130
Reno, Nevada 89520-0027
Phone: (775) 328-3600
Fax: (775) 328-3699

April 27, 2017

TO: Chad Giesinger, AICP, Senior Planner, CSD, Planning & Development Division

FROM: Vahid Behmaram, Water Management Planner Coordinator, CSD

SUBJECT: Special Use Permit Case Number WSUP17-0007 (Quilici Group Care)
3405 Quilici Road, Assessor's Parcel Number: 040-730-32

Project description:

The applicant is proposing a Special Use Permit to allow the conversion of an existing 3,817 square foot single family dwelling to a 5,041 square foot 15 bed group care facility that will provide assisted living care to elderly patients not requiring medical treatment. This existing residence receives domestic water supply from an onsite individual domestic well. Municipal Water service is not near nor available to this site.

The use of domestic wells are not allowed for any commercial project. Per NRS 534.013 a domestic well may only be used in support of a single family dwelling and no other use, such as a commercial project. This project will require stand-alone (non-supplemental) ground water rights in support of the commercial activities proposed.

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

- 1) The applicant and County personnel shall estimate the projected ground water demand for the commercial activates to the satisfaction of Washoe County.
- 2) Adequate ground water rights per the estimate in item # 1 shall be transferred to an appropriate ground water well or wells on the parcel associated with this application. Transfer of these water rights requires filing of application with the Nevada State Engineer.
- 3) The water rights shall be in conformance with article 422 of the Washoe County development code and subject to dedication requirement as described under said code, and in conformance with the Southwest Truckee Meadows Area Plan.

Traffic_NoComment.txt

From: Lawson, Clara
Sent: Monday, April 24, 2017 9:49 AM
To: Giesinger, Chad
Subject: SUP17-0007 Quilici Group Care

I don't have any conditions of approval. A note, however the project will be subject to Regional Road Impact Fees. It will be the difference between a SFR and a nursing home. The nursing home rate is based on 1000 GFA

Clara Lawson, PE, PTOE, Licensed Engineer
Washoe County | Community Services Dept | Engineering Division 1001 E. Ninth
St., Reno NV
89520

clawson@washoecounty.us | o 775-328-3603 | fax 775-328-3699

Connect with us: cMail | Twitter | Facebook | www.washoecounty.us

Sheriff_NoComment.txt

From: Fagan, Donna
Sent: Wednesday, April 26, 2017 10:05 AM
To: Pelham, Roger; Giesinger, Chad
Subject: FW: April Agency Review Memo II

Roger and Chad,

Comments from the Sheriff's Office:

#2 = ADMIN17-0004
#4 = WSUP17-0007
#5 = WSUP17-0009
#6 = WTPM17-0005

Donna Fagan
Office Assistant III ?Washoe County Community Services Department ?Planning and
Development Division
dfagan@washoecounty.us ?o 775.328.3616 ?f 775.328.6133 ?1001 E. Ninth St., Bldg. A,
Reno, NV 89520

Connect with us: [cMail](#) | [Twitter](#) | [Facebook](#) | [www.washoecounty.us](#)

From: O'Connor, Tim
Sent: Tuesday, April 25, 2017 3:00 PM
To: Fagan, Donna
Subject: RE: April Agency Review Memo II

The Sheriff's Office has no issues or concerns with items 2, 4, 5 or 6.

From: Fagan, Donna
Sent: Friday, April 21, 2017 4:33 PM
To: O'Connor, Tim <TOConnor@washoecounty.us>
Subject: April Agency Review Memo II

Captain O'Connor,

Please find the attached Agency Review Memo with a case received this month by CSD,
Planning and Development.

You've been asked to review items #2, #4, #5, and #6. Click on the highlighted item
descriptions
for a link to the application.

Please send any comments or conditions to the planner for that item.

Thank you,
Donna

Donna Fagan
Office Assistant III ?Washoe County Community Services Department ?Planning and
Development Division
dfagan@washoecounty.us ?o 775.328.3616 ?f 775.328.6133 ?1001 E. Ninth St., Bldg. A,
Reno, NV 89520

Connect with us: [cMail](#) | [Twitter](#) | [Facebook](#) | [www.washoecounty.us](#)

Washoe County Planning and Development Dept.
Mr Chad Giesinger, CAB and BOA
P.O. Box 11130
Reno NV, 89520
cgiesinger@washoecounty.us

RE: WSUP17-0007 (Quilici Group Home)

Dear Mr. Giesinger,

Thank you for returning my phone call and clarifying some of the points in the Special Use Application for a Quilici Group Home.

My husband and I have also read the zoning and see that a "Residential Group Home" is allowed in our HDR area but that Convalescent and Hospital Services are not. Multi-family homes are also not allowed in our area and this project for a Quilici Group Home is exactly that. Our primary objection to this project is that the proposed Application is not for a "Residential" Home but a "Commercial" Group Home with 15 bedrooms and bathrooms and a common living and dining area all for multiple family occupants. Commercial properties must use this Special Use Application to be approved and while technically the applicant may call this a residential facility because "elderly people" will temporarily be tenants there, we would agree that this is no more than a commercial enterprise for the following reasons:

1. We believe this is a major "for profit business" that is being proposed. This is not a "residence" that will be modified with a few ramps and hand rails to care for a couple elderly people. This proposal is for 15 clients/beds and baths and will have employees. It has plans for a major revision to the house that includes parking lots, lights, increased utilities and will have no "permanent" resident/owner, merely employees. There are some things missing from the permit however that we believe are important to know before approval of a structure. At this time, there is no emergency response information, no land and water use impact study and no sewage impact study. Perhaps not under the purview of the Building Dept. are questions about the actual "elder care," what will be allowed and what will not? For example, will occupants be allowed microwaves and mini-refrigerators in their rooms? That would be an indication that these are studio apartments for multiple families, not a residential group home. All there is is an application to build a large "commercial" structure. The applicant indicates the project would have a "low impact on the community" and we completely disagree. The level of commitment to this rural area changes significantly when the bottom line is "for profit" not quality of life.

2. We understand from the conversation with you, Mr. Giesinger, that this project will require the owner to acquire water rights for a "commercial" well expansion to serve the number of people who will be in this facility. Wells in this area have had sand issues during drought years. Some owners were forced to dig deeper wells. We believe a well using commercial water rights could impact the wells of many others in our

neighborhood.

3. We read that this project will require a significant enlargement of the septic system from a private residence size to a commercial size. We question whether this property could possibly be large enough to accommodate a 3500 gallon septic system and a leech field without impacting the neighboring properties. During flooding, which happens in this area, the leech field could adversely affect the neighbors below on Dryden Drive.

4. We believe this business will “operate” 24 hours and 7 days a week. Numerous care providers will be coming and going day and night. There will be numerous “commercial” vehicles (including but not limited to: delivery trucks possibly for oxygen and health care supplies, food deliveries, cleaning and maintenance, and emergency vehicles) traveling up and down Dryden Dr. daily. There is no other exit from this property than Dryden. Trucks will need to make a 3 point turn at the corner of Quilici and Dryden to turn around, or the property will need a delivery driveway with an exit. The increased frequency of traffic and noise for Dryden residents will not maintain the serenity of this residential neighborhood.

We also believe the deteriorated Dryden Drive will need to be improved although Mr. Giesinger said the Traffic Report had no problems with the road for this project. The road is crumbling into the rather severe ditches on both sides of the road. There are no sidewalks, only steep ditches. Therefore there is not room for two cars to pass when someone is walking or someone has parked on Dryden. Also these roads are only plowed on school days and can be quite icy. We often have cars go into the ditches. With these hazards already in existence, the constant in and out of additional commercial trucks from the care facility will make travel more difficult for all residents in the Quilici-Dryden neighborhoods.

5. We believe this project will require lighting to illuminate the parking areas and the applicant has suggested “down lights”. This is not a neighborhood that has commercial lighting for parking lots whether they be stadium lights or “down lights”. Natural night sky is one of the beautiful things in this residential neighborhood and this again is a quality of life issue damaged by commercial lighting for a parking lot.

6. We believe that this project will also increase the noise in our area on occasion. We have frequent power outages. Sometimes they last several hours. We have had them last though a night several times. This can be documented through NV Energy. This means that an elder care facility would have no water, or sewer, or electricity for heating or air conditioning. They could be hours without a fire prevention sprinkler system, security system, will have no cooking ability, and no oxygen or health care capabilities without a installation of a large back-up generator. Large commercial generators are noisy in a quiet residential area especially at night.

7. Finally, we believe when “elder care” is no longer viable at this property, the Hughes Corporation or whomever the owner will be, will have a very difficult time reselling 3450 Quilici as a “home”. It will probably be listed and sold as a commercial enterprise. If

you look around Reno it seems we have quite a few commercial buildings already abandoned. What recourse would the residents have regarding the next "business" to buy this property? Will we then have to work to protest a 7-11 or a drug rehab facility because they applied for a special use permit? Or, will this rural neighborhood be left with an oversized abandoned building like the many that already exist in Reno?

There are numerous other objections we have to this project and I'm sure you will hear many more from other residents of this area. We encourage you to deny this Quilici Group Home for multiple family occupants. This business is not appropriate for our rural neighborhood of residential pastoral properties.

We would appreciate it if you would share our objection with the Citizens Advisory Committee and especially the Board of Adjustment as you said this is the Board that will issue approval or denial. We would also like you to inform us of future additions or modifications to this application and we would like to be kept apprised of all that is happening with in regard to this application. Please notify us of any other meetings other than the CAB on May 11 and BOA on June 1st, regarding this application and provide us the names of people to whom we can protest this project.

Thank you for your time Mr. Giesinger,

Sincerely,

Janice and Leo Donnelly
3350 Quilici Road
Reno, NV 89511
tjdonnelly@charter.net
(775)853-3355

RECEIVED

MAY - 8 2017

WASHOE COUNTY
COMMUNITY DEVELOPMENT

Chad Giesinger

Senior Planner,

Washoe County Planning and Development

P. O. Box 11130

Reno, Nevada 89520-0027

Case Number: WSUP17-0007 (Quilici Group Care)

Dear Mr. Giesinger:

The application for a Special Use Permit for modification of the property at 3405 Qilici Road is ill-thought out and should be rejected by the Washoe County Planning Department and the Citizen Advisory Board.

Our neighborhood concerns are the following:

*Although the lot sizes in the area are generally 2-1/2 acres, constructing an adequate water and septic system for a 15-bed facility would infringe on downhill neighbors (to the north);

*Services such as water, sewer, natural gas and fire hydrants are not currently provided;

*The nearest fire station is some distance away and would require a "trip" along a curving, 2-lane road, much of it with no shoulders or pull-out space if needed to be used by an emergency vehicle;

**WSUP17-0007
EXHIBIT B**

As noted above, Dryden is inappropriate for the increased daily traffic this facility would generate;

*Pollution from exterior lighting which would be generated is an issue in our area which has no street lights;

*This area is frequently subject to power outages. If clients in the residence are dependent on consistent electrical power, this could be life-threatening;

*As recently as this past December/January, both Dryden and Quilici were tagged one stormy evening as potential flooding sites. (Our drainage systems from the mountains are rather "primitive!") In the event of flooding, how could 15 residents plus staff be safely evacuated?

*Lastly, regarding the "human element," the residents at the facility would be virtually "locked in." There are no sidewalks for strolling, the arroyo on the west side of Dryden drops precipitously (as does the Steamboat Canal drainage arroyo one residence away on the east), there is no natural shade and the wind often blows semi-constantly. If any of the clients were an Alzheimer's "victim," and managed to leave the grounds (as they sometimes do) the results could be catastrophic.

Both for the preservation of of the rural character of the Quilici/Dryden area and for the well-being of the clients at the facility, I strongly urge reconsideration of this Special Use Permit.

Sincerely,

A handwritten signature in cursive script that reads "Sandra Bailey". The signature is written in black ink and is positioned above the typed name.

Sandra Bailey

3345 Quilici Road

775/852-6640

13moons@seerenotv.com

Art O'Connor Comments.txt

From: Art O'Connor <art@oceng.com>
Sent: Friday, April 28, 2017 9:34 AM
To: Giesinger, Chad
Cc: Horace Costanza
Subject: WSUP17-0007 Quilici Road Group Care
Attachments: art.vcf

Chad,

First, this project is not appropriate for this area. This is a rural neighborhood with no services, such as water, sewer, gas, fire hydrants, or "city" streets (very narrow roads with sharp turns, no curb & gutter, steep road side v-ditches with very narrow shoulders). There is only a single public road accessing this site, Dryden Drive. The application, in The Supplemental Information, Item 5, classifies this high-density use as "low impact". It is not. The next Item, #6, says "This site may also allow for closer living to family members in the surrounding community". As previously stated, the only public road accessing this site is Dryden Drive, which serves far too many dwellings already without adding a high-impact business use like this. Using the ADT from ITE, this project will generate 60 trips per day, six times the current single family residence loading. Contrary to the verbiage in Item 8, "No community impacts will be imposed", the entire neighborhood will be severely impacted by this conversion of use. Item 9 proposes to have gravel parking spaces. County Code requires paved parking spaces in businesses, which this is, to minimize adverse air quality and ground water impacts. Item 11 is purposely vague. This facility will require 24/7 exterior lighting. totally out of character with the rest of the neighborhood. In Item 13, there are several mistakes. There is no natural gas service within miles of this location; so, sub-item "d" is not "NV Energy". Sub-item "f": the cable service provider in this neighborhood is Charter Spectrum. Sub-items h through k: there is no public water service, yet I see no offer of dedication for the additional water this project will require. The proposed business use will exceed the allowed domestic water right. Current State and Washoe County Health regulations require a minimum lot size of 5 acres for an individual well and on-site sewage disposal. The reason for this is nitrate loading. This project will have a water and sewer loading four times a single family residence. Item 14, sub-item "b", lists the Health Care Facility as Life Care Center of Reno. Life Care is not a health care facility, but an assisted living facility. Washoe County Code, Chapter 25, permits home-based business in this area. A home based business is defined as : "any business, occupation, or activity undertaken for gain within a residential structure that is incidental and secondary to the use of that structure as a dwelling unit." The proposed business use of this property is NOT "incidental or secondary".

Page 1

**WSUP17-0007
EXHIBIT B**

Art O'Connor Comments.txt

On the proposed plans, I do not see an "Owner's Suite" or other area indicating the owner will occupy the proposed structure. Instead, I see an apartment complex with shared kitchen facilities, a use totally inappropriate for this neighborhood.

--

Art O'Connor
775-851-7335
art@oceng.com

Art O'Connor Comments2.txt

From: Art O'Connor <art@oceng.com>
Sent: Monday, May 08, 2017 12:20 PM
To: Giesinger, Chad
Subject: Re: WSUP17-0007 Quilici Road Group Care
Attachments: art.vcf

Chad,

At our neighborhood meeting last night, some questions came up. In Table 110.302.05.1, it indicates that "Group Homes" are an allowed use in our HDR zoning. However, in Table 110.302.05.2, it indicates a "Group Care Facility" requires a BOA SUP. What are the differences between the two and the size (units) limitations? The developer indicated, if he did not get the Group Care Facility, he could convert the house to a Group Home with just a building permit. After the developer left, an attorney with our group indicated "Group Homes" are allowed in any residential area because of Federal rules. Apparently, there is a federal prohibition of financing in areas prohibiting Group Homes. No VA, FHA, HUD, Famine May, Freddy Mac, etc. Is this true?

We were told not to bring up the depreciation of property values, even if we have data to support it. We are focusing on traffic impacts, emergency response and lack of pedestrian amenities, such as sidewalks and parks. Is this a good plan of attack?

The supplemental application information you sent me still does not address several mistakes in the original application. For instance, NV Energy does not have natural gas within miles of this location. They will need to use propane or fuel oil. The Cable TV provider is not Exede, but Charter. The nearest medical facility is not Life Care (another assisted living facility), but Renown South Meadows, twice as far away.

The developer, of course, wants to use Peak Hour Traffic (PHT), not Average Daily Traffic (ADT). PHT is appropriate for determining the need for traffic control (e.g., traffic lights). ADT addresses the impact on the pavement structure. That being said, he stated his project will generate a peak hour of 2.5 trips. However, he also stated there will be 3 shifts (the app says 2) with at least 3 in the "day" shift. I am not sure how 3 employees can all drive to this remote site and only generate 2.5 trips? Must be some kind of New Math?

Regardless of how this conversion of use is termed, it is still a business. The owner will not occupy the building. Everybody in the building will either be a client or an employee. The facility will require a business license to operate. Lets call a spade a spade - this is actually conversion of a residence to a pure business. Section 110.308.00 clearly says the business use "will clearly not alter the character or appearance of

the residential environment." While the appearance of the building will seem to be residential, the character, with all the employees coming and going, the deliveries, the frequent emergency calls and the vastly increased impaired ambulatory pedestrian traffic on the rural road, will be greatly altered.

It appears the new site plan did away with the unpaved parking area, reducing the parking to 5 spaces. If there are 3 employees, that leaves 2 spaces for visitors, deliveries and the van they will need to transport the clients, since there is no bus service within miles of this location. With the narrow pavement and V-ditch drainage, there is absolutely NO on-street parking. I do not think 5 spaces are adequate. 110.410.25(e) requires the parking area to be paved. Using Table 110.410.10.2, I get a minimum of 7 spaces required. One must be handicap. The parking area needs striping and must be landscape screened. Since there is no on-street parking or loading areas, they need an area suitable for deliveries, which will be considerably more than in a normal residence. I think they need to return to the pull-through design they had previously, making sure the design will accommodate the semi trucks they will probably be using for deliveries, given the 24 ft. pavement on Dryden and Quilici. Hint: 20 ft. driveway culverts will not work.

On 5/3/2017 13:55, Giesinger, Chad wrote:

> Hi Art,

>

> See previous email response regarding the staff report. The materials that were posted to the website is the updated submittal package, so you should have seen the latest version, but I have attached just in case. I understand the difficulties in attending a day meeting - not the ideal situation. Would you mind asking the Meissner's to email their comments to me in writing? That way I can include in the public record and the staff report. Thanks,

>

> Chad Giesinger, AICP, Senior Planner
> Washoe County Community Services Department | Planning and Development
> Division cgiesinger@washoecounty.us | (775) 328-3626 | Fax: (775)
> 328-6133 | 1001 E. Ninth St., Bldg. A, Reno, NV 89512

>

> Connect with us: cMail | Twitter | Facebook | www.washoecounty.us

>

>

> -----Original Message-----

> From: Art O'Connor [mailto:art@oceng.com]
> Sent: Wednesday, May 03, 2017 1:29 PM
> To: Giesinger, Chad
> Subject: Re: WSUP17-0007 Quilici Road Group Care

>

> Chad,

>

> Thank you. The neighborhood is planning on attending the CAB and BOA meetings. Obviously, with the BOA at 1330 in the middle of the workday, there will be many who cannot attend. In particular, the Meissners, who live directly across Dryden from this project, work as teachers

and will probably not be able to make it.

>
> Can we get the updated submittal package? When will the Staff Report be out?
>
> On 5/3/2017 12:51, Giesinger, Chad wrote:
>> Hi Art,
>>
>> Thank you for your comments. I will be sure to include them in the public record and as an attachment to the staff report. You make many valid points. I am aware of the inaccuracies / misstatements in their development application, which was very incomplete and lacked many details. The applicant has since submitted enough additional material for the application to at least move forward, but many questions and details remain to be answered. Several reviewing agencies, such as Health and Fire, have yet to provide comments on this project. The applicant will have to acquire commercial water rights and go through the state process to convert the domestic well to commercial place and manner of use. They will also need to sprinkle the building, if approved, which will require increased pressure flow. The BOA will have to decide if the gravel "overflow" lot is acceptable and whether to modify the paving standard through the SUP process, which is allowed by code, or require paving. The Group Care Facility use in and of itself is allowed by code in the HDR residential district as a principal use subject to approval of an SUP by the BOA (it is not being proposed as a home based business). I encourage you to attend the public hearing for this item on June 1 at 1:30 and provide testimony for the BOA's consideration. Regards,

>>
>> Chad Giesinger, AICP, Senior Planner
>> Washoe County Community Services Department | Planning and
>> Development Division cgiesinger@washoecounty.us | (775) 328-3626 |
>> Fax: (775)
>> 328-6133 | 1001 E. Ninth St., Bldg. A, Reno, NV 89512
>>
>> Connect with us: cMail | Twitter | Facebook | www.washoecounty.us
>>

>> -----Original Message-----
>> From: Art O'Connor [mailto:art@oceng.com]
>> Sent: Friday, April 28, 2017 9:34 AM
>> To: Giesinger, Chad
>> Cc: Horace Costanza
>> Subject: WSUP17-0007 Quilici Road Group Care
>>

>> Chad,
>>
>> First, this project is not appropriate for this area. This is a rural
>> neighborhood with no services, such as water, sewer, gas, fire
>> hydrants, or "city" streets (very narrow roads with sharp turns, no
>> curb & gutter, steep road side V-ditches with very narrow shoulders).
>> There is only a single public road accessing this site, Dryden Drive.
>> The application, in The Supplemental Information, Item 5, classifies
>> this high-density use as "low impact". It is not. The next Item, #6,
>> says "This site may also allow for closer living to family members in
>> the surrounding community". As previously stated, the only public

Art O'Connor Comments2.txt

>> road accessing this site is Dryden Drive, which serves far too many
>> dwellings already without adding a high-impact business use like this.
>> Using the ADT from ITE, this project will generate 60 trips per day,
>> six times the current single family residence loading. Contrary to
>> the verbiage in Item 8, "No community impacts will be imposed", the
>> entire neighborhood will be severely impacted by this conversion of
>> use. Item
>> 9 proposes to have gravel parking spaces. County Code requires paved
>> parking spaces in businesses, which this is, to minimize adverse air
>> quality and ground water impacts. Item 11 is purposely vague. This
>> facility will require
>> 24/7 exterior lighting. totally out of character with the rest of the
neighborhood. In Item 13,
there are several mistakes. There is no natural gas service within miles of this
location; so, sub-
item "d" is not "NV Energy". Sub-item "f": the cable service provider in this
neighborhood is
Charter Spectrum. Sub-items h through k: there is no public water service, yet I see
no offer of
dedication for the additional water this project will require. The proposed business
use will
exceed the allowed domestic water right. Current State and Washoe County Health
regulations
require a minimum lot size of 5 acres for an individual well and on-site sewage
disposal. The
reason for this is nitrate loading. This project will have a water and sewer loading
four times a
single family residence. Item 14, sub-item "b", lists the Health Care Facility as
Life Care Center
of Reno. Life Care is not a health care facility, but an assisted living facility.
>>
>> washoe County Code, Chapter 25, permits home-based business in this area. A home
based
business is defined as : "any business, occupation, or activity undertaken for gain
within a
residential structure that is incidental and secondary to the use of that structure
as a dwelling
unit." The proposed business use of this property is NOT "incidental or secondary".
On the
proposed plans, I do not see an "Owner's Suite" or other area indicating the owner
will occupy
the proposed structure.
>> Instead, I see an apartment complex with shared kitchen facilities, a use totally
inappropriate for this neighborhood.

>>
>> --
>> Art O'Connor
>> 775-851-7335
>> art@oceng.com
>>
>>
>>
>>
> --
> Art O'Connor
> 775-851-7335
> art@oceng.com
>

--
Art O'Connor
775-851-7335

Community Services Department

Planning and Development

SPECIAL USE PERMIT

(see page 5)

SPECIAL USE PERMIT FOR GRADING

(see page 11)

SPECIAL USE PERMIT FOR STABLES

(see page 16)

APPLICATION



Community Services Department
Planning and Development
1001 E. Ninth St., Bldg. A
Reno, NV 89520

Telephone: 775.328.3600

WSUP17-0007
EXHIBIT C

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.: _____	
Project Name: Quilici Road Group Care Facility			
Project Description: SUP for an elderly Group Care Facility on Quilici Road			
Project Address: 3405 Quilici Road			
Project Area (acres or square feet): 2.972 acres			
Project Location (with point of reference to major cross streets AND area locator): Northern corner of intersection at Quilici Road and Dryden Drive			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
040-730-32	2.972		
Section(s)/Township/Range: 13/18/19			
Indicate any previous Washoe County approvals associated with this application:			
Case No.(s). N/A			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: ROI Strategies LLC		Name: Rubicon Design Group	
Address: 5440 Louie Lane Suite 106		Address: 100 California Ave Suite 202	
Reno, NV	Zip: 89511	Reno, NV	Zip: 89509
Phone:	Fax:	Phone: 775.425.4800	Fax:
Email:		Email: mrailey@rubicondesigngroup.com	
Cell:	Other:	Cell: 775.250.3455	Other:
Contact Person:		Contact Person: Mike Railey	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Hughes Private Capital, LLC		Name: Timothy M. Sweeney, Architect	
Address: 5440 Louie Lane Suite 106		Address: 6875 Windy Hill Way	
Reno, NV	Zip: 89509	Reno, NV	Zip: 89511
Phone:	Fax:	Phone: 775.848.8951	Fax:
Email: steve@hughescapital.com		Email: tsweeneyarchitect@gmail.com	
Cell: 775.221.1001	Other:	Cell:	Other:
Contact Person: Steve Sixberry		Contact Person: Tim Sweeney	
For Office Use Only			
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 Development.

(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)

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?

A SUP for the use of a Group Care facility, which is permitted under the HDR zoning that the house is currently under.

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

All current existing structures will be used with this permit. The current driveway will also be used for parking.

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?

- Addition on the western side of the building.
- Conversion of the garage into three dwelling units.
- Upgrading septic tank from 1500gal to 3500gal
- Installation of a roundabout on southern edge of property that will connect to Quilici Road and to existing driveway.

(See Site Plan)

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

To be built in a single 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?

With plenty of space on the property and between adjacent neighbors, a low impact use such as an elderly care facility is well suited for this site.

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

Having a site such as this group care facility will allow elderly people to live with care in a setting that they may be more comfortable in given the quiet, rural surroundings. This site may also allow for closer living to family members in the surrounding community.

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

The goal is to maintain a rural residential feel that the existing structure has as to ensure this civic use does not stick out. The main concern will be for the preservation of night sky and we will ensure our best to keep lighting facing downwards at all times.

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

No community impacts will be imposed.

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

5 paved spaces on existing driveway
Up to 10 additional gravel parking spaces
Drop-off area in roundabout

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

All natural and landscaped vegetation outside of disturbance limits to be preserved to maintain feel of rural property.

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.)

There will be no signs as to stick with the rural feel of the property and lighting will do its best to preserve the night sky.

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 type="checkbox"/> No
------------------------------	-----------------------------

13. Utilities:

a. Sewer Service	Septic
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	Exede
g. Water Service	Well

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

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

Existing domestic well is onsite, and any additional water rights will be obtained with building permit.

14. Community Services (provided and nearest facility):

a. Fire Station	Truckee Meadows Fire Station 36
b. Health Care Facility	Life Care Center of Reno
c. Elementary School	Lenz
d. Middle School	Pine
e. High School	Galena
f. Parks	Elizabeth Lenz School Park & Thomas Creek Park
g. Library	South Valleys Library
h. Citifare Bus Stop	Damonte Ranch & S. Virginia St.

Special Use Permit Application for Grading 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. Article 438, Grading, and Article 418, Significant Hydrologic Resources, are the ordinances specifically involved in this request.

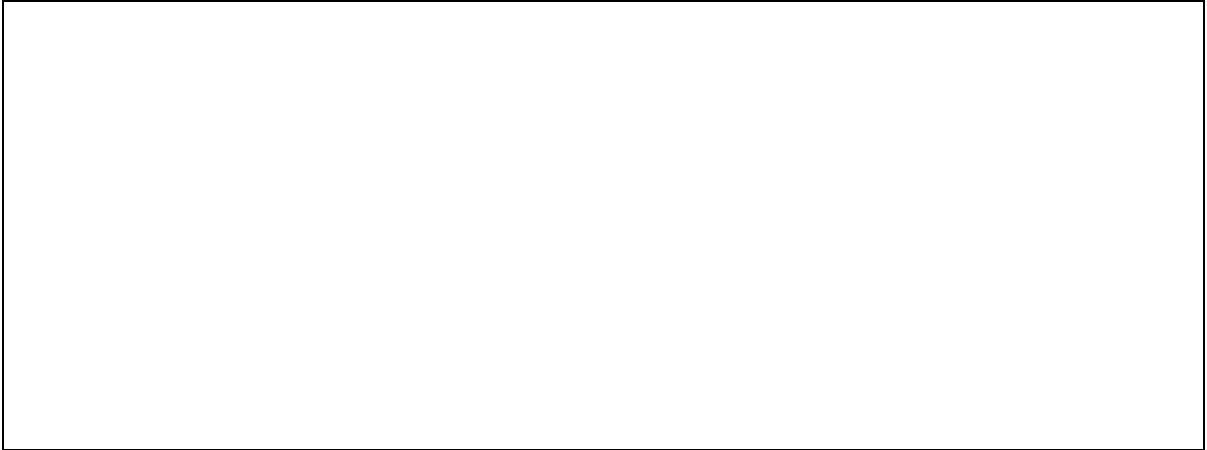
1. What is the purpose of the grading?

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

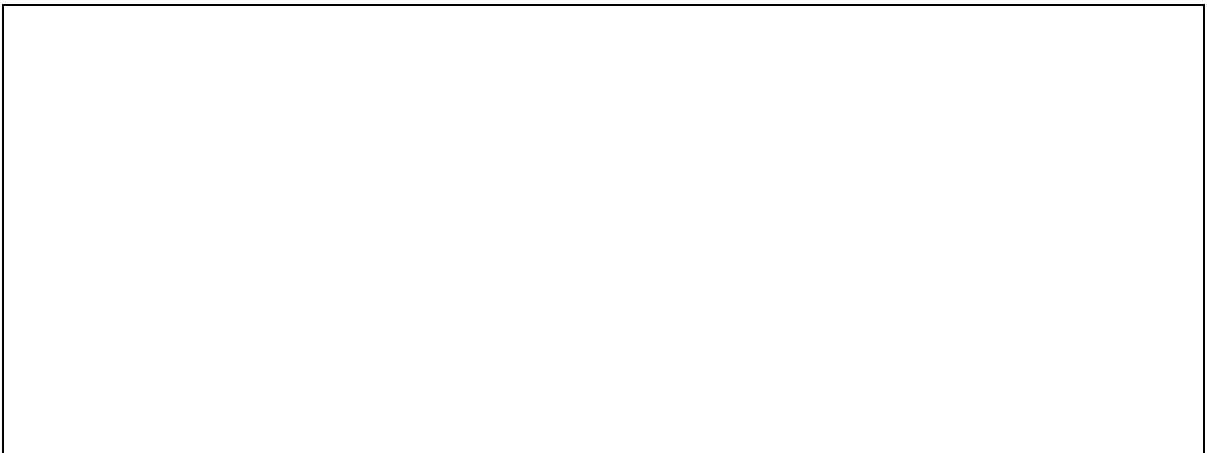
3. How many square feet of surface of the property are you disturbing?

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 fully your answer.)



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

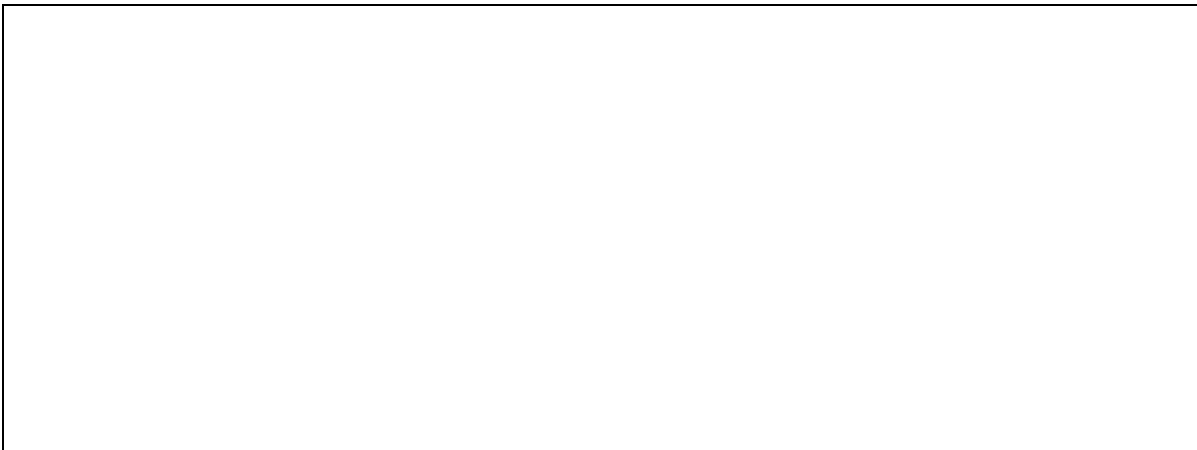
9. Could neighboring properties also be served by the proposed access/grading requested (i.e. if you are creating a driveway, would it be used for access to additional neighboring properties)?

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?

*	Ye	*	N	If yes, how tall is the berm at its highest?
s		o		

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?

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

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

*	Ye	*	N	If yes, please attach a copy.
s		o		

Special Use Permit Application for Stables 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 administrative permits may be found in Article 810, Special Use Permits.

1. What is the maximum number of horses to be boarded, both within stables and pastured?

2. What is the maximum number of horses owned maintained by the owner/operator of the project, both within stables and pastured?

3. List any ancillary or additional uses proposed (e.g., tack and saddle sales, feed sales, veterinary services, etc.). Only those items that are requested may be permitted.

4. If additional activities are proposed, including training, events, competition, trail rides, fox hunts, breaking, roping, etc, only those items that are requested may be permitted. Clearly describe the number of each of the above activities which may occur, how many times per year and the number of expected participants for each activity.

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

6. To what uses (e.g., restrooms, offices, managers living quarters, stable area, feed storage, etc.) will the barn be put and will the entire structure be allocated to those uses? (Provide floor plans with dimensions).

7. Where are the living quarters for the operators of the stables and where will employees reside?

8. How many improved parking spaces, both on-site and off-site, are available or will be provided? (Please indicate on site plan.) Have you provided for horse trailer turnarounds?

9. What are the planned hours of operation?

10. What improvements (e.g. new structures including the square footage, roadway/driveway 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?

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

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

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

14. What are the adverse impacts upon the surrounding community (including traffic, noise, odors, dust, groundwater contamination, flies, rats, mice, etc.) and what will you do to minimize the anticipated negative impacts or effects your project will have on adjacent properties?

15. Please describe operational parameters and/or voluntary conditions of approval to be imposed on the administrative permit to address community impacts.

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

17. 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.)

18. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the administrative permit request? (If so, please attach a copy.)

* Yes	* No
-------	------

19. Community Sewer

* Yes	* No
-------	------

20. Community Water

* Yes	* No
-------	------

Special Use Permits

Development Application Submittal Requirements

1. **Fees:** See Master Fee Schedule. **Bring payment with your application to Community Service Department (CSD). Make check payable to Washoe County.**
2. **Development Application:** A completed Washoe County Development Application form.
3. **Owner Affidavit:** The Owner Affidavit must be signed and notarized by all owners of the property subject to the application request.
4. **Proof of Property Tax Payment:** The applicant must provide a written statement from the Washoe County Treasurer's Office indicating all property taxes for the current quarter of the fiscal year on the land have been paid.
5. **Application Materials:** The completed Special Use Permit Application materials.
6. **Title Report:** A preliminary title report, with an effective date of no more than one hundred twenty (120) days of the submittal date, by a title company which provides the following information:
 - Name and address of property owners.
 - Legal description of property.
 - Description of all easements and/or deed restrictions.
 - Description of all liens against property.
 - Any covenants, conditions and restrictions (CC&Rs) that apply.

Submit Title Report with "Original Packet" only. You may be requested to provide additional copies, but do not include Title Report in other copies of the packet.
7. **Proposed Site Plan Specifications (Special Use Permit and Stables):**
 - a. Lot size with dimensions drawn using standard engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500') showing all streets and ingress/egress to the property.
 - b. Show the location and configuration of all proposed buildings (with distances from the property lines and from each other), all existing buildings that will remain (with distances from the property lines and from each other), all existing buildings that will be removed, and site improvements on a base map with existing and proposed topography expressed in intervals of no more than five (5) feet.
 - c. Show the location and configuration of wells and well houses, septic systems and leach fields, overhead utilities, water and sewer lines, and all easements.
 - d. Show locations of parking, landscaping, signage and lighting.
 - e. The cross sections of all rights-of-way, streets, alleys or private access ways within the proposed development, proposed name and approximate grade of each, and approximate radius of all curves and diameter of each cul-de-sac.
8. **Existing Site Specifications (Special Use Permit and Stables):**
 - a. Map to be drawn using engineering scales (e.g. scale 1" = 20', 1" = 40', or 1" = 100') showing all streets and ingress/egress to the property.
 - b. Property boundary lines, distances and bearings.
 - c. Contours at five (5) foot intervals or two (2) foot intervals where, in the opinion of the County Engineer, topography is a major factor in the development.
 - d. Indication of prominent landmarks, rock outcroppings, and natural foliage which will be deciding considerations in the design of the development.
 - e. The width and approximate location of all existing or proposed easements, whether public or private, for roads, drainage, sewers, irrigation, or public utility purposes.

- f. Location and size of any land to be reserved or dedicated for parks, recreation areas, common open space areas, schools or other public uses.
- g. If any portion of the land within the boundary of the development is subject to inundation or storm water overflow, as shown on the adopted Federal Emergency Management Agency's Flood Boundary and Floodway Maps, that fact and the land so affected shall be clearly shown on the map by a prominent note on each sheet, as well as width and direction of flow of each water course within the boundaries of the development.
- h. The location and outline to scale of each existing building or structure to remain in the development.
- i. Existing roads, trails or rights-of-way within the development shall be designated on the map. Topography and existing developments within three hundred (300) feet must also be shown on the map.
- j. Vicinity map showing the proposed development in relation to Interstate 80, Highway 395, I-580, or a major arterial. The vicinity map shall also include a north arrow.
- k. Date, scale, and number of each sheet in relation to the total number of sheets, and the name of the person preparing the plans.
- l. Location of snow storage areas sufficient to handle snow removed from public and private street, if above 5,500 feet.
- m. All known areas of potential hazard (and the basis for delineation) including, but not limited to, earth slide areas, avalanche areas or otherwise hazardous slopes, shall be clearly designated on the map. Additionally, active fault lines (post-Holocene) shall be delineated on the map.
- n. Location of areas with slopes greater than fifteen percent (15%) and thirty percent (30%).
- o. Boundary of any wetland areas and/or floodplains within the project site.
- p. Note by the project engineer or design professional indicating compliance with all applicable provisions of the Washoe County Development Code.
- q. Significant Hydrological Resources. Indicate the critical and sensitive buffer zones according to Article 418 of the Washoe County Development Code.

9. **Site Plan Specifications (Grading):**

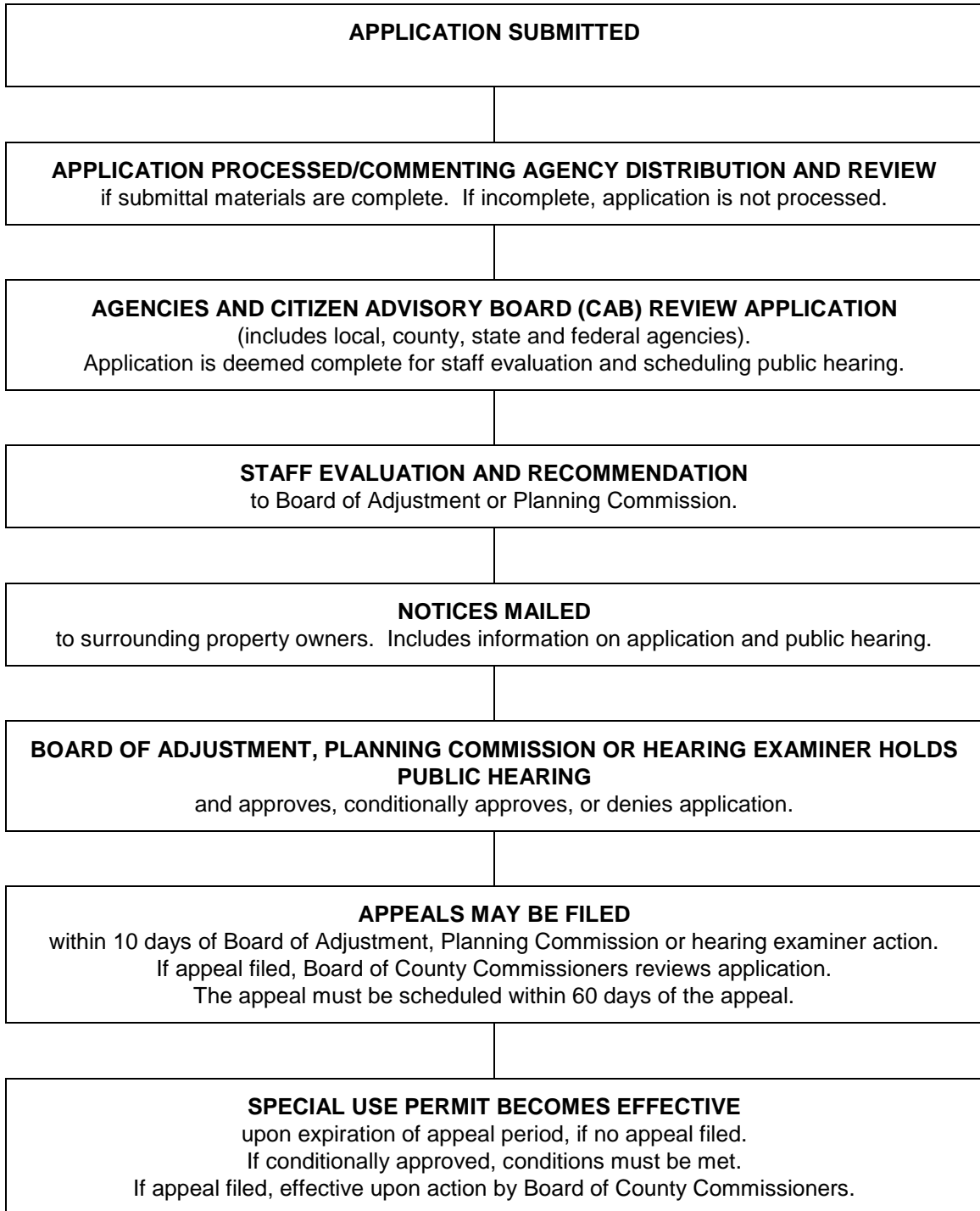
- a. Vicinity map showing the proposed project in relation to Interstate 80, Highway 395, I-580, or a major arterial. The vicinity map may be part of the site plan.
- b. Date, north arrow, scale, and number of each sheet in relation to the total number of sheets, and the name of person preparing the plans.
- c. Location and limits of all work to be done.
- d. Existing contours and proposed contours.
- e. Location of all proposed and existing structures.
- f. Location of any structures on adjacent parcels that are within fifteen (15) feet of the work site's parcel boundary.
- g. Existing draining (natural and man-made) and proposed drainage patterns.
- h. Sufficient elevation data to show the drainage will work as proposed.
- i. Quantities of excavation, fill and disturbed surface area shall be calculated and shown on the site plan. **Areas under buildings and pavement need not be included in these calculations.**
- j. Quantities of material proposed to be removed from the site must be shown. The proposed disposal area and the disposition of fill must be noted on the plan.
- k. Limiting dimensions of cut and fill.
- l. Proposed BMPs (Best Management Practices) for controlling water and wind erosion if a disturbed area is left undeveloped for more than thirty (30) days.

- m. Cut and fill slopes setback from the property boundary.
 - n. Structure setbacks from a slope.
 - o. Location of areas with existing slopes greater than fifteen percent (15%) and thirty percent (30%).
 - p. Boundary of any wetland areas and/or floodplains within the project site.
 - q. Significant Hydrologic Resources. Indicate the critical and sensitive buffer zones according to Article 418 of the Washoe County Development Code.
- 10 **Grading:** In accordance with the grading provisions of Washoe County Code, Article 438, if the thresholds for a grading permit are met or exceeded, the grading plans shall indicate the existing and proposed grades, slope treatments (i.e. rip rap, erosion control, etc.) and drainage channels and the direction of flow. **Cross sections must be provided at a minimum of two key locations.**
11. **Traffic Impact Report (Special Use Permit and Stables):** Traffic impact reports are required whenever the proposed development project will generate 80 or more weekday peak hour trips as determined using the latest edition Institute of Transportation Engineers (ITE) trip generation rates or other such sources as may be accepted by Engineering and Capital Projects with less than 200 peak hour trips may not need to perform an impact analysis for future years. Traffic consultants are encouraged to contact Engineering and Capital Projects staff prior to preparing a traffic impact report.
12. **Landscaping:** Landscape plans may be required, for **stables**. Landscape plans may include: a soils evaluation; color and type of building material, such as fencing material; type of plant material; location of plant material and proposed maintenance schedule; size of plant material at planting and size of plant material at full maturation; type and amount of mulch material; and an irrigation plan.
- a. **Planting Plan Specifications:** The planting plan must include all necessary information to satisfy Washoe County Code Section 110.412.60, Planting Standards.
 - Proposed Tree Locations. Individual trees shall be graphically depicted in the proposed locations; trees shall be identified as either evergreen or deciduous; trees shall be individually labeled or coded and cross referenced to the proposed plant species in the plant legend.
 - Proposed Plant Material. The preliminary plan must identify where, and a square footage amount for, one or all of the following items: trees, mulch (rock, DG or bark), seeded areas, etc.
 - Existing On-Site Vegetation. In the case of large strands of trees and shrubs, individual locations may be identified with a revision cloud symbol. Smaller numbers or strands of trees (six (6) inch caliper and greater) shall be identified individually. Shrub areas and other forms of vegetation such as grasses shall be identified with a revision cloud symbol.
 - Plant Legend. Legend shall include all proposed plant material, including the following: common name, botanical name, size at planting, spacing and quantity (of trees only).
 - Landscape Area Legend. A summary of proposed areas and their square footages shall include: lawn, existing and or proposed paving, existing trees to be preserved, existing trees to be removed and the amount of proposed shrubs.
 - b. **Irrigation Plan Specifications:** The irrigation plan must include all necessary information to satisfy Washoe County Code Section 110.412.65, Irrigation Standards.
 - Location, size, and specifications of water source(s), water mains, meter(s), valves, and the controller.
 - Temporary or permanent water irrigation systems.
 - Specifications of irrigation equipment identified by manufacturer's name and equipment identification number.
 - An approved backflow prevention device is required on all landscape irrigation systems.
13. **Signage Plan:** The signage plans shall include sign elevations and delineate location, height, style, dimensions, intensity of sign lighting and finish of any proposed signage:

14. **Lighting Plan:** Show 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.
15. **Building Elevations:** All buildings and structures including fences, walls, poles and monument signs proposed for construction within the project shall be clearly depicted in vertical architectural drawings provided in accurate architectural scale. All architectural elevations from all building faces shall be presented.
16. **Packets:** Six (6) packets and a flash drive or DVD. One (1) packet must be labeled "Original" and must include the fee schedule (including the appropriate fees) and the original signed and notarized Owner Affidavit. Each packet shall include an 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. These materials must be readable. Labeling on these reproductions should be no smaller than 8 point on the 8½ x 11" display. Four (4) of the application packets shall include large format maps; the rest of the packets shall include either 8.5" x 11" or 11" x 17" maps. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

-
- Notes:
- (i) Application and map submittals must comply with all specific criteria as established in the Washoe County Development Code and/or the Nevada Revised Statutes.
 - (ii) Appropriate map engineering and building architectural scales are subject to the approval of Planning and Development and/or Engineering and Capital Projects.
 - (iii) All oversized maps and plans must be folded to a 9" x 12" size.
 - (iv) **Labels:** The applicant is required to submit three (3) sets of mailing labels for every tenant residing in a mobile home park that is within five hundred (500) feet of the proposed project (or within seven hundred fifty (750) feet of the proposed project if the proposed project is a project of regional significance).
 - (v) Based on the specific nature of the development request, Washoe County reserves the right to specify additional submittal packets, additional information and/or specialized studies to clarify the potential impacts and potential conditions of development to minimize or mitigate impacts resulting from the project. **No application shall be processed until the information necessary to review and evaluate the proposed project is deemed complete by the Director of Community Development.**
 - (vi) Please be advised that the Washoe County Director of Planning and Development or his designee, Washoe County Board of Adjustment, and/or Washoe County Planning Commission have the ability to determine an application incomplete if they cannot ascertain what the applicant is requesting, or if there is insufficient information to determine a favorable outcome.

Special Use Permit Application Process



Quilici Road Group Care Facility SPECIAL USE PERMIT APPLICATION



Prepared by:



March 15, 2017

Quilici Road Group Care Facility SPECIAL USE PERMIT

Prepared for:

Hughes Private Capital, LLC
5440 Louie Lane Suite 106
Reno, NV 89511

Prepared by:

Rubicon Design Group, LLC
100 California Avenue, Suite 202
Reno, Nevada 89509
(775) 425-4800

March 15, 2017

Quilici Road Group Care Facility

Table of Contents

Introduction	4
Project Location	4
Existing Conditions.....	5
Project Summary.....	7
Special Use Permit Findings.....	8

List of Figures:

Figure 1 – Vicinity Map	4
Figure 2 – Aerial View	5
Figure 3 – Existing Conditions.....	6-7
Figure 4 – Gallian Lane Easement	6
Figure 5 – Site/Landscape Plan.....	7

Appendices:

Washoe County Special Use Permit Application
Owner/Applicant Affidavit
Proposed/Existing Site Plan/Checklist
Proof of Property Tax Payment
Title Report (Original Packet Only)

Quilici Road Group Care Facility

Introduction

This application includes the following request:

- A **Special Use Permit** to allow for a Group Care Facility on a 2.97 acre parcel including a small building addition and parking.

Project Location

Quilici Road Group Care Facility consists of a single parcel (APN # 040-730-32) at 2.97± acres, and is located in the Southwest Truckee Meadows Area Plan. Specifically, the property is located at the northern corner of the intersection of Quilici Rd and Dryden Drive. Figure 1 (below) depicts the project location.



Figure 1 – Vicinity Map

Quilici Road Group Care Facility

Existing Conditions

Currently, the project site is a Single Family Residential housing unit. The single-story house was constructed in 2002 and sits at 3,817 sq ft. It currently has 4 full baths and 4 bedrooms, with an attached 752 sq ft garage.

The parcel is zoned High Density Rural (HDR) within the Southwest Truckee Meadows Area Plan. All surrounding parcels adjacent to the site also fall under the same Rural Residential under the master plan and zoned High Density Rural.

Figure 2 (below) provides an enlarged aerial view of the site while Figure 3 (following page) depicts the existing onsite conditions.



Figure 2 – Aerial View

Quilici Road Group Care Facility

View facing west from Dryden Drive
(northern end of property)



View facing west from Dryden Drive
(southern end of property)



Quilici Road Group Care Facility



Figure 3 – Existing Conditions

Request Summary

The Special Use Permit (SUP) included with this application serves the primary purpose of allowing this site to be appropriately used under Group Care Facility that falls within the High Density Rural zoning.

A new attached addition to the existing structure and the conversion of the garage into three additional dwelling units. There will also be a roundabout added to the southern side of the building that will serve as a connector from Quilici Road to the existing driveway on Dryden Drive. The roundabout will be the drop off area near the building which will be covered in the front. The current driveway will be converted into five parking spaces and there will be an option for up to ten additional gravel parking spaces for overflow. See site plan for more detail.

The site overall will aim to say with the rural surroundings and will not portray a sign of any kind and will ensure its best to stick with the preservation of night sky in relation to the lighting of the property.

Quilici Road Group Care Facility

Special Use Permit Findings

In order to approve a Special Use Permit, the following findings must be made. Responses are provided in **bold**.

1. Consistency. The granting of the special use permit is consistent with the policies and maps of the Comprehensive Plan Elements and the Area Plan in which the property is located.

Granting of this SUP will ensure that all uses on the site are permitted within the base zoning district. Additionally, it will provide for conformance with all existing Development Code requirements. Thus, this finding will be met.

2. Adequate Public Facilities. Adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities must exist or will be provided.

The existing site has all the current facilities and the proposed attachments will have the necessary facilities that are required, along with the additional attached building there will also be an improvement to the septic from 1500 gallons to 3500 gallons.

3. Site Suitability. The site must be physically suitable for the proposed use and for the intensity of development.

The site already has the existing infrastructure that fits the proposed use, and has plenty of suitable space to support the any additions to the existing building. There is also plenty of space on the property that has allowed for a roundabout on the southern edge of the property that will connect to the existing driveway and to Quilici Road (see site plan). As an elderly group care facility, there is little to no impact on intensity to the surrounding area with no residents driving themselves and only a few employees at a time.

4. Issuance Not Detrimental. Issuance of the permit may not be significantly detrimental to the public health, safety or welfare; have a detrimental impact on adjacent properties; or be detrimental to the character of the surrounding area.

Granting this permit will have positive impacts on surrounding properties by keeping the same building structure without any detached additions to degrade the rural landscape.



April 20, 2017

Chad Giesinger
Washoe County Community Services
Planning and Development
1001 E Ninth Street, Building A
Reno, NV 89512

Re: WSUP17-0007 (Quilici Road Group Care Facility)

Dear Mr. Giesinger:

Please find enclosed those items that you found missing from our original submittal package. Please find below your comments and a description of how we have complied with each of them.

1. Number of employees and beds (to determine parking requirements), to include peak time of employees

Response: There will be a total of 6 employees divided into 2 shifts (3 employees per shift) with a total of 15 beds.

2. Types of care services provided (to include if medical treatment is proposed, which is not allowed under this use type, target clientele ("elderly" is all that is described), total number of clientele (which is used for space calculation), and visitation projections.

Response: The care provided is intended for boosting living functionality as an assisted living situation with no medical treatment. Target clientele are elderly people that lack the ability for full independent living and are in need of 24-hour care. Visitation will be greatest during normal daylight hours, but access to visitors is not anticipated to be restricted. The number of visitors per day will vary depending on how many residents are currently being served, in addition to unknown factors such as family size, how many friends they have, family proximity, etc.

3. Hours of operation, employee shifts, and visitation.

Response: The facility will operate 24 hours a day/7 days a week. See responses above for discussion on employee shifts and visitation.

4. Large plan sets – 4 required and not provided.

Response: Attached. Please note a small change to the site plan since it was submitted. The roundabout shown in the front of the building is no longer being proposed.

5. Floor plans (on separate sheet) and architectural elevations.

Response: Attached

6. Landscaping plans (or request for modification of standards).

Response: No landscaping plan is provided because no additional landscaping is proposed. The property currently has mature landscaping over the entire site, which will remain as-is.

7. Grading details? (mentioned in application packet in first paragraph of introduction).

Response: We assume this is a reference to the addition being built onto the side of existing house. Like landscaping, no grading plan was provided because there will be no significant grading required for this addition. The site of the addition is flat and will require only surface leveling to accommodate the addition.

8. Parking lot lighting, parking lot design (dimensions, handicapped symbol, etc.), and parking lot landscaping.

Response: See the attached site plan for parking lot design. No additional outdoor lighting was considered for this application. However, if additional parking lot lighting is required, the applicant is happy to work with staff on location either during the SUP process or as a Condition of Approval. Any lighting would be appropriate for a residential area by facing down and being shielded from adjacent residences. As discussed above, no additional landscaping is being proposed. The proposed parking lot is surrounded by mature landscaping that will remain.

9. Compliance with Article 322 requirements (110.322.10):

- a. Floor Plan, to include labeling rooms and what they will be used for (i.e. bedroom, recreation area, closet, kitchen, etc.).

Response: See attached floor plans.

- b. Exterior yard area and calculations.

Response: See attached exhibit showing the outdoor area to be used for relaxation and recreation. The area comes to approximately 1.25 acres. Outdoor activities considered for this area include therapeutic exercise, walking paths, and bird watching.

- c. Interior space calculation per 110.322.10 (c).

Response: The total interior space calculated per 110.322.10 (c) is 5,041 square feet (bedrooms = 2,978, recreation room = 983, food preparation area = 249, family/living room = 831). With a total of 15 beds, this is almost double the 2,550 square feet required.

- d. Outdoor recreation area and fencing.

Response: See attached exhibit showing the outdoor recreation area. The current fence is proposed to remain. However, if this fence is not sufficient, the applicant is happy to work with staff either during the SUP process or as a Condition of Approval.

- e. Public service access plan per 110.322.10 (h).

Response: Public service access will be provided by the facility staff or family members via private transportation (van, car, etc.). Details of this will be worked out by the management of the facility prior to opening and can be included as a Condition of Approval to this SUP.

- f. Neighborhood response program (i).

Response: This is an operational issue that will be determined by the management of the facility prior to opening and can be included as a Condition of Approval to this SUP.

- g. Emergency response plan (m).

Response: This is an operational issue that will be coordinated between the management and the appropriate Fire Department representative prior to opening the facility. This can be included as a Condition of Approval to this SUP.

10. Other review considerations:

- a. Health consultation – septic allowed for use? Sized correctly?
- b. Water rights – commercial ground water rights required, and if so, available?
- c. Emergency access and response times?
- d. Fire requirements – sprinklers required, and if so, flow/pressure requirements and need for holding tanks? Covered portion of roundabout OK?

Response: All of these issues can be discussed during the SUP process with the appropriate agencies.

Please let me know as soon as possible if you have any questions. We look forward to moving this project ahead as quickly as possible.

Sincerely,



Michele Rambo, AICP
Associate Planner
775-393-0035 (Direct)
mrambo@rubicondesigngroup.com



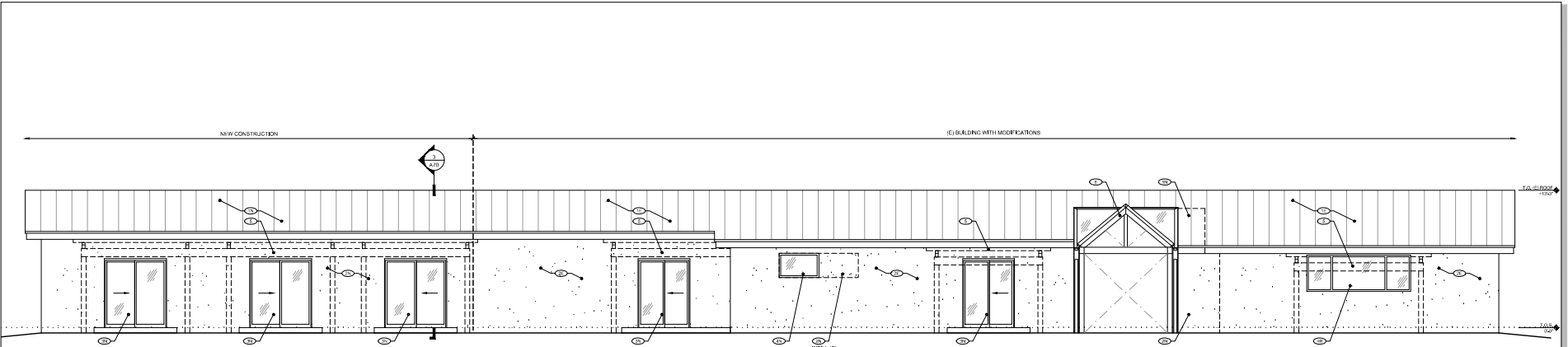
2008 Sweeney Architecture

DATE	REVISIONS

Sweeney
 4075 West 11th Way, Ste. 200, Nevada 89411
 Phone: 775-848-8951
 www.sweeney.com

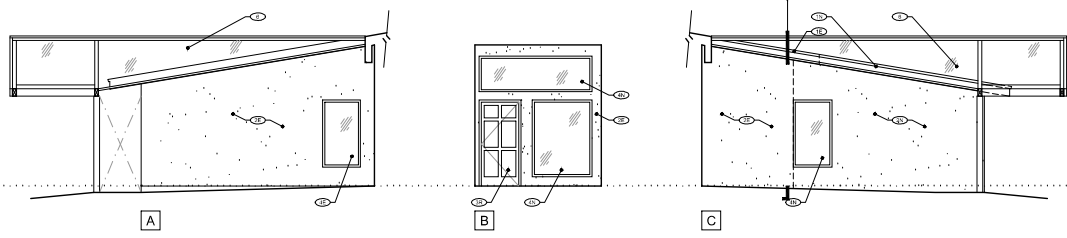
CONSTRUCTION DOCUMENTS FOR
 HUGHENRY SENIOR ASSISTED LIVING GROUP HOME
 3405 Oakes Bluff
 APR 04-730-32

DRAWN:	JD
CHECKED:	TS
DATE:	3/13/07
JOB NO.:	PS017.01
SHEET TITLE:	EXTERIOR ELEVATIONS
SHEET:	AGO

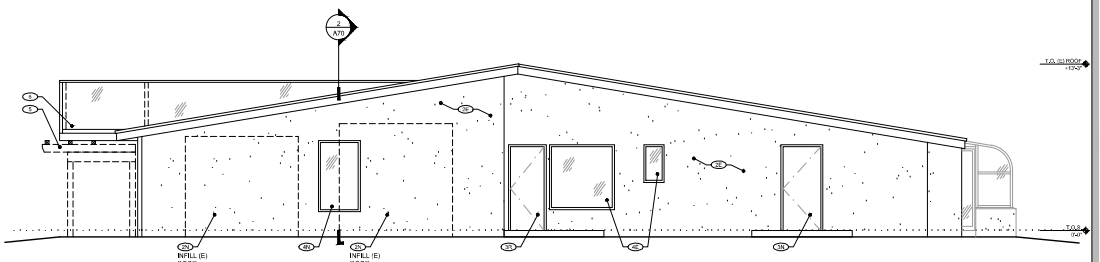


1 EXTERIOR ELEVATIONS - SOUTH
 SCALE: 1/4"=1'-0"

- SHEET NOTES:**
 (EXTERIOR ELEVATIONS ONLY)
- 1 EXISTING METAL ROOF
 - 2 NEW METAL ROOF TO MATCH EXISTING
 - 3 EXISTING STUCCO
 - 4 NEW STUCCO TO MATCH EXISTING
 - 5 EXISTING DOOR
 - 6 NEW DOOR TO MATCH STYLE OF EXISTING
 - 7 REFURISH EXISTING DOOR WITH NEW DOOR TO MATCH STYLE OF EXISTING
 - 8 EXISTING WINDOW
 - 9 NEW WINDOW TO MATCH STYLE OF EXISTING
 - 10 RELOCATE EXISTING WINDOW TO B.O. SILL @ +42" MAX. A.F.F.
 - 11 NEW TRILLES (SHOWN DASHED)
 - 12 NEW COVERED ENTRY



1 EXTERIOR ELEVATIONS - ENTRY
 SCALE: 1/4"=1'-0"



2 EXTERIOR ELEVATIONS - EAST
 SCALE: 1/4"=1'-0"



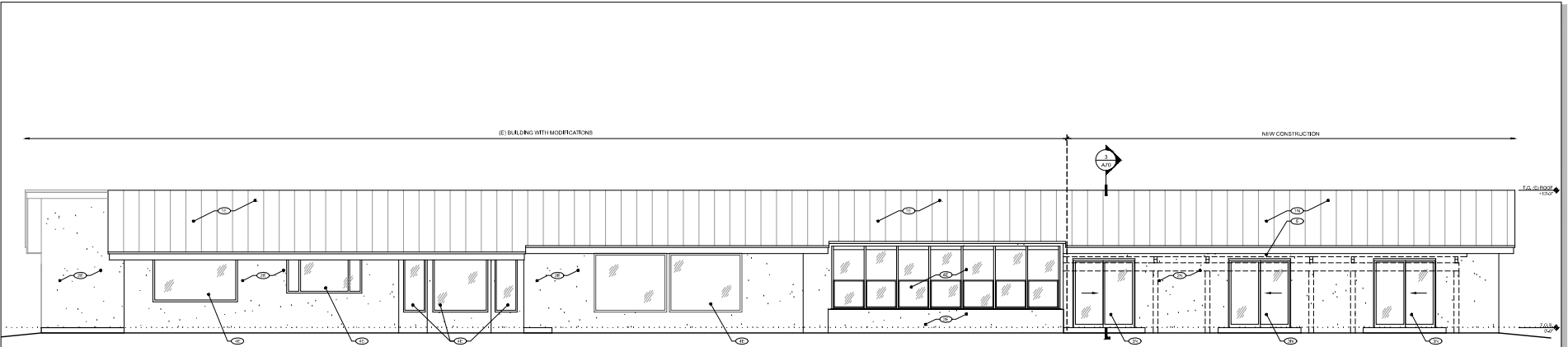
2008 Sweeney Architecture

REVISIONS	DATE

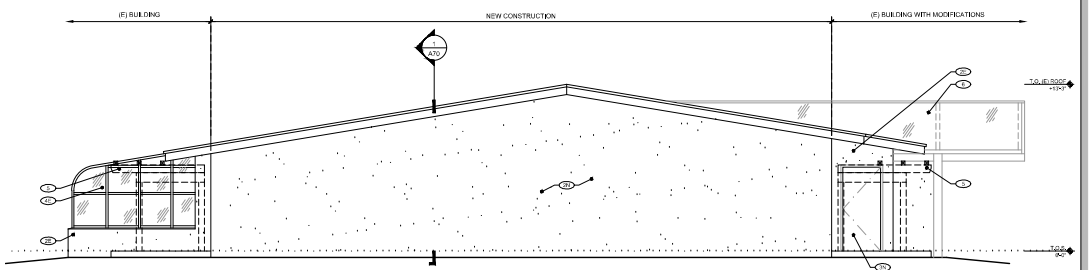
Sweeney
 4075 West 14th Way, Ste. 200, Nevada 89411
 Phone: 775-848-8488, 8951
 www.sweeneygroup.com

CONSTRUCTION DOCUMENTS FOR
 HUGHENRY SENIOR ASSISTED LIVING GROUP HOME
 By ROY Strategics, LLC
 3430 Cahill Blvd
 APR 04-750-32

DRAWN:	JD
CHECKED:	TS
DATE:	3/13/07
JOB NO.:	25017.01
SHEET TITLE:	EXTERIOR ELEVATIONS
SHEET:	A61



1 EXTERIOR ELEVATIONS - NORTH
 SCALE: 1/4"=1'-0"



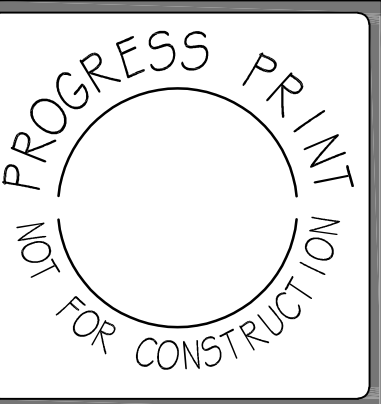
2 EXTERIOR ELEVATIONS - WEST
 SCALE: 1/4"=1'-0"

- SHEET NOTES:**
 (EXTERIOR ELEVATIONS ONLY)
- 1 EXISTING METAL ROOF
 - 2 NEW METAL ROOF TO MATCH EXISTING
 - 3 EXISTING STUDCO
 - 4 NEW STUDCO TO MATCH EXISTING
 - 5 EXISTING DOOR
 - 6 NEW DOOR TO MATCH STYLE OF EXISTING
 - 7 REFURBISH EXISTING DOOR WITH NEW DOOR TO MATCH STYLE OF EXISTING
 - 8 EXISTING WINDOW
 - 9 NEW WINDOW TO MATCH STYLE OF EXISTING
 - 10 RELOCATE EXISTING WINDOW TO B.O. SILL @ 1/2" MAX. A.F.F.
 - 11 NEW TRILLELS (SHOWN DASHED)
 - 12 NEW COVERED ENTRY

SHEET NOTES:

(THIS SHEET ONLY)

- 1 ALIGN FACE OF FINISH.
- 2 NEW PORTION OF WALL TO MATCH WIDTH OF (E) ADJACENT WALL.



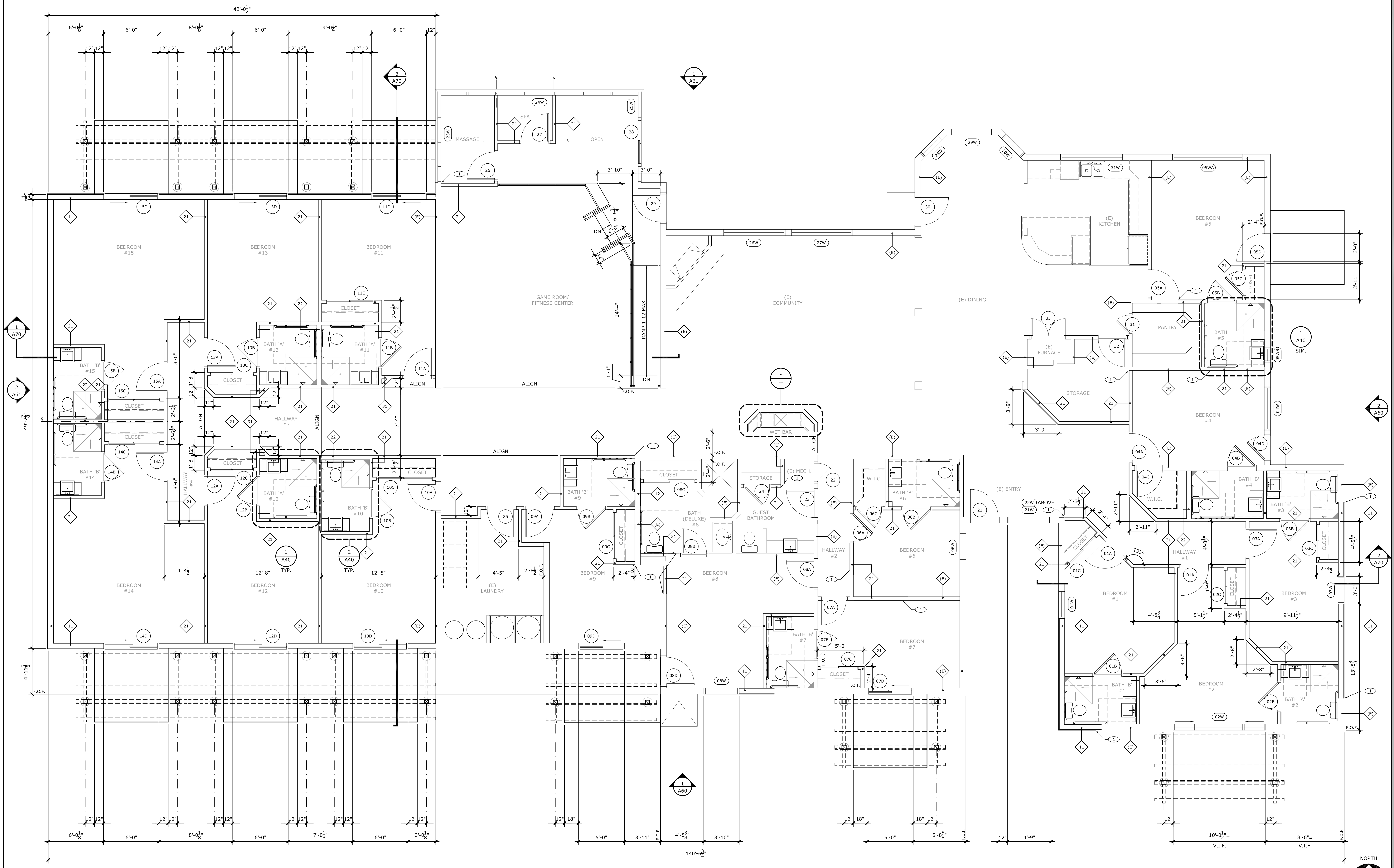
2008 Sweeney Architecture

DATE	REVISIONS

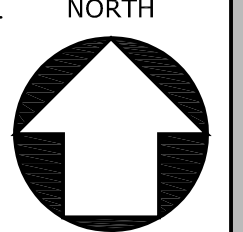
Sweeney
 6875 Windy Hill Way, Reno, Nevada 89511
 Phone: 775.848.8951
 www.sweeney.com

CONSTRUCTION DOCUMENTS FOR
 HUGHBERRY SENIOR ASSISTED LIVING GROUP HOME
 By ROJ Strategies, LLC
 3405 Quilici Lane
 Reno, NV 89511
 APN 040-730-32

DRAWN:	AD
CHECKED:	TS
DATE:	3/13/2017
JOB NO.:	ROI517-01
SHEET TITLE:	FLOOR PLAN
SHEET:	A20



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



GENERAL NOTE:

THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH ACCEPTED ENGINEERING PROCEDURES AND GUIDELINES, AND ARE BELIEVED TO BE IN SUBSTANTIAL COMPLIANCE WITH APPLICABLE STATE AND FEDERAL STATUTES, LOCAL ORDINANCES, AND/OR WASHOE COUNTY STANDARDS. IN THE EVENT OF A CONFLICT BETWEEN ANY PORTION OF THESE PLANS AND SUCH STANDARDS PROMPTLY NOTIFY ENGINEER. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR ASSUMES SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.

IF THE CONTRACTOR(S) OBSERVES ANY CONDITION ON THE SITE WHICH CONFLICTS WITH THE INFORMATION SHOWN HEREON, THEY SHALL CONTACT ROBISON ENGINEERING AT 775-852-2251 FOR RESOLUTION.

THE ENGINEER SHALL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE ENGINEER.

OBTAIN LATEST ELECTRONIC FILE FROM ROBISON ENGINEERING COMPANY PRIOR TO STAKING AND CONSTRUCTION.

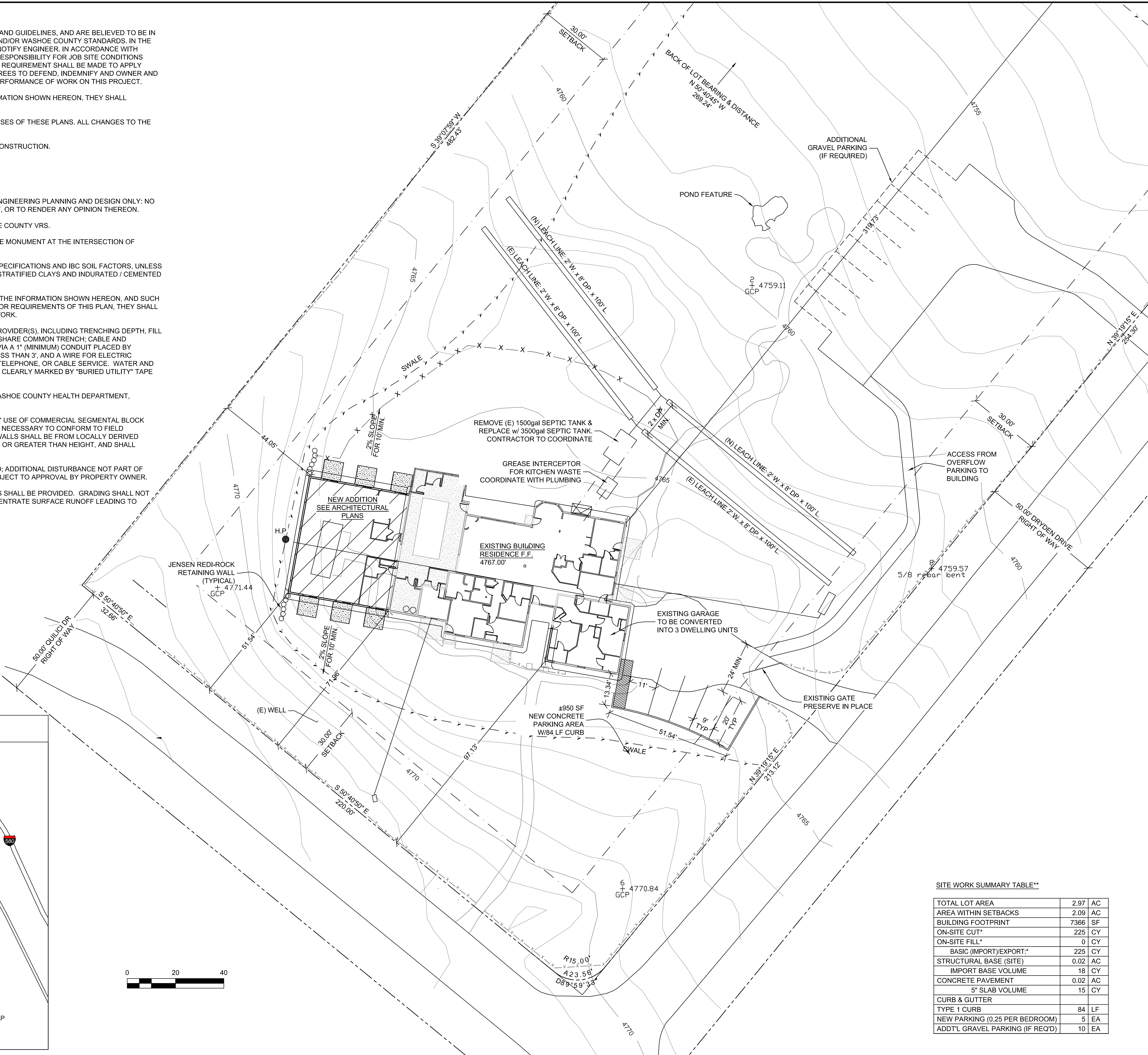
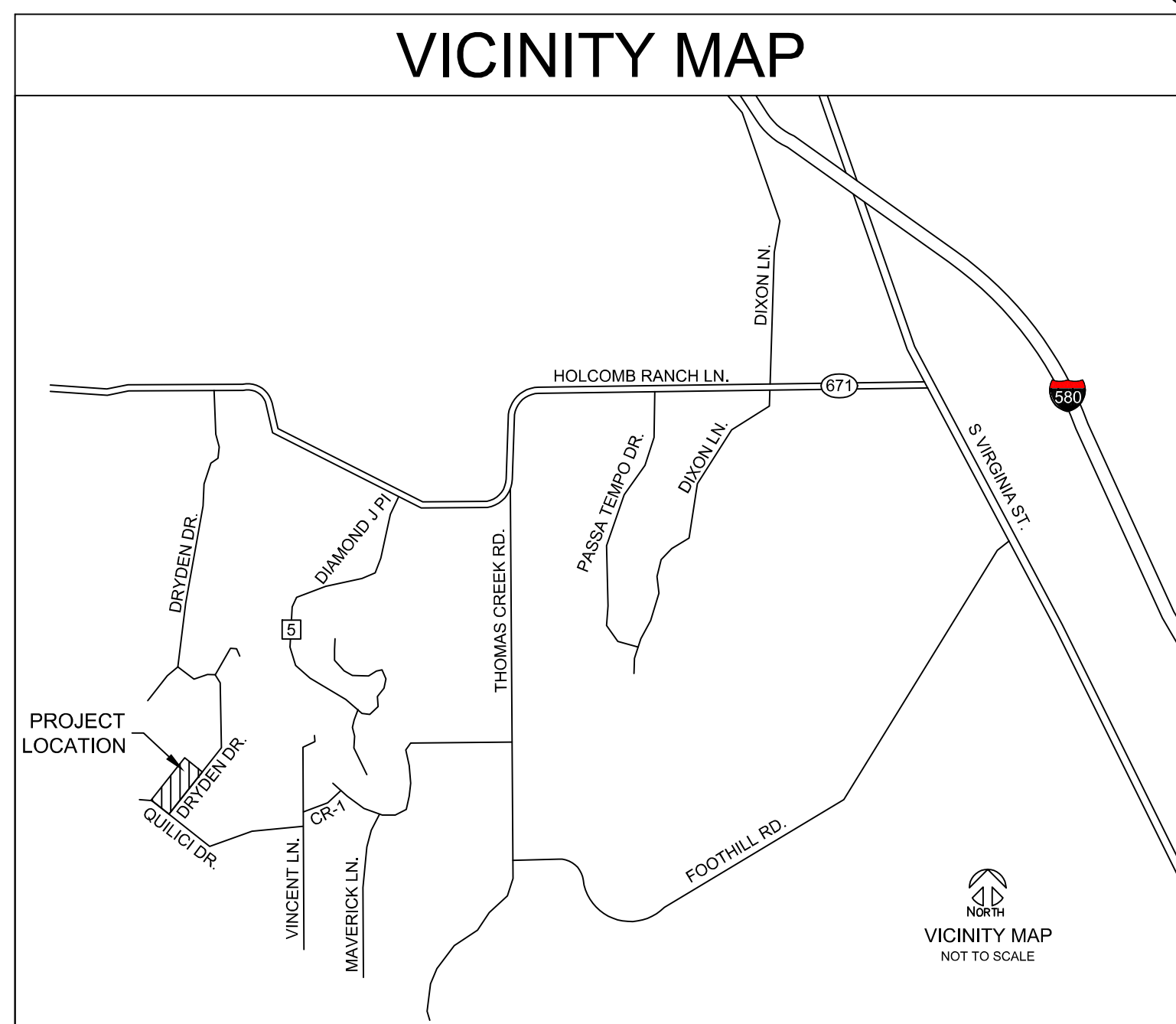
CIVIL SITE PLAN NOTES:

GOVERNING CODE: WASHOE COUNTY BUILDING CODE, INTERNATIONAL BUILDING CODE (IBC) 2006

- 1) THIS MAP IS PREPARED TO ILLUSTRATE TOPOGRAPHY AND FEATURES FOR ARCHITECTURAL AND ENGINEERING PLANNING AND DESIGN ONLY; NO INFORMATION SHALL BE CONSTRUED TO REPRESENT A FORMAL SURVEY OF THE SUBJECT PROPERTY, OR TO RENDER ANY OPINION THEREON.
- 2) **BASIS OF BEARINGS:** NEVADA STATE PLANE, WEST ZONE, NAD83, GRID COORDINATES, PER WASHOE COUNTY VRS.
- 3) **BASIS OF ELEVATIONS:** NAVD 88 PER WASHOE COUNTY BENCHMARK NO. S625M01222, A CENTERLINE MONUMENT AT THE INTERSECTION OF PALMIRA DRIVE AND THOMAS CREEK RD, RECORD ELEVATION = 4638.53
- 4) **BASIC GEOLOGY:** STRUCTURAL DESIGN AND SITE DEVELOPMENT MAY BE BASED ON LOCAL CODE SPECIFICATIONS AND IBC SOIL FACTORS, UNLESS SUPERCEDED BY GEOTECHNICAL REPORT. SITE SOIL CONSISTS OF VERY STONY SANDY LOAM WITH STRATIFIED CLAYS AND INDURATED / CEMENTED LAYERS LOCALLY. UNSUITABLE MATERIAL MAY REQUIRE REMOVAL AND OVER-EXCAVATION.
- 5) IF THE CONTRACTOR OR OWNER OBSERVES ANY CONDITION ON THE SITE WHICH CONFLICTS WITH THE INFORMATION SHOWN HEREON, AND SUCH CONFLICT MATERIALLY AFFECTS THEIR ABILITY TO CONFORM TO THE SPECIFICATIONS, DIMENSIONS, OR REQUIREMENTS OF THIS PLAN, THEY SHALL CONTACT ROBISON ENGINEERING AT (775) 852-2251 FOR RESOLUTION PRIOR TO PROCEEDING WITH WORK.
- 6) **UTILITIES:** UTILITY INSTALLATION SHALL CONFORM TO STANDARDS ESTABLISHED BY THE UTILITY PROVIDER(S), INCLUDING TRENCHING DEPTH, FILL MATERIAL, LOCATION MARKERS, ETC. ELECTRIC, CABLE TELEVISION, AND TELEPHONE SERVICE MAY SHARE COMMON TRENCH; CABLE AND TELEPHONE MAY SHARE COMMON CONDUIT OR BE DIRECTLY BURIED. ELECTRIC SERVICE SHALL BE VIA A 1" (MINIMUM) CONDUIT PLACED BY ELECTRICIAN, WITH PULL-BOX TO GRADE AT ANGLE POINTS. WATER SERVICE BURIAL SHALL BE NO LESS THAN 3', AND A WIRE FOR ELECTRIC LOCATION SHALL BE PROVIDED. GAS TRENCH, IF AVAILABLE, MUST BE AT LEAST 5ft FROM ELECTRIC, TELEPHONE, OR CABLE SERVICE. WATER AND GAS MAY SHARE COMMON TRENCH, WITH GAS LINE INSTALLED AT LEAST 12" ABOVE WATER LINE, AND CLEARLY MARKED BY "BURIED UTILITY" TAPE 12" ABOVE TOP OF GAS PIPE.
- 7) **INDIVIDUAL SEWAGE DISPOSAL SYSTEM (ISDS)** IS SUBJECT TO REGULATION AND INSPECTION BY WASHOE COUNTY HEALTH DEPARTMENT, ENVIRONMENTAL HEALTH SERVICES.
- 8) **SITE CUT & FILL SLOPES** GENERALLY 3H:1V - LOCALLY STEEPER SLOPES MAY BE ACCOMPLISHED BY USE OF COMMERCIAL SEGMENTAL BLOCK UNITS ROCKERY, OR OTHER MINOR RETAINING WALLS NOT MORE THAN 30" HIGH (GRADE CHANGE) AS NECESSARY TO CONFORM TO FIELD CONDITIONS, PROPERTY BOUNDARIES, AND OTHER LOT FEATURES. ALL NATURAL STONE ROCKERY WALLS SHALL BE FROM LOCALLY DERIVED SURFACE-WEATHERED ALLUVIAL COBBLES & BOULDERS WITH DEPTH (INTO FACE OF WALL) EQUAL TO OR GREATER THAN HEIGHT, AND SHALL INCLUDE OCCASIONAL SINGLE FULL-HEIGHT BOULDERS WHERE PRACTICAL.
- 9) ALL NATURAL AND LANDSCAPED VEGETATION OUTSIDE OF DISTURBANCE LIMITS TO BE PRESERVED; ADDITIONAL DISTURBANCE NOT PART OF PLANNING LANDSCAPING SHALL BE STABILIZED AND HYDROSEEDED IN COORDINATION WITH, AND SUBJECT TO APPROVAL BY PROPERTY OWNER.
- 10) **MINIMUM GRADING REQUIREMENTS:** 5% SLOPE FOR 10' AWAY FROM ALL PERMANENT STRUCTURES SHALL BE PROVIDED. GRADING SHALL NOT DIVERT RUNOFF TOWARDS OR OTHERWISE IMPACT ADJACENT PARCELS. GRADING SHALL NOT CONCENTRATE SURFACE RUNOFF LEADING TO EROSION FLOW.

INDIVIDUAL SEWAGE DISPOSAL (ISDS) NOTES:

- 1) NO PUBLIC WELLS ARE LOCATED WITHIN 200' OF THE SUBJECT PROPERTY. THE WESTERLY ADJACENT LOT IS UNDEVELOPED WITH NO WATER WELL PRESENT. ALL OTHER PROPERTY BOUNDARIES ARE > 100 FT FROM THE PROPOSED SEPTIC SYSTEM COMPONENTS.
- 2) NO WATERCOURSES, DRAINAGE WAYS, OR FLOOD IRRIGATION FEATURES ARE LOCATED WITHIN 100 FEET OF THE PROPOSED ISDS.
- 3) FEMA FLOOD ZONE X (UNSHADED) INFERRED FROM PRINTED MAP IMMEDIATELY NORTH OF THIS AREA; FIRM MAP NO. 32031C2425G, REVISED MARCH 16, 2009.
- 4) 2-BEDROOM RESIDENCE + OFFICE WHICH COULD BE CONVERTED IN THE FUTURE. 1000-GALLON SEPTIC TANK REQUIRED FOR 3-BED DESIGN.
- 5) NO SEPTIC SYSTEMS IDENTIFIED WITHIN 100' OF SUBJECT PROPERTY.
- 6) NO PUBLIC SEWER SYSTEM IS AVAILABLE WITHIN 400' OF THE SUBJECT PROPERTY.



SITE WORK SUMMARY TABLE**

TOTAL LOT AREA	2.97	AC
AREA WITHIN SETBACKS	2.09	AC
BUILDING FOOTPRINT	7366	SF
ON-SITE CUT*	225	CY
ON-SITE FILL*	0	CY
BASIC (IMPORT)/EXPORT*	225	CY
STRUCTURAL BASE (SITE)	0.02	AC
IMPORT BASE VOLUME	18	CY
CONCRETE PAVEMENT	0.02	AC
5" SLAB VOLUME	15	CY
CURB & GUTTER		
TYPE 1 CURB	84	LF
NEW PARKING (0.25 PER BEDROOM)	5	EA
ADD'L GRAVEL PARKING (IF REQ'D)	10	EA

<p>HUGHERRY GROUP HOME Residential Addition</p> <p>PREPARED FOR: SWEENEY ARCHITECTURE 2030 QUILICI RD RENO, NV 89511 775-848-8951</p> <p>DATE: 2017-04-20</p>	<p>SHEET C1 CIVIL SITE PLAN WASHOE COUNTY PROJECT NO. 19249.001</p>																				
	<p>1 2 3 4 5 6</p>																				
	<p>REFERENCES</p>																				
	<table border="1"> <tr><th>NO</th><th>DESCRIPTION</th><th>DATE</th><th>BY</th><th>CHKD</th></tr> <tr><td>P1</td><td>ISSUED FOR CLIENT REVIEW</td><td>2017-03-09</td><td>RP/CR</td><td>NER</td></tr> <tr><td>P2</td><td>SUP SUBMITTAL</td><td>2017-03-15</td><td>BD/CR</td><td>NER</td></tr> <tr><td>0</td><td>PARKING CONFIGURATION EDITS</td><td>2017-04-20</td><td>NER</td><td>NER</td></tr> </table>	NO	DESCRIPTION	DATE	BY	CHKD	P1	ISSUED FOR CLIENT REVIEW	2017-03-09	RP/CR	NER	P2	SUP SUBMITTAL	2017-03-15	BD/CR	NER	0	PARKING CONFIGURATION EDITS	2017-04-20	NER	NER
	NO	DESCRIPTION	DATE	BY	CHKD																
	P1	ISSUED FOR CLIENT REVIEW	2017-03-09	RP/CR	NER																
P2	SUP SUBMITTAL	2017-03-15	BD/CR	NER																	
0	PARKING CONFIGURATION EDITS	2017-04-20	NER	NER																	
<p>REVISIONS</p>																					
<p>SHEET C1</p>																					

Washoe County Treasurer
Tammi Davis

Washoe County Treasurer
P.O. Box 30039, Reno, NV 89520-3039
ph: (775) 328-2510 fax: (775) 328-2500
Email: tax@washoecounty.us

Account Detail

[Back to Search Results](#) [Change of Address](#) [Print this Page](#)

Washoe County Parcel Information		
Parcel ID	Status	Last Update
04073032	Active	3/14/2017 2:10:38 AM
Current Owner: ROI STRATEGIES LLC 5440 LOUIE LN STE 106 RENO, NV 89511		SITUS: 3405 QUILICI RD WCTY NV
Taxing District 4000	Geo CD:	
Legal Description		
Township 18 Section 13 Lot 1 Block Range 19 SubdivisionName _UNSPECIFIED		

Tax Bill (Click on desired tax year for due dates and further details)					
Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2016	\$6,156.61	\$6,156.61	\$0.00	\$0.00	\$0.00
2015	\$6,145.17	\$6,145.17	\$0.00	\$0.00	\$0.00
2014	\$5,954.48	\$5,954.48	\$0.00	\$0.00	\$0.00
2013	\$5,897.42	\$5,897.42	\$0.00	\$0.00	\$0.00
2012	\$7,363.14	\$7,436.76	\$0.00	\$0.00	\$0.00
Total					\$0.00

Important Payment Information

Pay Online

No payment due for this account.

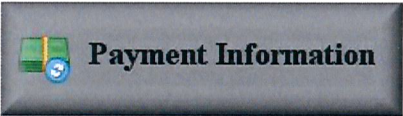
\$0.00

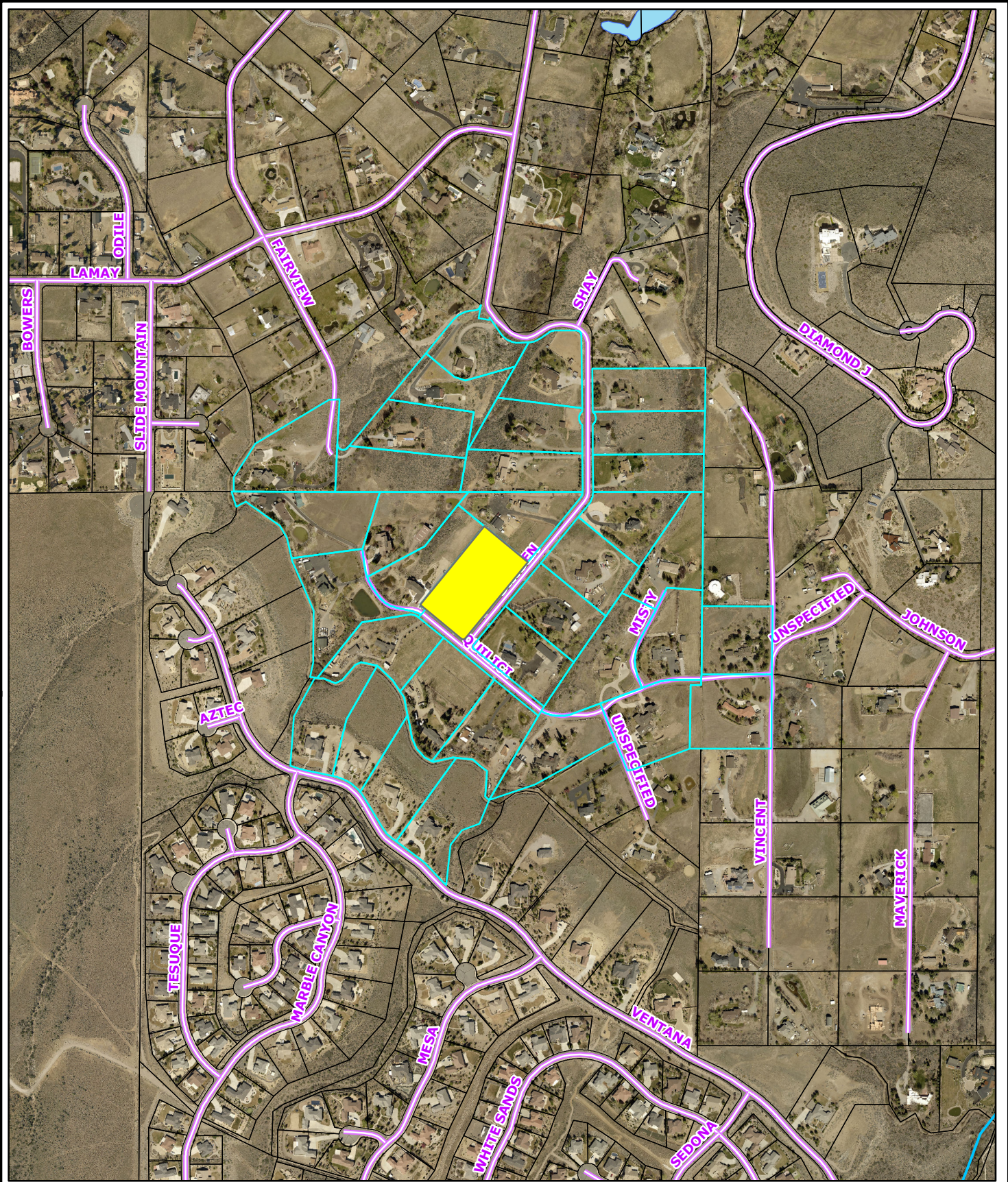
Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
P.O. Box 30039
Reno, NV 89520-3039

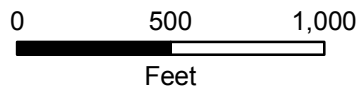
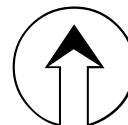
Overnight Address:
1001 E. Ninth St., Ste D140
Reno, NV 89512-2845





WSUP17-0007 Public Notice Map
 Parcels noticed within 500 feet of subject property (30 pcls. min.)

- Noticed Parcels
- Subject Parcel



Source: Planning and Development Date: April, 2017

Community Services
 Department, Planning
 and Development

WASHOE COUNTY
 NEVADA
 1861

Post Office Box 83320 **WSUP17-0007**
 Reno, Nevada 89520 (775) 328-3000