



WSUP21-0016

125 Boron Lane Grading

Board of Adjustment
July 1, 2021

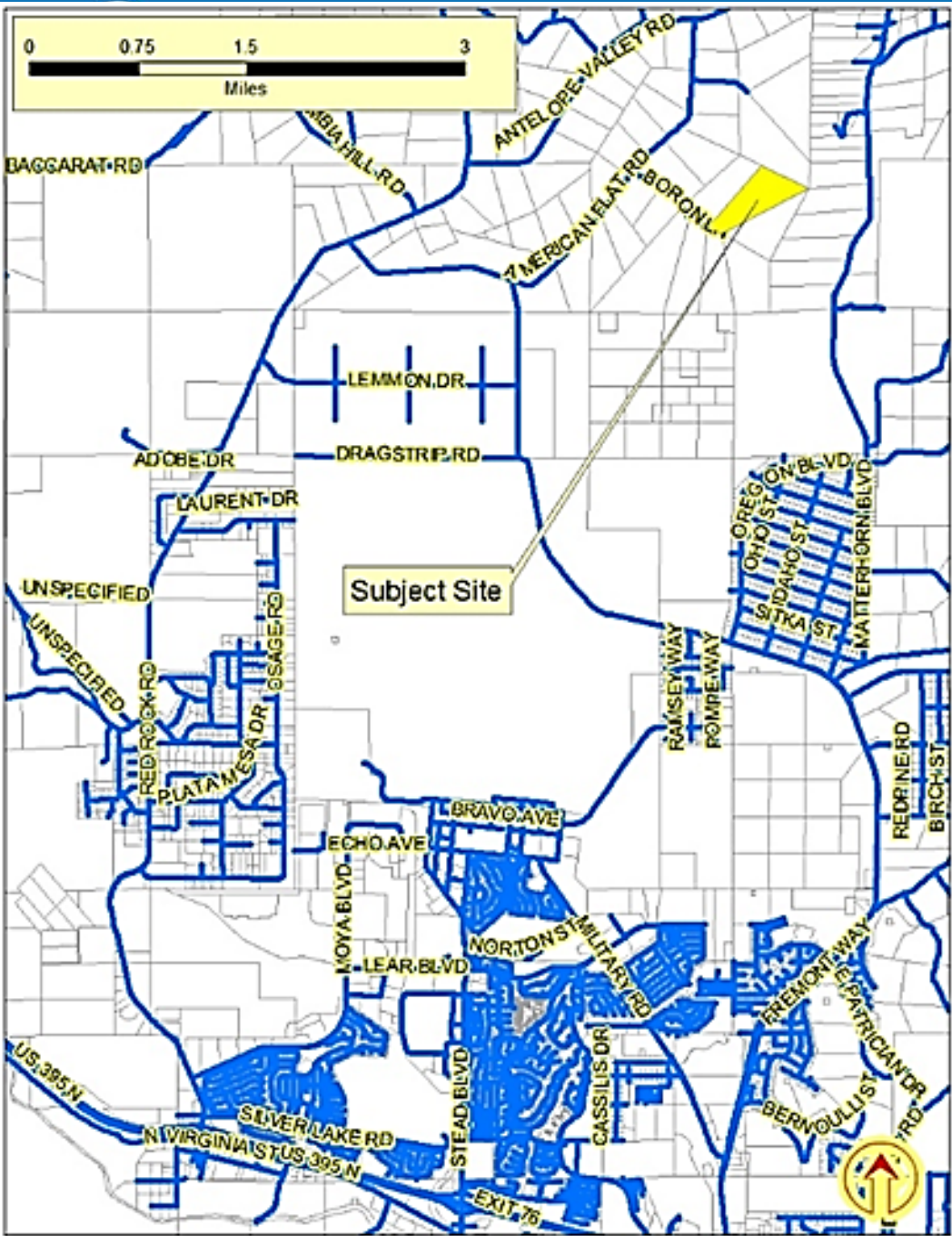


Request

Special use permit for Major Grading, including approximately 200 cubic yards of cut and 1350 cubic yards of fill and the related importation of approximately 1980 cubic yards of aggregate base material for driveway construction.

The driveway traverses slopes in excess of 30%.

Vicinity Map





Analysis

- Major Grading for a driveway that traverses a slope greater than 30%
- Makes extensive use of previous, unpermitted grading
- Heavy vegetation mitigates visual impact
- Proposed dwelling incorporates hillside adaptive architecture
- Few unique conditions are necessary to mitigate impact



Site Photos





Reviewing Agencies

- **Various agencies reviewed the application, their comments are included in the staff report**
- **Agencies with conditions, are included in the Conditions of Approval**



SUP Findings (pages 6-7 of staff report)

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 Major Grading, 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.



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 WSUP21-0016 for Graham Quinn, 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: