

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: Catholic Charities on No NV Modular Food Pantry			
Project Description: Food Pantry			
Project Address: 225 East 5th Avenue			
Project Area (acres or square feet): 1500 square feet			
Project Location (with point of reference to major cross streets AND area locator): <i>Leon DR and East 5th St Sun Valley, N.E. corner of 225 E Fifth St</i>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
085-252-02	4,469		
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: St Peter Canisius Real Estate Property LLC		Name:	
Address: 225 East 5th Avenue		Address:	
Sun Valley NV Zip: 89433		Zip:	
Phone: 775-673-6800 Fax:		Phone: Fax:	
Email: edgar_villanuevo78@hotmail.com		Email:	
Cell: Other:		Cell: Other:	
Contact Person: Rev. Edgar Vilanueva		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name: J/B Enterprises		Name: Catholic Charities	
Address: P.O. Box 18307		Address: 500 E. 4th Street	
Reno, NV Zip: 89511		Zip: 89512	
Phone: 775-742-3321 Fax: 849-0494		Phone: 322-7073 ext299 Fax: 322-8197	
Email: Jlorne@yahoo.com		Email: mbaxter@ccsnn.org	
Cell: Other:		Cell: Other:	
Contact Person: Lorne Johnson		Contact Person: Maxter Baxter	
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: St Peter Canisius Real Property LLC

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, FR EDM VILLANUEVA
(please print name)

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

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

Assessor Parcel Number(s): 085-252-02

Printed Name Edgar Villanueva

Signed FR EDM VILLANUEVA

Address 225 East 5th Ave

Sun Valley NV, 89433

Subscribed and sworn to before me this 2th day of May, 2021.

(Notary Stamp)

Hilda Dominguez
Notary Public in and for said county and state

My commission expires: April 18, 2023.



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

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

Special Use Permit Application Supplemental Information

(All required information may be separately attached)

1. What is the project being requested?

Permit # WBLD21-101167 Food Pantry Services & Resource Hub Services for the low income family in the Sun Valley Neighborhood thru the use of 1440 sq ft modular building.

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.)

See attached - map

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

Single Phase - 1440 sq ft modular on a Pad.

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?

There will be plenty of parking due to the large parking area for our customers, servicing approx 50 - 70 families daily.

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

There is no affects on the adjacent property. We will be feeding families in the community, approx 50-70 families daily.

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

APN #085-252-02 No negative impact due to the large parking area. We will be open during normal business hours. All business will be conducted within the large parking lot servicing 50-70 families daily.

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.

See attached Bldg Photo. Due to the nature of the property's mature landscaping, we're requesting a variance of 20% landscaping rule.

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

9. Utilities:

a. Sewer Service	N/A
b. Electrical Service	See Attached
c. Telephone Service	N/A
d. LPG or Natural Gas Service	N/A
e. Solid Waste Disposal Service	Use existing
f. Cable Television Service	N/A
g. Water Service	N/A

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 #	WBLD21-101167	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).

N/A

10. Community Services (provided and nearest facility):

a. Fire Station	Reno Fire Dept 110 Quartz Lane
b. Health Care Facility	Renown 1155 Mill Street
c. Elementary School	Sun Valley Elementary 5490 Leon Drive
d. Middle School	Desert Skies 7550 Donatello Drive
e. High School	North Valleys 1470 E Golden Valley Road
f. Parks	Sun Valley Regional 5905 Sidehill Drive
g. Library	TMCC Library 7000 Dandini Blvd
h. Citifare Bus Stop	Yes, RTC 5

gis.washoecounty.us/wrms/?apn=085-252-02

WASHOE Regional Mapping System

225 ESTH AVE

Multiple Addresses Found (3)

APN: 085-252-02 Tax Information

Owner: ST PETER CANISIUS REAL PROPERTY LLC

Corporate Area: WASHOE

Zip Code: 89433 Zip City: SUN VALLEY

Tax District: 4020

Land use: 400

Land Zoning: MDS

Utility: Water: Municipal, Sewer: Municipal

Square Ft: 7780

Acreage: 4.469

Total Assessment: 308094

Bedrooms: 0

Baths: 0

Year Built: 1975

Subdivision: Not Available

Neighborhood: CAAQ

[Check Parcel to Fire Station Distance \(5 miles\)](#)

[Related Parcel Information](#)

[Education District Information](#)

[Fire Related Information](#)

[FEMA Information](#)

[Google Street View](#)

[Related Documents](#)

085-830-17 085-830-43 085-830-42 085-281-27 085-281-02 085-281-03 085-281-04 085-281-05 085-281-06

085-830-28 085-830-25 085-830-20 085-830-27 085-830-24 085-830-21 085-830-26 085-830-23 085-830-22

085-162-01 085-162-12 085-162-01 085-162-01 085-162-01 085-760-27 085-760-28 085-760-06 085-760-32

085-252-02

ESTH AVE

LEON DR

WASHOE PD

1:55 PM 5/4/2021

ApN # 085-252-02

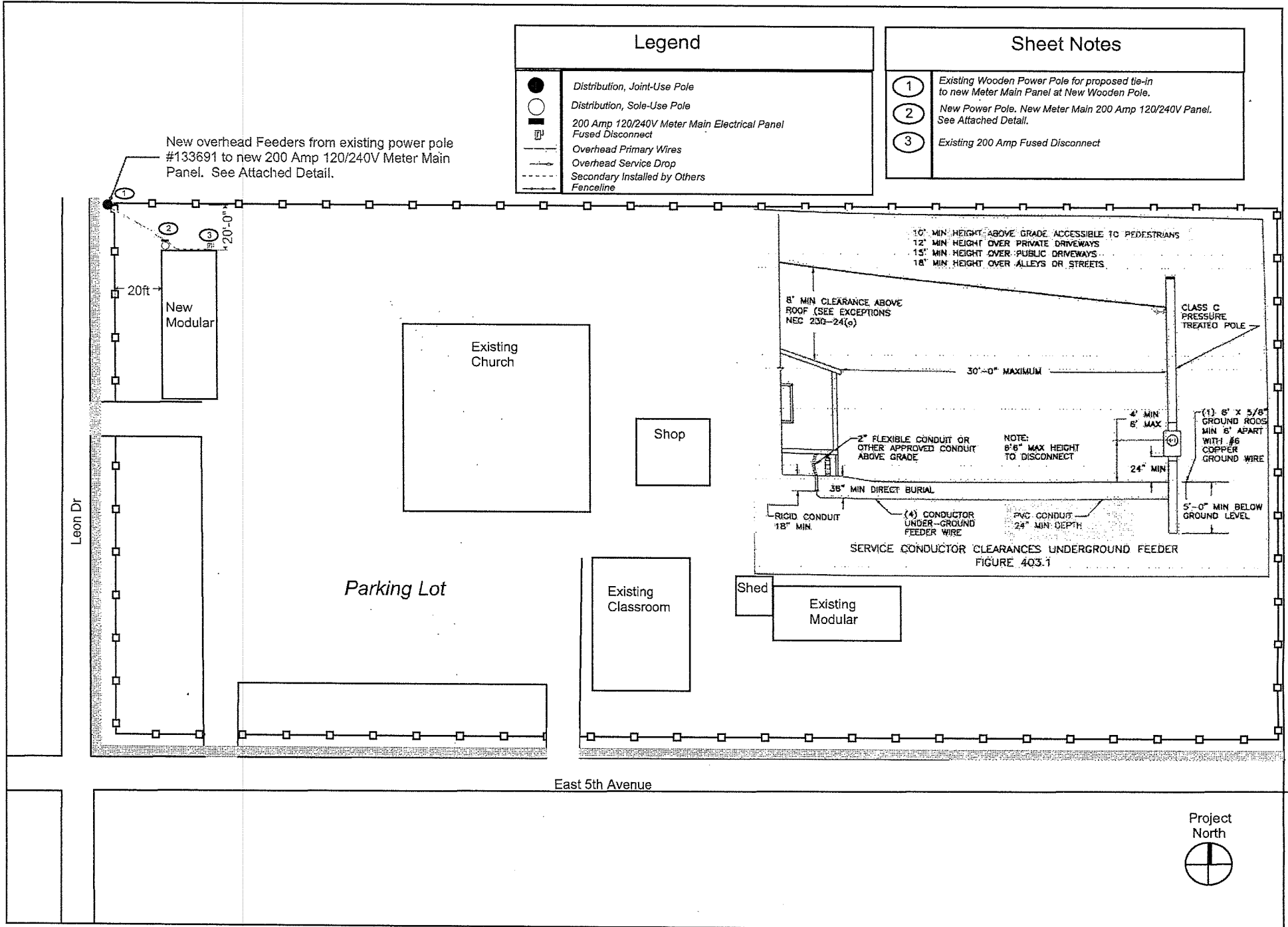
Legend

- Distribution, Joint-Use Pole
- Distribution, Sole-Use Pole
- 200 Amp 120/240V Meter Main Electrical Panel Fused Disconnect
- Overhead Primary Wires
- - - Overhead Service Drop
- · - · - Secondary Installed by Others
- Fenceline

Sheet Notes

- 1 Existing Wooden Power Pole for proposed tie-in to new Meter Main Panel at New Wooden Pole.
- 2 New Power Pole. New Meter Main 200 Amp 120/240V Panel. See Attached Detail.
- 3 Existing 200 Amp Fused Disconnect

New overhead Feeders from existing power pole #133691 to new 200 Amp 120/240V Meter Main Panel. See Attached Detail.



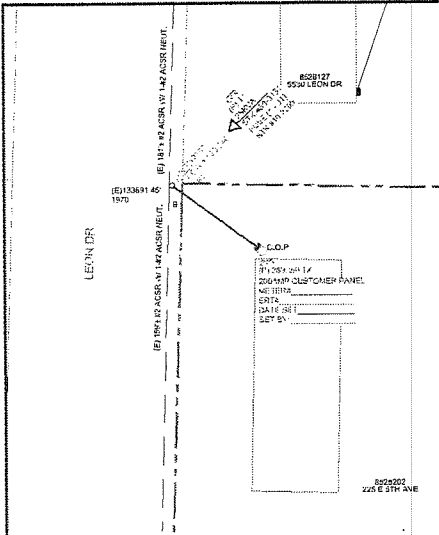
Preparer: Joseph Hodges
4473 Steeple Ct
Sparks, NV89436

Owner: St. Peter Canisius LLC
290 S. Arlington Ave. STE 200
Reno, NV 89501

Catholic Charities Overall Site Plan
225 E. 5th Avenue
Washoe County, NV 89433
APN# 08525202



Scale: 1"=50'



PRELIMINARY
NV ENERGY
NOT FOR CONSTRUCTION

NV ENERGY TO FURNISH AND/OR INSTALL:

- APPROX. 36 CAL. FT. 2/0 14 FOR 10 Q/H SERVICE TO 1 - 200 AMP PANEL 120/240V.
- 1 - 10 25 KVA O/H TRANSFORMER, 14.4/24.9KV GDT, 120/240V, STD # 80-3151.

NV ENERGY TO REMOVE:

- 1 - 10 10 KVA O/H TRANSFORMER, 14.4/24.9KV GDT, 120/240V.

APPLICANT TO FURNISH AND/OR INSTALL:

- OVERHEAD ELECTRIC, APPLICANT OWNED, SERVICE POLE PER NVE, STD. 09001W.

GENERAL COMMENTS:

CALL NVE INSPECTION REQUEST LINE (775)834-7329 48 HOURS PRIOR TO START OF ALL OVERHEAD OR UNDERGROUND CONSTRUCTION. (INCLUDE PROJECT NUMBER, NAME AND PHONE NUMBER AND TYPED POSITION COORDINATES)

ALL MATERIAL SHALL BE ON THE JOB SITE PRIOR TO THE START OF ANY WORK BY NVE. REFER TO NVE, STD. 02001W FOR FURTHER CLARIFICATION OF DETAILS.

NO TREE SHALL BE PLANTED UPON OR ADJACENT TO EXPOSED POWER LINES WHICH, AT Maturity, SHALL EXCEED WITHIN 10 FEET OF THE EXPOSED CONDUCTORS. NVE SHALL ANY PERMANENT STRUCTURE, TYPICAL SIGNAGE SHALL BE PLANTED CLOSER THAN 10 FEET IN FRONT AND 5 FEET FROM ALL OTHER SIDES OF A PAD MOUNTED TRANSFORMER.

NOTE: DEVELOPER IS RESPONSIBLE FOR ADVISORY TO NV ENERGY GAS AND ELECTRIC STANDARDS. CONSTRUCTION STANDARDS CAN BE FOUND ON-LINE AT THE FOLLOWING WEB SITE: <http://www.nvenergy.com/account-services/building-and-new-construction>

APPLICANT SHALL BE RESPONSIBLE FOR PROTECTING GAS VALVES, ELECTRIC CABLES, DUCTS, AND OTHER STRUCTURES FROM CONSTRUCTION LOADS CREATED BY CONSTRUCTION EQUIPMENT OR OTHERWISE. APPLICANT SHALL REPAIR OR PAY FOR ANY DAMAGE DONE TO ABOVE EQUIPMENT TO MEET NVE'S INSPECTOR APPROVAL. NVE STD. VOL. IT 800000.

THIS MAP ILLUSTRATES DATA COLLECTED FROM VARIOUS SOURCES AND MAY NOT REPRESENT A SURVEY OF THE PREMISES. NO RESPONSIBILITY IS ASSUMED AS TO THE SUFFICIENCY OF ACCURACY OF THE DATA DEPICTED HEREON.

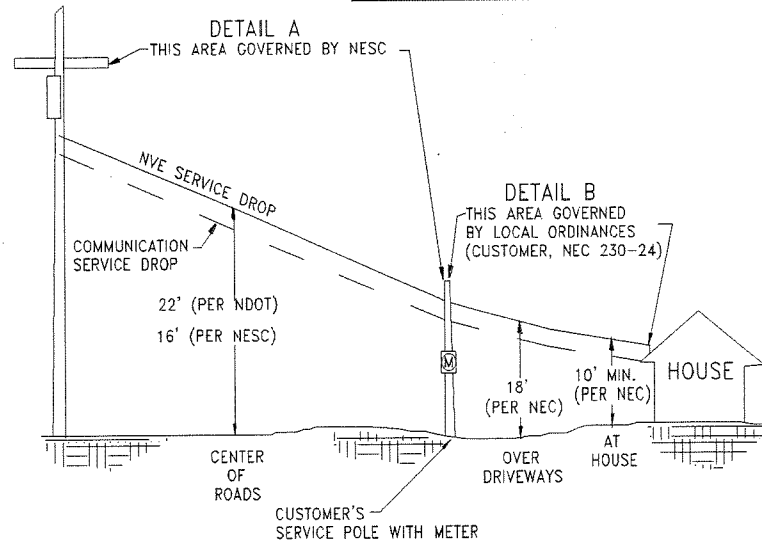
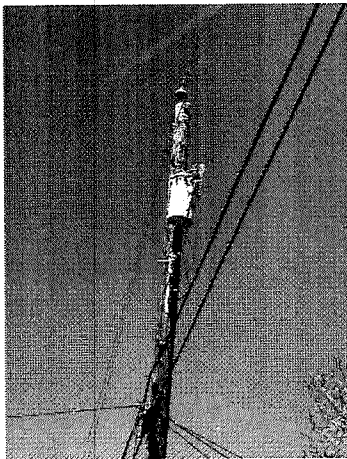
ALL WORK SHALL BE ACCOMPLISHED IN STRICT ACCORDANCE WITH THE SPECIFICATIONS SET FORTH IN THE ELECTRIC DISTRIBUTION GUIDE, VOL. IT-20 CURRENTLY ADOPTED BY NVE. THE CONTRACTOR SHALL SECURE COPIES OF THE AFORESAID CONSTRUCTION SPECIFICATIONS ON AND OR HER DRAFT SERIALS.

USE CAUTION PRIOR TO EXCAVATION, CHECK TO ENSURE ADDITIONAL DEPTH IS NOT REQUIRED TO ACCOMMODATE GAS AND/OR WATER FACILITIES.

SYMBOLS ARE NOT TO SCALE AND DO NOT NECESSARILY REPRESENT ACTUAL LOCATIONS OF FACILITIES.

CUSTOMER AND DEVELOPER NOTES:
NVE ELECTRICAL DESIGN HAS CALCULATED FOR 200 AMP PANELS MAXIMUM WITH SERVICE LENGTHS PER THIS DRAWING.
ANY CHANGES TO THIS DESIGN MAY REQUIRE UPGRADING THE ELECTRICAL FACILITIES WHICH WILL BE THE CUSTOMER'S RESPONSIBILITY.

POLE: 133691



DRAWING NO.	DESIGNED BY	DATE
02001W	MEGAN BEST	4-28-21
REVIEWED BY:		
Utility Designer	Engineer	Design Administrator
TB	CA	MEGAN BEST
NO. REVISION DESCRIPTIONS		
1		
2		
3		
4		
NV ENERGY CONTACT INFORMATION: COORDINATOR: BEST, TREVOR OFFICE: # (775)834-7770 CELL: # (775)834-7770 FAX: # EMAIL: trevor.best@nvenergy.com DESIGNER: BEST, TREVOR INSPECTION HOTLINE: # 775/834-7550		
CUSTOMER CONTACT INFORMATION: CUSTOMER: ST. PETER CANISIUS REAL PROPERTY, LLC ATTENTION: EDGAR VILLANUEVA PHONE: # 775-673-6800 FAX: # EMAIL: EDGAR_VILLANUEVA78@HOTMAIL.COM CUST REP: # MIKE OJUDO PHONE: # 775-222-7073 EMAIL: EDGAR_VILLANUEVA78@HOTMAIL.COM		
DRAWING: PANEL SECTION 2020-18	APR 08525202	
SOURCE INFORMATION: 273 25KV NORM OUT OF SPRINGS SUB		
E-225 E 5TH AVE-PP-COMM-E-ST. PETER CANISIUS REAL PROPERTY, LLC		
EXHIBIT "A" APPLICANT INSTALLED CONDUIT ELECTRIC DESIGN	GASH: AUDR: 3007285658	ELE#: 3007285658
SCALE: 1"=20' SHEET#: E1 of E1		



