



Board of Adjustment Staff Report

Meeting Date: November 4, 2021

Agenda Item: 8A

SPECIAL USE PERMIT CASE NUMBER: WSUP21-0025 (Vintage at Spanish Springs)

BRIEF SUMMARY OF REQUEST: To allow the use of Continuum of Care Facilities, Seniors, for a 257 unit building

STAFF PLANNER: Planner's Name: Julee Olander
Phone Number: 775.328.3627
E-mail: jolander@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion, and possible action to approve a special use permit to allow the use of Continuum of Care Facilities, Seniors, for a 257-unit four story building, in accordance with Table C-3 of the Spanish Springs Area Plan, a portion of the Washoe County Master Plan, on two parcel totaling 6.59 acres at the northwest corner of Neighborhood Way and Eagle Canyon Drive.

Applicant/Property Owner: Spanish Spring Associates LP

Location: at the northwest corner of Neighborhood Way and Eagle Canyon Drive

APN: 532-031-10 & 15

Parcel Size: 1 acre & 5.59 acres

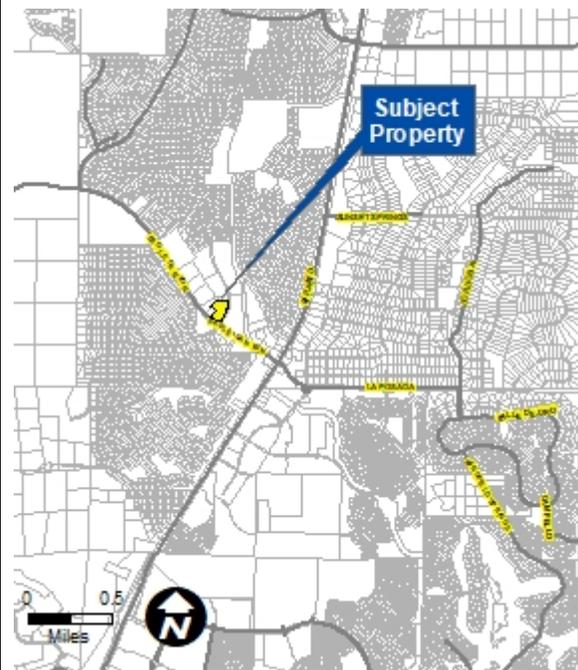
Master Plan: Commercial (C)

Regulatory Zone: Neighborhood Commercial (NC)

Area Plan: Spanish Springs

Development Code: Authorized Article 302, Allowed Uses & Article 810, Special Use Permits

Commission District: 4 – Commissioner Hartung



Vicinity Map

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve with conditions Special Use Permit Case Number WSUP21-0025 for Spanish Spring Associates LP, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30.

(Motion with Findings on Page 10)

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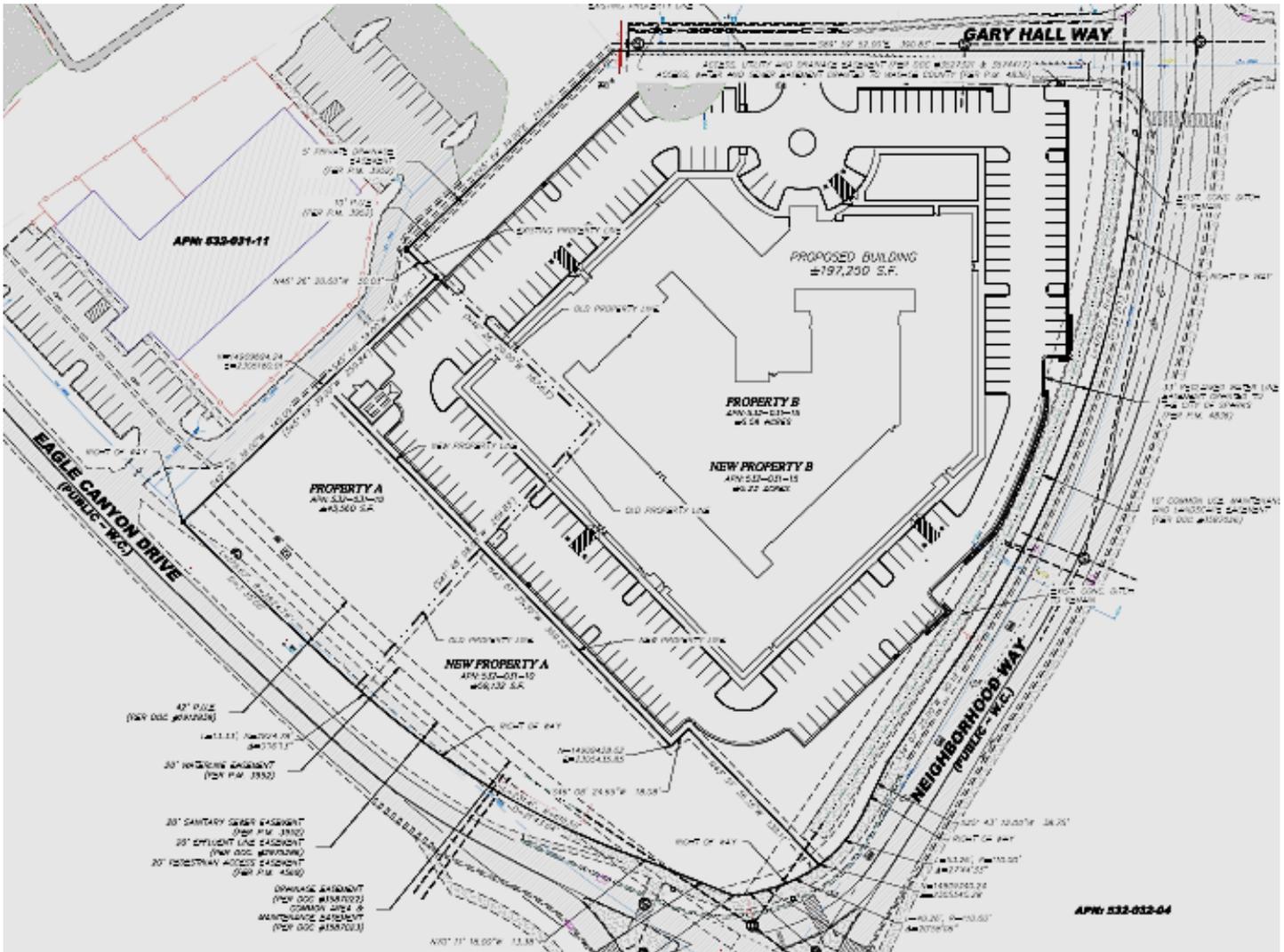
Special Use Permit

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

- Prior to permit issuance (i.e. a grading permit, a building permit, etc.)
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure
- Prior to the issuance of a business license or other permits/licenses
- Some conditions of approval are referred to as “operational conditions.” These conditions must be continually complied with for the life of the business or project.

The conditions of approval for Special Use Permit Case Number WSUP21-0025 are attached to this staff report and will be included with the action order, if approved.

The proposed use of Continuum of Care Facilities, Seniors is permitted in NC with a special use permit (SUP) per Table C-3 of the Spanish Springs Area Plan, a portion of the Washoe County Master Plan. Therefore, the applicant is seeking approval of this SUP from the Board of Adjustment.





3-SOUTHWEST ELEVATION (SCALE 1/8"=1'-0")



4-SOUTHEAST ELEVATION (SCALE 1/8"=1'-0")



5-EAST ELEVATION (SCALE 1/8"=1'-0")

Elevations

Project Evaluation

The applicant is requesting to establish a continuum of care facility for seniors on two parcels totaling 6.59 acres with the regulatory zone of Neighborhood Commercial (NC). The proposed use is allowed per Table C-3 of the Spanish Springs Area Plan, in NC with a special use permit (SUP). The application states that the building will be 204,300 sq. ft, and 4 stories tall, and will include 257 units with common areas. The proposed continuum of care facility will be 100% affordable to lower-income seniors (at or below 60% of the area median income). Below is the definition of continuum of care facilities, seniors per WCC 110.304.25.

Continuum of Care Facilities, Seniors. Continuum of care facilities for seniors use type refers to commercial establishments that provide housing, activities and twenty-four-hour skilled nursing or medical care to allow for adults to age in place. The number of continuum of care units and parking standards shall be determined through the special use permit process. All other development standards shall apply. Facilities may include independent living, assisted living, nursing care, hospice care, accessory housing for staff, and medical facilities and services for residents.

The Washoe County development code and the Spanish Springs Area Plan were recently updated to allow continuum of care facilities, seniors to require, "twenty-four-hour skilled nursing or medical care". The applicant is proposing to have, "a dedicated emergency medical station equipped with emergency medical supplies, including a defibrillator, available 24 hours a day with 24/7 on call emergency medical care." The applicant has provided further information that the residents will be provided 24/7 mobile monitoring devices they can carry with them while on the property, which at the press of a button can reach onsite staff. Also, staff will be able available 24/7 to contact medical professionals that can assist and advise for all medical needs. Additionally, a medically trained professional will be on site for overnight coverage for emergencies. The applicant believes that they are, "fully meeting the intent of the continuum of care code requirements."

Continuum of Care Facilities, Seniors does not require a specific number of units or parking spaces and allows them to be determined during the special use permit process. The proposal is for 257 units and 204 parking spaces, with 196 standard spaces and 8 ADA spaces. Staff is in agreement with the proposed number of units and parking spaces for this site.

The main building is built around a 28,900 sq. ft outdoor courtyard, with the units and common areas surrounding the courtyard (See the Landscape Plan, on page 7). On the first floor of the building there will be a central common gathering area with a piano, fireplace, large community kitchen and covered veranda. There will be a fitness facility, game room with billiards, an arts and crafts room with large work areas, and a supply room which will provide residents with plenty of recreational opportunities. The applicant indicates that the residents will have free use of an onsite business center and library, where residents will be able to use computers, fax, copy and print.

The 257 units will either be studios, one-bedroom or two-bedrooms units, ranging in size from 407 sq. ft. to 727 sq. ft. Per the application, 82% of the units will be one-bedroom, 16.3% of the units will be two -bedrooms and 1.2% will be studios. The units are designed to meet the needs of seniors and those with disabilities. The kitchens and baths will all have lower-level countertops. The bathrooms will be large and fully accessible with roll in showers and grab bars.

The units will be available to residents 55 and above and all the units will be affordable to seniors at or below 60% of area median income (AMI). The rents for the units will range from \$877 to \$939 and will includes all utilities. Average rents in Washoe County are typically \$1,500 a month and do not include utilities. The development is planned to be completed in one phase with construction planned to be started in the spring of 2022, with the first occupancy in the summer of 2023 and completion by the fall of 2023.

Access and Traffic

There will be a main access point to the site from Gary Hall Way off Neighborhood Way, which is off Eagle Canyon Drive. The main access is located in the middle of the site and will provide full access to the building. Parking will be located surrounding the building as shown on the site plan.

A traffic study was submitted with the application. The study states that the project will generate 1,432 average daily trips (ADT) with 88 AM peak trips and 112 PM peak trips. The study concludes that the project will have minimal impacts to the existing streets network and the network will be able to accommodate the proposed project. The typical driving patterns associated with the use and the residents is not anticipated to impact the traffic in the area. The location of the site is within walking distance of retail centers, parks, and churches.

Site Characteristics

The two parcels totaling 6.59 acres are vacant, relatively flat and covered with native shrubs and grasses. The parcels have a master plan land use designation of Commercial (C) as are the parcels to the north, west and east and the parcel to the south across Eagle Canyon is designated Suburban Residential (SR). The parcels have a regulatory zone is Neighborhood Commercial (NC) as are the parcels to the north, west and east. The parcel to the south has a regulatory zone of Parks and Recreation (PR) where Washoe County's Desert Winds Park, a 7.4 acre neighborhood park is located. The site is located on the corner of Eagle Canyon, Neighborhood way and Gary Hall Way. To the east of the parcel is Neighborhood Way a two-lane arterial street with a center median and sidewalks on both sides. Just Kidding Learning Center is to the northwest of the site, located on Eagle Canyon. Cascades of the Sierras assisted living and memory care facility is located to the north on Neighborhood Way.

The landscape plan provided with the application states 45,591 sq. ft. (20%) of the site will be landscaped and will meet Washoe County code. The courtyard area will be landscaped with various amenities including shade pavilions, patio/seating area walking path, benches and outdoor BBQ. A dog park will be located along the northwest property line.



Landscape Plan

Utilities and Services

The site is vacant; however, the site has been planned for commercial uses and infrastructure services including sewer and water are available to serve the proposed development. The utilities are located within Neighborhood Way and are adequately sized to accommodate the development. The application states that the project will meet the Nevada Housing Division energy saving building design requirements with energy star rated appliances, lighting and windows. The applicant is applying for the NV Energy Solar rebate program to install a large solar array to provide a substantial portion of the electricity for the building.

The fire and emergency medical service will be provided by Truckee Meadows Fire Station 46, which is located approximately one mile to the east at the intersection of Rockwell Boulevard and La Posada Drive. Washoe County Sheriff will provide policing services.

Grading and Drainage

The site is relatively flat, however the applicant states that there will be approximately 10,200 cubic yards of fill material required to construct the project. A special use permit is not required because it is associated with the proposed special use permit. Also, the proposed grading is to construct the proposed building, roadways, and parking lots.

There is a concrete V-ditch along Neighborhood Way that conveys flows from north to south. Onsite flows will be conveyed by underground storm ditches to the existing V-ditch, which has the capacity to handle the proposed flows.

The subject parcel is located within the Spanish Springs Area Plan. The following is the pertinent policy from the Area Plan:

Relevant Area Plan Policies Reviewed

Policy	Brief Policy Description	Complies	Condition of Approval
SS.1.5	Appendix C – Allowable Land Uses	yes	Special Use permit required

Neighborhood Meeting

The applicant is planning a neighborhood meeting. However, the date has not been set yet and all information gathered at the meeting will be presented during the Board of Adjustment public hearing on November 4, 2021.

Reviewing Agencies

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

Agency	Sent to Review	Responded	Provided Conditions	Contact
Washoe County Building & Safety	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Dan Holly, dholly@washoecounty.gov
Washoe County Parks & Open Spaces	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sophia Kirschenman, skirschenman@washoecounty.gov
Washoe County Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Robert Wimer, rwimer@washoecounty.gov
WCHD- EMS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Julie Hunter, jhunter@washoecounty.gov
Truckee Meadows Fire Protection District	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Dale Way/Brittany Lemon, dway@tmfpd.us/blemon@tmfpd.gov
RTC Washoe	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe Storey Conservation District	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Jim Schaffer, shafferjam51@gmail.com

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

Staff Comment on Required Findings

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

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Spanish Springs Area Plan.

Staff Comment: The application request is consistent with the action programs, policies, standards and maps of the Master Plan and the Spanish Springs Area Plan.

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: *There are adequate services on the site for the proposed continuum of care facilities, seniors. The site has been planned for commercial uses and the infrastructure has been planned accordingly.*

3. **Site Suitability.** That the site is physically suitable for a continuum of care facilities, seniors and for the intensity of such a development.

Staff Comment: *The site is relatively flat and is physically suitable for the use of continuum of care facilities, senior, which will have an overall low impact to the site and the surrounding areas.*

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: *The development will provide more housing options for seniors and will have a positive impact on public health, with minimal impact to the surrounding area*

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

Recommendation

After a thorough analysis and review, Special Use Permit Case Number WSUP21-0025 is being recommended for approval with conditions. Staff offers the following motion for the Board's consideration.

Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve with conditions Special Use Permit Case Number WSUP21-0025 for Spanish Spring Associates LP, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30:

1. **Consistency.** That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Spanish Spring Area Plan;
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;
3. **Site Suitability.** That the site is physically suitable for continuum of care facilities, seniors and for the intensity of such a development;
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;
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.

Appeal Process

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

filed in writing with the Planning and Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Board of Adjustment and mailed to the applicant.

Applicant/Owner: Spanish Spring Associates LP
Email: jessjhaw@gmail.com

Developer: Greenstreet Development
Email: daneo@me.com

Consultant: Odyssey Engineering
Email: frank@odysseyreno.com



Conditions of Approval

Special Use Permit Case Number WSUP21-0025

The project approved under Special Use Permit Case Number WSUP21-0025 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on November 4, 2021. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act.

Unless otherwise specified, all conditions related to the approval of this special use permit shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Building Division.

Compliance with the conditions of approval related to this special use permit is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the special use permit may result in the institution of revocation procedures.

Washoe County reserves the right to review and revise the conditions of approval related to this Special Use Permit should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, "may" is permissive and "shall" or "must" is mandatory.

Conditions of approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some "conditions of approval" are referred to as "operational conditions." These conditions must be continually complied with for the life of the project or business.

The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.**

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Planning and Building Division

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

Contact Name – Julee Olander, 775.328.3627, jolander@washoecounty.gov

- a. **The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this special use permit.**
- b. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit. The Planning and Building Division shall determine compliance with this condition.
- c. The applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and initial building permits shall be issued within two years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits. Compliance with this condition shall be determined by the Planning and Building Division.
- d. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any cairn or grave of a Native American be discovered during site development, work shall temporarily be halted at the specific site and the Sheriff's Office as well as the State Historic Preservation Office of the Department of Conservation and Natural Resources shall be immediately notified per NRS 383.170.

- e. All landscaping, irrigation and screening shall be completely installed and shall satisfy the requirements as set forth in the Washoe County Development Code.
- f. A business license will be obtained from Washoe County for the new use prior to the commencement of operations of this facility.
- g. The applicant shall re-vegetate all disturbed areas with a native seed mix and utilize an erosion control blanket with grass seed to the graded area as reviewed and approved by the Washoe Storey Conservation District and/or Washoe County Community Services Department, Parks Program.
- h. An onsite noxious weeds management plan needs to be developed to ensure weed seeds do not impact other areas. All native seed mixes shall be certified noxious weed free prior to its dispersal on the site.
- i. Any imported earthen materials shall be "certified weed free" in order to prevent the spread of noxious weeds within the county.
- j. Construction work hours will be limited to 7am to 7pm Monday to Saturday.
- k. The following **Operational Conditions** shall be required for the life of the business:
 - i. This special use permit shall remain in effect until or unless it is revoked or is inactive for one year.
 - ii. Failure to comply with any of the conditions of approval shall render this approval out of conformance and subject to revocation.
 - iii. All landscaping and irrigation systems shall be maintained at all times to conform with all landscaping provisions of the Washoe County Development Code for the

- life of the business, including the replacement of dead plants, trees, shrubs and all ground cover.
- iv. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the administrative permit to meet with Planning and Building to review conditions of approval prior to the final sale of the site and/or the administrative permit. Any subsequent purchaser/operator of the site and/or the administrative permit shall notify Planning and Building of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.
 - v. This special use permit shall remain in effect as long as the business is in operation and maintains a valid business license.

Washoe County Engineering and Capital Projects

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

Contact Name – Robert Wimer, P.E., 775.328.2059, rwimer@washoecounty.gov

- a. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
- b. For construction areas larger than 1 acre, the developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit or Waiver for construction and submit a copy to the Engineering Division prior to issuance of a grading permit.
- c. The developer shall complete and submit the Construction Permit Submittal Checklist and pay the Construction Stormwater Inspection Fee prior to obtaining a grading permit. The County Engineer shall determine compliance with this condition.
- d. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading. Cross-sections indicating cuts and fills shall be submitted when applying for a grading permit. Estimated total volumes shall be indicated.
- e. All disturbed areas left undeveloped for more than 30 days shall be treated with a dust palliative. Disturbed areas left undeveloped for more than 45 days shall be revegetated. Methods and seed mix must be approved by the County Engineer with technical assistance from the Washoe-Storey Conservation District. The applicant shall submit a revegetation plan to the Washoe-Storey Conservation District for review.
- f. A detailed hydrology/hydraulic report prepared by a registered engineer shall be submitted to the Engineering Division for review and approval. The report shall include the locations, points of entry and discharge, flow rates and flood limits of all 5- and 100-year storm flows impacting both the site and offsite areas and the methods for handling those flows. The report shall include all storm drain pipe and ditch sizing calculations and a discussion of and mitigation measures for any impacts on existing offsite drainage facilities and properties. Onsite detention for the 5-year and 100-year storm event is required, unless it is demonstrated the onsite storm drain pipe was sized for post-developed flow, and adequate capacity exists to convey the developed flow.

- g. Standard reinforced concrete headwalls or other approved alternatives shall be placed on the inlet and outlet of all drainage structures and rip rap shall be used to prevent erosion at the inlets and outlets of all pipe culverts to the satisfaction of the County Engineer.
- h. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage from the site to the satisfaction of the County Engineer.
- i. The following note shall be added to the construction drawings; "All properties, regardless if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."
- j. The construction drawings for building permit shall include a summary table of area in square feet of building roof, AC paving, and impervious hardscape with a total summation of all impervious area.

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Contact Name – Mitch Fink PE, 775.328.2050, Mfink@washoecounty.gov

- k. All paving and driveway improvements necessary to serve the project shall be designed and constructed to County standards and specifications. Minimum driveway approach width is measured at the property line.
- l. Driveway locations and widths shall conform to the Washoe County Code Article 436 for commercial driveways.

Truckee Meadows Fire Protection District

- 3. The following condition is a requirement of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with this condition.

Contact Name – Dale Way/Brittany Lemon, 775.326.6000, dway@tmfpd.us/blemon@tmfpd.us

- a. This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply. <https://tmfpd.us/fire-code/>

Washoe County Health District- EMS

- 4. The following condition is a requirement of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with this condition.

Contact Name – Julie Hunter, 775.326.6043, jdhunter@washoecounty.gov

- a. It is recommended that the address number is clearly marked on the curb and the structure.

*** End of Conditions ***

From: [Holly, Dan](#)
To: [Olander, Julee](#)
Subject: WSUP21-0025
Date: Wednesday, September 15, 2021 11:58:15 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Hi Julee: I have reviewed this project as part of a predevelopment meeting. All information has been provided to the applicant. There is nothing that needs to be added to your package on behalf of Building at this time. Thank You



Please tell us how we did by taking a [quick survey](#)

Dan Holly

Plans Examiner Supervisor, Planning and Building Division | Community Services Department

dholly@washoecounty.us | Office: (775) 328-2027

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



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

September 29, 2021

Julee Olander, Planner
Washoe County Community Services
Planning and Development Division
1001 E. 9th Street
Reno, NV 89520-0027

RE: Special Use Permit Case Number WSUP21-0025 (Vintage at Spanish Springs)
Parcel Number: 532-031-15

Dear Ms. Olander:

The Washoe County Health District Emergency Medical Services (EMS) Oversight Program has reviewed the above referenced project. Based on the proposed development packet, there may be impacts regarding EMS responses to the area, particularly during peak hours. The traffic study states 1,432 average daily trips will be generated from this project. Additionally, the addition of 263 dwellings may increase the use of the healthcare system in the region.

Advanced Life Support (ALS) fire services are provided by Truckee Meadows Fire Protection District and 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 59 seconds for 90 percent of calls. Washoe County population and franchise map response zones are evaluated annually. The closest hospital is Northern Nevada Medical Center, which is approximately 10 miles away from the parcel, should individuals require such services.

It is recommended that the address number is clearly marked on the curb and the structure(s) so the individuals can be quickly located by public safety agencies. As there will be multiple units within the structure, it is recommended that unit identification and directions to individual units within the building also be clearly marked, if necessary to efficiently navigate and locate units within the building. Additionally, please ensure that all structures meet ADA requirements, as appropriate.

REMSA has reviewed the above referenced project and has included the following comments:

- There will be an unknown number of increased 911 responses to that location, given the targeted age of the residence in that unit.
- Response times from McCarran and Nichols Blvd. in Sparks (current REMSA level three post) is approximately 16 minutes.
- Consider oversized elevators capable of fitting an ambulance gurney in its flat position (approx. 6' 9").

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

Sincerely,

Julie D Hunter

Julie Hunter, M. S.

EMS Coordinator

jdhunter@washoecounty.gov

(775) 326-6043

EPIDEMIOLOGY AND PUBLIC HEALTH PREPAREDNESS

1001 East Ninth Street | 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.



WSUP21-0025
EXHIBIT B



WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects

1001 EAST 9TH STREET
RENO, NEVADA 89512
PHONE (775) 328-3600
FAX (775) 328.3699

Date: September 28, 2021

To: Julee Olander, Planner

From: Robert Wimer, P.E., Licensed Engineer

Re: Special Use Permit for *Vintage at Spanish Springs WSUP21-0025*
APN 532-031-15

GENERAL PROJECT DISCUSSION

Washoe County Engineering staff has reviewed the above referenced application. The Special Use Permit is for the construction of care facility for lower-income seniors and is located on approximately 5.59 acres near the intersection of Eagle Canyon Drive and Neighborhood Way in Spanish Springs. The Engineering and Capital Projects Division recommends approval with the following comments and conditions of approval which supplement applicable County Code and are based upon our review of the site and the application prepared by Odyssey Engineering, Inc. The County Engineer shall determine compliance with the following conditions of approval.

For questions related to sections below, please see the contact name provided.

GENERAL CONDITIONS

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

1. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
2. For construction areas larger than 1 acre, the developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit or Waiver for construction and submit a copy to the Engineering Division prior to issuance of a grading permit.
3. The developer shall complete and submit the Construction Permit Submittal Checklist and pay the Construction Stormwater Inspection Fee prior to obtaining a grading permit. The County Engineer shall determine compliance with this condition.
4. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
5. Cross-sections indicating cuts and fills shall be submitted when applying for a grading permit. Estimated total volumes shall be indicated.



INTEGRITY



EFFECTIVE
COMMUNICATION



QUALITY
PUBLIC SERVICE

Subject: ***Vintage at Spanish Springs WSUP21-0025***
Date: September 28, 2021
Page: 2

6. All disturbed areas left undeveloped for more than 30 days shall be treated with a dust palliative. Disturbed areas left undeveloped for more than 45 days shall be revegetated. Methods and seed mix must be approved by the County Engineer with technical assistance from the Washoe-Storey Conservation District. The applicant shall submit a revegetation plan to the Washoe-Storey Conservation District for review.

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

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

1. A detailed hydrology/hydraulic report prepared by a registered engineer shall be submitted to the Engineering Division for review and approval. The report shall include the locations, points of entry and discharge, flow rates and flood limits of all 5- and 100-year storm flows impacting both the site and offsite areas and the methods for handling those flows. The report shall include all storm drain pipe and ditch sizing calculations and a discussion of and mitigation measures for any impacts on existing offsite drainage facilities and properties. Onsite detention for the 5-year and 100-year storm event is required, unless it is demonstrated the onsite storm drain pipe was sized for post-developed flow, and adequate capacity exists to convey the developed flow.
2. Standard reinforced concrete headwalls or other approved alternatives shall be placed on the inlet and outlet of all drainage structures and rip rap shall be used to prevent erosion at the inlets and outlets of all pipe culverts to the satisfaction of the County Engineer.
3. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage from the site to the satisfaction of the County Engineer.
4. The following note shall be added to the construction drawings; "All properties, regardless if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."
5. The construction drawings for building permit shall include a summary table of area in square feet of building roof, AC paving, and impervious hardscape with a total summation of all impervious area.

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Contact Information: Mitch Fink, (775) 328-2050

1. All paving and driveway improvements necessary to serve the project shall be designed and constructed to County standards and specifications. Minimum driveway approach width is measured at the property line.
2. Driveway locations and widths shall conform to the Washoe County Code Article 436 for commercial driveways.

Subject: ***Vintage at Spanish Springs WSUP21-0025***
Date: September 28, 2021
Page: 3

UTILITIES (County Code 422 & Sewer Ordinance)

Contact Information: Tim Simpson, P.E. (775) 954-4648

No comments or conditions.

From: [Lemon, Brittany](#)
To: [Olander, Julee](#)
Cc: [Way, Dale](#)
Subject: WSUP21-0025 (Vintage at Spanish Springs) Conditions of Approval
Date: Monday, September 27, 2021 3:20:56 PM
Attachments: [image001.png](#)

Hi Julee,

“This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply.”

<https://tmfpd.us/fire-code/>

Thank you!

Brittany Lemon

Fire Captain - Fire Prevention | Truckee Meadows Fire & Rescue

blemon@tmfpd.us | Office: 775.326.6079 | Cell: 775.379.0584
3663 Barron Way, Reno, NV 89511



“Committed to excellence, service, and the protection of life and property in our community”

From: [Kirschenman, Sophia](#)
To: [Olander, Julee](#)
Subject: Parks Comments Re: WSUP21-0025
Date: Monday, September 27, 2021 9:50:07 AM
Attachments: [Outlook-t4eheel1.png](#)
[Outlook-qq2fgdft.png](#)
[Outlook-kcioilf.png](#)
[Outlook-vty4g3nu.png](#)
[Outlook-4lvh2vks.png](#)

Hi Julee,

I've reviewed WSUP21-0025 (Vintage at Spanish Springs) on behalf of Washoe County Regional Parks and Open Space and have no comments or conditions.

Thank you,



[Sophia Kirschenman](#)
Park Planner | Community Services Department
775.328.3623 | 1001 E. 9th Street, Reno, NV 89512

Tell us how we did by taking a quick [survey](#).

Please consider the environment before printing this e-mail.



Washoe-Storey Conservation District

Bret Tyler Chairmen
Jim Shaffer Treasurer
Cathy Canfield Storey app
Jean Herman Washoe app

1365 Corporate Blvd.
Reno NV 89502
775 857-8500 ext. 131
nevadaconservation.com

September 23, 2021

Washoe County Community Services Department

C/O Julee Olander, Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

Re: WSUP21-0025 Vintage at Spanish Springs

Dear Julee,

In reviewing a four-story building of care facilities for seniors, the Conservation District has the following comments.

If the applicant incorporates turf into the landscape plans, the District recommends as a condition a 2-foot buffer from the back face of sidewalk and or curb to conserve water while reducing runoff into the infrastructure.

The District recommends the use of earth tone colors for the building exterior finishes and roofing material.

Thank you for providing us the opportunity to review the project that may have impacts on our natural resources and if there are questions contact us at 775-750-8272.

Sincerely,

Shaffer-Tyler



September 30, 2021

Julie Olander, Washoe County Planning
PO Box 11130
Reno, NV 89520

RE: Special Use Permit Case Number WSUP21-0025 (Vintage at Spanish Springs)

Dear Ms. Olander:

The City of Sparks Community Services Department has reviewed Case number WSUP21-0025 to construct 260 residential units.

This may be an increase in intensity and density of lands in unincorporated Spanish Springs which potentially impacts the infrastructure the City of Sparks provides including but not limited to treatment of sewage. The City of Sparks requests that Washoe County:

- Provide an estimate of how the increase in intensity will affect Washoe County's sewer allocation pursuant to the 2005 Interlocal Agreement to Provide Sanitary Sewer Service in Spanish Springs Valley, including timing of said impact and how this increase will affect the current unserved committed capacity.
- Identify how the treatment of sewage is being calculated with these requests.
- While conveyance of sewer may be available "now" Sparks requests Washoe County document that treatment capacity is available.

Without the additional information identified above, City staff cannot complete its analysis. Accordingly, City Staff does not currently support the proposed construction of 260 units.

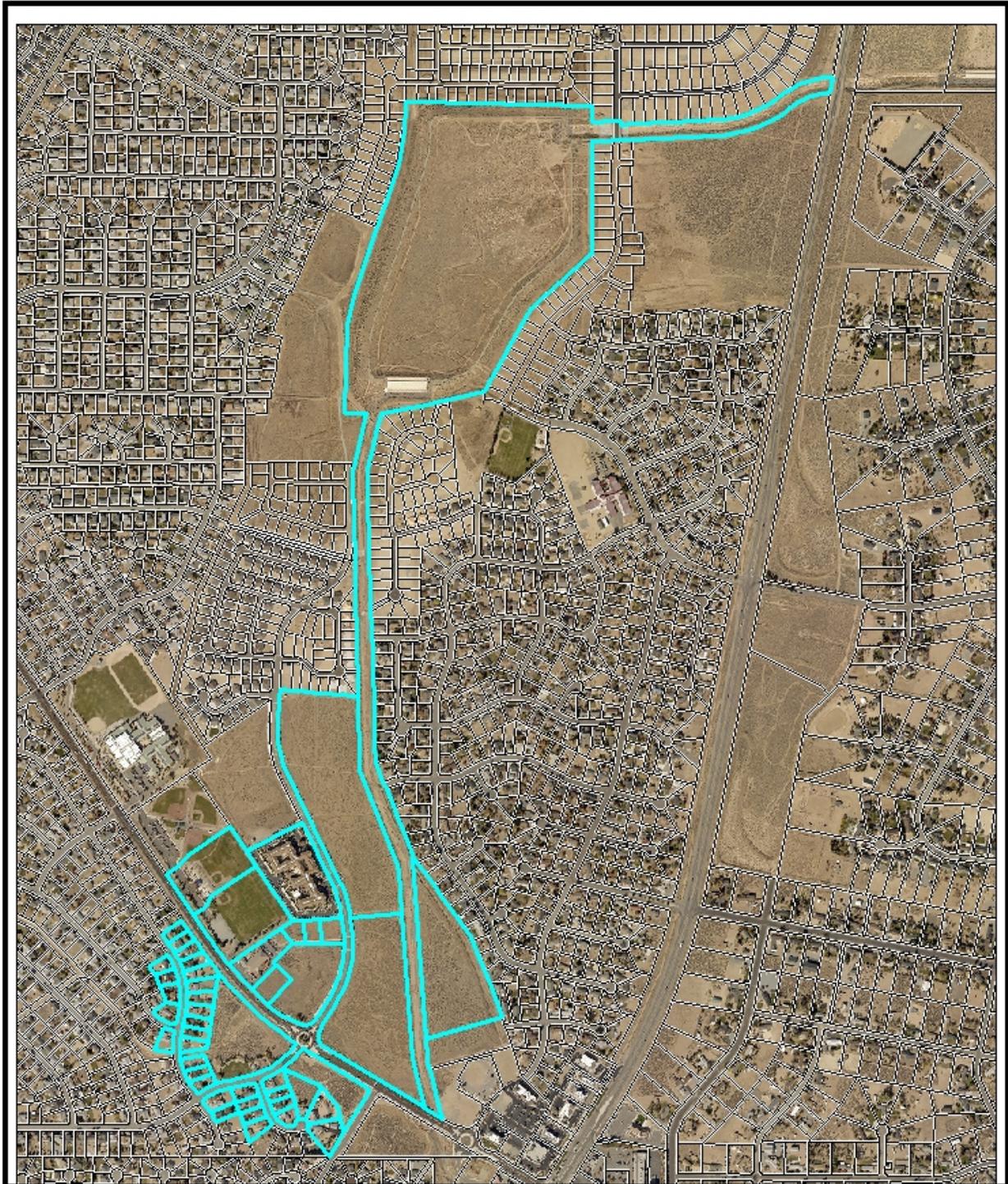
If you have any questions, please call Jim Rundle Planning Manager at 353-7827.

Sincerely,

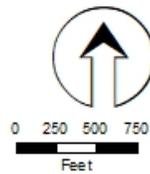
A handwritten signature in dark ink that reads "James Rundle".

Jim Rundle
City Planner

Cc: John Martini, Armando Ornelas, Jon Ericson, Kevin Porter, Jeremy Smith



WSUP21-0025 Vintage at Spanish Springs
Noticing Map- 750 feet



Community Services
Department



1001 E Ninth St
Reno, Nevada, 89512 (775) 328-3600

Source: Planning and Building Division

Date: 9/13/2021

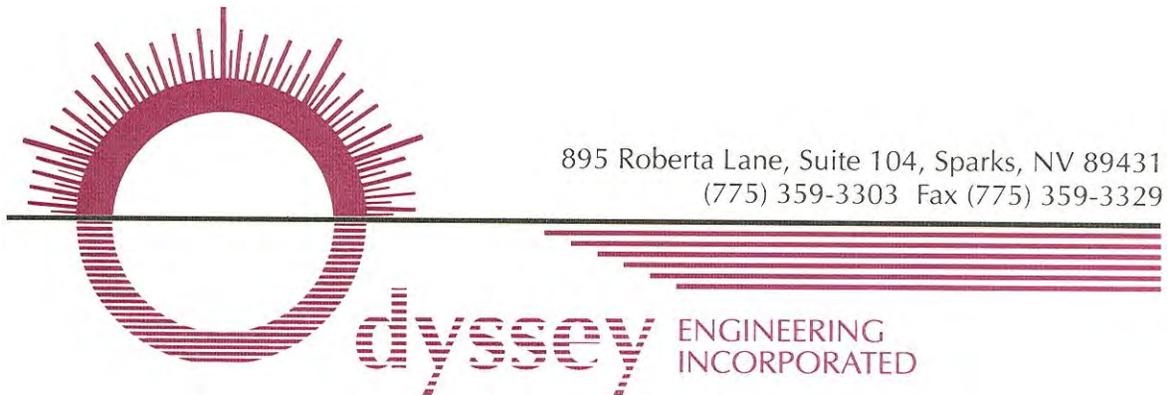
**APPLICATION FOR
SPECIAL USE PERMIT**

FOR

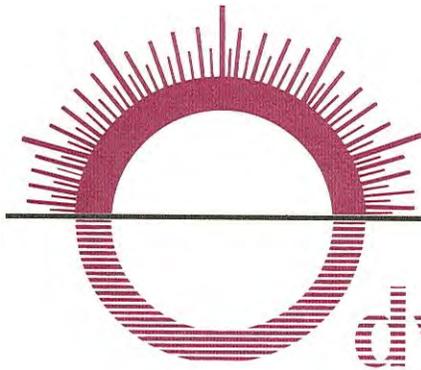
VINTAGE AT SPANISH SPRINGS

PREPARED FOR

**SPANISH SPRINGS ASSOCIATES LP
550 W. PLUMB LANE, SUITE B-505
Reno, NV 89509**



September 8, 2021



895 Roberta Lane, Suite 104, Sparks, NV 89431
(775) 359-3303 Fax (775) 359-3329

odyssey ENGINEERING
INCORPORATED

September 8, 2021

Washoe County
Community Services Department – Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89512

**RE: Vintage at Spanish Springs
Application for Special Use Permit**

Dear Staff:

On behalf of the property owner, Spanish Springs Associates LP, and developer, Green Street Development, Odyssey Engineering is pleased to submit the attached application and supporting information for the Vintage at Spanish Springs located in Spanish Springs, Nevada.

The proposed project will consist of a care facility, which will provide continuum of care for lower-income seniors. Information concerning the development's building and amenities can be found in the attached Project Narrative. The project is bordered on the north by Gary Hall Way, the south by Eagle Canyon Drive, the east by Neighborhood Way, and the west by Just Kidding Learning Center.

The proposed Vintage at Spanish Springs currently lies within APN: 532-031-15. The total existing property area is 5.59 acres. The parcel includes a concrete drainage canal and landscape strip along the eastern portion of the site. With exception of the drainage canal and landscape strip, the current site is undeveloped, containing natural vegetation. The property line between the existing property and the bordering property to the southwest, APN: 532-031-10, is proposed to be adjusted to accommodate this proposed development. The proposed new area for this parcel will be 5.23 acres. The current Washoe County Zoning and Spanish Springs Area Plan designates this property as Neighborhood Commercial (NC).

The purpose of this Special Use Permit submission is to determine the number of continuum care units and parking standards for this proposed development per section 110.304.25(k) of the Washoe County Development Code.

The proposed project is compatible with all surrounding land use and is in conformance with the development standards of the Washoe County Development Code.

We look forward to working with you and your staff during review of this project. Please call if you have any questions, or if you require additional information.

Sincerely,
Odyssey Engineering, Inc.

Eric Wilkinson, E.I.
Staff Designer

Project Narrative
Vintage at Spanish Springs
Spanish Springs, Washoe County NV.

Project Description

A new 4 story, new continuum of care facility that is 100% affordable to lower-income seniors (at or below 60% of the area median income). Every aspect of the building, floor plans, community facilities, outdoor spaces, on-site services, are designed to specifically fill the severe housing shortage for lower-income senior citizens in Washoe County.

Location

0 Neighborhood Way

APN: 532-031-15

The location is ideal for an affordable continuum of care facility. The surrounding land use is commercial and the site fronts Eagle Canyon and Neighborhood Way. 2 blocks away are two convenient retail centers that include: Save Mart, a new Winco Foods, Walgreens Pharmacy, banking, restaurants, hair care, pet care and other retail services. There are also several walkable parks and churches nearby.

The Cascades of the Sierra is located across the street from the site. This is ideal and as intended for continuum of care. As our residents age and may eventually need more care, there is the option of moving next door for the extra services of memory, Alzheimer's care or full nursing care.

Building Description

The 260-unit four-story building is designed specifically to meet the needs of aging seniors. All the units, social areas, facilities and staffing will all be accessed via wide interior hallways, for ease of accessibility. All units will be served by elevators.

The units will consist of studio and one-bedroom units all designed to meet the needs of seniors and those with disabilities. The kitchens and baths will all have lower-level countertops. All bathrooms will be large and fully accessible with roll in showers and grab bars. The flooring is vinyl plank flooring throughout for ease of mobility for our residents with physical disabilities.

Energy Efficiency

The project must meet the Nevada Housing Division strict energy saving requirements in the building design. This includes: All energy star rated appliances, lighting and windows as well as additional insulation requirements and air infiltration standards. These requirements exceed what is required for market rate housing at substantial additional cost.

We are also applying for the NV Energy Solar rebate program and plan on installing a large solar array to provide a substantial portion of the electricity needed for the project with clean solar power.

Interior Amenities

The community will be anchored by a central common area, with a large gathering multi-purpose community room featuring a piano, fireplace, large community kitchen and covered veranda. There will be a fitness facility, game room with billiards, an arts and crafts room with large work areas, sink, and a supply room which will provide our residents with plenty of recreational opportunities. Residents will have free use of an onsite business center and library, where residents will be able to use computers, fax, copy and print.

There will be a dedicated emergency medical station equipped with emergency medical supplies, including a defibrillator, available 24 hours a day with 24/7 on call emergency medical care.

The residence staff offices will be located near the main entry for daily resident interaction and personal assistance.

Outdoor Amenities

The community will be a secure gated property and will provide secure outdoor parking and amenities for our residents to enjoy. The entire site will be connected with walking paths and a large exercise path with sitting areas throughout as well as a pet zone. Other amenities will include a community barbeque area where the staff will offer regular events. One of the most popular outdoor features will be our community garden area where we provide planting beds and irrigation for the residents to create their own seasonal gardens and grow and nurture their own fruits, vegetables and flowers.

Target Population and Demand

The community will be a senior-restricted development, available to residents age 55 and above. All of the units will be affordable to seniors at or below 60% of area median income (AMI).

The project will help meet the severe housing shortage in Washoe County for aging in place affordable supportive senior housing.

Rental Rates

The proposed rents will be significantly below market rents in Washoe County that average \$1,5000 per month not including utilities.

Our rents are projected to be: \$877 for the studios and \$939 for the 1 bedrooms. This includes all utilities: Electricity, gas, water, sewer and trash.

Resident Activities

The on-site staff will organize regular activities for our residents. On any typical week, the following activities will be offered to our residents at little or no cost: exercise classes, stretching, arts and crafts, computer training, movie and special events, barbeques, cooking classes and potlucks. The monthly calendar will include regular game times when residents can take part in games and tournaments such as bingo, chess, checkers, Sudoku, puzzles and all types of card games. Finally, the resident services staff will bring in 3rd-party professionals to help our residents in the following supportive areas: healthy lifestyle choices, nutritional education, financial education, insurance counseling and computer training.

Development Team

Greenstreet Development is locally owned operated out of downtown Reno and has developed thousands of family and senior units in Northern Nevada since 1993. A recent senior affordable community in S. Reno won the national senior project of the year by the National Association of Home Builders.

<https://www.vintageatthecrossings.com>

Property Management

The project will be managed by FPI Property Management. This Folsom-based company started in 1968 and today is one of the largest full-service property management companies in the United States. FPI manages thousands of units of senior communities across the west. FPI staff manages the property onsite with its own personnel. All employees go through a rigorous FPI training program and have years of experience in managing senior living communities. More about FPI can be found on their website: www.fpimgt.com.

Public Project Funding

The project has been awarded funding from the Washoe County Home Consortium when it received unanimous approval from the regional governing board on 6/10/21. Additional funding is from: developer equity, Federal tax credits, and the State of Nevada Housing Division.

Projected Development Timeline

Construction Start - Spring 2022
First Occupancy - Summer 2023
Completion Fall - 2023

Community Services Department

Planning and Building

SPECIAL USE PERMIT

(see page 7)

SPECIAL USE PERMIT FOR GRADING

(see page 9)

SPECIAL USE PERMIT FOR STABLES

(see page 12)

APPLICATION



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

Telephone: 775.328.6100

Washoe County Development Application

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

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

Special Use Permit Application Supplemental Information

(All required information may be separately attached)

1. What is the project being requested?

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

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

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

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

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

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

Supplemental Information

1. What is the project being requested?

The proposed project being requested is a senior continuum of care facility.

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

Please reference the attached plans.

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

The project is proposed to be constructed in one phase.

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

The site is ideally located for a continuum of care facility with the off-street path to: grocery, pharmacies, shopping, churches and restaurants, so many residents will not have or need cars. The Eagle Canyon corner location lends itself to this type of architecture, and is compatible with the adjacent Cascades of the Sierras senior care facility that offers more advanced memory care.

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

The proposed project will benefit the need for affordable senior living and care within the Spanish Springs community.

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

Being the proposed location of the development is surrounded by development and will be considered an infill development it is anticipated there will be no negative impacts on surrounding properties.

7. Provide specific information on landscaping, parking, type of signs and lighting, and all other code requirements pertinent to the type of use being

purposed. Show and indicate these requirements on submitted drawings with the application.

Landscape, signage, and lighting will be designed per Washoe County Code. Parking will be determined through the special use permit process as per Washoe County Code Chapter 110 Article 304. Purposed parking ratio is 0.8 spaces per unit.

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

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

9. Utilities:

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

For most uses, Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County. Please indicate the type and quantity of water rights you have available should dedication be required.

h. Permit #		acre-feet per year	
i. Certificate #		acre-feet per year	
j. Surface Claim #		acre-feet per year	
k. Other #		acre-feet per year	

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

--

10. Community Services (provided and nearest facility):

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

CIVIL IMPROVEMENT PLANS

VINTAGE AT SPANISH SPRINGS

WASHOE COUNTY, NEVADA

PROPERTY OWNER
SPANISH SPRINGS ASSOCIATES LP
550 W. PLUMB LANE, SUITE B-505
RENO, NV 89509

ARCHITECT
STK ARCH, LLC
14271 JEFFERY ROAD #427
IRVINE, CA 92620
(949) 444-6869

DEVELOPER
GREEN STREET DEVELOPMENT
1 EAST FIRST STREET, 14TH FLOOR, SUITE 1400
RENO, NV 89501
(775) 745-3950

LANDSCAPE ARCHITECT
L.A. STUDIO NEVADA
1552 C STREET
SPARKS, NV 89431
(775) 323-2223

CIVIL ENGINEER
ODYSSEY ENGINEERING, INC
895 ROBERTA LANE, SUITE 104
SPARKS, NV 89431
(775) 359-3303

SUP SHEET INDEX

C1.0	.....	CIVIL TITLE SHEET
C1.1	.....	CIVIL SITE OVERVIEW
C2.0	.....	CIVIL SITE PLAN
C3.0	.....	CIVIL GRADING PLAN
C4.0	.....	CIVIL UTILITY PLAN
C5.0	.....	CIVIL PROPOSED HYDROLOGY

SITE INFORMATION:

OWNER: SPANISH SPRINGS ASSOCIATES LP
ADDRESS: 0 NEIGHBORHOOD WAY
APN: 532-031-15 ; 532-031-10
PARKING INFORMATION FOR APN:532-031-15:;
9' X 18' PARKING SPACES: 103 SPACES
9' X 16' PARKING SPACES: 93 SPACES
9' X 18' ADA SPACES: 8 SPACES
TOTAL PARKING SPACES: 204 SPACES

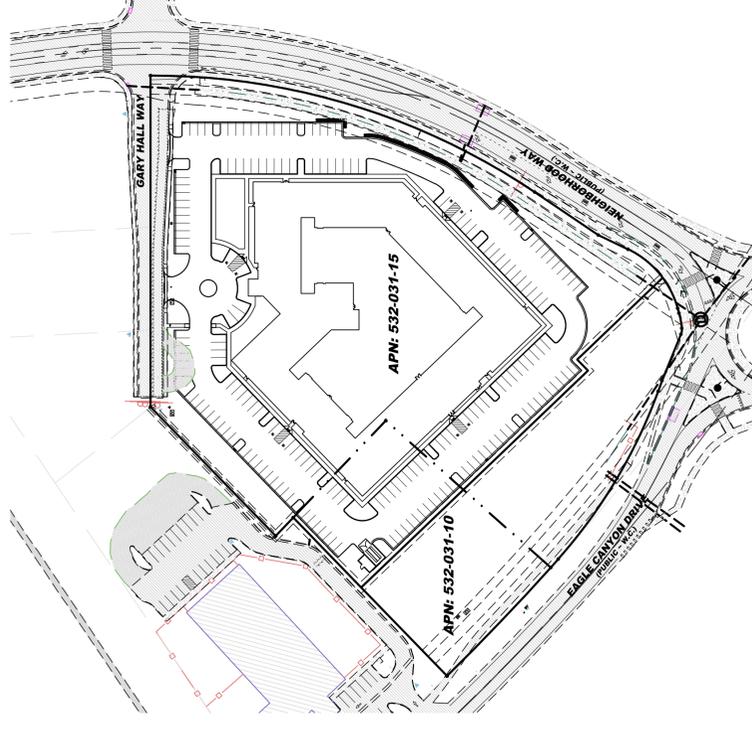
SITE AREA FOR APN:532-031-15:
EXIST. PROPERTY: ±5.590 ACRES (243,500 S.F.)
NEW PROPERTY: ±5.233 ACRES (227,958 S.F.)

SITE AREA FOR APN:532-031-10:
EXIST. PROPERTY: ±1.000 ACRES (43,560 S.F.)
NEW PROPERTY: ±1.357 ACRES (59,132 S.F.)

IMPROVEMENT AREA FOR APN:532-031-15:
CURB: 0.16 ACRES (4%)
LANDSCAPE: 0.89 ACRES (20%)
ASPHALT: 1.50 ACRES (38%)
BUILDING: 1.21 ACRES (27%)
SIDEWALK: 0.49 ACRES (11%)
TOTAL IMPROVED: 4.45 ACRES (100%)



VICINITY MAP



SITE LAYOUT



895 ROBERTA LANE, SUITE 104, SPARKS, NV 89431
(775) 359-3303 FAX (775) 359-4329
EMAIL: INFO@ODYSSEY-RENO.COM
00155@RENO.NV.GOV



SCALE: N/A
HORIZ.: N/A
VERT.: N/A
JOB NO.: 4466

SHEET
C1.0
OF
6

FOR SPECIAL USE PERMIT
VINTAGE AT SPANISH SPRINGS
TITLE SHEET

WASHOE NEVADA

DATE: SEPT 2021	REV.	DATE	DESCRIPTION	BY	APP'D
DRAWN BY: ACAD 2020					
DESIGNED BY: AKM					
CHECKED BY: F.B.					

DATE:	SPT 2021	
DESIGNED BY:	AKM	
CHECKED BY:	F.B.	
DRAMA BY:	ACAD 2020	
REV.	DATE	DESCRIPTION
BY	AP'D	

FOR SPECIAL USE PERMIT
VINTAGE AT SPANISH SPRINGS
CIVIL SITE OVERVIEW
 WASHOE
 NEVADA

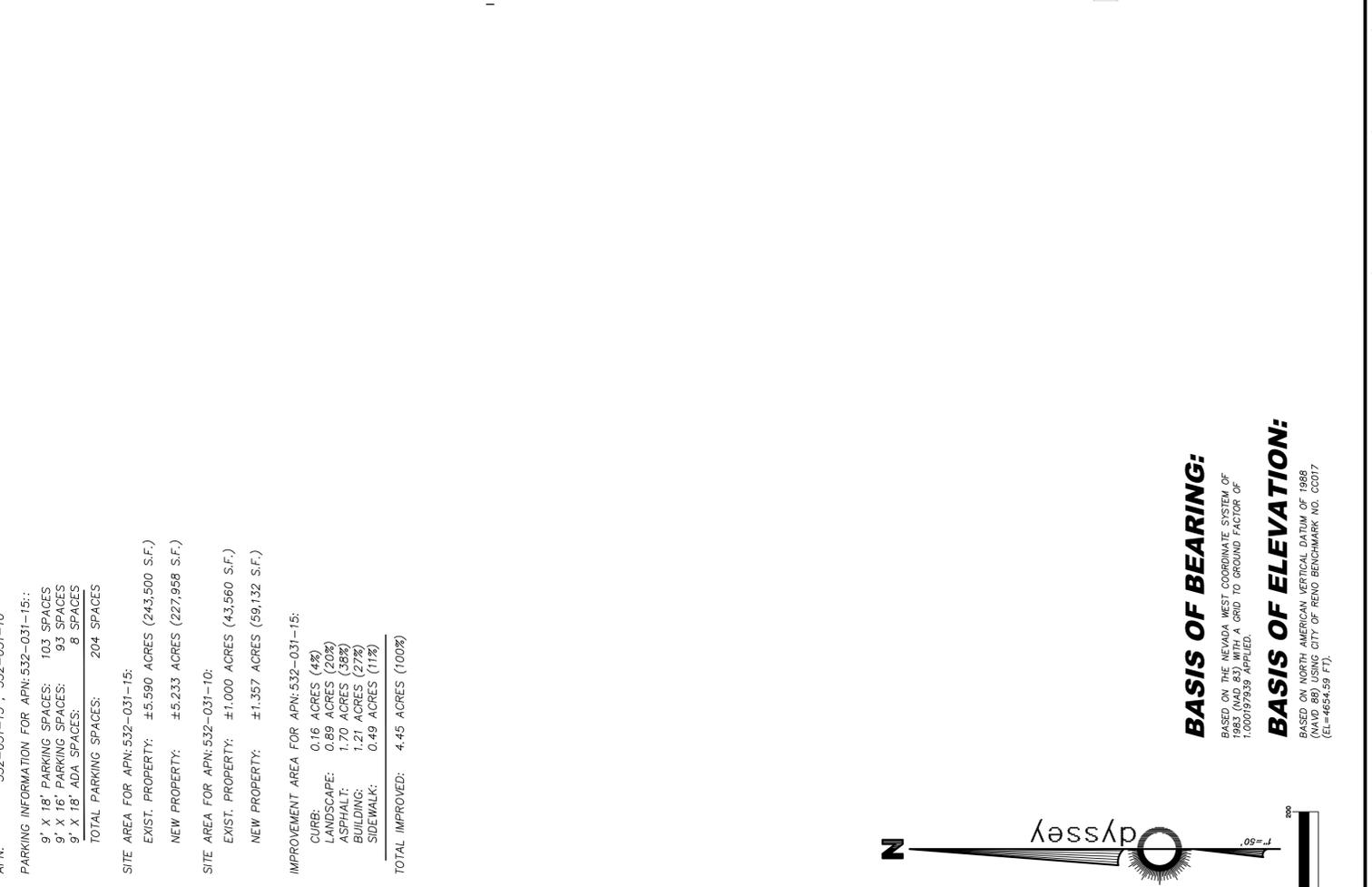
dysssey
 ENGINEERING
 INCORPORATED
 895 ROBERTA LANE, SUITE 104, SPARKS, NV 89431
 (775) 359-3303 FAX (775) 359-3329
 EMAIL: INFO@DYSSSEY.COM
 801 S. RENO, NV, NV 89501



SCALE
 HORIZ. 1" = 50'
 VERT. —
 JOB NO. 4466
 SHEET **C1.1** OF 6

LEGEND:

SITE INFORMATION:
 OWNER: SPANISH SPRINGS ASSOCIATES LP
 ADDRESS: 0 NEIGHBORHOOD WAY
 APN: 532-031-15, 532-031-10
 PARKING INFORMATION FOR APN: 532-031-15:
 9' X 18' PARKING SPACES: 103 SPACES
 9' X 16' PARKING SPACES: 93 SPACES
 9' X 18' ADA SPACES: 8 SPACES
 TOTAL PARKING SPACES: 204 SPACES
 SITE AREA FOR APN: 532-031-15:
 EXIST. PROPERTY: ±5.590 ACRES (243,500 S.F.)
 NEW PROPERTY: ±5.233 ACRES (227,958 S.F.)
 SITE AREA FOR APN: 532-031-10:
 EXIST. PROPERTY: ±1,000 ACRES (43,560 S.F.)
 NEW PROPERTY: ±1,357 ACRES (59,132 S.F.)
 IMPROVEMENT AREA FOR APN: 532-031-15:
 CURB: 0.16 ACRES (4%)
 LANDSCAPE: 0.89 ACRES (20%)
 ASPHALT: 1.70 ACRES (38%)
 BUILDING: 1.21 ACRES (27%)
 SIDEWALK: 0.49 ACRES (11%)
 TOTAL IMPROVED: 4.45 ACRES (100%)



BASIS OF BEARING:
 BASED ON THE NEVADA WEST COORDINATE SYSTEM OF 1983 (NAD 83) WITH A GRID TO GROUND FACTOR OF 1.00019939 APPLIED.

BASIS OF ELEVATION:
 BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) USING CITY OF RENO BENCHMARK NO. CC017 (EL.=4654.59 FT.).

811
 Know what's below.
 Call before you dig.

GRAPHIC SCALE
 (IN FEET)
 1 inch = 50 ft.

DATE: SEPT 2021	REV.:	DATE:	DESCRIPTION:
BY: AP/D			

DATED: SEPT 2021
 DRAWN BY: AKM
 DESIGNED BY: AKM
 CHECKED BY: F.B.

WASHOE NEVADA
**FOR SPECIAL USE PERMIT
 VINTAGE AT SPANISH SPRINGS
 PRELIMINARY SITE PLAN**


Pysssey ENGINEERING
 INCORPORATED
 895 ROBERTA LANE, SUITE 104, SPARKS, NV 89431
 (775) 359-3303 FAX (775) 359-4329
 EMAIL: INFO@PYSSSEY-RENO.COM
 801 SSEE.RENO.COM



SCALE: 1" = 30'
 HORIZ. VERT. —
 JOB NO. 4466

SHEET **C2.0** OF 6

LEGEND:

	EXISTING ASPHALT
	ASPHALT PAVING AREA
	EXISTING PORTLAND CEMENT CONCRETE
	PORTLAND CEMENT CONCRETE AREA
	CURB AND CUTTER (DASHED IF EXISTING)
	POST CURB (DASHED IF EXISTING)
	MANHOLE (DASHED IF EXISTING)
	TOPS 4-R CATCH BASIN (DASHED IF EXISTING)
	SITE LIGHT (DASHED IF EXISTING)
	PROPERTY LINE

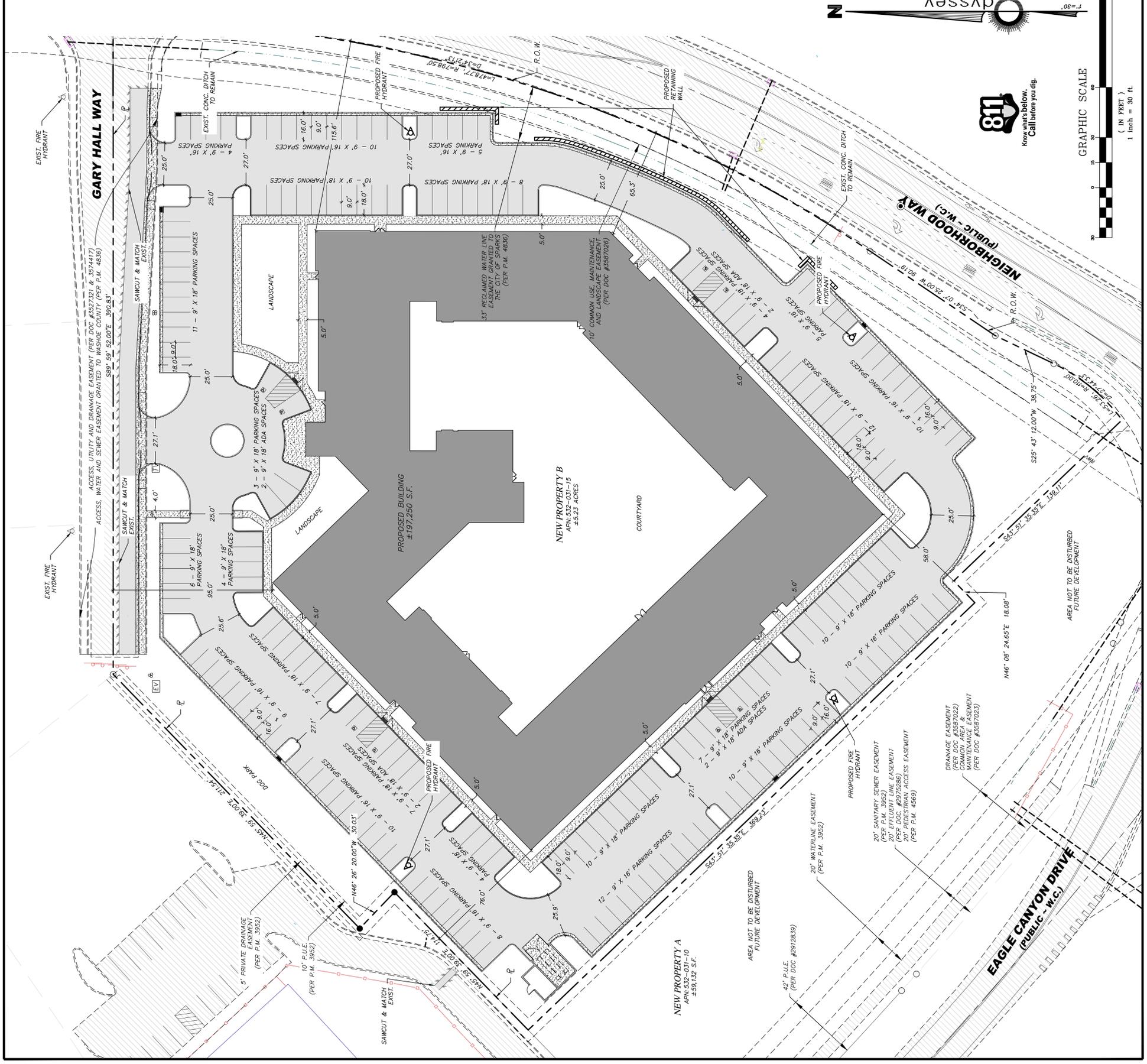
SITE INFORMATION:

OWNER: SPANISH SPRINGS ASSOCIATES LP
 ADDRESS: 0 NEIGHBORHOOD WAY
 APN: 532-031-15 ; 532-031-10
 PARKING INFORMATION FOR APN: 532-031-15:
 9' X 18' PARKING SPACES: 103 SPACES
 9' X 16' PARKING SPACES: 93 SPACES
 9' X 18' ADA SPACES: 8 SPACES
 TOTAL PARKING SPACES: 204 SPACES

SITE AREA FOR APN: 532-031-15:
 EXIST. PROPERTY: ±5,590 ACRES (243,500 S.F.)
 NEW PROPERTY: ±5,233 ACRES (227,988 S.F.)
 SITE AREA FOR APN: 532-031-10:
 EXIST. PROPERTY: ±1,000 ACRES (43,860 S.F.)
 NEW PROPERTY: ±1,357 ACRES (59,132 S.F.)
 IMPROVEMENT AREA FOR APN: 532-031-15:
 CURB: 0.16 ACRES (4%)
 LANDSCAPE: 0.89 ACRES (20%)
 ASPHALT: 1.70 ACRES (38%)
 BUILDING: 1.21 ACRES (27%)
 SIDEWALK: 0.49 ACRES (11%)
 TOTAL IMPROVED: 4.45 ACRES (100%)

BASIS OF BEARING:
 BASED ON THE NEVADA WEST COORDINATE SYSTEM OF 1983 (NAD 83) WITH A GRID TO GROUND FACTOR OF 1.000197939 APPLIED.

BASIS OF ELEVATION:
 BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) USING CITY OF RENO BENCHMARK NO. CC017 (EL.=4654.59 FT.).




 Know what's below.
 Call before you dig.

118
 GRAPHIC SCALE
 (IN FEET)
 1 inch = 30 ft.

DATE:	SEPT 2021
REV.	DATE
DESCRIPTION	BY APP'D

DATE: SEPT 2021
 DRAWN BY: ACAD 2020
 DESIGNED BY: AKM
 CHECKED BY: F.B.

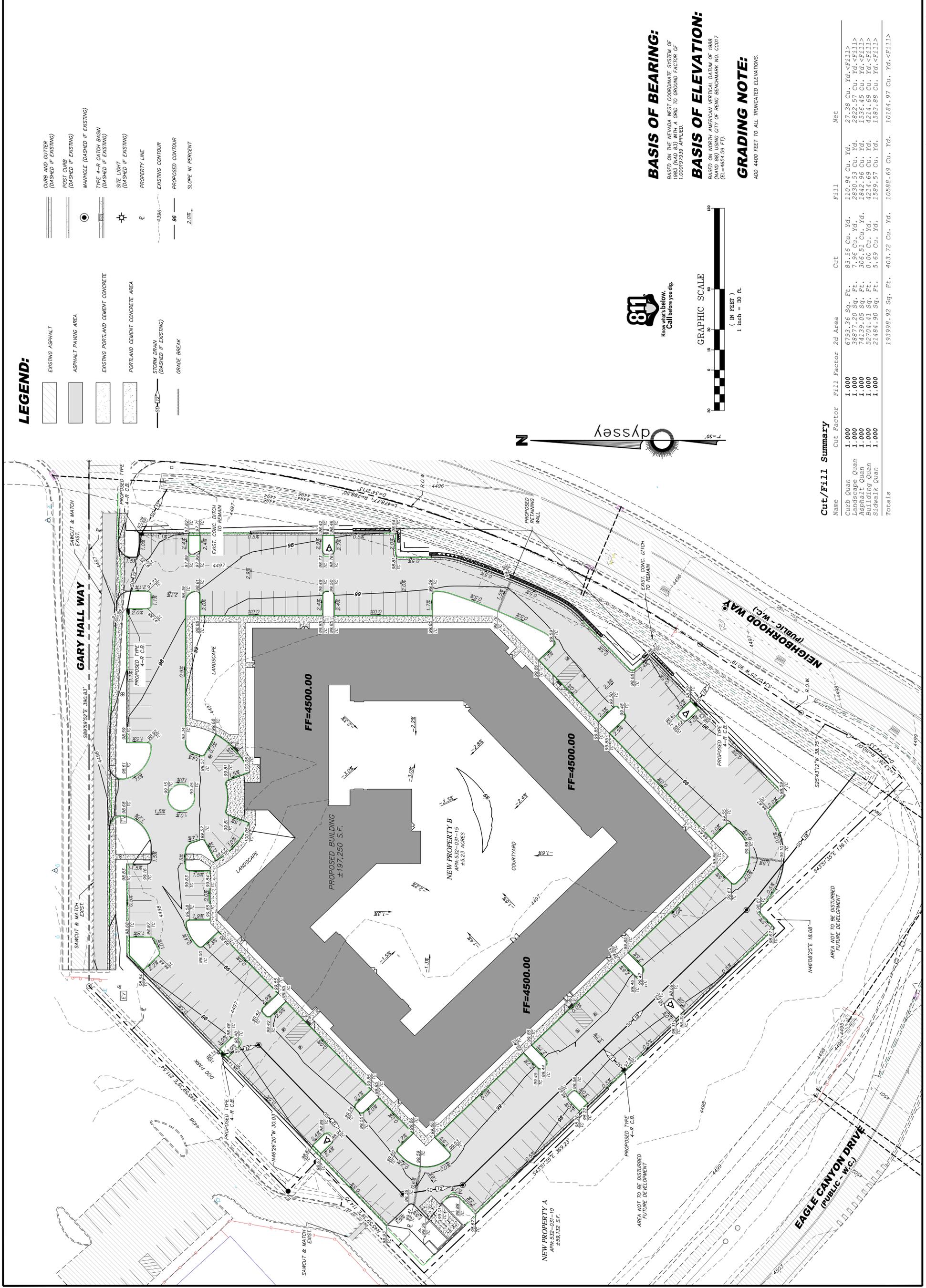
FOR SPECIAL USE PERMIT
 VINTAGE AT SPANISH SPRINGS
 PRELIMINARY GRADE PLAN
 NEVADA
 WASHOE

895 ROBERTA LANE, SUITE 104, SPARKS, NV 89431
 (775) 359-3303 FAX (775) 359-3329
 EMAIL: INFO@DYSSSEYENGINEERING.COM
 WWW.DYSSSEYENGINEERING.COM

dysssey
 ENGINEERING
 INCORPORATED



SCALE	HORIZ. 1"=30'	VERT.	
JOB NO.	4466	SHEET	C3.0
			OF 6



LEGEND:

- EXISTING ASPHALT
- ASPHALT PAVING AREA
- EXISTING PORTLAND CEMENT CONCRETE
- PORTLAND CEMENT CONCRETE AREA
- STORM DRAIN (DASHED IF EXISTING)
- GRADE BREAK
- CURB AND GUTTER (DASHED IF EXISTING)
- POST CURB (DASHED IF EXISTING)
- MANHOLE (DASHED IF EXISTING)
- TYPE 4-R CATCH BASIN (DASHED IF EXISTING)
- SITE LIGHT (DASHED IF EXISTING)
- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- SLOPE IN PERCENT

BASIS OF BEARING:

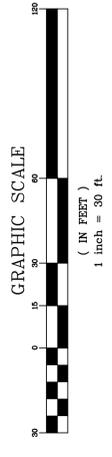
BASED ON THE NEVADA WEST COORDINATE SYSTEM OF 1983 (NAD 83) WITH A GRID TO GROUND FACTOR OF 1.000197939 APPLIED.

BASIS OF ELEVATION:

BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) USING CITY OF RENO BENCHMARK NO. C0017 (EL=4624.39 FT.).

GRADING NOTE:

ADD 4400 FEET TO ALL TRUNCATED ELEVATIONS.



Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
Curb Quan	1.000	1.000	6793.36 Sq. Ft.	83.56 Cu. Yd.	110.94 Cu. Yd.	27.38 Cu. Yd. <Fill>
Landscape Quan	1.000	1.000	38877.20 Sq. Ft.	7.96 Cu. Yd.	2830.53 Cu. Yd.	2822.57 Cu. Yd. <Fill>
Asphalt Quan	1.000	1.000	74139.05 Sq. Ft.	306.51 Cu. Yd.	1536.45 Cu. Yd.	1536.45 Cu. Yd. <Fill>
Building Quan	1.000	1.000	52704.41 Sq. Ft.	0.00 Cu. Yd.	4214.69 Cu. Yd.	4214.69 Cu. Yd. <Fill>
Sidewalk Quan	1.000	1.000	21484.90 Sq. Ft.	5.69 Cu. Yd.	1583.88 Cu. Yd.	1583.88 Cu. Yd. <Fill>
Totals			193998.92 Sq. Ft.	403.72 Cu. Yd.	10388.69 Cu. Yd.	10184.97 Cu. Yd. <Fill>

DATE:	SPT 2021
DESIGNED BY:	AKM
CHECKED BY:	F.B.
BY:	AP/D
DATE:	
REVISION:	
DESCRIPTION:	

WASHOE
NEVADA

FOR SPECIAL USE PERMIT VINTAGE AT SPANISH SPRINGS PRELIMINARY UTILITY PLAN


 895 ROBERTA LANE, SUITE 104, SPARKS, NV 89431
 (775) 359-3303 FAX (775) 359-3339
 EMAIL: INFO@DYSSSEY.COM
 001555.RENO.NV.COM


FRANK A. BIDART
 CIVIL ENGINEER
 No. 105007
 Exp. 12-31-22

SCALE: $L' = 30'$
 HORIZ. VERT. —
 JOB NO. 4466
 SHEET **C4.0** OF **6**

LEGEND:

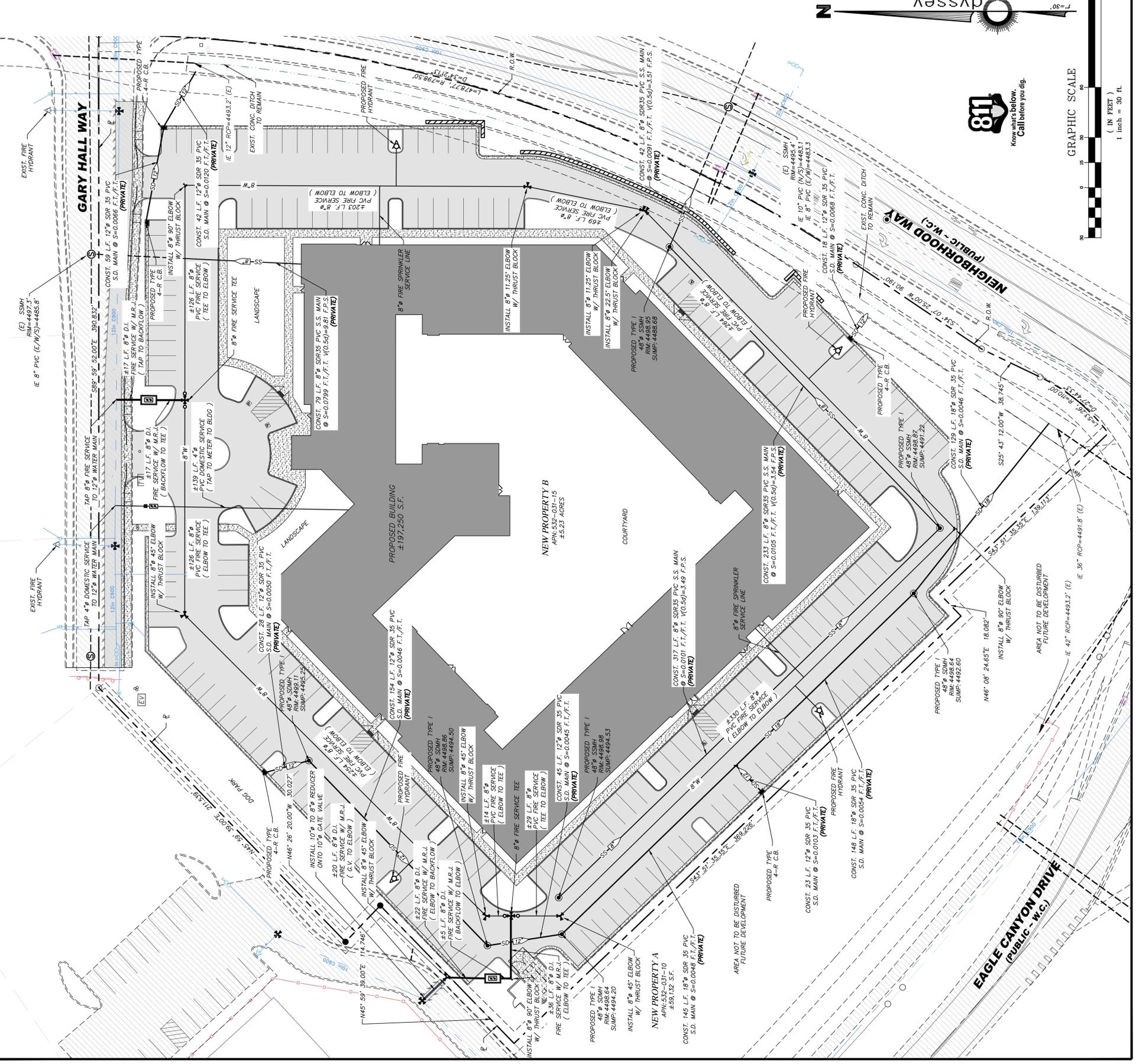
	EXISTING ASPHALT		CURB AND GUTTER (DASHED IF EXISTING)
	ASPHALT PAVING AREA		POST CURB (DASHED IF EXISTING)
	EXISTING PORTLAND CEMENT CONCRETE		MANHOLE (DASHED IF EXISTING)
	PORTLAND CEMENT CONCRETE AREA		TYPE 4-R CATCH BASIN (DASHED IF EXISTING)
	STORM DRAIN (DASHED IF EXISTING)		SITE LIGHT (DASHED IF EXISTING)
	SANITARY SEWER (DASHED IF EXISTING)		PROPERTY LINE
	SANITARY SEWER LATERAL (DASHED IF EXISTING)		UNDERGROUND ELECTRIC/TELEPHONE (DASHED IF EXISTING)
	WATER AND GAS (DASHED IF EXISTING)		UNDERGROUND ELECTRIC (DASHED IF EXISTING)
	WATER SERVICE (DASHED IF EXISTING)		UNDERGROUND TELEPHONE (DASHED IF EXISTING)
	FIRE HYDRANT		

BASIS OF BEARING:

BASED ON THE NEVADA WEST COORDINATE SYSTEM OF 1983 (NAD 83) WITH A GRID TO GROUND FACTOR OF 1.000197939 APPLIED.

BASIS OF ELEVATION:

BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) USING CITY OF RENO BENCHMARK NO. CC017 (EL.=4654.59 FT.).




 dysssey


 Know what's below. Call before you dig.

GRAPHIC SCALE
 (IN FEET)
 1 inch = 30 ft.

DATE: SEPT 2021	REV.	DATE	DESCRIPTION	BY	APP'D
DATE: ACAD 2020					
DESIGNED BY: AKM					
CHECKED BY: F.B.					

WASHOE
NEVADA

FOR SPECIAL USE PERMIT VINTAGE AT SPANISH SPRINGS PROPOSED HYDROLOGY

895 ROBERTA LANE, SUITE 104, SPARKS, NV 89431
(775) 359-3203 FAX (775) 359-3329
EMAIL: INFO@OYSEYENGINEERING.COM
OYSEYENGINEERING.COM

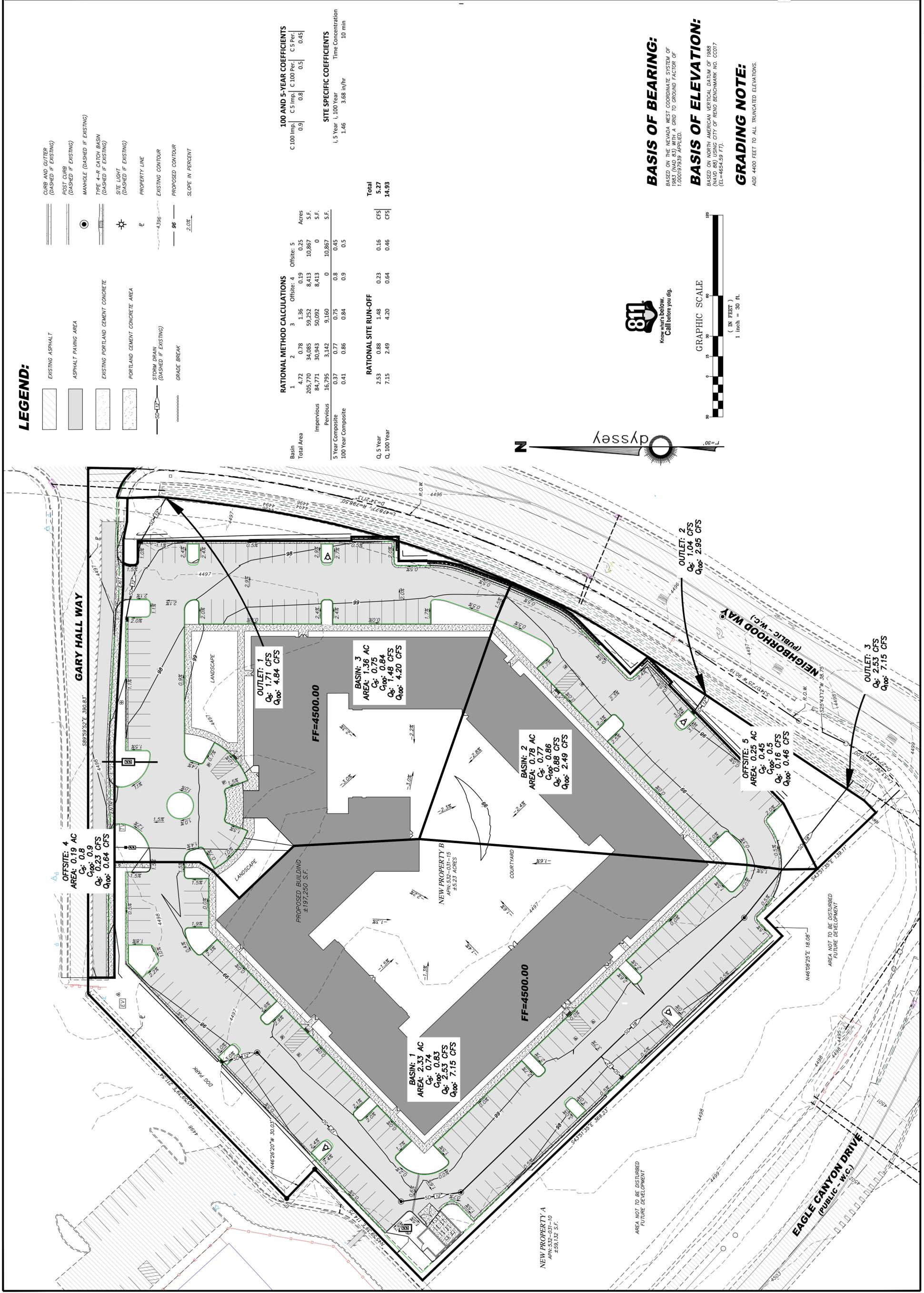
OYSEY ENGINEERING
INCORPORATED

PROFESSIONAL ENGINEER STATE OF NEVADA
FRANK A. BIDART
Exp. 12-31-22
No. 109504
CIVIL

SCALE
HORIZ. 1"=30'
VERT. —

JOB NO.
4466

SHEET
C5.0
OF
6



LEGEND:

- EXISTING ASPHALT
- ASPHALT PAVING AREA
- EXISTING PORTLAND CEMENT CONCRETE
- PORTLAND CEMENT CONCRETE AREA
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- SITE LIGHT (DASHED IF EXISTING)
- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- SLOPE IN PERCENT

RATIONAL METHOD CALCULATIONS

Basin	1	2	3	Offsite: 4	Offsite: 5	Acres
Total Area	4.72	0.78	1.36	0.19	0.25	
Impermeous	205,770	34,085	59,252	8,413	10,867	S.F.
Pervious	84,771	30,943	50,092	8,413	0	S.F.
5 Year Composite	16,795	3,142	9,160	0	10,867	S.F.
100 Year Composite	0.37	0.77	0.75	0.8	0.45	
Q, 5 Year	2.53	0.88	1.48	0.23	0.16	CFS
Q, 100 Year	7.15	2.49	4.20	0.64	0.46	CFS
Total						5.27
						14.93

RATIONAL SITE RUN-OFF

Q, 5 Year	Q, 100 Year	Offsite: 4	Offsite: 5
2.53	7.15	0.16	0.46
0.88	2.49	0.23	0.64
1.48	4.20	0.64	0.46
5.27	14.93		

100 AND 5-YEAR COEFFICIENTS

C 100 Imp.	0.9	C 5 Imp.	0.5
C 100 Per.	0.8	C 5 Per.	0.45

SITE SPECIFIC COEFFICIENTS

1.5 Year	1.00 Year	Time Concentration
1.46	3.68 in/hr	10 min

BASIS OF BEARING:

BASED ON THE NEVADA WEST COORDINATE SYSTEM OF 1983 (NAD 83) WITH A GRID TO GROUND FACTOR OF 1.000197939 APPLIED.

BASIS OF ELEVATION:

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GRADING NOTE:

ADD 4400 FEET TO ALL TRUNCATED ELEVATIONS.



Preliminary Landscape Plan

SPANISH SPRINGS APARTMENTS

Affordable Senior Housing

Vintage Housing Development, Inc.

Nevada

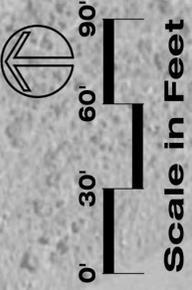
Washoe County

No.	Revision Date

LA No.	600-008-06-21
Designed: RHH	
Drawn: KHK	
Checked: RHH	
Date:	4/8/2021

Sheet **L1** of 1

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 www.la.studionevada.com
 L.A. Studio Nevada
 the landscape architecture studio
 1522 C Street Sparks, NV 89431 (775) 323-2223 NV RL# #440



GENERAL NOTES

- 1) ALL PLANTING AND IRRIGATION SHALL BE INSTALLED PER LOCAL GOVERNING CODES.
- 2) TREES
 • DECIDUOUS TREES SHALL HAVE A MINIMUM CALIPER OF 2 INCHES.
 • EVERGREEN TREES SHALL HAVE A MINIMUM HEIGHT OF 7 FEET.
- 3) FINAL PLANT SELECTION AND LAYOUT WILL BE BASED ON SOUND HORTICULTURAL PRACTICES RELATING TO MICRO-CLIMATE, SOIL, AND WATER REGIMES. ALL TREES WILL BE STAKED SO AS TO REMAIN UPRIGHT AND PLUMB FOLLOWING INSTALLATION. PLANT SIZE AND QUALITY AT TIME OF PLANTING WILL BE PER THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-1990).
- 4) SHRUB BEDS WILL RECEIVE 4" DEPTH MULCH WITH WEED CONTROL.
- 5) ALL LANDSCAPING WILL BE AUTOMATICALLY IRRIGATED. CONTAINER PLANTINGS WILL BE DRIP IRRIGATED BASED ON THE SPECIFIC HORTICULTURAL REQUIREMENTS OF EACH SPECIES. A REDUCED-PRESSURE-TYPE BACKFLOW PREVENTOR WILL BE PROVIDED ON THE IRRIGATION SYSTEM AS REQUIRED PER CODE.
- 6) PLAN IS CONCEPTUAL. PLANT QUANTITIES INDICATED ARE PER CITY OF SPARKS CODE REQUIREMENTS. PLANT LOCATIONS, FINAL SPECIES SELECTION, AND SIZE AT PLANTING SHALL BE DETERMINED DURING DEVELOPMENT OF THE FINAL CONSTRUCTION DOCUMENTS.

PLANT LEGEND

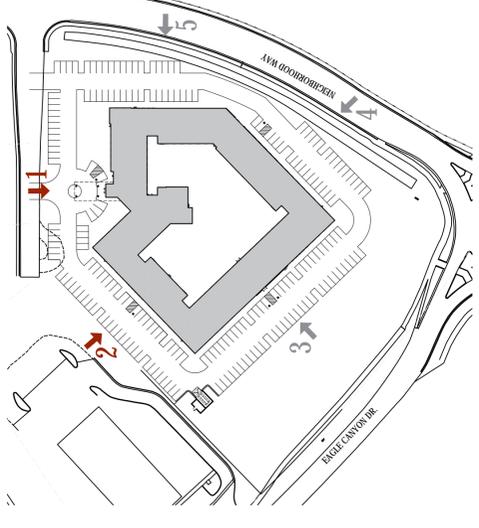
	FLOWERING TREES
	DECIDUOUS SHADE TREES
	EVERGREEN TREES
	COMMON AREA LANDSCAPE
	COURTYARD AMENITIES AMENITIES WILL BE DETERMINED DURING FINAL DESIGN BUT MAY INCLUDE ONE OR MORE OF THE FOLLOWING: • SHADE PAVILIONS • DOG PARK • PATIO/SEATING AREAS • WALKING PATH • BENCHES • OUTDOOR BBQ
	UNDISTURBED AREA

LANDSCAPE DATA

SITE AREA = 227,997 SQ FT (5.2 ACRES)
 CORPORATE AREA - WASHOE COUNTY
 APN: 532-031-15
 ZONING: NC (NEIGHBORHOOD COMMERCIAL)
 REQUIRED LANDSCAPE AREA = 45,591 SQ FT
 (20% OF DEVELOPED SITE AREA)
 PROVIDED LANDSCAPE AREA = 45,591 SQ FT MIN.
 TREES REQUIRED = 172
 • ONE TREE PER 300 SQ FT OF REQUIRED LANDSCAPE AREA = 152
 • ONE SHADE TREE FOR EACH TEN PARKING SPACES = 20 (204 PARKING SPACES PROVIDED) INCLUDES
 • ONE STREET TREE PER 50 LN FT ALONG NEIGHBORHOOD WAY (661 LN FT) = 13
 SHRUBS REQUIRED = 1,032 MIN.
 • SIX SHRUBS PER REQUIRED TREE

VINTAGE AT SPANISH SPRINGS





1- NORTH ELEVATION (GARY HALL WAY)



2- NORTHWEST ELEVATION





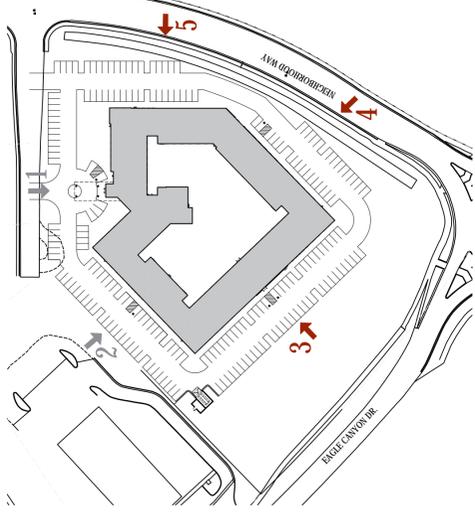
3- SOUTHWEST ELEVATION (EAGLE CANYON DRIVE)

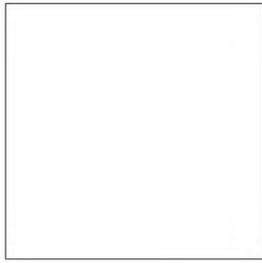


4- SOUTHEAST ELEVATION (NEIGHBORHOOD WAY)

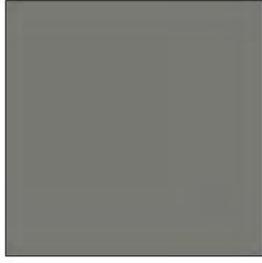


5- EAST ELEVATION (NEIGHBORHOOD WAY)





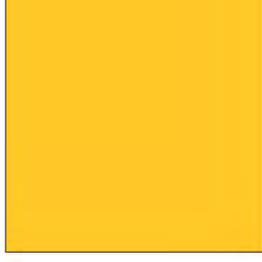
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2



3



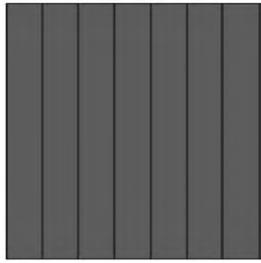
4



5

LEGEND

- 1. DUNN EDWARDS White (DEW380)
- 2. DUNN EDWARDS Legendary Gray (DEB369)
- 3. DUNN EDWARDS
- 4. DUNN EDWARDS
- 5. DUNN EDWARDS
- 6. LAP SIDING Dark Gray
- 7. BOARD & BATTEN White
- 8. STONE VENEER
- 9. METAL ROOF
- 10. METAL RAILINGS



6



7



8



9



10



1- NORTH ELEVATION (GARY HALL WAY)