



# Planning Commission

Meeting Date: March 03, 2026

Agenda Item: 7E

SPECIAL USE PERMIT CASE NUMBER: WSUP26-0001 (Enterprise Office)

BRIEF SUMMARY OF REQUEST: The applicant is requesting a special use permit for the following use-type: Automotive Sales and Rentals

STAFF PLANNER: Jolene Bertetto, Planner  
Phone Number: 775.328.6101  
E-mail: jbertetto@washoecounty.gov

### CASE DESCRIPTION

For hearing, discussion, and possible action to approve a special use permit (SUP) in the Spanish Springs Planning Area for the following use type: Automotive Sales and Rentals. The SUP would allow the applicant to operate an Enterprise Rent-A-Car office inside an existing automotive repair shop.

Applicant:	Enterprise Rent-A-Car
Property Owner:	Cameron A Curtiss Trust
Location:	155 Ingenuity Ave.
APN:	530-492-01
Parcel Size:	2.750
Master Plan:	Industrial
Regulatory Zone:	Industrial (I)
Planning Area:	Spanish Springs
Development Code:	Authorized in Article 810, Special Use Permits
Commission District:	4 – Commissioner Andriola



### STAFF RECOMMENDATION

APPROVE

**APPROVE WITH CONDITIONS**

DENY

**Staff Report Contents**

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The technical reports submitted with the project application are extensive. To review the complete project application with technical reports on-line click *here* or contact Planning at [Planning@washoecounty.gov](mailto:Planning@washoecounty.gov) to have a copy sent by email.

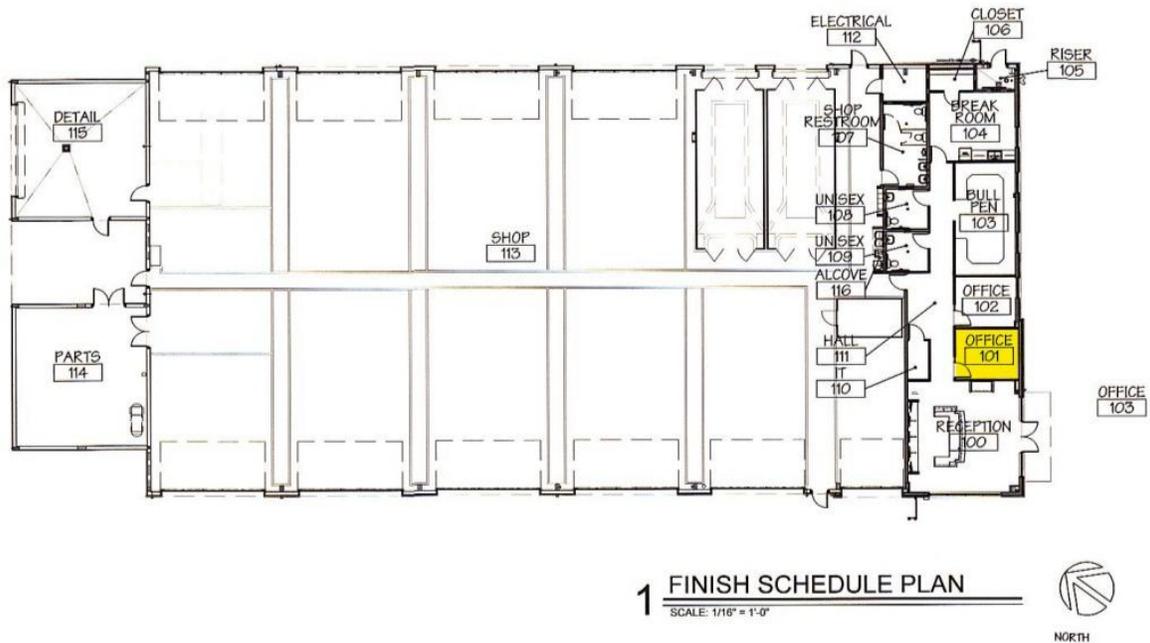
### **Special Use Permit**

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 Planning Commission 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 WSUP26-0001 are attached to this staff report and will be included with the action order.

The subject property is designated as industrial. The proposed use of operating an Enterprise Rent-A-Car business to provide replacement rental cars to Caliber Collision repair customers is classified as use type “automotive sales and rentals” and is permitted in the industrial regulatory zone in the Spanish Springs Planning Area with the approval of a special use permit by the Planning Commission per WCC 110.216.80 table C-3: Allowed Uses (Commercial Use Types). Therefore, the applicant is seeking approval of this SUP from the Planning Commission.



**Site Plan**

**Project Evaluation**

The applicant is proposing to operate an Enterprise Rent-A-Car business inside the existing Caliber Collision auto repair shop located within the Spanish Springs Business Park, on the corner of Ingenuity Avenue and Pyramid Highway. The use type for Enterprise Rent-A-Car would be classified as “automotive sales and rentals,” and may be permitted in the industrial regulatory zone with a special use permit from the Planning Commission. The use type for the existing Caliber Collision auto repair shop, built in 2023, is “automobile repair,” and is allowed by right.

The proposed Enterprise Rent-A-Car office will primarily provide customers of Caliber Collision with replacement rental vehicles when personal vehicles are being repaired. Rental car services will also be available to the larger community.

New construction will not be required, as the building and parking lot are already constructed and in use by Caliber Collision. The applicant is proposing to open a desk for Enterprise Rent-A-Car inside the existing building.

*Parking*

In the Spanish Springs Commercial Area Development Standards, all off-street parking and loading areas shall comply with Article 410, Parking and Loading. The automotive sales and rentals use requires .5 parking spaces per 1,000 square feet of building space and 1 parking space per employee during peak employment shift.

According to the applicant, Enterprise Rent-A-Car would have six exclusive parking spaces for their business, which includes five spaces for customer car pickups/returns

and vehicle staging, and one employee space. As the proposed office would occupy approximately 100 square feet of building space, and there would be one employee during peak shifts, the parking is sufficient to meet requirements.



**Figure 1. Parking**

*Traffic*

The applicant states that business operations are expected to generate 2-3, two-way weekday peak hour trips. Access to the site will continue via existing driveways serving Caliber Collision on Ingenuity Avenue. No changes to ingress/egress are proposed. Vehicle movements are expected to be dispersed throughout the day, with low activity during the PM peak hour. Given the low trip generation and on-site management of vehicle turnover, no material safety impacts are anticipated on adjacent public streets or intersections.



**Figure 2. Traffic Flow**

### *Signage*

In the Spanish Springs Business Park, signs are regulated by Article 500 of the Washoe County Development Code. The applicant is proposing a door decal on the front door displaying the Enterprise Rent-A-Car logo. A door decal would be considered a window sign and shall not exceed 25 percent of the total area of all windows of the business frontage.

### *Landscaping*

The applicant is not proposing any tenant improvements that would require new landscaping. However, the landscaping originally planted when the building was constructed in 2023 has died and no longer meets the landscaping standards for civic and commercial use types (Section 110.412.40(a)) requiring a minimum twenty (20) percent of the total developed land area to be landscaped.

The owners of the property received an Administrative Warning on December 10, 2025 and an Administrative Penalty on January 21, 2026 per violation number WVIO-PLA25-0240 after an inspection confirmed the violation had not been remedied.

The property owners have been notified that a business license for Enterprise Rent-A-Car can only be issued once the landscaping violation has been fixed. Washoe County Planning has added this as a condition of approval in Exhibit A.

### **Area Plan Evaluation**

The subject parcel is located within the Spanish Springs Planning Area. Staff did not find any pertinent policies from this planning area.

**Reviewing Agencies**

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

Agencies	Sent to Review	Responded	Provided Conditions	Contact
NDOT (Transportation)	X			
Washoe County Traffic	X			
Washoe County Engineering (Land Development) (All Apps)	X			
Washoe County Engineering & Capital Projects Director (All Apps)	X	X		
NNPH Air Quality	X			
TMFPD	X	X		
Truckee Meadows Water Authority	X			
			Date Sent:	1/14/2026

The only conditions required are provided by Washoe County Planning and Building, and can be found in Exhibit A, Conditions of Approval.

**Neighborhood Meeting**

The applicant hosted a virtual neighborhood meeting on December 10, 2025. The meeting notification was mailed on November 11, 2025 to 95 property owners within 750 feet of the project location. The meeting did not have any attendees.

**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 Planning Commission 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.

- (a) Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Spanish Springs Area Plan.

*Staff Comment: The proposed use, automotive sales and rentals, is consistent with the action programs, policies, standards and maps of the Master Plan and the Spanish Springs Planning Area.*

- (b) 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: Adequate utilities are available and necessary facilities have been provided for the existing building and business. The proposed use would not require improvements to existing roadways or public facilities.*

- (c) Site Suitability. That the site is physically suitable for automotive rentals and for the intensity of such a development.

*Staff Comment: The site is located in the appropriate regulatory zone, and as part of the Spanish Springs Business Park it is specifically suited for industrial and commercial use types. The site is already in use by an existing business serving the same customer base, and the site is surrounded by properties with an industrial regulatory zone.*

- (d) 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 proposed use is expected to create minimal impacts and not cause significant detriment or injury to the public, adjacent properties, or surrounding area. The nearest residential properties are across Pyramid Highway.*

- (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.

*Staff Comment: No military installations are located within the required noticing distance; therefore, this finding does not apply to this project.*

## **Recommendation**

After a thorough analysis and review, Special Use Permit Case Number WSUP26-0001 is recommended for approval with conditions. Staff offers the following motion for the Commission'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 Planning Commission approve with conditions Special Use Permit Case Number WSUP26-0001 for Enterprise Rent-A-Car, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30:

- (a) Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Spanish Springs Planning Area;
- (b) 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;

- (c) Site Suitability. That the site is physically suitable for automotive rentals and for the intensity of such a development;
- (d) 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;
- (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.

### **Appeal Process**

Planning Commission action will be effective 10 calendar days after the written decision is filed with the Secretary to the Planning Commission 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 Planning Commission and mailed to the applicant.



# Conditions of Approval

Special Use Permit Case Number WSUP26-0001

The project approved under Special Use Permit Case Number WSUP26-0001 shall be carried out in accordance with the conditions of approval granted by the Planning Commission on March 3, 2026. 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 Name – Jolene Bertetto, Planner, 775.328.6101, jbertetto@washoecounty.gov**

- a. The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits or business license requests) applied for as part of this special use permit.
- b. The applicant shall include a condition response memorandum with each subsequent permit application. That memorandum shall list each condition of approval, shall provide a narrative describing how each condition has been complied with, and the location of the information showing compliance with each condition within the improvement plan set that has been submitted.
- c. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit.
- d. Prior to operation, a business license shall be obtained for the new use.
- e. A business license will only be issued once **WVIO-PLA25-0240** has been remedied.
- f. The following **Operational Conditions** shall be required for the life of the business:
  - i. This special use permit shall remain in effect until or unless it is revoked or is inactive for one year.
  - ii. Failure to comply with any of the conditions of approval shall render this approval out of conformance and subject to revocation.
  - iii. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the **special use** permit to meet with Planning and Building to review conditions of approval prior to the final sale of the site and/or the **special use** permit. Any subsequent purchaser/operator of the site and/or the **special use** permit shall notify Planning and Building of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.
  - iv. This special use permit shall remain in effect as long as the business is in operation and maintains a valid business license.

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

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**From:** Donohue, Jen <JDonohue@tmfpd.us>  
**Sent:** Tuesday, January 27, 2026 9:23 PM  
**To:** Olander, Julee <JOlander@washoecounty.gov>  
**Subject:** WSUP26-0001 (Enterprise Office)

Julee,

TMFPD has no comments or conditions regarding the proposed WSUP26-0001 (Enterprise Office).  
TMFPD will provide a fire and life safety inspection upon business license application sign off.

Thank you,

**Jen Donohue**

**Contract Fire Plans Examiner**  
**Truckee Meadows Fire & Rescue**  
[jdonohue@tmfpd.us](mailto:jdonohue@tmfpd.us) | Cell: 775.447-5780  
3663 Barron Way, Reno, NV 89511



Date: January 26, 2026

To: Julee Olander, Planner

From: Janelle K. Thomas, P.E., C.F.M., Senior Licensed Engineer  
Robert Wimer, P.E., Licensed Engineer

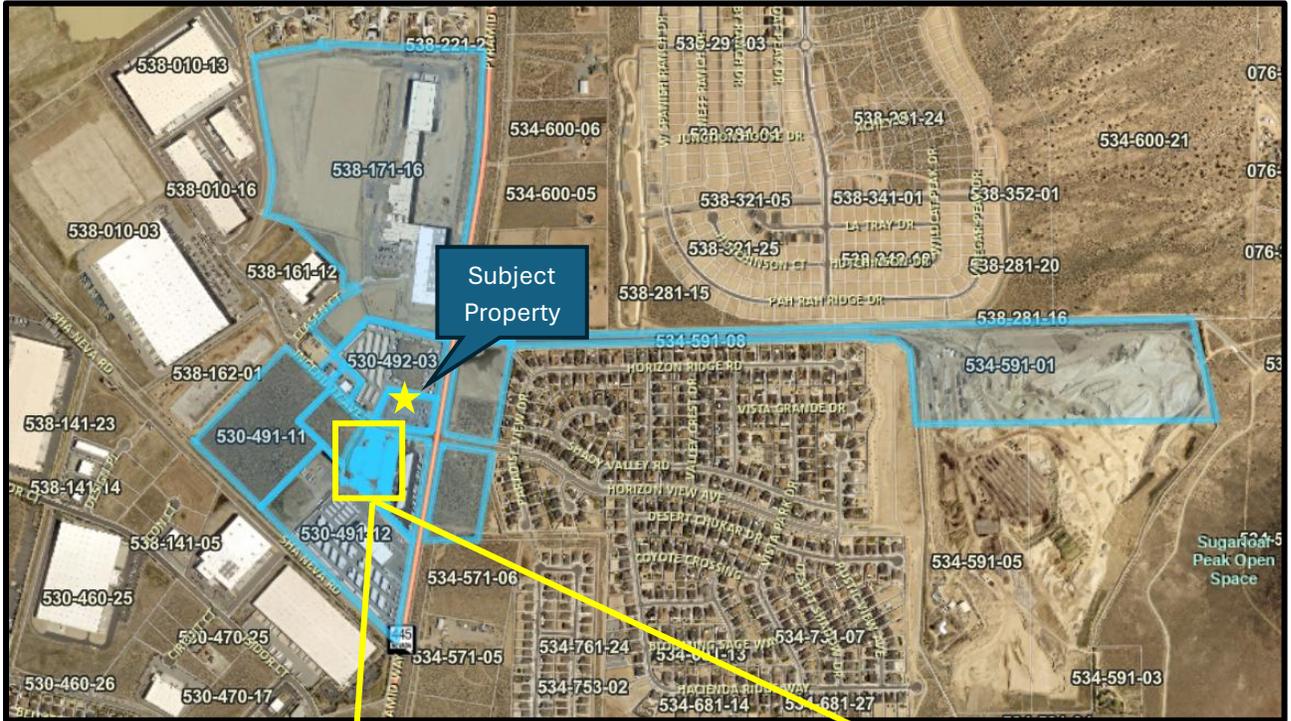
Re: Special Use Permit WSUP26-0001 Enterprise Office  
APN 530-492-01

## GENERAL PROJECT DISCUSSION

Washoe County Engineering and Capital Project staff have reviewed the above referenced application. The Engineering and Capital Projects Division recommends approval with no additional comments or conditions.

## Public Notice

Pursuant to Washoe County Code Section 110.810.25, public notice for this proposal was sent to 71 property owners, which included individual parcels on Digital Ct., within a 500 ft. radius of the subject property.



Individual parcels receiving notifications on Digital Ct.

## Washoe County Development Application

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

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

# Special Use Permit Application Supplemental Information

(All required information may be separately attached)

1. What is the project being requested?

2. Provide a site plan with all existing and proposed structures (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.)

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

4. What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?

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

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

7. Provide specific information on landscaping, parking, type of signs and lighting, and all other code requirements pertinent to the type of use being purposed. Show and indicate these requirements on submitted drawings with the application.

8. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the special use permit request? (If so, please attach a copy.)

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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9. Utilities:

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

For most uses, Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County. Please indicate the type and quantity of water rights you have available should dedication be required.

h. Permit #		acre-feet per year	
i. Certificate #		acre-feet per year	
j. Surface Claim #		acre-feet per year	
k. Other #		acre-feet per year	

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

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10. Community Services (provided and nearest facility):

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

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

1. What is the purpose of the grading?

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

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

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

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

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.)

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

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

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)?

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?

11. Are you planning any berms?

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

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

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

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?

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

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

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

Yes	No	If yes, please attach a copy.
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# Special Use Permit Application for Stables Supplemental Information

(All required information may be separately attached)

1. What is the maximum number of horses to be boarded, both within stables and pastured?

2. What is the maximum number of horses owned/maintained by the owner/operator of the project, both within stables and pastured?

3. List any ancillary or additional uses proposed (e.g., tack and saddle sales, feed sales, veterinary services, etc.). Only those items that are requested may be permitted.

4. If additional activities are proposed, including training, events, competition, trail rides, fox hunts, breaking, roping, etc., only those items that are requested may be permitted. Clearly describe the number of each of the above activities which may occur, how many times per year and the number of expected participants for each activity.

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

6. To what uses (e.g., restrooms, offices, managers living quarters, stable area, feed storage, etc.) will the barn be put and will the entire structure be allocated to those uses? (Provide floor plans with dimensions).

7. Where are the living quarters for the operators of the stables and where will employees reside?

8. How many improved parking spaces, both on-site and off-site, are available or will be provided? (Please indicate on site plan.) Have you provided for horse trailer turnarounds?

9. What are the planned hours of operation?

10. What improvements (e.g. new structures including the square footage, roadway/driveway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.) will have to be constructed or installed and what is the projected time frame for the completion of each?

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

12. What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?

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

14. What are the adverse impacts upon the surrounding community (including traffic, noise, odors, dust, groundwater contamination, flies, rats, mice, etc.) and what will you do to minimize the anticipated negative impacts or effects your project will have on adjacent properties?

15. Please describe operational parameters and/or voluntary conditions of approval to be imposed on the administrative permit to address community impacts.

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

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17. What type of signs and lighting will be provided? On a separate sheet, show a depiction (height, width, construction materials, colors, illumination methods, lighting intensity, base landscaping, etc.) of each sign and the typical lighting standards. (Please indicate location of signs and lights on site plan.)

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18. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the administrative permit request? (If so, please attach a copy.)

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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19. Community Sewer

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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20. Community Water

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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# Traffic Technical Memorandum

## Enterprise Rent-A-Car – Desk inside Caliber Collision

Site: 155 Ingenuity Avenue, Sparks, NV 89441 (Spanish Springs Planning Area)

Prepared for:	Enterprise Mobility (Enterprise Rent-A-Car)
Prepared by:	Matthew J. Kalekas, FMP – Facility Specialist
Date:	December 23, 2025
Reference:	Washoe County SUP Application – W000692A-APP-2025

### 1. Introduction & Project Description

This memorandum provides a concise traffic overview for a very small-scale rental car desk to be located inside the existing Caliber Collision body shop at 155 Ingenuity Avenue in Sparks, Nevada. The proposed Enterprise Rent-A-Car operation will occupy one desk within an approximately 100 sq ft office. No construction, no new driveways, and no changes to on-site circulation are proposed. Five (5) exclusive customer/vehicle turnover parking spaces will be designated in front of the building.

### 2. Operations & Trip Generation Assumptions

Element	Assumption
Land Use	Rental Car desk within existing auto body shop (no standalone counter)
Parking	5 exclusive spaces at front of building for customer pickup/returns and vehicle staging
Hours	Weekdays; typical office hours aligned with body shop operations
Peak-Hour Trips	Estimated 2–3 two-way vehicle trips during the weekday PM peak hour
Trip Types	Customer pickups/returns and occasional employee trips; negligible delivery traffic

### 3. Trip Generation & Thresholds

Given the de minimis scale of the use (single desk with five dedicated parking spaces), the Enterprise operation is expected to generate only 2–3 weekday peak hour trips (two-way). This is far below common thresholds used by local agencies to require detailed traffic impact studies. Washoe County application materials indicate that projects with less than 200 peak hour trips typically do not require future year impact analysis. Based on this threshold, the proposed use would not warrant any intersection capacity analysis or level-of-service modeling.

### 4. Access, Parking, and On-Site Circulation

Access to the site will continue via existing driveways serving Caliber Collision on Ingenuity Avenue. No changes to ingress/egress are proposed. Customer activity will be limited to short-duration parking in the five designated spaces near the building entrance. Vehicle movements are expected to be dispersed throughout the day, with very low activity during the network PM peak hour.

### 5. Safety Considerations

The existing internal circulation and driveway geometry will remain unchanged. Given the extremely low trip generation and on-site management of vehicle turnover, no material safety impacts are anticipated on adjacent public streets or intersections.

## **6. Conclusion**

The proposed Enterprise Rent-A-Car desk within the existing facility is expected to generate no more than 2–3 weekday peak hour trips and therefore falls well below Washoe County’s threshold for requiring a detailed traffic impact analysis. The site has adequate parking (five exclusive spaces) and utilizes existing access points without modification. No adverse effects on the transportation system are expected.

## **References:**

- Washoe County Special Use Permit application materials and thresholds for traffic impact analysis (projects <200 peak hour trips).
- Institute of Transportation Engineers (ITE) Trip Generation Manual – general methodology reference.



# PREMISES



# Enterprise Rent-A-Car Flow of Traffic

