AMENDMENT OF CONDITIONS APPLICATION

FOR:

The Reno Christian Fellowship
Preschool Special Use Permit

Prepared For:
Reno Christian Fellowship
Attn: Brad Chinn
1700 Zolezzi Lane
Reno, NV 89511
(775)853-4234

Prepared By:
K2 ENGINEERING AND STRUCTURAL DESIGN
3100 Mill Street, Suite 107
Reno, NV 89502
(775)355.0505 Fax(775)355.0566

August, 2014
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# Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

## Project Information

<table>
<thead>
<tr>
<th>Project Name: The Reno Christian Fellowship Preschool Variance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Description: The proposed varience will annmend the previous special use permit self imposed condition for the quantity of students allowed on the premises at any given time.</td>
</tr>
<tr>
<td>Project Address: 1700 Zolezzi Lane, Reno, NV 89511</td>
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<tr>
<td>Project Area (acres or square feet): 12.77 acres</td>
</tr>
<tr>
<td>Project Location (with point of reference to major cross streets AND area locator): At the west end of Zolezzi Land just west of its intersection with Thomas Creek Road</td>
</tr>
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<table>
<thead>
<tr>
<th>Assessor's Parcel No.(s):</th>
<th>Parcel Acreage:</th>
</tr>
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<tbody>
<tr>
<td>049-153-09</td>
<td>12.77</td>
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</tbody>
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**Section(s)/Township/Range:** Section 24 / Township 18 / Range 19

**Indicate any previous Washoe County approvals associated with this application:**

**Case No.(s), SPB6-18-84 Reno Christian Fellowship**

## Applicant Information (attach additional sheets if necessary)

<table>
<thead>
<tr>
<th>Property Owner: Reno Christian Fellowship</th>
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<tbody>
<tr>
<td>Name:</td>
</tr>
<tr>
<td>Address: 1700 Zolezzi Lane</td>
</tr>
<tr>
<td>Reno, NV Zip: 89511</td>
</tr>
<tr>
<td>Phone: 775-853-4234 Fax: 853-2012</td>
</tr>
<tr>
<td>Email: <a href="mailto:bchinn@rcfnv.org">bchinn@rcfnv.org</a></td>
</tr>
<tr>
<td>Cell: 775-636-2610 Other:</td>
</tr>
<tr>
<td>Contact Person: Brad Chinn</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Professional Consultant: K2 Engineering &amp; Structural Design</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name: K2 Engineering &amp; Structural Design</td>
</tr>
<tr>
<td>Address: 3100 Mill Street #107</td>
</tr>
<tr>
<td>Reno, NV Zip: 89502</td>
</tr>
<tr>
<td>Phone: 775-355-0505 Fax: 355-0566</td>
</tr>
<tr>
<td>Email: <a href="mailto:jared@k2eng.net">jared@k2eng.net</a></td>
</tr>
<tr>
<td>Cell: Other:</td>
</tr>
</tbody>
</table>

**Applicant/Developer:**

<table>
<thead>
<tr>
<th>Name: Michael Vicks</th>
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<tbody>
<tr>
<td>Address: 2408 Valencia Way</td>
</tr>
<tr>
<td>Zip: 89434</td>
</tr>
<tr>
<td>Phone:</td>
</tr>
<tr>
<td>Fax:</td>
</tr>
<tr>
<td>Email: <a href="mailto:mwvicks@gmail.com">mwvicks@gmail.com</a></td>
</tr>
<tr>
<td>Cell: Other:</td>
</tr>
<tr>
<td>Contact Person:</td>
</tr>
</tbody>
</table>

**For Office Use Only**

<table>
<thead>
<tr>
<th>Date Received:</th>
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<tbody>
<tr>
<td>Initial:</td>
</tr>
<tr>
<td>Planning Area:</td>
</tr>
<tr>
<td>County Commission District:</td>
</tr>
<tr>
<td>Master Plan Designation(s):</td>
</tr>
<tr>
<td>CAB(s):</td>
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<tr>
<td>Regulatory Zoning(s):</td>
</tr>
</tbody>
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*February 2014*
Amendment of Conditions Application  
(Information may be attached separately)

Required Information

1. The following information is required for an Amendment of Conditions:
   a. Provide a written explanation of the proposed amendment, why you are asking for the amendment, and how the amendment will modify the approval.
   b. Identify the specific Condition or Conditions that you are requesting to amend.
   c. Provide the requested amendment language to each Condition or Conditions, and provide both the existing and proposed condition(s).

   The proposed amendment modifies the self imposed condition of approval from the applicant's narrative in the original Special Use Permit which limited the number of students enrolled in the daycare ministry to 120 with not more than 30 students on the premises at any given time. Based on greater demand Reno Christian Fellowship would like to expand the Daycare Ministry to a maximum enrollment of 120 with no limitation of the number of students on the premises at any given time. The existing condition reads: "It is anticipated there will be approximately 120 children attending the preschool; however, there will not be more than approximately 30 children at the school at any one time as there will be different sessions during the week." The proposed amendment reads: "The maximum enrollment for the Daycare Ministry shall be limited to 120 students with no limitation on the number of students on the premises at any given time."

2. Describe any potential impacts to public health, safety, or welfare that could result from granting the amendment. Describe how the amendment affects the required findings as approved.

   Based on a code analysis of the existing facilities available at Reno Christian Fellowship it has been determined that the existing classrooms can safely handle up to 254 occupants (students & teachers) which is nearly twice the number of this request. There should be no impact to public health, safety or welfare from the proposed amendment as Reno Christian Fellowship is in compliance with all regulations and is subject to regular inspections by the Health Department, Social Services Department, Fire Department.
August 28, 2014

Community Services Department
Planning and Development
1001 E. Ninth St., Bldg A
Reno, NV 89520

To Whom It May Concern,

Brent T. Brooks, Senior Pastor is an authorized signer on behalf of Reno Christian Fellowship. This is in effect as long as he is employed at Reno Christian Fellowship.

Sincerely,

Reno Christian Fellowship Board of Elders
Chris Chimits
Tom Loftus
Eric Schelling
Mike McCarthy
Eric Henry
Bruce Nipp
Code Analysis
CODE ANALYSIS

NO PROPOSED CHANGE TO (E) USE


1. OCCUPANCY CLASSIFICATION: CHAPTER 3 SECTION 302
   GROUP 'A-3' & 'E'

2. TYPE OF CONSTRUCTION: TABLE 6.01 TYPE III-B
   FIRE RESISTANCE RATING: HOURS
   STRUCTURAL FRAME: 0
   BEARING WALLS INTERIOR/ EXTERIOR: 2
   NON-BEARING WALLS INTERIOR/ EXTERIOR: 0
   FLOOR CONSTRUCTION: 0
   ROOF CONSTRUCTION: 0

3. FIRE PROTECTION:
   SECTION 9.03 AUTOMATIC SPRINKLER SYSTEM INSTALLED

4. ALLOWABLE BUILDING AREA: TABLE 5.03
   ALLOWABLE AREA PER FLOOR: 9,500 S.F.
   ALLOWABLE STORIES: 2
   ACTUAL BUILDING AREA:
   1ST FLOOR: ± 9,320 S.F.
   TOTAL: ± 6,080 S.F.
   ACTUAL NUMBER OF STORIES: 2

5. ALLOWABLE AREA INCREASE:
   ADDITIONAL 200% = 28,500 S.F.

6. OCCUPANCY LOADS: TABLE 10.04.12
   MAXIMUM FLOOR AREA PER OCCUPANT
   CLASS ROOMS ±5,100 S.F./ 20 = 255 PERSONS
   UNFIXED CONCENTRATED SEATING ±3,187 S.F./ 7 S.F./ OCCUPANT = 456 PERSONS
   UNCONCENTRATED SEATING ±2,790 S.F./ 15 S.F./ OCCUPANT = 186 PERSONS
   STORAGE AREA ±143/ 300 S.F. / OCCUPANT = 1 PERSON
   BATHROOMS, HALLS ETC. ± 4,770 S.F. = 833 PERSONS
   TOTAL OCCUPANCY = 833 PERSONS
Record Drawings
Development Application Submittal Requirements

1. **Fees**
   a. Make check payable to Washoe County. See the Fee Worksheet for amount due.
   b. Bring check when you submit your application packets to Planning and Development, 1001 E. Ninth St, Bldg A, Reno, NV.
   c. Submit the Fee Worksheet with the "Original Application Packet" only.
   d. Do not include the Fee Worksheet with other copies of the application packet.

2. **Complete Application Submittal**
   a. In accordance with Nevada Revised Statutes, application fees must be deposited the day of receipt. This does not guarantee that the application is complete. No application shall be processed until the information necessary to review and evaluate the proposed project is determined as complete by the Director of Planning and Development.

3. **Application Forms.** The following forms are included in your application packet. They must be completed and submitted as part of your application.
   a. **Project and Applicant Information.** Basic project and applicant information is required on this form.
   b. **Owner Affidavit.** The Owner Affidavit must be signed and notarized by all owners of the property that is the subject of the application request.
   c. **Application.** Each item on the application must be answered in detail. If a question does not apply to your situation, please state so. Without sufficient information, your application may not be able to move forward. Planning and Development: 775.328.3600.

4. **Proof of Property Tax Payment.**
   a. The applicant must provide a printed statement from the Washoe County Treasurer's Office indicating that all property taxes on the property have been paid for the current quarter of the fiscal year. Treasurer's Office: 775.328.2510.

5. **Labels.** The applicant is required to submit three sets of mailing labels for every tenant residing in a mobile home park that is within:
   a. 100 feet of the proposed project if the request is for a deviation of 30 percent or less; or
   b. 500 feet of the proposed project if the request is for a deviation of 31 percent or more.

6. **Site Plan Specifications**
   a. Identify lot size with dimensions drawn using standard engineering scales (e.g. scale 1" = 100’ or 1” = 200’, or 1” = 500’). Show all streets and areas of ingress/egress to the property.
   b. Show the location and configuration of all proposed buildings (with distances from the property lines and from each other), all existing buildings that will remain (with distances from the property lines and from each other), all existing buildings that will be removed, and site improvements on a base map with existing and proposed topography expressed in intervals of no more than five feet. (continued on next page)
Site Plan Specifications (continued from Page 1)

c. Show the location and configuration of wells, septic systems and leach fields, overhead utilities, water and sewer lines, and all easements.

d. Show locations of parking, landscaping, signage and lighting.

   a. All buildings and structures, including fences, walls, poles, and monument signs proposed for construction within the project shall be clearly depicted in vertical architectural drawings provided in accurate architectural scale. Architectural elevations of all building faces shall be presented.

8. Application Packets
   a. Submit either one complete application packet on a DVD or flash drive with 5 paper copies OR 15 paper copies. If information provided on the DVD or flash drive is incomplete, a replacement or additional paper copies will be requested.

   b. One application packet must be labeled “Original” and must include the application fees; the fee worksheet, and the original signed and notarized Owner Affidavit.

   c. Each application packet must include one 8.5” x 11” or 11” x 17” reduction of any applicable site plan, development plan, and/or application map.
      I. ALL MATERIAL MUST BE READABLE.
      II. Labeling on the reproductions must not be smaller than 8-point.
      III. Large format sheets should be included in a side pocket(s).

   d. Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

9. Other Important Information
   a. Application and map submittals must comply with all specific criteria as established in the Washoe County Development Code and/or the Nevada Revised Statutes.

   b. Appropriate map engineering and building architectural scales are subject to the approval of Planning and Development and/or Engineering.

   c. All oversized maps and plans must be folded to a 9” x 12” size.

   d. Based on the specific nature of the development request, Washoe County reserves the right to specify additional submittal packets, additional information, and/or specialized studies to clarify the potential impacts and potential conditions of development to minimize or mitigate impacts resulting from the project.