

# Special Use Permit Application Truckee Meadows Fire Station #37

Submitted to Washoe County  
February 18, 2020

Prepared for

Truckee Meadows Fire District

1001 E 9th St, Building D

Reno, NV 89520

Prepared by



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## 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.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: <b>Truckee Meadows Fire Station #37</b>			
Project Description: Request for a SUP to allow a Safety Service use (ie - Fire Station #37) to be redeveloped and improved on parcels zoned MDS in Hidden Valley.			
Project Address: 3255 W Hidden Valley Drive, Washoe County, NV			
Project Area (acres or square feet): 0.94± acres (40,854 sqft)			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): The project site is located near the intersection of Hidden Valley Drive and Pelham Drive in Hidden Valley.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
051-122-08	0.40	051-192-01	0.07
051-122-10	0.32	a portion of 021-160-38	0.15
<b>Indicate any previous Washoe County approvals associated with this application:</b> Case No.(s).			
<b>Applicant Information (attach additional sheets if necessary)</b>			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Truckee Meadows Fire Protection District		Name: Wood Rodgers Inc	
Address: PO Box 11130		Address: 1361 Corporate Blvd	
Reno, NV	Zip: 89520	Reno, NV	Zip: 89502
Phone: 328-6123	Fax:	Phone: 823-5258	Fax:
Email: cmoore@tmfpd.us		Email: shuggins@woodrogers.com	
Cell: 313-8903	Other:	Cell:	Other:
Contact Person: Chief Moore		Contact Person: Stacie Huggins	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Washoe County		Name:	
Address: 1001 E. 9th Street, Bldg A		Address:	
Reno, NV	Zip: 89521		Zip:
Phone: 328-3636	Fax:	Phone:	Fax:
Email: wwardell@washoecounty.us		Email:	
Cell: 750-7325	Other:	Cell:	Other:
Contact Person: Bill Wardell		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):	

# Property Owner Affidavit

**Applicant Name:** Truckee Meadows Fire Protection District

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA     )  
                                  )  
COUNTY OF WASHOE   )

I, \_\_\_\_\_  
(please print name)

being duly sworn, depose and say that I am the owner\* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

**(A separate Affidavit must be provided by each property owner named in the title report.)**

Assessor Parcel Number(s): 051-122-08, 051-122-10, 051-192-01, and a portion of 021-160-38

Printed Name \_\_\_\_\_

Signed \_\_\_\_\_

Address \_\_\_\_\_

Subscribed and sworn to before me this  
\_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
(Notary Stamp)

\_\_\_\_\_  
Notary Public in and for said county and state

My commission expires: \_\_\_\_\_

\*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

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CollectionCart		
Collection Cart	Items	Total
Collection Cart	0	\$0.00

[Checkout](#)
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Washoe County Parcel Information		
Parcel ID	Status	Last Update
05112208	Active	2/13/2020 2:10:07 AM
<b>Current Owner:</b> TRUCKEE MEADOWS FIRE PROTECTION DISTRICT  1001 E 9TH ST BLDG D 2ND FL RENO, NV 89512		<b>SITUS:</b> 5445 PELHAM DR WCTY NV
<b>Taxing District</b> 4000		<b>Geo CD:</b>
Legal Description		
Lot 2 Range 20 Section 22 SubdivisionName HIDDEN VALLEY SUBDIVISION 3 Township 19 Block A		

Tax Bill (Click on desired tax year for due dates and further details)					
Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2019	\$2.68	\$2.68	\$0.00	\$0.00	\$0.00
2018	\$804.77	\$804.77	\$0.00	\$0.00	\$0.00
2017	\$2,035.54	\$2,035.54	\$0.00	\$0.00	\$0.00
2016	\$1,987.79	\$1,987.79	\$0.00	\$0.00	\$0.00
2015	\$1,916.35	\$1,916.35	\$0.00	\$0.00	\$0.00
Total					\$0.00

**Disclaimer**

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Please make checks payable to:  
 WASHOE COUNTY TREASURER

**Mailing Address:**  
 P.O. Box 30039  
 Reno, NV 89520-3039

**Overnight Address:**  
 1001 E. Ninth St., Ste D140  
 Reno, NV 89512-2845



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### Washoe County Parcel Information

Parcel ID	Status	Last Update
05112210	Active	2/13/2020 2:10:07 AM

#### Current Owner:

TRUCKEE MEADOWS FIRE PROTECTION DIST  
1001 E 9TH ST BLDG D  
RENO, NV 89520

#### SITUS:

3255 W HIDDEN VALLEY DR  
WCTY NV

#### Taxing District

4000

#### Geo CD:

#### Legal Description

Range 20 SubdivisionName HIDDEN VALLEY SUBDIVISION 3 Township 19 Section 22

### Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
<a href="#">2019</a>	\$5.59	\$5.59	\$0.00	\$0.00	\$0.00
<a href="#">2018</a>	\$6.17	\$6.17	\$0.00	\$0.00	\$0.00
<a href="#">2017</a>	\$6.05	\$6.05	\$0.00	\$0.00	\$0.00
<a href="#">2016</a>	\$5.90	\$5.90	\$0.00	\$0.00	\$0.00
<a href="#">2015</a>	\$6.48	\$7.06	\$0.00	\$0.00	\$0.00
Total					\$0.00

### Disclaimer

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**CollectionCart**

Collection Cart	Items	Total	<a href="#">Checkout</a>	<a href="#">View</a>
	0	\$0.00		

**Pay Online**

**Washoe County Parcel Information**

Parcel ID	Status	Last Update
05119201	Active	2/13/2020 2:10:07 AM

**Current Owner:**

TRUCKEE MEADOWS FIRE PROTECTION DIST  
  
 1001 E 9TH ST BLDG D  
 RENO, NV 89520

**SITUS:**

0 W HIDDEN VALLEY DR  
 WCTY NV

**Taxing District**

4000

**Geo CD:**

Legal Description

Range 20 Section 22 SubdivisionName \_UNSPECIFIED Township 19

**Tax Bill (Click on desired tax year for due dates and further details)**

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
<a href="#">2019</a>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<a href="#">2018</a>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<a href="#">2017</a>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<a href="#">2016</a>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<a href="#">2015</a>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total					\$0.00

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 Reno, NV 89520-3039

**Overnight Address:**  
 1001 E. Ninth St., Ste D140  
 Reno, NV 89512-2845



# Special Use Permit Application Supplemental Information

(All required information may be separately attached)

1. What is the project being requested?

This application is a request for a special use permit to allow a safety service use (i.e. Fire Station and associated living quarters) in the MDS zoning district per 110.302.5.5 of the Washoe County Development Code.

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.)

A preliminary site plan is included in Section 4 of the application.

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

The residence will be remodeled this year (2020) with construction on the new facility planned to begin July 2020.

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?

The project location is currently developed with fire facilities that serve Hidden Valley and the surrounding areas. The proposed project involves replacing the existing facilities with a single, larger building that includes an apparatus bay and administrative offices. In addition, the project includes improvement to an existing single family residence directly north of the fire station that will serve as living quarters for fire crew when on-duty. This site is strategically located to respond to volume and type of calls in southeastern Washoe County, specifically Hidden Valley. This site has direct access to Hidden Valley Drive, which has access to Pembroke Dr via Piping Rock Drive.

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

The current fire station is limited to a two door "garage" and modular unit that serves as residence and administrative office. The proposed improvements will consolidate the fire station and administrative offices into one building with a separate crew member residence that will allow the station to better serve not only the Hidden Valley area, but the southeastern portion of Washoe County.

6. What are the anticipated negative impacts or affect your project will have on adjacent properties? How will you mitigate these impacts?

As noted previously, the site has been home to Fire Station 37 for nearly 10 years. While the proposed project includes a new building, fire station operations will not significantly change and therefore negative impacts on adjacent properties are not anticipated.

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.

The project meets or exceeds all code requirements. Refer to Project Description and Plans for specific information.



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
------------------------------	--

9. Utilities:

a. Sewer Service	Washoe County
b. Electrical Service	NV Energy
c. Telephone Service	AT&T
d. LPG or Natural Gas Service	NV Energy
e. Solid Waste Disposal Service	Waste Management
f. Cable Television Service	Charter Communications
g. Water Service	Truckee Meadows Water Authority

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 #		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).

10. Community Services (provided and nearest facility):

a. Fire Station	Truckee Meadows Fire Station 37
b. Health Care Facility	Renown Regional Facility
c. Elementary School	Hidden Valley Elementary School
d. Middle School	Depoali Middle School
e. High School	Damonte Ranch High School
f. Parks	Hidden Valley Regional Park
g. Library	
h. Citifare Bus Stop	

**Special Use Permit Application  
for Grading  
Supplemental Information**  
(All required information may be separately attached)

1. What is the purpose of the grading?

To support development of a new apparatus bay and administrative offices associated with an existing Fire Station.

2. How many cubic yards of material are you proposing to excavate on site?

Approximately 223 cubic yards of material will be excavated on-site for this project.

3. How many square feet of surface of the property are you disturbing?

The entire site will be disturbed as a part of the proposed project.

4. How many cubic yards of material are you exporting or importing? If none, how are you managing to balance the work on-site?

Of the 223 cubic yards being excavated, 179 cubic yards will remain on site as fill and approximately 44 cubic yards of material will be exported, which is equivalent to 1.25:1 volume mitigation.

5. Is it possible to develop your property without surpassing the grading thresholds requiring a Special Use Permit? (Explain fully your answer.)

N/A

6. Has any portion of the grading shown on the plan been done previously? (If yes, explain the circumstances, the year the work was done, and who completed the work.)

No

7. Have you shown all areas on your site plan that are proposed to be disturbed by grading? (If no, explain your answer.)

Yes.

8. Can the disturbed area be seen from off-site? If yes, from which directions and which properties or roadways?

The disturbed area will be visable from all directions including Pelham Drive, Hidden Valley Drive, and the Boynton Slough.

9. Could neighboring properties also be served by the proposed access/grading requested (i.e. if you are creating a driveway, would it be used for access to additional neighboring properties)?

The grading associated with the parking lot will benefit the surrounding community by providing improved access to the public trail along the north perimeter of the site.

10. What is the slope (horizontal/vertical) of the cut and fill areas proposed to be? What methods will be used to prevent erosion until the revegetation is established?

Slopes on the site range from 1% to 4% overall. The project includes a detention pond with 3:1 slopes.

11. Are you planning any berms?

Yes	No X	If yes, how tall is the berm at its highest?
-----	------	--

12. If your property slopes and you are leveling a pad for a building, are retaining walls going to be required? If so, how high will the walls be and what is their construction (i.e. rockery, concrete, timber, manufactured block)?

Yes. We anticipate concrete retaining walls 3 feet in height.

13. What are you proposing for visual mitigation of the work?

14. Will the grading proposed require removal of any trees? If so, what species, how many and of what size?

No trees will be removed as part of this project.

15. What type of revegetation seed mix are you planning to use and how many pounds per acre do you intend to broadcast? Will you use mulch and, if so, what type?

The site will be fully developed with no areas of bare soil requiring a revegetation seed mix.

16. How are you providing temporary irrigation to the disturbed area?

No temporary irrigation will be required. All landscaping will be irrigated with a permanent drip system.

17. Have you reviewed the revegetation plan with the Washoe Storey Conservation District? If yes, have you incorporated their suggestions?

No, because there will be no areas of bare disturbed soil that require revegetation.

18. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that may prohibit the requested grading?

Yes	No <input checked="" type="checkbox"/>	If yes, please attach a copy.
-----	--	-------------------------------

## **Project Description**

### **Executive Summary**

Applicant: Truckee Meadows Fire Protection District  
APN: 051-122-08, 051-122-10, 051-192-01, and a portion of 021-160-38  
Request: A request to allow a Safety Service use in the MDS zoning district per Table 110.302.52 of the Washoe County Development Code.  
Location: The 0.94-acre project site is located near the intersection Hidden Valley Drive and Pelham Drive in Hidden Valley.

### **Project Request**

This application package contains the required Washoe County application and supporting information for the following request:

- A Special Use Permit (SUP) to allow the current Station 37 facilities to be redeveloped with a new fire station and associated living quarters on parcels zoned MDS and located in Hidden Valley. The current facilities were designed with the intent of one day replacing them with a larger permanent fire station and administrative office with living quarters nearby.

### **Location**

Truckee Meadows Fire Protection District (TMFPD) Station #37 currently resides at 3255 West Hidden Valley Drive and has been an active station since 2011, prior to the lot directly east being developed as a single-family residence. The project site (Site), which consists of APN's 051-122-08, 051-122-10, 051-192-01 and a portion of APN 021-160-38 is bound by single-family residential and Pelham Drive to the east, with a portion of Boynton Slough along the northern boundary, Hidden Valley Drive to the south and single-family residential to west.

The Fire Station was sited here to respond to the volume and type of calls that need service in this area of Washoe County. This location has indirect access to Veteran's Parkway which aides in response times for emergency calls outside of the immediate vicinity.



*Existing Fire Station #37*

**Project Description**

The proposed station will replace the existing modular and separate garage building with a larger single building that includes an apparatus bay and administrative offices. A separate building, an existing residence located directly north of the new building, will serve as living quarters for on-duty fire crew.

The main structure is approximately 4,788 square feet in size and will include administrative offices and the apparatus bay. The apparatus bay has been designed to accommodate four large fire fighting vehicles with double depth pull through bays. The apparatus bay has been designed with ingress/egress via Hidden Valley Drive, which is consistent with the current design of the station. Access to the rear the of the building is not planned for this site.

In addition to the apparatus bay, the project includes an existing single-family residence located on an adjacent parcel behind the new fire station where crew members will “live” when on-duty. The project will include a covered pedestrian connection between facilities for easy crew member access.

The site currently includes a wood fence along the eastern property line. As a part of this project, TMFPD will construct a solid CMU fence, minimum 6 feet in height, along the entire eastern property line of APN 051-122-10 and also along the shared property lines of APN 051-122-07, 051-122-08 and 051-122-09. The intent of this wall is to minimize noise impacts on the existing single-family residence located on the corner of Pelham Drive and Hidden Valley Drive. At this time, fencing is not planned along the northern boundary adjacent to the Boynton Slough open space.

In addition to structural improvements, the project also includes a formalized parking area west of the facility that will be accessed from Hidden Valley Drive. The area planned for parking is currently an unimproved dirt lot used to access the Boynton Slough drainage. As a part of this project, TMFPD will improve the parking area with paving and landscaping. A total of nine spaces, including one ADA space, will be provided and will be available for guests visiting the fire station as well as accessing the Boynton Slough open space.

**Building Architecture**

The new Truckee Meadows Fire Station 37 will be a single-story building that fits within the architectural fabric of the surrounding neighborhood without overshadowing the adjacent residences. The intent is to tie into the look of the neighborhood with the scale and materials used, as well as have a sense of identity. The neighborhood consists of a variety of styles from farmhouse style to more modern style consisting of stucco with stone.

The new building has been designed to blend with the different styles in the neighborhood with horizontal lap siding with brick accents that tie in with the crew residence along with many of the neighborhood residences. The administration portion of the building will have asphalt shingle roofing which mimics the crew residence, as well as standing seam metal panel roofing on the high roof to tie with the more modern style residences. The main entrance will have a low-profile overhang which keeps the scale down as well as give the structure a focal point and also identifies the entry.

In order to minimize the footprint of the building, the interior of the fire station includes only necessary spaces for the station to operate (*refer to Section 3 for building floorplans*). The main entrance will have a vestibule with direct access to a secured restroom in case of emergency. The lobby is kept to a minimum

with direct visibility from the crew office. Offices for the Captain and crew will be in the front portion of the building and have direct visibility to the apparatus bay. Also included in this area will be secured spaces such as the I.T. room, clean room, turnout room, laundry room and kitchenette. There will be direct access from the turnout room to the apparatus bay. At the rear of the building will be the workshop, also with direct access to the apparatus bay, as well as utility room and fire riser room.

The apparatus bay has been designed to accommodate four fire trucks with ample space on both sides for circulation and emergency equipment storage. High clerestory windows along the west side of the apparatus bay will allow natural light into the space and reduce the need for lighting during the day. At the rear of the apparatus bay will be a man door that will lead to the crew residence via concrete walkway. The landscaping will consist of low water plantings throughout to minimize the need for water and maintenance.

### **Site Circulation and Parking**

The project site has been designed with multiple access points from Hidden Valley Drive. The apparatus bay will have ingress/egress via a 33-foot wide driveway from Hidden Valley Drive, which is consistent with the current design of the station. Similar to how the station currently operates, when trucks return to the station after calls, they will back into the bay rather than circulating around the facility. There will be no access to the rear the of the building.

A second driveway will provide access from Hidden Valley Drive to a parking area located on the western portion of the site. The parking area, which includes nine spaces, will serve both guests visiting the fire station and/or crews as well as the public with continued access to the Boynton Slough open space. The parking area will include one van accessible space with access to an ADA route to/from the administrative offices and apparatus bay.

Due to the size and unique shape of the parcel being used for parking, we are seeking relief on the landscape buffer adjoining residential uses as required under Section 110.412.50 (c)(1). This section of code requires a buffer the width of the required yard, in this case 20-foot front yard, for the entire length of the property line. The parcel where the parking area is proposed is narrow and in order to meet design criteria for drive aisles and parking spaces, meeting the front yard setback is not feasible. It should be noted that as designed, the buffer between the parking area and Hidden Valley Drive is proposed to be a 10-foot wide landscaped screen consisting of dense shrubbery along the entire parking lot frontage to screen headlights shining onto the road and/or the adjacent single-family home(s). Street trees every 50 feet will also be provided along Hidden Valley Drive.

Access to the crew residence will continue to operate as currently designed. The residence includes an existing asphalt circular driveway with access on Pelham Drive. The residence can also serve as an additional parking area for firemen's personal vehicles while they are on duty.

### **Landscaping**

Twenty percent of the developed site is required to be landscaped. The proposed developed project area consists of 40,854 square feet, resulting in 8,171 square feet (.18 ac) of required landscaping. As designed, the project includes 18,000 square feet (44%) of landscaping in and around the fire station and residence. The project also includes 45 trees, 14 of which exist currently with 31 new trees strategically located

throughout the site. Landscaping will primarily be drought tolerant plantings that will be maintained by fire personnel on-duty. *(Refer to Landscape Plan in Section 4 and Map Pocket)*

In addition to landscaping, trees and shrubs will be planted along Hidden Valley Drive and adjacent to the CMU wall along the eastern property boundary. Trees will be a mix of deciduous and evergreens. In addition to street or parking lot trees, trees will be strategically located throughout the site to help screen the building from the adjacent Boynton Slough open space. Where appropriate, rock mulch and/or decomposed granite mulch (DG) will also be used for ground cover.

### **Lighting**

The project is anticipated to include minimal lighting primarily focused around building and parking lot lighting. Where pole lighting is needed in the parking areas, poles will be limited to 12-feet tall and shielded in accordance with “dark sky lighting” requirements. A photometric plan is provided in the map appendices.

### **Signage**

Signage for the project will comply with Washoe County standards. Signage will be complimentary to the architectural style of the building and will be oriented toward Hidden Valley Drive.

### **Utilities**

As the site is already being served, minimal impacts to utility service and/or connections are anticipated. Utilities that serve the current project site are summarized as follows:

- Water – The existing site will continue to be served by Truckee Meadows Water Authority (TMWA).
- Sewer – Washoe County is currently serving the fire station and that service will continue. The single-family residence planned for crew use is currently on a septic system. In order to serve the residence as a civic use, a small, 2-inch force main line will extend from the residence along the east side of the apparatus bay property line within a proposed 5-foot sanitary sewer easement where it will tie into a public sewer manhole in the Hidden Valley Drive ROW. A preliminary sewer report addressing sewer generation and connectivity is provided in Section 4 of this application.
- Gas and Electricity – Natural gas and electricity are provided by NV Energy.
- Telephone, Cable and Fiber Optic – Telephone, cable, and fiber optic services are provided by AT&T and Charter Communications.

### **Grading and Drainage**

The Apparatus Bay site in its existing condition generally slopes and sheet flows toward the adjacent pond / Boynton Slough with the exception of portions of the apparatus bay driveway and front yard, which drain towards Hidden Valley Drive. The proposed site perpetuates the same drainage pattern, with the exception of the new parking area, which will first be directed into the new detention pond on the west end of the proposed parcel (to mitigate peak flows) prior to draining into Boynton Slough.

The residential parcel will not change drainage patterns. Generally, the front yard drains towards Pelham Drive and the rear yard towards Boynton Slough.



### Special Use Permit Findings

Section 110.810.30 Findings. Prior to approving an application for a special use permit, the Planning Commission, Board of Adjustment or a hearing examiner shall find that all of the following are true:

- (a) Consistency. The proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the applicable area plan;**

**Response:** The site has a master plan designation of Suburban Residential (SR), which is consistent with all of the adjacent properties to the north, east, south and west. The property and the surrounding land are located within the Southeast Truckee Meadows Area Plan specifically within the Hidden Valley Suburban Character Management Area (HVSCMA). Medium Density Suburban (MDS) as defined within the Washoe County Master Plan and Development Code is allowed within the HVSCMA.

- (b) Improvements. 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;**

**Response:** As noted previously, the project site is already developed with an active fire station so all major utilities including water and sewer are located within Hidden Valley Drive and/or Pelham Drive and will continue to serve the project Site. Any utility or roadway improvements needed as a result of the new building or change in use associated with the crew residence will be done in accordance with Division Seven.

- (c) Site Suitability. The site is physically suitable for the type of development and for the intensity of development;**

**Response:** As noted previously, the site is currently developed with a modular unit and two-bay garage serving as Fire Station #37. The proposed project involves replacing the existing facilities with a single, slightly larger building that will be more permanent in nature. Specifically, the proposed building designed with a slanted roof with the highpoint located in the center (away from the existing residential). At the highpoint, the roof measures 27 feet; however, where the eastern edge of the building is located, the roofline slants down to 18 feet. This sloping roof design ties into the neighborhood in scale and ensure the project doesn't create unnecessary shadows on the adjacent residences.

In addition to the new apparatus bay, the project includes improvements to the single-family residence located directly north of the new station where crew members will "live" when on-duty. This site was identified initially due to its ability to respond to the volume and type of calls frequently needed in this area.

Access to/from the site will utilize existing roadway network with no major improvements needed. The site is suitable for this type of use because its located along an identified collector street and has been operating here for many years.

The use proposed is in conformance with the underlying zoning and has been designed to fit with the surrounding neighborhood in both scale and building materials. Refer to color building elevations and floor plans included in Section 3 of this application for more detailed information.



- (d) Issuance Not Detrimental. 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**

**Response:** As this is an existing use on the site and in the neighborhood, the proposed project will not be detrimental to the public health, safety or welfare of adjacent properties. The proposed improvements are needed to keep up with community growth and need for adequate fire response times. Hidden Valley Drive is designated as a Collector roadway and has capacity to handle traffic associated with the improved fire station. Fire trucks will continue to access the site as they do today; the primary difference will be the consolidation of two buildings into one larger building with the apparatus bay and administrative offices under one roof. The proposed project will serve as a community benefit providing fire protection to southeastern Washoe County.

- (e) 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.**

**Response:** N/A.



 Site Location  
 Reno City Limit

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

**Vicinity**  
**Truckee Meadows Fire Station #37 SUP**  
 Reno, NV  
 February 2020



  
**WOOD RODGERS**  
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
 1361 Corporate Boulevard  
 Reno, NV 89502  
 Tel: 775.823.4068  
 Fax: 775.823.4066





 Site Location

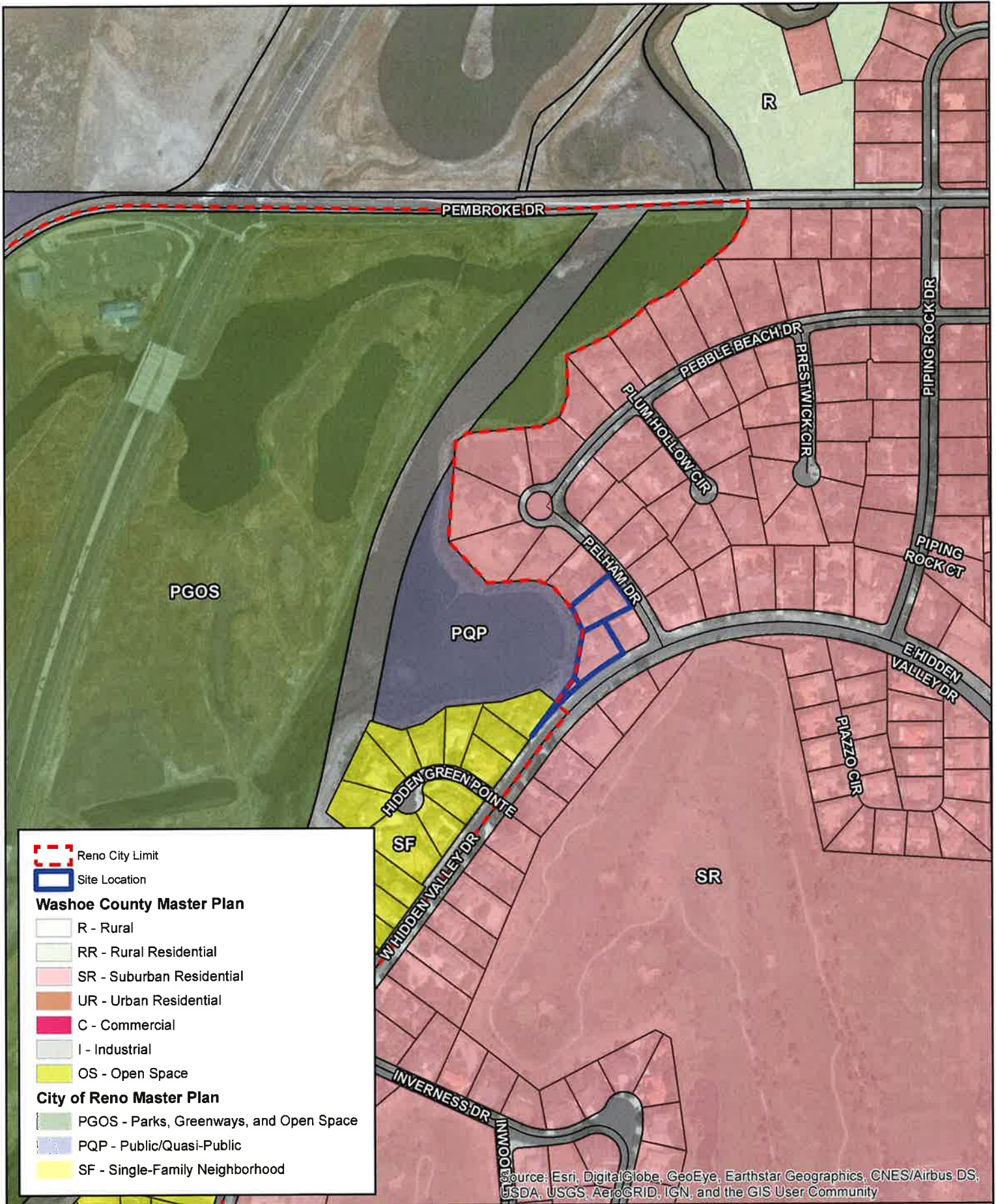
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



**Aerial**  
**Truckee Meadows Fire Station #37 SUP**  
Reno, NV  
February 2020

  
**WOOD RODGERS**  
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
1361 Corporate Boulevard  
Reno, NV 89502  
Tel: 775.823.4088  
Fax: 775.823.4086





Reno City Limit

Site Location

**Washoe County Master Plan**

- R - Rural
- RR - Rural Residential
- SR - Suburban Residential
- UR - Urban Residential
- C - Commercial
- I - Industrial
- OS - Open Space

**City of Reno Master Plan**

- PGOS - Parks, Greenways, and Open Space
- PQP - Public/Quasi-Public
- SF - Single-Family Neighborhood

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

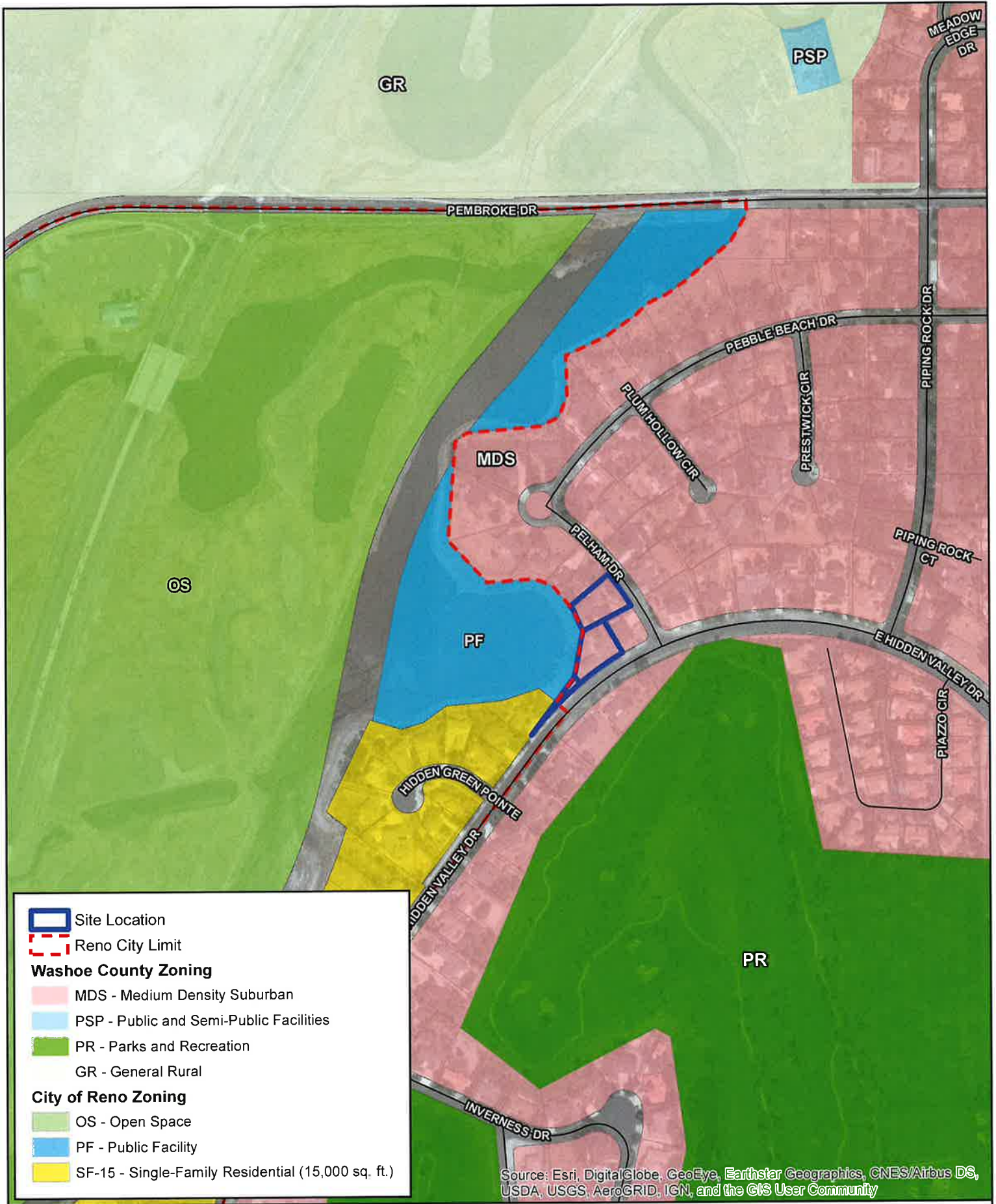











**Existing Master Plan**  
**Truckee Meadows Fire Station #37 SUP**  
 Reno, NV  
 February 2020



**WOOD RODGERS**  
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
 1361 Corporate Boulevard  
 Reno, NV 89502  
 Tel: 775.823.4068  
 Fax: 775.823.4066





 Site Location  
 Reno City Limit  
**Washoe County Zoning**  
 MDS - Medium Density Suburban  
 PSP - Public and Semi-Public Facilities  
 PR - Parks and Recreation  
 GR - General Rural  
**City of Reno Zoning**  
 OS - Open Space  
 PF - Public Facility  
 SF-15 - Single-Family Residential (15,000 sq. ft.)

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



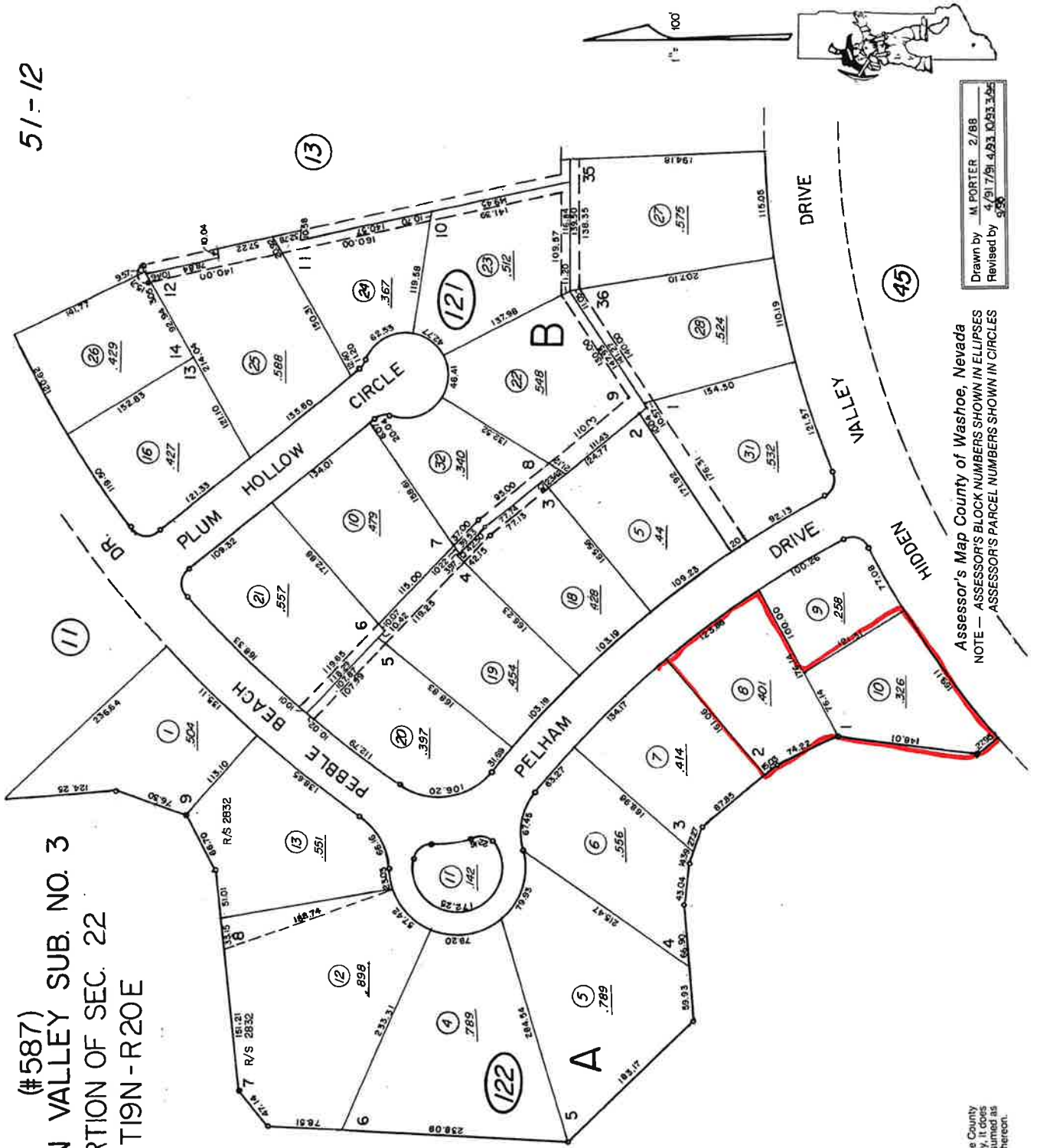
**Existing Zoning**  
**Truckee Meadows Fire Station #37 SUP**  
 Reno, NV  
 February 2020



**WOOD RODGERS**  
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
 1361 Corporate Boulevard  
 Reno, NV 89502  
 Tel: 775.823.4069  
 Fax: 775.823.4066

51-12

(#587)  
HIDDEN VALLEY SUB. NO. 3  
PORTION OF SEC. 22  
T19N-R20E



BK. 21

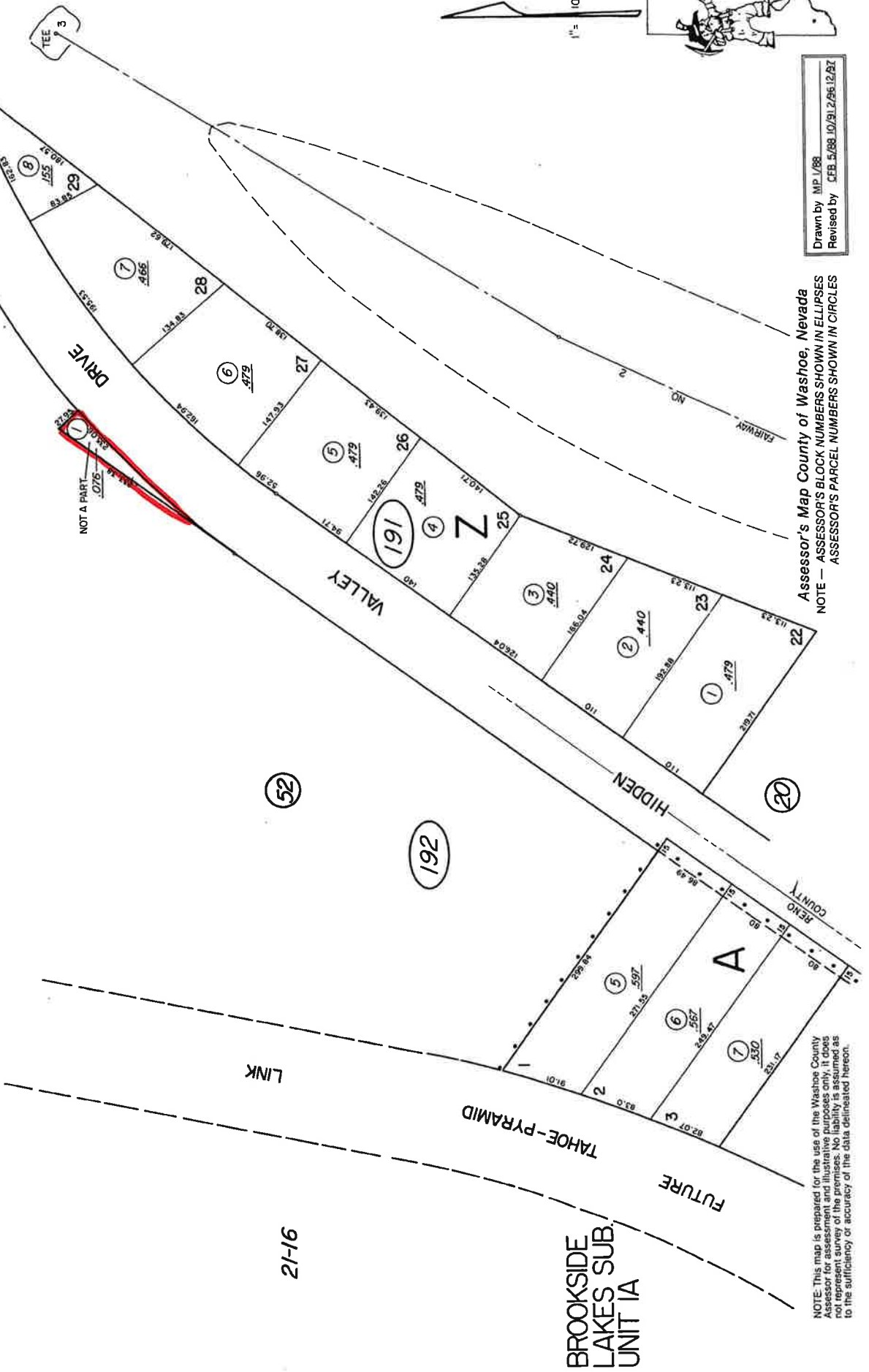
Drawn by	M. PORTER	2/88
Revised by	4/91, 7/91, 4/93, 10/93, 3/95	9/98

Assessor's Map County of Washoe, Nevada  
 NOTE — ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES  
 ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES

NOTE: This map is prepared for the use of the Washoe County Assessor's Office for illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.

51-19

HIDDEN VALLEY SUB. NO. 3  
POR. S1/2 SEC. 22, T9N-R20E.



Drawn by M.P.L/88  
Revised by CEB. 5/88, 10/91, 2/96, 12/01

Assessor's Map County of Washoe, Nevada  
NOTE — ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES  
ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES

NOTE: This map is prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only, it does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.

21-16

52

192

20

BROOKSIDE  
LAKES SUB.  
UNIT 1A

TAHOE-PYRAMID

FUTURE

LINK

HIDDEN VALLEY

RENO COUNTY

Z

A

NOT A PART OF THIS MAP

1" = 100'







P. | (775) 852-1440  
@ | jub.com  
@ | dyerengineering.com

February 18, 2020

Washoe County  
Community Services Department  
1001 E. 9<sup>th</sup> Street  
Reno, NV 89512

RE: Preliminary Sanitary Sewer Analysis in support of Special Use Permit for the Truckee Meadow Fire Protection District, Station #37 Project, 3255 W Hidden Valley Dr., Reno, NV 89502.

Community Services Department,

Dyer/J-U-B Engineers is currently working to perform Civil Engineering design for the Truckee Meadows Fire Protection District *Station #37 Project* located at the above referenced address in Reno, Nevada. The proposed improvements to the site include the removal of a temporary modular admin/office structure and replacing that use with the existing residential home located at 5445 Pelham Dr. The residential home on Pelham Dr. currently discharges sanitary sewer into an existing on-site septic system. The existing septic system will be abandoned and replaced with a sump grinder pump and small (2-inch) force lateral, which will be located along the eastern property line of the Apparatus Bay parcel within a proposed 5-foot wide sanitary sewer easement, discharging into an existing public sanitary sewer manhole located on Hidden Valley Dr., near the frontage of the apparatus bay parcel (ref. Civil preliminary Utility Plan).

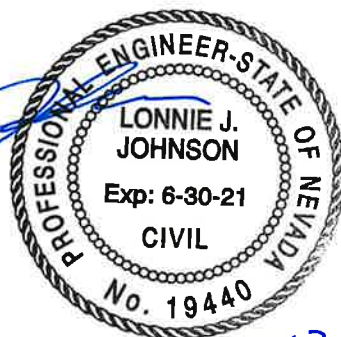
The project also includes removing the existing fire station apparatus bay and replacing with a new apparatus bay with attached administrative spaces. The staffing and operations of new and existing structures will continue the same use and, therefore, there will be minimal to no increase to the discharge into the sanitary sewer system. There are no known capacity issues with the public main into which the current existing and future proposed facilities discharge. A full report will be provided with final design and building permit submittal when the fixture count and plumbing is fully designed in the future.

We conclude that this project as outlined can adequately be served by the existing public sanitary sewer system in W. Hidden Valley Dr. Reference the Site Plan and Utility Plan for a more detailed layout of the design.

Please call me at 775-420-4549 with any questions or concerns regarding this project.

Best Regards,

  
Lonnie Johnson, P.E.  
Assistant Area Manager



2-18-20



P. | (775) 852-1440  
 @ | jub.com  
 @ | dyerengineering.com

February 18, 2020

Washoe County  
 Community Services Department  
 1001 E. 9<sup>th</sup> Street  
 Reno, NV 89512

RE: Preliminary Hydrology Analysis in support of Special Use Permit for the Truckee Meadow Fire Protection District, Station #37 Project, 3255 W Hidden Valley Dr., Reno, NV 89502.

Community Services Department,  
 Dyer/J-U-B Engineers is currently working to perform Civil Engineering design for the Truckee Meadows Fire Protection District (TMFPD) *Station #37 Project* located at the above referenced address in Reno, Nevada. The proposed improvements for the site include the removal of most existing structures and features, excluding the existing pump house (will remain without modification), and the construction of an asphalt paved parking lot, driveway, and new building with an administrative area and apparatus bay. An adjacent parcel (APN: 051-122-08) at 5445 Pelham Drive will include minor changes to adjacent patios and walkways, but because there will be no change in pervious to impervious surface coverage, nor drainage patterns (and is currently draining without issue as an established site), it will not be included in this report. This letter outlines the existing and proposed drainage conditions for the project site on W Hidden Valley Dr. where the existing apparatus bay and modular admin structures will be removed and replaced with a new apparatus bay with administrative space, driveway, walkways, and parking area.

The existing and proposed areas (in square feet) are summed up in the following table:

	<b>Pervious</b>	<b>Impervious</b>	<b>Total</b>
<b>Existing</b>	16,765 SF	6,274 SF	23,039 SF
<b>Proposed</b>	10,442 SF	12,597 SF	23,039 SF

The existing impervious surfaces (concrete, asphalt, and roofline) and proposed conditions have a minor difference of 6,323 SF, and there will be minimal increase in average or peak storm runoff exiting the site. To mitigate any small increases, a detention pond will be constructed on site to match or reduce currently existing peak flows. Further, the cut/fill volume will be mitigated with a 1.25:1 ratio such that the cut volume will exceed the fill volume by 25%, meeting or exceeding the criteria for flood mitigation of the local Truckee Meadows Regional Flood Control, Critical Storage Zone 1 requirements.

Additionally, the site is located within FEMA Zone AE, with a FEMA BFE of 4395.00 and a local 117-yr BFE of 4397.36. The Apparatus Bay finished floor elevation has been set 1 foot above FEMA BFE (4396.00), and will also receive waterproofing above the local 117-yr BFE (4397.50). The administrative spaces

attached to the apparatus bay will has the finished floor elevation set above the local 117-yr BFE (4397.50).

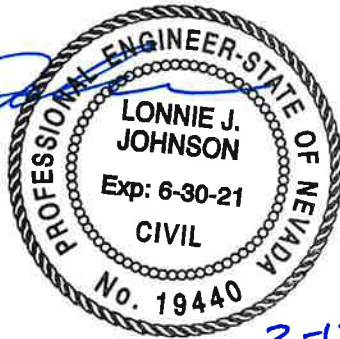
In consideration of the above discussion, we conclude that this project as outlined can adequately be served by the existing public storm drain system in W. Hidden Valley Dr. while also meeting local flood management regulations. Reference the Site Plan, Utility Plan and Grading Plan for a more detailed layout of the grading and drainage design. A final hydrology report will be prepared in the future with final design and building permit submittal.

Please call me at 775-420-4549 with any questions or concerns regarding this project.

Best Regards,



Lonnie Johnson, P.E.  
Assistant Area Manager



2-18-20

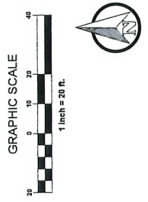


NO.	DATE	INITIALS	DESCRIPTION

TRUCKEE MEADOWS FIRE PROTECTION DISTRICT  
STATION 37  
SITE PLAN  
HIDDEN VALLEY  
WASHOE COUNTY

DESIGNED BY: RC  
DRAWN BY: MKK  
CHECKED BY: LJ  
DATE: 02-18-2020  
JOB NO. CPCK-TM19

SHEET NO. C1  
1 OF 4



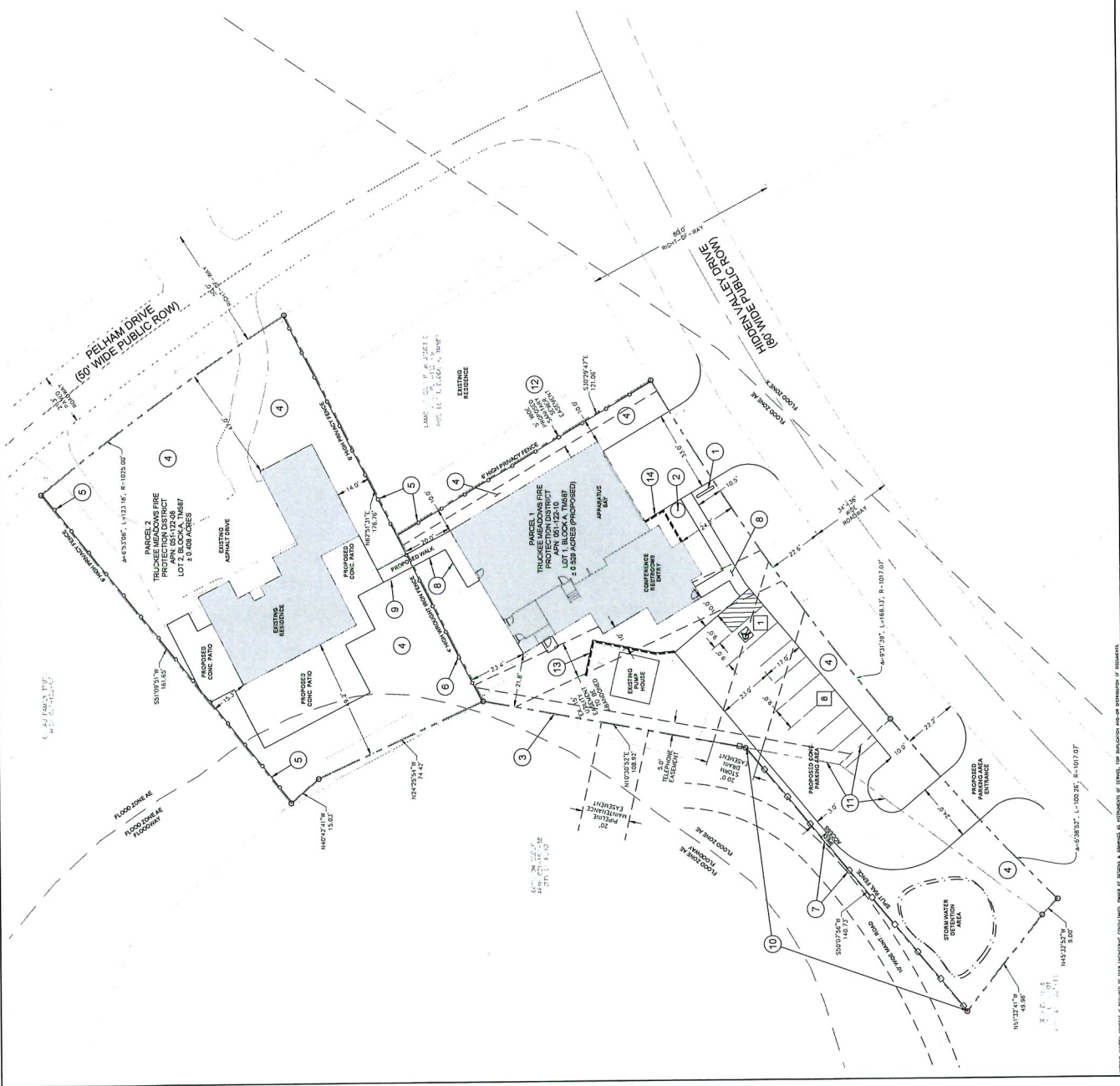
GENERAL SITE PLAN NOTES

- 1 MONUMENT SIGN
- 2 FLAG POLE
- 3 PROPERTY/PARCEL LINE
- 4 LANDSCAPE AREA - SEE LANDSCAPE PLANS
- 5 6' HIGH PRIVACY FENCE
- 6 4' HIGH WROUGHT IRON FENCE
- 7 SPLIT RAIL FENCE WITH PEDESTRIAN ACCESS
- 8 CONCRETE SIDEWALK
- 9 COVERED WALKWAY
- 10 PROPOSED BOUNDARY LINE ADJUSTMENT
- 11 EXISTING BOUNDARY LINES TO BE REMOVED IN THIS AREA
- 12 PROPOSED 5' WIDE SANITARY SEWER EASEMENT
- 13 PROPOSED 3' TALL RETAINING WALL (MAX)
- 14 PROPOSED 1'-6" TALL RETAINING WALL (MAX)

PARKING NOTES

# NUMBER OF PARKING SPACES  
1 EMPLOYEE PER SHIFT DURING PEAK EMPLOYMENT SHIFT

PARKING REQUIRED		PARKING PROVIDED	
ADAPTABLE	1	ADAPTABLE	1
STANDARD	8	STANDARD	8
TOTAL	9	TOTAL	9



PRELIMINARY SUP  
NOT FOR CONSTRUCTION  
02-18-2020

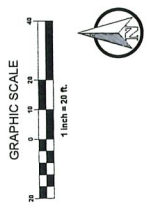
THIS DRAWING IS THE PROPERTY OF JUB ENGINEERS, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF JUB ENGINEERS, INC.





NO.	DATE	INITIALS	DESCRIPTION

DESIGNED BY:	KC
DRAWN BY:	KBK
CHECKED BY:	LJI
DATE:	02-18-2020
JOB NO.:	CPCHM1919

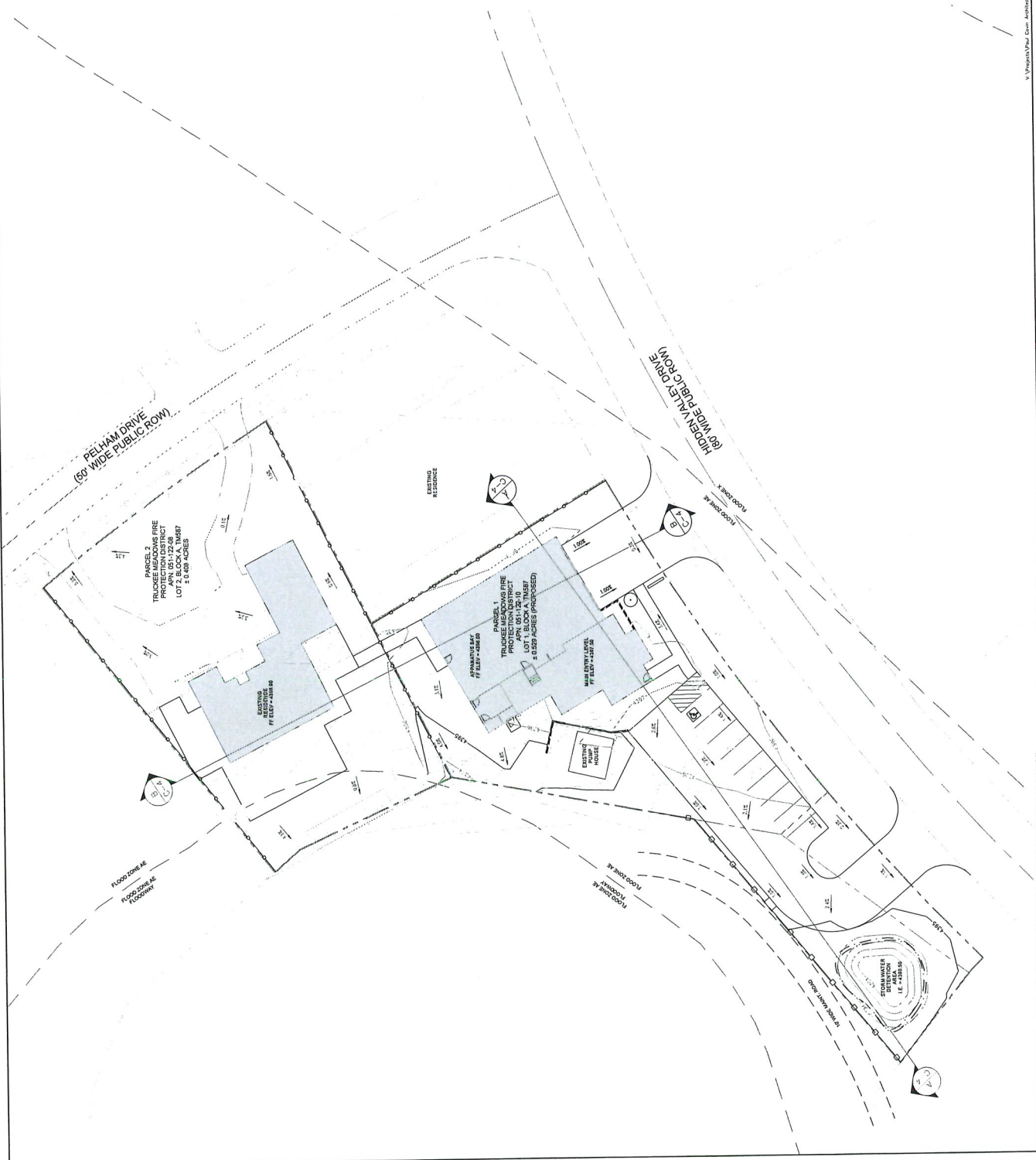


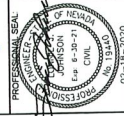
**GRADING PLAN LEGEND**  
 (E) MAJOR CONTOUR  
 (E) MINOR CONTOUR  
 (P) MAJOR CONTOUR  
 (P) MINOR CONTOUR

**AE NOTE:**  
 FEMA BFE = 4395.00  
 LOCAL 117-YR BFE = 4397.36

**EARTHWORK QUANTITY NOTE:**  
 TOTAL CUT = 178 x 1.25% = 223 C.Y.  
 TOTAL FILL = 178 C.Y.  
 TOTAL NET CUT = 44 C.Y. EXPORTED OFF SITE

PRELIMINARY SUP  
 NOT FOR CONSTRUCTION  
 02-18-2020



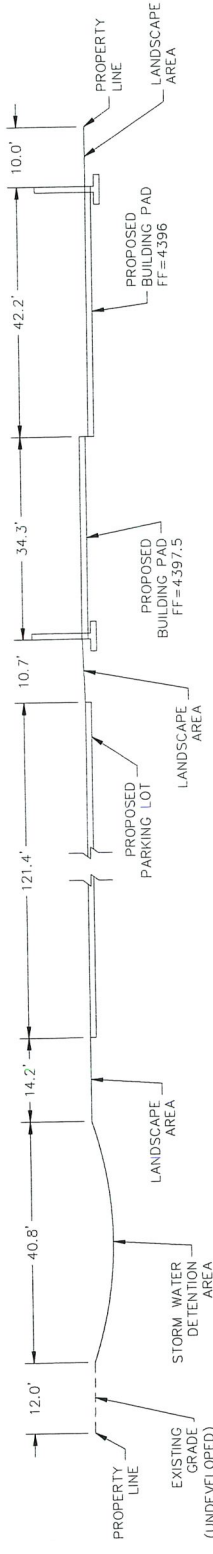


NO.	DATE	INITIALS	DESCRIPTION

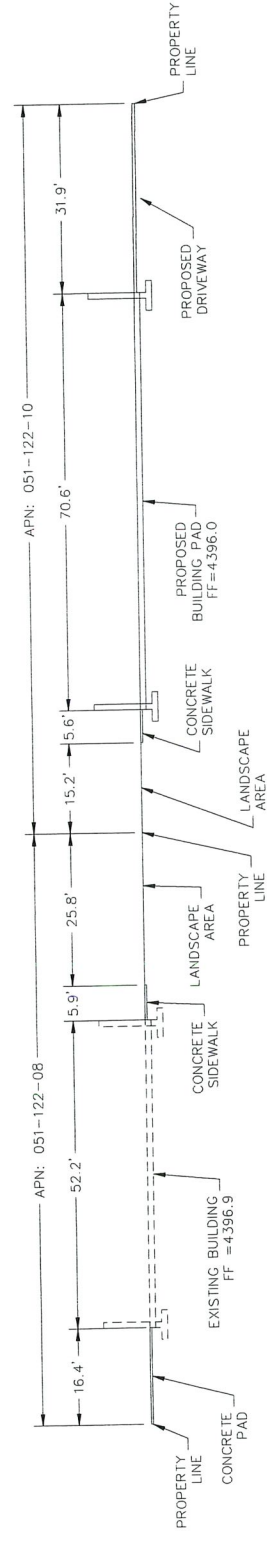
TRUCKEE MEADOWS FIRE PROTECTION DISTRICT  
 STATION 37  
 CROSS SECTIONS  
 HIDDEN VALLEY  
 WASHOE COUNTY

DESIGNED BY: RC  
 DRAWN BY: KJK  
 CHECKED BY: LI  
 DATE: 02-18-2020  
 JOB NO: CPCA-17M-F19

SHEET NO. **C4**  
 4 OF 4



**A**  
**C-3**  
 CROSS SECTION A-A  
 N.T.S.



**B**  
**C-3**  
 CROSS SECTION B-B  
 N.T.S.

PRELIMINARY SUP  
 NOT FOR CONSTRUCTION  
 02-18-2020









**Paul Cavin Architect LLC**  
 1676 Delacochi Lane  
 Suite 120  
 Reno, Nevada 89502  
 mobile: (775) 842-4081  
 office: (775) 364-6141  
 www.paulcavinarchitect.com  
 paul@paulcavinarchitect.com

Professional seal  
**PRELIMINARY**  
 NOT FOR CONSTRUCTION

consultant

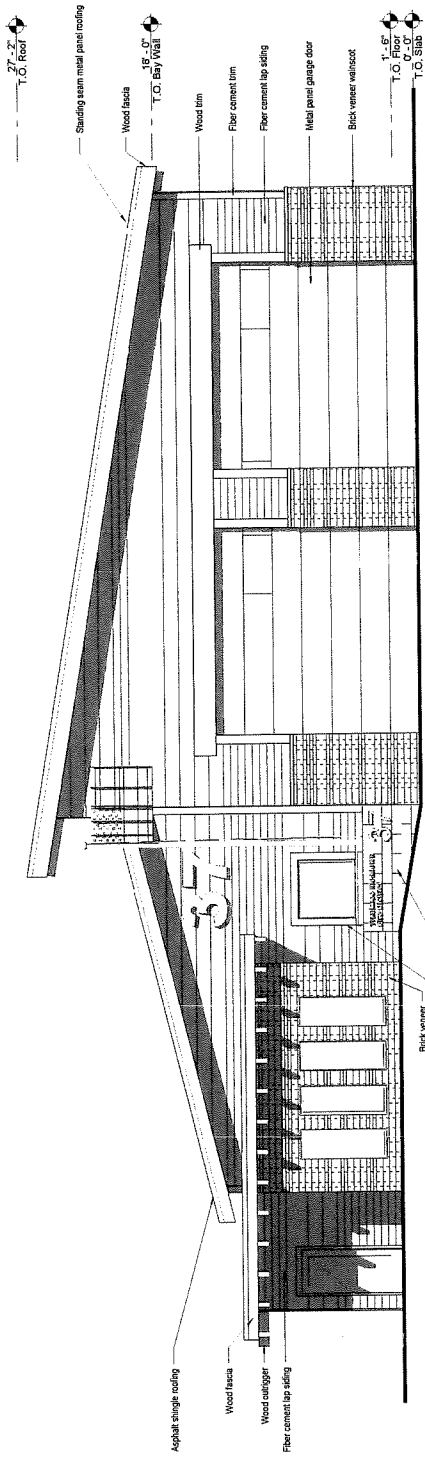
project

**Truckee Meadows Fire Protection Fire Station 37**  
 Washoe County Community Services  
 Reno, Nevada 89502

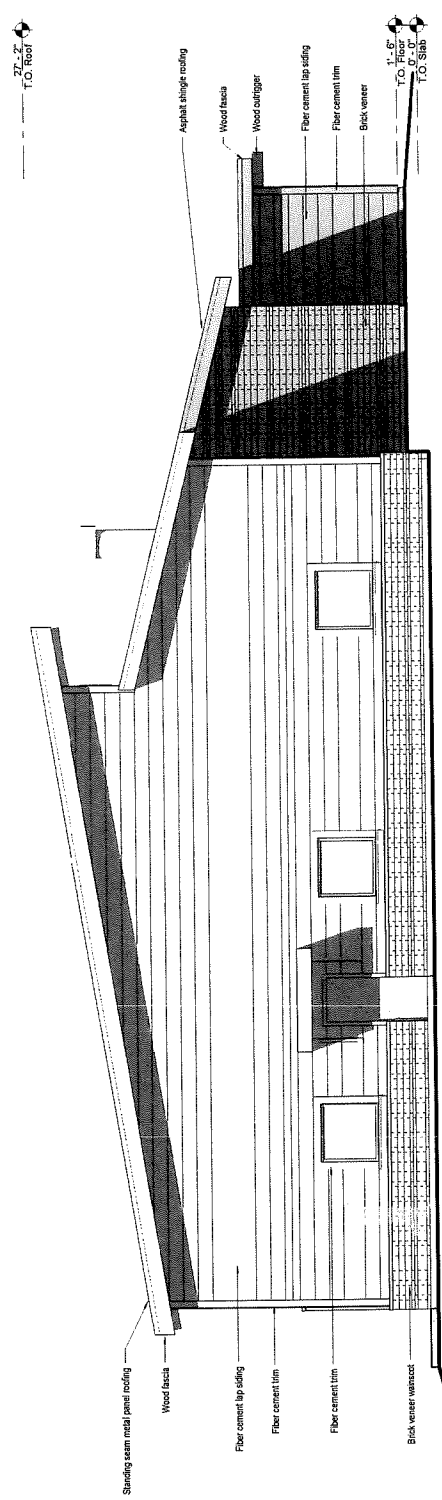
revisions	Δ	Description	Date

Drawn by: PF  
 reviewed by: PC  
 Date: 2/12/20  
 Project number: 16333  
 Drawing name: Exterior Elevations

sheet number  
**A300**



65 South Elevation  
 1/4" = 1'-0"



66 North Elevation  
 1/4" = 1'-0"

**Paul Cavin Architect LLC**  
 575 DeBouché Lane  
 Reno, Nevada 89502  
 mobile: (775) 942-0251  
 office: (775) 304-6141  
 www.paulcavinarchitect.com  
 paul@paulcavinarchitect.com

**PRELIMINARY**  
 NOT FOR CONSTRUCTION

professional seal  
 consultant

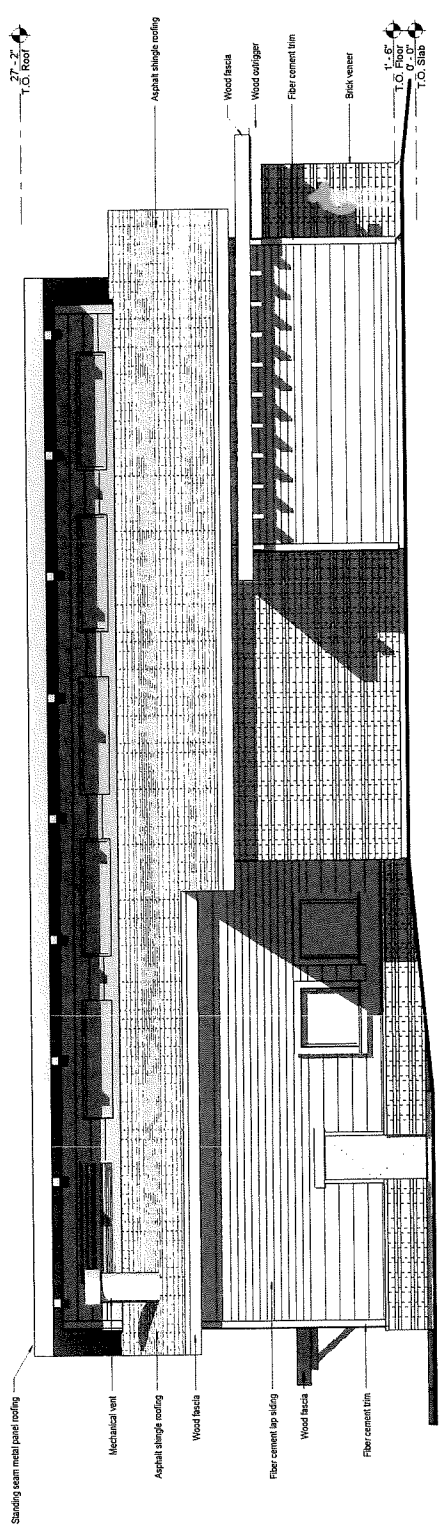
project  
**Truckee Meadows Fire Protection Fire Station 37**  
 Washoe County Community Services  
 Reno, Nevada 89502

revisions	Δ	Description	Date

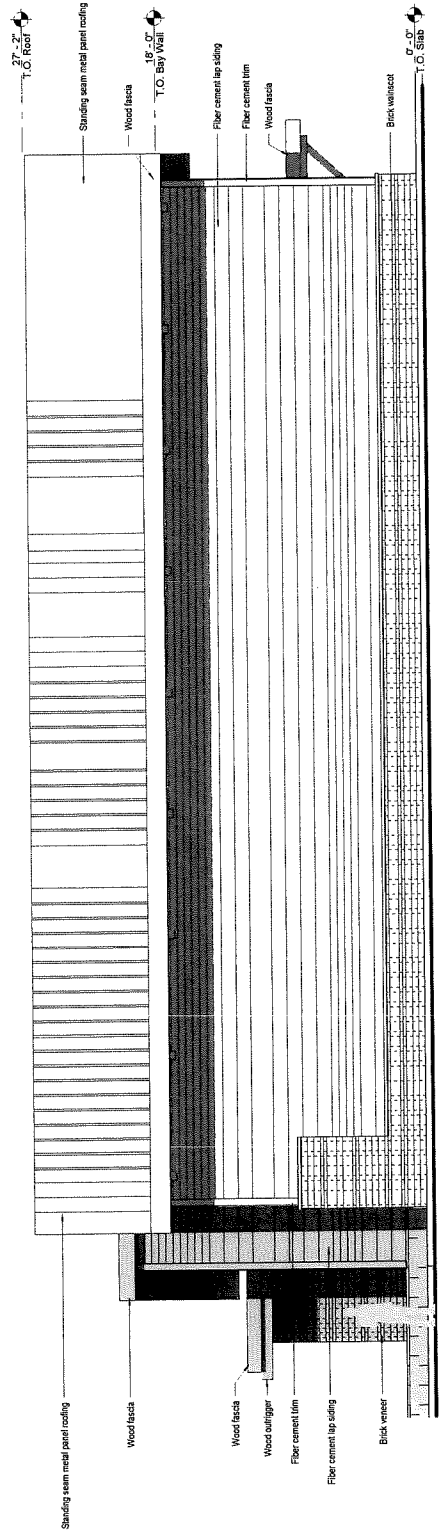
drawn by  
 reviewed by  
 date  
 project number  
 drawing name

PC  
 2/17/20  
 18033  
 Exterior Elevations

sheet number  
**A301**



(65) West Elevation  
 1/4" = 1'-0"



(66) East Elevation  
 1/4" = 1'-0"





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 1576 Dukovich Lane  
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 Reno, Nevada 89502  
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 office: (775) 364-6141  
 www.paulcavindesign.com  
 paul@paulcavindesign.com

professional seal  
**PRELIMINARY**  
 NOT FOR CONSTRUCTION

consultant

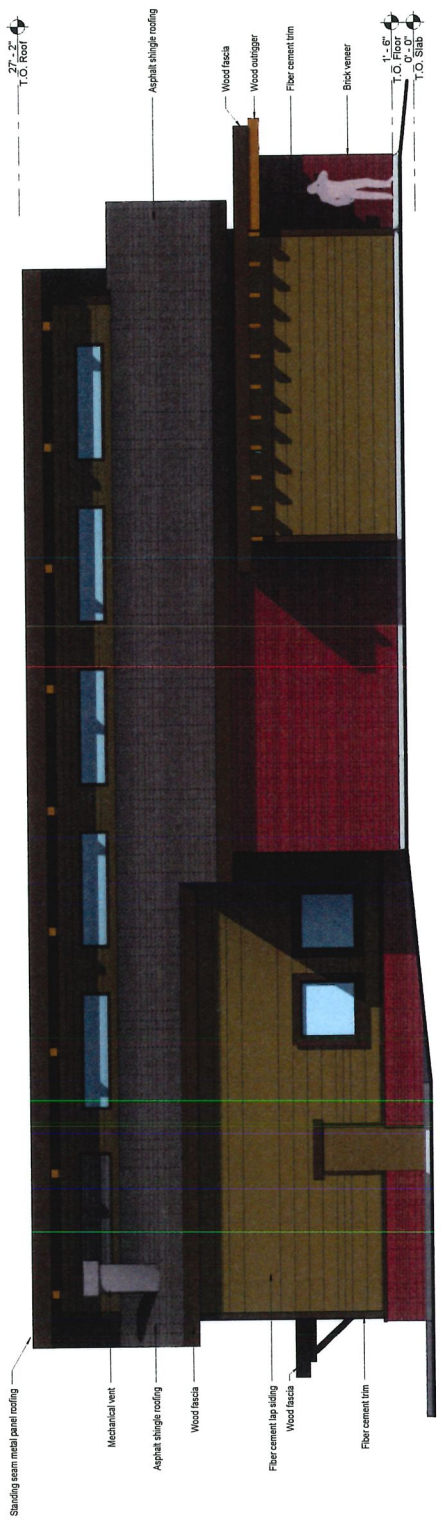
project  
**Truckee Meadows Fire Protection Fire Station 37**  
 Washoe County Community Services  
 Reno, Nevada 89502

revisions	No.	Description	Date

drawn by PF  
 reviewed by PC  
 date 2/12/20  
 project number 18052  
 drawing title Colored Elevations

sheet number

**A303**



(B4) West Elevation - Colored  
 1/4" = 1'-0"



(C4) East Elevation - Colored  
 1/4" = 1'-0"







**Schedule**

Symbol	Label	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
	L1	1	DSXW2 LED 20C 350 40K T35 MVOLT	DSXW2 LED WITH 2 LIGHT ENGINES, 20 LED's, 350mA DRIVER, 4000K LED, TYPE 3 SHORT OPTIC	LED	1	2951,049	0.9	25
	L2	2	DSXW2 LED 20C 350 40K T3M MVOLT	DSXW2 LED WITH 2 LIGHT ENGINES, 20 LED's, 350mA DRIVER, 4000K LED, TYPE 3 MEDIUM OPTIC	LED	1	2998,565	0.9	25

**Statistics**

Description	Symbol	Avg	Max	Min
FIRE HOUSE DRIVEWAY	+	0.8 fc	2.7 fc	0.0 fc
PARKING LOT	+	0.5 fc	2.3 fc	0.0 fc
SITE	+	0.2 fc	2.6 fc	0.0 fc
STREET	+	0.0 fc	0.0 fc	0.0 fc

