

Special Use Permits

Washoe County Code (WCC) Chapter 110, Article 810, Special Use Permit, provides a method of reviewing proposed uses as listed in Article 302, Allowed Uses, which possess characteristics that require special appraisal in order to determine if the uses have the potential to adversely affect other land uses, transportation systems, or public facilities in the vicinity. The Planning Commission, Board of Adjustment, or Hearing Examiner may require conditions of approval necessary to eliminate or minimize, to an acceptable level, any potentially adverse effects of the use. See WCC 110.810, for further information

Development Application Submittal Requirements

Applications are accepted on the 8th of each month. If the 8th falls on a non-business day, applications will be accepted on the next business day.

If you are submitting your application online, you may do so at [OneNV.us](https://www.onenv.us)

1. **Fees:** See Master Fee Schedule. **Most payments can be made directly through the OneNV.us portal.** If you would like to pay by check, please make the check payable to Washoe County and bring your application and payment to the Community Services Department (CSD).
2. **Development Application:** A completed Washoe County Development Application form.
3. **Owner Affidavit:** The Owner Affidavit must be signed and notarized by all owners of the property subject to the application request.
4. **Proof of Property Tax Payment:** The applicant must provide a written statement from the Washoe County Treasurer's Office indicating all property taxes for the current quarter of the fiscal year on the land have been paid.
5. **Neighborhood Meeting:** This project may require a Neighborhood Meeting to be held prior to application submittal. Please contact Washoe County Planning at Planning@washoecounty.gov or by phone at 775-328-6100 to discuss requirements.
6. **Application Materials:** The completed Special Use Permit Application materials.
7. **Proposed Site Plan Specifications (Special Use Permit and Stables):**
 - a. Lot size with dimensions drawn using standard engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500') showing all streets and ingress/egress to the property.
 - b. Show the location and configuration of all existing and proposed buildings (with distances from the property lines and from each other), all existing buildings that will remain (with distances from the property lines and from each other), all existing buildings that will be removed, and site improvements on a base map with existing and proposed topography expressed in intervals of no more than five (5) feet.
 - c. Show the location and configuration of wells and well houses, septic systems and leach fields, overhead utilities, water and sewer lines, and all existing and proposed easements.
 - d. Show locations of parking, landscaping, signage and lighting.
 - e. The cross sections of all rights-of-way, streets, alleys or private access ways within the proposed development, proposed name and approximate grade of each, and approximate radius of all curves and diameter of each cul-de-sac.
 - f. Property boundary lines, distances and bearings.
 - g. Contours at five (5) foot intervals or two (2) foot intervals where, in the opinion of the County Engineer, topography is a major factor in the development.
 - h. Indication of prominent landmarks, rock outcroppings, and natural foliage which will be deciding considerations in the design of the development.

- i. If any portion of the land within the boundary of the development is subject to inundation or storm water overflow, as shown on the adopted Federal Emergency Management Agency's Flood Boundary and Floodway Maps, that fact and the land so affected shall be clearly shown on the map by a prominent note on each sheet, as well as width and direction of flow of each water course within the boundaries of the development.
 - j. Existing and proposed roads, trails or rights-of-way within the development shall be designated on the map. Topography and existing developments within three hundred (300) feet must also be shown on the map.
 - k. Vicinity map showing the proposed development in relation to Interstate 80, Highway 395, I-580, or a major arterial. The vicinity map shall also include a north arrow.
 - l. Date, scale, and number of each sheet in relation to the total number of sheets, and the name of the person preparing the plans.
 - m. Location of snow storage areas sufficient to handle snow removed from public and private street, if above 5,500 feet.
 - n. All known areas of potential hazard (and the basis for delineation) shall be clearly designated on the map. Additionally, active fault lines (post-Holocene) shall be delineated on the map.
 - o. Location of areas with slopes greater than fifteen percent (15%) and thirty percent (30%).
 - p. Boundary of any wetland areas and/or floodplains within the project site.
 - q. Note by the project engineer or design professional indicating compliance with all applicable provisions of the Washoe County Development Code.
 - r. Significant Hydrological Resources. Indicate the critical and sensitive buffer zones according to Article 418 of the Washoe County Development Code.
8. **Site Plan Specifications for Grading:**
- a. Location and limits of all work to be done.
 - b. Existing contours and proposed contours.
 - c. Location of any structures on adjacent parcels that are within fifteen (15) feet of the work site's parcel boundary.
 - d. Existing draining (natural and man-made) and proposed drainage patterns.
 - e. Sufficient elevation data to show the drainage will work as proposed.
 - f. Quantities of excavation fill and disturbed surface area shall be calculated and shown on the site plan. **Areas under buildings and pavement need not be included in these calculations.**
 - g. Quantities of material proposed to be removed from the site must be shown. The proposed disposal area and the disposition of fill must be noted on the plan.
 - h. Limiting dimensions of cut and fill.
 - i. Proposed BMPs (Best Management Practices) for controlling water and wind erosion if a disturbed area is left undeveloped for more than thirty (30) days.
 - j. Cut and fill slopes setback from the property boundary.
 - k. Structure setbacks from a slope.
9. **Grading:** In accordance with the grading provisions of Washoe County Code, Article 438, if the thresholds for a grading permit are met or exceeded, the grading plans shall indicate the existing and proposed grades, slope treatments (i.e. rip rap, erosion control, etc.) and drainage channels and the direction of flow. **Cross sections must be provided at a minimum of two key locations.**
9. **Traffic Impact Report (Special Use Permit and Stables):** Traffic impact reports are required whenever the proposed development project will generate 80 or more weekday peak hour trips as determined using the latest edition Institute of Transportation Engineers (ITE) trip generation rates or other such sources as may be accepted by Washoe County Engineering. Projects with less than 200 peak hour trips may not need to perform an impact analysis for future years. Traffic consultants are

encouraged to contact Washoe County Engineering and Capital Projects staff prior to preparing a traffic impact report.

10. **Landscaping:** Landscape plans may be required, for **stables**. Landscape plans may include: a soils evaluation; color and type of building material, such as fencing material; type of plant material; location of plant material and proposed maintenance schedule; size of plant material at planting and size of plant material at full maturation; type and amount of mulch material; and an irrigation plan.
 - a. **Planting Plan Specifications:** The planting plan must include all necessary information to satisfy Washoe County Code Section 110.412.60, Planting Standards.
 - Proposed Tree Locations. Individual trees shall be graphically depicted in the proposed locations; trees shall be identified as either evergreen or deciduous; trees shall be individually labeled or coded and cross referenced to the proposed plant species in the plant legend.
 - Proposed Plant Material. The preliminary plan must identify where, and a square footage amount for, one or all of the following items: trees, mulch (rock, DG or bark), seeded areas, etc.
 - Existing On-Site Vegetation. In the case of large strands of trees and shrubs, individual locations may be identified with a revision cloud symbol. Smaller numbers or strands of trees (six (6) inch caliper and greater) shall be identified individually. Shrub areas and other forms of vegetation such as grasses shall be identified with a revision cloud symbol.
 - Plant Legend. Legend shall include all proposed plant material, including the following: common name, botanical name, size at planting, spacing and quantity (of trees only).
 - Landscape Area Legend. A summary of proposed areas and their square footages shall include: lawn, existing and or proposed paving, existing trees to be preserved, existing trees to be removed and the amount of proposed shrubs.
 - b. **Irrigation Plan Specifications:** The irrigation plan must include all necessary information to satisfy Washoe County Code Section 110.412.65, Irrigation Standards.
 - Location, size, and specifications of water source(s), water mains, meter(s), valves, and the controller.
 - Temporary or permanent water irrigation systems.
 - Specifications of irrigation equipment identified by manufacturer's name and equipment identification number.
 - An approved backflow prevention device is required on all landscape irrigation systems.
11. **Signage Plan:** The signage plans shall include sign elevations and delineate location, height, style, dimensions, intensity of sign lighting and finish of any proposed signage:
12. **Lighting Plan:** Show the location and configuration of all proposed exterior lighting including a detail of the parking lot light fixtures, pole heights, security lighting, and wall mounted illumination fixtures. Parking lot areas shall be depicted showing lumen isolines demonstrating compliance with the provisions of the Washoe County Development Code.
13. **Building Elevations:** All buildings and structures including fences, walls, poles and monument signs proposed for construction within the project shall be clearly depicted in vertical architectural drawings provided in accurate architectural scale. All architectural elevations from all building faces shall be presented.
14. **Submission Packets:** Two (2) packets and a flash drive. One (1) packet must be labeled "Original" and contain a signed and notarized Owner Affidavit. Any digital documents need to have a resolution of 300 dpi. If materials are unreadable, you will be asked to provide a higher quality copy. The packet shall include one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. Labeling on these reproductions should be no smaller than 8 point on the 8.5" x 11" display. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

Notes:

- (i) Application and map submittals must comply with all specific criteria as established in the Washoe County Development Code and/or the Nevada Revised Statutes.
- (ii) Appropriate map engineering and building architectural scales are subject to the approval of the Planning and Building and/or Engineering and Capital Projects.
- (iii) All oversized maps and plans must be folded to a 9" x 12" size.
- (iv) Based on the specific nature of the development request, Washoe County reserves the right to specify additional submittal packets, additional information and/or specialized studies that clarify the potential impacts and potential conditions of development in order to minimize or mitigate impacts resulting from the project. No application shall be processed until the information necessary to review and evaluate the proposed project is deemed complete by the Director of Planning and Building.
- (v) **Labels:** The applicant is required to submit a list of mailing addresses for every tenant residing in a mobile home park that is within five hundred (500) feet of the proposed project (or within seven hundred fifty (750) feet of the proposed project if the proposed project is a project of regional significance).
- (vi) Please be advised that the Washoe County Director of Planning and Building or their designee, Washoe County Board of Adjustment, and/or Washoe County Planning Commission have the ability to determine an application incomplete if they cannot ascertain what the applicant is requesting, or if there is insufficient information to determine a favorable outcome.

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

Project Information		Staff Assigned Case No.: _____	
Project Name:			
Project Description:			
Project Address:			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets AND area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:		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)

1. What is the project being requested?

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.)

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

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?

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

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

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.

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.)

☐ Yes	☐ No
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9. Utilities:

a. Sewer Service	
b. Electrical Service	
c. Telephone Service	
d. LPG or Natural Gas Service	
e. Solid Waste Disposal Service	
f. Cable Television Service	
g. Water Service	

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	

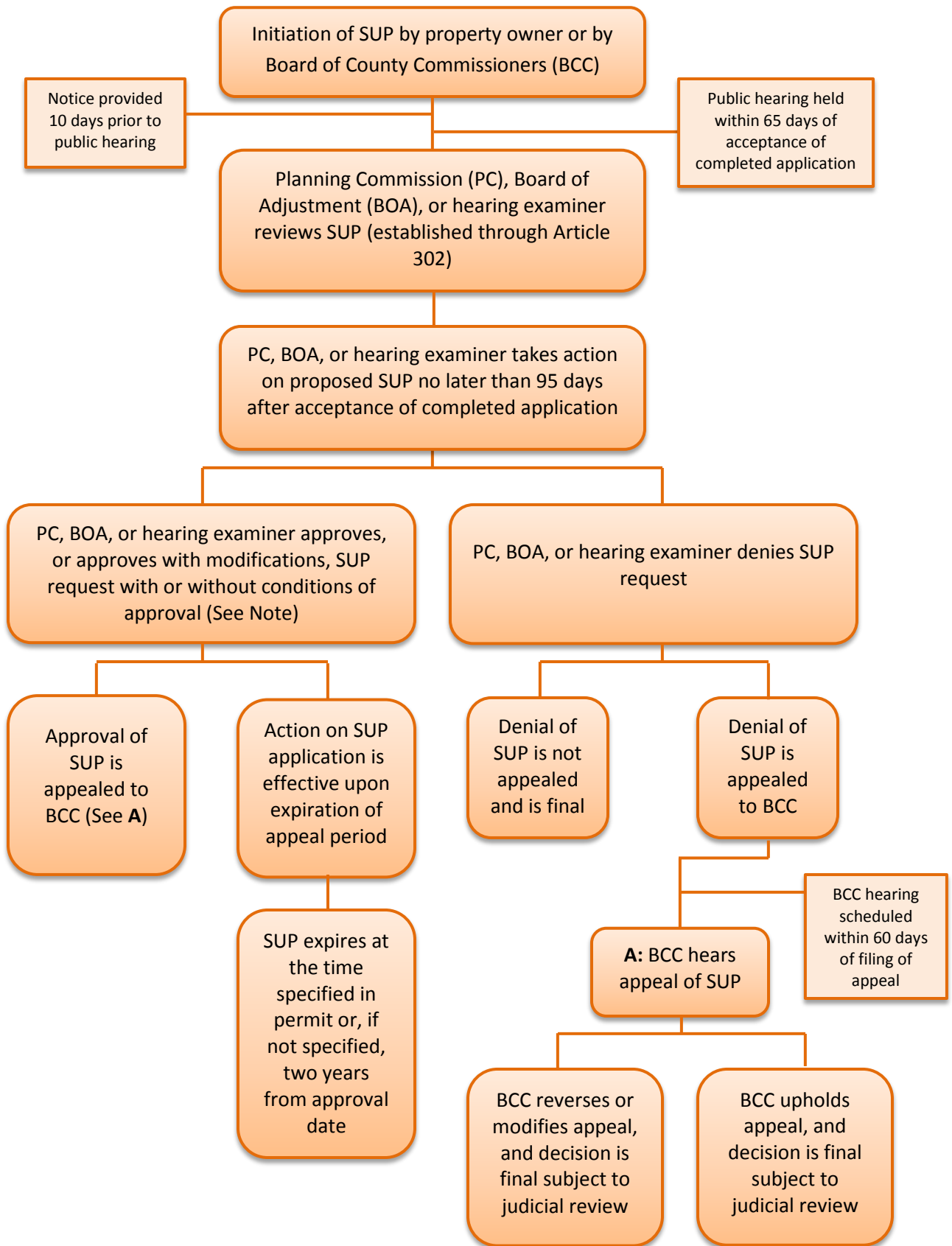
Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources).

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10. Community Services (provided and nearest facility):

a. Fire Station	
b. Health Care Facility	
c. Elementary School	
d. Middle School	
e. High School	
f. Parks	
g. Library	
h. Citifare Bus Stop	

Special Use Permit (SUP) – Article 810



Note: If the SUP approval is for a project of regional significance, then the Regional Planning Commission and/or the Regional Planning Governing Board must take final action on the project before a permit for development or use of the property pursuant to the SUP shall be issued.

This flowchart is an overview of this development application process and is not intended to be a comprehensive guide. Please refer to the Development Code Article shown above for more complete information about the application, to include specifics on notice, internal and external agency review.

2026 PUBLIC HEARING APPLICATION AND MEETING DATES							
PLANNING COMMISSION		BOARD OF ADJUSTMENT		PARCEL MAP REVIEW COMMITTEE		MASTER PLAN AMENDMENTS	
Intake Date	Tentative Meeting Date	Intake Date	Tentative Meeting Date	Intake Date	Tentative Meeting Date	Intake Date	Tentative PC Meeting Date
11/10/2025	1/6/2026	11/10/2025	1/5/2026	11/10/2025	1/8/2026		
12/8/2025	2/3/2026	12/8/2025	2/5/2026	12/8/2025	2/12/2026		
1/8/2026	3/3/2026	1/8/2026	3/5/2026	1/8/2026	3/12/2026	1/8/2026	3/3/2026
2/9/2026	4/7/2026	2/9/2026	4/2/2026	2/9/2026	4/9/2026		
3/9/2026	5/5/2026	3/9/2026	5/7/2026	3/9/2026	5/14/2026		
4/8/2026	6/2/2026	4/8/2026	6/4/2026	4/8/2026	6/11/2026		
5/8/2026	7/7/2026	5/8/2026	7/2/2026	5/8/2026	7/9/2026	5/8/2026	7/7/2026
6/8/2026	8/4/2026	6/8/2026	8/6/2026	6/8/2026	8/13/2026		
7/8/2026	9/1/2026	7/8/2026	9/3/2026	7/8/2026	9/10/2026		
8/10/2026	10/6/2026	8/10/2026	10/1/2026	8/10/2026	10/8/2026		
9/8/2026	11/3/2026	9/8/2026	11/5/2026	9/8/2026	11/12/2026	9/8/2025	11/3/2026
10/8/2026	12/1/2026	10/8/2026	12/3/2026	10/8/2026	12/10/2026		
11/9/2026	1/5/2027	11/9/2026	1/7/2027	11/9/2026	1/14/2026		
12/8/2026	2/2/2027	12/8/2026	2/4/2027	12/8/2026	2/11/2026		

OWNER & APPLICANT

ALL GREEN MAINTENANCE, LLC
ATTN: FERMIN MUNOZ ACUNA AND DAVID YANEZ
ALL.GREEN.MAINT.RENO@GMAIL.COM
(775) 378-6915

SPECIAL USE PERMIT PLANS FOR
FOR
715 US HIGHWAY 395 S BUILDING PROJECT

WASHOE COUNTY NEVADA

ENGINEER

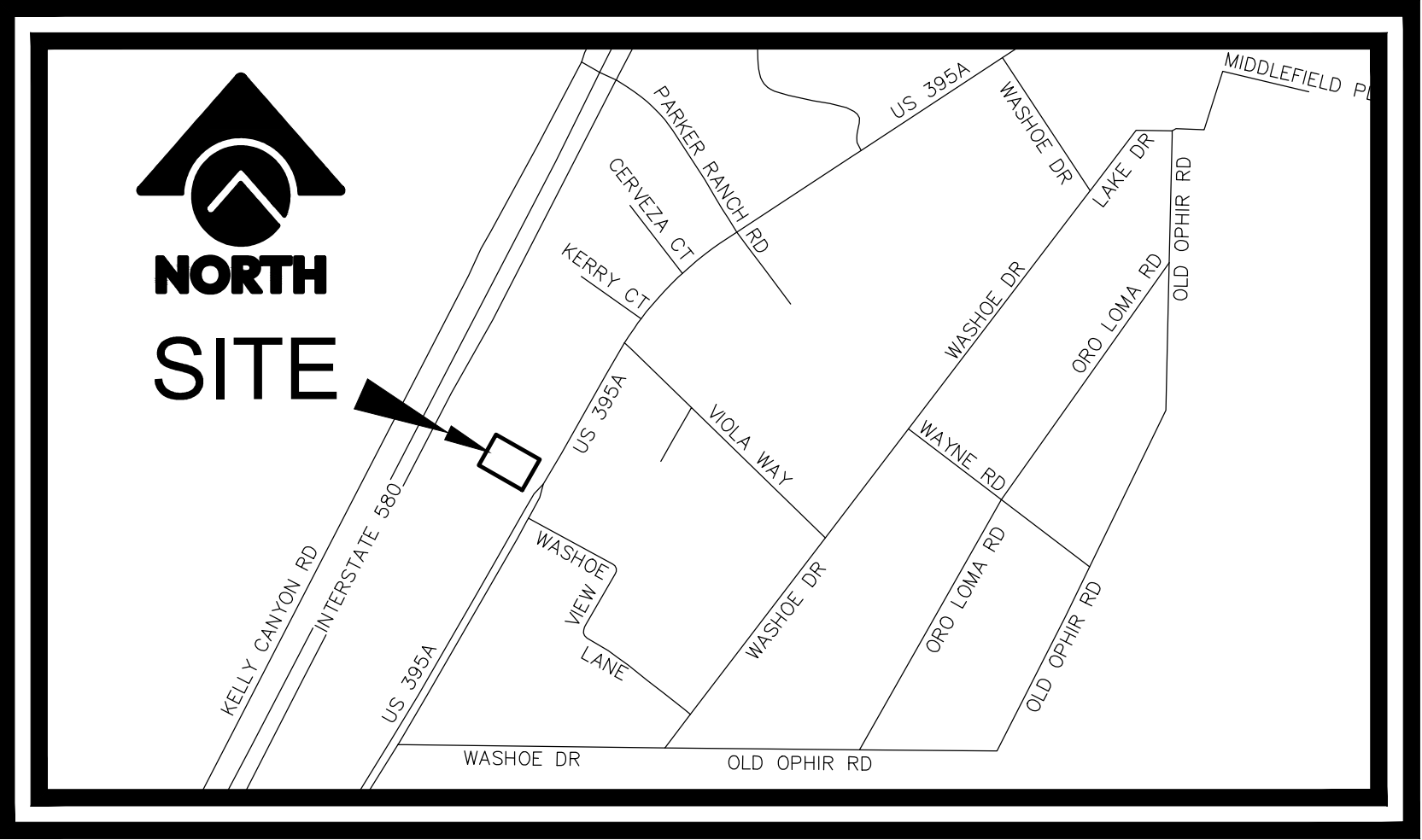


BASIS OF ELEVATIONS

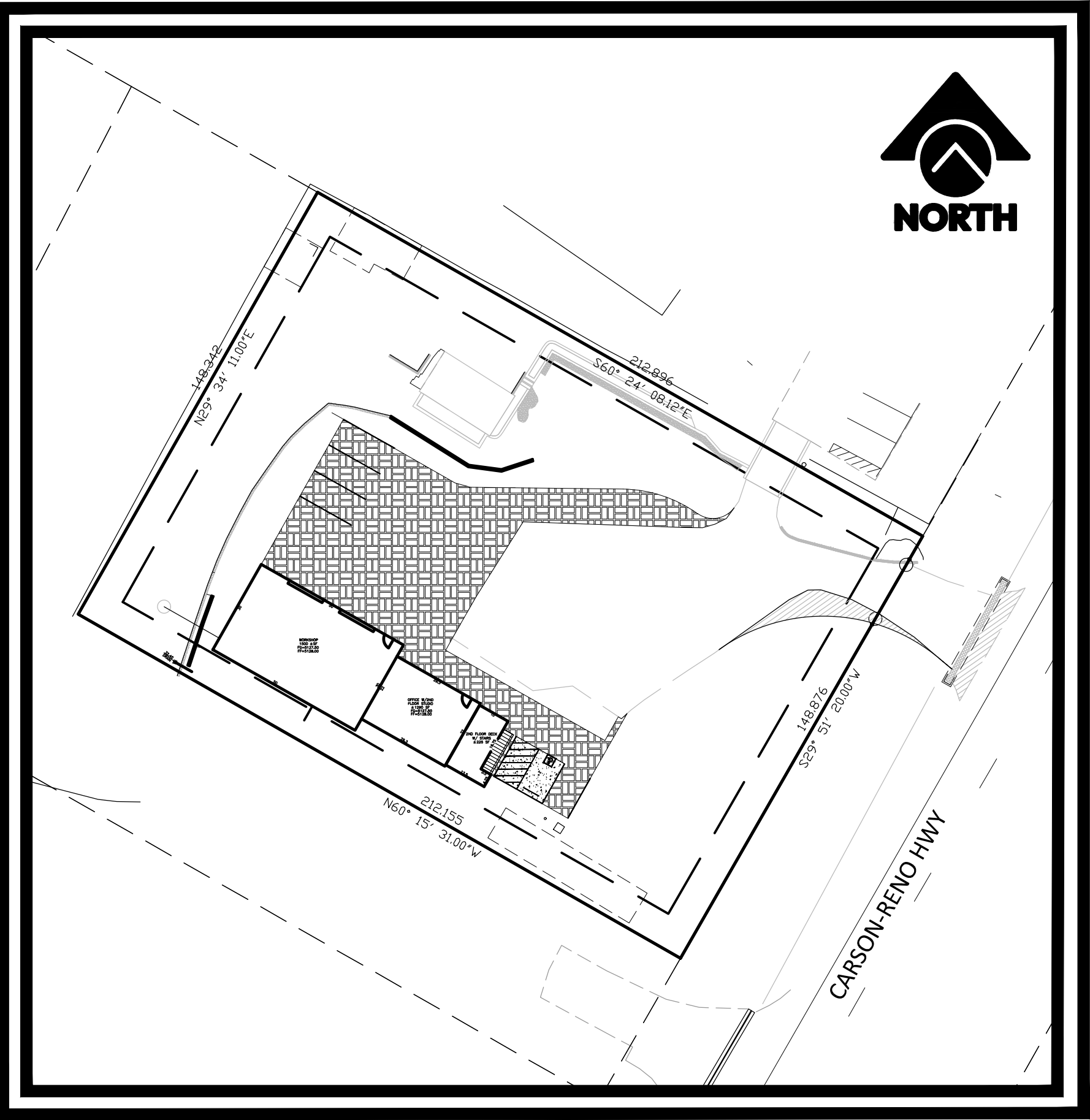
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND HOLDING THE WASHOE COUNTY PUBLISHED ELLIPSOID HEIGHT OF 1416.429 METERS (4647.067 FEET) FOR REGIONAL GPS CORS "DOT1" AND USING GEOID 99 TO DERIVE THE ORTHOMETRIC ELEVATION ABOVE MEAN SEA LEVEL.

BASIS OF BEARINGS

NORTH AMERICAN DATUM OF 1983 AS BASED ON FEDERAL BASE NETWORK/COOPERATIVE BASE NETWORK OBSERVATIONS IN 1994 (AKA NAD83/94), NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE AND HOLDING THE WASHOE COUNTY PUBLISHED LATITUDE AND LONGITUDE OF 39°09'22.29590" NORTH AND 119° 45' 48.32400" WEST FOR REGIONAL GPS CORS "DOT1" (WASHOE COUNTY IDENTIFIER CARSM00001). A COMBINED GRID-TO-GROUND SCALE FACTOR OF 1.000197939 IS USED TO SCALE THE STATE PLANE GRID COORDINATES TO GROUND.



VICINITY MAP (N.T.S.)



SITE PLAN (N.T.S.)

SHEET INDEX

- C1.0 TITLE SHEET
- C2.0 PRELIMINARY EX. CONDITIONS & DEMOLITION PLAN
- C3.0 PRELIMINARY SITE PLAN
- C4.0 PRELIMINARY GRADING AND UTILITY PLAN
- C5.0 PRELIMINARY FIRE ACCESS PLAN
- C6.0 DETAILS AND CROSS SECTIONS

PROJECT INFORMATION

APN: 046-070-52
AREA: ±0.73 ACRES
ZONING: GC
FLOOD ZONE: X
REQUIRED PARKING: 5 STALLS
PROVIDED PARKING: 5 STALLS (1 VAN ACCESSIBLE ADA)
TOTAL BUILDING AREA: 2,470 SF (340 SF FROM EXISTING SHED)
TOTAL PAVED AREA: 10,080± SF (5,730± SF EXISTING)
TOTAL LANDSCAPED AREA: 6,290 SF
MAX ALLOWED BUILDING HEIGHT: 30FT

SPECIFICATIONS

ALL CONSTRUCTION SHALL CONFORM TO THE LATEST ADOPTED EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION SPONSORED AND DISTRIBUTED BY RENO, SPARKS, AND WASHOE COUNTY.

ENGINEER'S STATEMENT

THESE PLANS (SHEETS C1.0 TO C6.0 OF 6) HAVE BEEN PREPARED IN ACCORDANCE WITH THE APPROVED TENTATIVE MAP, COUNTY COMMISSION CONDITIONS OF APPROVAL, WITH ACCEPTED ENGINEERING PROCEDURES AND GUIDELINES, AND ARE IN SUBSTANTIAL COMPLIANCE WITH APPLICABLE STATUTES, COUNTY ORDINANCES, AND CODES. IN THE EVENT OF CONFLICT BETWEEN ANY PORTION OF THESE PLANS AND COUNTY CODES, THE COUNTY CODES SHALL PREVAIL.

SEBASTIAN DE LA TORRE

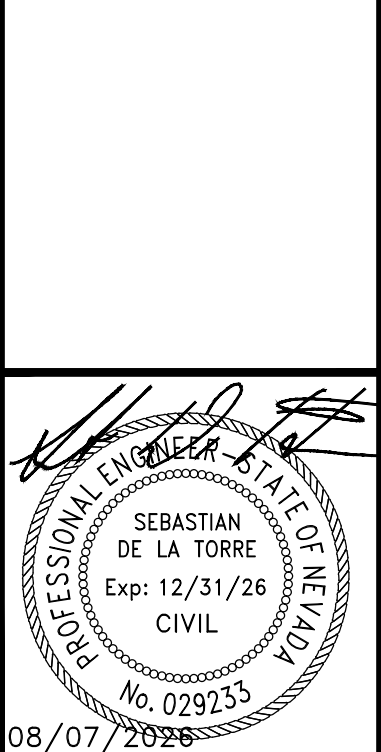
P.E. #029233



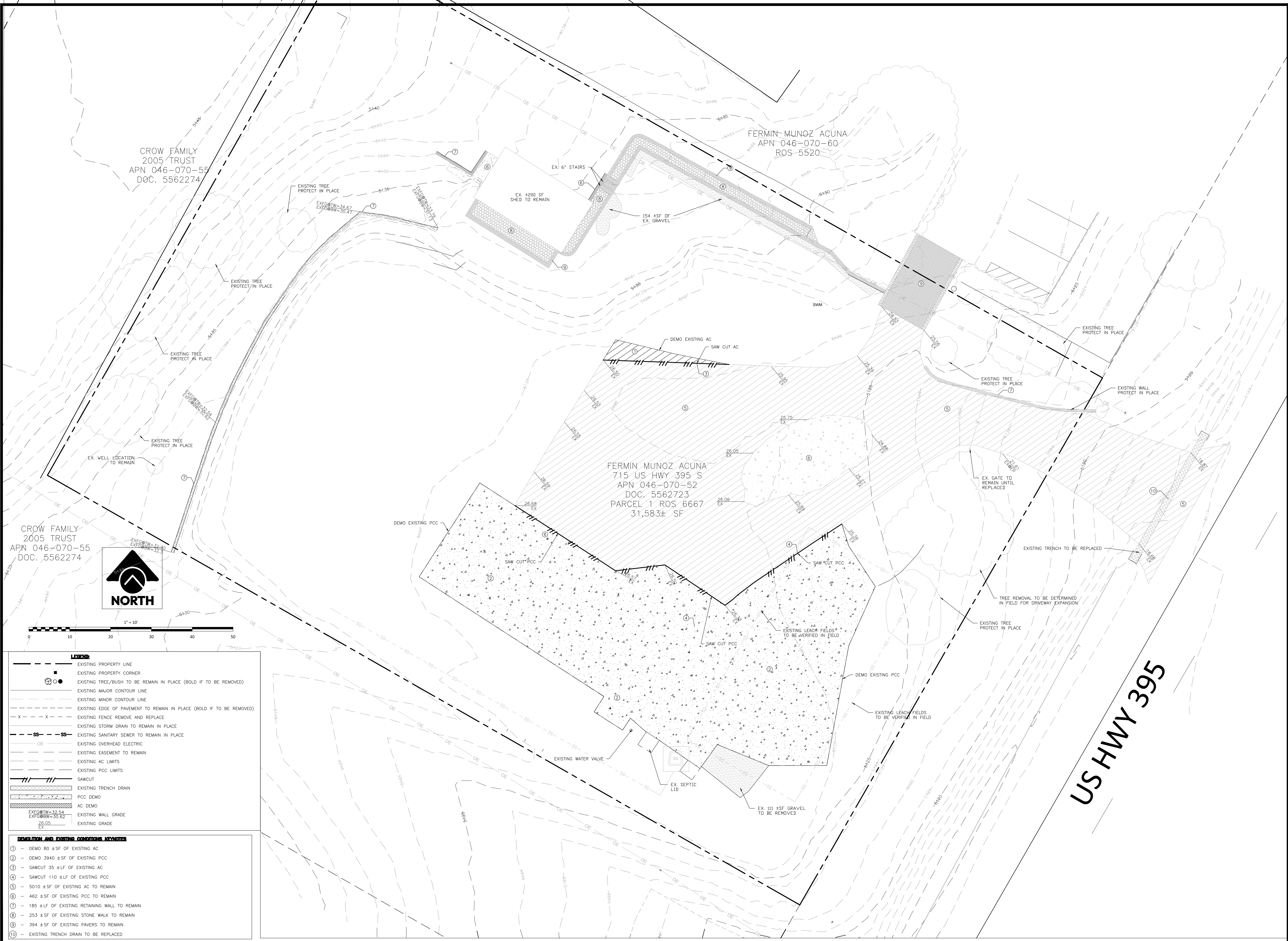
REV.	DATE	DESCRIPTION	BY	APPD

SPECIAL USE PERMIT PLANS FOR
715 US HIGHWAY 395 S
TITLE SHEET
WASHOE COUNTY NEVADA

JOB NO:	260368
DRAWN BY:	sdelatorre
DESIGNED BY:	SD
CHECKED BY:	SD
SCALE	HORIZ: N/A
	VERT: N/A



SHEET	TOTAL
C1.0	6



LEGEND	
	EXISTING PROPERTY LINE
	EXISTING PROPERTY CORNER
	EXISTING TREE/BUSH TO BE REMAIN IN PLACE (BOLD IF TO BE REMOVED)
	EXISTING MAJOR CONTOUR LINE
	EXISTING MINOR CONTOUR LINE
	EXISTING EDGE OF PAVEMENT TO REMAIN IN PLACE (BOLD IF TO BE REMOVED)
	EXISTING FENCE REMOVE AND REPLACE
	EXISTING STORM DRAIN TO REMAIN IN PLACE
	EXISTING SANITARY SEWER TO REMAIN IN PLACE
	EXISTING OVERHEAD ELECTRIC
	EXISTING EASEMENT TO REMAIN
	EXISTING AC LIMITS
	EXISTING PCC LIMITS
	SAWCUT
	EXISTING TRENCH DRAIN
	PCC DEMO
	AC DEMO
	EXISTING WALL GRADE
	EXISTING GRADE

DEMOLITION AND EXISTING CONDITIONS KEYNOTES	
①	- DEMO 80 ±SF OF EXISTING AC
②	- DEMO 3940 ±SF OF EXISTING PCC
③	- SAWCUT 35 ±LF OF EXISTING AC
④	- SAWCUT 110 ±LF OF EXISTING PCC
⑤	- 5010 ±SF OF EXISTING AC TO REMAIN
⑥	- 462 ±SF OF EXISTING PCC TO REMAIN
⑦	- 185 ±LF OF EXISTING RETAINING WALL TO REMAIN
⑧	- 253 ±SF OF EXISTING STONE WALK TO REMAIN
⑨	- 394 ±SF OF EXISTING PAVERS TO REMAIN
⑩	- EXISTING TRENCH DRAIN TO BE REPLACED

Intelligent Infrastructure. Enduring Communities.
2400 MAE AVENUE, RENO, NV 89523 PHONE: (775) 742-8550 FAX: (775) 742-8509

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REV.	DATE	DESCRIPTION	BY	APP'D

SPECIAL USE PERMIT PLANS FOR
715 US HIGHWAY 395 S
DEMOLITION & EXISTING CONDITIONS

NEVADA
WASHOE COUNTY

JOB NO: 260368
DRAWN BY: sdelatorre
DESIGNED BY: SD
CHECKED BY: SD

SCALE
HORIZ: 1" = 10'
VERT: N/A

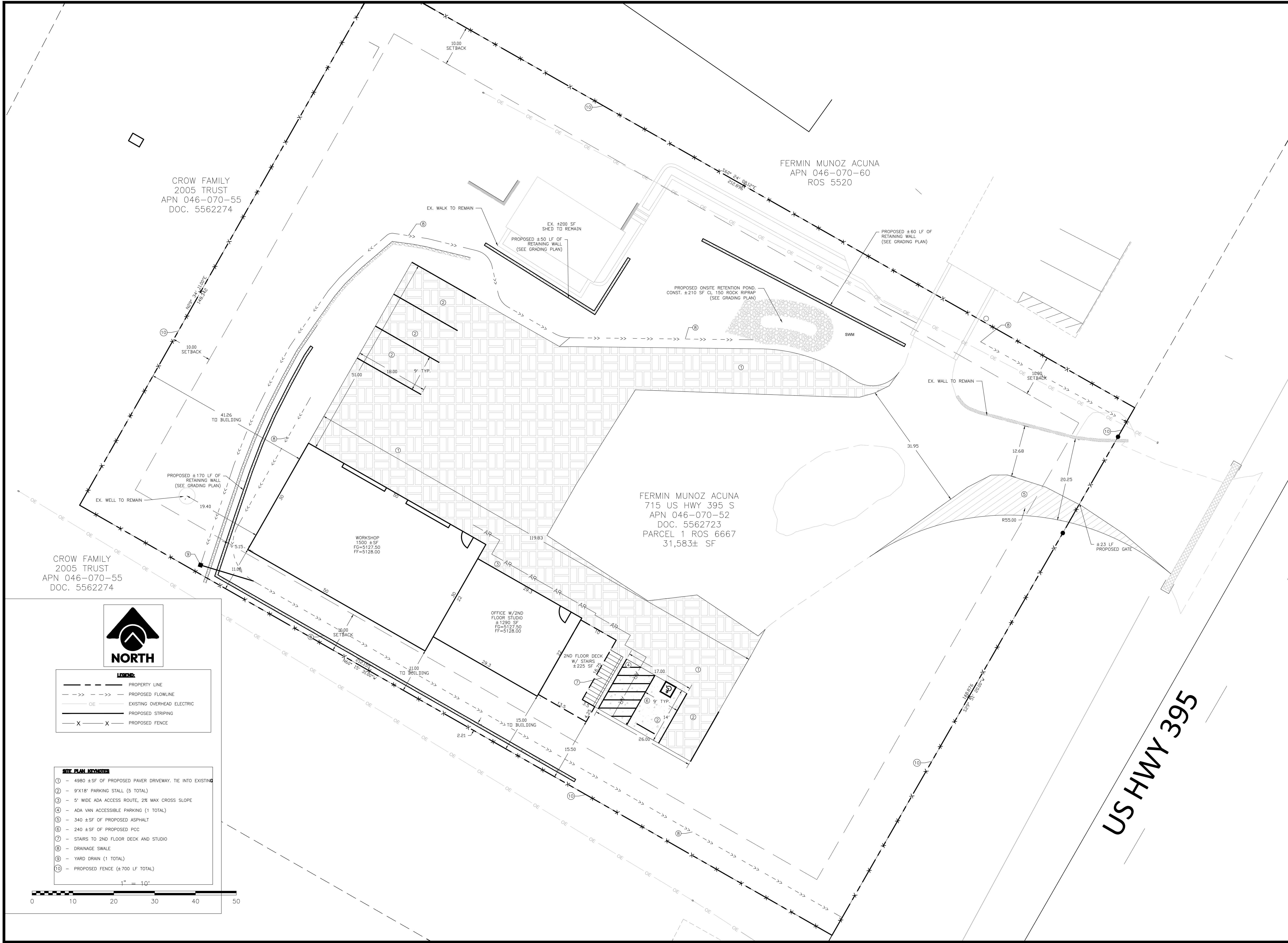
SEBASTIAN DE LA TORRE
Exp: 12/31/26
CIVIL
No. 029253

08/07/2026

SHEET
C2.0

OF
7

TOTAL



REV.	DATE	DESCRIPTION	BY	APPD

**SPECIAL USE PERMIT PLANS FOR
715 US HIGHWAY 395 S
PRELIMINARY SITE PLAN**

NEVADA
WASHOE COUNTY

JOB NO: 260368
DRAWN BY: sdelatorre
DESIGNED BY: SD
CHECKED BY: SD
SCALE: HORZ: 1" = 10'
VERT: N/A



