



Board of Adjustment Staff Report

Meeting Date: July 1, 2021

Agenda Item: 9B

SPECIAL USE PERMIT CASE NUMBER: WSUP21-0019 (Catholic Charities)

BRIEF SUMMARY OF REQUEST: A special use permit for the use of Religious Assembly, to permit the addition of a 1,440 sq. ft. modular building.

STAFF PLANNER:

Planner's Name: Julee Olander

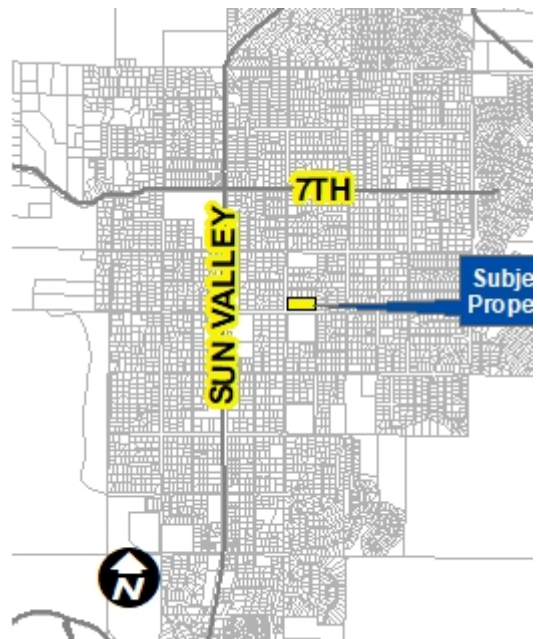
Phone Number: 775.328.3627

E-mail: jolander@washoecounty.us

CASE DESCRIPTION

For hearing, discussion, and possible action to approve a special use permit for the use of religious assembly, to permit the addition of a 1,440 sq. ft. modular building for a food pantry and resource hub services at 225 East 5th Ave on the site of an existing church facility. The proposal also requests varying the landscaping requirements by reducing all required landscaping and parking for the additional building.

Applicant: Catholic Charities
Property Owner: St Peter Canisius Real Property LLC
Location: 225 East 5th Ave.
APN: 085-252-02
Parcel Size: 4.469 acres
Master Plan: Suburban Residential (SR)
Regulatory Zone: Medium Density Suburban (MDS)
Area Plan: Sun Valley
Citizen Advisory Board: Sun Valley
Development Code: Authorized in Article 302, Allowed Uses & Article 810, Special Use Permits
Commission District: 3- Commissioner Jung



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 WSUP21-0019 for Catholic Charities, 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 7)

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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 WSUP21-0019 are attached to this staff report and will be included with the action order, if approved.

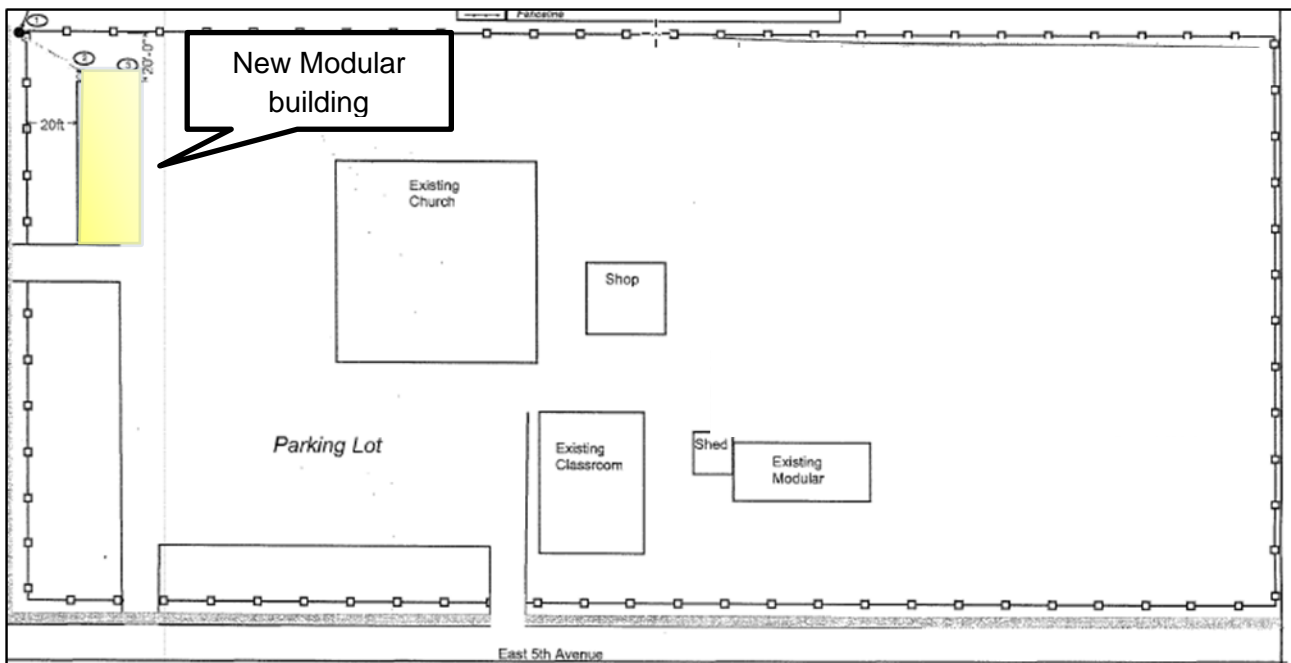
The subject property has a regulatory zone of Medium Density Suburban (MDS). The proposed use of religious assembly which is classified as a civic use is permitted in MDS with a special use permit per WCC Table 110.302.05.1. Therefore, the applicant is seeking approval of this SUP from the Board of Adjustment.

Additionally, Article 810, Special Use Permits, allows the Board of Adjustment to vary development code standards in conjunction with the approval process per WCC 110.810.20(e). The Board of Adjustment will be ruling on the requests to vary parking and landscaping standards below:

Variances Requested	Relevant Code
Parking requirement for Required Parking Spaces	WCC 110.410.10
Landscaping Requirement for Civic and Commercial Use Types	WCC.110.412.40



Site Plan



Site Layout

Project Evaluation

The proposed project includes the addition of a 1,440 sq. ft. modular building for a food pantry services and resource hub services for low-income families in the Sun Valley Neighborhood at St. Peter Canisius Church. The existing buildings total 7,780 sf and includes a church building, classroom, a shed, and Jim (see Site Layout above).

The parcel has a regulatory zone of medium density suburban (MDS), as do the parcels to the north, west and east. The parcel to the south is Sun Valley Elementary School and it has a regulatory zone of public and semi-public facilities (PSP). The master plan designation for the parcel and the surrounding parcels is Suburban Residential (SR). The parcels are in the Sun Valley Are Plan and is within the Suburban Character Management Area.

The addition of the modular building will expand the use of religious assembly. The site's regulatory zone is MDS and a special use permit is required to expand religious assembly use per WCC Table 110.302.05.3. There is no water or sewer connections proposed for the new building, the existing buildings will provide those services. For this reason, the applicant is requesting to waive the landscaping requirement of 20% for the new building, since water availability and irrigation will not be located adjacent to the building.



The applicant is requesting to waive the five required parking spaces. Article 412 requires “1 per 300 square feet of additional public space” for religious assembly. There are 50 existing paved parking adjacent to the existing buildings and the applicant does not anticipated that anymore parking spaces will be needed. The food pantry will be open during the week, while the other church facilities are typically used on Sunday. The applicant will construct a paved pathway from the parking lot to the new building.

The building will serve between 50 to 70 families daily in the Sun Valley area, providing food and resources for low-income families. Currently, food is available one day a week and with the new building the applicant is planning on the food pantry being open 3 days a week for 4 hours in the afternoon. The food pantry staff will also be a resource on the site, answering questions and referring people to the main Catholic Charity office or other services in the community.

Area Plan Evaluation

The subject parcel is located within the Sun Valley Area Plan. There are no specific Area Plan policies pertinent for the use of religious assembly.

Sun Valley Citizen Advisory Board (SN CAB)

The Sun Valley Citizen Advisory Board did not have a scheduled meeting during the review time. Comment forms were sent to the CAB members and none were received.

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 type="checkbox"/>	<input type="checkbox"/>	
Washoe County Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Walt West, wwest@washoecounty.us
WCHD – Air Quality	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Genine Rosa, grosa@washoecounty.uys
WCHD – Environment Health	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Truckee Meadows Fire Protection District	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Dale Way / Brittany Lemon, dway@tmfcpd.us / blemon@tmfcpd.us
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 Shaffer, shafferjam51@gmail.com
Sun Valley GID	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Chris Melton, Cmelton@svgid.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 Sun Valley Area Plan.

Staff Comment: There are no policies or action programs within the Sun Valleys Area Plan that prohibit the establishment of a religious assembly. For this reason, the use is consistent with the action programs, policies, standards and maps of the Master Plan and the Sun Valley 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: The addition of the food pantry (religious assembly use) is proposed on a site with existing church facilities. All adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities are already provided.

3. Site Suitability. That the site is physically suitable for Religious Assembly and for the intensity of such a development.

Staff Comment: The site is currently being used for religious assembly use and the food pantry building will be one additional building to the site and will not significantly impact the site.

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 site is currently being used for religious assembly and the proposed food pantry building will be used only 3 days a week for 4 hours in the afternoon. The additional building will not detrimentally impact the public health, safety or welfare, adjacent properties or 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 in the area required to be noticed for this permit. Therefore, there is no detrimental effect.

Recommendation

After a thorough analysis and review, Special Use Permit Case Number WSUP21-0019 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 WSUP21-0019 for Catholic Charities, 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 Sun Valley 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 Religious Assembly, 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: Lorne Johnson
Email: Jlorne@yahoo.com

Owner: Rev. Edgar Vilanueva
Email: edgar_vilanuevo78@hotmail.com

Developer: Jerry Summers
Email: jsummers@ccsnn.org



Conditions of Approval

Special Use Permit Case Number WSUP21-0019

The project approved under Special Use Permit Case Number WSUP21-0019 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on July 1, 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.us

- 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. A gravel type pathway will be constructed from the existing parking lot to the food pantry building location.
- e. 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.

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 – Walter West, P.E. 775.328.2310, wwest@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.

Truckee Meadows Fire Protection District (TMFPD)

3. The following conditions are requirements of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with these conditions. Unless otherwise stated, these conditions shall be met prior to the issuance of any building or grading permit or on an ongoing basis (phased development) as determined by TMFPD.

Any future development of a single, multiple, or all parcels will be subject to currently adopted Fire and Wildland-Urban Interface Codes at the time of development on the specific parcel.

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

- a. The Truckee Meadows Fire Protection District (TMFPD) will require that this project meet the requirements of Washoe County Code 60 to include infrastructure, access, and water for fire suppression.

*** End of Conditions ***



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: May 21, 2021

To: Julee Olander, Planner

From: Walter West, P.E., Licensed Engineer

Re: Special Use Permit for **Catholic Charities, WSUP21-0019**
APN 085-252-02

GENERAL PROJECT DISCUSSION

Washoe County Engineering staff has reviewed the above referenced application. The Special Use Permit is for the construction of a food pantry and is located on approximately 4.469 acres at the northeast corner of 225 E. Fifth Street, near Leon Drive and East Fifth Street. 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 St. Peter Canisius Real Estate Property LLC. 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: Walter West, P.E. (775) 328-2310

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.

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

Contact Information: Walter West, P.E. (775) 328-2310

No comments or conditions

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

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

No comments or conditions.

UTILITIES (County Code 422 & Sewer Ordinance)

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

No comments or conditions.



INTEGRITY



EFFECTIVE
COMMUNICATION



QUALITY
PUBLIC SERVICE



Julee Olander, Planner
Washoe County – Community Services Department
1001 E. Ninth St
Reno, NV 89512
775.328.3627

May 21, 2021

Re: WSUP21-0019 (Catholic Charities)

Truckee Meadows Fire Protection District (TMFPD)

The following conditions are requirements of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with these conditions. Unless otherwise stated, these conditions shall be met prior to the issuance of any building or grading permit or on an ongoing basis (phased development) as determined by TMFPD.

Any future development of a single, multiple, or all parcels will be subject to currently adopted Fire and Wildland-Urban Interface Codes at the time of development on the specific parcel.

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

Fire Apparatus Access Roads

1. Fire apparatus access roads shall be in accordance with *International Fire Code* Appendix D and all other applicable requirements of the IFC. (IFC 503.1 / D101.1)
2. Approved fire apparatus access roads shall be required for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access roads shall comply with the requirements of IFC Section 503 and Appendix D and shall extend to within 150 feet of all portions of the facility and all portions of the *exterior walls* of the first story of the building as measured by an *approved* route (as the hose lays around obstructions) around the exterior of the building or facility. (IFC 503.1.1)
3. Fire apparatus access roads shall have an all-weather surface and be capable of supporting the weight of Fire District apparatus (80,000 pounds). (IFC 503.2.3 / D102.1)
4. Fire apparatus access roads shall have a minimum width of 20 feet (with no parking), 26 feet (one side parking), and 32 feet (parking on both sides), exclusive of shoulders, and an unobstructed vertical clearance of not less than 13 feet 6 inches. (IFC 503.2.1 / D103.6.1 / D103.6.2)



5. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1). (IFC D103.1)
6. Fire apparatus access roads less than the width required for parking on both sides shall be marked and/or signed in accordance with Section 503.3 and Appendix D103.6 to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. (IFC 503.3 / D103.6)
7. Fire apparatus access roads shall not exceed 10 percent in grade. Angles of approach and angles of departure must not exceed 6 percent for 25 feet before or after the grade change. (IFC D103.2 / 503.2.8)
8. Fire apparatus access roads shall have a minimum inside turning radius of 28 feet, and a minimum outside turning radius of 52 feet. (IFC D103.3)
9. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. (IFC D103.4)
10. Gates across fire apparatus access roads shall comply with Appendix D103.5 and Sections 503.4 and 503.5.
11. Buildings four or more stories or 30 feet in height shall have at least two (2) means of fire apparatus access for each structure. (IFC D104.1)
12. Buildings exceeding 62,000 square feet in area shall have at least two (2) means of fire apparatus access for each structure. (IFC D104.2)
13. Where two (2) fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses. (IFC D104.3)
14. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet approved aerial fire apparatus access roads shall be provided. (IFC D105.1)
15. When aerial fire apparatus access roads are required, aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof. (IFC D105.2)
16. When aerial fire apparatus access roads are required, one or more of the required access routes meeting this condition shall be located not less than 15 feet and not greater than 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the *fire code official*. (IFC D105.3)
17. When aerial fire apparatus access roads are required, overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the *fire code official*. (IFC D105.4)



Fire Protection Water Supplies

1. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises on which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. (IFC 507.1)
2. The number of fire hydrants available to a building shall be not less than the minimum specified in Table C102.1. (IFC C102.1)
3. Fire hydrant systems shall comply with Washoe County Standard Detail W-23 and IFC Sections 507.5.1 through 507.5.6. (IFC 507.5 / Washoe County Code)
4. Fire hydrants must be spaced at a maximum separation of 500 feet along the required apparatus access lane in residential areas and 1,000 feet where not required for structures to provide for transportation hazards. Hydrant spacing may be increased by 125 feet if all structures within the development are provided with fire sprinkler protection. There is no allowable increase for hydrants installed for transportation hazards. (IFC Table C102.1)
5. In developments with R-3 occupancies, where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 600 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. (IFC 507.5.1)
6. Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. (IFC 507.5.4)
7. A 3-foot minimum clear space shall be maintained around the circumference of fire hydrants, as measured from the furthest edge of a fire hydrant in any direction. (IFC 507.5.5)
8. Fire hydrants shall not be located within six feet of a driveway, power pole, or light standard. (IFC 507.5.6)
9. Fire hydrants shall be located adjacent to apparatus access lanes and a minimum of four feet and a maximum of seven feet from back of curb. Provide a detail on the plans. (IFC 507.5.6)
10. Fire hydrants shall have a concrete pad around the base in accordance with Washoe County Standard Detail W-23.





International Wildland-Urban Interface Code

1. All parcels located in other than a Low Hazard WUI Rating shall comply with all provisions of the IWUI as adopted and amended by TMFPD and Washoe County Building.
2. The IWUI Fire Hazard designation for your project is available on the provided Washoe Regional Mapping System link. (<https://gis.washoecounty.us/wrms/firehazard>). After you have found your property using the address search feature, the color of the background area will indicate your wildland fire risk.
3. When you have determined your Fire Risk Rating use the link provided, to determine the *IWUIC* construction and defensible space requirements. (https://www.washoecounty.us/building/Files/Files/2012%20WUI%20CODE%20GUIDE_rev%2011-25-13.pdf).



From: cmelton@svgid.com
To: [Olander, Julee](#)
Cc: [Jennifer Merritt](#)
Subject: Wsup19-0019 Catholic Charities
Date: Friday, May 21, 2021 9:16:15 AM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Julee,

SVGID has no comments on the building itself "no water or wastewater connections", but if Washoe County requires additional landscaping, 225 E 5th will be subject to the following:

Water tap and construction cost to separate **ALL** water service's domestic and irrigation.

SVGID Water Facility Fee's.

Water Right dedication to SVGID, per landscape demand.

Compliance with SVGID Cross-connection control program (installation and determined of backflow or backflows required).

Thank you,

Chris Melton
Public Works Director
Sun Valley General Improvement District
5000 Sun Valley Blvd.
Sun Valley, NV 89433
Phone: 775-673-2253
Fax: 775-673-7708
CMelton@svgid.com
Website: www.svgid.com

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1365 Corporate Blvd.
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Washoe-Storey Conservation District

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

May 26, 2021

Washoe County Community Services Department

C/O Julee Olander, Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

WSUP21- 0019 Catholic Charities

Dear Julee,

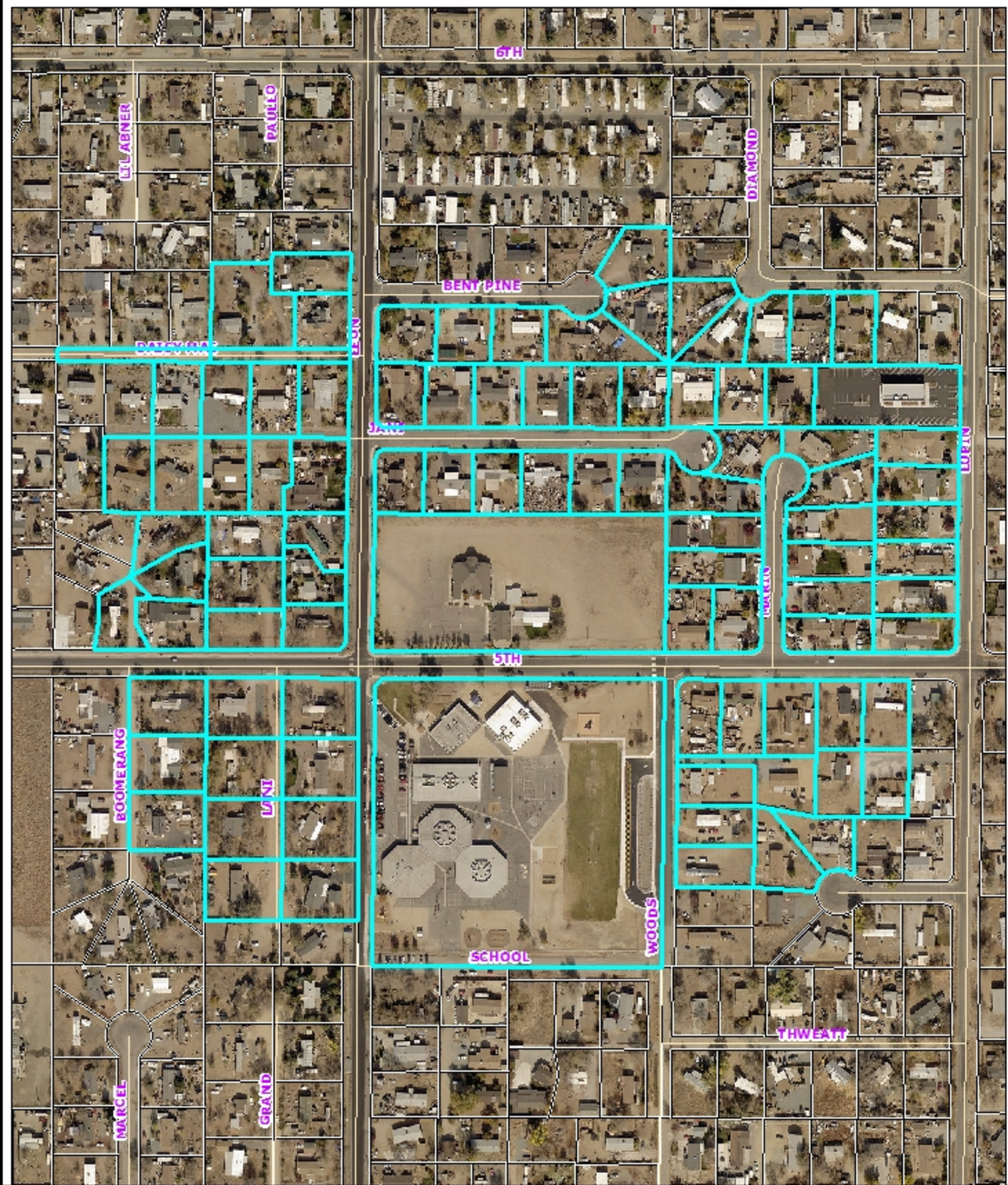
In reviewing the special use permit to allow the use of Religious Assembly, the Conservation District has the following comment.

The District recommends as a condition of approval the planting of trees, (two) in front of the existing modular building that faces East 5th Avenue.

Thank you for the opportunity to review the project that may have impacts on our natural resources.

Sincerely,

Shaffer-Tyler



WSUP21-0019 Catholic Charities

Noticing Map - 500 feet

Source: Planning and Building Division



Date: 5/12/2021

Community Services
Department



1001 E Ninth St
Reno, Nevada 89505
WSUP21-0019

EXHIBIT C

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 5th 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_villanueva78@hotmail.com	<i>Z, OK</i>	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):	

Special Use Permit Application Supplemental Information

(All required information may be separately attached)

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
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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 E 5TH 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](#)

ApN # 085-252-02

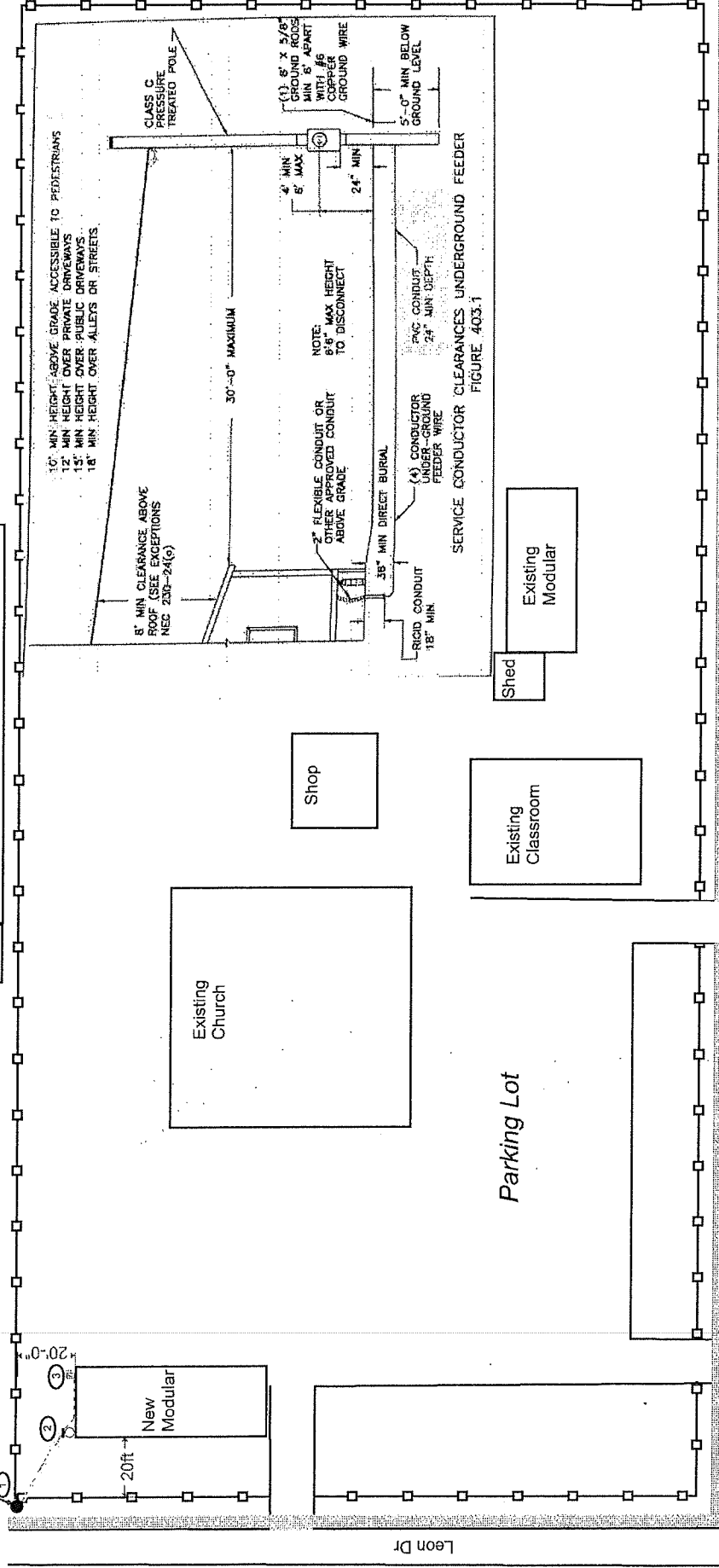
Legend

- 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
- Fence Line

Sheet Notes

- Existing Wooden Power Pole for proposed tie-in to new Meter Main Panel at New Wooden Pole.
- New Power Pole, New Meter Main 200 Amp 120/240V Panel. See Attached Detail.
- 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: **WSUP21-0019**
EXHIBIT D

