



Board of Adjustment Staff Report

Meeting Date: December 3, 2020

Agenda Item: 9I

SPECIAL USE PERMIT CASE NUMBER: WSUP20-0018 (Truckee Meadows Fire Station #37)

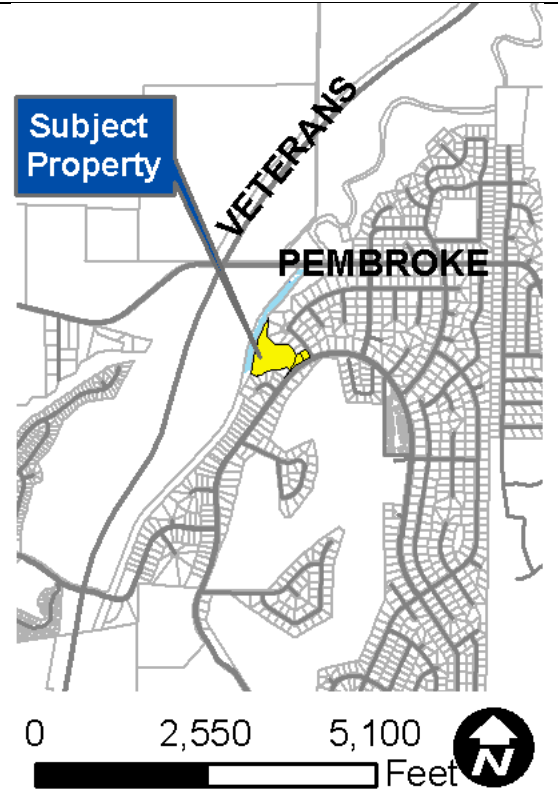
BRIEF SUMMARY OF REQUEST: To approve a Safety Service use type to be redeveloped and improved on parcels with a regulatory zoning of Medium Density Suburban (MDS).

STAFF PLANNER: Chris Bronczyk
775.328.3612
cbronczyk@washoecounty.us

CASE DESCRIPTION

For possible action, hearing and discussion to approve a special use permit for the redevelopment and improvement of a fire station (safety services civic use type) located on West Hidden Valley Drive. The subject site is zoned Medium Density Suburban. The proposal replaces the existing facilities with a single larger building including administrative offices, an apparatus bay, and improvement to an existing single-family residence utilized by the on-duty fire crew.

Applicant:	Washoe County
Property Owner:	Truckee Meadows Fire Protection District
Location:	3255 W Hidden Valley Drive
APN:	051-122-09; 051-122-10; 051-192-01; 021-160-38
Parcel Size:	0.25 acres; 0.32 acres; 0.07 acres; 0.15 acres
Master Plan:	Suburban Residential (SR)
Regulatory Zone:	Medium Density Suburban (MDS)
Area Plan:	Southeast Truckee Meadows
Citizen Advisory Board:	South Truckee Meadows/Washoe Valley
Development Code:	Authorized in Article 810, <i>Special Use Permits</i>
Commission District:	2 – Commissioner Lucey



STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

POSSIBLE 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 approve with conditions Special Use Permit Case Number WSUP20-0018 for Truckee Meadows Fire Protection District, having made all five findings in accordance with Washoe County Code Section 110.810.30:

(Motion with Findings on Page 13)

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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. If the Board of Adjustment grants an approval of the special use permit, that approval is subject to conditions of approval. Conditions of approval are requirements that need to be completed during different stages of the proposed project. Those stages are typically:

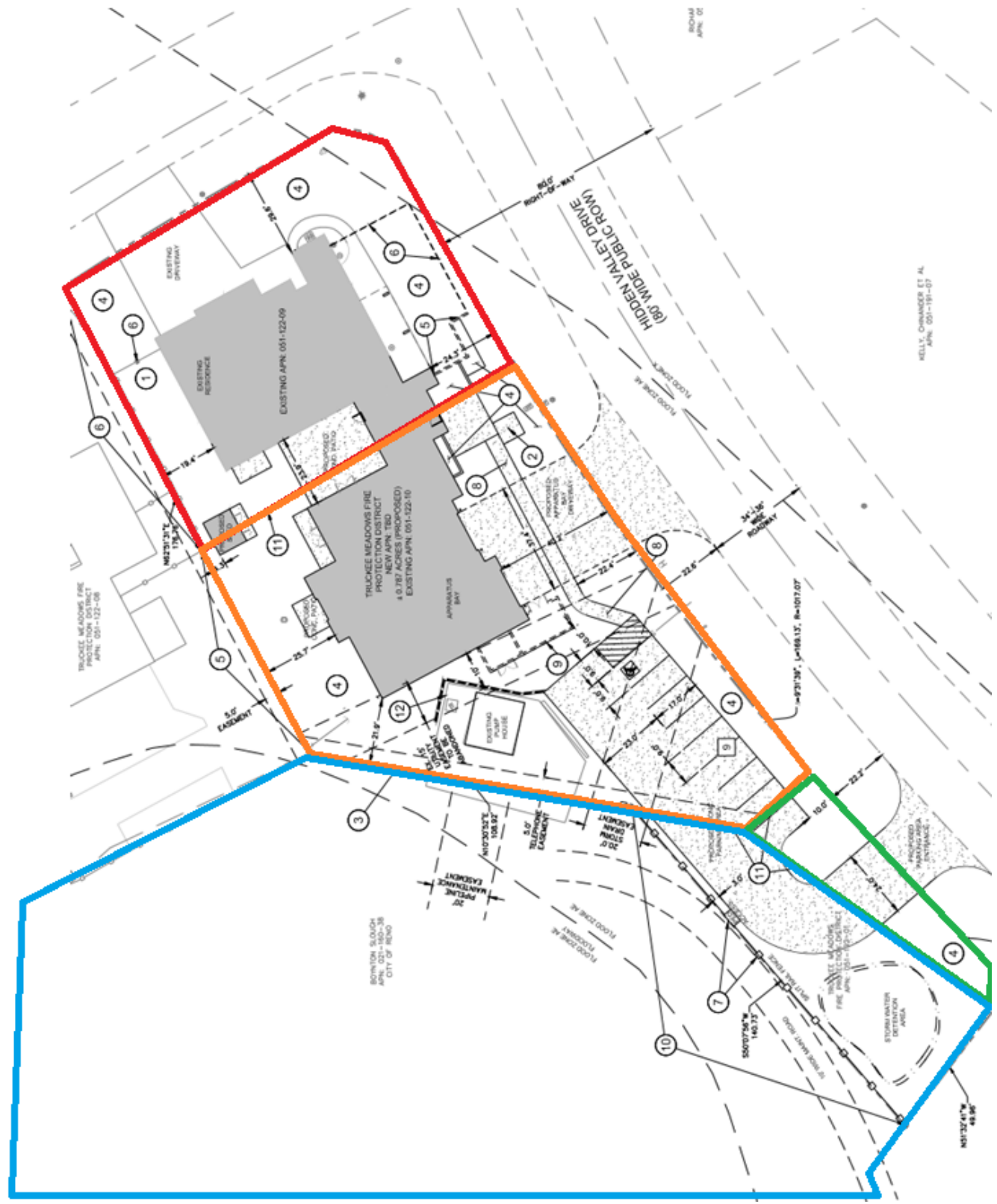
- Prior to permit issuance (i.e. a grading permit, a building permit, etc.)
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure
- Prior to the issuance of a business license or other permits/licenses
- Some conditions of approval are referred to as “operational conditions.” These conditions must be continually complied with for the life of the business or project.

The conditions of approval for Special Use Permit Case Number WSUP20-0018 are attached to this staff report and will be included with the action order, if approved.

The subject property is designated as Medium Density Suburban (MDS). The surrounding properties are single-family residential, with SF15 and MDS regulatory zones. SF15 is a City of Reno designation. The proposed use of safety services which is classified as a civic use type, is permitted in the Medium Density Suburban regulatory zone with a special use permit per WCC 110.302.05.02. Therefore, the applicant is seeking approval of this SUP from the Board of Adjustment.



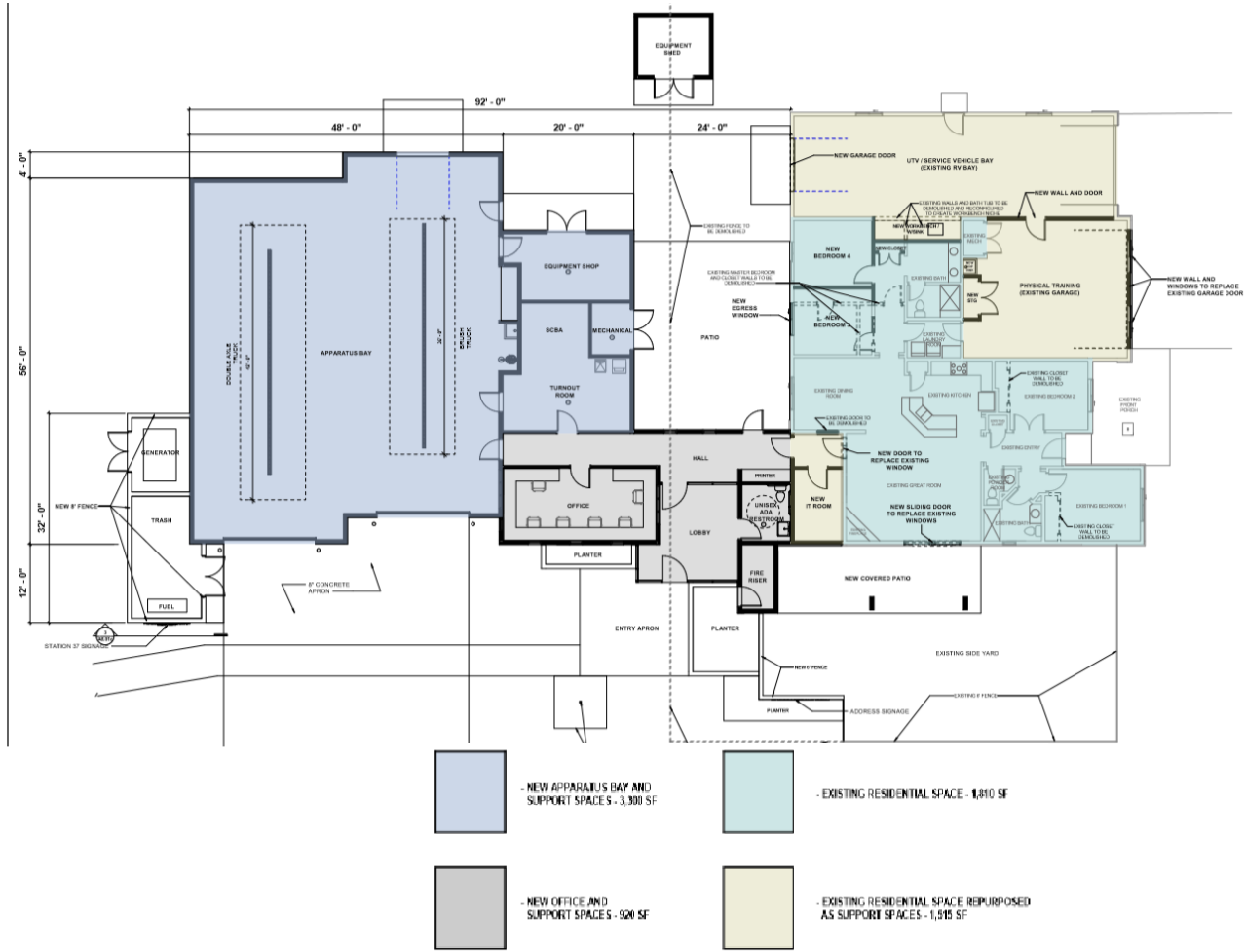
Site Plan with Landscaping



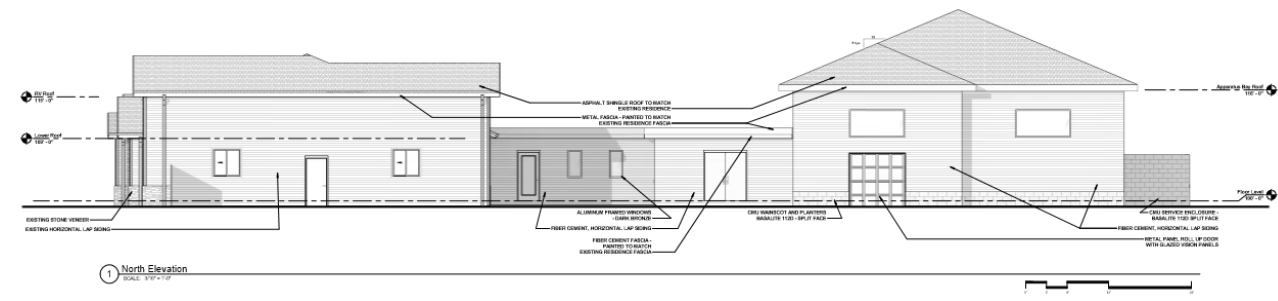
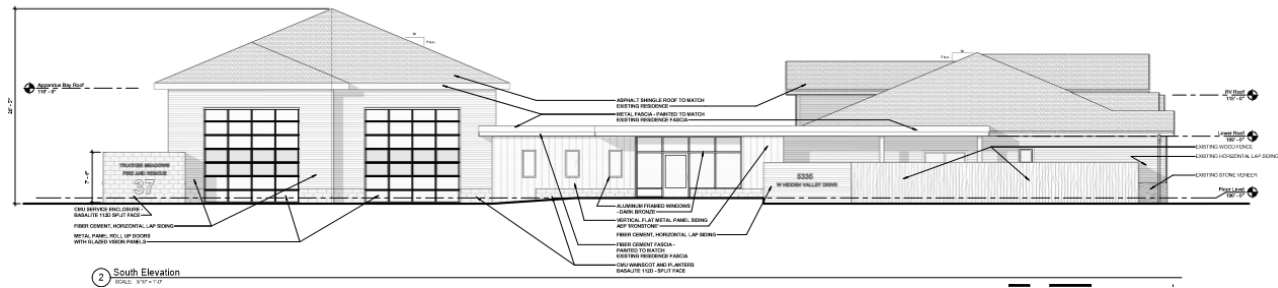
Site Plan

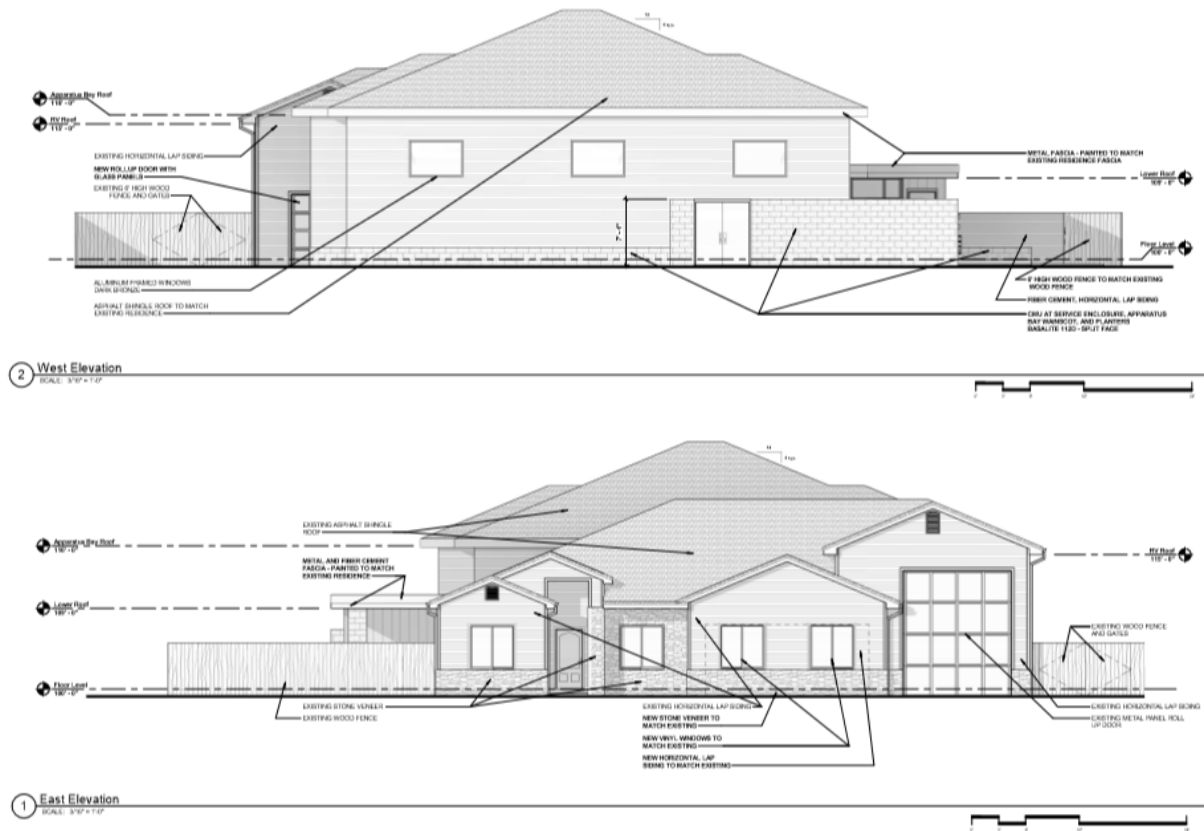


Conceptual Renderings



Floor Plan





Elevations

Project Evaluation

Truckee Meadows Fire Protection District is requesting to redevelop and improve a fire station (safety services civic use type) located on West Hidden Valley Drive. The subject site has a regulatory zone of Medium Density Suburban. Safety services civic use type is permissible in this regulatory zone, subject to the approval of a special use permit by the Board of Adjustment. One of the subject parcels along Hidden Valley Drive (APN: 051-122-10) is currently developed with existing fire facilities that serve Hidden Valley and the surrounding areas. The existing fire facility is limited to a two-door garage and modular unit that serves as the residence and administrative offices. This facility has been in use for nearly 10 years. The other developed parcel (APN: 051-122-09) is currently developed with a single-family dwelling. The applicant intends to use this dwelling to house firefighters serving the fire station. The two remaining parcels (APN: 051-192-01 and 021-160-38, a portion of) will be used for formalized parking areas.

The proposed project involves replacing the existing facilities with a single, larger building that includes a new, 2,670 square foot apparatus bay and 1,530 square feet of administrative offices. This main structure will be approximately 4,200 square feet in size. The proposal currently crosses the property line separating APN 051-122-10 and 051-122-09, the applicant has stated that they intend to merge all 4 parcels, and staff is requiring them to complete the reversion to acreage prior to permit submittal. Additionally, the applicant will be required to convey a portion of APN: 021-160-38, which was granted to Washoe County per Resolution 8753, prior to the issuance of any grading or building permit. The apparatus bay has been designed to accommodate two fire fighting vehicles with space to accommodate circulation and emergency equipment storage. The new apparatus bay has been designed to reflect a continuous connection to the existing single-family residence.

To the east (APN: 051-122-09) is an existing single-family residence which was built in 2014 and purchased by Washoe County in 2020. This residence is 1,810 square feet and is intended to be living quarters for on-duty staff. Two bedrooms will be created by modifying the master bedroom

space; this will increase the bedroom count to four. The existing RV garage will be used as a service vehicle bay, and the existing two-car garage will be used as a physical training room. The existing fence that shares the property line with the fire station is to be removed. The primary exterior changes proposed is for the fire apparatus bay to connect to the existing single-family residence under a single flat roof structure. The public lobby, ADA restroom, and fire riser room are arranged along the public face of the new building to create an inviting entrance with direct visibility from the crew office. Materials proposed for the apparatus bay will match the residential character of the existing neighborhood. The apparatus bay is proposed begin construction in June 2021, with the improvements and remodel to the existing residence to begin following approval of this request.

The applicant is requesting to vary the landscaping buffer required within the front yard setback from a 20ft yard to a 10ft yard. Washoe County Code 110.412.50(c)(1) states "the buffer shall be the width of the required yard for the entire length of the adjoining common property line". Staff does not believe that this request is necessary as WCC 110.412.40(b) states "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." The project properties front onto street right of way and do not constitute an adjoining common property line with a residential use. Therefore, there is no need to vary the landscaped buffer width as a 10ft buffer is sufficient to include street trees and is acceptable.

The proposal includes the addition of a formalized parking area to the west of the fire apparatus bay. The parking area is proposed to be paved and landscaped. Parking regulations per Washoe County Code Section 410, Parking and Loading, require Safety Services to have 1 parking space per employee during peak employment shift. TMFPD is anticipating 4 employees per shift, with some overlap during shift changes which would add 4 additional employees for a total peak of 8 employees. The project is currently proposing 9 parking spaces, which includes one ADA parking space, and meets the parking requirements. The parking area will also be available to the public for accessing the Boynton Slough Open Space.

The application indicates grading to be part of this project application; with approximately 125 cubic yards of material being excavated and 25 cubic yards of material will be exported. The entire site is proposed to be disturbed as part of the development process. All disturbed areas will be under building footprints, paved parking, or landscaping. This amount of grading does not exceed major grading thresholds. In addition to the proposed grading, a retaining wall 3' in height will be installed, starting at the northern corner of the proposed parking lot and ending near the existing pump house. There will be a 3' berm with landscaping along the parking lot frontage on Hidden Valley Drive.

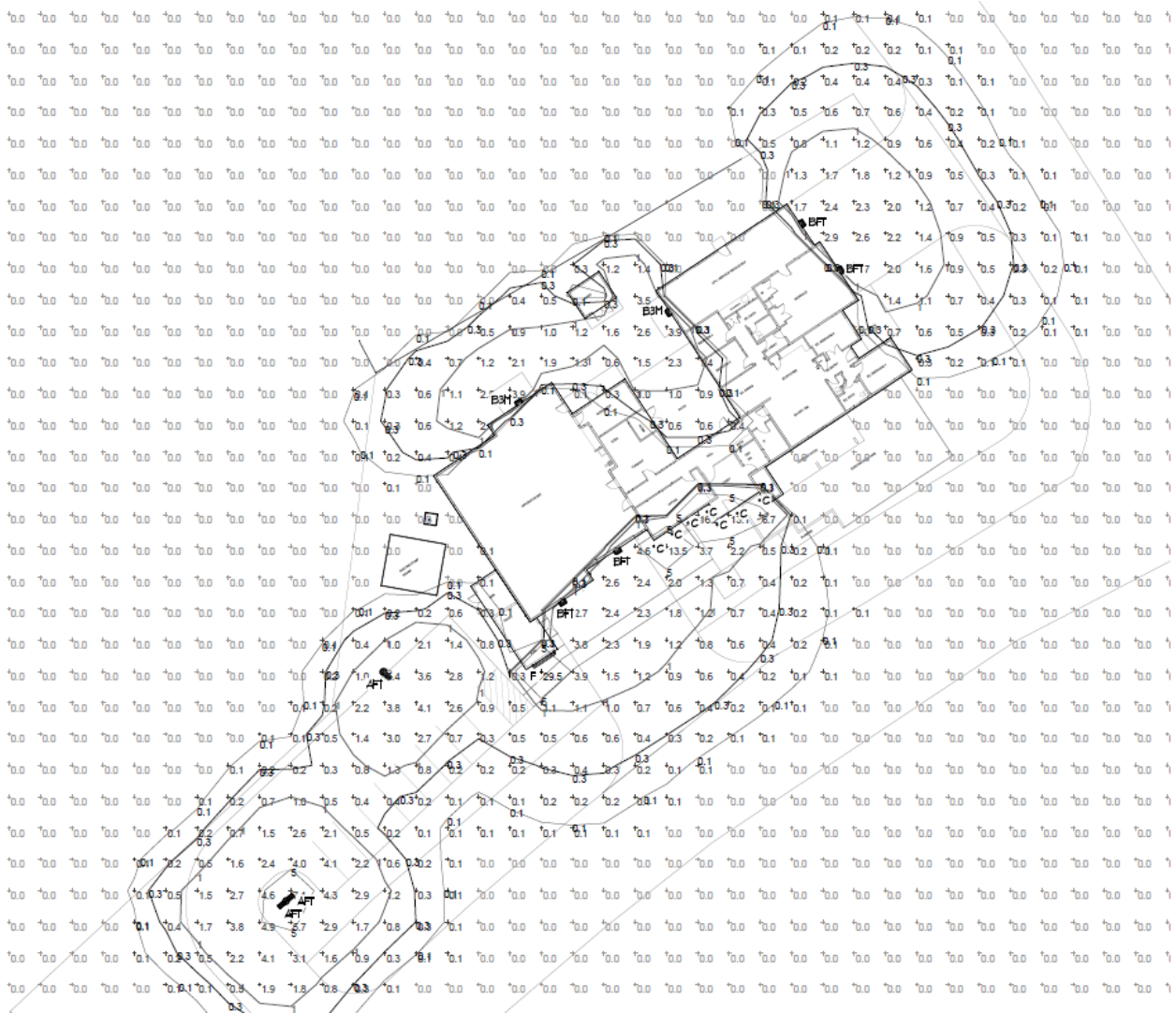
The applicant is proposing 12ft maximum height down lit lighting on areas around the building and parking lot.

Section 110.410.25: **Design of Parking Areas**

(g) **Lighting.** All off-street parking areas within commercially-zoned projects shall be provided with exterior lighting which meets the following minimum standards:

- (1) Proper illumination shall be provided for safety which, at a minimum, shall be the equivalent of one (1) foot candle average of illumination throughout the parking area;
- (2) All lighting shall be on a time clock or photo-sensor system;
- (3) Parking lot luminaries shall be high-pressure sodium vapor with 90degree cut-off and flat lenses; and
- (4) All lighting shall be designed to confine direct rays to the premises. No spillover beyond the property line shall be permitted, except onto public thoroughfares provided, however, that such light shall not cause a hazard to motorists.

This meets the lighting requirements per WCC 110.414.21.



Photometric Study

Southeast Truckee Meadows Area Plan Assessment

The following goals and policies of the Southeast Truckee Meadows Area Plan are applicable to the amendment requests.

SETM.2.3 Site development plans for new subdivisions, commercial and public facilities in the Southeast Truckee Meadows planning area must submit and follow a plan for the control of noxious weeds. The plan should be developed through consultation with the Washoe County District Health Department, the University of Nevada Cooperative Extension, and/or the Washoe Storey Conservation District.

Staff Comment: The application was routed to the Washoe-Storey Conservation District for comments. Washoe-Storey Conservation did provide comments related to the application (Exhibit I).

SETM.2.4 Applicants required to present their development proposal items to the Citizen Advisory Board must submit a statement to staff, not later than one week, following the meeting date, explaining how the final proposal responds to the community input received from the Citizen Advisory Board.

Staff Comment: The applicant provided a memo to staff responding to community input (Exhibit J).

SETM.11.3 The granting of new Special Use permits and review of existing permits in the Southeast Truckee Meadows must be accompanied by a finding that no significant degradation of air quality will occur as a result of the permit. As necessary, conditions may be placed on special use permits to ensure no significant degradation of air quality will occur. The Department of Community Development will seek the advice and input of the Air Quality Division of the Department of Health in the implementation of this policy.

Staff Comment: The application was routed to Washoe County Air Quality for review. Washoe County Air Quality provided comments related to asbestos sampling and acknowledgment from the AQMD for renovation or demolition.

South Truckee Meadows/Washoe Valley Citizen Advisory Board (STM/WV CAB)

The proposed project was presented by the applicant's representative at the South Truckee Meadows/Washoe Valley Citizen Advisory Board meeting on November 5, 2020. The Citizen Advisory Board voted unanimously to recommend approval of the SUP.

Reviewing Agencies

The following agencies received a copy of the project application for review and evaluation.

- Federal Agencies
 - U.S. Army Corps of Engineers
- State of Nevada
 - Division of Environmental Protection
 - Department of Wildlife
- Washoe County Community Services Department
 - Planning and Building Division
 - Planning and Building Division – Parks and Open Spaces
 - Planning and Building Division – Water Resources
 - Engineering and Capital Projects – Land Development
 - Engineering and Capital Projects – Utilities
 - Engineering and Capital Projects - Traffic
- Washoe County Health District
 - Division of Air Quality
 - Environmental Health
 - Emergency Medical Services Division
- Washoe County Sheriff
- City of Reno Community Development
- Truckee Meadows Fire Protection District
- Truckee Meadows Regional Planning
- Regional Transportation Commission
- Washoe-Storey Conservation District

Eleven out of the eighteen above listed agencies/departments provided comments and/or recommended conditions of approval in response to their evaluation of the project application. A **summary** of each agency's comments and/or recommended conditions of approval and their contact

information is provided. The Conditions of Approval document is attached to this staff report and will be included with the Action Order

- Washoe County Planning and Building Division addressed landscaping, parking and lighting standards and imposed operational conditions that will be in effect for the life of the project.
Contact: Chris Bronczyk; 775.328.3612; cbronczyk@washoecounty.us
- Washoe County Engineering Division addressed grading, drainage, and traffic conditions imposed operational conditions that will be in effect for the life of the project.
Contact: Leo Vesely; 775.328.2313; lvesely@washoecounty.us
- Truckee Meadows Fire Protection District addressed requirements of the International Wildland-Urban Interface Code, as well as the International Fire Code.
Contact: Dale Way; 775.326.6000; dway@tmfpd.us
- Washoe-Storey Conservation District addressed noxious weeds, and vegetation plans.
Contact: Tyler Shaffer; 775.857.8500 ext. 131; shafferjam51@gmail.com
- Washoe County Health District addressed the sewer access issues and imposed operational conditions that will be in effect for the life of the project.
Contact: James English; 775.328.2610; jenglish@washoecounty.us
- Washoe County Air Quality Division addressed asbestos sampling requirements and required acknowledgement from the AQMD for renovation or demolition.
Contact: Genine Rosa; 775.784.7204; grosa@washoecounty.us
- Washoe County Parks and Open Spaces addressed revegetation requirements and is requiring the project be “certified weed free”.
Contact: Sophia Kirschenman; 775.328.3623; skirschenman@washoecounty.us

Staff Comment on Required Findings

WCC Section 110.810.30, Article 810, *Special Use Permits*, 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 Southeast Truckee Meadows Area Plan.
Staff Comment: The proposed use is consistent with the action programs, policies, standards, and maps of the Master Plan and Southeast Truckee Meadows 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.
Staff Comment: The proposed use will have access to the adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities. Any improvements not currently in place are required as part of the conditions of approval for this permit.
3. Site Suitability. That the site is physically suitable for a safety service use type, and for the intensity of such a development.
Staff Comment: The site is physically suitable for a safety services use type and 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.

Staff Comment: The issuance of the permit will not be significantly detrimental to the public health, safety or welfare injurious to the property or improvements of the adjacent properties; or detrimental to the character of the surrounding 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 are no military installations within 3000ft of the site.

Recommendation

After a thorough analysis and review, Special Use Permit Case Number WSUP20-0018 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 approve with conditions Special Use Permit Case Number WSUP20-0018 for Truckee Meadows Fire Protection District, having made all five findings in accordance with Washoe County Code Section 110.810.30:

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Southeast Truckee Meadows 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 safety service use type, 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;
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.

Appeal Process

Board of Adjustment action will be effective 10 calendar days after the written decision is filed with the Secretary to the Board of Adjustment and mailed to the applicant, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Board of Adjustment and mailed to the applicant.

Applicant: Washoe County

Owner: Truckee Meadows Fire Protection District

Representatives: Wood Rodgers
Attn: Stacie Huggins
1361 Corporate Blvd
Reno, NV 89502



Conditions of Approval

Special Use Permit Case Number WSUP20-0018

The project approved under Special Use Permit Case Number WSUP20-0018 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on December 3, 2020. 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.

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 Building Division.

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 institution 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.

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Planning and Building Division

1. The following conditions are requirements of Planning and Building, which shall be responsible for determining compliance with these conditions.

Contact – Chris Bronczyk; 775.328.3612; cbronczyk@washoecounty.us

- a. **The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this special use permit.**
- b. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit. The Planning and Building Division shall determine compliance with this condition.
- c. The applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and initial 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 Building Division.
- d. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any cairn or grave of a Native American be discovered during site development, work shall temporarily be halted at the specific site and the Sheriff's Office as well as the State Historic Preservation Office of the Department of Conservation and Natural Resources shall be immediately notified per NRS 383.170.

- e. The applicant shall submit landscaping plans at building permit to conform with SUP conditions and WCC Article 412
- f. Lighting spillover requirements shall be met as required by article 414.
- g. In the event that parcel number: 051-122-08 is to remain under Washoe County ownership; if it is to be included within the Fire Safety use type in the future it will require a separate special use permit.
- h. Prior to the issuance of any grading or building permit, APN: 021-160-38, a portion of, which was granted to Washoe County per Resolution 8753; shall be conveyed into the County.
- i. Prior to the issuance of any grading or building permit, the applicant shall complete a reversion to acreage for APN: 051-122-09; 051-122-10; 051-192-01; and 021-160-38, a portion of.
- j. The following **Operational Conditions** shall be required for the life of the project:
 - i. Failure to comply with the conditions of approval shall render this approval out of compliance with this special use permit and subject to revocation. Compliance with this condition shall be determined by Planning and Building.

Washoe County Planning and Building Division – Parks and Open Spaces

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

Contact - Sophia Kirschenman; 775.328.3623; skirschenman@washoecounty.us

 - a. Any fill dirt imported as part of the project is required to be "certified weed free."
 - b. The application indicates that all portions of the subject site will be developed. However, should any undeveloped, disturbed areas of the site remain, they shall be revegetated utilizing a native and/or adapted perennial seed mix, as reviewed and approved by

Washoe County Regional Parks and Open Space and/or the Washoe-Storey Conservation District.

Washoe County Engineering and Capital Projects

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

Contact - Leo Vesely; 775.328.2312; lvesely@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. If the total area of ground disturbance is equal to one acre or more, the following will be required:
 - i. The developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit and submit a copy to the Engineering Division prior to issuance of a grading permit.
 - ii. The Truckee Meadows Regional Stormwater Quality Management Program Construction Permit Submittal Checklists and Inspection Fee shall be submitted with the grading permit.
 - iii. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
- c. All grading shall be in accordance with Article 110.438 Grading Standards.
- d. All construction shall be in accordance with Article 110.416 Flood Hazards.
- e. All disturbed areas left undeveloped for more than 30 days shall be treated with a dust palliative. Disturbed areas left undeveloped for more than 45 days shall be revegetated. Specifications for revegetation procedure and seed mix shall be prepared by a licensed landscape architect.

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

Contact - Leo Vesely; 775.328.2313; lvesely@washoecounty.us

- f. updated drainage report prepared by a licensed engineer shall be submitted to the Engineering Division for review and approval. The report shall include the locations, points of entry and discharge, flow rates and flood limits of all 5- and 100-year storm flows impacting both the site and offsite areas and the methods for handling those flows. The report shall include all storm drain pipe and ditch sizing calculations and a discussion of and mitigation measures for any impacts on existing offsite drainage facilities and properties.
- g. Any increase in peak stormwater runoff flow rate resulting from the development and based on the 5 year and 100 storm(s) shall be detained onsite.

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Contact - Mitchell Fink; 775.328.2050; mfink@washoecounty.us

- h. Regional Road Impact Fees will be assessed for the project with the issuance of a building permit.

Washoe County Air Quality Division

4. The following conditions are requirements of the Washoe County Air Quality Division, which shall be responsible for determining compliance with these conditions.

Contact – Genine Rosa; 775.784.7204; grosa@washoecounty.us

- a. Asbestos sampling and acknowledgment from the AQMD required for renovation or demolition. - <https://www.washoecounty.us/health/programs-and-services/air-quality/Asbestos.php>

Truckee Meadows Fire Protection District (TMFPD)

5. The following conditions are requirements of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with these conditions. Unless otherwise stated, these conditions shall be met prior to the issuance of any building or grading permit or on an ongoing basis (phased development) as determined by TMFPD. Any future development of a single, multiple, or all parcels will be subject to currently adopted Fire and Wildland-Urban Interface Codes at the time of development on the specific parcel.

Contact – Dale Way/Brett Lee, 775.326.6000, dway@tmfpd.us/blee@tmfpd.us

Fire Apparatus Access Roads

- a. Fire apparatus access roads shall be in accordance with *International Fire Code* Appendix D and all other applicable requirements of the IFC. (IFC 503.1 / D101.1)
- b. Approved fire apparatus access roads shall be required for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access roads shall comply with the requirements of IFC Section 503 and Appendix D and shall extend to within 150 feet of all portions of the facility and all portions of the *exterior walls* of
the first story of the building as measured by an *approved* route (as the hose lays around obstructions) around the exterior of the building or facility. (IFC 503.1.1)
- c. Fire apparatus access roads shall have an all-weather surface and be capable of supporting the weight of Fire District apparatus (80,000 pounds). (IFC 503.2.3 / D102.1)
- d. Fire apparatus access roads shall have a minimum width of 20 feet (with no parking), 26 feet (one side parking), and 32 feet (parking on both sides), exclusive of shoulders, and an unobstructed vertical clearance of not less than 13 feet 6 inches. (IFC 503.2.1 / D103.6.1 / D103.6.2)
- e. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1). (IFC D103.1)
- f. Fire apparatus access roads less than the width required for parking on both sides shall be marked and/or signed in accordance with Section 503.3 and Appendix D103.6 to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. (IFC 503.3 / D103.6)
- g. Fire apparatus access roads shall not exceed 10 percent in grade. Angles of approach and angles of departure must not exceed 6 percent for 25 feet before or after the grade change. (IFC D103.2 / 503.2.8)
- h. Fire apparatus access roads shall have a minimum inside turning radius of 28 feet, and a minimum outside turning radius of 52 feet. (IFC D103.3)

- i. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. (IFC D103.4)
- j. Gates across fire apparatus access roads shall comply with Appendix D103.5 and Sections 503.4 and 503.5.
- k. Buildings four or more stories or 30 feet in height shall have at least two (2) means of fire apparatus access for each structure. (IFC D104.1)
- l. Buildings exceeding 62,000 square feet in area shall have at least two (2) means of fire apparatus access for each structure. (IFC D104.2)
- m. Where two (2) fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses. (IFC D104.3)
- n. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet *approved aerial* fire apparatus access roads shall be provided. (IFC D105.1)
- o. When aerial fire apparatus access roads are required, aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof. (IFC D105.2)
- p. When aerial fire apparatus access roads are required, one or more of the required access routes meeting this condition shall be located not less than 15 feet and not greater than 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the *fire code official*. (IFC D105.3)
- q. When aerial fire apparatus access roads are required, overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the *fire code official*. (IFC D105.4)

Fire Protection Water Supplies

- r. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises on which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. (IFC 507.1)
- s. The number of fire hydrants available to a building shall be not less than the minimum specified in Table C102.1. (IFC C102.1)
- t. Fire hydrant systems shall comply with Washoe County Standard Detail W-23 and IFC Sections 507.5.1 through 507.5.6. (IFC 507.5 / Washoe County Code)
- u. Fire hydrants must be spaced at a maximum separation of 500 feet along the required apparatus access lane in residential areas and 1,000 feet where not required for structures to provide for transportation hazards. Hydrant spacing may be increased by 125 feet if all structures within the development are provided with fire sprinkler protection. There is no allowable increase for hydrants installed for transportation hazards. (IFC Table C102.1)
- v. In developments with R-3 occupancies, where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 600 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route

around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. (IFC 507.5.1)

- w. Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. (IFC 507.5.4)
- x. A 3-foot minimum clear space shall be maintained around the circumference of fire hydrants, as measured from the furthest edge of a fire hydrant in any direction. (IFC 507.5.5)
- y. Fire hydrants shall not be located within six feet of a driveway, power pole, or light standard. (IFC 507.5.6)
- z. Fire hydrants shall be located adjacent to apparatus access lanes and a minimum of four feet and a maximum of seven feet from back of curb. Provide a detail on the plans. (IFC 507.5.6)
- aa. Fire hydrants shall have a concrete pad around the base in accordance with Washoe County Standard Detail W-23.

International Wildland-Urban Interface Code

- a. All parcels located in other than a Low Hazard WUI Rating shall comply with all provisions of the IWUI as adopted and amended by TMFPD and Washoe County Building.
- b. The IWUI Fire Hazard designation for your project is available on the provided Washoe Regional Mapping System link. (<https://gis.washoecounty.us/wrms/firehazard>). After you have found your property using the address search feature, the color of the background area will indicate your wildland fire risk.
- c. When you have determined your Fire Risk Rating use the link provided, to determine the *IWUIC* construction and defensible space requirements. (https://www.washoecounty.us/building/Files/Files/2012%20WUI%20CODE%20GUIDE_rev%2011-25-13.pdf).

*** End of Conditions ***

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, John L. Flansberg
(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): a portion of 021-160-38

Printed Name John L. Flansberg

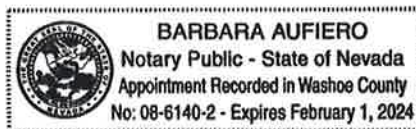
Signed [Signature]

Address Po Box 1900
Reno NV 89505

Subscribed and sworn to before me this
3rd day of November, 2020.

(Notary Stamp)

Barbara Aufiero
Notary Public in and for said county and state
My commission expires: 2-1-2024



*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

From: [Nathan Gilbert](#)
To: [Bronczyk, Christopher](#)
Cc: [Jeffrey Borchardt](#); [Lori Miles](#)
Subject: Fwd: County Project Review
Date: Thursday, October 22, 2020 4:18:25 PM
Attachments: [October Agency Review Memo III.pdf](#)
[RESOLUTION 8753 - ADOPTED ON 12-11-2019.pdf](#)

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hi Chris,

I have reviewed request WSUP20-0018 - Truckee Meadows Fire Station #37 and have the following comment:

A portion of the request is located on a City owned parcel. The Reno City Council adopted Resolution 8753 in December of 2019 (attached) to convey this area to the County; however, to date, no action appears to have occurred to facilitate this and Assessor's records indicate that the property is still under City ownership. The City of Reno is not party to this development application and City staff requests that the area be properly conveyed to the County prior to processing.

--

Nathan Gilbert, AICP
Associate Planner
City of Reno



CONFIDENTIALITY NOTICE: This e-mail transmission, and any documents, files or previous e-mail messages attached to it may contain confidential information that is also legally privileged. If you are not the intended recipient, or a person responsible for delivering it to the intended recipient, you are hereby notified that any disclosure, copying, distribution or use of any of the information contained in or attached to this transmission is prohibited. If you have received this transmission in error, please immediately notify the sender and immediately destroy the original transmission and its attachments without reading or saving in any manner. Thank you.

RESOLUTION NO. 8753

RESOLUTION OF THE CITY OF RENO THAT IT IS IN THE BEST INTEREST OF THE CITY TO SELL, WITHOUT CHARGE, UP TO 7,000± SQUARE FEET PORTION OF CITY OWNED PROPERTY LOCATED AT 0 WEST HIDDEN VALLEY DRIVE (APN 021-160-38), RENO, NEVADA, TO TRUCKEE MEADOWS FIRE PROTECTION DISTRICT TO BE USED FOR A PUBLIC PURPOSE TO BE INCORPORATED IN THE EXPANSION OF THE HIDDEN VALLEY FIRE STATION PURSUANT TO NRS 268.061(1)(e)(1)(I) and (II) and 268.061(1)(e)(2) AND NRS 277.053; TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO.

WHEREAS, the City of Reno (“City”) owns certain property located at 0 West Hidden Valley Drive, Reno, Nevada, more particularly described as Assessor Parcel Number 021-160-38 (the “Property”); and

WHEREAS, Truckee Meadows Fire Protection District (“TMFPD”) owns the two adjacent properties located at 5445 Pelham Drive and 3255 West Hidden Valley Drive, Reno, Nevada and more particularly described as Assessor Parcel Numbers 051-122-08 and 051-122-10; and

WHEREAS, TMFPD has operated the property located at 3255 West Hidden Valley Drive as a temporary fire station and is now being converted into a permanent fire station, which will include construction of a new larger apparatus bay and permanent residential living quarters on the two parcels they own and due to the size and irregular shape of the two parcels owned by TMFPD development of the site in a manner that conforms to the Washoe County Development Code standards is difficult to achieve; and

WHEREAS, TMFPD has requested up to 7,000± portion of the Property from the City thereby creating usable square footage for the future permanent Fire Station and will be used for parking and landscaping associated with the fire station and apparatus bay building; and

WHEREAS, the Property is a remnant that was separated from its original parcel due to Tahoe-Pyramid Link Road dedication; and

WHEREAS, due to the size and location of the Property, it is too small to establish an economically viable use by anyone other than TMFPD; and

WHEREAS, NRS 277.053 authorizes a governing body of a political subdivision to convey real property to the State, any agency of the State, another political subdivision or an Indian tribe without charge if the property is to be used for a public purpose; and

WHEREAS, the City Council finds and determines it is in the best interest of the City to convey the Property to TMFPD pursuant to NRS 268.061(1)(e)(1)(I)and (II) and 268.061(1)(e)(2) and for no charge

pursuant to NRS 277.053;

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The City Council hereby finds that the foregoing recitals are true and correct.
2. The City Council hereby declares it is in the best interest of the City to convey the Property to TMFPD pursuant to NRS 268.061(1)(e)(1)(I) and (II) and 268.061(1)(e)(2) and for no charge pursuant to NRS 277.053.
3. The Mayor, City Manager, members, officers, and agents of the City are hereby authorized and directed, jointly and severally, to do any and all things and to execute, deliver and record documents as may be required and otherwise to carry out, give effect to, and comply with the terms and intent of this Resolution.
4. The Reno City Council has determined, and hereby declare, that this Resolution shall be in effect immediately upon adoption in accordance with law.

Upon motion of Council Member Duerr, seconded by Council Member Delgado, the foregoing resolution was adopted this 11th day of December, 2019, by the following vote of the Council:

AYES: Duerr, Delgado, Brekhus, Weber, Jardon, Reese, Schieve

NAYS: None

ABSTAIN: None

ABSENT: None

APPROVED this 11th day of December, 2019.

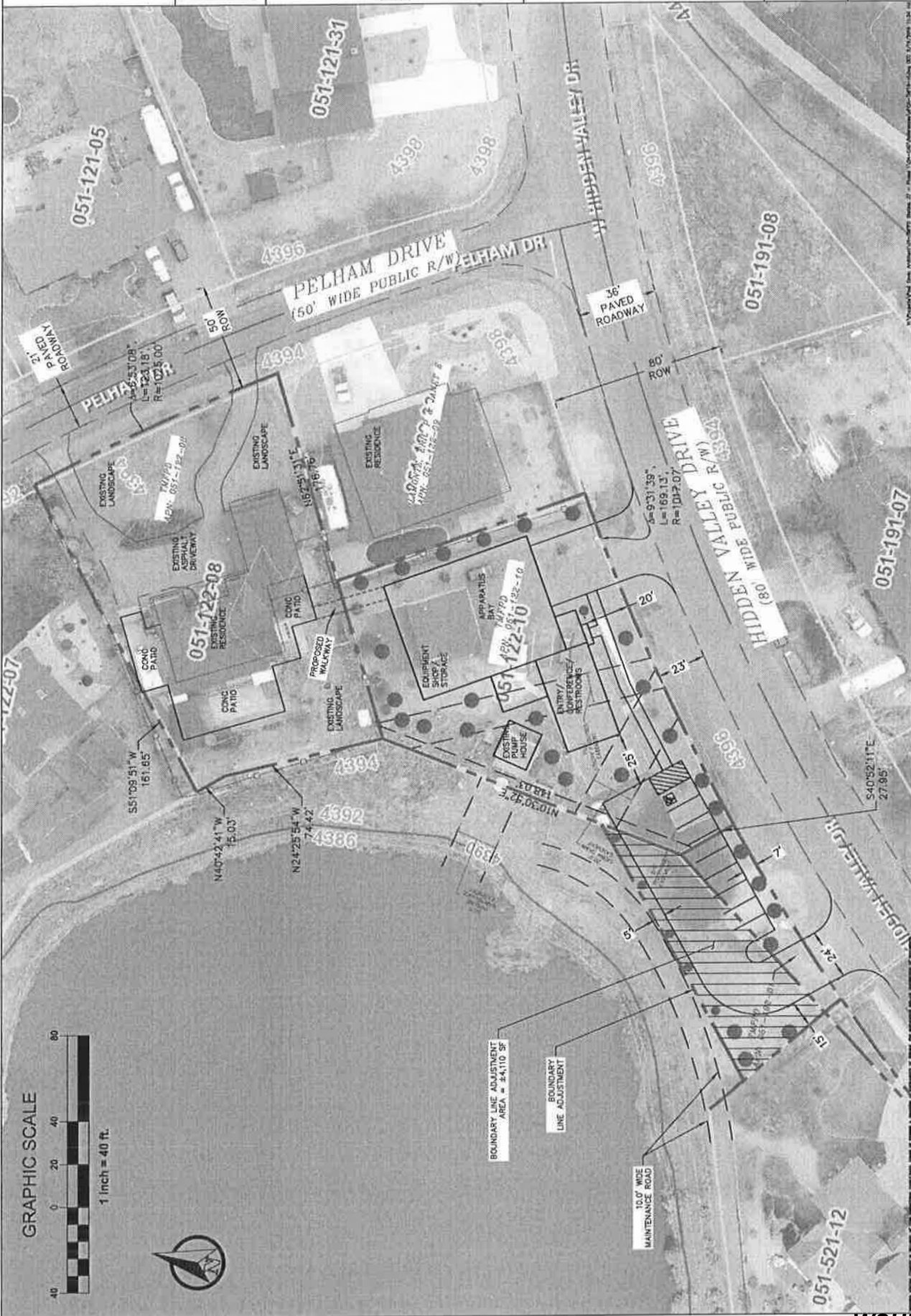


HILARY L. SCHIEVE
 MAYOR OF THE CITY OF RENO

ATTEST:

ASHLEY D. TURNEY
 CITY CLERK AND CLERK OF THE CITY
 COUNCIL OF THE CITY OF RENO, NEVADA

NO.	DATE	INITIALS	DESCRIPTION





May 31, 2019

Ms. Sabra Newby, Reno City Manager and
Member of the City Council
One East First Street
Reno, NV 89501

Dear Council Members and Manager Newby,

The property located at 3255 Hidden Valley Drive currently serves as Truckee Meadows Fire Protection District (TMFPD) Station #37. Prior to the 2012 fire deconsolidation between the City of Reno and the TMFPD, the property had operated as a volunteer fire station and was converted to a permanent facility, serving the Hidden Valley area. The site was initially established as a temporary fire station, utilizing the existing single garage apparatus bay and a manufacture home, which functions as the living quarters. The TMFPD will be converting the temporary fire station into a permanent fire station, which will include construction of a new larger apparatus bay and permanent residential living quarters.

The apparatus bay will be developed on two parcels' (APN 051-122-10 & 051-192-01), measuring a combined total of $\pm 17,512$ square feet in size, both of which are owned by the TMFPD. Due to the size and irregular shape of the two parcels, development of the site in a manner that conforms to the Washoe County Development Code standards (i.e. setbacks, landscaping, parking, etc.) is difficult to achieve.

The City of Reno owns the adjacent ± 6.61 acre parcel (APN 021-160-38) to the west, which houses the Boynton Slough, and is zoned Public Facility. TMFPD is requesting to work with the City of Reno to execute a boundary line adjustment between the three parcels, thereby creating usable square footage for the future permanent Fire Station #37. The additional $\pm 7,000$ square footage gained through the boundary line adjustment will be used for parking and landscaping associated with the fire station and apparatus bay building.

Please consider this a formal request to pursue a boundary line adjustment between the City of Reno and the TMFPD.

Best regards,

A handwritten signature in black ink, appearing to read "C. Moore".

Charles A. Moore, Fire Chief

**Truckee Meadows
Fire Protection District**
1001 E. 9th Street, Bldg. D-231
Reno, NV 89512

www.tmfpd.us

**WSUP20-0018
EXHIBIT D**



Assessor's Map Number
021-16

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
Joshua G. Wilson, Assessor
1001 East Main Street
Reno, Nevada 89512
(775) 328-2331



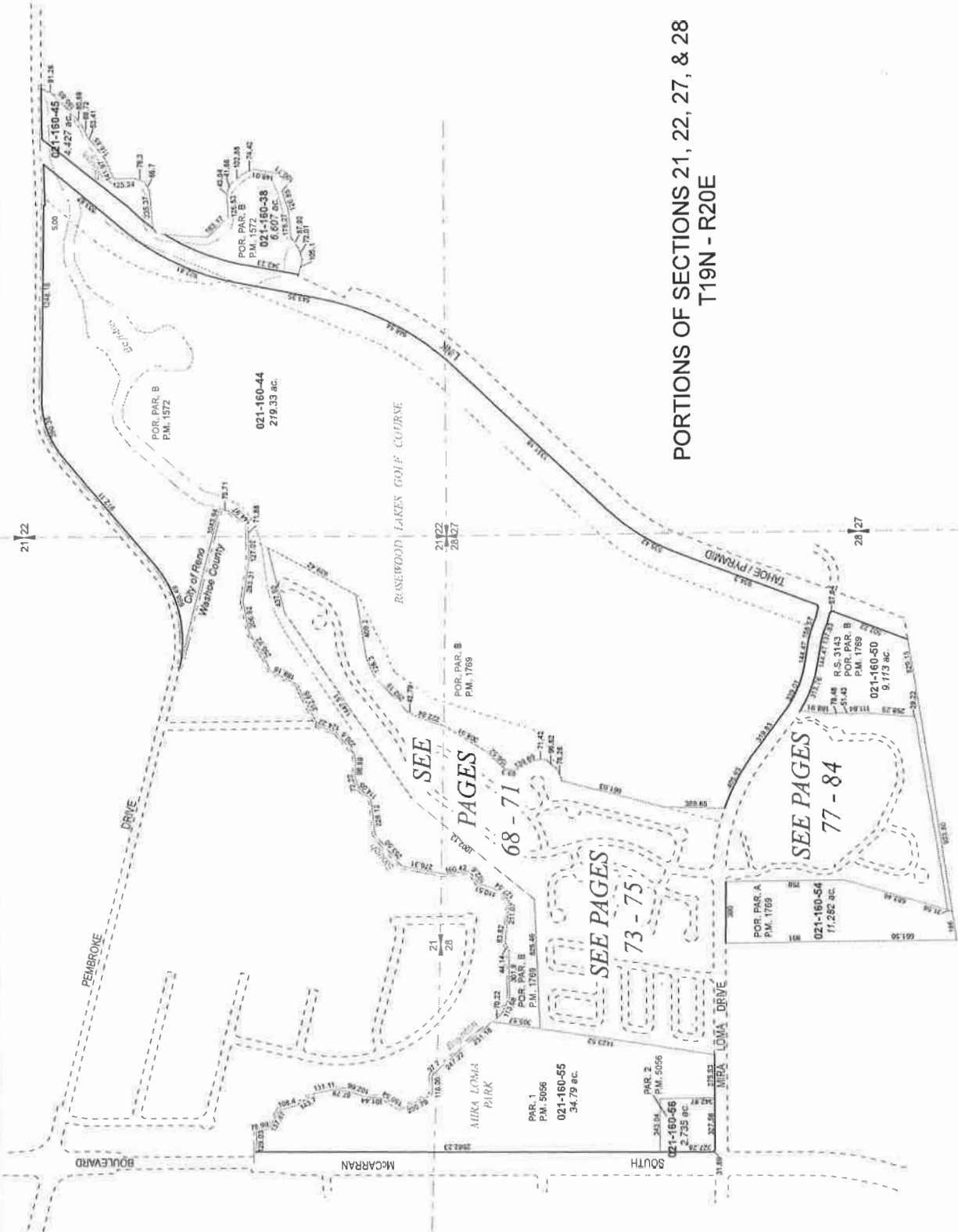
0 100 200 400 600
Feet
1 inch = 600 feet



created by: NLH 10/25/2011
last updated:

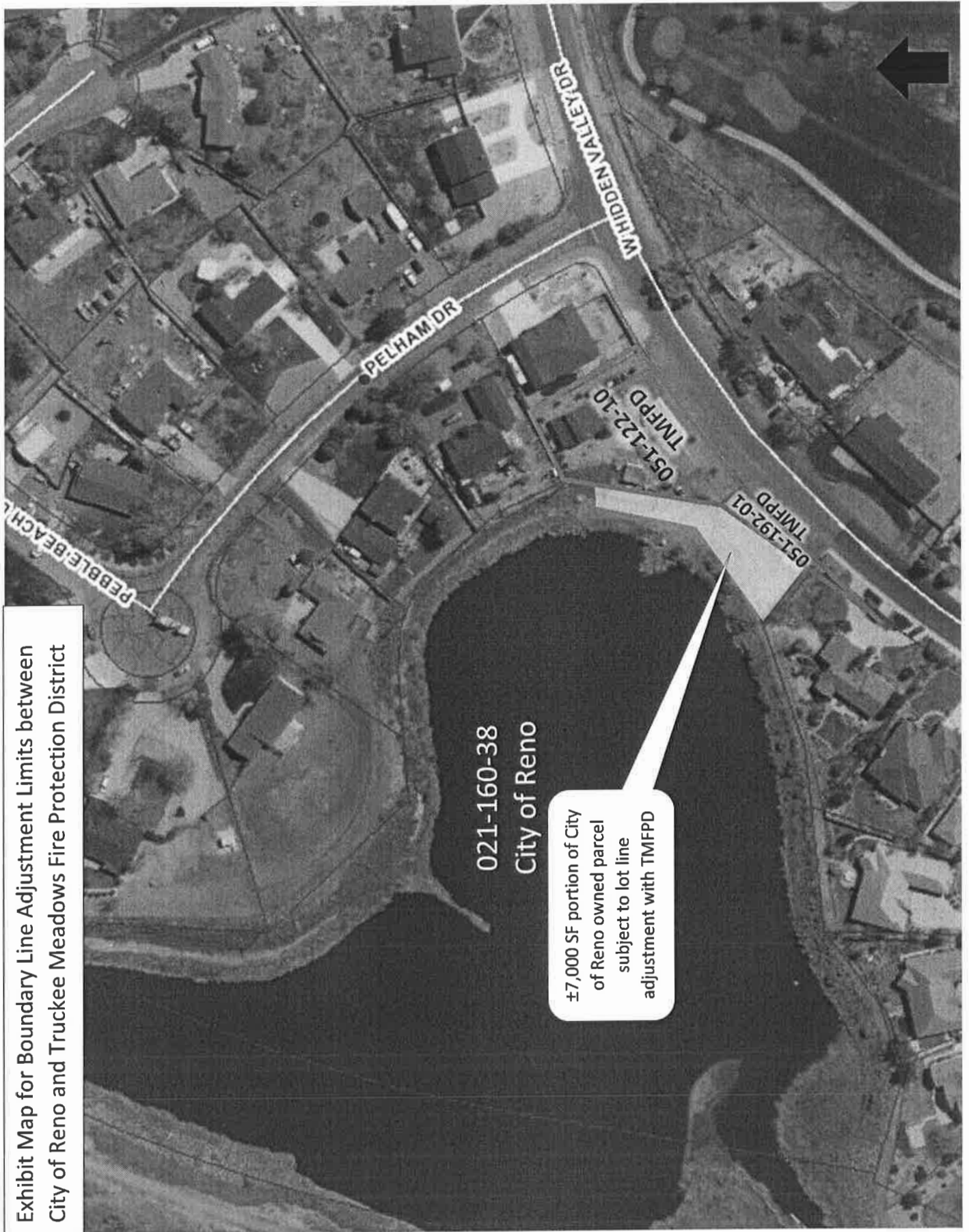
Map previously shown on map(s)

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a warranty of accuracy or liability. The Assessor is not responsible for any errors or omissions that may occur as to the reliability or accuracy of the data delineated herein.



PORTIONS OF SECTIONS 21, 22, 27, & 28
T19N - R20E

Exhibit Map for Boundary Line Adjustment Limits between
City of Reno and Truckee Meadows Fire Protection District



021-160-38
City of Reno

±7,000 SF portion of City
of Reno owned parcel
subject to lot line
adjustment with TMFPD



WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects

1001 EAST 9TH STREET
 RENO, NEVADA 89512
 PHONE (775) 328-3600
 FAX (775) 328.3699

Date: November 1, 2020

To: Chris Bronczyk, Planner

From: Leo Vesely, P.E., Licensed Engineer

Re: Special Use Permit Case **WSUP20-0003 – Truckee Meadows Fire Station #37 Improvements**
 APNs 051-122-09, 051-122-10, and 051-192-01

GENERAL PROJECT DISCUSSION

Washoe County Engineering staff has reviewed the above referenced application. The Special Use Permit is to allow for a Safety Service use to be redeveloped and improved on parcels with a regulatory zoning of Medium Density Suburban. The proposal involves replacing the existing facilities with a single, larger building that includes administrative offices and an apparatus bay. The proposal also includes improvements to an existing single-family residence that serves as living quarters for on-duty fire crew. The Engineering and Capital Projects Division recommends approval with the following comments and conditions of approval which supplement applicable County Code and are based upon our review of the site and the application prepared by Wood Rodgers. The County Engineer shall determine compliance with the following conditions of approval.

For questions related to sections below, please see the contact name provided.

GENERAL CONDITIONS

Contact Information: Leo Vesely, P.E. (775) 328-2313

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. If the total area of ground disturbance is equal to one acre or more, the following will be required:
 - A. The developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit and submit a copy to the Engineering Division prior to issuance of a grading permit.
 - B. The Truckee Meadows Regional Stormwater Quality Management Program Construction Permit Submittal Checklists and Inspection Fee shall be submitted with the grading permit.
 - C. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
3. All grading shall be in accordance with Article 110.438 Grading Standards.



INTEGRITY



EFFECTIVE COMMUNICATION



QUALITY PUBLIC SERVICE

Subject: **WSUP20-0018 – Truckee Meadows Fire Station #37**
Date: October 29, 2020
Page: 2

4. All construction shall be in accordance with Article 110.416 Flood Hazards.
5. All disturbed areas left undeveloped for more than 30 days shall be treated with a dust palliative. Disturbed areas left undeveloped for more than 45 days shall be revegetated. Specifications for revegetation procedure and seed mix shall be prepared by a licensed landscape architect.

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

Contact Information: Leo Vesely, P.E. (775) 328-2313

1. An updated drainage report prepared by a licensed engineer shall be submitted to the Engineering Division for review and approval. The report shall include the locations, points of entry and discharge, flow rates and flood limits of all 5- and 100-year storm flows impacting both the site and offsite areas and the methods for handling those flows. The report shall include all storm drain pipe and ditch sizing calculations and a discussion of and mitigation measures for any impacts on existing offsite drainage facilities and properties.
2. Any increase in peak stormwater runoff flow rate resulting from the development and based on the 5 year and 100 storm(s) shall be detained onsite.

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Contact Information: Mitchell Fink (775) 328-2050

1. Regional Road Impact Fees will be assessed for the project with the issuance of a building permit.

UTILITIES (County Code 422 & Sewer Ordinance)

Contact Information: Tim Simpson, P.E. (775) 954-4648

1. There are no utility related conditions of approval.



Chris Bronczyk, Planner
Washoe County – Community Services Department
1001 E. Ninth St
Reno, NV 89512
775.328.3612

Re: WSUP20-0018 (Truckee Meadows Fire Station #37) – Conditions of Approval

Truckee Meadows Fire Protection District (TMFPD)

The following conditions are requirements of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with these conditions. Unless otherwise stated, these conditions shall be met prior to the issuance of any building or grading permit or on an ongoing basis (phased development) as determined by TMFPD.

Any future development of a single, multiple, or all parcels will be subject to currently adopted Fire and Wildland-Urban Interface Codes at the time of development on the specific parcel.

Contact Name – Dale Way / Brett Lee, 775.326.6000, dway@tmfpd.us / blee@tmfpd.us

Fire Apparatus Access Roads

1. Fire apparatus access roads shall be in accordance with *International Fire Code* Appendix D and all other applicable requirements of the IFC. (IFC 503.1 / D101.1)
2. Approved fire apparatus access roads shall be required for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access roads shall comply with the requirements of IFC Section 503 and Appendix D and shall extend to within 150 feet of all portions of the facility and all portions of the *exterior walls* of the first story of the building as measured by an *approved* route (as the hose lays around obstructions) around the exterior of the building or facility. (IFC 503.1.1)
3. Fire apparatus access roads shall have an all-weather surface and be capable of supporting the weight of Fire District apparatus (80,000 pounds). (IFC 503.2.3 / D102.1)
4. Fire apparatus access roads shall have a minimum width of 20 feet (with no parking), 26 feet (one side parking), and 32 feet (parking on both sides), exclusive of shoulders, and an unobstructed vertical clearance of not less than 13 feet 6 inches. (IFC 503.2.1 / D103.6.1 / D103.6.2)
5. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1). (IFC D103.1)



6. Fire apparatus access roads less than the width required for parking on both sides shall be marked and/or signed in accordance with Section 503.3 and Appendix D103.6 to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. (IFC 503.3 / D103.6)
7. Fire apparatus access roads shall not exceed 10 percent in grade. Angles of approach and angles of departure must not exceed 6 percent for 25 feet before or after the grade change. (IFC D103.2 / 503.2.8)
8. Fire apparatus access roads shall have a minimum inside turning radius of 28 feet, and a minimum outside turning radius of 52 feet. (IFC D103.3)
9. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. (IFC D103.4)
10. Gates across fire apparatus access roads shall comply with Appendix D103.5 and Sections 503.4 and 503.5.
11. Buildings four or more stories or 30 feet in height shall have at least two (2) means of fire apparatus access for each structure. (IFC D104.1)
12. Buildings exceeding 62,000 square feet in area shall have at least two (2) means of fire apparatus access for each structure. (IFC D104.2)
13. Where two (2) fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses. (IFC D104.3)
14. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet approved aerial fire apparatus access roads shall be provided. (IFC D105.1)
15. When aerial fire apparatus access roads are required, aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof. (IFC D105.2)
16. When aerial fire apparatus access roads are required, one or more of the required access routes meeting this condition shall be located not less than 15 feet and not greater than 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the *fire code official*. (IFC D105.3)
17. When aerial fire apparatus access roads are required, overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the *fire code official*. (IFC D105.4)



Fire Protection Water Supplies

1. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises on which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. (IFC 507.1)
2. The number of fire hydrants available to a building shall be not less than the minimum specified in Table C102.1. (IFC C102.1)
3. Fire hydrant systems shall comply with Washoe County Standard Detail W-23 and IFC Sections 507.5.1 through 507.5.6. (IFC 507.5 / Washoe County Code)
4. Fire hydrants must be spaced at a maximum separation of 500 feet along the required apparatus access lane in residential areas and 1,000 feet where not required for structures to provide for transportation hazards. Hydrant spacing may be increased by 125 feet if all structures within the development are provided with fire sprinkler protection. There is no allowable increase for hydrants installed for transportation hazards. (IFC Table C102.1)
5. In developments with R-3 occupancies, where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 600 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. (IFC 507.5.1)
6. Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. (IFC 507.5.4)
7. A 3-foot minimum clear space shall be maintained around the circumference of fire hydrants, as measured from the furthest edge of a fire hydrant in any direction. (IFC 507.5.5)
8. Fire hydrants shall not be located within six feet of a driveway, power pole, or light standard. (IFC 507.5.6)
9. Fire hydrants shall be located adjacent to apparatus access lanes and a minimum of four feet and a maximum of seven feet from back of curb. Provide a detail on the plans. (IFC 507.5.6)
10. Fire hydrants shall have a concrete pad around the base in accordance with Washoe County Standard Detail W-23.





International Wildland-Urban Interface Code

1. All parcels located in other than a Low Hazard WUI Rating shall comply with all provisions of the IWUI as adopted and amended by TMFPD and Washoe County Building.
2. The IWUI Fire Hazard designation for your project is available on the provided Washoe Regional Mapping System link. (<https://gis.washoecounty.us/wrms/firehazard>). After you have found your property using the address search feature, the color of the background area will indicate your wildland fire risk.
3. When you have determined your Fire Risk Rating use the link provided, to determine the *IWUIC* construction and defensible space requirements. (https://www.washoecounty.us/building/Files/Files/2012%20WUI%20CODE%20GUIDE_rev%2011-25-13.pdf).





WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
Regional Parks and Open Space

1001 EAST 9TH STREET
 RENO, NEVADA 89520-0027
 PHONE (775) 328-3600
 FAX (775) 328.3699

TO: Chris Bronczyk, Planner

FROM: Sophia Kirschenman, Park Planner

DATE: October 28, 2020

SUBJECT: Special Use Permit Case Number WSUP20-0018 (Truckee Meadows Fire Station #37)



If approved, this special use permit would allow for the re-development of an existing fire station and apparatus bay, as well as improvements to an existing single-family dwelling that is used to house on-duty fire crews. The fire station is adjacent to Boynton Slough, which connects into Steamboat Creek. Due to the proximity of the site to these important water resources, Washoe County Regional Parks and Open Space requires the following conditions of approval:

1. Any fill dirt imported as part of the project is required to be “certified weed free.”
2. The application indicates that all portions of the subject site will be developed. However, should any undeveloped, disturbed areas of the site remain, they shall be revegetated utilizing a native and/or adapted perennial seed mix, as reviewed and approved by Washoe County Regional Parks and Open Space and/or the Washoe-Storey Conservation District.



INTEGRITY



EFFECTIVE COMMUNICATION



QUALITY PUBLIC SERVICE

WWW.WASHOECOUNTY.US

**WASHOE COUNTY
HEALTH DISTRICT**

ENHANCING QUALITY OF LIFE

October 28, 2020

Washoe County Community Services
Planning and Development Division
PO Box 11130
Reno, NV 89520-0027

RE: Truckee Meadows Fire Station; APN 051-122-09
Special Use Permit; WSUP20-0018

Dear Washoe County Staff:

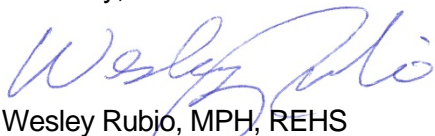
The following conditions are requirements of the Washoe County Health District, Environmental Health Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Wesley Rubio - wrubio@washoecounty.us

- a) WCHD is required to review all proposed construction plans. All parcels that are included with the proposed SUP are currently served by municipal water and sewer.

If you have any questions or would like clarification regarding the foregoing, please contact Wesley Rubio, EHS Supervisor at wrubio@washoecounty.us regarding all Health District comments.

Sincerely,



Wesley Rubio, MPH, REHS
EHS Supervisor
Environmental Health
Washoe County Health District



Washoe-Storey Conservation District

Bret Tyler Chairmen
Jim Shaffer Treasurer
Cathy Canfield Storey app
Jean Herman Washoe app

1365 Corporate Blvd.
Reno NV 89502
775 857-8500 ext. 131
nevadaconservation.com

October 22, 2020

Washoe County Community Services Department

C/O Chris Bronczyk, Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

R: WSUP20-0018 Truckee Meadows Fire Station #37

Dear Chris,

In reviewing a safety service use to redevelop, improve and replace the existing facilities, the Conservation District has the following comments.

We recommend as a condition that the red color of new building, and sign lettering will reflect softer earth tone colors.

The District will require a rock lined bottom of the detention basin including a 2 feet wide 3-foot deep infiltration trench the length of the basin.

With lighting provided for the site, the applicant will follow the dark sky lighting requirements of Washoe County code.

The existing 6-foot-tall fence on the northern boundary will require tan slats in the chain link fence to soften the construction of the new large building.

Thank you for providing us the opportunity to review the project that may have impacts on our natural resources.

Sincerely,

Tyler-Shaffer



November 9, 2020

Mr. Chris Bronczyk; Planner
Washoe County Community Services Department
VIA EMAIL

**RE: TMFPD Station 37
South Truckee Meadows/Washoe Valley Citizen Advisory Board Summary**

Chris,

In accordance with South East Truckee Meadows Area Plan Policy 2.4, the following is a statement regarding the November 5, 2020 Citizen Advisory Board meeting regarding Truckee Meadows Fire Station #37 (WSUP20-0018).

The project was presented to the South Truckee Meadows/Washoe Valley Citizen Advisory Board (CAB) on November 5, 2020. A brief presentation (copy attached) was provided to the CAB and residents by the applicant's representative (Stacie Huggins, Wood Rodgers). Following the presentation, the item was opened for public comment. There was no public comment provided.

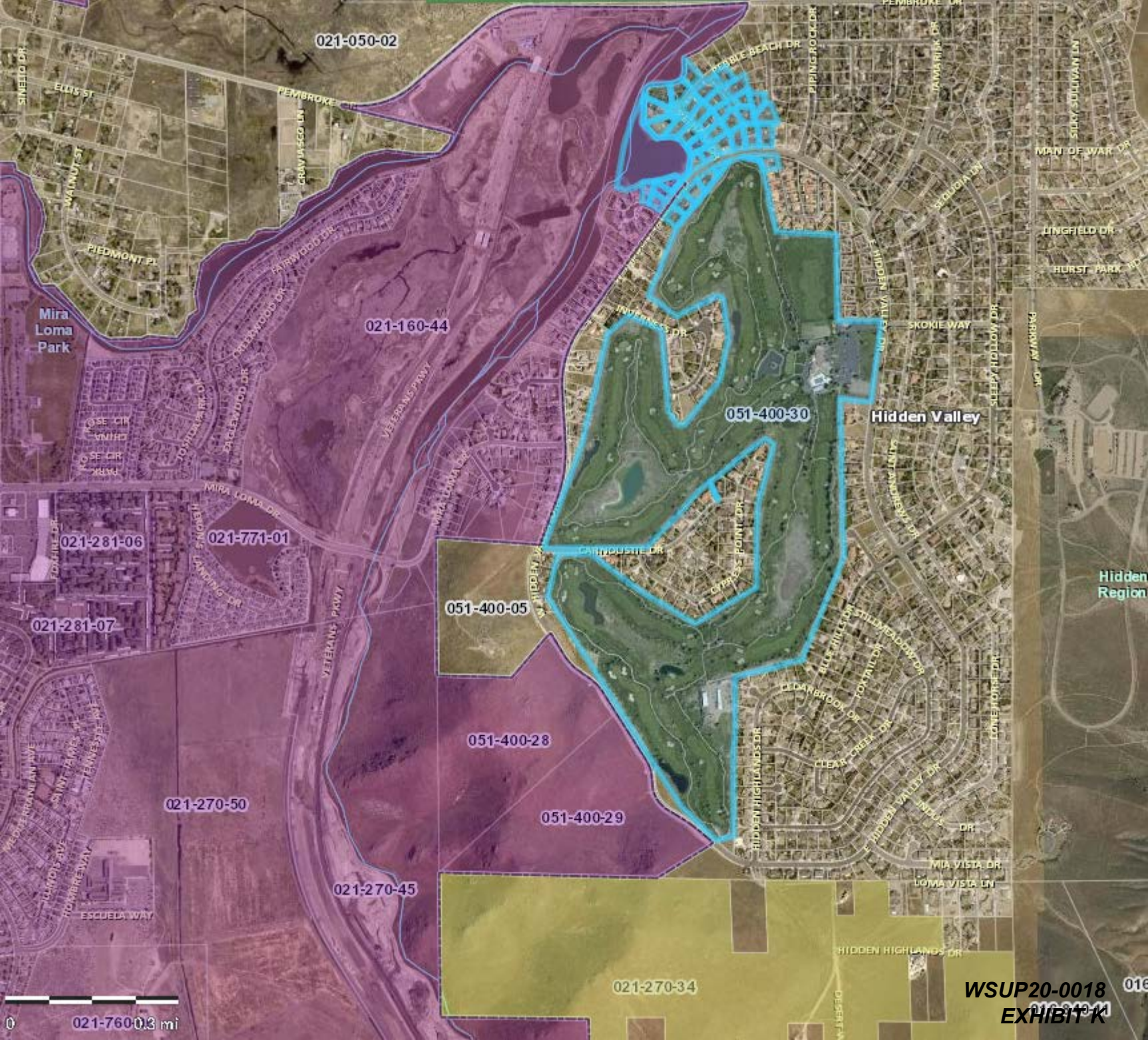
Following the presentation, there was a brief discussion regarding the number of trucks held at this facility. Before making a motion, CAB member Frandsen noted she was pleased to see this station moving forward and complimented the TMFPD on finding a site that serves the residents of Hidden Valley. Following her comment, a motion to recommend the BOA approve the project as proposed was unanimously approved.

As noted during the presentation, this project has been designed to meet Washoe County Code requirements and should be considered acceptable for this site.

If you need anything else or have any questions, please do not hesitate to contact me.

Sincerely,
Wood Rodgers, Inc

Stacie Huggins
Associate - Planning



021-050-02

021-160-44

051-400-30

Hidden Valley

021-281-06

021-771-01

051-400-05

021-281-07

051-400-28

021-270-50

051-400-29

021-270-45

021-270-34

0 0.3 mi

WSUP20-0018
EXHIBIT K

Special Use Permit Application Truckee Meadows Fire Station #37

Submitted to Washoe County
October 8, 2020

Prepared for

Truckee Meadows Fire District

3663 Barron Way

Reno, NV 89511

Prepared by



WOOD RODGERS

BUILDING RELATIONSHIPS ONE PROJECT AT A TIME

1361 Corporate Blvd • Reno, NV 89502 • Tel: 775.823.4060 • www.woodrogers.com

EXHIBIT L

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Section 1

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: Truckee Meadows Fire Station #37			
Project Description: Request for a SUP to allow a Safety Service use (ie - Fire Station) 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): 0.79+/- acres			
Project Location (with point of reference to major cross streets AND area locator): The project site is located on the northwest corner of Pelham Drive and Hidden Valley Drive in Hidden Valley.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
051-122-09	0.25	051-122-10	0.32
051-192-01	0.07	a portion of 021-160-38	0.15
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: Truckee Meadows Fire Protection District		Name: Wood Rodgers, Inc	
Address: 3663 Barron Way		Address: 1361 Corporate Blvd	
Reno, NV	Zip: 89511	Reno, NV	Zip: 89502
Phone: 775-326-6000	Fax:	Phone: 775-823-5258	Fax:
Email: cmoore@tmfpd.us		Email: shuggins@woodrodgers.com	
Cell:	Other:	Cell:	Other:
Contact Person: Chief Moore		Contact Person: Stacie Huggins	
Applicant/Developer:		Other Persons to be Contacted:	
Name: SAME AS ABOVE		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:	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, Charles A. Moore
(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): 051-122-09, 051-122-10, 051-192-02, and a portion of 021-160-38

Printed Name Charles A. Moore

Signed AM

Address 3663 Barron Way
Reno NV 89511

Washoe County - State of Nevada

Subscribed and sworn to before me this 1st day of October, 2020.

Doni Sue Gassaway
Notary Public in and for said county and state

My commission expires: 12/15/2020

(Notary Stamp)



*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



October 1, 2020

To Whom it May Concern,

Charles A. Moore is the Fire Chief for Truckee Meadows Fire Protection District, which headquarters are located at 3663 Barron Way, Reno Nevada, 89511.

Chief Moore is the Chief Executive Officer for the District and is authorized to sign Property Owner Affidavits and other certain documents on behalf of the Fire Protection District.

Washoe County Treasurer
 Tammi Davis

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CollectionCart

Collection Cart	Items	Total	Checkout	View
	0	\$0.00		

Pay Online

Washoe County Parcel Information

Parcel ID	Status	Last Update
05112209	Active	10/2/2020 1:40:33 AM

Current Owner:
 TRUCKEE MEADOWS FIRE PROTECTION DISTRICT

 3663 BARRON WAY
 RENO, NV 89511

SITUS:
 5335 PELHAM DR
 WCTY NV

Taxing District
 4000

Geo CD:

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

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2020	\$4.62	\$4.62	\$0.00	\$0.00	\$0.00
2019	\$3,706.90	\$3,706.90	\$0.00	\$0.00	\$0.00
2018	\$3,599.52	\$3,599.52	\$0.00	\$0.00	\$0.00
2017	\$3,494.47	\$3,494.47	\$0.00	\$0.00	\$0.00
2016	\$3,405.90	\$3,405.90	\$0.00	\$0.00	\$0.00
Total					\$0.00

Disclaimer

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- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See Payment Information for details.

Pay By Check

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



Washoe County Treasurer
 Tammi Davis

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Collection Cart	Items	Total	Checkout	View
	0	\$0.00		

Pay Online

Washoe County Parcel Information

Parcel ID	Status	Last Update
05112210	Active	10/2/2020 1:40:33 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:

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

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2020	\$5.81	\$5.81	\$0.00	\$0.00	\$0.00
2019	\$5.59	\$5.59	\$0.00	\$0.00	\$0.00
2018	\$6.17	\$6.17	\$0.00	\$0.00	\$0.00
2017	\$6.05	\$6.05	\$0.00	\$0.00	\$0.00
2016	\$5.90	\$5.90	\$0.00	\$0.00	\$0.00
Total					\$0.00

Disclaimer

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Washoe County Treasurer
 Tammi Davis

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CollectionCart

	Items	Total		
Collection Cart	0	\$0.00	Checkout	View

Pay Online

Washoe County Parcel Information

Parcel ID	Status	Last Update
05119201	Active	10/2/2020 1:40:33 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:

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

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2020	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2019	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total					\$0.00

Disclaimer

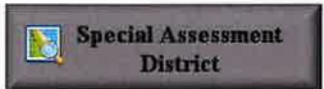
- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
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 1001 E. Ninth St., Ste D140
 Reno, NV 89512-2845



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 this application and full size drawings are provided in the Appendix.

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

Construction of the new apparatus bay is anticipated to start June 2021 with improvements/remodel efforts associated with the existing adjacent residence to begin following approval of this request.

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 crew offices. In addition, the project includes improvement to an existing single family residence directly east 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 crew office. The proposed improvements will consolidate the fire station and crew 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	N 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	Depaoli 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 crew offices associated with an existing Fire Station.

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

Approximately 100 cy of fill and 125 cy of cut (25 yards exported) will be excavated on-site for this project.

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

The entire site, except east of ex. house, will be disturbed as a part of the 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 125 cy being excavated, 100 cubic yards will remain on site as fill and approximately 25 cy 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 included Pelham Drive, Hidden Valley Drive and the Boytnon 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 6% overall. The project includes a detention pond with 3:1 slopes.

11. Are you planning any berms?

Yes No If yes, how tall is the berm at its highest? 3', screening at parking lot

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 a concrete retaining wall 3 feet in height starting at the north corner of the parking lot and wrapping near the existing pump house.

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

A 3-foot high berm and/or landscape screening along parking lot frontage on Hidden Valley Dr. No new grading on Pelham Dr. side to keep existing residential landscaping and site concept along the Pelham Dr. frontage. Street trees along both the Hidden Valley and Pelham Dr frontages. nMatching existing FF elevation of residential building to maintain a level appearance and no significant changes in grades.

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 soil that requires 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.
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Section 2

Project Description

Executive Summary

Applicant:	Truckee Meadows Fire Protection District
APN:	051-122-09, 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 0.79-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 apparatus bay and associated living quarters on parcels zoned MDS located in Hidden Valley. The current facilities were designed with the intent of one day replacing them with a larger permanent fire station and crew 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 051-122-09, 051-122-10, 051-192-01 and a portion of APN 021-160-38 is bound by Pelham Drive to the east, single family residential and 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 a new 2,670 square foot apparatus bay and 1,530 square feet of office and support space. A separate building, an existing residence located directly east of the new building, will serve as living quarters for on-duty fire crew.

The new apparatus bay has been designed to reflect a seamless connection to the existing single-family residence. The apparatus bay has been designed to accommodate two fire fighting vehicles with ample space on both sides for circulation and emergency equipment storage. In terms of circulation, the site 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 project.

In addition to the apparatus bay, the project includes an existing single-family residence located on the adjacent parcel where crew members will “live” when on-duty. Generally, minimal changes to the exterior of the existing residence are planned, however, to create a station that appears as one building from the outside, the apparatus bay and single-family residence will be connected under a single flat roof structure. It is also worth noting that the building materials proposed for the apparatus bay will match the residential character of the existing residence and overall neighborhood.

In addition to structural improvements, the project also includes a formalized parking area west of the apparatus bay 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 residential scale and materials used, as well as to appropriately present the public face of the facility to Hidden Valley Drive.

The project has been designed to blend the existing residence with the apparatus bay by using a low, flat roofed portion that connects the two. This strategy breaks down the overall massing of the structure into distinct programmatic elements that harmonize with the scale and character of the surrounding residential neighborhood. The flat roof continues as a patio cover that serves the crew’s private yard, and knits the new structure to the existing residence. The apparatus bay’s hip roof mimics the main roof of the existing residence. Deep overhangs and generous glazing are provided at the lobby entrance to provide a welcoming focal point for the public entry.

Materials are chosen to balance the robust demands of a public facility within the context of a residential neighborhood. The apparatus bay incorporates asphalt shingle roofing and horizontal lap siding to coordinate with the existing residence. Flat metal siding in a warm tone is provided at the office and fire riser rooms that flank the entrance. Masonry is used for the service yard enclosure, apparatus bay wainscot, and planters. Fascia are painted to match the existing residence.

The design incorporates an existing single-family residence located along Pelham Drive. With minor modifications, the 1,810 square feet of existing residential space will accommodate living quarters for the crew. Two bedrooms are created from the space previously occupied by a master suite, for a new total of four bedrooms. 1,515 square feet of the existing structure are proposed to be repurposed as support spaces for the facility. The existing RV garage will be used as a service vehicle bay. The existing two-car garage is proposed as a physical training room, and the existing back patio space accommodates an I.T. room and vestibule.

The public lobby, ADA restroom, and fire riser room are arranged along the public face of the new building to provide an inviting entry, with direct visibility from the crew office. Direct access is provided between the apparatus bay, equipment shop, and turnout room. The hallway between the living quarters and the apparatus bay provides clear and direct access to the main support spaces. To the west of the apparatus bay, an outdoor service area includes a fueling station and backup generator, and presents the facility signage.

The apparatus bay has been designed to accommodate two fire trucks with ample space on both sides for circulation and emergency equipment storage. High clerestory windows along the west, north, and east sides of the apparatus bay will allow natural light into the space and reduce the need for lighting during the day.

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 on Hidden Valley Drive will provide access to the newly improved parking area located on the western portion of the site. As noted previously, the parking area 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 apparatus bay and crew offices.

Access to the crew residence will continue as currently designed with vehicle access from Pelham Drive. The crew quarters include an existing two-car garage plus an RV garage. As designed, the driveway can accommodate up to four regular vehicles with additional parking for fire equipment available inside the garages. As currently exists, the driveway will serve as parking for firemen's personal vehicles while they are on duty. It is worth noting that this area will also provide adequate parking during shift changes, which typically occur every 48 hours for approximately 30 minutes.

Landscaping

Twenty percent of the developed site is required to be landscaped. In terms of landscaping, the project area consists of 34,281 square feet, resulting in 4,617 square feet of required landscaping. As designed, the project includes 14,221 square feet (41%) of landscaping in and around the fire station and residence. The project also includes 22 trees, 11 of which exist currently with 11 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 new landscaping, existing trees and shrubs will be maintained adjacent to the fence along the northern property boundary. 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.

Due to the size and unique shape of the parcel being used for parking (APN 051-192-01), the Applicant is seeking relief regarding Section 110.412.50 (c)(1), which requires a buffer the width of the required yard, in this case 20-foot front yard, for the entire length of the property line where it adjoins residential uses (i.e. – south across Hidden Valley). 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 along Hidden Valley Drive 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) across Hidden Valley Drive. To further mitigate for this reduced front yard setback, street trees have been provided every 50 feet along Hidden Valley Drive.

Fencing

The intent of the fencing/screening is to minimize noise impacts on the existing single-family residences located adjacent to the new facility. At this time, fencing is not planned along the northern boundary adjacent to the Boynton Slough open space.

Specifically, the existing 6' tall fence along the northern boundary will continue to provide screening between the proposed use and the existing residence. Landscaping and trees that existing along this shared boundary will be maintained and further aid in screening between the uses. Where the proposed project fronts Hidden Valley Drive, an existing 6' tall wood fence previously constructed with the existing residence will be replaced with a 6' tall private wall to create a safe and secure common area for crew members living in the residence.

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, they will be limited to 12-foot 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 is planned to be oriented toward Hidden Valley Drive and mounted on a wall used to screen a generator located on the west side of the apparatus bay. While the design of the signage hasn't been finalized, it will be complimentary to the architectural style and character of the building and the neighborhood.

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 the single-family residence with the existing public sewer main that runs adjacent to the project site along Hidden Valley Drive. Those services will continue, with a new sewer lateral extended from the new Apparatus Bay to replace the old lateral currently serving the existing Apparatus Bay. 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, the side yard towards Hidden Valley Drive, and the rear yard towards Boynton Slough.

Development Statistics Summary

Total Site Area:	0.787± acres (34,908± sqft)
Building Area:	15,625±sq. ft. (45%)
Parking/Access Area:	5,062± sq. ft (14%)
Landscape Area:	14,221± sq. ft. (41%)
Landscape Area Required:	4,617 ± sq. ft. (20%)
Existing Trees:	11 trees
New Trees:	11 trees
Total Trees Provided:	22 trees
Parking Required:	9 stalls
Parking Provided:	9 stalls
Accessible Parking Required:	1 stall
Accessible Parking Provided:	1 stall

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 proposed use is consistent with the Master Plan, which identifies the project site, as well as the surrounding properties, as Suburban Residential (SR). More specifically, the property and the surrounding land are located within the Southeast Truckee Meadows Area Plan within the Hidden Valley Suburban Character Management Area (HVSCMA). The conforming Medium Density Suburban (MDS) zoning as defined within the Washoe County Master Plan and Development Code is supported within the HVSCMA, and allows Safety Services with approval of this Special Use Permit.

- (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 fact that the site is currently developed with a modular unit and two-bay garage serving as Fire Station #37, makes this site physically suitable for this proposed project. This site was identified initially due to its ability to respond to the volume and type of calls frequently needed in this area.

The proposed project involves replacing the existing facilities with a single, slightly larger building that will be more permanent in nature. Specifically, the proposed apparatus bay has been designed to blend with the existing residence by using a low, flat roofed portion that connects the two structures. As a result, the overall massing of the structure blends with the scale and character of the surrounding residential neighborhood. The flat roof continues as a patio cover that serves the crew's private yard, and knits the new structure to the existing residence. The apparatus bay's hip roof mimics the main roof of the existing residence. At the highpoint, the apparatus bay roof measures 28.5 feet. High clerestory windows along the west, north, and east sides of the apparatus bay will allow natural light into the space and reduce the need for lighting during the day.

In addition to the new apparatus bay, the project includes improvements to the single-family residence located directly east of the new station where crew members will “live” when on-duty. With minor modifications, the 1,810 square foot existing residential space will be modified to include four bedrooms, with support spaces for the facility. An existing RV garage will be used as a service vehicle bay and the existing two-car garage will be repurposed as a physical training room. The existing back patio space will be remodeled to accommodate an I.T. room and vestibule.

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 proposed use 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 crew offices under one roof. The proposed project will serve as a community benefit providing fire protection to southeastern Washoe County and therefore not be detrimental to the health, safety or welfare, of the surrounding area.

- (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.

Section 3

UNR Farms

Creek
Proquiter

PEMBROKE DR

PEBBLE BEACH DR

VETERANS PKWY

Boynton Slough

PELHAM DR

PARKWAY DR

W HIDDEN VALLEY DR


Hidden Valley Golf Course

Hidden Valley Regional

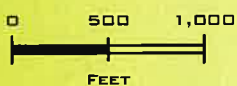
Link Plaza Dog Park

Legend

 Site Location

 Reno City Limit

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




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


WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1861 Corporate Boulevard
Reno, NV 89502
Tel: 775.823.4088
WSUP20-0018



Legend

 Site Location

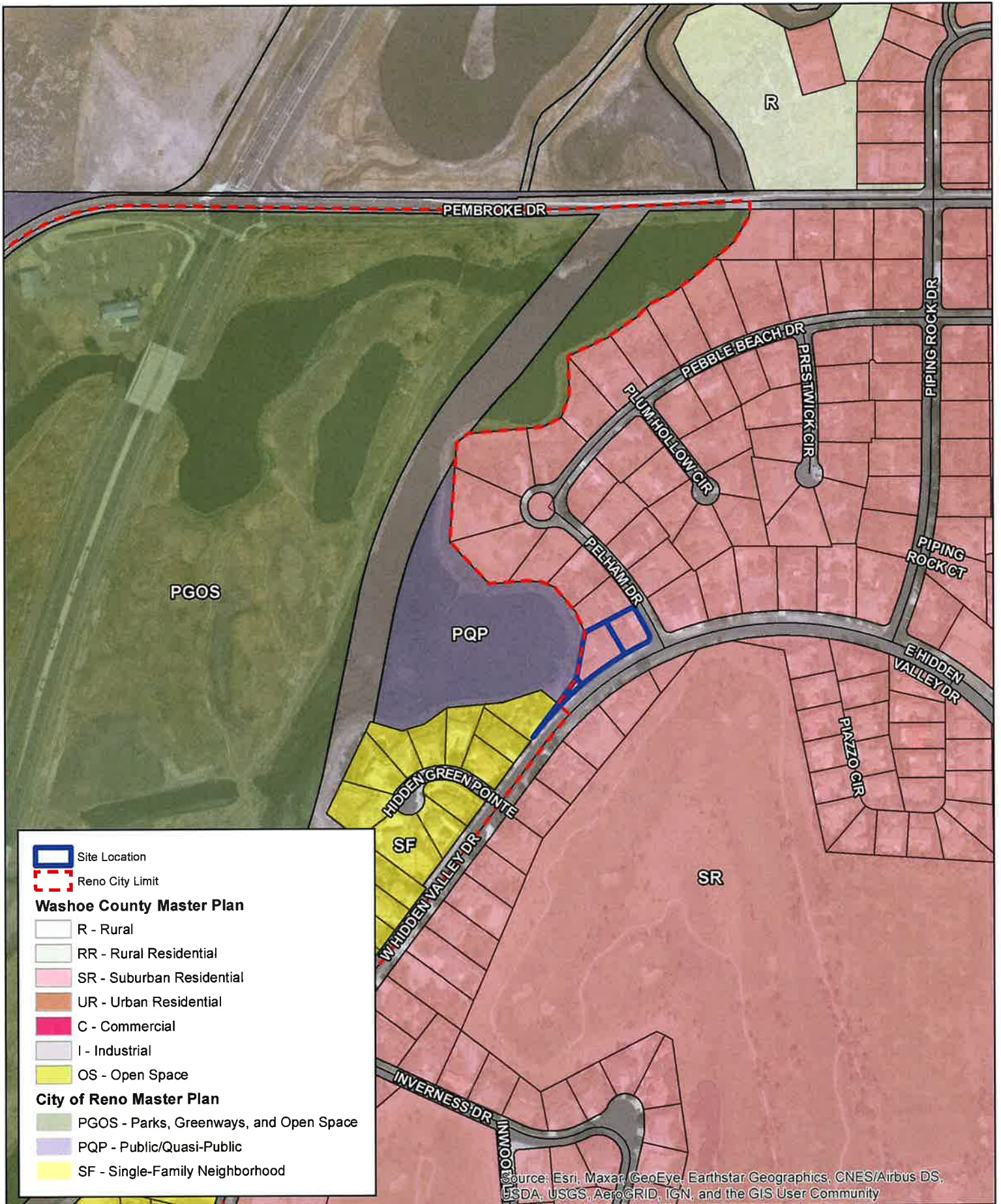
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



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

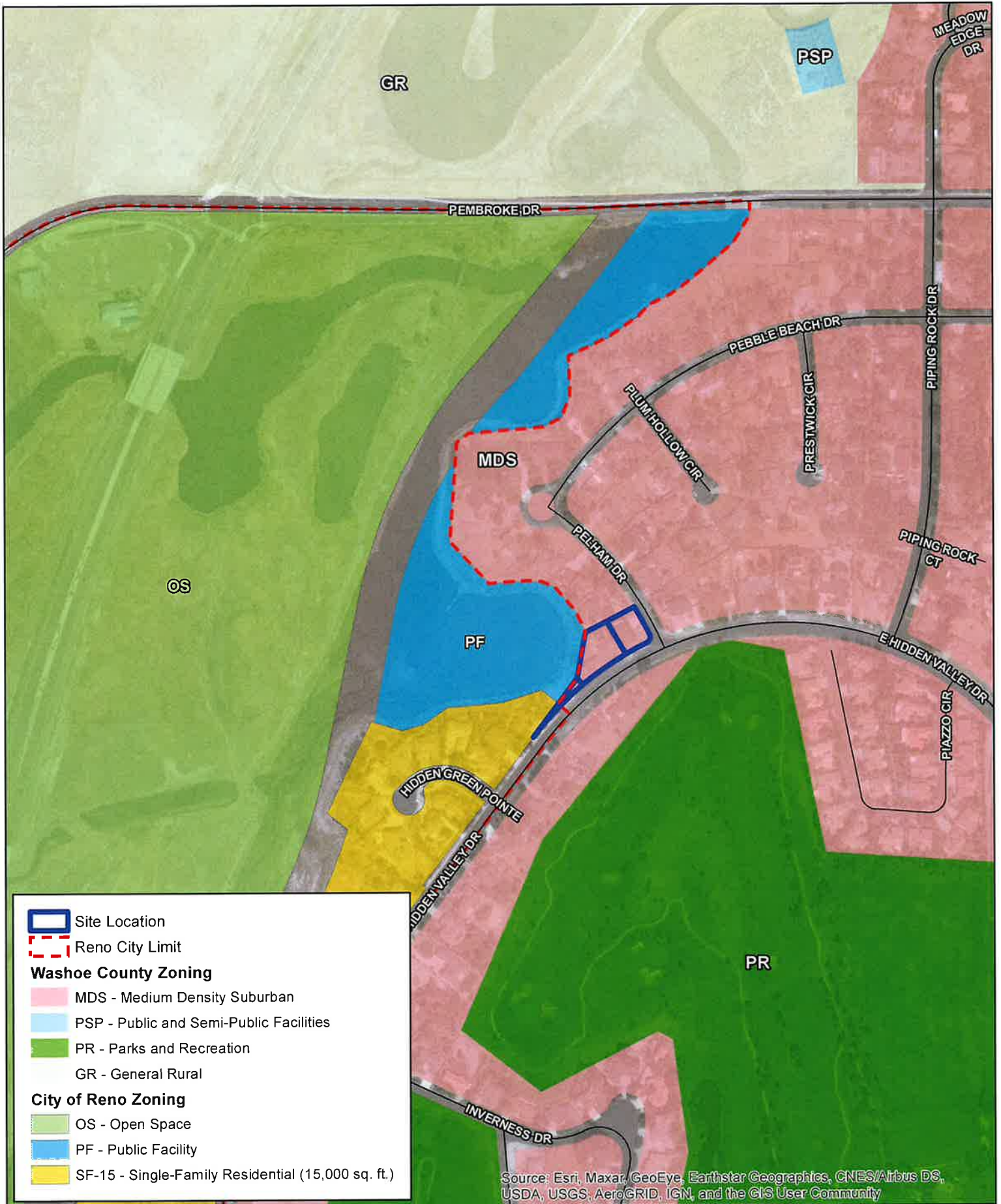











WOOD RODGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
 1361 Corporate Boulevard Reno, NV 89502 Tel: 775.823.4068
WSUP20-0018



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

WOOD RODGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
 1361 Corporate Boulevard Reno, NV 89502
 Tel: 775.823.4088
WSUP20-0018



-  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, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

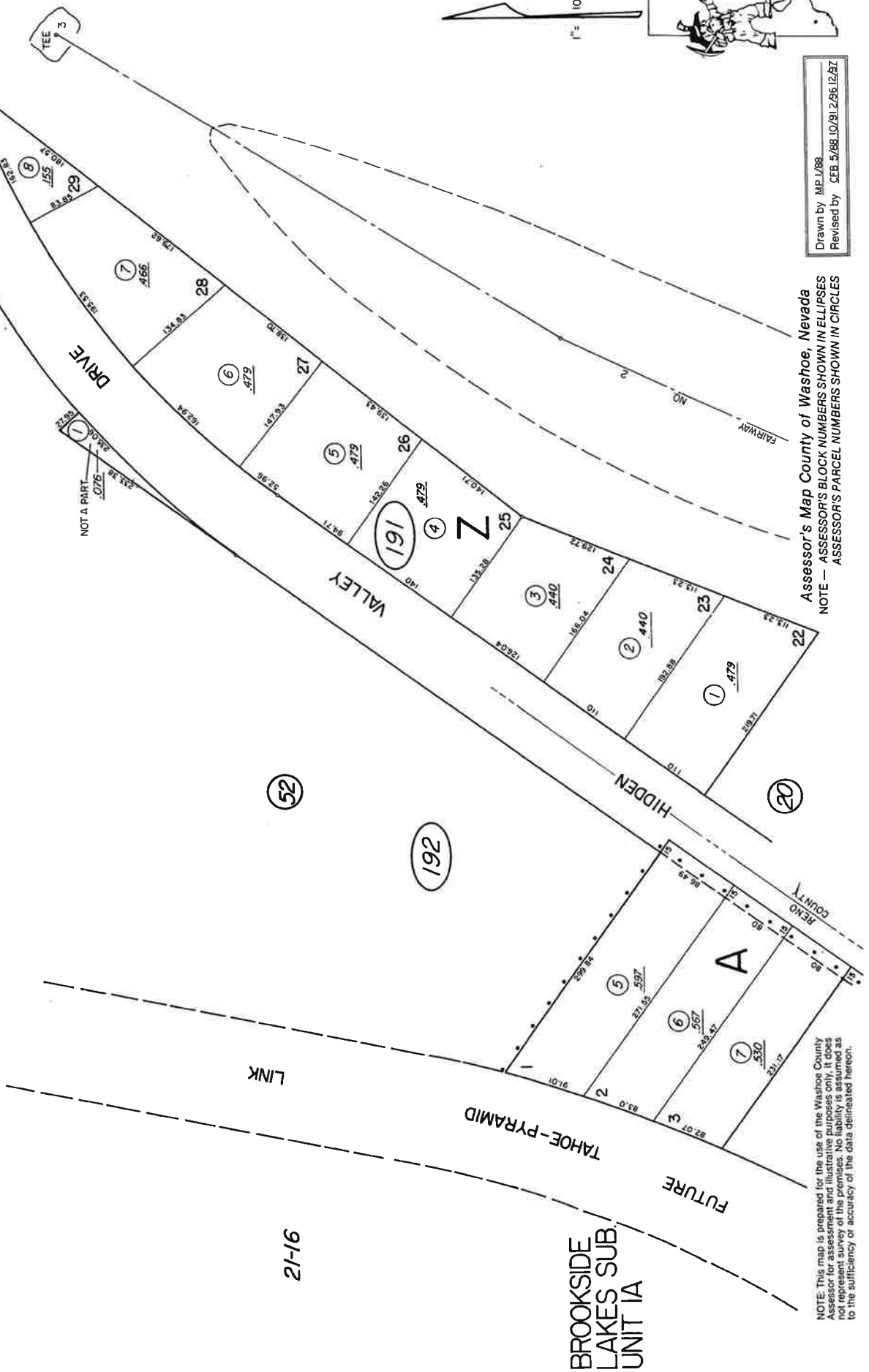


Existing Zoning
Truckee Meadows Fire Station #37 SUP
 Reno, NV
 September 2020

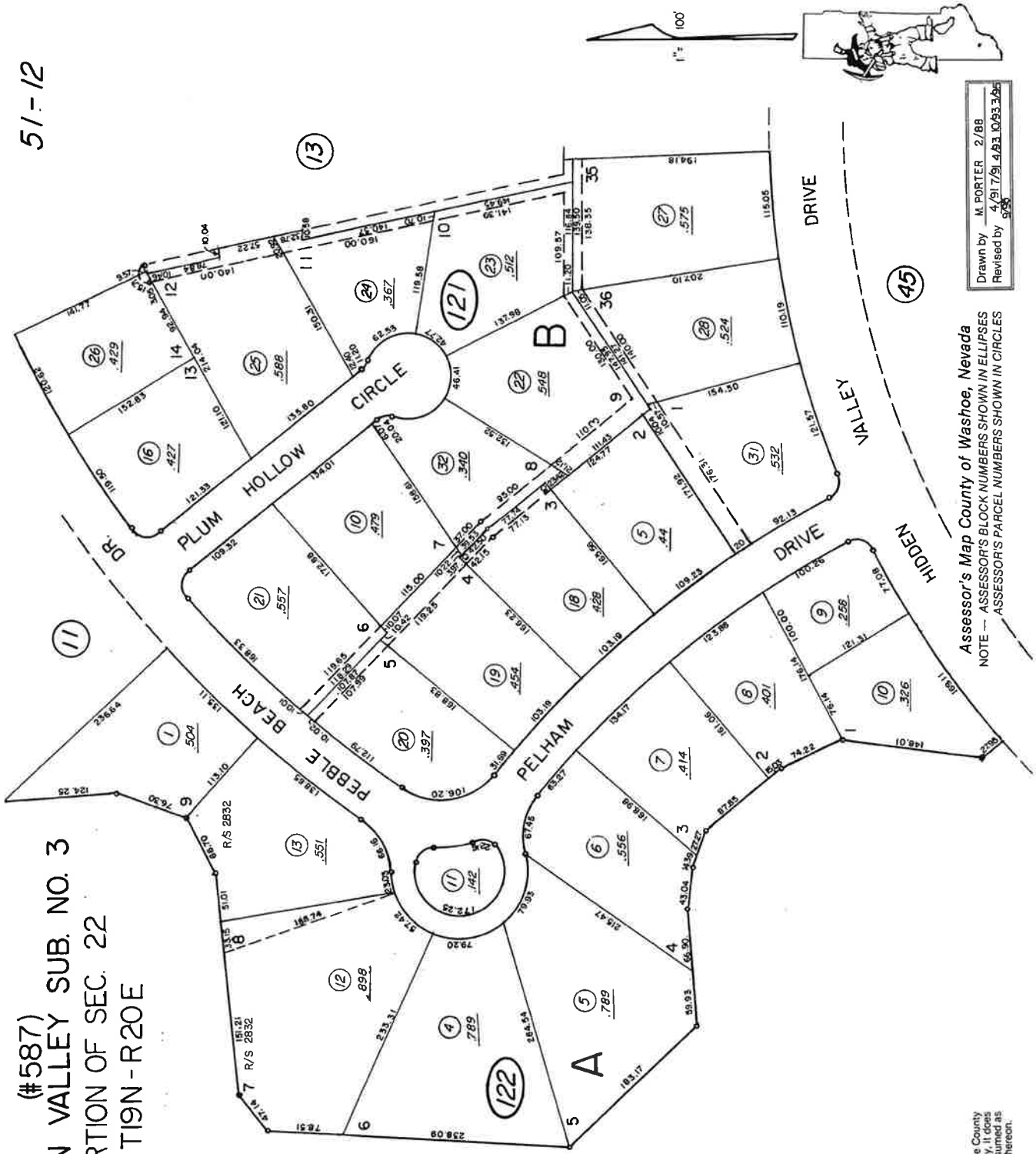

WOOD RODGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
 1361 Corporate Boulevard Reno, NV 89502 Tel: 775.823.4068
WSUP20-0018

51-19

HIDDEN VALLEY SUB. NO. 3
POR. S1/2 SEC. 22, T19N - R20E.



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



Drawn by M. PORTER 2/88
 Revised by 4, 9/17/91, 4, 8/3, 10/53, 3/85
 9/88

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 and is 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.

BK. 21

Section 4



J-U-B ENGINEERS, INC.



THE LANGDON GROUP
a J-U-B Company



GATEWAY MAPPING INC.
a J-U-B Company

OTHER J-U-B COMPANIES

October 8, 2020

Washoe County
Community Services Department
1001 E. 9th Street
Reno, NV 89512

RE: Sanitary Sewer Letter 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 Engineering/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 residential structure and replacing that with the existing residential home located at 5335 Pelham Dr. Also, removing and replacing the existing fire station with a new building that will be connected to the existing residence. The staffing will remain the same and therefore there will be little or no increase to the discharge into the sanitary sewer system. There have been no known capacity issues with this system in the past. A full report will be provided when the number of fixtures is known.

Therefore, 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





J-U-B ENGINEERS, INC.



THE LANGDON GROUP
a J-U-B Company



GATEWAY MAPPING INC.
a J-U-B Company

OTHER J-U-B COMPANIES

October 8, 2020

Washoe County
Community Services Department
1001 E. 9th Street
Reno, NV 89512

RE: Hydrology Letter 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,

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 for the site include the removal of most existing structures and features, *excluding* a pump house, and the construction of an asphalt paved parking lot, driveway, and new building with an administrative area and apparatus bay. An adjacent parcel (APN: 051-122-09) at 5335 Pelham Drive will include changes, so both parcels are included in this report. This letter outlines the existing and proposed drainage conditions for the project site.

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

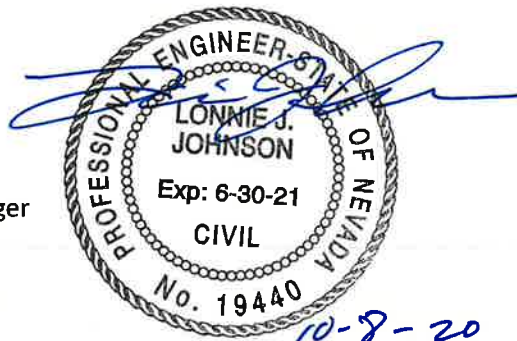
	Pervious	Impervious	Total
Existing	23,436 SF	11,472 SF	34,908 SF
Proposed	16,893 SF	18,015 SF	34,908 SF

Because the existing impervious surfaces (concrete, asphalt, and roofline) and proposed conditions only have a difference of 6,543 SF, there will be little to no increase in average or peak storm runoff exiting the site. A detention pond will be on the site for any excess drainage. Therefore, we conclude that this project as outlined can adequately be served by the existing public storm drain system in W. Hidden Valley Dr., notwithstanding any existing drainage capacity issues that might exist within the public right-of-way. Reference the Site Plan, Utility Plan and Grading Plan for a more detailed layout of the grading and drainage 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





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PLEASE RECYCLE

Project
Station 37 - Hidden Valley

3255 West Hidden Valley Drive

Job No. 20244 DD

Client
Truckee Meadows Fire and Rescue



SUP Submittal

REV	DATE	DESCRIPTION

Sheet Title
ELECTRICAL SYMBOLS, NOTES, ABBREVIATIONS & SHEET INDEX

Sheet No. 10-18
 2 of 18

E0.1

LIGHTING FIXTURE SCHEDULE

FIXTURE SYMBOL	FIXTURE TYPE	NAME	MANUFACTURER/DETAILS	POWER (WATT)	HOUSING HEIGHT	LAMP TYPE	NOTES AND REMARKS	VOLTAGE
	AFT	ACTIVITY LITRONIA	D948 LED-8K-40K-TPH-HVCL-FR-18	54	6'-0"	INTEGRAL LED	POLE MOUNTED RECESSED LED LIGHT WITH INTEGRAL RECESSED BALL AND NOTION BRACKET FORWARD THROU DISTRIBUTION	277
	BPH	ACTIVITY LITRONIA	D948 LED-8K-40K-50K-TPH-HVCL-SPAL-30R	36	VARIABLE	INTEGRAL LED	BALL-POINTED LED AREA LIGHT WITH INTEGRAL PHOTOCELL AND NOTION BRACKET TYPE II HEIGHT DISTRIBUTION	277
	BPT	ACTIVITY LITRONIA	D948 LED-8K-40K-50K-TPH-HVCL-SPAL-18R	36	VARIABLE	INTEGRAL LED	BALL-POINTED LED AREA LIGHT WITH INTEGRAL PHOTOCELL AND NOTION BRACKET FORWARD THROU DISTRIBUTION	277
	C	ACTIVITY LITRONIA	LDN-4015-LOW-18-L5	36	6'-0"	RECESSED LED	6' LED DOWNLIGHT	277
	D	A LIGHT	N-8-L3-40K-J1	60	6'-0"	INTEGRAL LED	LED SIGN LIGHT	277

- 1. VERIFY EXACT HOUSING OR HOUSING HEIGHTS WITH ARCHITECT PRIOR TO INSTALLATION. VERIFY ELECTRICAL REQUIREMENTS, QUANTITY, COLORS, OR WALL MATERIAL WHERE FIXTURES ARE PROPOSED AND INCLUDE ALL HOUSING HARDWARE, LIGHT SUPPORTING, ETC. AS REQUIRED.
- 2. ALL FIXTURES WITH BATTERY BACKUP SHALL INCLUDE BATTERY 90 MINUTE OPERATION DURING POWER LOSS. PROVIDE AND INSTALL UNBATTERED BATTERY. NOT CONDUCTOR FOR BATTERY CHARGING PER MANUFACTURER'S INSTRUCTIONS.
- 3. COORDINATE WITH ARCHITECT AND OWNER TO DETERMINE COLOR, MATERIAL, AND RANGE OF MANUFACTURER'S COLOR OPTIONS.

ELECTRICAL SHEET INDEX

SHEET NUMBER	SHEET TITLE
E-01	ELECTRICAL SYMBOLS, NOTES, ABBREVIATIONS, SHEET INDEX
E-02	DATE PHOTOGRAPHIC PLAN & DETAILS

LITRONIA LIGHTING
 LITRONIA ILLUMINATION

LDN6
 1 Year or More
 1 Year or More

D-Series Size 1 LED Area Luminaire

D-Series Size 1 LED Area Luminaire

CONVIANCE Exterior Lighting System 6.1.1.0

CONVIANCE Exterior Lighting System 6.1.1.0

CONVIANCE Exterior Lighting System 6.1.1.0

CONVIANCE Exterior Lighting System 6.1.1.0

CONVIANCE Exterior Lighting System 6.1.1.0

CONVIANCE Exterior Lighting System 6.1.1.0



228 South Ashgrove Avenue,
 Suite 200
 Phoenix, AZ 85024
 Phone: 602.971.2500
 Fax: 602.971.2501
 www.tskaz.com



JOB NO. 20-001-00
 DATE
 10/20/20



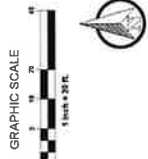
PLEASE RECYCLE
 Project
Station 37 - Hidden Valley
 3255 West Hidden Valley Drive

Truckee Meadows Fire and Rescue

SUP Submittal

NO.	DESCRIPTION

Sheet Title
Site Plan
 Date: 10/20/20
 Sheet No.
C-1



GENERAL SITE PLAN NOTES

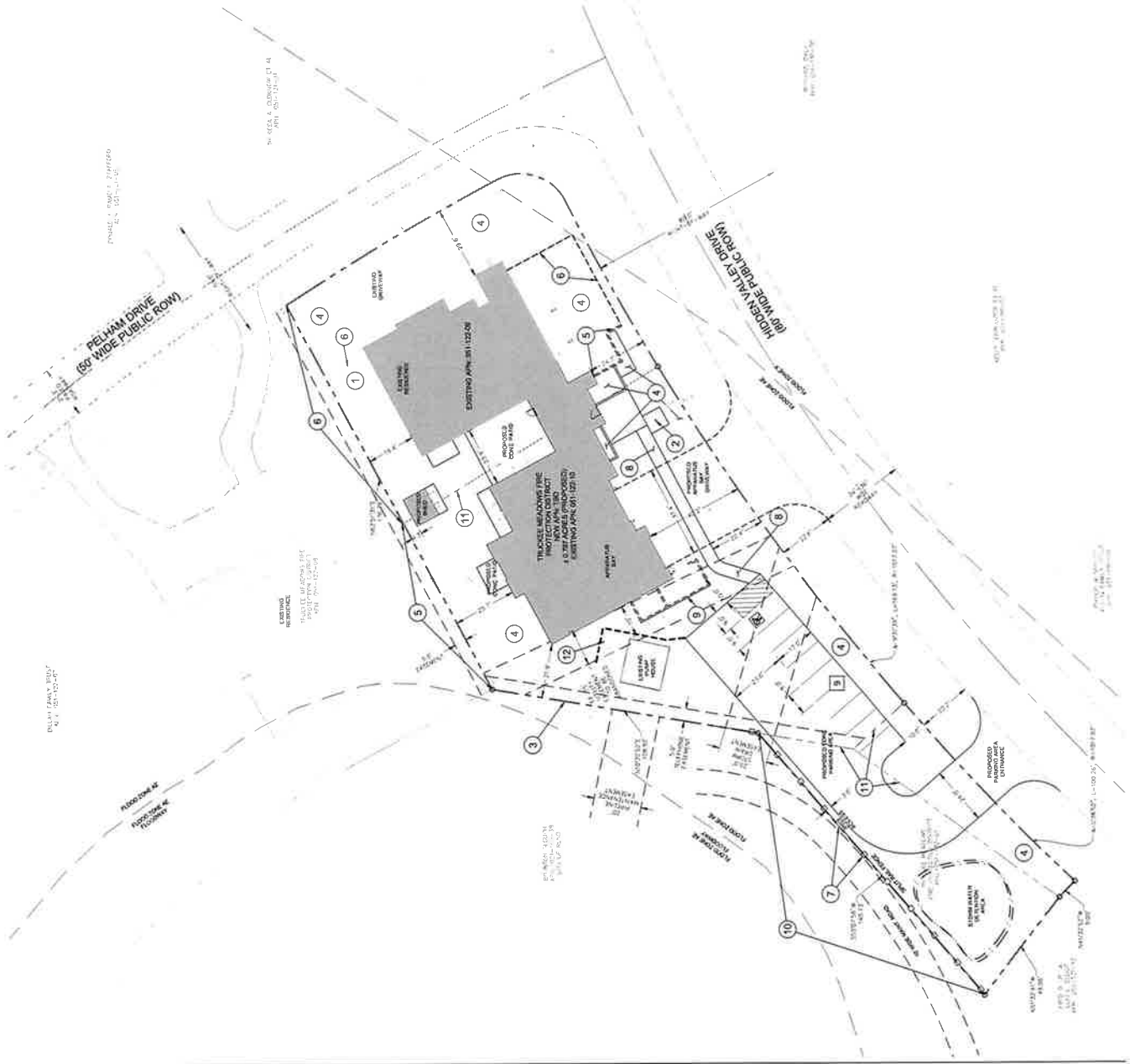
- 1 RESIDENTIAL-STYLE ROLLING TRASH BIN LOCATION (65 GALLONS EACH)
- 2 FLAG POLE
- 3 PROPERTY PARCEL LINE
- 4 LANDSCAPE AREA - SEE LANDSCAPE PLANS
- 5 PROPOSED 6' HIGH PRIVACY FENCE
- 6 EXISTING 6' HIGH PRIVACY FENCE
- 7 SPLIT RAIL FENCE WITH PEDESTRIAN ACCESS
- 8 CONCRETE SIDEWALK ADA ACCESSIBLE
- 9 PROPOSED FUEL AND GENERATOR ENCLOSURE
- 10 PROPOSED BOUNDARY LINE ADJUSTMENT
- 11 EXISTING BOUNDARY LINES TO BE REMOVED IN THIS AREA
- 12 PROPOSED 3' TALL RETAINING WALL (MAX)

PARKING NOTES

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

PARKING REQUIRED	
ADV. ACCESSIBLE REQUIRED	1
STANDARD PARKING REQUIRED	8
TOTAL PARKING REQUIRED	9

PARKING PROVIDED	
ADV. ACCESSIBLE PROVIDED	1
STANDARD PARKING PROVIDED	8
TOTAL PARKING PROVIDED	9



PRELIMINARY SUP
NOT FOR CONSTRUCTION
 10-08-2020



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J-J-U-S ENGINEERS, INC.



Project: Station 37 - Hidden Valley

3255 West Hidden Valley Drive

Job No. 20-04-00

Client: Truckee Meadows Fire and Rescue

SUP submittal

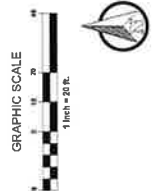
DATE	REVISION

Utility Plan

DATE: 2020.10.08

Sheet No.

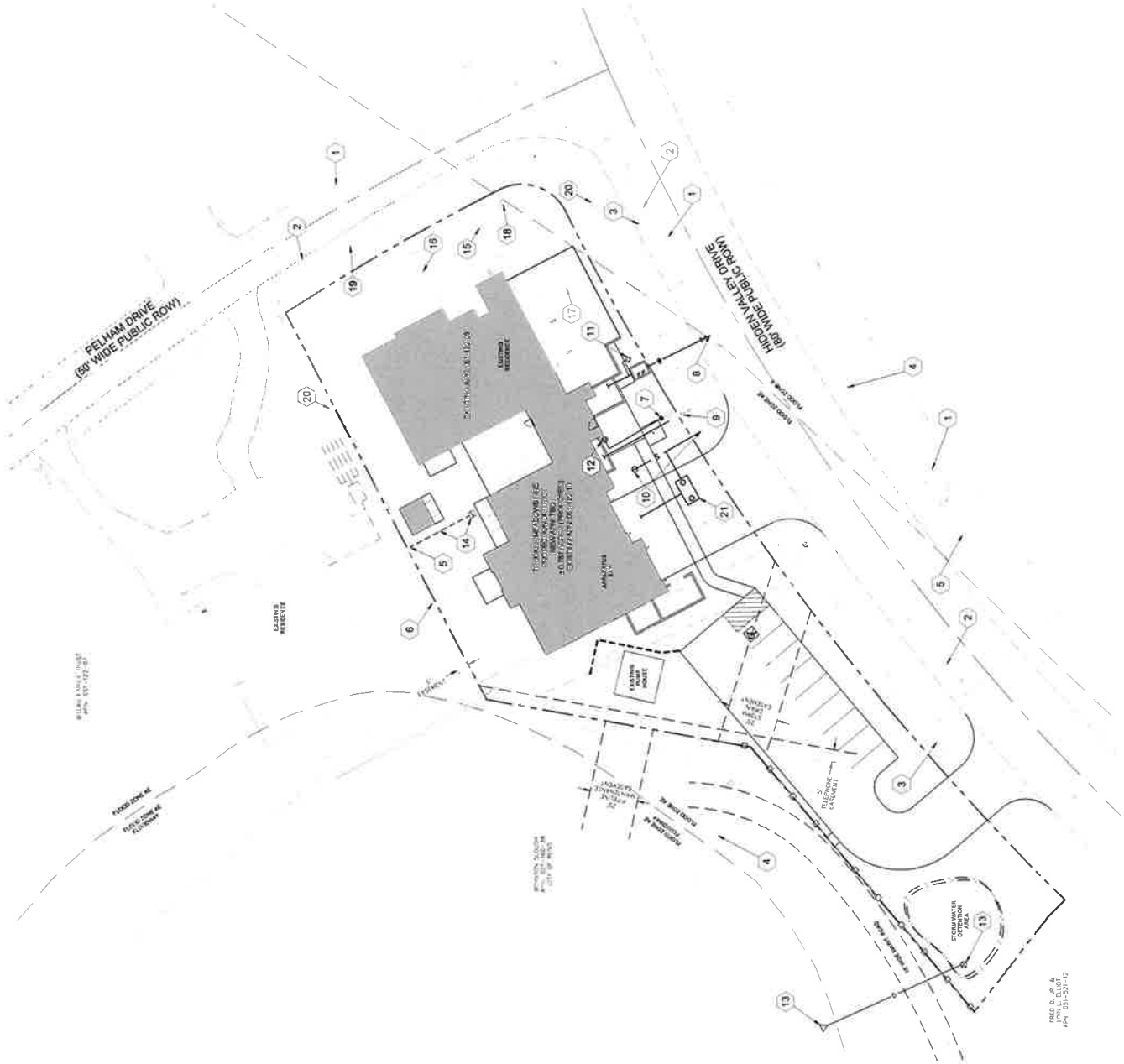
C-2



GENERAL UTILITY NOTES

- 1 EXISTING 4" GAS MAIN
- 2 EXISTING 12" WATER MAIN
- 3 EXISTING 8" SANITARY SEWER MAIN
- 4 EXISTING 36" STORM DRAIN
- 5 EXISTING ELECTRICAL LINESERVICE
- 6 EXISTING TELECOMMUNICATIONS LINESERVICE
- 7 EXISTING GAS SERVICE & CONNECTION POINT
- 8 PROPOSED 4" FIRE SERVICE W/DCDA BACKFLOW PREVENTER
- 9 2" EXISTING DOMESTIC SERVICE WITH METER AND BACK FLOW PREVENTER TO BE CONNECTED TO BUILDING
- 10 PROPOSED 6" SANITARY SEWER SERVICE WITH CLEANOUT
- 11 FIRE DEPARTMENT CONNECTION
- 12 PROPOSED 1" GAS SERVICE W/METER
- 13 DETENTION POND W/ CATCH BASIN AND OUTLET TO POND
- 14 PROPOSED ELECTRICAL SERVICE
- 15 EXISTING GAS SERVICE TO REMAIN
- 16 EXISTING WATER SERVICE TO REMAIN
- 17 EXISTING SEWER SERVICE TO REMAIN
- 18 EXISTING FIRE HYDRANT TO REMAIN
- 19 EXISTING 15" STORM DRAIN TO REMAIN
- 20 EXISTING COMMUNICATION LINE TO REMAIN
- 21 PROPOSED SANDIOL INTERCEPTOR

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 10-08-2020



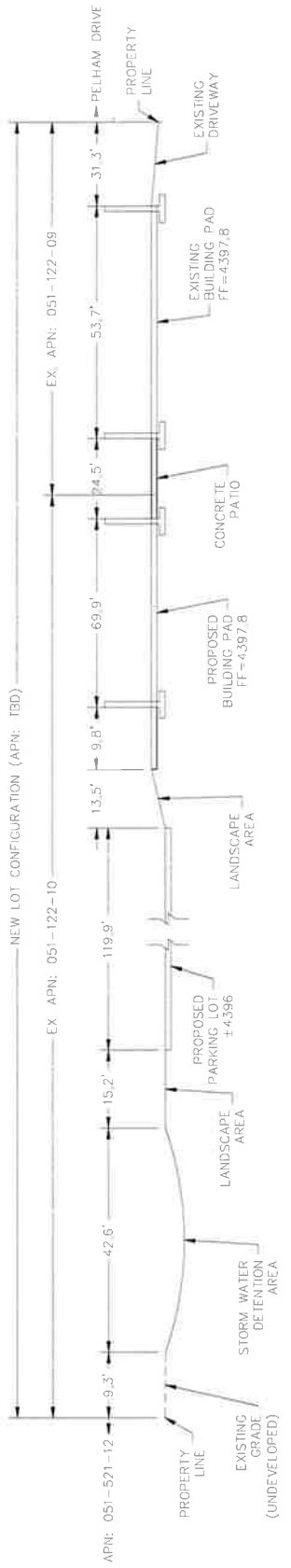
REVISED BY: J. J. U.S. ENGINEERS, INC.
 DATE: 10/08/2020



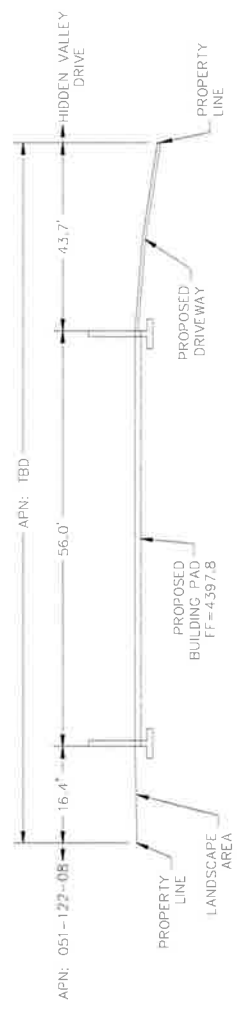
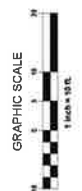
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SUP Submittal

DATE	DESCRIPTION	BY	CHECKED

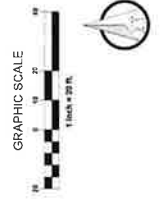


A CROSS SECTION A-A
C-3 N.T.S.



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

PRELIMINARY SUP
 NOT FOR CONSTRUCTION
 10-08-2020



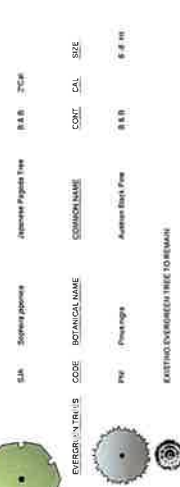
LANDSCAPE NOTES

- 1. DESIGN CRITERIA IS BASED ON THE LATEST MICHIGAN COUNTY DEVELOPMENT CODE, ARTICLE 4.13 (LANDSCAPING)
- 2. ALL PLANTINGS SHALL BE IN ACCORDANCE WITH THE LATEST MICHIGAN COUNTY DEVELOPMENT CODE, ARTICLE 4.13 (LANDSCAPING)
- 3. LANDSCAPE PLANTINGS SHALL BE DONE IN ACCORDANCE WITH THE LATEST MICHIGAN COUNTY DEVELOPMENT CODE, ARTICLE 4.13 (LANDSCAPING)
- 4. ALL PLANTINGS SHALL BE DONE IN ACCORDANCE WITH THE LATEST MICHIGAN COUNTY DEVELOPMENT CODE, ARTICLE 4.13 (LANDSCAPING)

LANDSCAPE LEGEND

ACQUANT TREE	CODE	BOTANICAL NAME	COMMON NAME	CONT.	CAL.	SIZE
(Tree icon)	MIR	Miris #1 Royal Fernox	Royal Fernox	8 A 9	7 C +	

RECORDING TREES	CODE	BOTANICAL NAME	COMMON NAME	CONT.	CAL.	SIZE
(Tree icon)	KPA	Kohleria parviflora	Golden Blue Tree	8 A 8	7 C +	
(Tree icon)	SAK	Sagittaria japonica	Arrowhead Plantain Tree	8 A 8	7 C +	
EVERGREEN TREES	CODE	BOTANICAL NAME	COMMON NAME	CONT.	CAL.	SIZE
(Tree icon)	FIV	Ficus sp.	American Burreed Tree	8 A 8	7 C +	



EXISTING LANDSCAPE AREA TO BE ENHANCED WITH ADDITIONAL SHRUBS & MULCH (MIN. 7" DEEP)

INDICATED PLANTING AREAS WITH SHRUBS & MULCH (MIN. 7" DEEP) TO BE REPLACED WITH 4" X 4" SIZE SHRUBS, PERENNIALS, AND GRASSES

HANDSCAPING CONCRETE PATIOS, DRIVEWAYS AND PARKING PER CIVIL PLANS

PROPOSED STORMWATER RETENTION AREA PER CIVIL PLANS

3" TALL EARTH BERM, HEDGE SCREEN, OR OTHER BARRIER SCREENING

WATER METER (EXISTING)

BIPOXY (SEE DETAILS FOR IDENTIFYING)

- LANDSCAPE DATA**
- 1. REQUIRED LANDSCAPE AREA CALCULATION PER SECTION 102.412 AS
 - PROJECT AREA: 0.787 AC OR 34,131 SQ FT
 - 20% PROJECT AREA: 4,611 SQ FT MINIMUM
 - PROVIDED LANDSCAPE AREA: 14,271 SQ FT (31% OF SITE)
 - 2. LANDSCAPE BUFFERS PER SECTION 102.412 AS
 - PERIMETER FRONTAGE @ 1:50C: 1,550'
 - STREET FRONTAGE @ 1:50C: 1,180'
 - STREET FRONTAGE TREES PROVIDED: 2 TREES (0 TOTAL)
 - STREET FRONTAGE TREES EXISTING: 5 TREES
 - STREET FRONTAGE TREES PROVIDED: 5 TREES (5 TOTAL)
 - STREET FRONTAGE TREES EXISTING: 5 TREES (5 TOTAL)
 - RESIDENTIAL BUFFER TREES PROVIDED: 5 TREES (5 TOTAL)
 - RESIDENTIAL BUFFER TREES EXISTING: 5 TREES (5 TOTAL)
 - 3. PARKING LOT REQUIREMENT PER SECTION 102.412 AS
 - NUMBER OF REQUIRED PARKING SPACES: 10 SPACES
 - MINIMUM PARKING STALLS PER SPACES: 1:1.0 RATIO
 - MINIMUM PARKING STALLS: 10 STALLS
 - MINIMUM PARKING TREES PROVIDED: 1 TREE
 - MINIMUM PARKING TREES EXISTING: 1 TREE

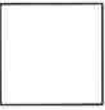
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PRELIMINARY SUP
 NOT FOR CONSTRUCTION
 10-08-2020

Date: 2020.10.08
 Sheet No: L-1



REV	DATE	REVISION	DESCRIPTION

TRUCKEE MEADOWS FIRE AND RESCUE



VIEW FROM WEST ON HIDDEN VALLEY DRIVE

STATION #37
 3255 WEST HIDDEN VALLEY ROAD



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City of Sparks, NV 89509

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Station 37 - Hidden Valley

3255 West Hidden Valley Drive

US: 916 2064400

Truckee Meadows Fire and Rescue



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REV#	DATE	REVISION

Perspective View

Sheet No. A0.02

TRUCKEE MEADOWS FIRE AND RESCUE



VIEW FROM EAST ON HIDDEN VALLEY DRIVE

STATION #37
 3255 WEST HIDDEN VALLEY ROAD



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JOB No. 2018-00

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NO.	DATE	REVISION	DESCRIPTION

Sheet No. Aerial View

Date: 2020-03-08
 Sheet No.

A0.03

TRUCKEE MEADOWS FIRE AND RESCUE



AERIAL VIEW FROM SOUTHEAST

STATION #37
 3255 WEST HIDDEN VALLEY ROAD



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Project
Station 37 - Hidden Valley

325 West Hidden Valley Drive

Scale: 1/8" = 1'-0"

Truckee Meadows Fire and Rescue



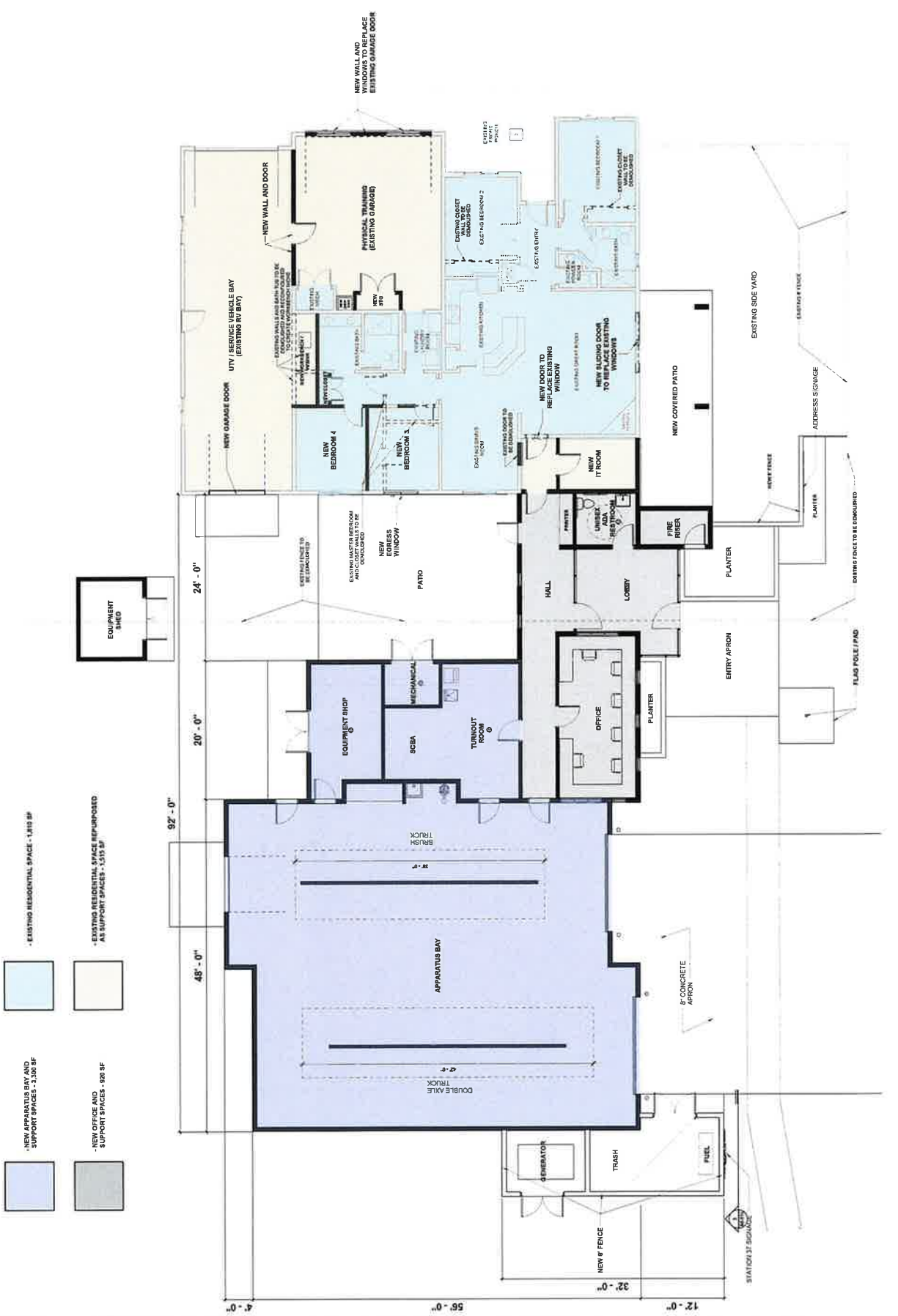
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Overall Floor Plan

Sheet No.

A1.01



- NEW APPARATUS BAY AND SUPPORT SPACES - 2,266 SF
- EXISTING RESIDENTIAL SPACE - 1,310 SF
- NEW SERVICE AND SUPPORT SPACES - 426 SF
- EXISTING RESIDENTIAL SPACE REPURPOSED AS SUPPORT SPACES - 1,513 SF

1 Overall Floor Plan
 DATE 3/17/19



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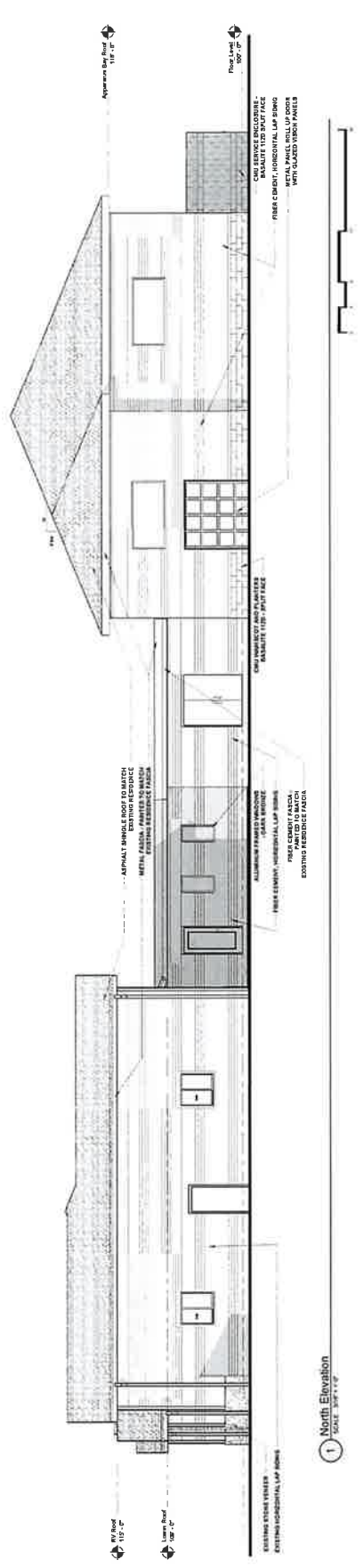
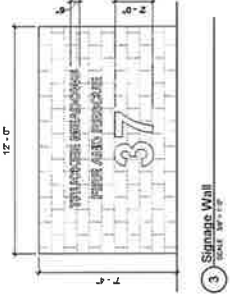
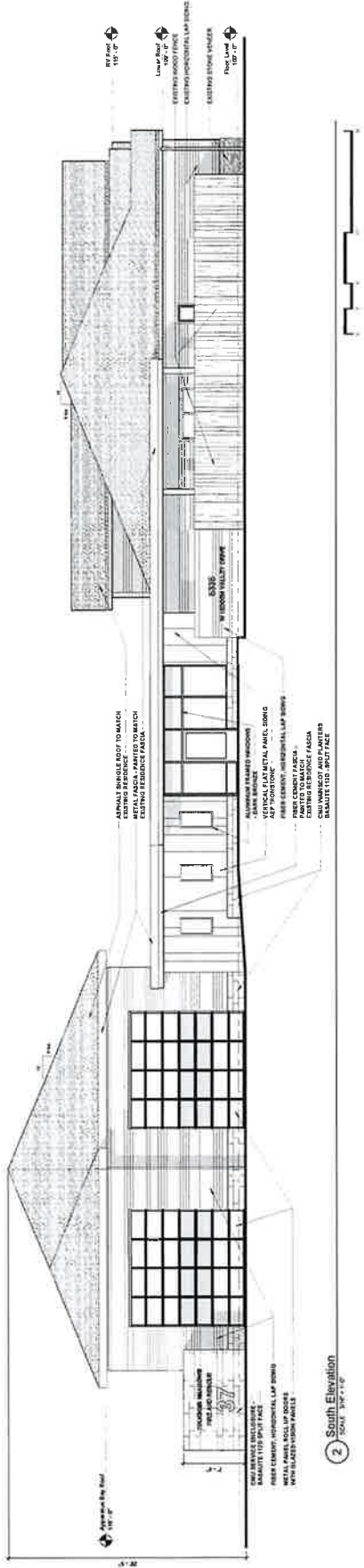
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NO.	DATE	DESCRIPTION

Drawings
Exterior Elevations

Scale
 1/8" = 1'-0"

A6.01





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Project: **Station 37 - Hidden Valley**

3255 West Hidden Valley Drive

Job No: 2018-04-00

Client: **Truckee Meadows Fire and Rescue**



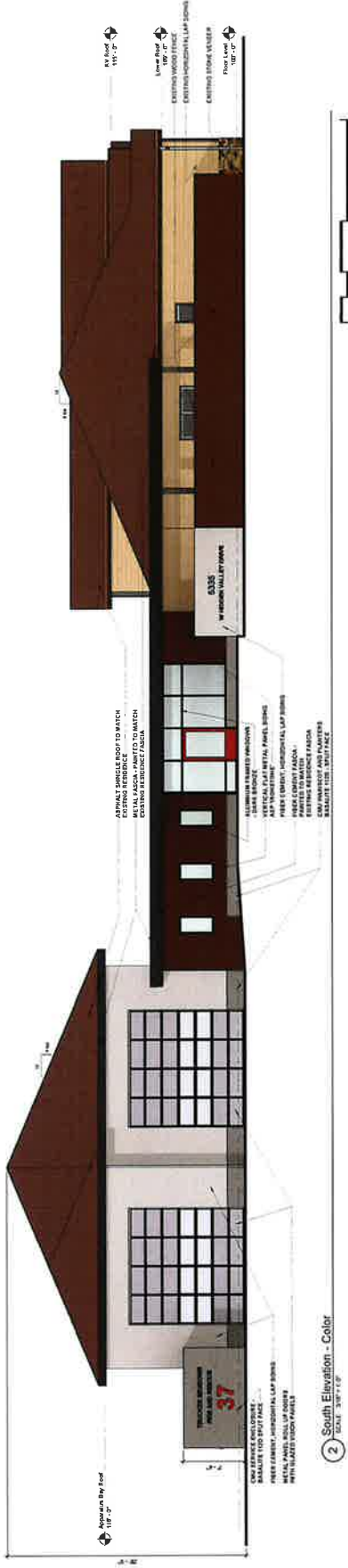
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REV	DATE	DESCRIPTION

Sheet No: **Exterior Elevations - Color**

Drawn: 2/20/20 by DR

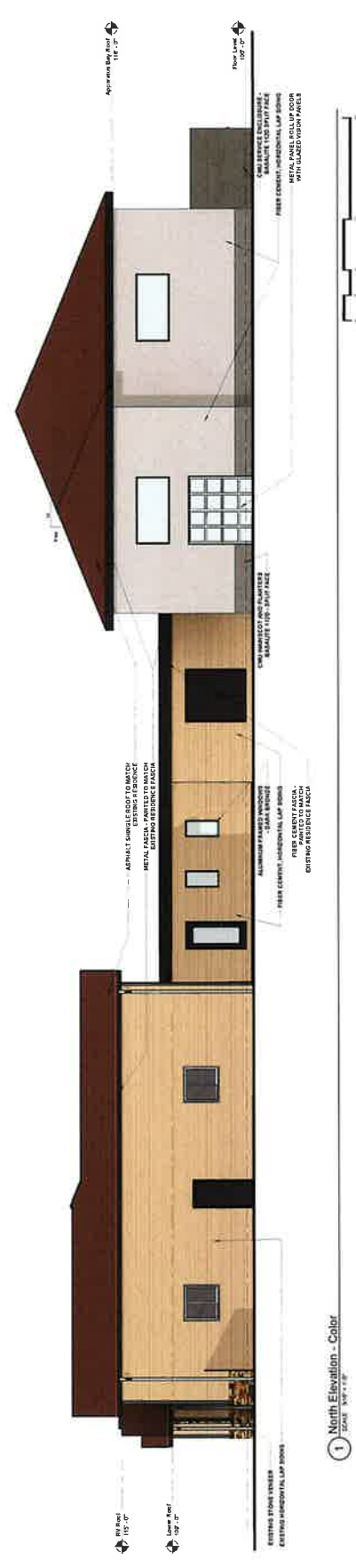
A6.01c



2 South Elevation - Color
 SCALE: 3/8" = 1'-0"



3 Signage Wall - Color
 SCALE: 3/8" = 1'-0"



1 North Elevation - Color
 SCALE: 3/8" = 1'-0"



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Station 37 - Hidden Valley

3255 Heat, Hidden Valley Drive

DESIGN: 20/04/20

Truckee Meadows Fire and Rescue



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REV#	DATE	REVISION

Sheet No. **Exterior Elevations**

DATE: 2020/04/20
 DRAWING

A6.02

