



# Conditions of Approval

Special Use Permit Case Number WSUP21-0033

The project approved under Special Use Permit Case Number WSUP21-0033 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on May 5, 2022. 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.

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 – Katy Stark, Planner, 775.328.3618, [krstark@washoecounty.gov](mailto:krstark@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.

- d. The business license will be obtained to for the new use.
- e. The following **Operational Conditions** shall be required for the life of the business:
  - 1) This special use permit shall remain in effect until or unless it is revoked or is inactive for one year.
  - 2) Failure to comply with any of the conditions of approval shall render this approval out of conformance and subject to revocation.
  - 3) 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.
  - 4) This special use permit shall remain in effect as long as the business is in operation and maintains a valid business license.
- f. The applicant shall adhere to the screening requirements for open storage areas listed in WCC Section 110.412.55(a), according to the guidelines listed here:
  - a. The front yard along Canyon River Ct. shall be enclosed by a screen at least six (6) feet but not more than seven (7) feet in height. Items stored within one hundred (100) feet of Canyon River Ct. shall not be stacked higher than the

- required screen. Exterior electrical cage enclosures and storage tanks shall be screened from view from Canyon River Ct.
- b. Trash enclosures and gates shall be of solid construction and shall be in accordance with County standards and the latest adopted International Fire Code.
  - c. The code requirements indicated below can be waived for all property lines/yards except the front yard along Canyon River Ct. if the applicant obtains signed approval from parcels 084-090-29, 084-090-30, 084-090-37, and 084-090-46 and submits this signed approval to Washoe County Planning staff:
    - 1) Open storage areas shall be enclosed by a screen at least six (6) feet but not more than seven (7) feet in height;
    - 2) Items stored within one hundred (100) feet of a street or residential use shall not be stacked higher than the required screen;
    - 4) Exterior electrical cage enclosures and storage tanks shall be screened from view from an adjacent street and residential use;

**Truckee Meadows Fire Protection District**

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

**Contact Name – Brittany Lemon, Fire Captain – Prevention, 775.326.6079, [blemon@tmfpd.us](mailto: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/>
  - b. The applicant shall contact Truckee Meadows Water Authority (TMWA) in order to evaluate the fire flow of existing hydrants and ensure compliance with IFC.
  - c. Fire apparatus access must be maintained around stored manufactured homes in compliance with IFC.
  - d. Ensure that property line distances are maintained.

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