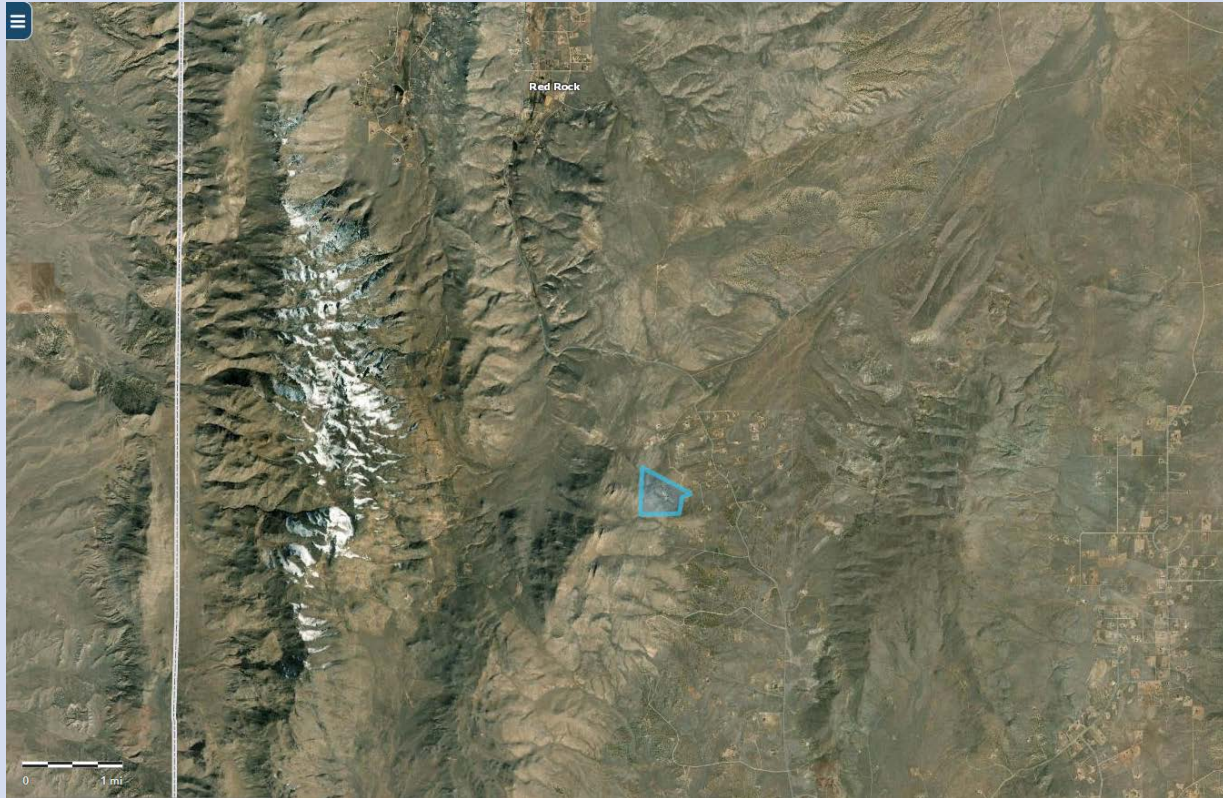




WSUP21-0005

Duarte Grading



Washoe County Board of Adjustment
May 6, 2021



Background/Request

- The applicant is requesting a major grading permit for major grading:
 - Road crossing slopes greater than 30%
 - 3040 cy of cut and 3040 cy of fill on slopes greater than 15%
 - 2.42 acres of ground disturbance.
- This is within the approved easement for WTPM19-0015 (12/12/19)
- This request is effectively bringing an existing driveway up to Washoe County road standards



Vicinity Map



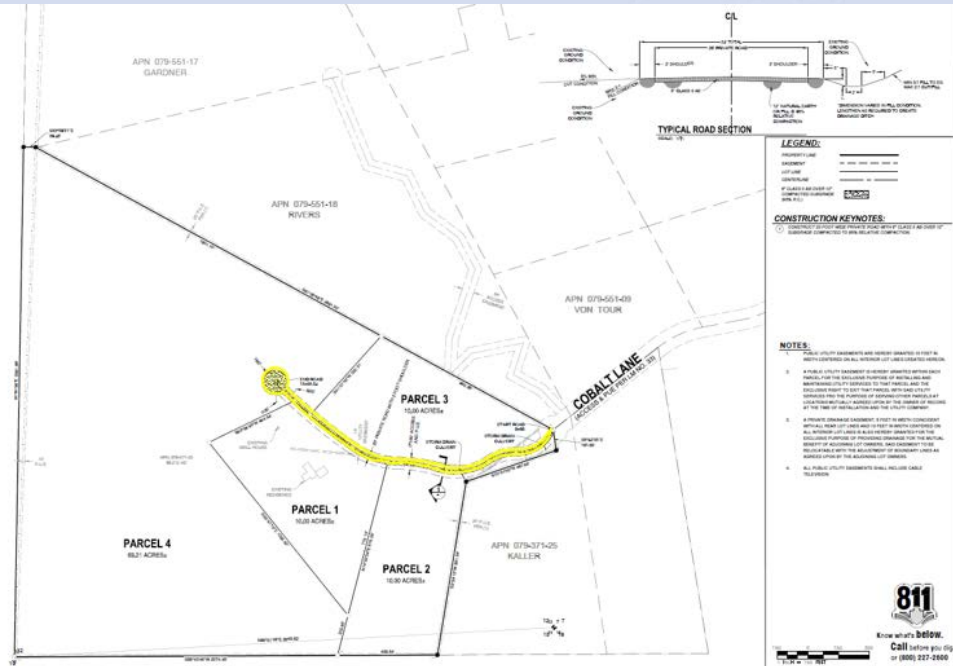


Current Conditions





Site Plan



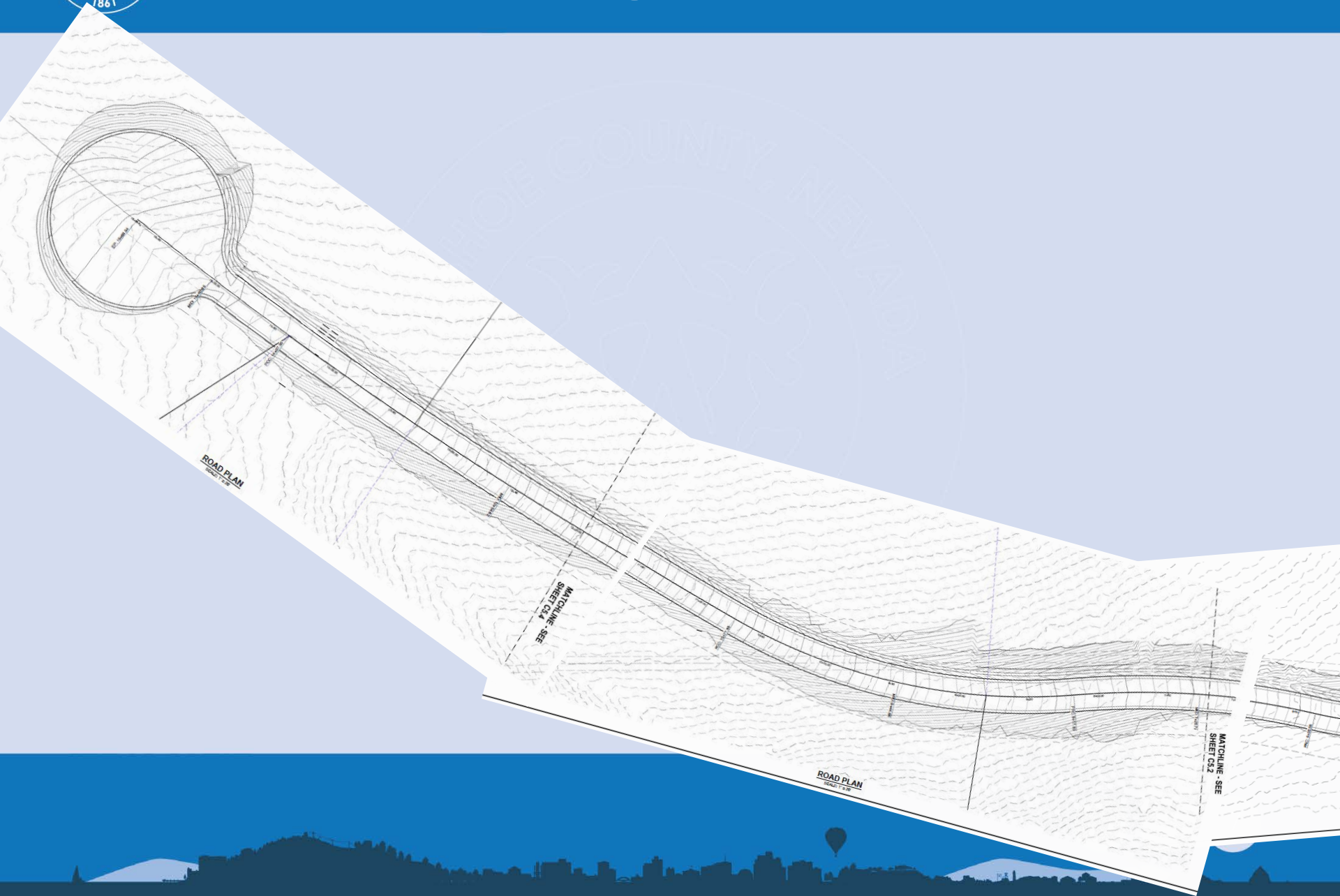


Grading Plan- Start SE





Grading Plan – End NW





Article 438

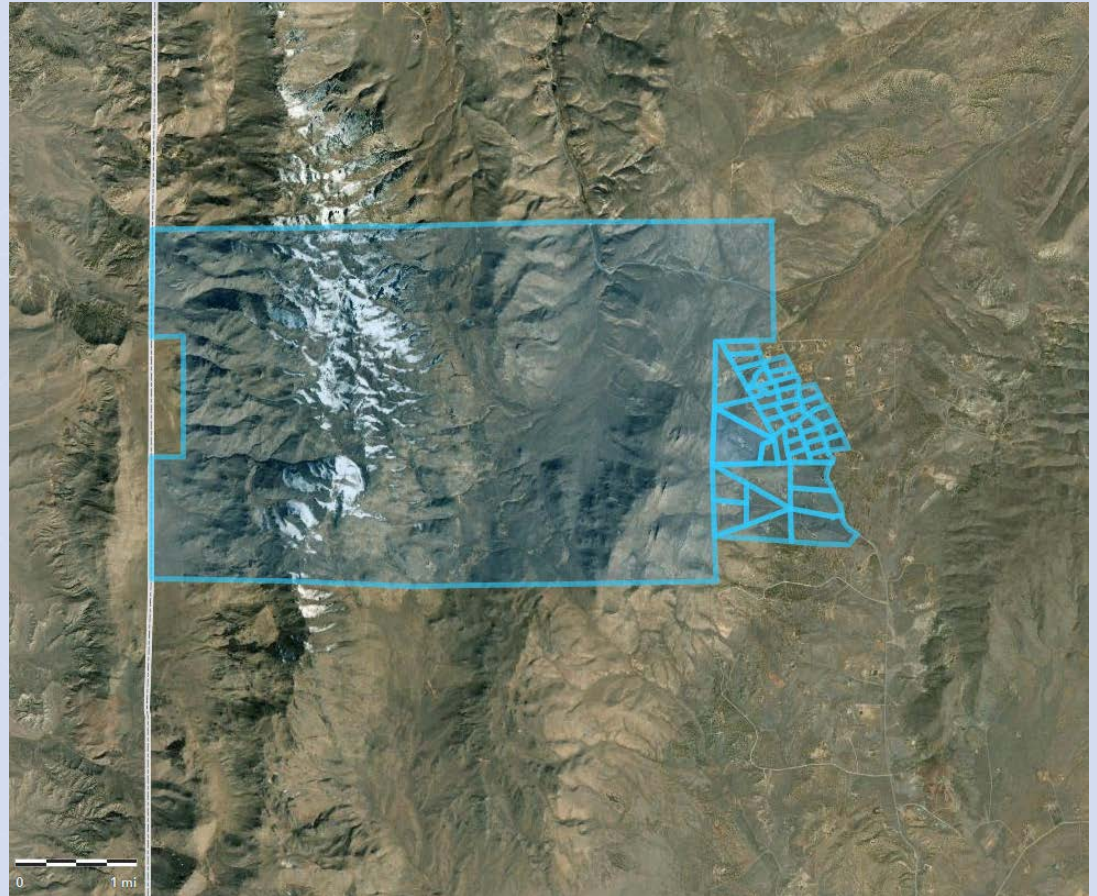
- Applicant is not requesting to vary any standards. Required to meet all standards per Article 438.
- Application meets required slopes and standards

Type of Regulation	Requirements			
	Front Yard	Side Yard	Rear Yard	Setback Envelope
Slopes	3:1	3:1	3:1	3:1
Difference from Natural Grade	Proposed to be varied. See Exhibit A.			
Retaining Wall Height	4.5ft	6ft Res/8ft non res	6ft Res/8ft non res	10ft
Retaining Wall Terrace Widths	Min. 6ft	Min. 6ft	Min. 6ft	Min. 6ft
Retaining Wall Bench Widths	Min. 4ft	Min. 4ft	Min. 4ft	Min. 4ft
Intersection Angle	45 degrees	45 degrees	45 degrees	45 degrees
Transitions	Contoured	Contoured	Contoured	Contoured



Public Notice & CAB

- **Notice was sent to 34 affected property owners, 2500 feet from the site.**





Citizen Advisory Board

- **Proposed project presented April 12, 2021 to North Valleys CAB**
 - Discussion covered
 - Location of the proposed grading relative to the approved parcel map
 - Within the approved proposed access easement
 - Voted unanimously in favor



Special Use Permit Findings

1. **Consistency.** That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the North Valleys 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 child daycare, 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.



Recommendation

Those agencies which reviewed the application recommended conditions to address applicable codes and impacts associated with the project. After a thorough analysis and review, staff recommends that the Board of Adjustment carefully consider all aspects of Special Use Permit Case Number WSUP21-0005 and the nature of the stringent recommended conditions of approval and approve the requested Special Use Permit.



Possible Motion

- **APPROVAL:** 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 WSUP21-0005 for Mark Duarte, 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: