



Jeff Foster <fosterj@reno.gov>

RE: LDC24-00010-Our Lady of the Snows Parish Hall

1 message

COOPER, CLIFFORD E <cc2132@att.com>

Mon, Sep 18, 2023 at 6:33 AM

To: "fosterj@reno.gov" <fosterj@reno.gov>

Jeff,

AT&T does not have any adverse comments regarding this project.

CLIFF COOPER

SR SPECIALIST-OSP DESIGN ENGINEER

AT&T NEVADA

[1375 Capital Blvd rm 115](#)

[Reno, NV 89502](#)

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Email: cc2132@att.com

TEXTING and DRIVING...It Can Wait



Environmental Control

MEMORANDUM

Date: September 29, 2023
To: Chris Pingree – Director of Development Services
Jeff Foster – Associate Planner
From: Vinnette Viernes, Environmental Control Officer
Subject: **September 15, 2023 Current Development Projects Review/Comments**

The Environmental Control Section (EC) under the Utility Services Department has reviewed the Development Projects memorandum dated September 15th, 2023. We offer the following comments or conditions:

Our Lady of the Snows Parish Hall

LDC24-00010

EC has no comment on this proposal.

Santerra-Quilici Secondary Access

LDC24-00011

EC has no comment on this proposal.

Rancharrah Tentative Map Extension

LDC24-00012

EC has no comment on this proposal.

Hytch Tea House

LDC24-00013

EC has no comment on this proposal.

Reno Sikh Temple

LDC24-00014

EC has no comment on this proposal.

NV Energy Utility Corridor

LDC24-00015

EC has no comment on this proposal.

September 29, 2023

City of Reno
Planning and Development Division
PO Box 11130
Reno, NV 89520-0027

RE: Our Lady of the Snows Parish Hall; 014-044-05, 014-042-13, 14 & 15
Conditional Use; LDC24-00010

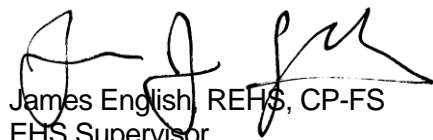
Dear City of Reno Staff:

Northern Nevada Public Health (NNPH), Environmental Health Services Division (EHS) has reviewed the above referenced project.

1. EHS has reviewed the above referenced application as submitted and notes the parcels proposed for use are connected to community water and sewerage systems.
2. Based on the application, EHS recommends the applicant consider installing electric vehicle charging stations in the new proposed parking lot.
3. If the project is approved, all subsequent maps and civil improvement plans, permits, and building permits will have to be routed to EHS for review and subsequent approval.
4. If the project is approved, it would be subject to all permitting requirements as outlined by the Washoe County District Board of Health Governing Food Establishments and Nevada Administrative Code for Public Institutions.

If you have any questions or would like clarification regarding the foregoing, please contact James English, EHS Supervisor at jenglish@nnph.org regarding all Environmental Health comments.

Sincerely,



James English, REHS, CP-FS
EHS Supervisor
Environmental Health Services
Northern Nevada Public Health



Jeff Foster <fosterj@reno.gov>

Fwd: 9/11/23 DRM - Sewer Capacity Comments

1 message

Todd Landry <landryt@reno.gov>
To: Jeff Foster <fosterj@reno.gov>

Fri, Sep 29, 2023 at 4:22 PM

FYI, a comment from Roy just came in...I will bring it up during our meeting on Monday.

Todd

----- Forwarded message -----

From: **Roy Flores** <FloresR@reno.gov>

Date: Fri, Sep 29, 2023 at 4:16 PM

Subject: 9/11/23 DRM - Sewer Capacity Comments

To: Michael Mischel <MischelM@reno.gov>, James Pehrson <PehrsonJ@reno.gov>, Todd Landry <LandryT@reno.gov>, Frank Peralta <PeraltaF@reno.gov>

Cc: Hans Meyer <MeyerH@reno.gov>, Catie Harrison <HarrisonC@reno.gov>, Dustin Waters <WatersD@reno.gov>

Good afternoon,

Please see sewer capacity comments below from Utility Services in reference to the 9/11/23 DRM.

Comments below are limited in scope to Sanitary Sewer capacity only, for City Owned Assets. Please reach out to Utility Services with any project specific questions related to Sanitary or Storm Sewer, as required, throughout the project review/approval process. Public Works will provide a separate set of comments as needed.

LDC24-00010 (Our Lady of the Snows Parish Hall) APN: 014-044-05, 014-042-13, 014-042-14, 014-042-15

- Will the proposed relocated existing sewer on the property be public or private?
 - Access to the proposed new manholes may be difficult/challenging

LDC24-00011 (Santerra-Quilici Secondary Access) APN: 038-221-15, 038-221-01, 038-030-10, 038-030-09

- No exceptions taken at this time

LDC24-00012 (Rancharrah Tentative Map Extension) APN: 226-061-24

- No exceptions taken at this time

LDC24-00013 (Hytch Tea House) APN: 006-290-23

- No exceptions taken at this time

LDC24-00014 (Reno Sikh Temple) APN: 012-121-64 & 012-121-65

- No exceptions taken at this time

LDC24-00015 (NV Energy Utility Corridor) APN: 081-110-04, 081-110-05, 081-110-06, 081-010-18, 558-010-06, 038-010-05, 238-320-04, 038-821-20

- No exceptions taken at this time

Please let me know if you have any questions or if you would like to discuss further.

Thank you,

Roy Flores, P.E., M.P.A.

Senior Civil Engineer

Utility Services Department

775-393-1020 (o) or 775-962-3637 (m)

FloresR@Reno.Gov

1 E. First St., Reno, NV 89505

Reno.Gov | Connect with us: 

7 attachments



image001.png
15K



image002.png
72K

Jeff Foster

From: Chisholm, Kyle W <Kyle.Chisholm@WashoeSchools.net>
Sent: Monday, September 18, 2023 3:45 PM
To: Jeff Foster
Cc: Rodela, Brett A
Subject: RE: [EXTERNAL] Re: LDC24-00010 (Our Lady of Snows Parish Hall)

Jeff, we just noticed that there are projected enrollments on P.5 of the application (+70 students), my apologies. So I think just asking them for the second part regarding the findings is all. I'd also be curious if they are making any offsite improvements with this such as rapid flashing beacons, crosswalks, or school zones as it seems that every time WCSD builds or expands a school they are requested to do such.

thanks

Kyle Chisholm

School Property Planning Manager
Washoe County School District, Capital Projects

Office: (775) 789-3810

Email: Kyle.Chisholm@WashoeSchools.Net



From: Chisholm, Kyle W
Sent: Monday, September 18, 2023 12:56 PM
To: Jeff Foster <fosterj@reno.gov>
Cc: Rodela, Brett A <Brett.Rodela@WashoeSchools.net>
Subject: RE: [EXTERNAL] Re: LDC24-00010 (Our Lady of Snows Parish Hall)

Jeff,

I may be thinking of the previous code where they went direct to CC, just wanted to ask, no matter.

Regarding the application, at minimum we'd like to see the current and planned student enrollment, including any phasing. We need this to anticipate enrollment impacts to the public schools in the area. Also, I believe they should address this in their analysis of the findings in regards to impacts to public services.

Thank you,

Kyle Chisholm

School Property Planning Manager
Washoe County School District, Capital Projects

Office: (775) 789-3810

Email: Kyle.Chisholm@WashoeSchools.Net



From: Jeff Foster <fosterj@reno.gov>
Sent: Monday, September 18, 2023 12:16 PM
To: Chisholm, Kyle W <Kyle.Chisholm@WashoeSchools.net>
Cc: Rodela, Brett A <Brett.Rodela@WashoeSchools.net>
Subject: [EXTERNAL] Re: LDC24-00010 (Our Lady of Snows Parish Hall)

Hey Kyle, thank you for your email. Expansion of a nonconforming use requires a CUP, and CUPs go to the PC and are appealable to the CC. I am not seeing anything in code that requires the CUP to go directly to the CC.

I am happy to ask for more information for WCSD in my initial Planning review comments. Other than asking how many students this expansion is planning to accommodate, are there other specific questions you would like me to ask them? What is the analysis you are asking for?

On Mon, Sep 18, 2023 at 12:09 PM Chisholm, Kyle W <Kyle.Chisholm@washoeschools.net> wrote:

Hi Jeff,

Regarding this application, I am not finding anywhere that school impacts are addressed. Further, I am not seeing any analysis, let alone a description, of how many students this expansion is planning to accommodate. Thus, WCSD cannot comment further at this time but it does seem that the application is incomplete from this perspective. WCSD respectfully requests that this information be provided so we can analyze school impacts.

Also, doesn't an expansion of a nonconforming use go to CC for approval rather than PC?

Thanks,

Kyle Chisholm

School Property Planning Manager

Washoe County School District, Capital Projects

Office: (775) 789-3810

Email: Kyle.Chisholm@WashoeSchools.Net

