

Washoe County Board of Adjustment



**WAC24-0006 (Highway 34 Storage)
for WSUP22-0003**

July 8, 2024

Request



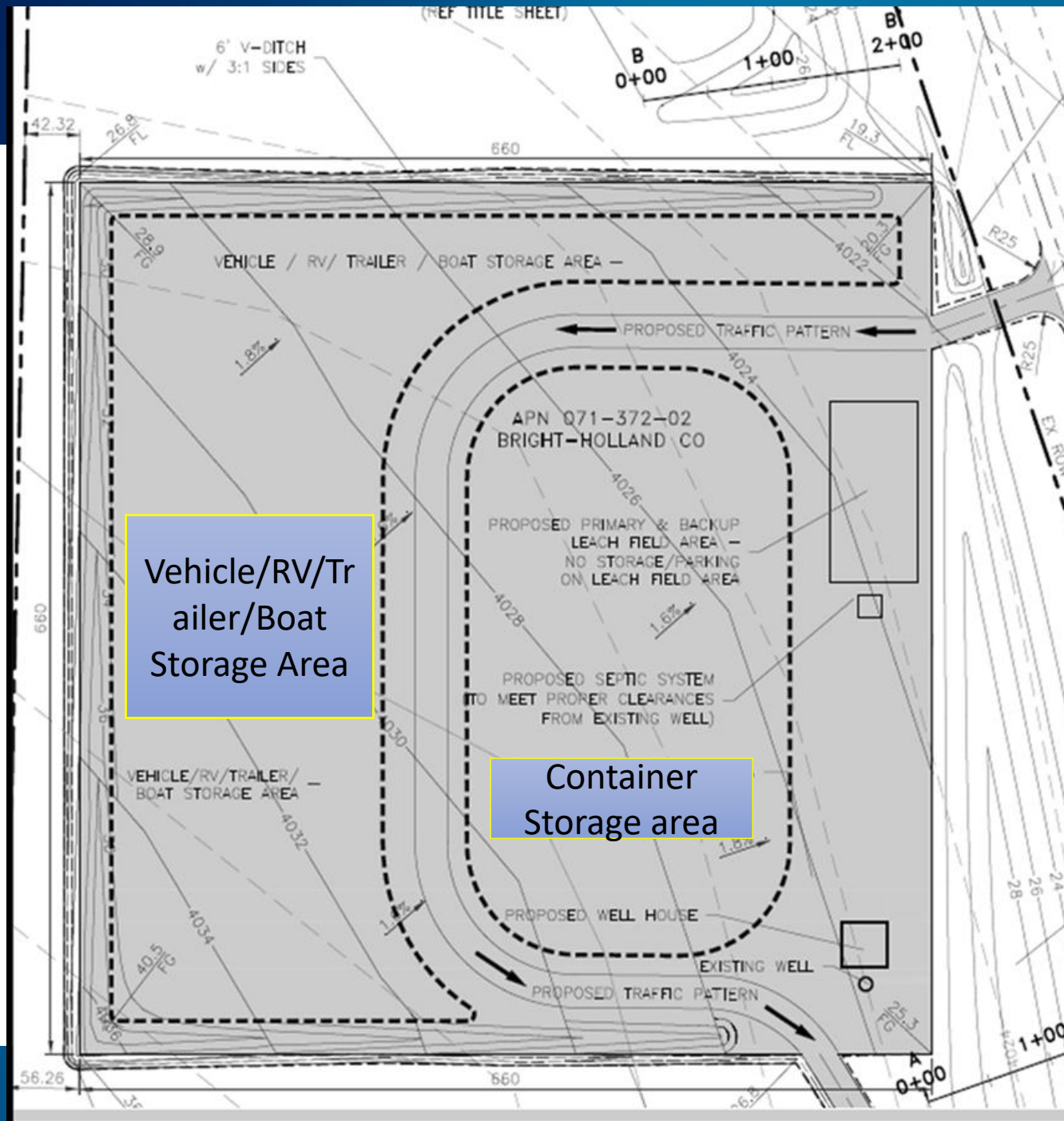
The request is to amend conditions of approval condition 1(c) for Case Number WSUP22-0003, to extend the requirement that the building permit may be issued on or before May 5, 2025.

Background



- On May 5, 2022, the Board of Adjustment (BOA) heard and approved administrative permit case number WSUP22-0003.
- The request was for a special use permit (SUP) to establish outdoor storage, including the storage of operable and inoperable vehicles, along with personal storage.
- The 51.03 acres site is approximately 16 miles north of Gerlach and the access is from County Route 34.

Site Plan



Vehicle/RV/Trailer/Boat Storage Area

Container Storage area

Evaluation of Amendment of Conditions

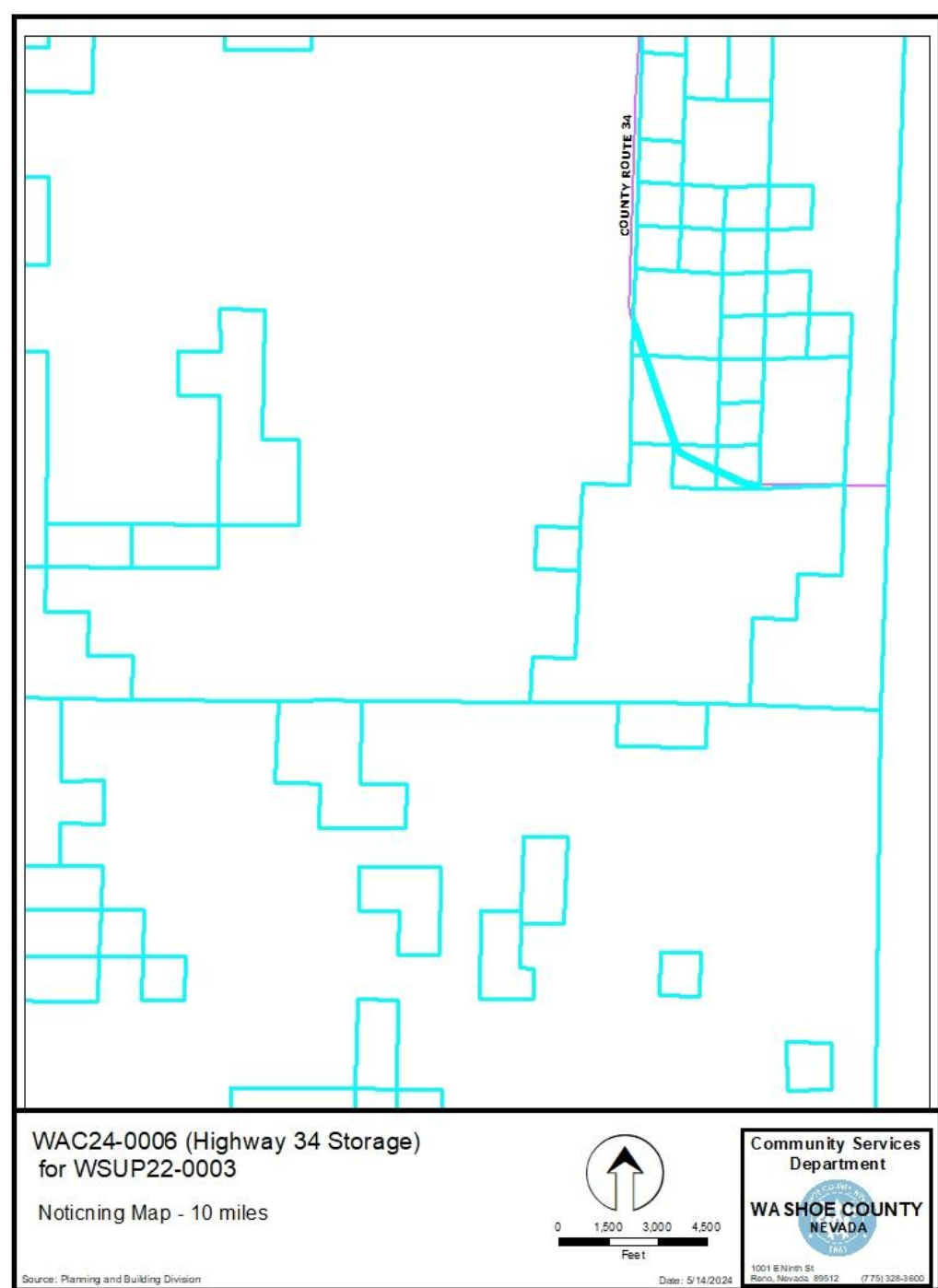


The applicant is now requesting to amend the following conditions of approval:

1.c. The applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and initial building permits shall be issued ~~within two years from the date of approval by Washoe County~~ **by May 5, 2025**. The applicant shall complete construction within the time specified by the building permits. Compliance with this condition shall be determined by the Planning and Building Division.

Noticing

- Property owners were noticed within 10 miles.
- 32 parcels were noticed.
- No Neighborhood Meeting was required.



Reviewing Agencies & Findings



- Various agencies reviewed the application, their comments are included in the staff report.
- Agencies with conditions, are included in the Conditions of Approval.
- Staff is able to make all the findings as explained in the staff report.

Possible Motion for Amendment of Conditions



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 Amendment of Conditions Case Number WAC24-0006 for Bright-Holland Co., 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

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