



# WSUP21-0022

## La Calma Grading



Board of Adjustment  
October 7, 2021



# Request

**To facilitate the construction of a new single-family residence and detached garage the application is requesting a special use permit (SUP) for major grading per Washoe County Code 110.438.35**





# Code Requirement

**The SUP is required per WWC 110.438.35 for major grading for the following:**

- 1. Grading on slopes of fifteen (15) percent or greater:**
  - a. Grading of 10% or more of the area of the parcel on parcels 6 acres or greater in size;**
  - b. Excavation of 1,000 cubic yards or more whether the material is intended to be permanently located on the project site or temporarily stored on a site for relocation to another, final site.**

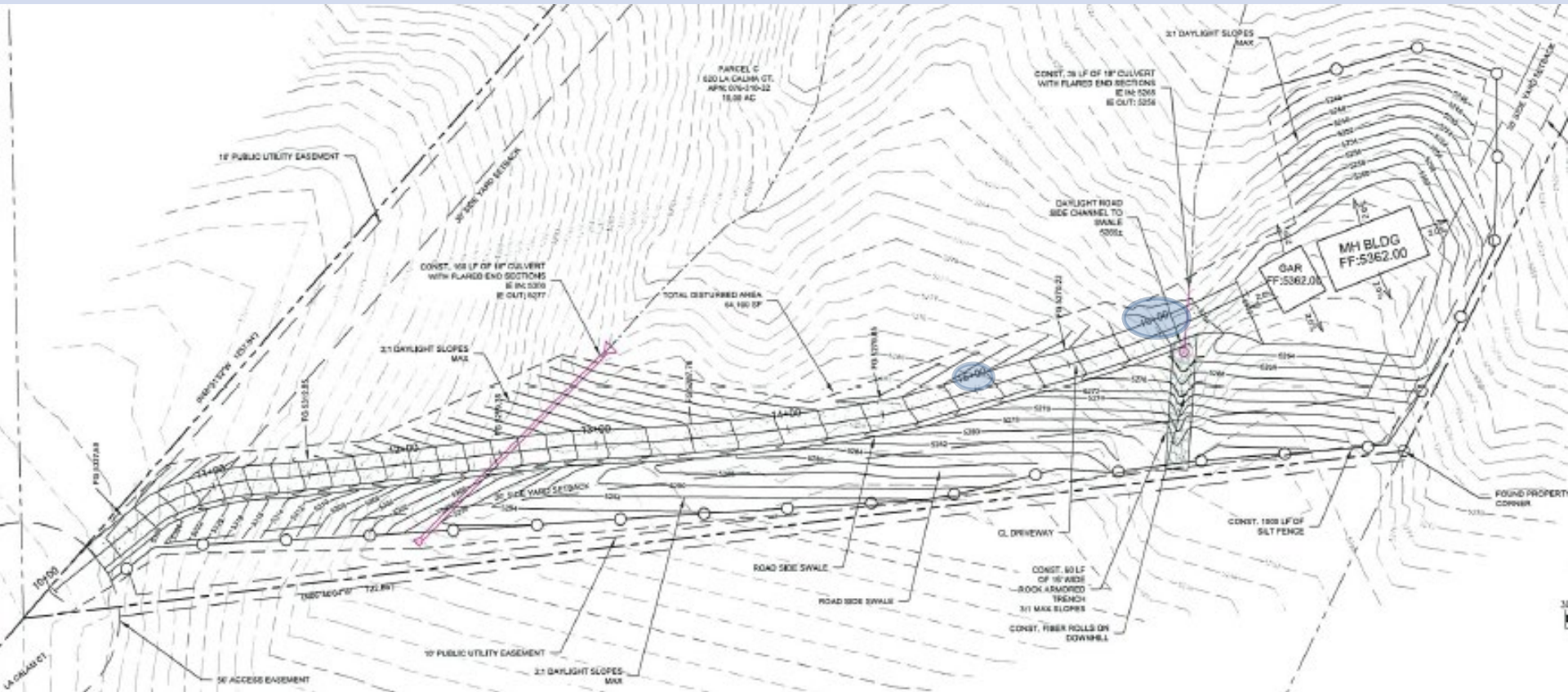


# Analysis

- The application is proposing grading on a parcel with slopes of 15% or greater, which indicates that approximately  $\pm 64,100$  sq. ft. of the site will be disturbed, with  $\pm 3,000$  cubic yards of cuts and  $\pm 3,000$  cubic yards of fill.
- The applicant is planning on installing a one story 1,387 sq. ft. manufactured residence and a detached one-car garage



# Analysis





# Analysis

- **The subject 10 acre parcel is vacant with native vegetation and is bisected by a large drainage way along the northern portion of the parcel**
- **The parcel has a master plan designation of Rural (R) and a regulatory zone of General Rural (GR)**
- **The proposed grading will comply with all Washoe County code requirements and the proposed driveway and building pads is consistent with similar driveways within the immediate vicinity**



# 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

1. **Consistency**. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Southwest Truckee Meadows 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 detached accessory dwelling unit 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 WSUP21-0022 for KZDS Trust, 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**