

Washoe County Board of Adjustment

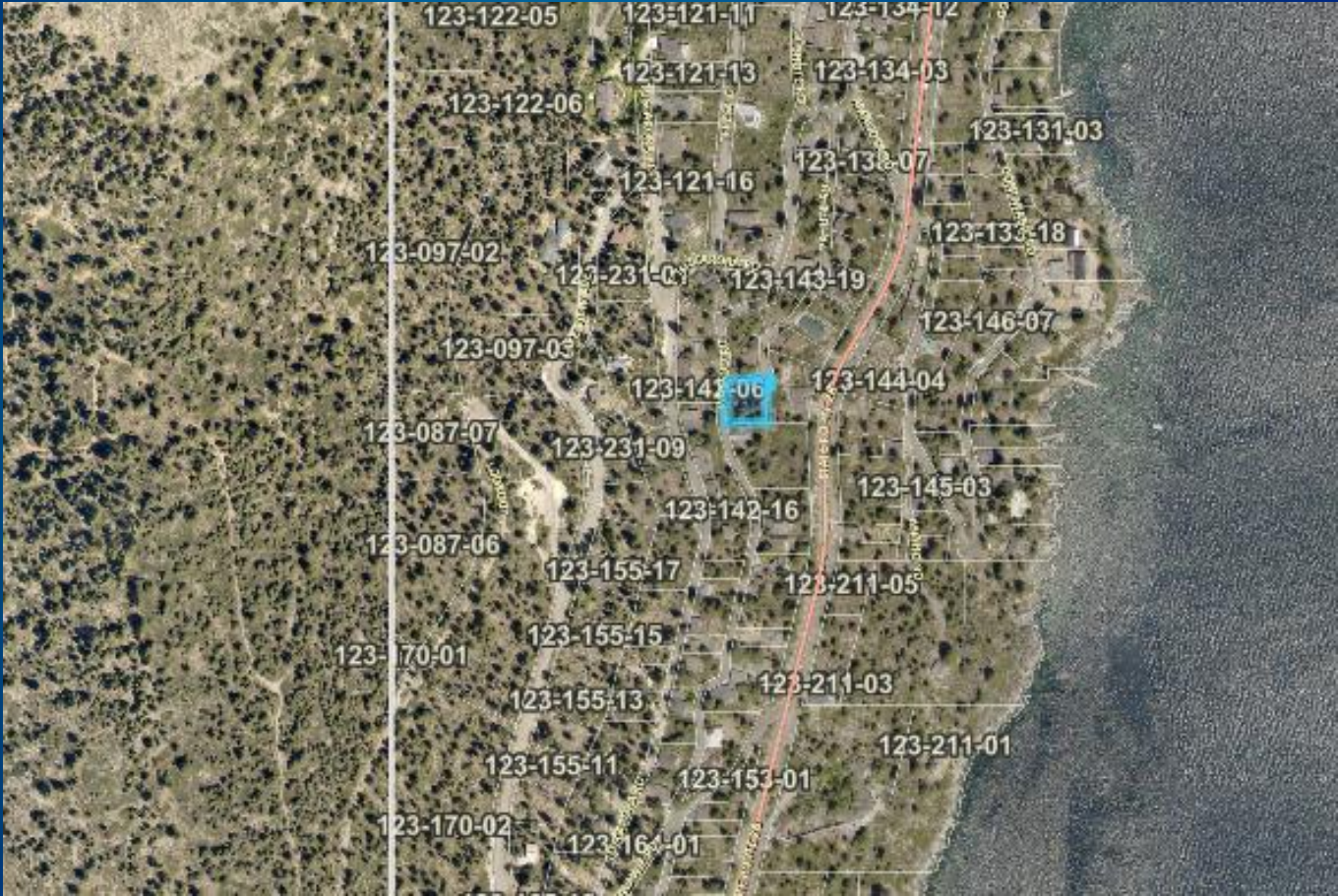


**COMMUNITY
SERVICES DEPARTMENT**

**Special Use Permit Case Number WSUP24-0007
(Caillier Single-Family Dwelling)**

June 14, 2024

425 Pahute Drive; APN 123-143-21



The request is for:

- A special use permit for the construction of a single-family dwelling pursuant to WCC 110.220.245, Crystal Bay Regulatory Zone.
- WCC 110.220.250, which provides special policies applicable to the Crystal Bay Regulatory Zone, provides in relevant part that, “Due to the **environmental sensitivity of the area, limited emergency access, and geologic hazards**, all further development in this Regulatory Zone shall be subject to a special use permit” and “Due to the sensitivity of the area and the **public safety issues**, all further development will be considered a special use.”

Site Plan



COMMUNITY SERVICES DEPARTMENT



GILAN FARR
architecture
 785 SOUTHWOOD BLVD
 SUITE 3
 P.O. BOX 6987
 INGENUE VILLAGE, NV 89451
 VOICE: (775) 831-8000

GILANFARRARCHITECTURE.COM

PROPOSED SITE PLAN
 CUSTOM RESIDENCE FOR
CALLIER LIVING TRUST
 10000 W. WASSOU ROAD, SUITE 100, WASSOU, NV 89424

REVISIONS

FILED: JES FALLER

DATE: 8/18/24

SCALE: AS NOTED

DRAWN: JES

SHEET: C1.8



DEFENSIBLE SPACE NOTES

1. ALL GRASS VEGETATION INCLUDING TREES SHALL BE MAINTAINED AND OTHER VEGETATION MUST BE REPLANTED.
2. ALL DEFENSIBLE SPACE SHALL BE MAINTAINED TO A HEIGHT OF TWENTY FEET ABOVE THE ADJACENT TO THE NEAR SIDE, NEITHER OF WHICH SHALL BE MAINTAINED TO A HEIGHT OF TWENTY FEET ABOVE THE ADJACENT TO THE NEAR SIDE. THE DEFENSIBLE SPACE SHALL BE MAINTAINED TO A HEIGHT OF TWENTY FEET ABOVE THE ADJACENT TO THE NEAR SIDE. THE DEFENSIBLE SPACE SHALL BE MAINTAINED TO A HEIGHT OF TWENTY FEET ABOVE THE ADJACENT TO THE NEAR SIDE.
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FIRE NOTES

1. PROVIDE FIRE EXTINGUISHERS AS FOLLOWS: ONE (1) FIRE EXTINGUISHER (MINIMUM 5 LB) IN EACH ROOM AND ONE (1) FIRE EXTINGUISHER (MINIMUM 5 LB) IN EACH GARAGE.
2. PROVIDE FIRE EXTINGUISHERS AS FOLLOWS: ONE (1) FIRE EXTINGUISHER (MINIMUM 5 LB) IN EACH ROOM AND ONE (1) FIRE EXTINGUISHER (MINIMUM 5 LB) IN EACH GARAGE.
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COVERAGE CALCULATIONS

AREA OF LOT: 10,000 SQ FT (0.23 ACRES)

CLASS 1 + 4 (RESIDENTIAL): 17,000 SQ FT

CLASS 2 (GARAGE): 1,000 SQ FT

TOTAL ALLOWABLE COVERAGE: 18,000 SQ FT

EXISTING COVERAGE

RESIDENCE + GARAGE	CLASS 1	CLASS 2	UNDEVELOPED	TOTAL
RESIDENCE + GARAGE	17,000	1,000	0	18,000
WOODLAND PLANTINGS	0	0	0	0
WOODLAND PLANTINGS	0	0	0	0
WOODLAND PLANTINGS	0	0	0	0
TOTAL EXISTING COVERAGE	17,000	1,000	0	18,000

PROPOSED COVERAGE

RESIDENCE + GARAGE	CLASS 1	CLASS 2	UNDEVELOPED	TOTAL
RESIDENCE + GARAGE	17,000	1,000	0	18,000
WOODLAND PLANTINGS	0	0	0	0
WOODLAND PLANTINGS	0	0	0	0
WOODLAND PLANTINGS	0	0	0	0
TOTAL PROPOSED COVERAGE	17,000	1,000	0	18,000

- SITE NOTES**
1. CALL UNDERGROUND SERVICES ALONG ALL BOUNDARIES AND RECORD THEM TO THE PLAN.
 2. PROVIDE ALL UTILITIES AS SHOWN ON THE PLAN AND RECORD THEM TO THE PLAN.
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PROPOSED SITE & GRADING PLAN
 SCALE: 1" = 10'-0"

- Abandonment approved in 2020 for a 1,197 square foot portion of Pahute Road as the prior dwelling constructed in 1941 was partially within the road – abandonment ensured the structure was out of the right of way.
- Abandonment approved by Planning Commission, County Commission, and upheld at the NV Supreme Court.
- Dwelling previously existed on the property built in 1941 has been demolished.
- Proposed single-family dwelling will be 6,810 square feet plus a three-car garage, porch, and deck.
- 31 feet in height and complies with the Code requirement.
- Required setbacks are twenty (20) feet in the front and rear and eight (8) feet on the sides - proposed residence complies with all setback requirements.

Evaluation – Natural Hazards

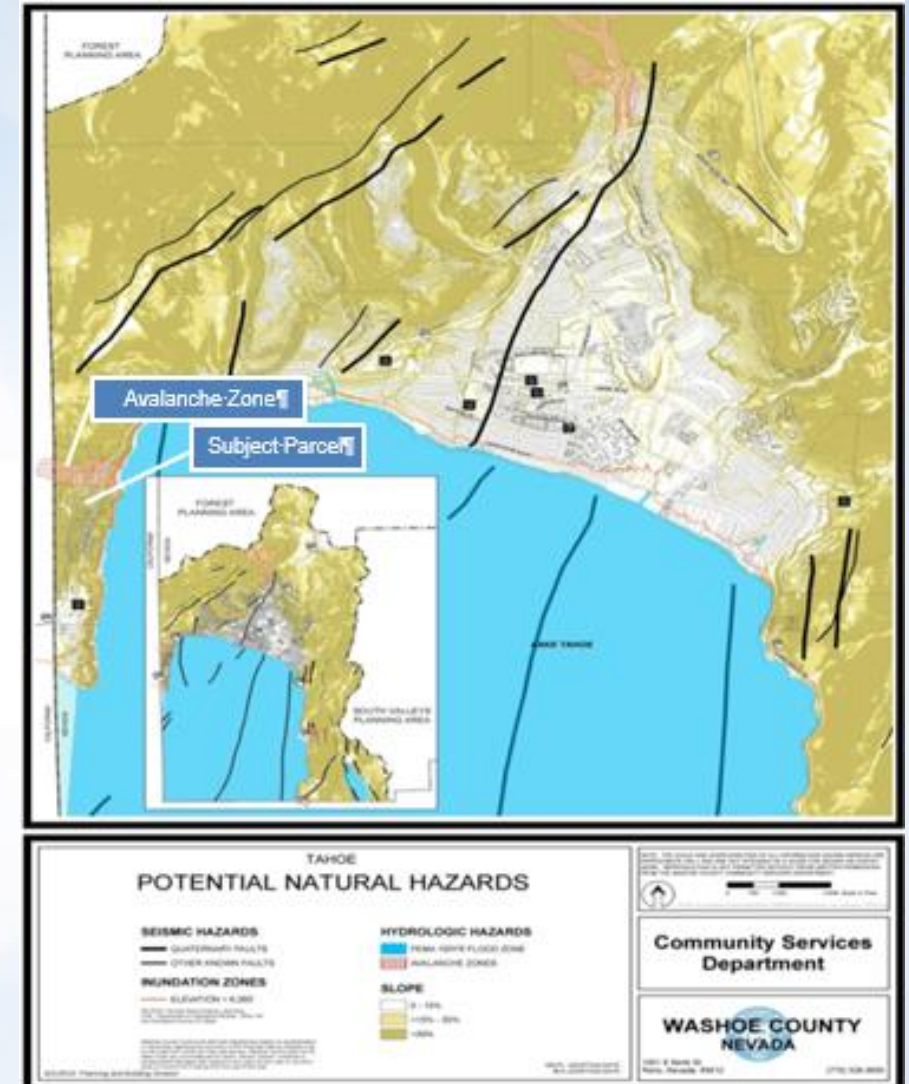
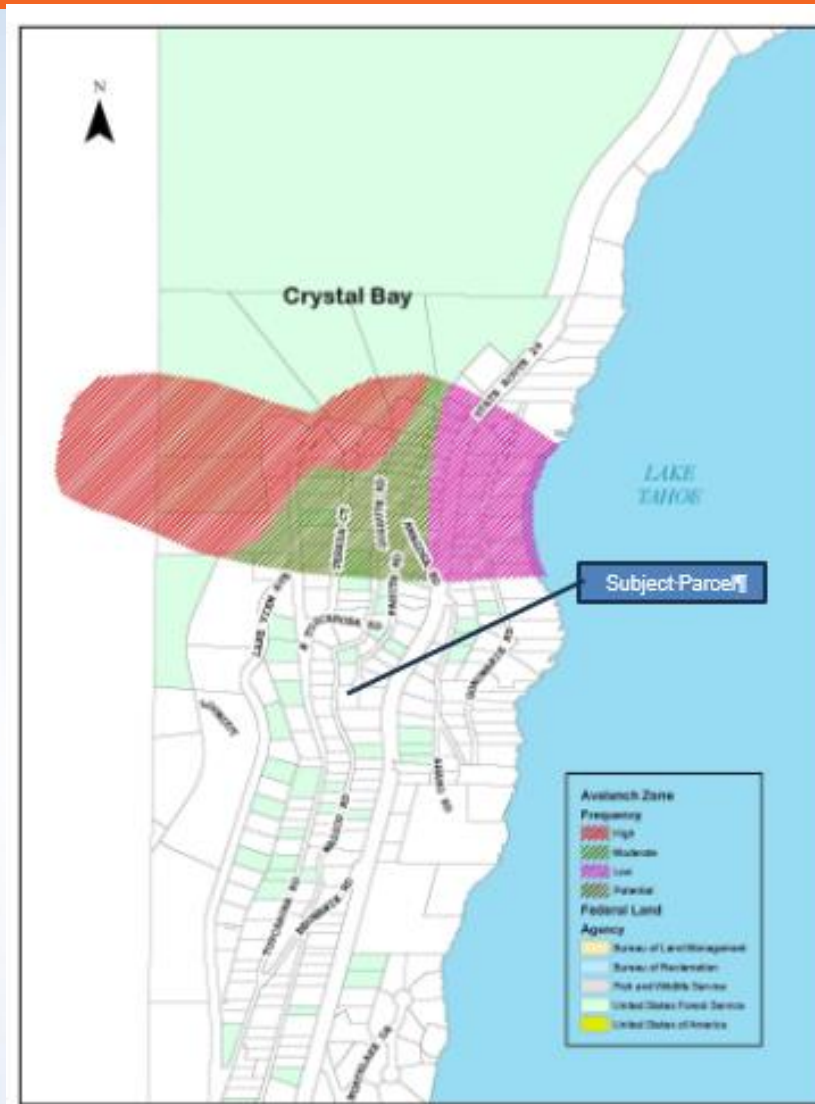
- WCC Section 110.220.125, *Natural Hazards*, states the following shall be review in the Crystal Bay area of the Tahoe Planning Area:
 - Flood
 - Seismic
 - Avalanche
 - Wildfire

Evaluation – Natural Hazards



(c) Avalanche. All development within an identified avalanche hazard area must complete an appropriate geo-technical study as determined by the Washoe County Community Services Department and comply with the study's final recommendations.

- Property is not located within an avalanche hazard area – no geo-technical study is required.



Evaluation – Special Policies



WCC Section 110.220.250, *Crystal Bay Regulatory Zone Special Policies*, states the following special policies will be implemented in the Crystal Bay Regulatory Zone:

“(a) Due to the environmental sensitivity of the area, limited emergency access, and geologic hazards, all further development in this Regulatory Zone shall be subject to a special use permit.”

- *The public safety issues reviewed were: avalanche, fire, seismic activity, flood, and limited emergency access – no concerns were revealed as a result of staff's review.*

“(b) Further encroachment permits onto Highway 28 should be discouraged.”

- *Property is accessed from Pahute Road and not from Highway 28.*

“(c) Due to the sensitivity of the area and the public safety issues, all further development will be considered a special use.”

- *Public safety issues present in the area are due to avalanche, fire, seismic activity, flood, and limited emergency access - applicant has applied for this special use permit.*

“(d) Further study of the avalanche danger is required to resolve the avalanche problem and to ensure that new and existing development is consistent with the findings of that study.”

- *As shown on the maps on prior slide, the subject property is not in an avalanche hazard area.*

Reviewing Agencies

- The project application was sent to thirteen (13) agencies for review, including NLTFPD.
- One (1) agency (Engineering) provided conditions, which are included in Exhibit A of the staff report.
- Conditions included:
 - Construction drawings addressing grading
 - Encroachment permit
 - Traffic control plan

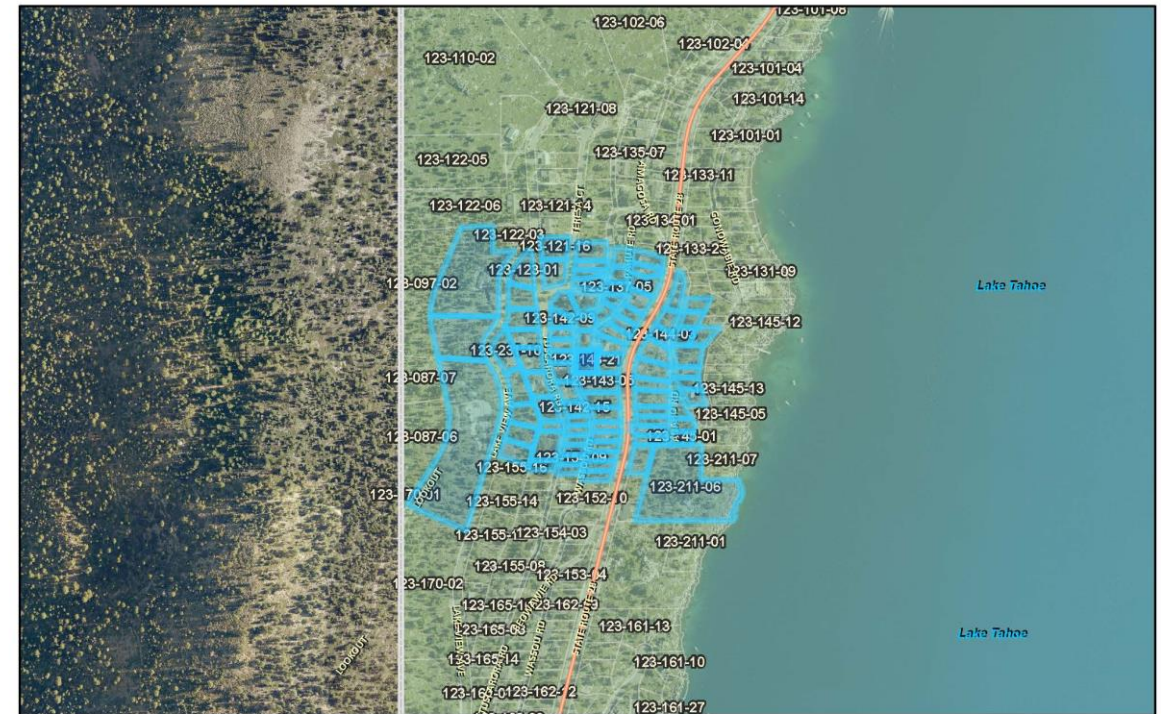
Agencies	Sent to Review	Responded	Provided Conditions	Contact
Washoe County Building & Safety	X			
Washoe County Water Rights Manager (All Apps)	X			
WCSO Law Enforcement	X	X		
Washoe County Engineering (Land Development) (All Apps)	X	X	X	Rob Wimer, rwimer@washoecounty.gov; Janelle Thomas, jkthomas@washoecounty.gov
Washoe County Engineering & Capital Projects Director (All Apps)	X			
NNPH Air Quality	X			
NNPH Environmental Health	X	X		
AT&T	X	X		
NV Energy	X			
Incline Village Roads	X			
IVGID	X	X		
Tahoe Regional Planning Agency	X			

Public Notice



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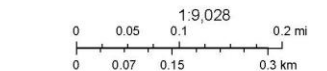
- Eighty-nine (89) parcels noticed
- One public comment received



May 10, 2024

County Commissioner

■ District 1 - Alexis Hill



Washoe County, Washoe County GIS, Source: Esri, Maxar, Earthstar
Geographics, and the GIS User Community

This information for illustrative purposes only. Not to be used for boundary

Staff is able to make all 5 required findings, as detailed on pages 11 & 12 in the staff report.

- a) 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;
- b) 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;
- c) Site Suitability. That the site is physically suitable for a commercial stable, and for the intensity of such a development;
- d) 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;
- e) 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.

Possible Motion

Staff recommends the Board of Adjustment approve Special Use Permit Case Number WSUP24-0007 and provides the following 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 WSUP24-0007, 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.

Thank you

Tim Evans, Planner
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TEvans@washoecounty.gov
775-328-2314



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