

Original

AMENDMENT OF CONDITIONS  
APPLICATION

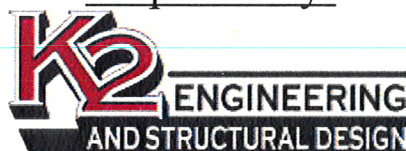
FOR:

The Reno Christian Fellowship  
Preschool Special Use Permit

Prepared For:

Reno Christian Fellowship  
Attn: Brad Chinn  
1700 Zolezzi Lane  
Reno, NV 89511  
(775)853-4234

Prepared By:



3100 Mill Street, Suite 107  
Reno, NV 89502  
(775)355.0505 Fax(775)355.0566

August, 2014

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## Washoe County Development Application

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

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: The Reno Christian Fellowship Preschool Variance			
Project Description: The proposed vairance will ammend the previous special use permit self imposed condition for the quantity of students allowed on the premesis at any given time.			
Project Address: 1700 Zolezzi Lane, Reno, NV 89511			
Project Area (acres or square feet): 12.77 acres			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): At the west end of Zolezzi Land just west of its intersection with Thomas Creek Road			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
049-153-09	12.77		
Section(s)/Township/Range: Section 24 / Township18 / Range 19			
<b>Indicate any previous Washoe County approvals associated with this application:</b> Case No.(s). SPB6-18-84 Reno Christian Fellowship			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Reno Christian Fellowship		Name: K2 Engineering & Structural Design	
Address: 1700 Zolezzi Lane		Address: 3100 Mill Street #107	
Reno, NV	Zip: 89511	Reno, NV	Zip: 89502
Phone: 775-853-4234	Fax: 853-2012	Phone: 775-355-0505	Fax: 355-0566
Email: bchinn@rcfnv.org		Email: jared@k2eng.net	
Cell: 775-636-2610	Other:	Cell:	Other:
Contact Person: Brad Chinn		Contact Person: Jared Krupa	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name:		Name: Michael Vicks	
Address:		Address: 2408 Valencia Way	
	Zip:	Sparks, NV	Zip: 89434
Phone:	Fax:	Phone: 775-848-5787	Fax:
Email:		Email: mwvicks@gmail.com	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

## Amendment of Conditions Application

(Information may be attached separately)

### Required Information

1. The following information is required for an Amendment of Conditions:
  - a. Provide a written explanation of the proposed amendment, why you are asking for the amendment, and how the amendment will modify the approval.
  - b. Identify the specific Condition or Conditions that you are requesting to amend.
  - c. Provide the requested amendment language to each Condition or Conditions, and provide both the **existing** and **proposed condition(s)**.

The proposed amendment modifies the self imposed condition of approval from the applicant's narrative in the original Special Use Permit which limited the number of students enrolled in the daycare ministry to 120 with not more than 30 students on the premises at any given time. Based on greater demand Reno Christian Fellowship would like to expand the Daycare Ministry to a maximum enrollment of 120 with no limitation of the number of students on the premises at any given time. The existing condition reads: "It is anticipated there will be approximately 120 children attending the preschool: however, there will not be more than approximately 30 children at the school at any one time as there will be different sessions during the week." The proposed amendment reads: "The maximum enrollment for the Daycare Ministry shall be limited to 120 students with no limitation on the number of students on the premises at any given time."

2. Describe any potential impacts to public health, safety, or welfare that could result from granting the amendment. Describe how the amendment affects the required findings as approved.

Based on a code analysis of the existing facilities available at Reno Christian Fellowship it has been determined that the existing classrooms can safely handle up to 254 occupants (students & teachers) which is nearly twice the number of this request. There should be no impact to public health, safety or welfare from the proposed amendment as Reno Christian Fellowship is in compliance with all regulations and is subject to regular inspections by the Health Department, Social Services Department, Fire Department.



August 28, 2014

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

To Whom It May Concern,

Brent T. Brooks, Senior Pastor is an authorized signer on behalf of Reno Christian Fellowship. This is in effect as long as he is employed at Reno Christian Fellowship.

Sincerely,

**Reno Christian Fellowship Board of Elders**

Chris Chimits  
Tom Loftus  
Eric Schelling  
Mike McCarthy  
Eric Henry  
Bruce Nipp

# Code Analysis

# CODE ANALYSIS

## NO PROPOSED CHANGE TO (E) USE

CODE ANALYSIS BASED ON: I.B.C. 2012, U.P.C. 2012, U.M.C. 2012, I.E.E.C. 2009, I.F.C. 2012, N.E.C. 2011.

1. OCCUPANCY CLASSIFICATION: CHAPTER 3 SECTION 302  
GROUP "A-3" & "E"

2. TYPE OF CONSTRUCTION: TABLE 601 TYPE III-B

<u>FIRE RESISTANCE RATING</u>	<u>HOURS</u>
STRUCTURAL FRAME	0
BEARING WALLS INTERIOR/ EXTERIOR	2
NON-BEARING WALLS INTERIOR/ EXTERIOR	0
FLOOR CONSTRUCTION	0
ROOF CONSTRUCTION	0

3. FIRE PROTECTION:

SECTION 903 AUTOMATIC SPRINKLER SYSTEM INSTALLED

4. ALLOWABLE BUILDING AREA: TABLE 503

ALLOWABLE AREA PER FLOOR: 9,500 S.F.	ALLOWABLE STORIES: 2
ACTUAL BUILDING AREA:	1ST FLOOR: ± 9,920 S.F.
	TOTAL: ± 6,080 S.F.
	ACTUAL NUMBER OF STORIES: 2

5. ALLOWABLE AREA INCREASE:

ADDITIONAL 200% = 28,500 S.F.

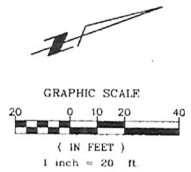
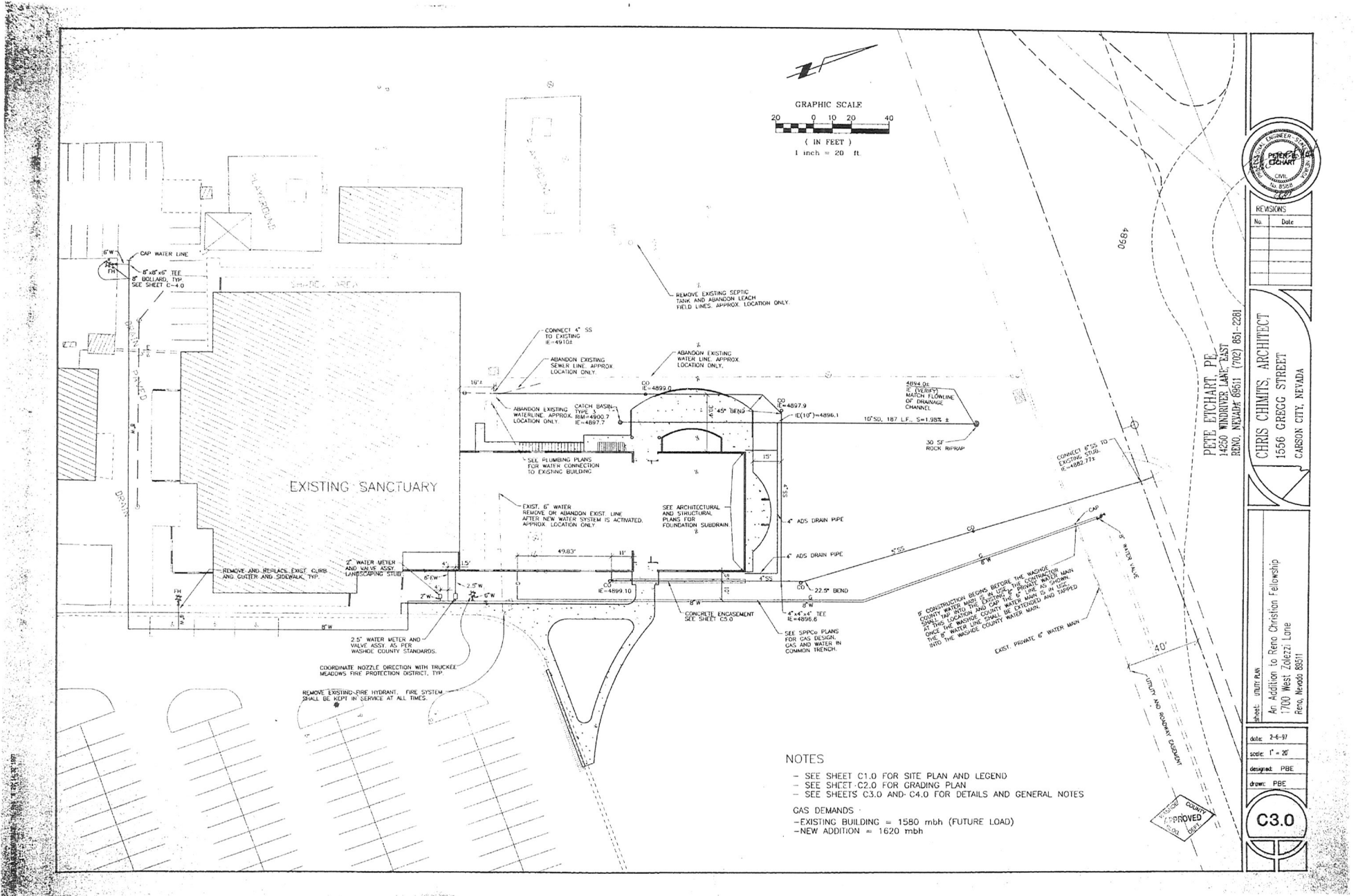
6. OCCUPANCY LOADS: TABLE 1004.1.2

MAXIMUM FLOOR AREA PER OCCUPANT

CLASS ROOMS ±5,100 S.F./ 20	= 255 PERSONS
UNFIXED CONCENTRATED SEATING ±3,197 S.F./ 7 S.F./ OCCUPANT	= 456 PERSONS
UNCONCENTRATED SEATING ±2,790 S.F./ 15 S.F./ OCCUPANT	= 186 PERSONS
STORAGE AREA ±143/ 300 S.F. / OCCUPANT	= 1 PERSONS
BATHROOMS, HALLS ETC. ± 4,770 S.F.	= 0 PERSONS
TOTAL OCCUPANCY	= 898 PERSONS

# Record Drawings





REVISIONS

No.	Date

PETE ECHART, PE  
14230 WINDRIVER LANE, EAST  
RENO, NEVADA 89511 (702) 851-2281

CHRIS CHIMTS, ARCHITECT  
1556 GREGG STREET  
CARSON CITY, NEVADA

sheet: INTR PLAN  
An Addition to Reno Christian Fellowship  
1700 West Zanezti Lane  
Reno, Nevada 89511

date: 2-4-97  
scale: 1" = 20'  
designed: PBE  
drawn: PBE

**C3.0**

- NOTES
- SEE SHEET C1.0 FOR SITE PLAN AND LEGEND
  - SEE SHEET C2.0 FOR GRADING PLAN
  - SEE SHEETS C3.0 AND C4.0 FOR DETAILS AND GENERAL NOTES
- GAS DEMANDS
- EXISTING BUILDING = 1580 mbh (FUTURE LOAD)
  - NEW ADDITION = 1620 mbh



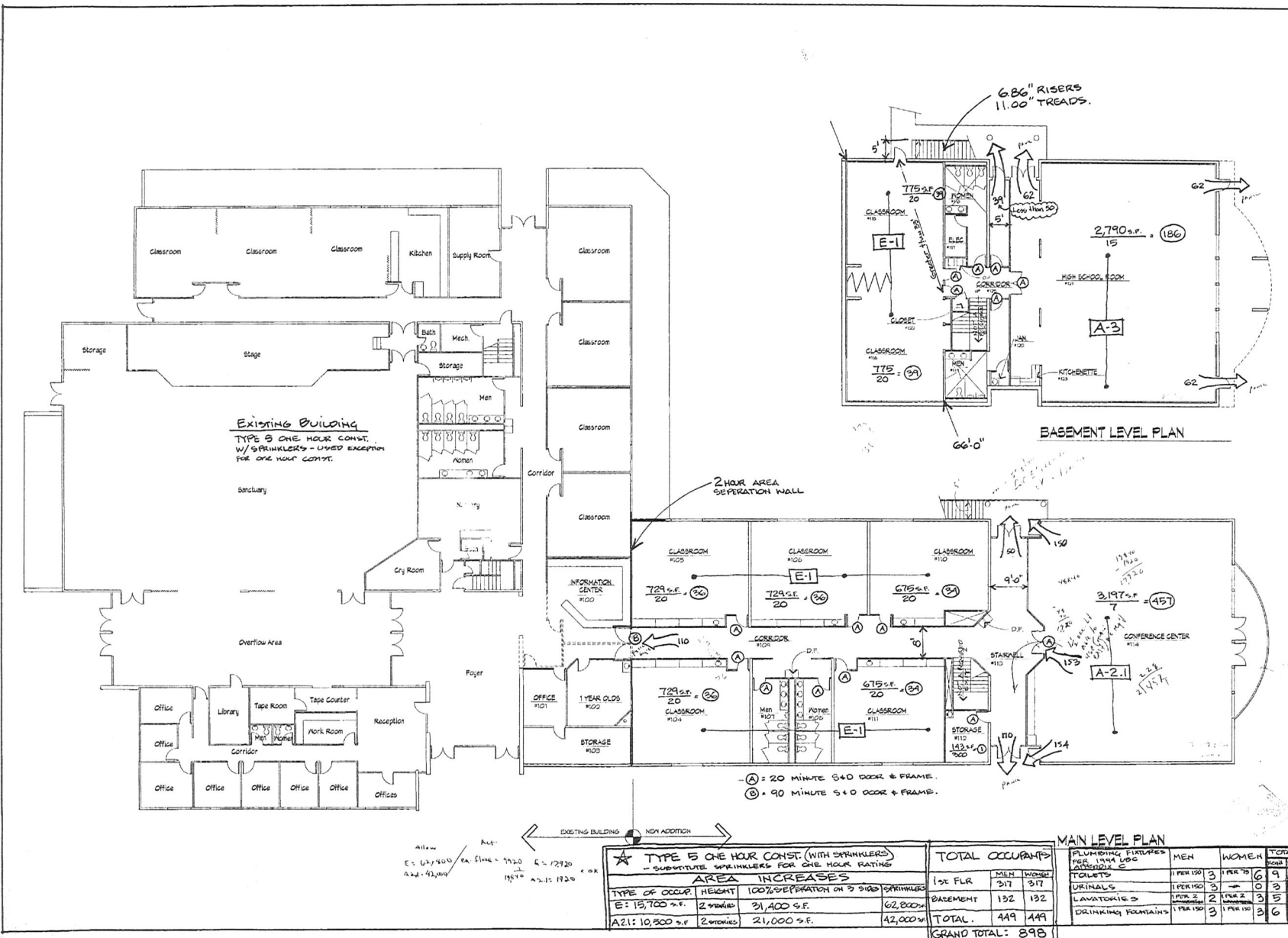


REVISIONS	
No.	Date

CHRIS CHIMITS, ARCHITECT  
 1556 GREGG STREET  
 CARSON CITY, NEVADA

Sheet: OVERALL FLOOR PLAN/SCHEMATIC CHECK  
 An Addition to Reno Christian Fellowship  
 1700 West Zoelle Lane  
 Reno, Nevada 89511

date: 10-26-96  
 scale: 3/32" = 1'-0"  
 designed: CPC  
 drawn: CPC

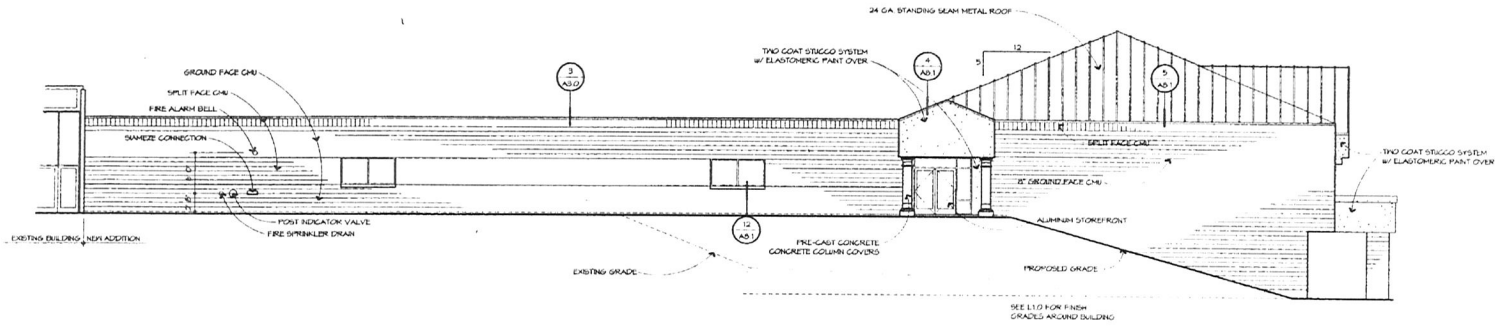


\* TYPE 5 ONE HOUR CONST. (WITH SPRINKLERS)  
 - SUBSTITUTE SPRINKLERS FOR ONE HOUR RATING  
 AREA INCREASES

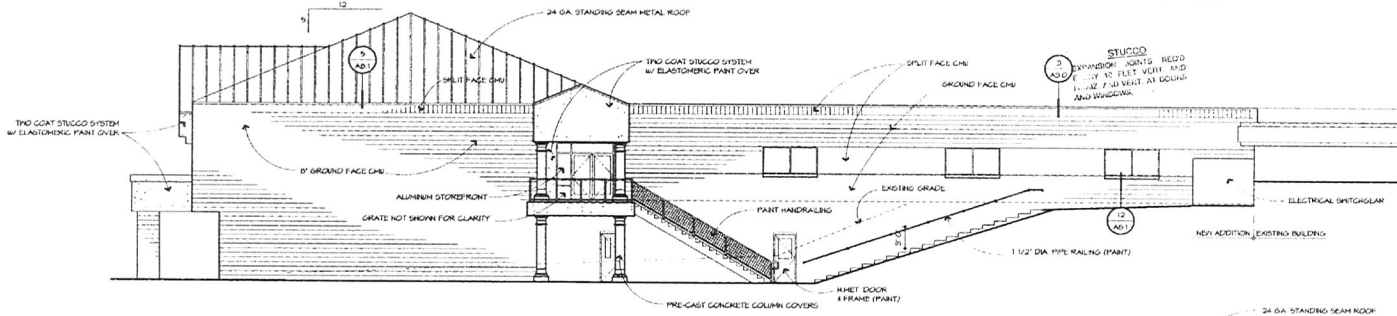
TYPE OF OCCUP.	HEIGHT	100% SEPARATION ON 2 SIDES SPRINKLERS	62,800 sq. ft.	42,000 sq. ft.
E: 15,700 s.f.	2 stories	31,400 s.f.	62,800	
A2: 10,800 s.f.	2 stories	21,000 s.f.		42,000

TOTAL OCCUPANTS	
1st FLR	BASEMENT
317	132
<b>TOTAL: 449</b>	<b>449</b>
<b>GRAND TOTAL: 898</b>	

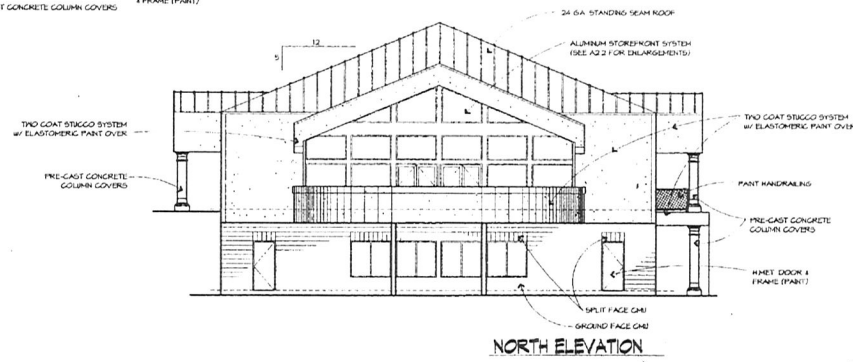
MAIN LEVEL PLAN			
PLUMBING FIXTURES PER 1000 S.F. LANDSIDE C	MEN	WOMEN	TOTAL
TOILETS	1 PER 150	1 PER 75	6
URINALS	1 PER 150	0	3
LAVATORIES	1 PER 150	2	5
DRINKING FOUNTAINS	1 PER 150	3	6



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



REVISIONS	
No.	Date

CHRIS CHIMITS, ARCHITECT  
 1556 GREGG STREET  
 CARSON CITY, NEVADA  
 PH: (702) 887-1556

REVISED EXTERIOR ELEVATIONS  
 An Addition to Reno Christian Fellowship  
 1700 West Zolenz Lane  
 Reno, Nevada 89511

date: 5-5-97  
 scale: 1/8" = 1'-0"  
 designed: CPC  
 drawn: CPC



# Development Application Submittal Requirements

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1. Fees
  - a. Make check payable to Washoe County. See the Fee Worksheet for amount due.
  - b. Bring check when you submit your application packets to Planning and Development, 1001 E. Ninth St, Bldg A, Reno, NV.
  - c. Submit the Fee Worksheet with the "Original Application Packet" only.
  - d. Do not include the Fee Worksheet with other copies of the application packet.
  
2. Complete Application Submittal
  - a. In accordance with Nevada Revised Statutes, application fees must be deposited the day of receipt. This does not guarantee that the application is complete. No application shall be processed until the information necessary to review and evaluate the proposed project is determined as complete by the Director of Planning and Development.
  
3. Application Forms. The following forms are included in your application packet. They must be completed and submitted as part of your application.
  - a. Project and Applicant Information. Basic project and applicant Information is required on this form.
  - b. Owner Affidavit. The Owner Affidavit must be signed and notarized by all owners of the property that is the subject of the application request.
  - c. Application. Each item on the application must be answered in detail. If a question does not apply to your situation, please state so. Without sufficient information, your application may not be able to move forward. Planning and Development: 775.328.3600.
  
4. Proof of Property Tax Payment.
  - a. The applicant must provide a printed statement from the Washoe County Treasurer's Office indicating that all property taxes on the property have been paid for the current quarter of the fiscal year. Treasurer's Office: 775.328.2510.
  
5. Labels. The applicant is required to submit three sets of mailing labels for every tenant residing in a mobile home park that is within:
  - a. 100 feet of the proposed project if the request is for a deviation of 30 percent or less; or
  - b. 500 feet of the proposed project if the request is for a deviation of 31 percent or more.
  
6. Site Plan Specifications
  - a. Identify lot size with dimensions drawn using standard engineering scales (e.g. scale 1"= 100' or 1" = 200', or 1" = 500'). Show all streets and areas of ingress/egress to the property.
  - b. Show the location and configuration of all proposed buildings (with distances from the property lines and from each other), all existing buildings that will remain (with distances from the property lines and from each other), all existing buildings that will be removed, and site improvements on a base map with existing and proposed topography expressed in intervals of no more than five feet. (continued on next page)

Site Plan Specifications (continued from Page 1)

- c. Show the location and configuration of wells, septic systems and leach fields, overhead utilities, water and sewer lines, and all easements.
- d. Show locations of parking, landscaping, signage and lighting.

7. Building Elevations.

- a. All buildings and structures, including fences, walls, poles, and monument signs proposed for construction within the project shall be clearly depicted in vertical architectural drawings provided in accurate architectural scale. Architectural elevations of all building faces shall be presented.

8. Application Packets

- a. Submit either one complete application packet on a DVD or flash drive with 5 paper copies **OR** 15 paper copies. If information provided on the DVD or flash drive is incomplete, a replacement or additional paper copies will be requested.
- b. One application packet must be labeled "*Original*" and must include the application fees; the fee worksheet, and the original signed and notarized Owner Affidavit.
- c. **Each application packet must include one 8.5" x 11" or 11" x 17" reduction of any applicable site plan, development plan, and/or application map.**
  - I. ALL MATERIAL MUST BE READABLE.
  - II. Labeling on the reproductions must not be smaller than 8-point.
  - III. Large format sheets should be included in a side pocket(s).
- d. Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

9. Other Important Information

- a. Application and map submittals must comply with all specific criteria as established in the Washoe County Development Code and/or the Nevada Revised Statutes.
- b. Appropriate map engineering and building architectural scales are subject to the approval of Planning and Development and/or Engineering.
- c. All oversized maps and plans must be folded to a 9" x 12" size.
- d. Based on the specific nature of the development request, Washoe County reserves the right to specify additional submittal packets, additional information, and/or specialized studies to clarify the potential impacts and potential conditions of development to minimize or mitigate impacts resulting from the project.