



# Board of Adjustment Staff Report

Meeting Date: April 3, 2014

Subject: Special Use Permit Case Number SB14-001  
Applicant: Truckee Meadows Fire Protection District (TMFPD)  
**Agenda Item Number: 8D**

Project Summary: To complete tenant improvements/remodel of an existing unfinished metal building to be used in conjunction with, and be part of, the Peavine Volunteer Fire Station #331 in the North Valleys; and to vary the front yard setback standards along Longview Lane from 20 feet to a minimum of  $\pm 16$  feet.

**Recommendation: Approval with Conditions**

Prepared by: Sandra Monsalvè, AICP, Senior Planner  
Washoe County Community Services Department  
Planning and Development Division  
Phone: 775.328.3608  
E-Mail: [smonsalve@washoecounty.us](mailto:smonsalve@washoecounty.us)

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## Description

**Special Use Permit Case No. SB14-001 Truckee Meadows Fire Protection District (TMFPD) Peavine Fire Station No. 331** – This is a request to complete tenant improvements/remodel of an existing unfinished metal building to be used in conjunction with, and be part of, the Peavine Volunteer Fire Station #331 in the North Valleys; and to vary the front yard setback standards along Longview Lane from 20 feet to a minimum of  $\pm 16$  feet.

- Applicant/ Property Owner: Truckee Meadows Fire Protection District (TMFPD)
- Project Location: 11005 Longview Lane, Reno, NV
- Assessor's Parcel Number: 081-040-01
- Parcel Size:  $\pm 1.00$  acres
- Regulatory Zone: Public Semi-Public Facilities (PSP)
- Master Plan Category: Public Semi-Public Facilities (PSP))
- Area Plan: North Valleys
- Citizen Advisory Board: North Valleys
- Commission District: 5 – Commissioner Weber
- Development Code: Article 302, Allowed Uses; Article 304, Use Classification System; Article 412, Landscaping; Article 804, Variances; and Article 810, Special Use Permits
- Section/Township/Range: Section 18, T20N, R18E, MDM Washoe County, NV

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## **Project Application**

The project application may be reviewed in its entirety on the Washoe County website at [http://www.washoecounty.us/comdev/da/da\\_index.htm](http://www.washoecounty.us/comdev/da/da_index.htm)

## **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. The Board of Adjustment is authorized to issue special use permits under NRS 278.315 and Washoe County Code (WCC) Article 810. Certain notice requirements must be met, which are discussed in this report. In approving the special use permit, the Board must consider and make five Findings of Fact, which are discussed below. [WCC Section 110.810.30] The notice requirements and findings are discussed in this report. The Board of Adjustment is allowed to grant an approval of the special use permit that is subject to Conditions of Approval. Conditions of Approval are requirements that need to be completed during different stages of the proposed project, including conditions prior to permit issuance, prior to obtaining a final inspection and/or certificate of occupancy, prior to issuance of a business license, or ongoing “operational conditions” which must be continually complied with for the life of the project.

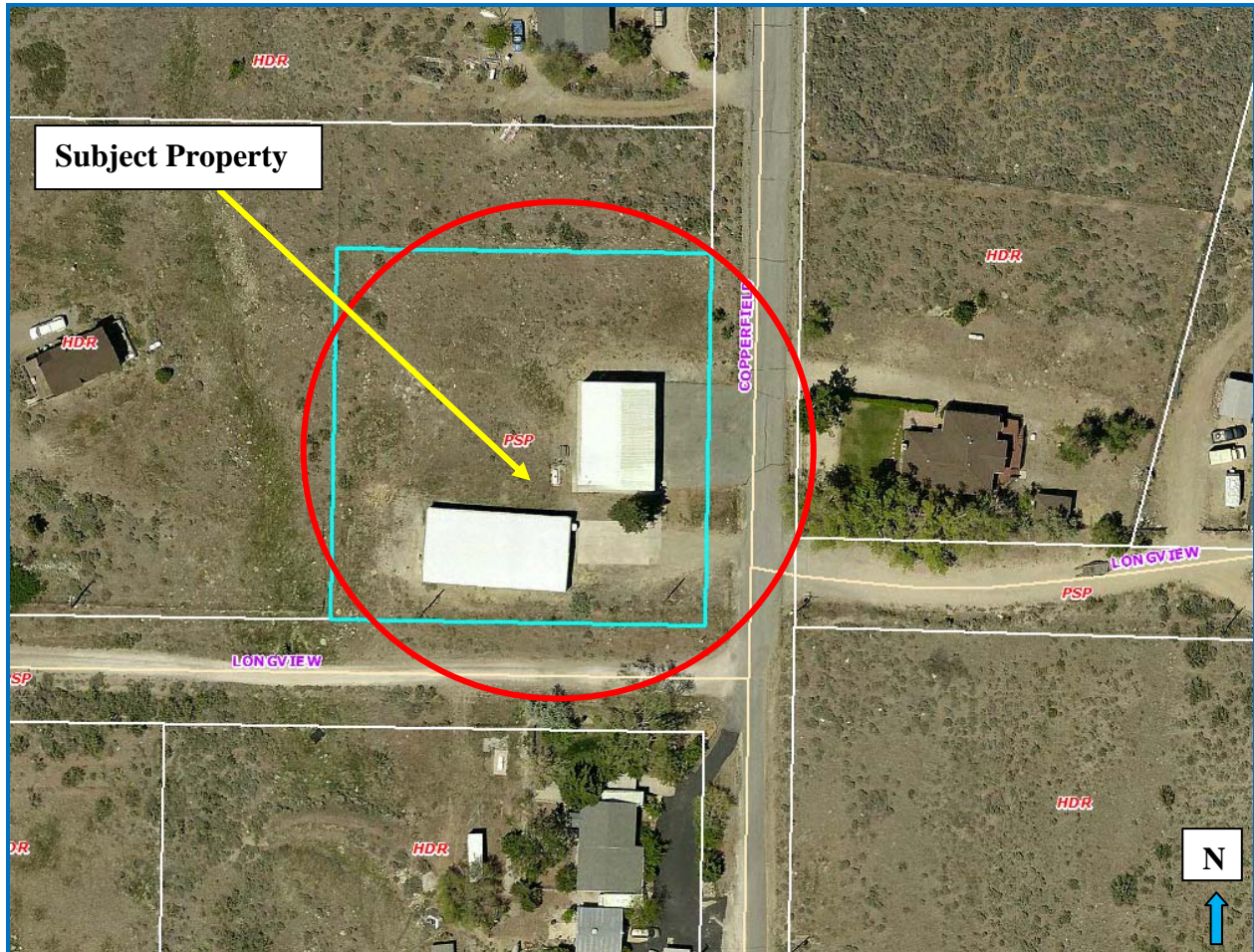
The Conditions of Approval for Special Use Permit Case No. SB14-001 is attached to this staff report as Exhibit A and will be included with the Action Order.

As a part of approval of a special use permit, the Board of Adjustment may also vary standards of the Development Code as they would apply to the Project. [See WCC Section 110.810.20 (e).] In so doing, the Board must make the five findings required for variances as set out in WCC Section 110.804.25.

### Vicinity Map



**Subject Parcel**



**Existing Conditions**

The project site is currently developed with two (2) structures, one is a 2,400 square foot metal framed building with three (3) garage doors facing Copperfield Drive; and the other building is of metal frame construction, and similar in size to the first and sits adjacent to Longview Lane.

The parcels adjacent to the subject property (south, west, north, and east) are all zoned High Density Rural (HDR) and the two (2) streets adjacent to the property (Longview Lane and Copperfield Drive) are zoned Public Semi-Public Facilities (PSP).

**Project Evaluation/Analysis**

The applicant, Truckee Meadows Fire Protection District, is requesting this Special Use Permit in order to complete an existing volunteer fire station, Peavine Station #331, in the North Valleys, in addition to varying the front setback from  $\pm 20$  feet to no less than  $\pm 16$  feet along the property line adjacent to Longview Lane.

The project will consist of tenant improvements to complete the office/meeting rooms building adjacent to Longview Lane, in addition to completing all on-site parking, landscaping, irrigation, and other necessary site improvements. It is anticipated that once these improvements are completed, the station will be a fully functional volunteer fire station ready to service emergency situations within the immediate North Valleys areas by the Truckee Meadows (TMFPD).





As part of this project, the applicant is also requesting to vary the front yard setback along Longview Lane, reducing the setback from 20 feet to  $\pm 16$  feet in order to bring the property into compliance with the current Development Code standards.

### **History/Background**

The property was established in 1962 (Document #365055) and belonged to the State of Nevada. During the time the State owned this property, the accessory building along Longview Lane was constructed without building permits, (not required for government owned properties) and under a different zoning code. On September 25, 2009 the Peavine Fire Station was quitclaimed over to Washoe County Public Works Department, (Document #3805377) in "as is" condition. Consequently, under this special use permit for the fire station use, the applicant must also bring the accessory building into compliance with the setback requirements of the current Washoe County Development Code. Hence the request for the front yard setback variance. There has been no building activity since the property transfer.

### **Code Requirements/Use Type**

Per Table 110.302.05.1, Table of Uses/Civic Use Types, of the Development Code, this project requires the approval of a Special Use Permit by the Washoe County Board of Adjustment for Safety Services.

## **Use Type**

**Section 110.304.20 Civic Use Types.** Civic use types include the performance of utility, educational, cultural, medical, protective, governmental and other uses which are strongly vested with public or social importance.

- (p) **Safety Services.** Safety services use type refers to public safety and emergency services, including police and fire protection services, and emergency medical and ambulance services.

## **Variance Special Circumstance/Hardship**

Because the property was acquired with the accessory structure already in place, the applicant must process a variance as part of this Special Use Permit application. The accessory building was placed ±16 feet from the front property line along Longview Lane, thus encroaching into the front setback of 20 feet by ±4 feet. The variance request is required in order to bring the building up to the standards of the current Washoe County Development Code.

As discussed below, Staff is confident that this is an extraordinary and exceptional situation that meets the requirements of the findings for a variance as listed under WCC Section 110.804.25. In particular, the extraordinary exceptional situation related to this property is that the building was a legal non-conforming use at the time it was built as a public safety facility by the federal government, and is now needed as a fire station for the public safety and general welfare of the surrounding community. With the approval of the variance, the emergency response times will be decreased due to the proximity of this fire station to rural areas of the North Valleys planning area. Further, the “encroachment” is not noticeable and does not offend the character of the neighborhood around it. Without the variance relief, the fire station will not be built there and the community will continue to suffer long response times to fire and medical calls.

## **Impacts:**

Staff sees no significant impacts to neighboring properties as a result of the proposed front yard setback reduction along Longview Lane. Staff has made all mandated findings for the variance request.

## **Access/Parking:**

Article 410, *Parking and Loading*, of Washoe County Development Code requires one (1) parking space per employee during peak employment shift. The applicant has stated in the application that twelve (12) parking spaces are planned, plus one (1) van accessible handicap space. The applicant has met the requirements of Article 410, *Parking and Loading*.

## **Signage/Lighting:**

No freestanding signs are proposed. There will be a building identification sign consisting of 10” letters, illuminated with down lighting. Other on-site lighting will consist of nighttime security lighting only.



Landscaping:

**Section 110.412.40 Civic and Commercial Use Types.** The following minimum landscaping requirements shall apply to the total developed land area for civic and commercial uses, except those exempted by Section 110.412.10, Exemptions.

- (a) Coverage. A minimum twenty (20) percent of the total developed land area shall be landscaped. Any disturbance to undeveloped portions of a site shall be mitigated.
- (b) Required Yards Adjoining Streets. All required yards which adjoin a public street shall be landscaped and shall include at least one (1) tree for every fifty (50) linear feet of street frontage, or fraction thereof.
- (c) Landscaped Buffers Adjoining Residential Uses. When a civic or commercial use adjoins a residential use, a landscaped buffer is required as follows:
  - (1) The buffer shall be the width of the required front, side or rear yard for the entire length of the adjoining common property line; and
  - (2) The buffer shall include at least one (1) tree every twenty (20) linear feet of property frontage, or fraction thereof, planted in off-set rows or groupings to achieve maximum screening.
- (d) Screening Adjoining Residential Uses. When a civic or commercial use adjoins a residential use, a solid decorative wall or fence shall be erected along the entire length of the common property line. This wall or fence shall be at least six (6) feet but not more than seven (7) feet in height.

The project site is approximately 43,667 square feet. The applicant has prepared a preliminary landscaping plan, proposing ±11,913 square feet of landscaping, which is greater than the required 20% of the project site. This proposal satisfies all landscaping requirements of Article 412 of the Development Code.

**North Valleys Citizen Advisory Board**

The proposed project was sent to the Citizen Advisory Board Chair and members for their review and comment. However, the next CAB meeting is not until April 7, 2014, consequently, the application cannot be discussed prior to the Board of Adjustment meeting. However, staff has received worksheets from two CAB members. One CAB member, Robert Conrad had no comments. Jean Harris had the following comments:

- “I strongly support any zoning or code modifications needed to complete the long, unfinished metal building.
- Any use will be an improvement over its vacant status. I’m pleased the Peavine Volunteer F.D. is moving ahead on this. It will provide the F.D. with much improved facilities.”

*Staff Comment:* Just for clarification, the proposed project is not an amendment to the regulatory zone or a modification to the Development Code. The request is for a Special Use

Permit for the use on the property, "Civic Use Types – *Safety Services*," in addition to varying the front setback, in order to bring the entire development into compliance with the Washoe County Development Code.

### **Reviewing Agencies**

The following agencies/Individuals received a copy of the project application for review, comments and/or conditions:

- Washoe County Building & Safety
- Washoe County Engineering & Capital Projects – Land Development
- Washoe County District Health
- Truckee Meadows & Sierra Fire Protection Districts
- Deputy District Attorney Greg Salter
- North Valleys Citizen Advisory Board.
- Washoe County Sheriff's Office
- Regional Transportation Commission

The following is a brief **summary** received of each agency's comments and/or recommended conditions of approval and their contact information. The Conditions of Approval document is attached to this staff report and will be included with the Action Order.

Planning and Development addressed the site design, landscaping, and parking standards and has imposed operational conditions that will be in effect for the life of the project.

- Contact: Sandra Monsalve, 775.328.3608, [smonsalve@washoecounty.us](mailto:smonsalve@washoecounty.us)

Washoe County Engineering and Capital Projects Division – Land Development addressed construction improvement plans including grading, storm water discharge, and paving requirements.

- Contact: Leo Vesely, 775.328.2040, [ivesely@washoecounty.us](mailto:ivesely@washoecounty.us)

Water Resources addressed water rights dedication.

- Contact: John Cella, 775.954.4600, [jcella@washoecounty.us](mailto:jcella@washoecounty.us)

District Health Department, Environmental Health addressed septic and solid waste management, Health Department conditions are attached and can only be appealed to the District Health Board.

- o Contact: Wesley Rubio, 775.328.2381, [wrubio@washoecounty.us](mailto:wrubio@washoecounty.us)

## **REQUIRED FINDINGS**

### **Staff Comment on Required Findings**

Section 110.810.30 of Article 810, *Special Use Permits*, within the Washoe County Development Code, 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 North Valleys Area Plan;*

Staff Comment: Staff has reviewed the Master Plan and the North Valleys Area Plan and has not identified any provisions that are offended by the project.

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 of the Development Code;*

Staff Comment: The proposed project is in compliance with Division Seven of the Development Code.

3. **Site Suitability.** *That the site is physically suitable for a fire station (Safety Services) and for the intensity of such a development;*

Staff Comment: The fire station will be brought into compliance with the Development Code, thereby meeting all landscaping, parking, and screening requirements.

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 fire department will not create a detriment to the community, but rather increase public safety for the immediate neighborhood and outlying rural areas of the North Valleys planning 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 nearby.

### **Staff Comment on Required Variance Findings**

Section 110.804.25 of Article 804, *Variances*, within the Washoe County Development Code states “prior to approving an application for a variance, the Board of Adjustment, the Planning Commission or hearing examiner shall find that findings (a) through (d) apply to the property and, if a military installation is required to be noticed, Finding (e):

- (a) **Special Circumstances.** Because of the special circumstances applicable to the property, including either the:
- (1) Exceptional narrowness, shallowness or shape of the specific piece of property, or
  - (2) By reason of exceptional topographic conditions, or
  - (3) *Other extraordinary and exceptional situation* or condition of the property and/or location of surroundings, (emphasis added)the strict application of the regulation results in exceptional and undue hardships upon the owner of the property;

**Staff Comment:** *Staff submits that this is an “extraordinary and exceptional situation” because (1) the building conformed to applicable requirements at the time it was built and has been operated as a public facility ever since, and (2) its continued use as a public safety building is crucial to the public safety and welfare of the surrounding community because a volunteer fire station will reduce emergency response time and save lives and property. Further, since the non-conforming building is a public facility, tenant improvements may be made under WCC Section 110.904.45 without triggering the need to bring the building into conformance with today’s setback codes. Without the variance relief, the fire station will not be built and the community will continue to suffer long emergency response times which could affect the loss of lives or property.*

- (b) **No Detriment.** The relief will not create a substantial detriment to the public good, substantially impair affected natural resources or impair the intent and purpose of the Development Code or applicable policies under which the variance is granted;

**Staff Comment:** *The relief given for the front setback from 20 feet to no less than 16 feet will not create a detriment to the public good, health and safety of the community because the encroachment is on a hill and is not noticeable and does not offend the character of the neighborhood.*

- (c) **No Special Privileges.** The granting of the variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and the identical regulatory zone in which the property is situated; and

**Staff Comment:** *The requested Special Use Permit is not to build a new building that encroaches on setback. It is to do tenant improvements on a preexisting and legally nonconforming building which otherwise conforms to the size and placement limits for detached structures, and is visually consistent with the limitations placed on other properties in the area.*

- (d) Use Authorized. The variance will not authorize a use or activity which is not otherwise expressly authorized by the regulation governing the parcel of property.

**Staff Comment:** As mentioned above, the proposed use is specifically authorized in the PSP zoning district.

- (e) Effect on a Military Installation. The variance will not have a detrimental effect on the location, purpose and mission of the military installation.

**Staff Comment:** There are no military installations in the area

### **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 SB14-001 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 make the following findings relating to a Special Use Permit and a Variance and approve with conditions Special Use Permit Case Number SB14-001 for Peavine Fire Station #331, having made all five findings in accordance with Washoe County Development Code Section 110.810.30, and approve to vary the front yard setback in order to bring the structure along Longview Lane into conformance with the Development Code; and all five findings in accordance with Washoe County Development Code Section 110.804.25.

### **Findings required by WCC Section 110. 810.30 for a Special Use Permit:**

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the North Valleys 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 fire station, 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 the military installation.

**Findings required by WCC 110.804.25 for a Variance:**

- (a) Special Circumstances. Because of the special circumstances applicable to the property, including either the:
  - (1) Exceptional narrowness, shallowness or shape of the specific piece of property, or
  - (2) By reason of exceptional topographic conditions, or
  - (3) Other extraordinary and exceptional situation or condition of the property and/or location of surroundings, the strict application of the regulation results in exceptional and undue hardships upon the owner of the property;
- (b) No Detriment. The relief will not create a substantial detriment to the public good, substantially impair affected natural resources or impair the intent and purpose of the Development Code or applicable policies under which the variance is granted;
- (c) No Special Privileges. The granting of the variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and the identical regulatory zone in which the property is situated; and
- (d) Use Authorized. The variance will not authorize a use or activity which is not otherwise expressly authorized by the regulation governing the parcel of property.
- (e) Effect on a Military Installation. The variance will not have a detrimental effect on the location, purpose and mission of the military installation.

**Appeal Process**

As provided in WCC Section 110.810.50 and Section 110.804.40, an appeal to the Board of County Commissioners may be taken within ten days from the filing of the Action Order.

xc:.

Property Owner: Truckee Meadows Fire Protection District (TMFPD), Attn: Maureen O'Brien, 1001 E. Ninth Street, Reno, NV 89520

Applicant: Same as above.

Consultant: Washoe County Public Works, Attn: Gordon W. Northan, AIA, 1001 E. Ninth Street, Reno, NV 89520



# EXHIBIT A

## Conditions of Approval

Special Use Permit Case Number SB14-001

The project approved under Special Use Permit Case Number SB14-001 shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment on April 3, 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 of the Washoe County Community Services Department.

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**

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

**Contact Name – Sandra Monsalve, AICP, 775.328.3608, smonsalve@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. 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.

- e. All new fencing installed as part of this project shall include slats and provide at least 75% visual screening. Slats shall be of a color to match the surrounding buildings. Fencing materials shall be non-reflective.
- f. Prior to any ground disturbing activity, the applicant shall submit a landscaping design plan to the Planning and Development Division. Fifty percent (50%) of evergreen trees shall be at least seven (7) feet in height at time of planting and the remainder shall be at least five (5) feet in height at time of planting. If these standards cannot be met due to extenuating circumstances then the applicant shall submit an application of *Modification of Standards* to the Planning and Development Division for review and approval.
- g. All existing trees and landscaping removed as part of the construction of this facility shall be replaced at the rate of two trees for each tree removed and two bushes for each bush removed. All disturbed areas shall be revegetated with a seed mix consisting of native plants as approved by the UNR Cooperative Extension. Landscape plans shall show all existing trees and landscaping, both to be preserved and to be removed.
- h. The following **Operational Conditions** shall be required for the life of the project:
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 staff 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 Division - Land Development**

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

**Contact Name – Leo Vesely, 775.328.2040, Ivesely@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 paving and driveway improvements necessary to serve the project shall be designed and constructed to County standards and specifications.
- c. The minimum pavement requirements for on-site paving shall be three (3) inches of asphalt over six (6) inches of granular base to the satisfaction of the County Engineer.
- d. The applicant shall construct the driveways in accordance with the County standards. The passenger car driveway shall have a minimum of three (3) inches of asphalt and the driveway to the fire equipment building shall have a minimum of five (5) inches of asphalt.
- e. The applicant shall obtain a street excavation permit for work in the County right-of-way.

**Washoe County Engineering and Capital Projects - Water Resources**

3. The following conditions are requirements of Water Resources, which shall be responsible for determining compliance with these conditions.

**Contact Name – John Cella, 775.954.4600, jcella@washoecounty.us**

- a. Water rights in accordance with Article 422 of the Washoe County Development Code and the North Valleys Area Plan are required. The estimated amount is 0.5 acre-feet of Ground water rights from West Lemmon Valley Basin.
- b. Water rights must be in good standing and must have the appropriate point of diversion, place and manner of use. A water rights application and map must be filed with the State Engineer to transfer the water rights onto this property.

**Washoe County District Health Department - Environmental Health**

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

**Contact Name – Wesley Rubio, 775.328.2381, wrubio@washoecounty.us**

- a. Prior to the issuance of building permits, the applicant shall provide a letter from the State of Nevada, Division of Environmental Protection approving the onsite sewage disposal system for the commercial usage. An accurate plot plan must be also be provided for the purposes of identifying the location of all septic in relation to the existing domestic well.
- b. All hazardous materials and wastes stored onsite must be in regulatory compliance with the Washoe County Health District Regulations Governing Solid Waste Management.

\*\*\* End of Conditions \*\*\*

# TRUCKEE MEADOWS FIRE PROTECTION DISTRICT - PEAVINE STATION 331 REMODEL

1105 Longview Lane, Washoe County, NV A.P.N. 081-040-01





**PROJECT DATA**

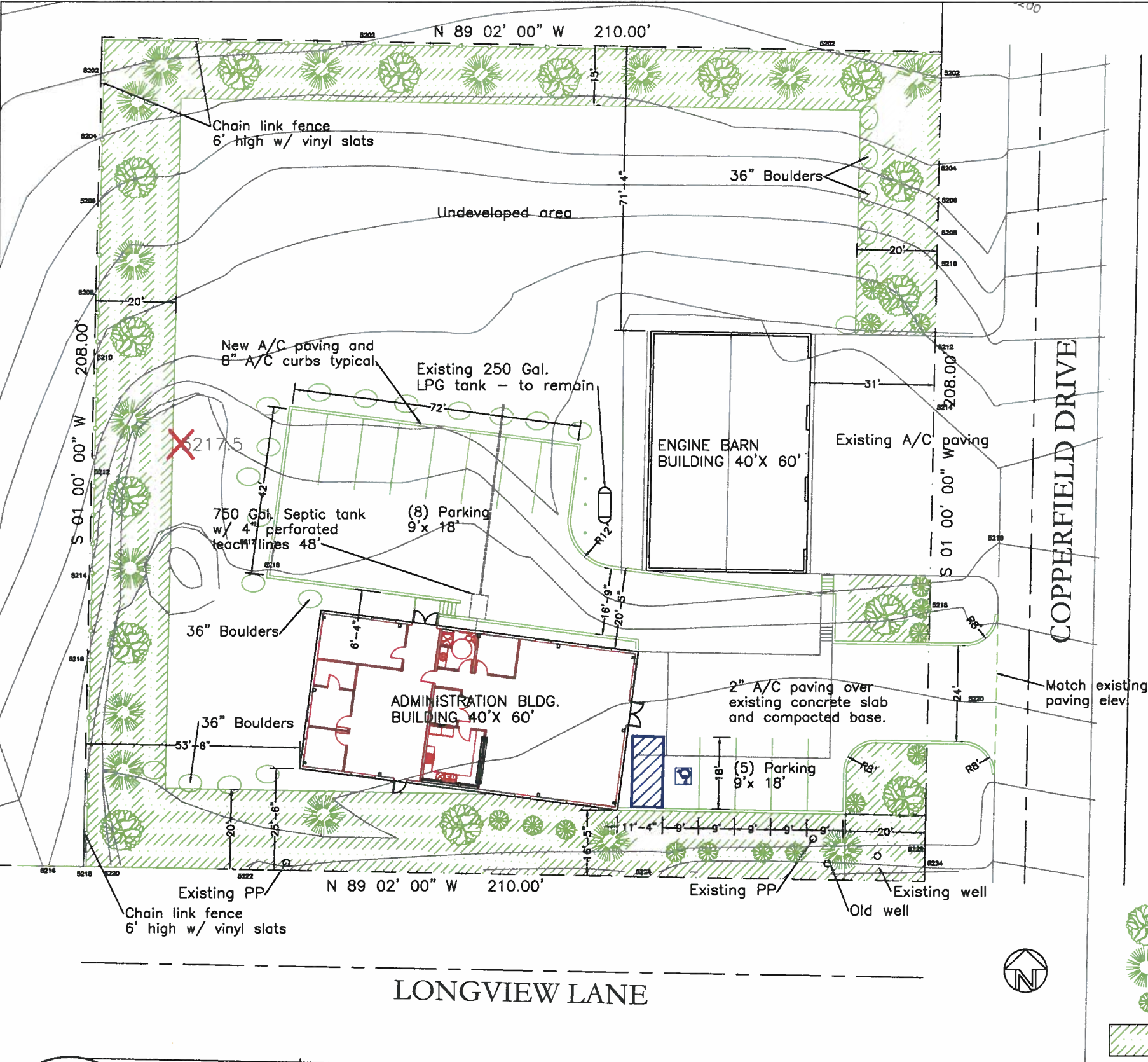
OWNER: Truckee Meadows Fire Protection District, 1001 E. Ninth Street, Bldg. "D" Reno, Nevada, 775 328-3605  
 PROJECT ADDRESS: 11005 Longview Lane, Washoe County A.P.N. 081-040-01, Section 18 T20N-S18, Elevation 5,220 ft.  
 SITE AREA: 43,667 sq. ft. (1.002 Acres)  
 ZONING: Public and Semi-Public Facilities  
 OCCUPANCY TYPES: Engine Barn: "S-2", 2,400 sq. ft. (parking garage), Administration Bldg.: "B", 1,137 sq. ft. and "A-3", 1,377 sq. ft.  
 OCCUPANCY SEPARATION: 2 Hr. required between "B" and "A-3".  
 OCCUPANCY LOADS: "S-2"; 200 sq. ft./occupant = 12 occupants; "B"; 100 sq. ft./occupant = 11 occupants; "A-3" 15 sq. ft./occupant = 92 occupants  
 TOTAL OCCUPANT LOADS: Engine Barn; 12 occupants, Admin. bldg. offices 11 occupants, Admin. bldg. assembly 92 occupants.  
 CONSTRUCTION TYPE - Both buildings: Type IIB. Interior partitions in "B" required to be one hour F.R.  
 EXITING REQUIREMENTS: Engine Barn, 12 occupants = 1 exit; Admin. bldg. "B" occupancy 11 occupants = 1 exit; Admin. bldg. "A-3" occupancy 92 occupants = 2 exits.  
 TOTAL BUILDING SITE COVERAGE AREA: 4,800 Sq. Ft. (11% coverage)  
 ON-SITE PARKING REQUIRED: Employee = 1; Admin. bldg. 5/1000 sq. ft. = 12  
 Total parking required on-site = 13 (1 Van accessible type).  
 LANDSCAPING AREA: 11,913 sq. ft. (27%)  
 FLOOD ZONE "AE"; Elevation 5,220  
 PAVING AREA: New A/C Paving 7,185 Sq. Ft. (17% Site coverage)  
 TOTAL SITE COVERAGE: 4,800 sq. ft. + 7,185 sq. ft. = 11,985 sq. ft. (27.4%)

CERTIFICATION: I hereby certify that this project complies with all applicable provisions of the Washoe County Development code to the best of my knowledge. I hereby certify that there are no existing surface aquifers on or near the site.

Gordon W. Northan Architect AIA, NCARB:

- SCHEDULE OF DRAWINGS**
- A0.0 TITLE AND SITE PLAN
  - A1.0 EXISTING BUILDING PLAN
  - A2.0 REMODEL PLAN
  - A3.0 BUILDING ELEVATIONS

-  TREE: Russian Olive decid., 2" caliper, (15) required
-  TREE: Black Pine evergreen, 2" caliper, (15) required
-  SHRUB: Acacia, 5 Gallon, (18) required, w/ drip irrigation system
-  GROUND COVER: 6" River Rock



**SEAL OF WASHOE COUNTY**  
 STATE OF NEVADA

C.S. Dept.  
 Capitol Projects Division  
 1001 E. 9th Street  
 Reno, Nevada 89520-0027  
 (775) 328-2040  
 (775) 328-3699

Project PEAVINE VOLUNTEER FIRE STATION NO. 331  
 1105 Longview Lane  
 Washoe County, NV APN 081-040-01  
 Date 10/31/2013  
 Scale 1"=30'  
 Drawing Name: SITE PLAN

**GORDON W. NORTHAN**  
 REGISTERED  
 No. 1018  
 ARCHITECT  
 STATE OF NEVADA

A0.0

APN# 081-040-01

**DOC # 3805377**

09/25/2009 12:39:55 PM  
Requested By  
WASHOE COUNTY PUBLIC WORKS  
Washoe County Recorder  
Kathryn L. Burke - Recorder  
Fee: \$0.00 RPTT: \$0.00  
Page 1 of 6

**Recording Requested by:**  
Name: Washoe County Public Works  
Address: P.O. Box 11130  
City/State/Zip: Reno, NV 89520



**When Recorded Mail to:**  
Name: Washoe County Public Works  
Address: P.O. Box 11130  
City/State/Zip: Reno, NV 89520

( for Recorder's use only )

**Mail Tax Statement to:**  
Name: Sierra Fire Protection District  
Address: P.O. Box 11130  
City/State/Zip: Reno, NV 89520

QUITCLAIM DEED  
**( Title of Document )**

**Please complete Affirmation Statement below:**

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the personal information of any person or persons.  
(Per NRS 239B.030)

**-OR-**

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the personal information of a person or persons as required by law:  
(State specific law)

Wendy Pitts  
Signature

Property Program Manager  
Title

Wendy Pitts  
Printed Name

This page added to provide additional information required by NRS 111.312 Sections 1-2 and NRS 239B.030 Section 4.

This cover page must be typed or printed in black ink. (Additional recording fee applies)



FOR 5/DMW/3667  
Washoe County  
APN: 081-040-01

When recorded return to:

Washoe County Public Works Department  
P O Box 11130  
Reno NV 89520

**QUITCLAIM DEED**

THIS INDENTURE is made this 11th day of August, 2009, between the State of Nevada, Division of State Lands, for and on behalf of the Nevada Division of Forestry, hereinafter referred to as the "GRANTOR" and the Sierra Fire Protection District, hereinafter referred to as "GRANTEE".

**WHEREAS**, Chapter 479, Statutes of Nevada 2009 (Senate Bill 94) directed the transfer of the real property hereinafter described;

**NOW, THEREFORE**, Grantor does by these presents remise, release and forever Quitclaim unto Grantee, and to Grantee's survivors, heirs and assigns forever, all of the certain lot, piece or parcel of land commonly known as the Peavine Fire Station which is situated and being in the County of Washoe, State of Nevada, and described as follows to wit:

Beginning at a point on the South line of Section 2, Twp. 20 N., Rge 18 E., M.D.B. & M., said point being 50' West from the Southeast Corner of said Section 2; Thence West along said South line of Section 2 a distance of 210.00 feet; Thence Northerly and parallel to the East line of said Section 2, 208.00 feet; Thence East and parallel to said South line of Section 2, 210.00 feet; Thence South and parallel to said East line of Section 2, 208.00 feet to the point of beginning being an area of one acre more or less, and situate in the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE1/4) of said Section 2.

ASSESSOR'S PARCEL NUMBER: 081-040-01

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining. Grantor reserves any and all water rights appurtenant to the property.

Subject to all existing rights of way and easements of record and to the following restriction:

1. The required use of the property shall be for the provision of services for fire protection and related public safety services.
2. The Sierra Fire Protection District or any successor in title shall not transfer the property without consent of the State of Nevada.

TITLE to the property will revert to the State of Nevada upon the breach of any restrictions referenced herein.

IN WITNESS WHEREOF, Grantor has executed this conveyance this 11<sup>th</sup> day of August, 2009.

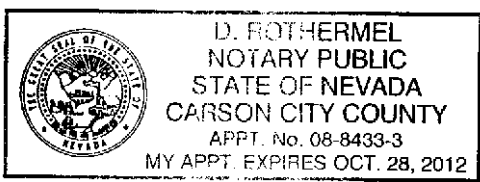
**GRANTOR:**  
**STATE OF NEVADA**  
**Division of State Lands**

By: *James R. Lawrence*  
JAMES R. LAWRENCE  
Administrator and Ex-Officio  
State Land Registrar

STATE OF NEVADA )  
CARSON CITY )  
ss.

On, August 11, 2009, personally appeared before me, a notary public, JAMES R. LAWRENCE, Administrator and Ex-Officio State Land Registrar, Division of State Lands, who acknowledged that he executed the above instrument.

*D. Rothermel*  
NOTARY PUBLIC





**APPROVED as to Form:**  
**CATHERINE CORTEZ MASTO**  
**Attorney General**

By: [Signature]  
KERRY BENSON  
Deputy Attorney General

Date: 8-13-09

**APPROVED:**  
**Nevada Division of Forestry**

By: [Signature]  
PETE ANDERSON  
State Forester

Date: 8/20/09

**GRANTEE:**  
**Acceptance by Sierra Fire Protection District**

By: [Signature]  
David E. Humke, Chairman  
Board of Fire Commissioners

STATE OF NEVADA        )  
  ) ss.  
COUNTY OF WASHOE    )

On Sept. 22, 2009, personally appeared before me, a Notary Public,  
DAVID E. HUMKE, known (or proved) to me to be the person whose name is  
subscribed to the above instrument, who acknowledged that he executed the same as an individual on  
behalf of the County of Washoe as authorized by the Board of Fire Commissioners.

[Signature]  
Notary Public



## LEGAL DESCRIPTION

The following described premises, situated in the County of Washoe, State of Nevada, to-wit:

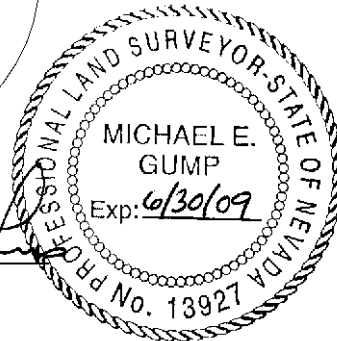
Beginning at a point on the South line of Section 2, Twp. 20 N., Rge 18 E., M.D.B. & M., said point being 50' West from the Southeast Corner of said Section 2;  
Thence West along said South line of Section 2 a distance of 210.00 feet;  
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Thence East and parallel to said South line of Section 2, 210.00 feet;  
Thence South and parallel to said East line of Section 2, 208.00 feet to the point of beginning being an area of one acre, more or less, and situate in the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of said Section 2.

Note: The above metes and bounds description appeared previously in that certain Deed recorded in the office of the County Recorder of Washoe County, Nevada, on August 30, 1962, as Document No. 365055 of Official Records.

*Michael E. Gump*

Michael E. Gump PLS 13927

Washoe County, Public Works Dept.  
1001 East Ninth Street  
Reno, Nevada 89520



2/18/09



# WASHOE COUNTY RECORDER

OFFICE OF THE RECORDER  
KATHRYN L. BURKE, RECORDER

1001 E. NINTH STREET  
POST OFFICE BOX 11130  
RENO, NEVADA 89520-0027  
PHONE (775) 328-3661  
FAX (775) 325-8010

## LEGIBILITY NOTICE

The Washoe County Recorder's Office has determined that the attached document may not be suitable for recording by the method used by the Recorder to preserve the Recorder's records. The customer was advised that copies reproduced from the recorded document would not be legible. However, the customer demanded that the document be recorded without delay as the parties rights may be adversely affected because of a delay in recording. Therefore, pursuant to NRS 247.120 (3), the County Recorder accepted the document conditionally, based on the undersigned's representation (1) that a suitable copy will be submitted at a later date (2) it is impossible or impracticable to submit a more suitable copy.

By my signing below, I acknowledge that I have been advised that once the document has been microfilmed it may not reproduce a legible copy.

  
\_\_\_\_\_  
Signature

  
\_\_\_\_\_  
Date

Wendy Pitts  
\_\_\_\_\_  
Printed Name



# WASHOE COUNTY

## COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects Division

*"Dedicated to Excellence in Public Service"*

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

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### INTEROFFICE MEMORANDUM

---

DATE: March 06, 2014  
TO: Sandra Monsalve, Planning and Development Division  
FROM: Leo R. Vesely, P.E., Engineering and Capitol Projects Division  
SUBJECT: **SB14-001**  
**APN 081-040-01**  
**TMFPD PEAVINE FIRE STATION NUMBER 331**

---

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 paving and driveway improvements necessary to serve the project shall be designed and constructed to County standards and specifications.
3. The minimum pavement requirements for on-site paving shall be three inches (3") of asphalt over six inches (6") of granular base to the satisfaction of the County Engineer.
4. The applicant shall construct the driveways in accordance with the County standards. The passenger car driveway shall have a minimum of 3 inches of asphalt and the driveway to the fire equipment building shall have a minimum of 5 inches of asphalt.
5. The applicant shall obtain a street excavation permit for work in the County right of way.

LRV/KOC/lrv



**Washoe County**  
**COMMUNITY SERVICES DEPARTMENT**  
*Engineering and Capital Projects*

March 7, 2014

To: Sandra Monsalve, AICP, Senior Planner, CSD Community Development  
From: John Cella, Engineering Tech, CSD Water Resources  
Subject: **SB14-001** TMFPD Peavine Fire Station No. 331  
11005 Longview Lane Reno, NV APN 081-040-01

***The Department of Water Resources (DWR) has reviewed the subject application and has the following comments:***

1. The Applicant is requesting to complete tenant improvements/remodel of an existing metal building to be used as a Volunteer Fire Station in the North Valleys. The request is also to modify the front setback standards along Longview Lane, and to modify the requirements of groundcover.
2. Property is currently served by a Domestic Well and Septic Sewer facilities.
3. The property has no water rights according to the State Engineer database.
4. There are (2) wells located on the property. The non-operational well should be properly abandoned per the Nevada Division of Water Resources. The operational well is most likely drilled as a domestic well, which does not create a water right entitlement.
5. The estimated water demand based on the plans included in the application is 0.5 acre-feet per year, for both indoor and outdoor demands.
6. This site is located within West Lemmon Valley Hydrographic Basin (# 92A)

***The Department of Water Resources (DWR) recommends approval with the following conditions:***

1. Water rights in accordance with Article 422 of the Washoe County Development Code and the North Valley's area plan are required. The estimated amount is 0.5 acre-feet of Ground water rights from West Lemmon Valley Basin.
2. Water rights must be in good standing and must have the appropriate point of diversion, place and manner of use. A water rights application and map must be filed with the State Engineer to transfer the water rights onto this property.



# WASHOE COUNTY HEALTH DISTRICT

## ENVIRONMENTAL HEALTH SERVICES DIVISION



**Public Health**  
Prevent. Promote. Protect.

**DATE:** March 25, 2014

**TO:** Sandra Monsalve, AICP, Planner  
Washoe County Community Development

**FROM:** Wesley Rubio, MPH, REHS  
Environmental Health Services

**SUBJECT:** Truckee Meadows Fire Protection District - Peavine Fire Station Number 331  
SB14-001, Special Use Permit

Dear Ms. Monsalve:

Washoe County Health District, Environmental Health has reviewed the above referenced project. The project is proposing to finish an existing structure for use as a volunteer fire station and community meeting location. The site is currently served by an onsite well and an onsite sewage disposal system.

Environmental Health has the following comments regarding the project as proposed:

- Prior to any sign off for building permits a letter from the State of Nevada, Division of Environmental Protection is required approving the onsite sewage disposal system for the commercial usage. An accurate plot plan must also be provided identifying the location of all septic in relation to the existing domestic well.
- All hazardous materials and wastes stored onsite must be in regulatory compliance with the Washoe County Health District Regulations Governing Solid Waste Management.

Please contact me if you have any questions.

Thank you,

Wesley Rubio, MPH, REHS  
Environmental Health  
Washoe County Health District  
1001 E. 9<sup>th</sup> Street, Reno NV  
(775) 328-2635

Cc: Truckee Meadows Fire Protection District

Citizen Advisory Board:

North Valleys

Meeting Date (if applicable):

N/A

Topic or Project Name (include Case No. if applicable):

Case # SB14-001

Peavine Fire station tenant improvements

Please check the appropriate box:

My comments  were (or)  were not discussed during the meeting.

Identified issues and concerns:

None.

Suggested alternatives and/or recommendations:

I strongly support any zoning or code modifications needed to complete the long unfinished metal building.

Any use will be an improvement over its vacant status. I'm pleased the Peavine Volunteer F.D. is moving ahead on this. It will provide the F.D. with much improved facilities.

Name

Jean Harris

Date:

03/03/2014

(Please Print)

Signature:

Jean Harris

This worksheet may be used as a tool to help you take notes during the public testimony and discussion on this topic/project. Your comments during the meeting will become part of the public record through the minutes and the CAB action memorandum. Your comments, and comments from other CAB members, will and shall not collectively constitute a position of the CAB as a whole.

If you would like this worksheet forwarded to your Commissioner, please include his/her name.

Commissioner's Name:

Bonnie Weber

Use additional pages, if necessary.

Please mail, fax or email completed worksheets to:

Washoe County Manager's Office  
Attention: CAB Program  
Post Office Box 11130, Reno, NV 89520-0027  
Fax: 775.328.2037;

# Washoe County Citizen Advisory Board CAB Member Worksheet



Citizen Advisory Board: NORTH VALLEYS

Meeting Date (if applicable): N/A

Topic or Project Name (include Case No. if applicable): \_\_\_\_\_

Please check the appropriate box:

My comments  were (or)  were not discussed during the meeting.

Identified issues and concerns:

NONE

Suggested alternatives and/or recommendations:

NONE

Name ROBERT CONRAD Date: 3/6/2014  
(Please Print)

Signature: \_\_\_\_\_

This worksheet may be used as a tool to help you take notes during the public testimony and discussion on this topic/project. Your comments during the meeting will become part of the public record through the minutes and the CAB action memorandum. Your comments, and comments from other CAB members, will and shall not collectively constitute a position of the CAB as a whole.

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Commissioner's Name: \_\_\_\_\_

Use additional pages, if necessary.

Please mail, fax or email completed worksheets to: Washoe County Manager's Office  
Attention: CAB Program  
Post Office Box 11130, Reno, NV 89520-0027  
Fax: 775.328.2037  
Email: [cab@washoecounty.us](mailto:cab@washoecounty.us)



Community Services Department  
Planning & 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 Community Development staff at 775.328.6100.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name (commercial/industrial projects only): <b>PEAVINE VOLUNTEER FIRE STATION</b>			
Project Description: The completion of an existing metal building office/meeting room for use as a volunteer fire station.			
Project Address: 11005 Longview Lane, Washoe County, NV			
Project Area (acres or square feet): 43,667 sq. ft., 1.002 acres			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): South-west of the intersection of Red Rock Road and Hwy. 395 about two blocks.			
Assessor's Parcel No(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
081-040-01			
Section(s)/Township/Range: Section 18, T20N-S18			
<b>Indicate any previous Washoe County approvals associated with this application:</b>			
Case Nos.			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Truckee Meadows Fire Protection Dist.		Name: Gordon W. Northan AIA	
Address: 1001 E. Ninth Street		Address: 1001 E. Ninth Street	
Reno, NV	Zip: 89520	Reno, NV	Zip: 89520
Phone: 775 328-3605	Fax:	Phone: 775 325-8255	Fax: 328-3699
Email: cmoore@washoecounty.us		Email: gnorthan@washoecounty.us	
Cell:	Other:	Cell:	Other:
Contact Person: Maureen O'Brien		Contact Person: Gordon W. Northan	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Truckee Meadows Fire Protection Dist.		Name:	
Address: 1001 E. Ninth Street		Address:	
Reno, NV	Zip: 90520		Zip:
Phone: 775 328-3605	Fax: 38-3699	Phone:	Fax:
Email: mobrien@washoecounty.us		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Maureen O'Brien		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):	

## 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?

The completion of an existing unfinished volunteer fire department offices/meeting room building and the associated site improvements to comply with zoning requirements. This is an emergency services type of occupancy

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

The office/mtg. building is incomplete and is to be finished for use as a volunteer fire department offices/meeting room facility. The existing metal building engine barn is to remain in use.

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?

Office/mtg. building is to be completed - tenant improvements; 3 months  
On site parking, landscaping and irrigation system; 1 month  
On site utilities for water, power and drainage; 1 month

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

The tenant improvements and site work is scheduled over a five month period:  
SUP submittal; Dec. 14, 2013  
Board of Adjustment meeting; Feb. 6, 2014  
Building permit submittal; Feb. 6, 2014  
Construction period; 5 months  
Completion and occupancy; July, 2014

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?

The site is located on a rural corner, low residential density, and light regular traffic. The project parking is on site and the facility is not regularly occupied. Community meetings are on a monthly schedule so parking and traffic are minimal. The site is usually unoccupied. The site is open to the west and north where adjacent residential properties exist.

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

It will provide an emergency services station in a rural area which will shorten fire emergency response time for that area.

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

Administratively limit training activities to daylight hours. Contain exterior lighting to the site. Landscape the property perimeters and use native rock materials for ground cover and for vehicle access control.

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

Limit training activities to daylight hours.  
The southerly boundary set-back of the existing office building is 16.1/2 feet which is less than the 20 foot setback required for this zone. This occurred when the building was built and the land was Federally owned. In 2009 the land was quit-claimed to Washoe County zoning which requires a 20 foot front yard setback on both streets. It is proposed to landscape that face to mitigate the sub-standard setback. The building site is about three feet lower than Longview Lane.

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

Twelve standard size parking spaces and one van accessible type space; 13 total.

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

The perimeter of the site is to be buffered by a river rock ground cover and trees as required by Article 412. The parking areas are to be protected by native boulders to prevent traffic on site. The building entry areas are to be landscaped with shrubs.

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.)

No on site signage is proposed. The building will be identified by 10" high wall mounted letters illuminated by down lighting. The parking area to the east of the office building will be illuminated by a shielded area light on a timer.

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 checked="" type="checkbox"/> No
------------------------------	--

13. Community Sewer

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

Community Water

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

# TRUCKEE MEADOWS FIRE PROTECTION DISTRICT - PEAVINE STATION 331 REMODEL

1105 Longview Lane, Washoe County, NV A.P.N. 081-040-01





## PROJECT DATA

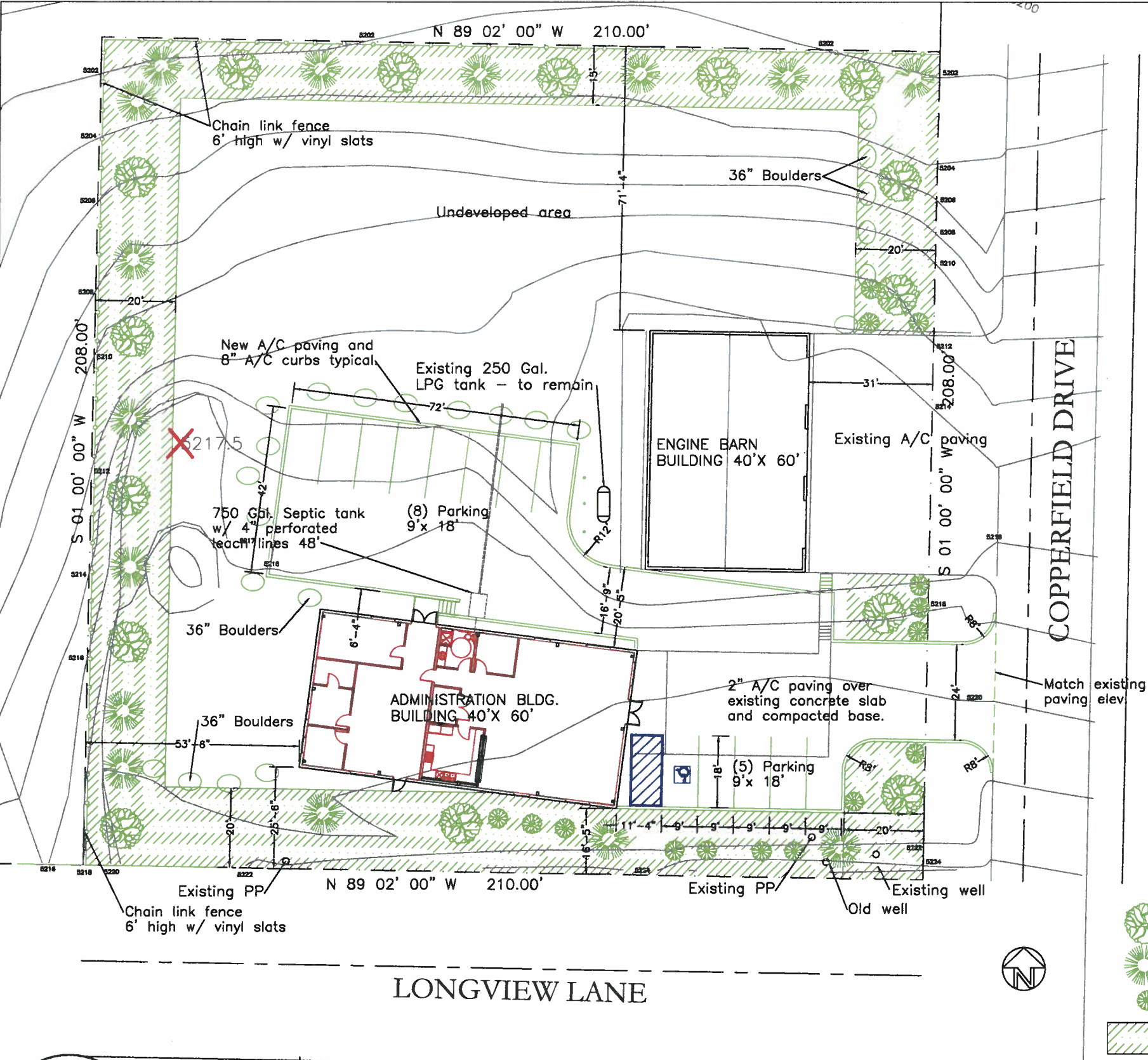
OWNER: Truckee Meadows Fire Protection District, 1001 E. Ninth Street, Bldg. "D" Reno, Nevada, 775 328-3605  
 PROJECT ADDRESS: 11005 Longview Lane, Washoe County A.P.N. 081-040-01, Section 18 T20N-S18, Elevation 5,220 ft.  
 SITE AREA: 43,667 sq. ft. (1.002 Acres)  
 ZONING: Public and Semi-Public Facilities  
 OCCUPANCY TYPES: Engine Barn: "S-2", 2,400 sq. ft. (parking garage), Administration Bldg.: "B", 1,137 sq. ft. and "A-3", 1,377 sq. ft.  
 OCCUPANCY SEPARATION: 2 Hr. required between "B" and "A-3".  
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 CONSTRUCTION TYPE - Both buildings: Type IIB. Interior partitions in "B" required to be one hour F.R.  
 EXITING REQUIREMENTS: Engine Barn, 12 occupants = 1 exit; Admin. bldg. "B" occupancy 11 occupants = 1 exit; Admin. bldg. "A-3" occupancy 92 occupants = 2 exits.  
 TOTAL BUILDING SITE COVERAGE AREA: 4,800 Sq. Ft. (11% coverage)  
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 Total parking required on-site = 13 (1 Van accessible type).  
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CERTIFICATION: I hereby certify that this project complies with all applicable provisions of the Washoe County Development code to the best of my knowledge. I hereby certify that there are no existing surface aquifers on or near the site.

Gordon W. Northan Architect AIA, NCARB:

- ### SCHEDULE OF DRAWINGS
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  - A1.0 EXISTING BUILDING PLAN
  - A2.0 REMODEL PLAN
  - A3.0 BUILDING ELEVATIONS

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-  SHRUB: Acacia, 5 Gallon, (18) required, w/ drip irrigation system
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Project PEAVINE VOLUNTEER FIRE STATION NO. 331  
 1105 Longview Lane  
 Washoe County, NV APN 081-040-01  
 Date 10/31/2013  
 Scale 1"=30'  
 Drawing Name: SITE PLAN

# A0.0

 GORDON W. NORTHAN  
 REGISTERED  
 No. 1018  
 ARCHITECT  
 STATE OF NEVADA

# Special Use Permit Case SB14-001

**Washoe County  
Board of  
Adjustment**

**April 3, 2014**





# Vicinity Map



# Request

- **Request by TMFPD to complete tenant improvements to an existing volunteer fire station, Peavine Station #331.**
- **Includes interior remodel;**
- **Request to vary the front setback from  $\pm 20$  feet to no less than  $\pm 16$  feet along Longview Lane.**



# Site Photo



Longview Lane

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Google earth



Setback from  
20' to 16'

# Aerial Photo



Longview Lane

Setback from  
20' to 16'



# Reviewing Agencies

- **WC Building & Safety**
- **Engineering & Capital Projects**
- **WC Health District**
- **TMFPD**
- **No. Valleys CAB**
- **WC Sheriff**
- **RTC**



# Citizen Advisory Board

- **North Valleys CAB**
- **Meeting on April 7, 2014**
- **Positive correspondence received**



# Recommendation

- **Having made all required findings;**
- **Staff recommends approval with conditions for this special use permit, in addition to approving the front yard setback variance to bring the existing structure into conformance with County Code.**

