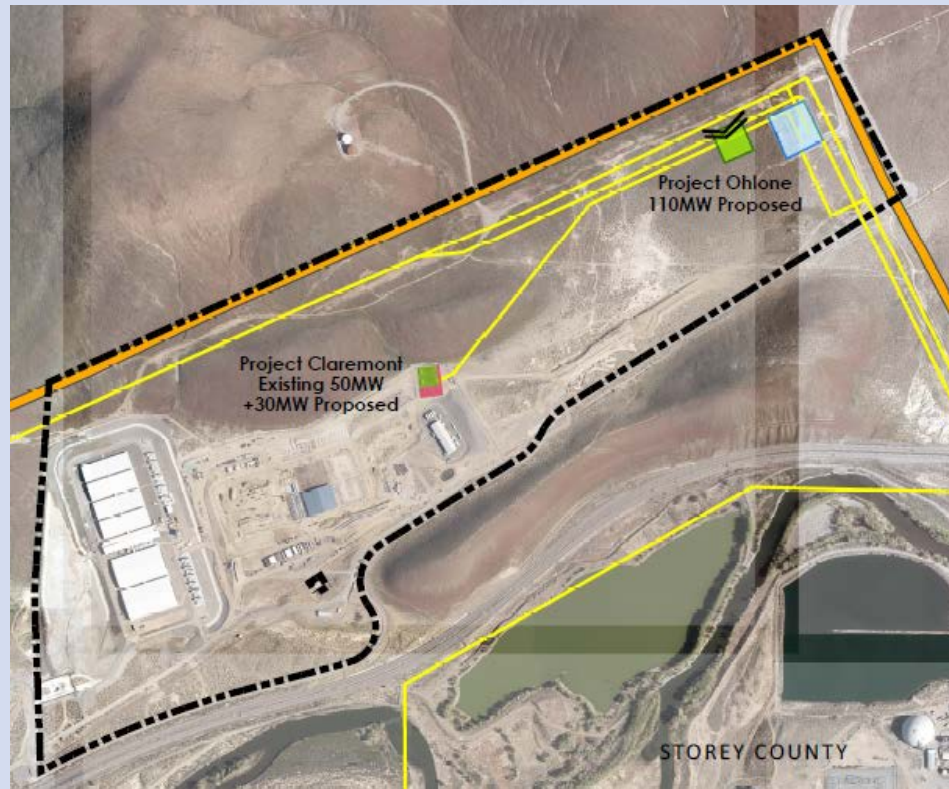




Special Use Permit Case No. WSUP17-0008

Washoe County Planning Commission

June 6, 2017



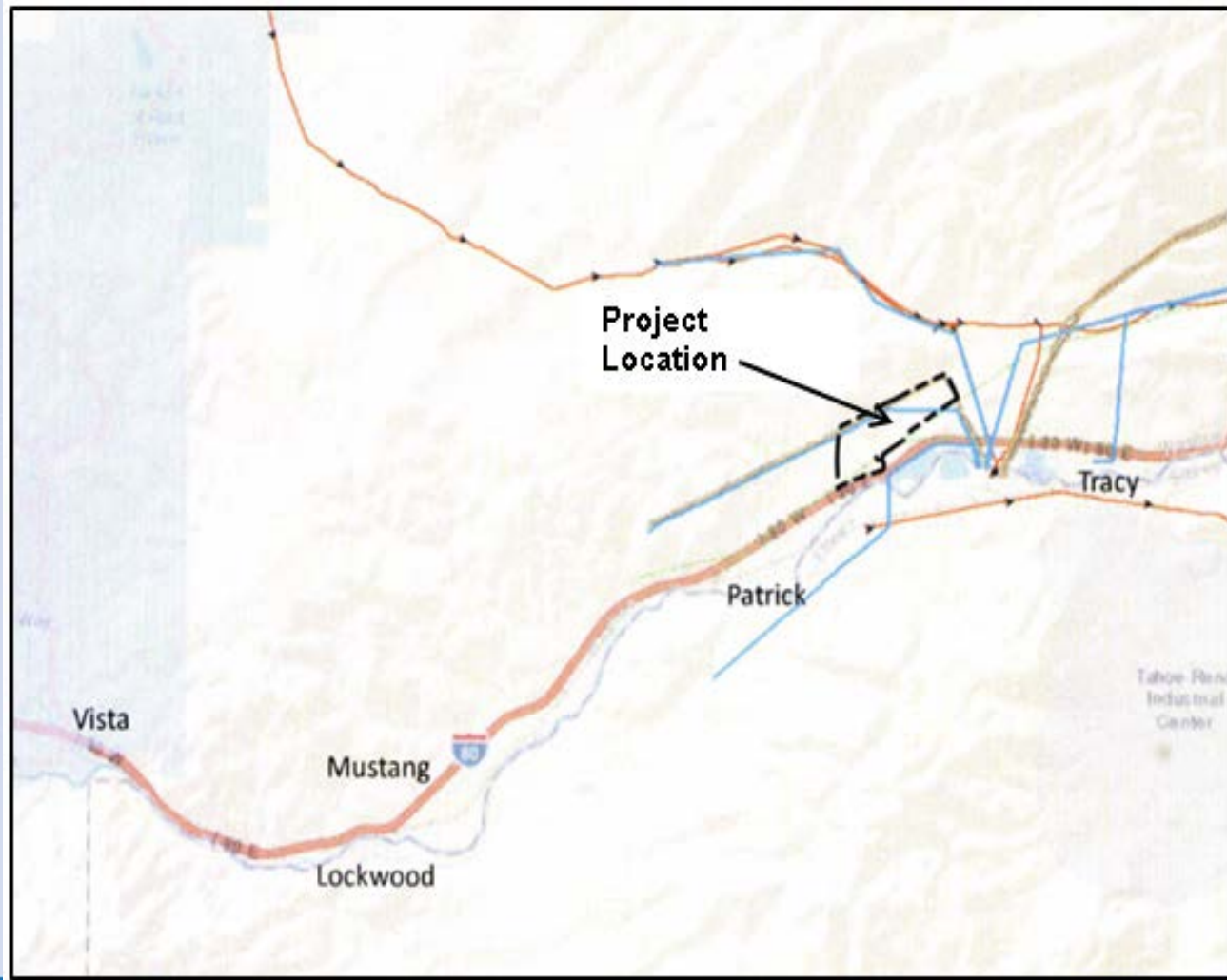
Project Ohlone (Apple, Inc.)



Vicinity Map

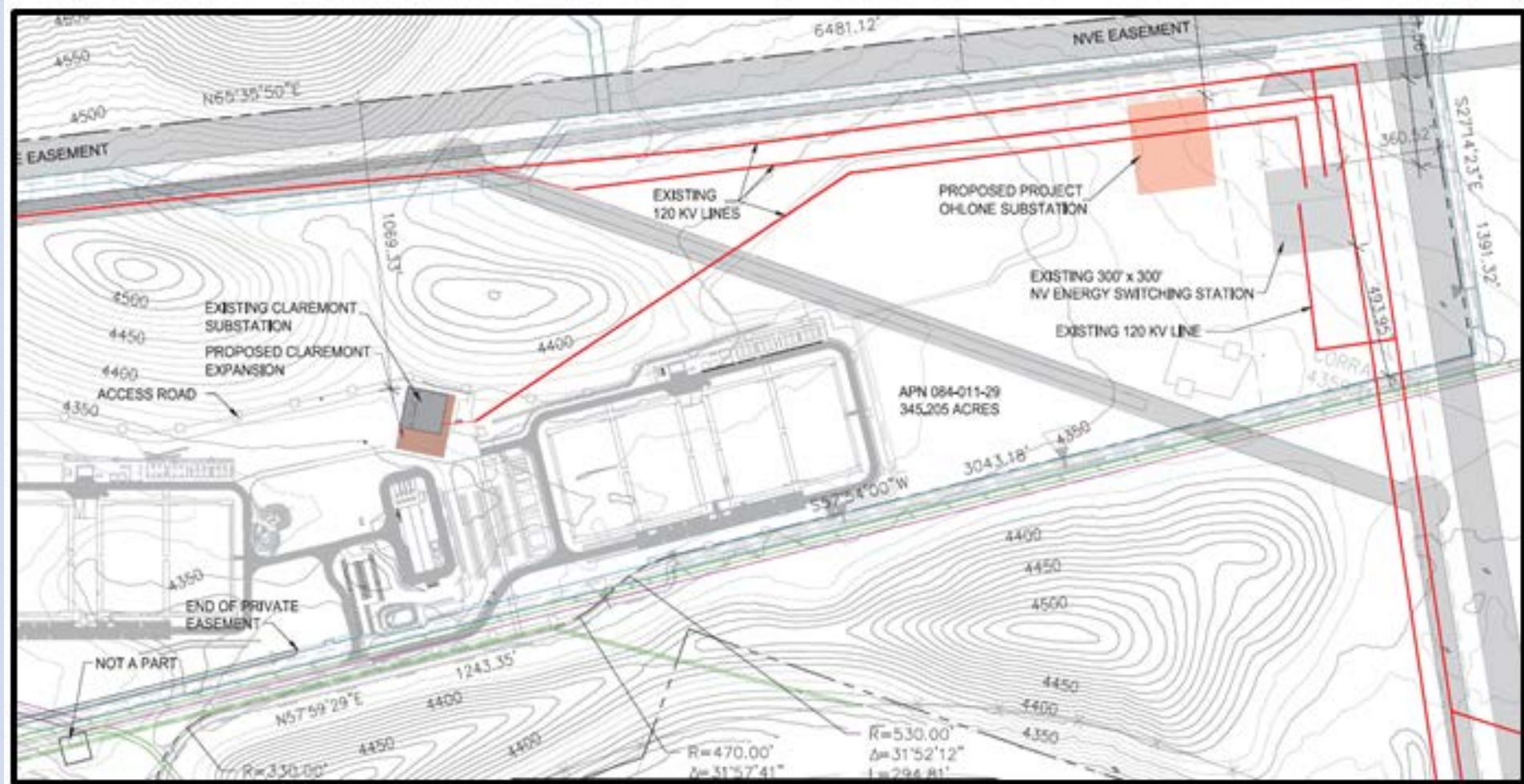
Location:

21505 E. Interstate 80
North of Tracy Power
Plant



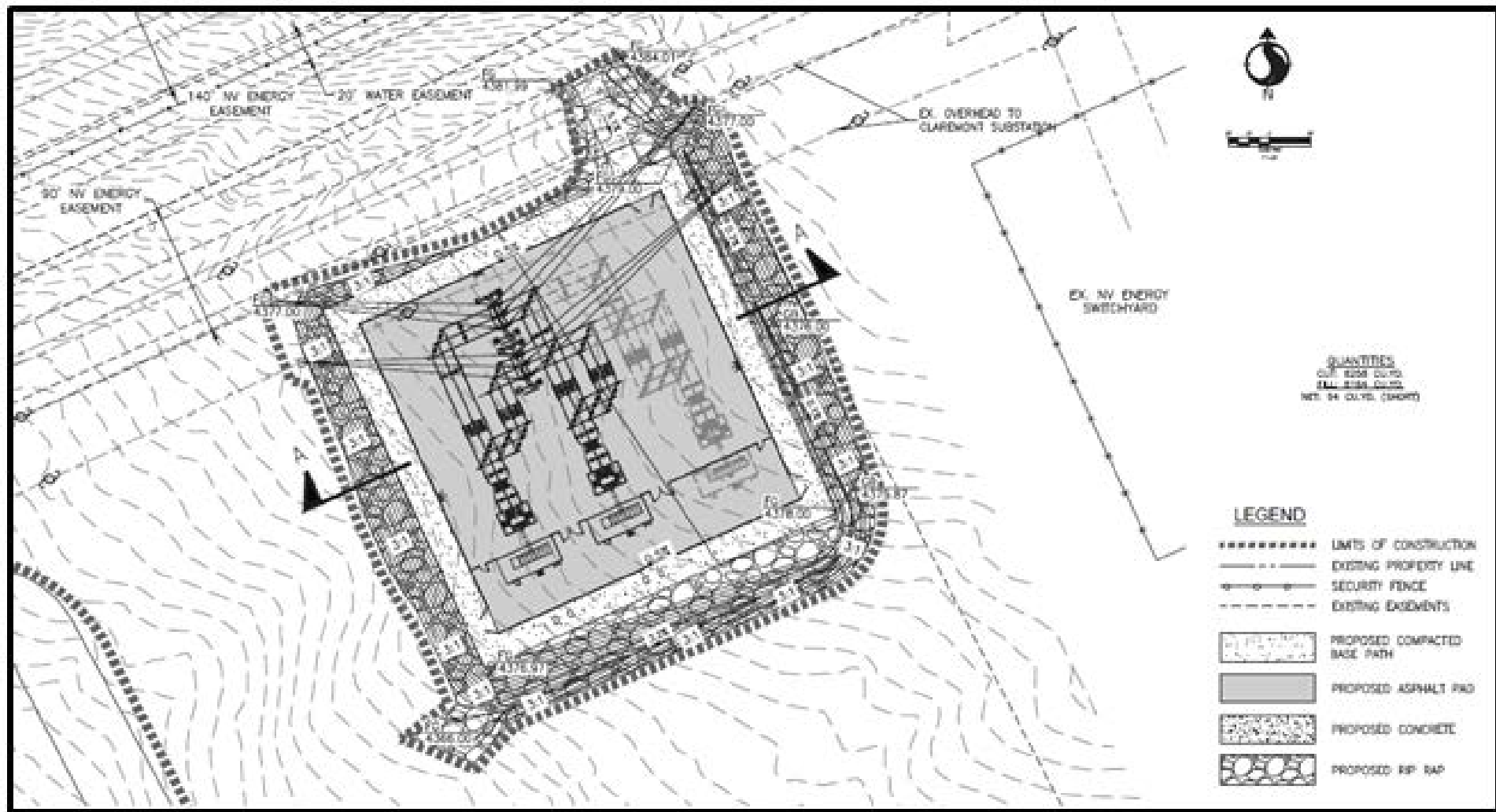


Proposed (overall) Site Plan





Site Plan – Ohlone Substation





Claremont Photos



**Southwest Corner
Looking East**



**Northern Hillside
Looking Southeast**



**PROPOSED PROJECT
CLAREMONT SUBSTATION
EXPANSION IMPROVEMENT
LOCATION**



Site Plan





Landscaping Modification

Section 110.810.20 Review Procedures.

(e) Action. The Planning Commission, Board of Adjustment or a hearing examiner may take action to approve, approve with conditions, modify, modify with conditions, or deny the special use permit request. The Planning Commission, Board of Adjustment or a hearing examiner may also vary standards of the Development Code as part of the approval of a special use permit application.

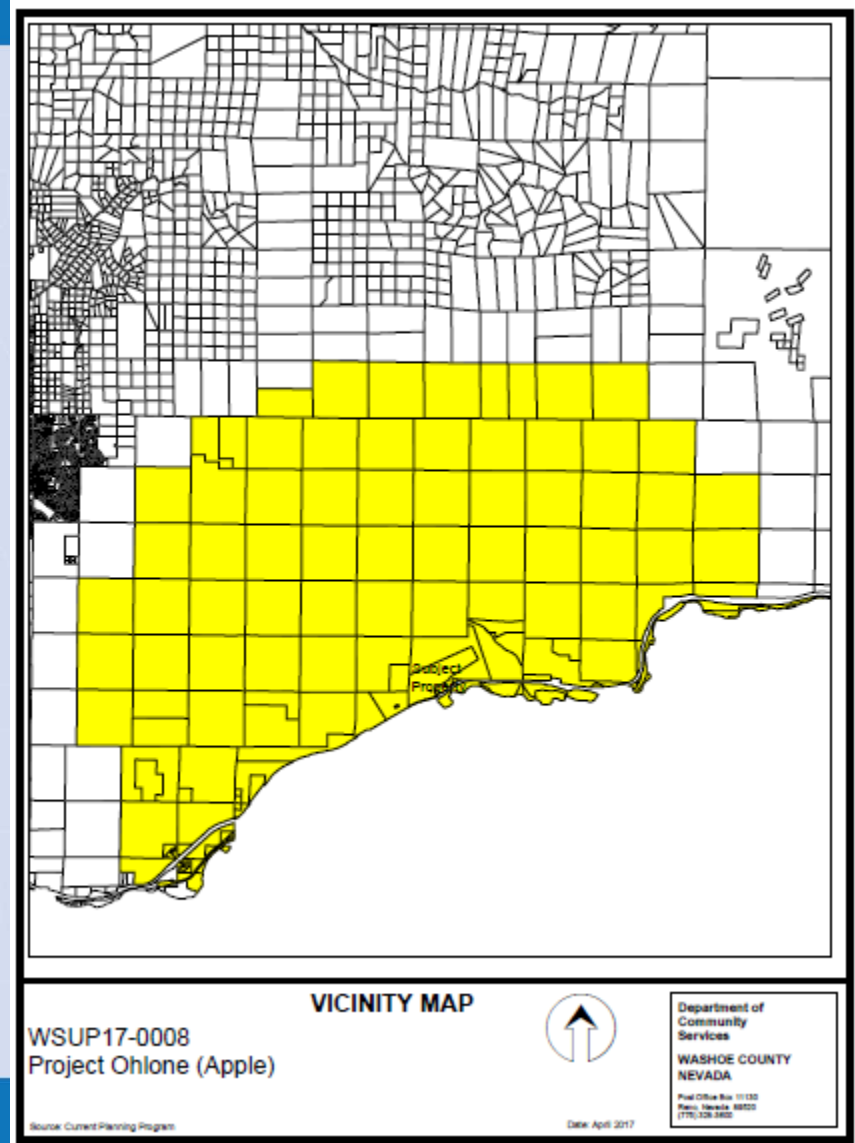
Justification for varying the landscape standards

- ◆ Nature of use
- ◆ Remote location
- ◆ Natural screening



Notice Map

- ◆ 26000 feet from Property
- ◆ 37 Different Property Owners
- ◆ Meets all noticing requirements of Article 810





Findings

- **1. Consistency.**
- **2. Improvements.**
- **3. Site Suitability.**
- **4. Issuance Not Detrimental.**
- **5. Effect on a Military Installation.**



Possible Motion for WSUP17-0008

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 Planning Commission approve with conditions Special Use Permit Case Number WSUP17-0008 for Apple Inc., having made all five findings in accordance with Washoe County Development Code Section 110.810.30.