



Amended Conditions of Approval

Amendment of Conditions Case Number WAC23-0014

For Special Use Permit Case Number WSUP17-0004

The project approved under Amendment of Conditions Case Number WAC23-0014 for Special Use Permit Case Number WSUP17-0004 shall be carried out in accordance with the amended conditions of approval granted by the Planning Commission on January 2, 2023. 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, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

Unless otherwise specified, all conditions related to the amendment of conditions approval regarding the Special Use Permit Case Number WSUP17-0004 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 amended conditions of approval related to Special Use Permit Case Number WSUP17-0004 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 amended conditions imposed regarding the approved Special Use Permit Case Number WSUP17-0004 may result in the initiation of revocation procedures.

Operational Conditions are subject to review by the Planning and Building Division prior to the renewal of a business license each year. Failure to adhere to the Operational Conditions may result in the Planning and Building Division recommending that the business license not be renewed until conditions are complied with to the satisfaction of Washoe County.

Washoe County reserves the right to review and revise the amended conditions of approval related to this Special Use Permit Case Number WSUP17-0004 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 (Northern Nevada Public Health), 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 – Courtney Weiche, Senior Planner, 775.328.3608, cweich@washoecounty.gov

- a. The applicant shall attach a copy of the action orders approving this project for WAC23-0014 AND WSUP17-0014 to all permits and applications (including building permits) applied for as part of this approval.
- b. Condition 1.g.IV.1. of the Conditions of Approval for Special Use Permit Case Number WSUP17-0014 previously approved on July 11, 2017, is amended to read as follows:
The school operation is limited to Pre-K, and kindergarten through ninth grade. The maximum enrollment [shall] not exceed 250 students in any one enrollment period (quarter, semester, or school year) including Pre-K.
- c. In addition to the amendment of condition 1.g.IV.1., the applicant shall meet all other conditions of approval previously approved on July 11, 2017, for Special Use Permit Case Number WSUP17-0014.

Washoe County Engineering and Capital Projects

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

Contact Name – Janelle K. Thomas, P.E., Senior Licensed Engineer, 775.328.3608, jkthomas@washoecounty.gov

- a. Provide a map of the proposed circulation plan during pick-up and drop off times. Show the areas of pick-up, drop-off, queuing, location of the traffic officers, etc.
- b. Show the proposed restriping of the parking and pick-up areas and where more traffic lanes will be opened for improved traffic flow to allow additional queuing storage.
- c. Provide a copy of the staggered drop-off times for the school year between the upper and lower grade school release.

Northern Nevada Public Health

3. The following conditions are requirements of the Health District, which shall be responsible for determining compliance with these conditions. The District Board of Health 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.

**Contact Name – James English, Environmental Health Specialist Supervisor,
775.328.2434, jenglish@washoecounty.gov**

- a. Applicant must demonstrate there are adequate bathroom and handwash facilities for the current and proposed increased number of students pursuant to NRS and NAC 444.
- b. Applicant must demonstrate there are adequate drinking fountains or water stations for the current and proposed number of students at the school pursuant to NRS and NAC 444.
- c. If the request within the application is approved, all future development and building must meet all applicable federal, state and local laws and regulations related to public and environmental health. No administrative, planning or construction permits may be issued without review and approval by EHS.
- d. All future plans and permits must be routed to EHS for review and approval.
- e. The school must maintain the appropriate health permits with EHS.

North Lake Tahoe Fire Protection District

4. The following conditions are requirements of Engineering and Capitol Projects, which shall be responsible for determining compliance with these conditions.

Contact Name – John James, Fire Marshal, 775.413.9344, jjames@nltpd.net

- a. The applicant is to provide a letter from a licensed design professional to NLTFPD. This is to document when school enrollment increases, leading to more people in the building. Licensed design professional to submit a letter confirming that these additional occupants will not obstruct the proper use of egress components or other elements of egress. If these changes affect the certificate of occupancy or posted occupant loads, they must go through a permit review process via Washoe County.

*** End of Amended Conditions ***