



Board of Adjustment Staff Report

Meeting Date: December 4, 2014

Subject: Special Use Permit Case Number SB14-016
Applicant: Washoe County Community Services Department
Agenda Item Number: 7.B.
Project Summary: Construction of an operations building for staff and equipment
Recommendation: Approval with Conditions
Prepared by: Roger D. Pelham, MPA, Senior Planner
Planning and Development Division
Washoe County Community Services Department
Phone: 775.328.3622
E-Mail: rpelham@washoecounty.us

Description

Special Use Permit Case Number SB14-016 (STMWRF Public Service Yard) – To allow for the construction of a free standing operations building to house operations staff and equipment for the Washoe County Community Services Department.

- Applicant: Bill Wardell, Washoe County Community Services
- Property Owner: Washoe County
- Location: 8455 Alexander Lake Road
- Assessor's Parcel Numbers: 165-011-05 and 165-011-06
- Parcel Size: 49.43 acres and 14.97 acres
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Public – Semi Public Facilities (PSP)
- Area Plan: Southeast Truckee Meadows
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 810, Special Use Permit
- Commission District: 2 – Commissioner Humke
- Section/Township/Range: Section 4, T18N, R20E
Washoe County, NV

Staff Report Contents

Project Description..... 1
Special Use Permit 3
Vicinity Map 4
Site Plan 5
Project Evaluation..... 8
South Truckee Meadows / Washoe Valley Citizen Advisory Board (STMWVCAB)..... 8
Reviewing Agencies..... 9
Recommendation.....10
Motion.....10
Appeal Process.....11

Exhibits Contents

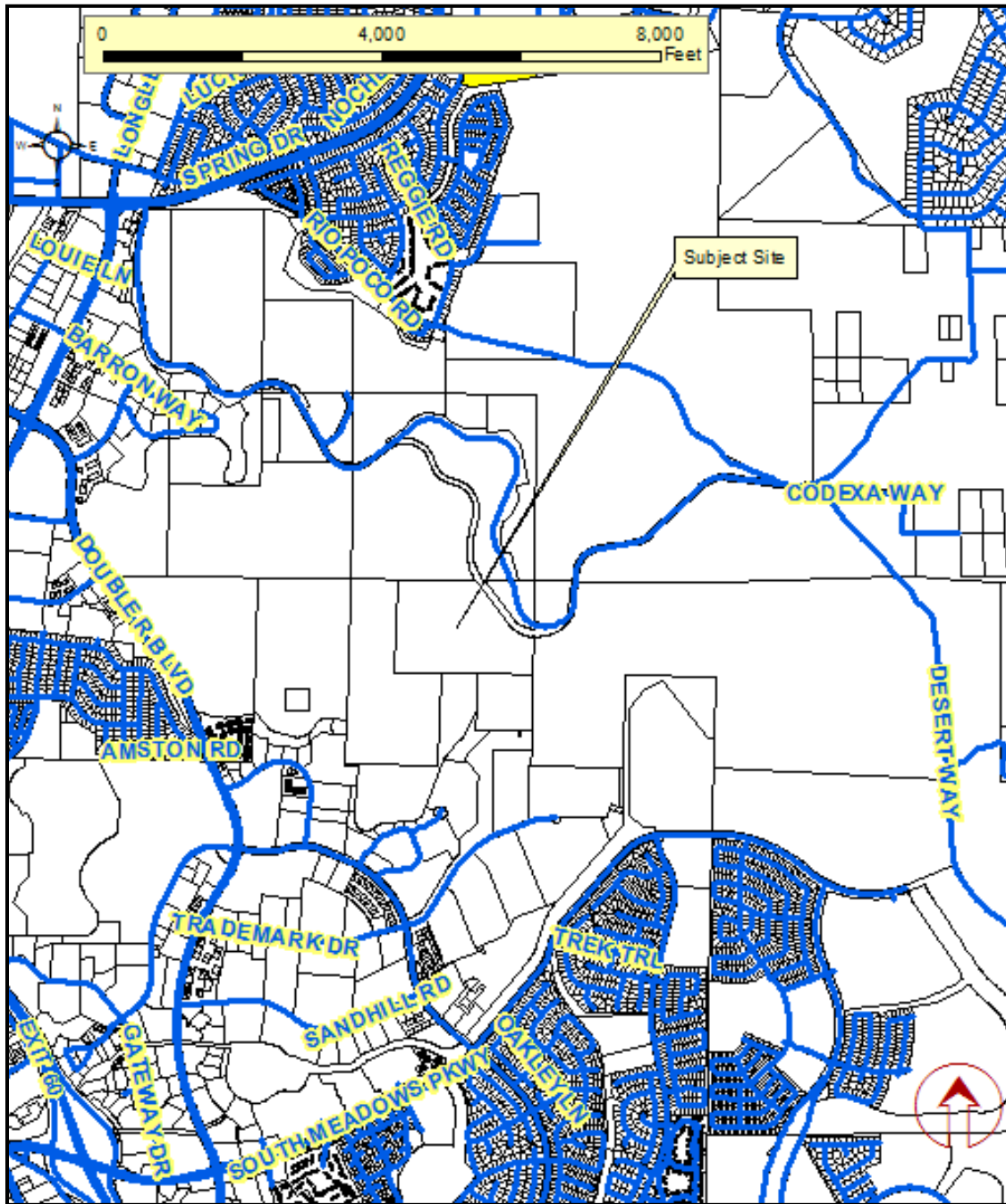
Conditions of Approval.....Exhibit A
Public Notice MapExhibit B
Project Application Exhibit C
Engineering and Capital Projects Memorandum Exhibit D

Special Use Permit

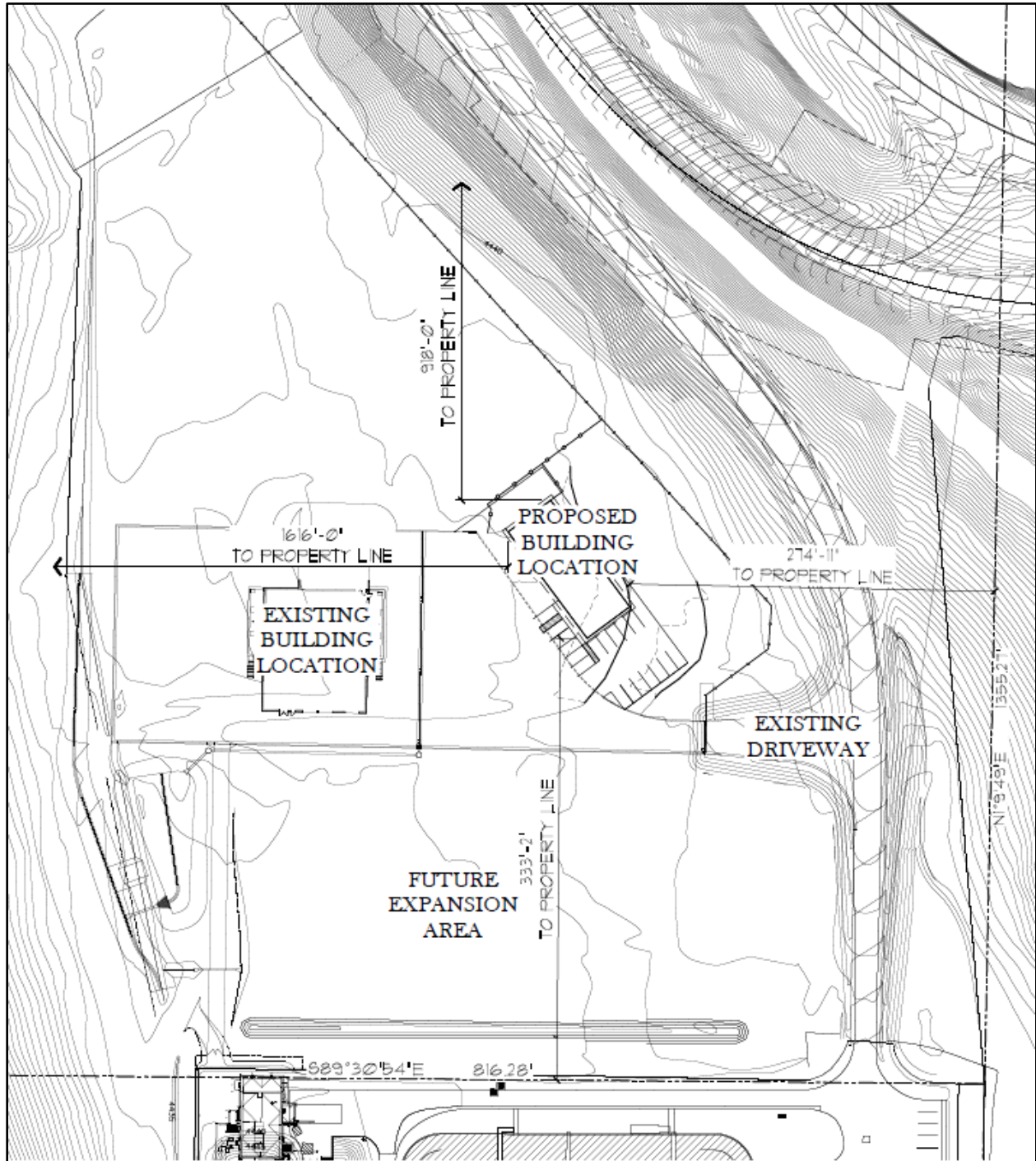
The purpose of a Special Use Permit is to allow a method of review to identify any potential harmful impacts on adjacent properties or surrounding areas for uses that may be appropriate within a regulatory zone; and to provide for a procedure whereby such uses might be permitted by further restricting or conditioning them so as to mitigate or eliminate possible adverse impacts. 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.

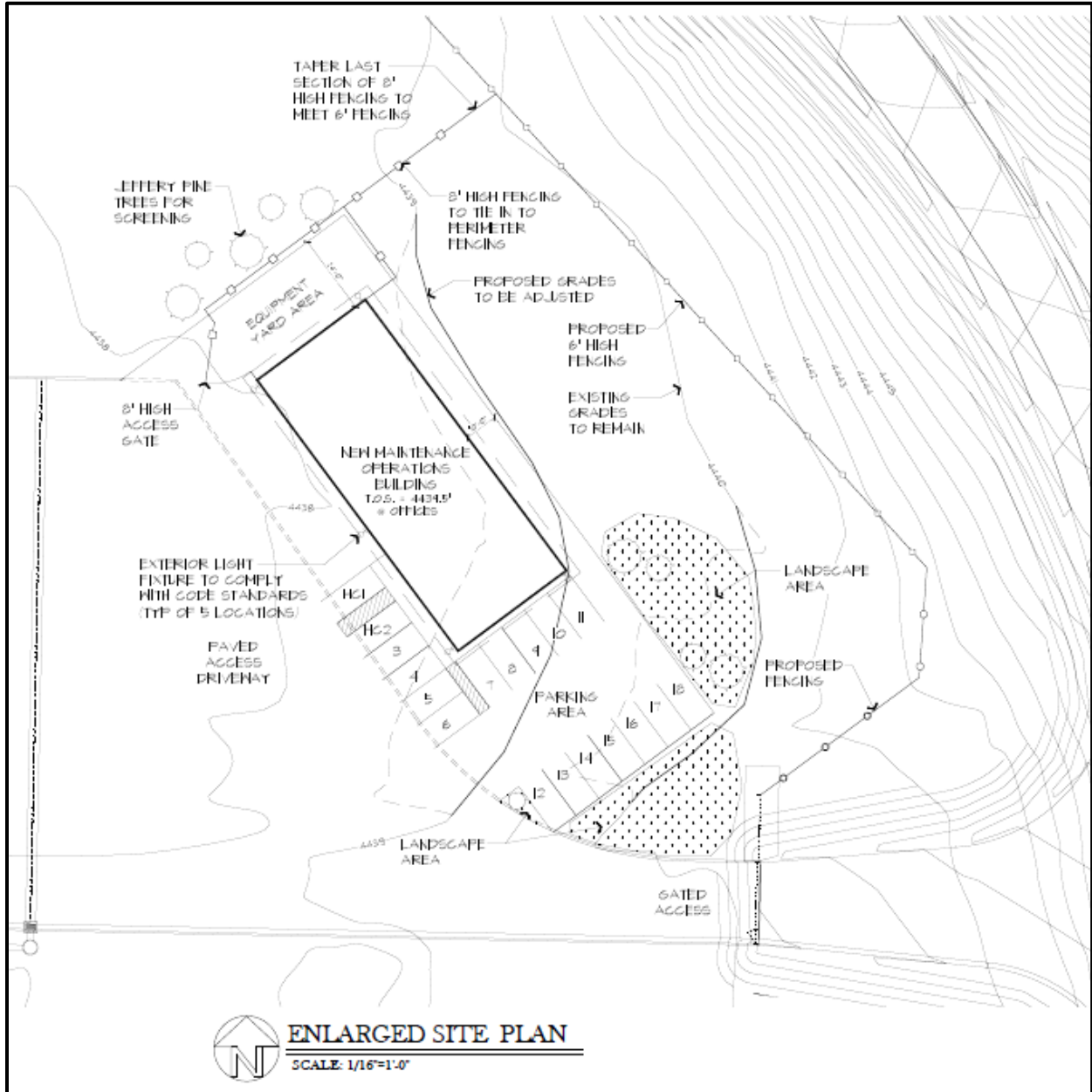
The Conditions of Approval for Special Use Permit Case Number SB14-016 are attached to this staff report and will be included with the Action Order.

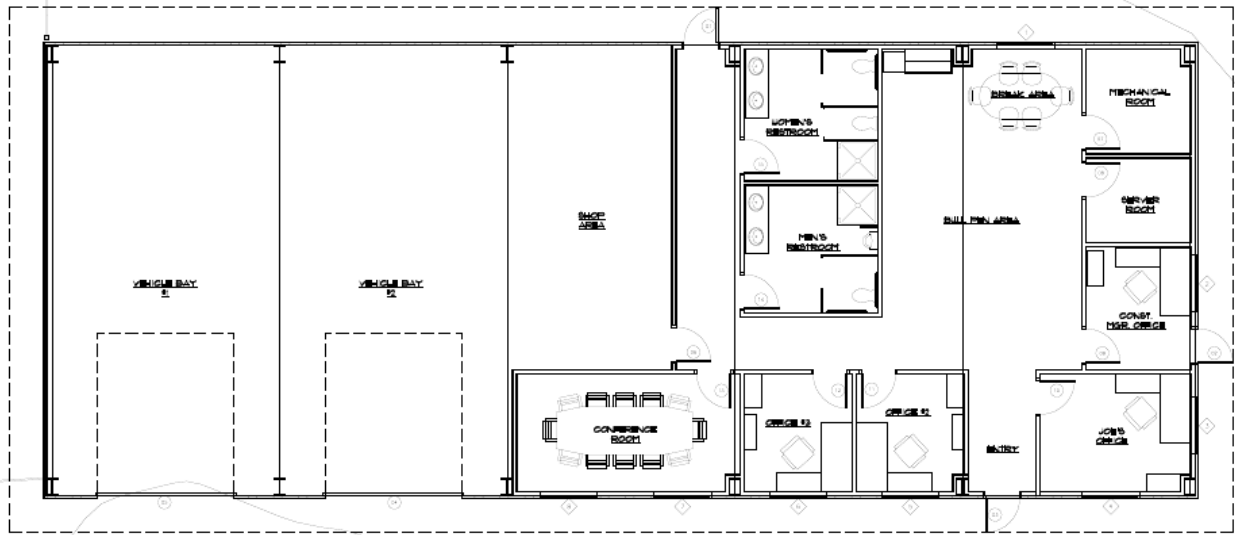


Vicinity Map

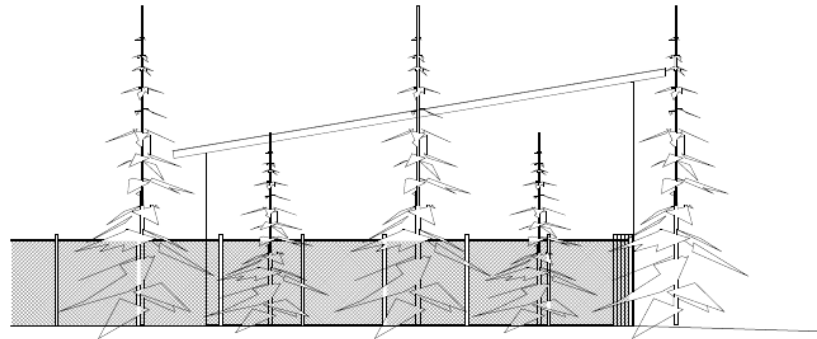


Site Plan

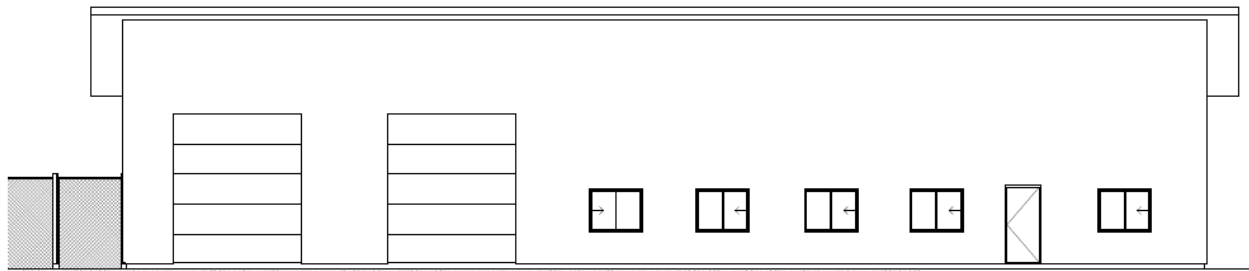




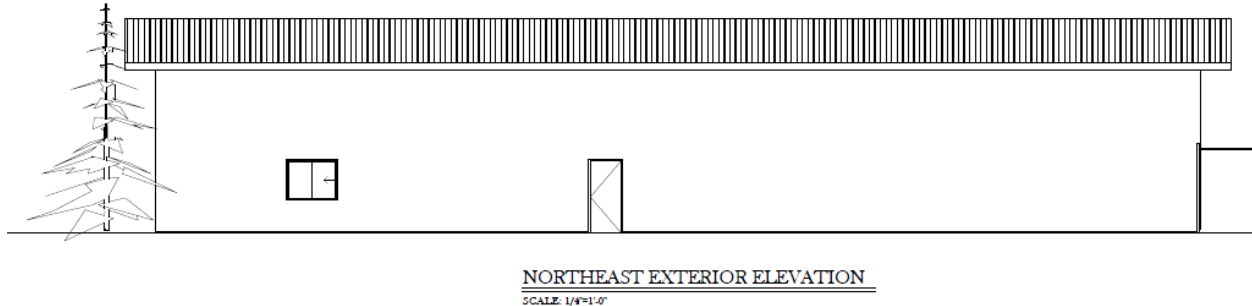
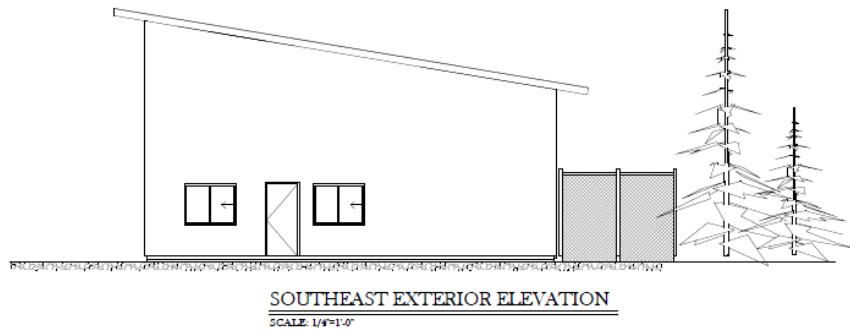
 **FLOOR PLAN**
SCALE: 1/4"=1'-0"



NORTHWEST EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"



SOUTHWEST EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"



Project Evaluation

Washoe County Utilities Operations Division is seeking approval to construct an Operations Building (Public Service Yard use type) on the same parcel as the South Truckee Meadows Water Reclamation Facility (sewer plant). The building is intended to be used for equipment storage, maintenance and office space. The use requested is permissible in this location subject to the approval of a Special Use Permit.

The current request creates little potential for any impact upon the surrounding area. The adjacent use, a sewer plant, was placed in this location because it is not close to any residences. A Special Use Permit to expand the sewer plant was recently approved and additional landscaping was required which will help to mitigate any views of this facility as well. Additional landscaping, down-shielded lighting and other standard development criteria will be required to be met. The proposed building will be required to match the colors, texture and architecture of the existing buildings on the site. Evergreen trees will be required to be planted around the building to soften any visual impact.

Staff believes that all required findings can be made and that any potential impacts will be sufficiently mitigated by the conditions of approval attached to this report.

South Truckee Meadows / Washoe Valley Citizen Advisory Board (STMWVCAB)

The proposed project was presented by the Washoe County Utilities Operations Division at the regularly scheduled Citizen Advisory Board meeting on November 13, 2014. The notes from that meeting were not available at the time of this staff report. The notes will be provided to the Board of Adjustment at the public hearing.

Reviewing Agencies

The following agencies received a copy of the project application for review and evaluation:

- Washoe County Community Services Department
 - Planning and Development
 - Engineering and Capital Projects
 - Water and Sewer
 - Water Rights
- Washoe County Health District
 - Air Quality
 - Mosquito / Vector Control
- Truckee Meadows Fire Protection District
- Regional Transportation Commission

Two of the eight above-listed agencies/departments provided comments and/or recommended conditions of approval in response to their evaluation of the project application. A **summary** of each agency's comments and/or recommended conditions of approval and their contact information is provided. The Conditions of Approval document is attached to this staff report and will be included with the Action Order.

- Washoe County Planning and Development addressed landscaping, parking and lighting standards and imposed operational conditions that will be in effect for the life of the project.
Contact: Roger Pelham, 775.328.3622, rpelham@washoecounty.us
- Washoe County Engineering addressed pavement standards and provided standard technical conditions for construction.
Contact: Leo Vesely, 775.325.8032, lvesely@washoecounty.us

Staff Comment on Required Findings

Washoe County Code Section 110.810.20 of 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 Southeast Truckee Meadows Area Plan.

Staff Comment: There are no master plan policies or action items that are in conflict with the approval of the operations building at the site of the waste treatment facility.
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: Adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities exist at this time for the waste treatment facility and are sufficient to serve the proposed operations building.

3. Site Suitability. That the site is physically suitable for a water reclamation facility, and for the intensity of such a development.

Staff Comment: The proposed operations building is a compatible use with the existing waste treatment facility.

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 waste treatment facility is in existence at this time, the addition of the proposed operations building will not create additional 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 a military installation.

Staff Comment: There is no military installation in the vicinity of the project.

Recommendation

Those agencies which reviewed the application recommended conditions in support of approval of the project. Therefore, after a thorough analysis and review, Special Use Permit Case Number SB14-016 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 Special Use Permit Case Number SB14-016 for the Washoe County Community Services Department, having made all five findings in accordance with Washoe County Development 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 Southeast Truckee Meadows 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 a water reclamation facility, 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; and
5. Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of a military installation.

Appeal Process

Board of Adjustment action will be effective 10 days after the public hearing date, unless the action is appealed to the County Commission, in which case the outcome of the appeal shall be determined by the Washoe County Commission.

Applicant / Property Owner: Washoe County Community Services Department
Attn: Bill Wardell
4930 Energy Way
Reno, NV 89502



Conditions of Approval

Special Use Permit Case Number SB14-016

The project approved under Special Use Permit Case Number SB14-016 shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment on December 4, 2014. 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 or to abide by all other generally applicable Codes.

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 Development 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 initiation 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 District Health Department must be appealed to the District Board of Health.

- **The RENO-TAHOE AIRPORT AUTHORITY is directed and governed by its own Board. Therefore, any conditions set by the Reno-Tahoe Airport Authority must be appealed to their Board of Trustees.**
- **The REGIONAL TRANSPORTATION COMMISSION (RTC) is directed and governed by its own board. Therefore, any conditions set by the Regional Transportation Commission must be appealed to that Board.**

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 Development Division

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

Contact Name – Roger Pelham, 775.328.3622, rpelham@washoecounty.us

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit. The Planning and Development Division shall determine compliance with this condition.
- b. The applicant shall submit complete construction plans and 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 Development Division.
- c. The applicant shall attach a copy of the action order approving this project to all administrative permit applications (including building permits) applied for as part of this special use permit.
- d. The proposed structure shall match the existing buildings on the site in: exterior color, exterior texture, general architectural design and roofing materials.
- e. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any prehistoric or historic remains/artifacts be discovered during site development, work shall temporarily be halted at the specific site and the State Historic Preservation Office of the Department of Museums, Library and Arts shall be notified to record and photograph the site. The period of temporary delay shall be limited to a maximum of two (2) working days from the date of notification.

- f. Landscaping for the project shall consist of evergreen trees planted at a rate of one tree every ten feet around the exterior of the structure on the northwest,

northeast and southeast sides. All trees shall be provided with permanent irrigation. All trees shall meet the minimum height requirements at time of planting as required by Article 412 of the Development Code.

- g. A certification letter or series of letters by a registered landscape architect or other persons permitted to prepare landscaping and irrigation plans pursuant to N.R.S. 623A shall be submitted to and approved by the Planning and Development Division. The letter(s) shall certify that all applicable landscaping provisions of Articles 408, 410 and 412 of the Development Code have been met. Any landscaping plans and the letter shall be wet-stamped. The letter shall indicate any provisions of the code that the Director of the Planning and Development Division has waived.
- h. All landscaping shall be maintained in accordance with the provisions found in Section 110.412.75, Maintenance. A three-year maintenance plan shall be submitted by a licensed landscape architect registered in the State of Nevada to the Planning and Development Division, prior to a Certificate of Occupancy. The plan shall be wet-stamped.
- i. All exterior lighting fixtures shall be shielded such that light is emitted downward only. Cut-sheets for all exterior lighting fixtures shall be included with building permit applications.
- j. The following **Operational Conditions** shall be required for the life of the development:
 - 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 the Conditions of Approval shall render this approval null and void. Compliance with this condition shall be determined by the Planning and Development Division.
 - 3. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the special use permit to meet with the Planning and Development Division to review Conditions of Approval prior to the final sale of the site and/or the special use permit. Any subsequent purchaser/operator of the site and/or the special use permit shall notify the Planning and Development Division of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.

Washoe County Engineering and Capital Projects

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

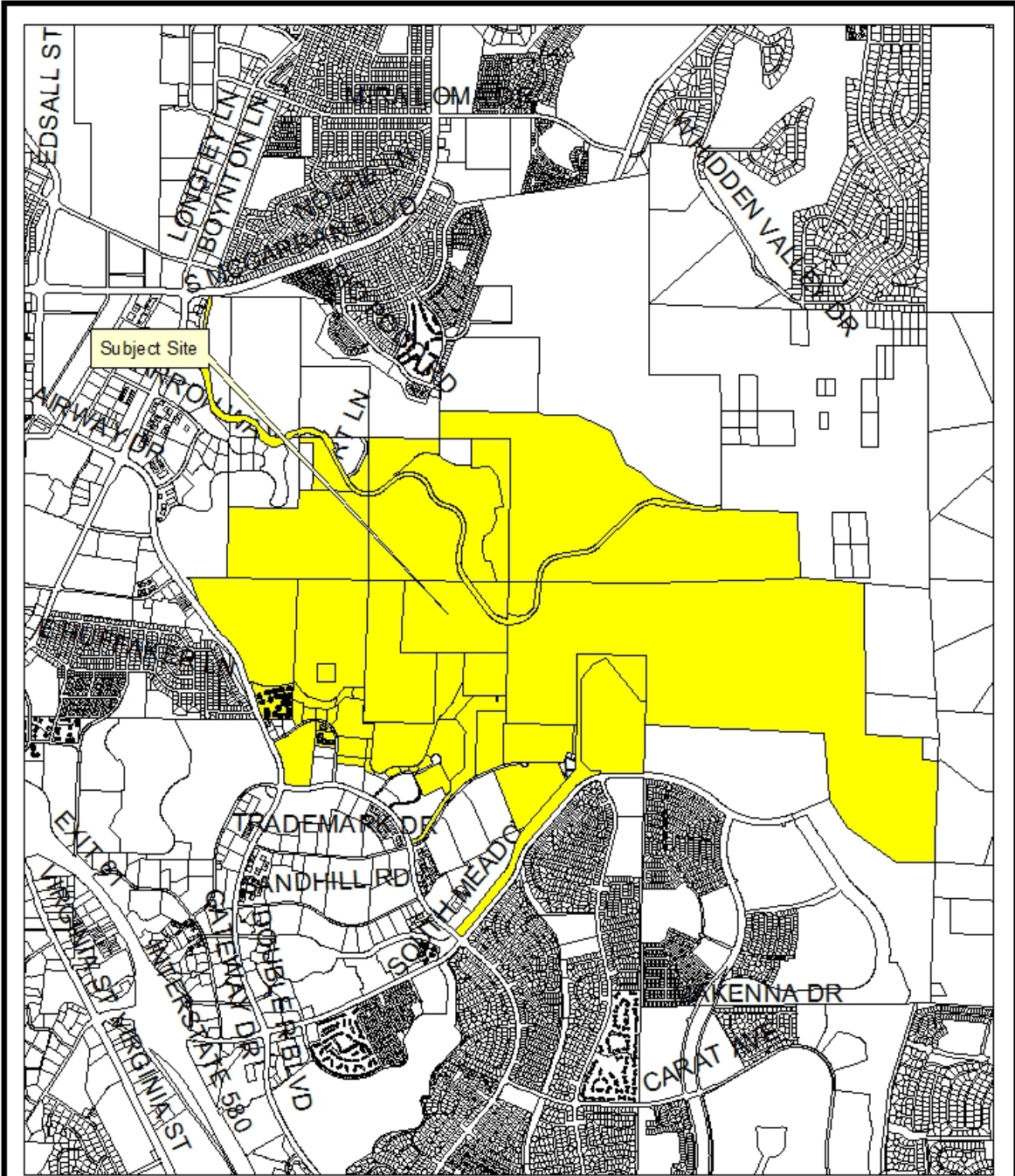
Contact Name – Name, 775.325.8032, lvesely@washoecounty.us

- 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. 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 re-vegetated. Methods and seed mix must be approved by the County Engineer with technical assistance from the Washoe-Storey Conservation District.
- c. A drainage 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
- d. Any increase in storm water runoff resulting from the development shall be retained on site to the satisfaction of the County Engineer.
- e. The applicant shall provide pretreatment for petrochemicals and silt for all storm drainage from the site to the satisfaction of the County Engineer.
- f. The minimum pavement requirements for on-site paving shall be four inches (4") of asphalt over six inches (6") of granular base to the satisfaction of the County Engineer.

*** End of Conditions ***



Mailing Label Map
Special Use Permit Case No SB14-016
CSD Utility Operation Building
 62 Parcels selected at 2150 feet.

Source: Community Planning Services



Date: October 2014

Department of
 Community
 Development
WASHOE COUNTY
NE VADA

Post Office Box 11120
 Reno, Nevada 89520
 (775) 235-2600

Community Services Department
Planning and Development
SPECIAL USE PERMIT APPLICATION



Washoe County Development Application

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

Project Information		Staff Assigned Case No.: _____	
Project Name:			
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:
Section(s)/Township/Range:			
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: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
For Office Use Only			
Date Received: Initial:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Special Use Permit Application Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to special use permits may be found in Article 810, Special Use Permits.

1. What is the type of project being requested?

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

3. What improvements (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.) will have to be constructed or installed and what is the projected time frame for the completion of each?

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

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

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

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

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

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

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

11. What type of signs and lighting will be provided? On a separate sheet, show a depiction (height, width, construction materials, colors, illumination methods, lighting intensity, base landscaping, etc.) of each sign and the typical lighting standards. (Please indicate location of signs and lights on site plan.)

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

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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13. Community Sewer

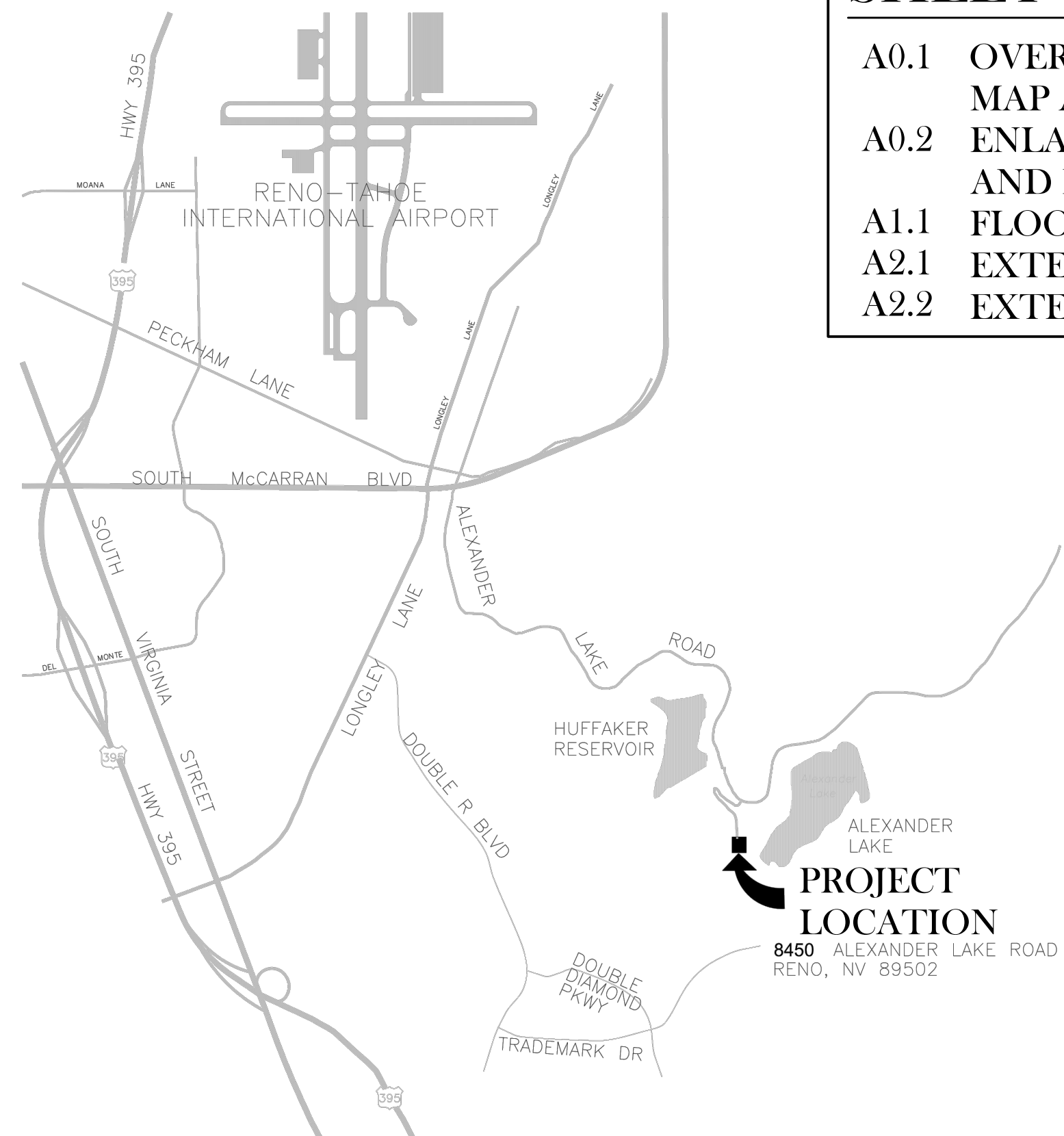
<input type="checkbox"/> Yes	<input type="checkbox"/> No
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Community Water

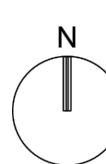
<input type="checkbox"/> Yes	<input type="checkbox"/> No
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SHEET INDEX

- A0.1 OVERALL SITE PLAN, LOCATION MAP AND TYPICAL NOTES
- A0.2 ENLARGED SITE, LANDSCAPE AND LIGHTING PLAN
- A1.1 FLOOR PLAN
- A2.1 EXTERIOR ELEVATIONS
- A2.2 EXTERIOR ELEVATIONS



LOCATION MAP
NTS



1-1

NOTE:
NO SIGNIFICANT HYDROLOGICAL RESOURCES ARE LOCATED WITHIN THE REQUIRED LIMITS OF THE PROPOSED PROJECT

NOTE:
ALL WORK PROPOSED WILL COMPLY WITH THE STANDARDS AND REQUIREMENTS AS SET FORTH IN THE WASHOE COUNTY DEVELOPMENT CODE

GENERAL NOTES:

The intent of the drawings and specifications is to show the Work of this project in compliance with the 2012 International Building Code (IBC). The Contractor shall not knowingly install or construct Work which violates, or may violate, these standards and regulatory conditions. Utility work shall comply with the serving utility standards for service connections.

Changes to the Work of this project shall be made only by written directives such as Field Directives or Change Orders prepared and issued by the Architect.

The Contractor is responsible for administering the site conditions and the performance of the Work in compliance with industry safety standards and environmental protective standards as contained in the Federal EPA and local agencies. In the event of an emergency which endangers life and/or property the Contractor may act in the defense of life and property without prior notification and approval of the Architect.

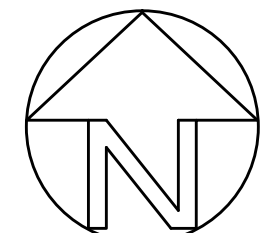
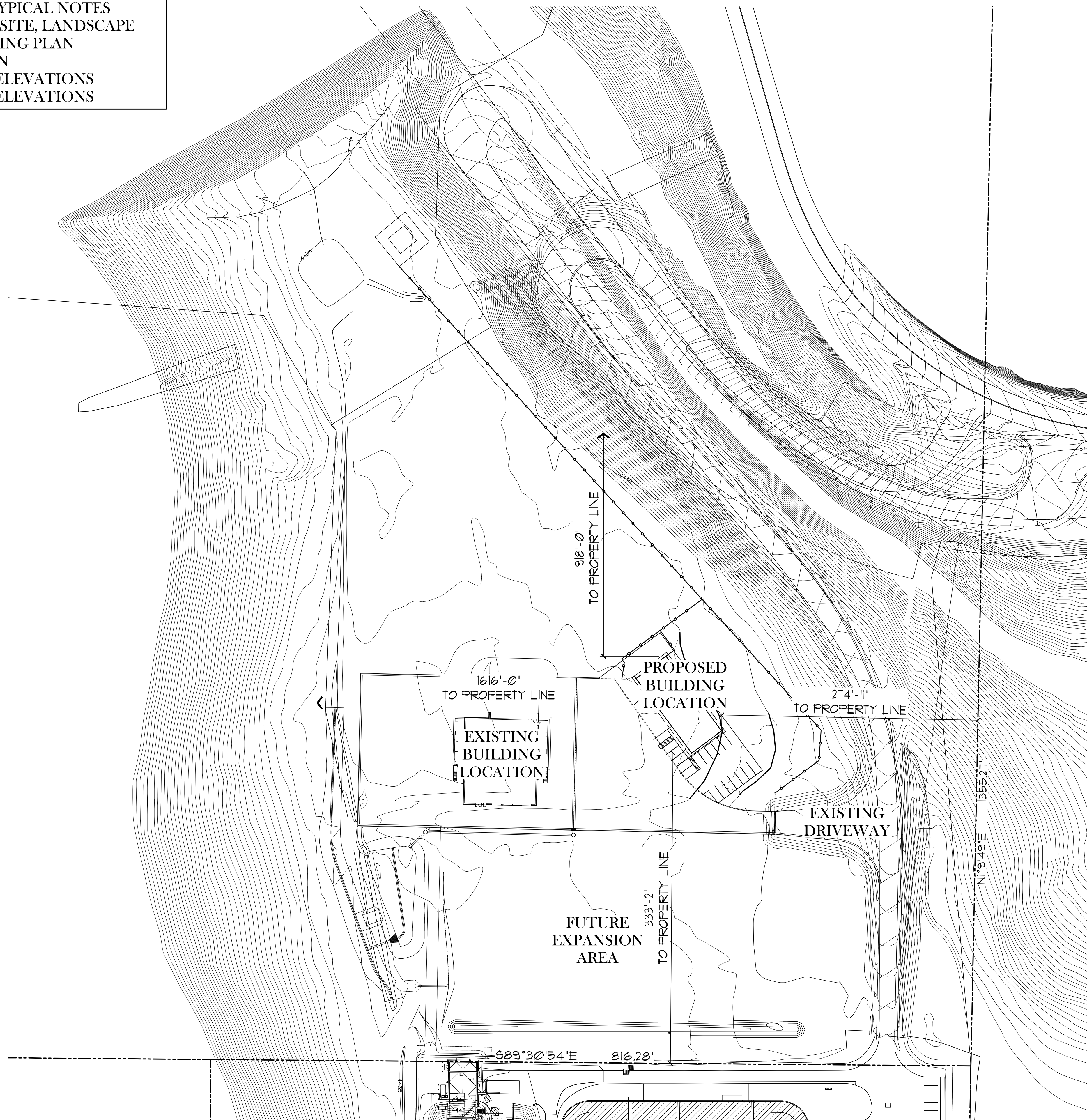
The Contractor shall provide access to the Work during ordinary work hours for the inspection and testing activities and personnel of the owner, the Architect and governing public agency personnel.

Workmanship shall meet or exceed the occupied industry standards as defined by the various trades and no allowance shall be made for lack of skill or experience. All installed materials and equipment shall be new and in compliance with the specified standards. The Contractor shall provide weather protective measures during the course of the Work and shall provide project security against vandalism and theft.

Waste materials shall be regularly removed from the site and disposed in a legal manner in compliance with Federal EPA and local governing agency requirements. Trash shall be kept in an approved manner until removal.

The Contractor shall provide fire prevention practices and fire suppression systems and devices as required by governing public agencies and the project insurers.

All proposed work to conform with the requirements of the Special Use Permit once issued.



OVERALL SITE

SCALE: 1"=60'-0"

Revisions

OVERALL SITE PLAN, LOCATION MAP AND TYPICAL NOTES

Community Services
Capitol Projects Division
1001 E. 9th Street
Reno, Nevada 89520-0027
(775) 328-3763
(775) 328-3699

UTILITY OPERATIONS BUILDING
8455 Alexander Lake Rd, Reno, Washoe County, APN 165-011-05
WASHOE COUNTY COMMUNITY SERVICES DEPT. - Capitol Projects Division
1001 E. 9th Street, Reno, Nevada 89520-0027

Scale
1"=60'-0"

Rev.

Date
10/21/14

Drawing Identity
A0.1

of
SB14-016
EXHIBIT C

LANDSCAPE LEGEND



NATIVE/NATURALIZED JUNIPERUS TREES

DISTURBED SLOPES/AREAS TO BE REVEGETATED WITH NATIVE SEED BLEND AND RANDOMLY PLACED NATIVE SHRUB PLUGS.



REVEGETATED AREA

PLANTING & IRRIGATION NOTES

- 1) ALL PLANTING AND IRRIGATION SHALL BE INSTALLED PER LOCAL GOVERNING CODES.
- 2) FINAL PLANT SELECTION AND LAYOUT WILL BE BASED ON SOUND HORTICULTURAL PRACTICES RELATING TO MICRO-CLIMATE, SOIL, AND WATER REGIMES. PLANT SIZE AND QUALITY AT TIME OF PLANTING WILL BE PER THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-1990).
- 3) SEEDED AREAS WILL BE TEMPORARILY IRRIGATED TO INSURE ESTABLISHMENT.. CONTAINER PLANTINGS WILL BE DRIP IRRIGATED BASED ON THE SPECIFIC HORTICULTURAL REQUIREMENTS OF EACH SPECIES.

LANDSCAPE DATA

TOTAL PROJECT DISTURBANCE = ±13,000 SQ. FT.
 PROPOSED LANDSCAPE AREA = ±2,600 SQ. FT. (REVEGETATED AREA AND TREE PLANTING)
 ZONING: PSP

- Article 412 Landscaping (Section 110.412.00) Purpose:
- 1) Increase compatibility between residential, commercial and industrial land uses.
 - 2) *NOT APPLICABLE TO THIS PROJECT*
 - 3) Enhancing the economic viability of the county and the quality of living for residents and visitors by creating an attractive appearance of development along streets and highways.
 - 4) *NOT APPLICABLE TO THIS PROJECT*
 - 5) Reducing heat, glare, noise, erosion, pollutants and dust by increasing the amount of vegetation.
 - 6) *THIS PROJECT IS REDUCING EROSION, POLLUTANTS AND DUST THROUGH THE RESTORATION OF THE NATIVE LANDSCAPE PALETTE.*
 - 7) Preserving significant ecological communities, and desirable existing trees and vegetation best suited for the local micro-climate.
 - 8) *NO TREES EXIST ON SITE. THE NATURAL CONDITIONS SUPPORT A NATIVE SHRUB AND HERBACEOUS COMMUNITY. BASED ON THE LOCAL MICRO-CLIMATE, THIS PROJECT GOAL IS TO RESTORE ALL DISTURBED AREAS WITH A NATIVE PLANT COMMUNITY CONSISTENT WITH THE EXISTING VEGETATIVE COVER.*
 - 9) Maximizing water conservation through established conservation principles and practices, and through proper landscape and irrigation planning, design, and management.
 - 10) *THIS PROJECT ACHIEVES MAXIMUM WATER CONSERVATION THROUGH PLANTING AND RESTORATION OF THE NATIVE SHRUB/HERBACEOUS COMMUNITY AND THE ADDITION OF A LIMITED NUMBER TREES. ALL NEW TREES AND SHRUBS WILL BE DRIP IRRIGATED.*

REQUIRED LANDSCAPE AREA = 20% OF TOTAL DEVELOPED AREA

LANDSCAPE AREA PROVIDED = ±2,600 SQ. FT. (REVEGETATED AREA AND TREE PLANTING)

(Section 110.412.25 Existing Vegetation) - "shall be preserved as set forth in this section and may contribute toward all landscaping required in this article.

TREES REQUIRED = 0
 (Trees are required based on "required yards adjoining streets" and "adjacency to residential use". These requirements are not applicable to this project).

TREES PROVIDED = 10 TOTAL

GENERAL NOTES:

The intent of the drawings and specifications is to show the Work of this project in compliance with the 2012 International Building Code (IBC). The Contractor shall not knowingly install or construct Work which violates, or may violate, these standards and regulatory conditions. Utility work shall comply with the serving utility standards for service connections.

Changes to the Work of this project shall be made only by written directives such as Field Directives or Change Orders prepared and issued by the Architect.

The Contractor is responsible for administering the site conditions and the performance of the Work in compliance with industry safety standards and environmental protective standards as contained in the Federal EPA and local agencies. In the event of an emergency which endangers life and/or property the Contractor may act in the defense of life and property without prior notification and approval of the Architect.

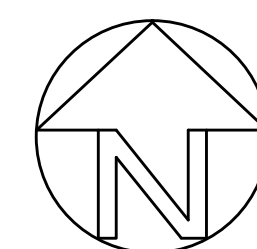
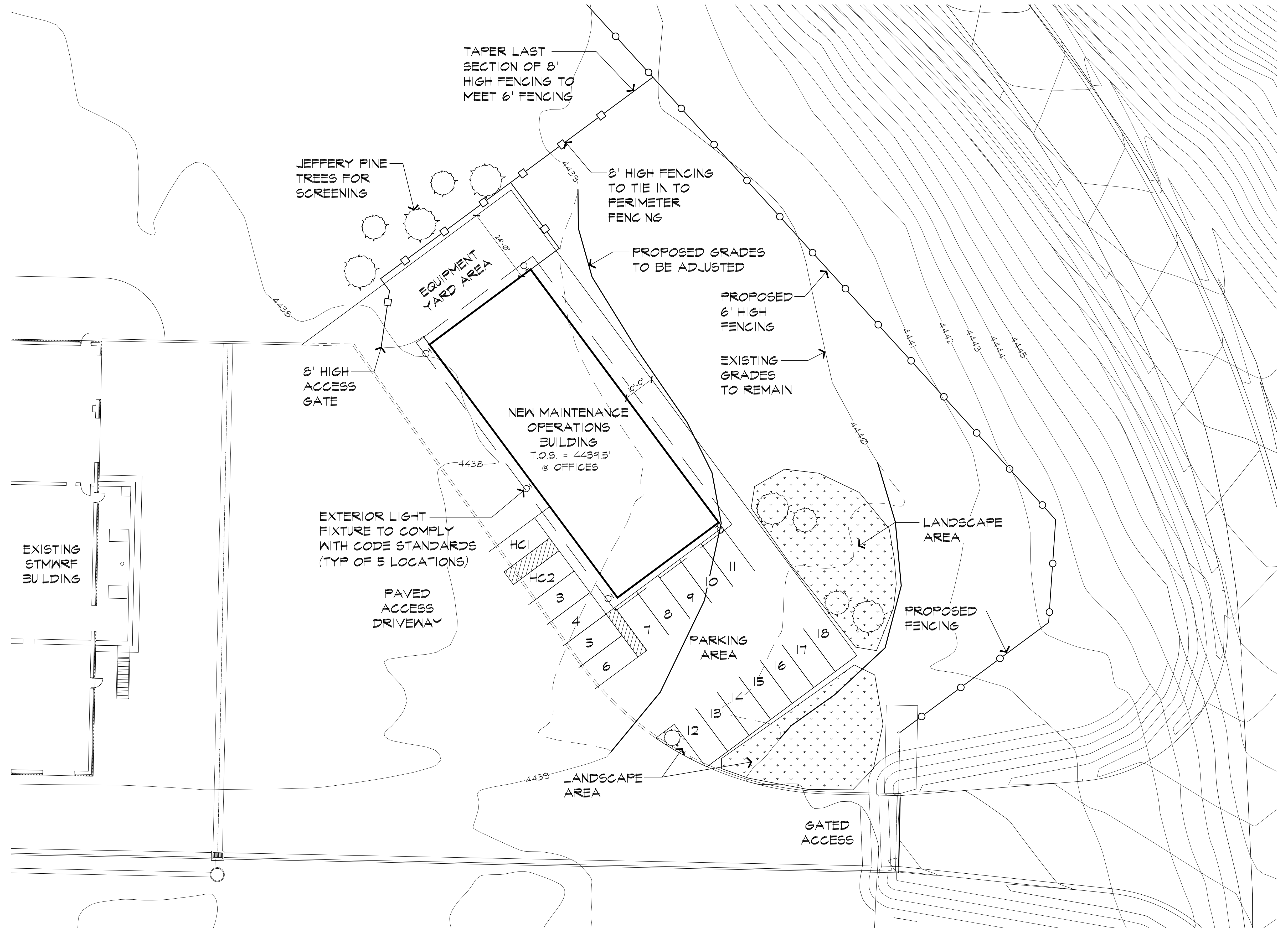
The Contractor shall provide access to the Work during ordinary work hours for the inspection and testing activities and personnel of the owner, the Architect and governing public agency personnel.

Workmanship shall meet or exceed the accepted industry standards as defined by the various trades and no allowance shall be made for lack of skill or experience. All installed materials and equipment shall be new and in compliance with the specified standards. The Contractor shall provide weather protective measures during the course of the Work and shall provide project security against vandalism and theft.

Waste materials shall be regularly removed from the site and disposed in a legal manner in compliance with Federal EPA and local governing agency requirements. Trash shall be kept in an approved manner until removal.

The Contractor shall provide fire prevention practices and fire suppression systems and devices as required by governing public agencies and the project insurers.

All proposed work to conform with the requirements of the Special Use Permit once issued.

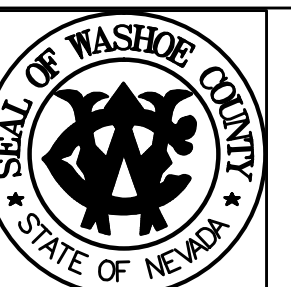


ENLARGED SITE PLAN

SCALE: 1/16"=1'-0"

Revisions

ENLARGED SITE PLAN,
 LANDSCAPE PLAN AND
 SITE LIGHTING PLAN



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 Capitol Projects Division
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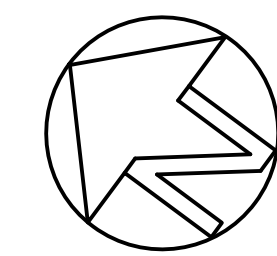
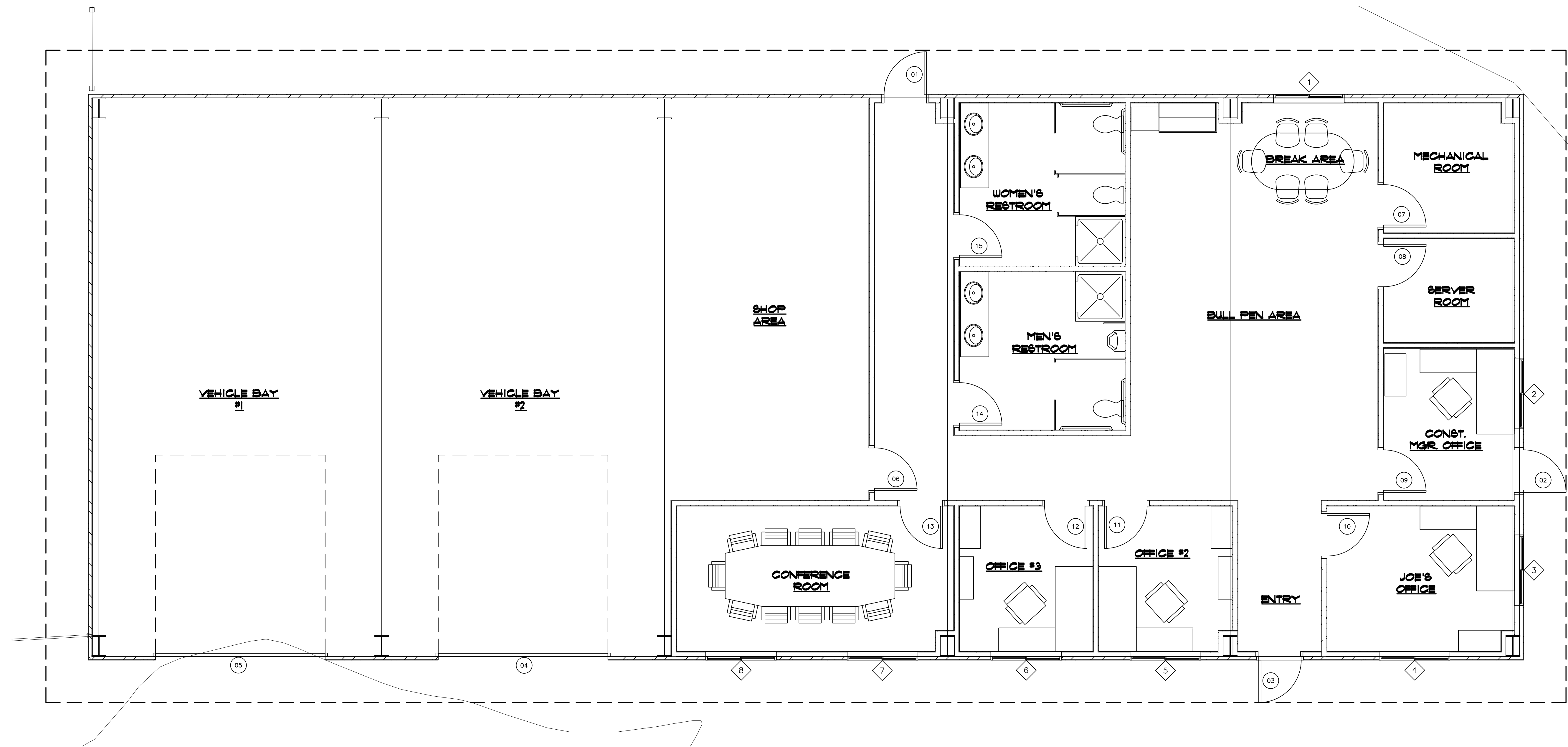
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Rev.

Date 10/21/14

Drawing Identity

A0.2



FLOOR PLAN

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

Revisions

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FLOOR PLAN



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Scale 1/4"=1'-0"

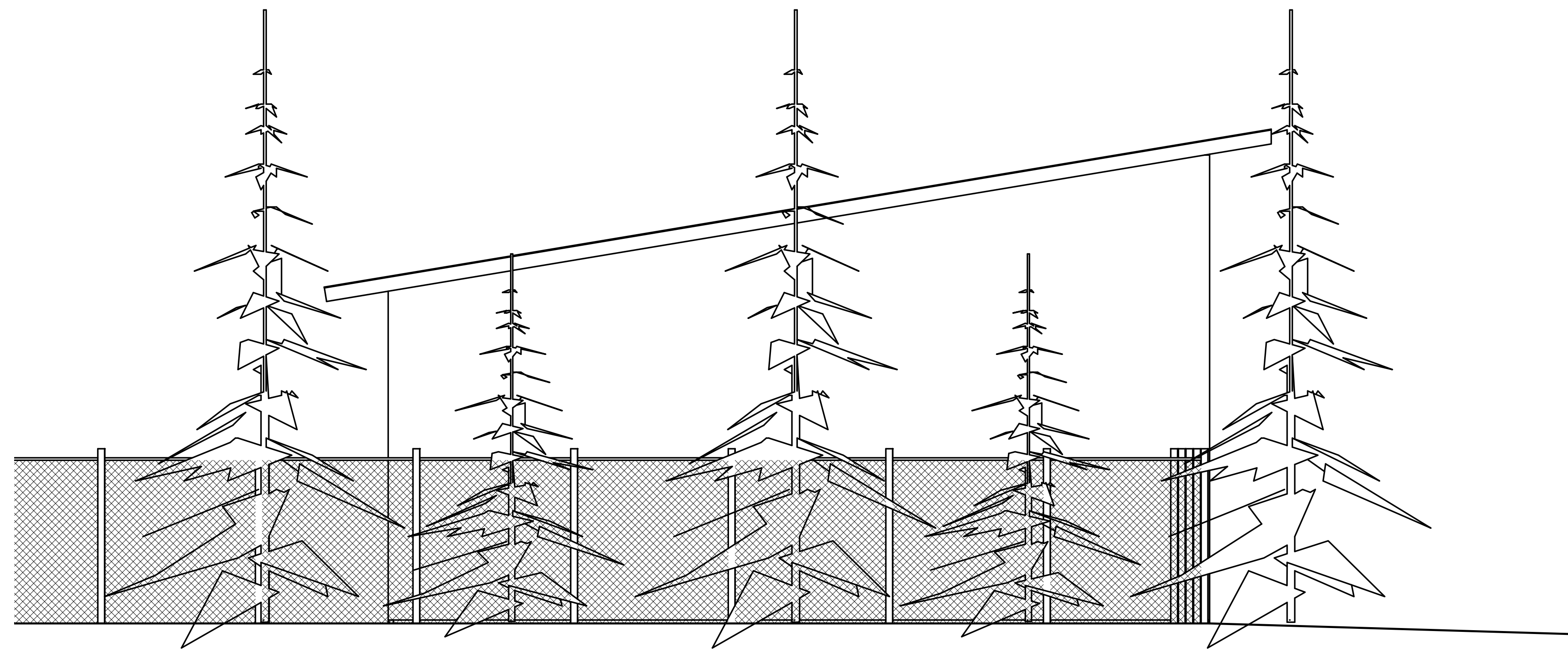
Rev.

Date 10/21/14

Drawing Identity

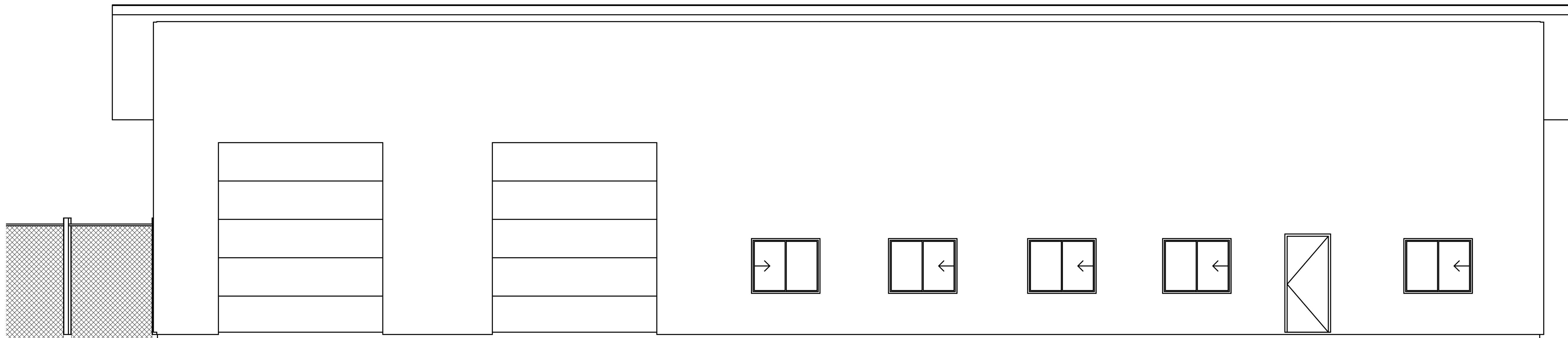
A1.1

of
SB14-016
EXHIBIT C



NORTHWEST EXTERIOR ELEVATION

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



SOUTHWEST EXTERIOR ELEVATION

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

Revisions

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EXTERIOR ELEVATIONS



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Scale: 1/4"=1'-0"

Rev.

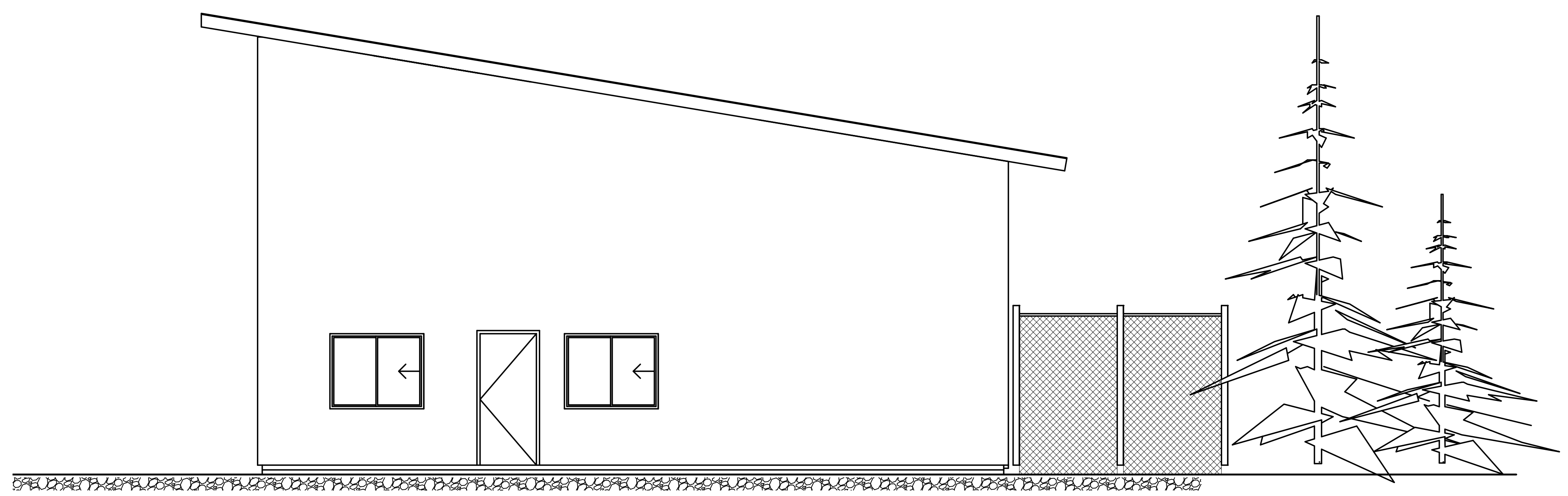
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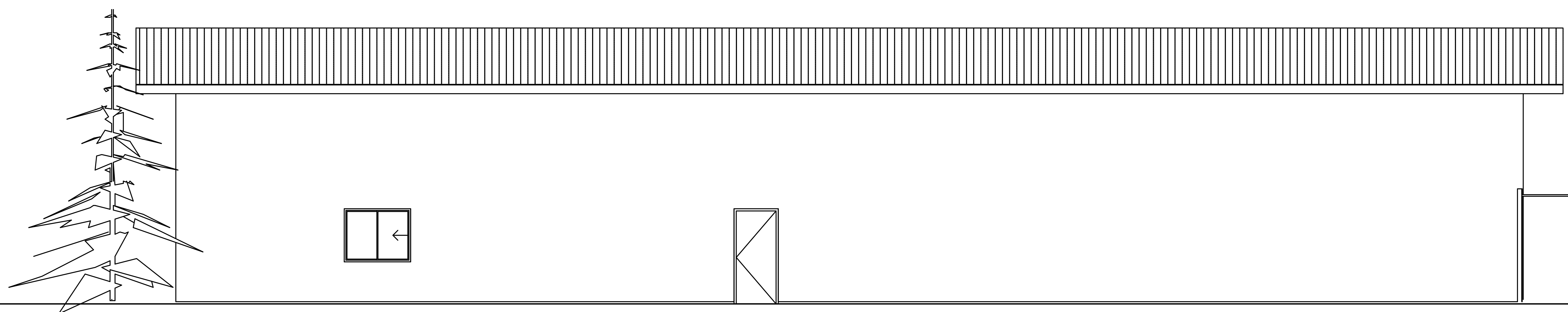
A2.1

of
SB14-016
EXHIBIT C

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SOUTHEAST EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"



NORTHEAST EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"

EXTERIOR ELEVATIONS



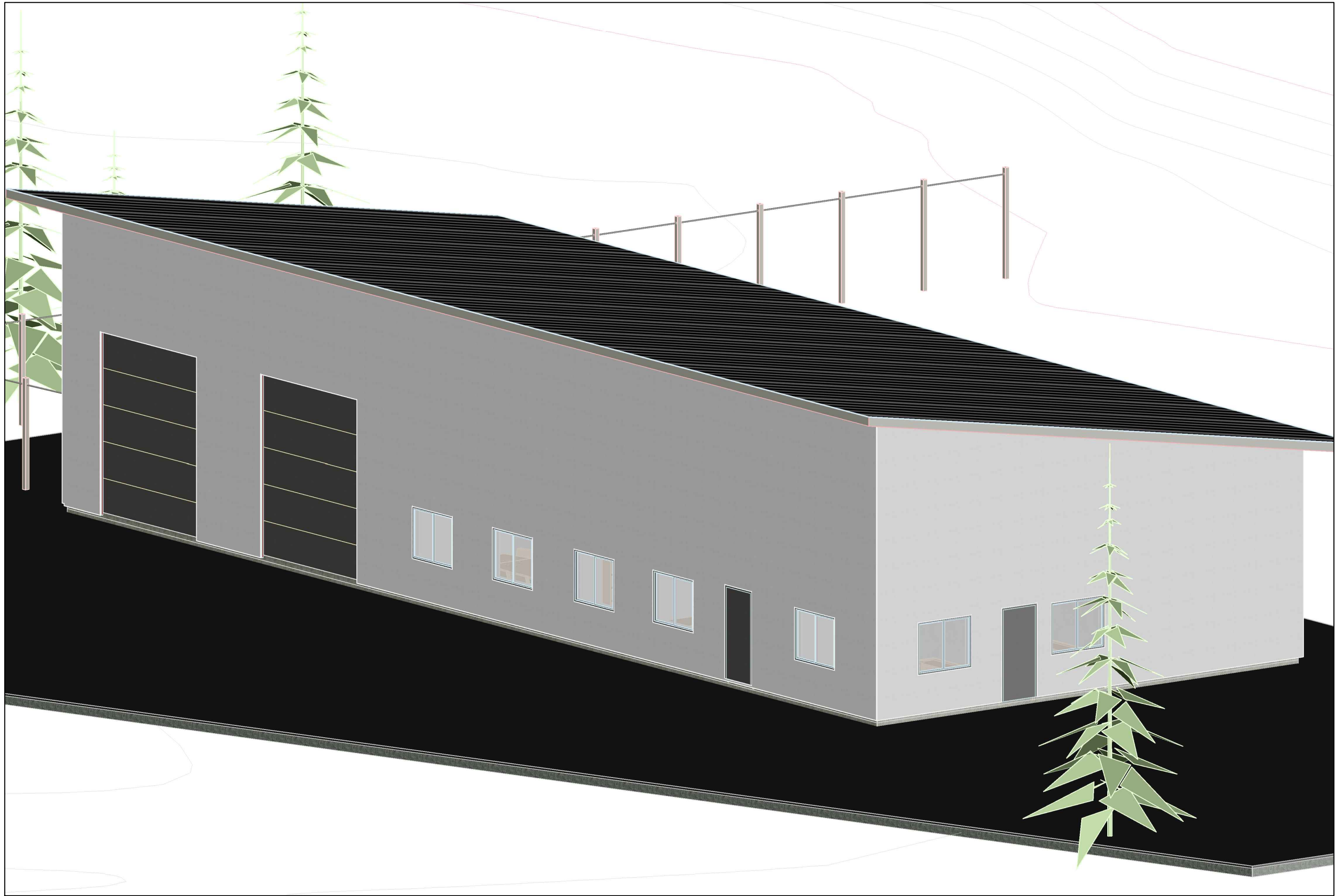
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Scale	1/4"=1'-0"
Rev.	
Date	10/21/14

Drawing Identity

A2.2



Project OPERATIONS BUILDING

I2.1

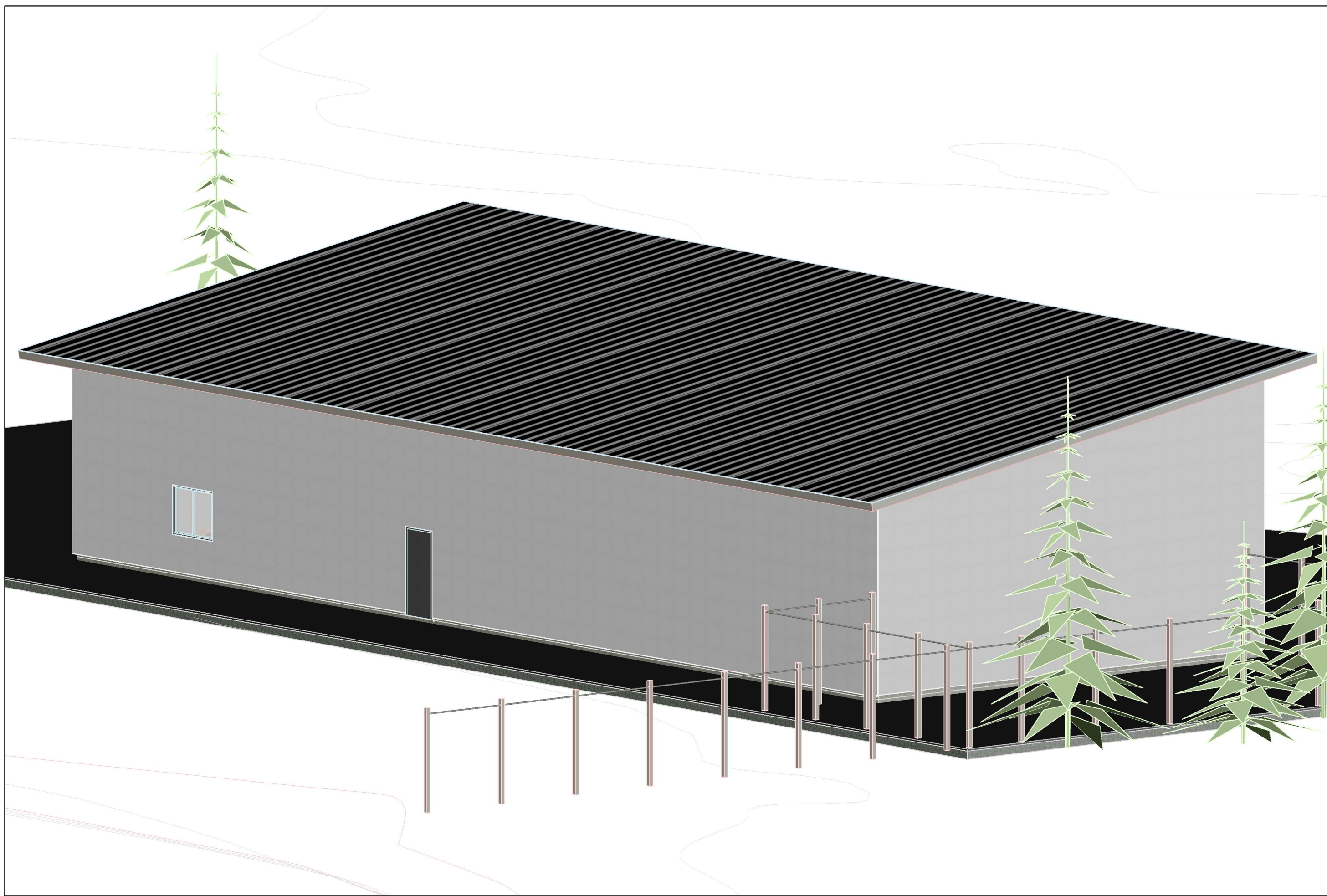
Date 10/21/14
Scale NOT TO SCALE

Drawing Name: 3D VIEW FROM SOUTHWEST

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EXHIBIT C



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EXHIBIT C

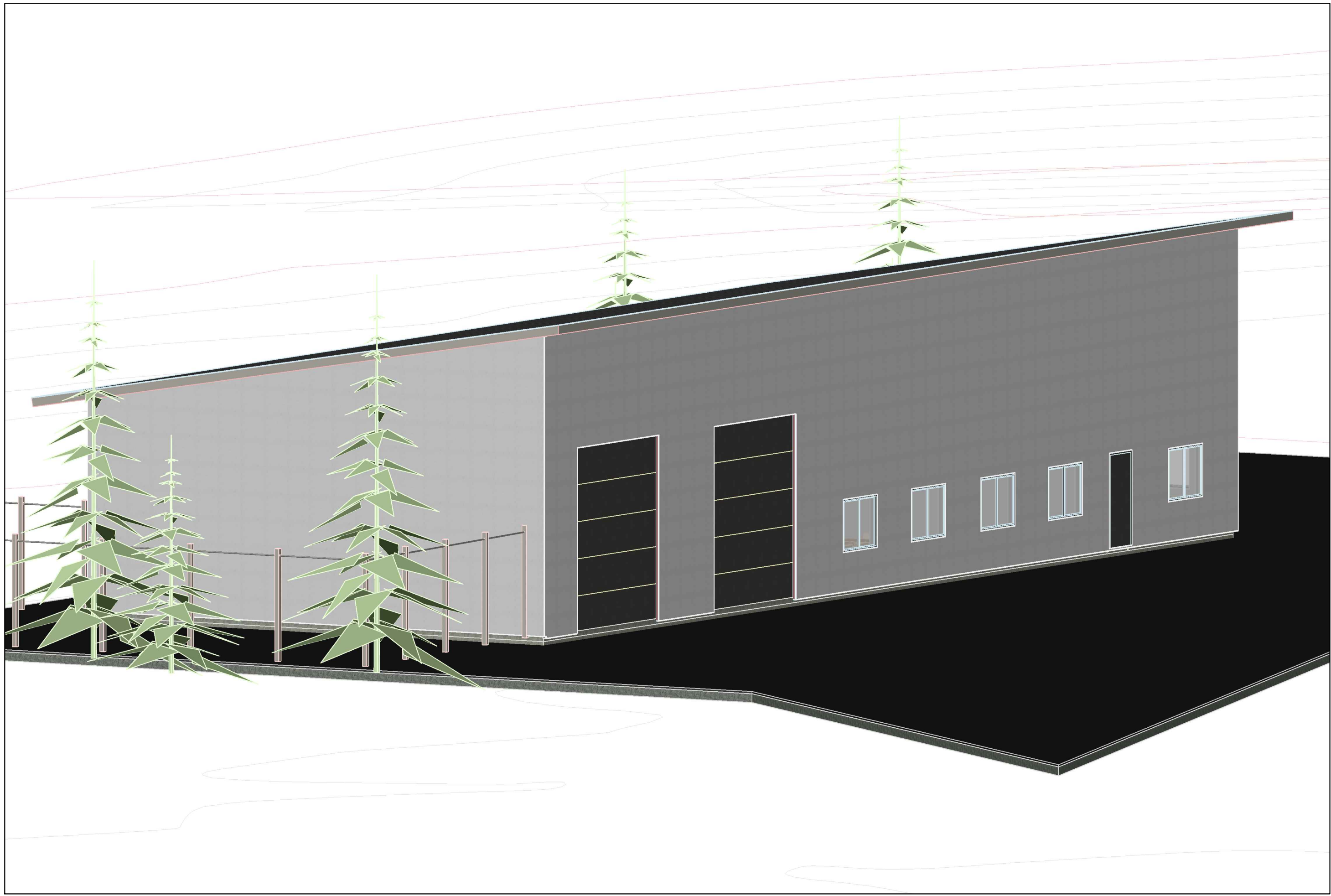
Project OPERATIONS BUILDING

Date 10/21/14

Scale NOT TO SCALE

Drawing Name: 3D VIEW FROM NORTHEAST

12.3



Project OPERATIONS BUILDING

I2.2

Date 10/21/14
Scale NOT TO SCALE
Drawing Name: 3D VIEW FROM NORTHWEST

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WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects Division

"Dedicated to Excellence in Public Service"

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

INTEROFFICE MEMORANDUM

DATE: November 04, 2014

TO: Roger Pelham, Planning and Development Division

FROM: Leo R. Vesely, P.E., Engineering and Capitol Projects Division

SUBJECT: **SB14-016**
APN 165-011-05 & 06
STMWRF UTILITIES OPERATIONS BUILDING

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

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. 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 re-vegetated. Methods and seed mix must be approved by the County Engineer with technical assistance from the Washoe-Storey Conservation District.
3. A drainage 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
4. Any increase in storm water runoff resulting from the development shall be retained on site to the satisfaction of the County Engineer.
5. The applicant shall provide pretreatment for petrochemicals and silt for all storm drainage from the site to the satisfaction of the County Engineer.
6. The minimum pavement requirements for on-site paving shall be four inches (4") of asphalt over six inches (6") of granular base to the satisfaction of the County Engineer.

LRV/lrv

SB14-016
EXHIBIT D