



**SPECIAL USE PERMIT**



**WASHOE COUNTY BOARD OF ADJUSTMENT  
DECEMBER 8, 2022**

# PROJECT LOCATION

16255 SOUTH VIRGINIA STREET



The following request has been made to Washoe County:

- A **Special Use Permit** to allow for the establishment of a private school within the High Density Rural (HDR) regulatory zone and to allow for Major Grading per the standards of Section 110.438.35 of the Washoe County Development Code.



# PROJECT REQUEST



# AERIAL VIEW



EXISTING HOME

PREVIOUSLY GRADED  
AREA

PRIMARY BUILDING AND ASSOCIATED  
OUTBUILDINGS (FORMER CHURCH AND  
SCHOOL)

# EXISTING CONDITIONS

AREA PROPOSED FOR SCHOOL – VACANT AND PREVIOUSLY GRADED





# SITE PLAN

## PLANT LEGEND

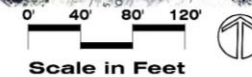


## LANDSCAPE DATA

SITE AREA - 608,484 SQ FT (13.96 ACRES)  
 NET DISTURBED AREA - 200,200 SQ FT (9.28 AC)  
 JURISDICTION - WASHOE COUNTY  
 ZONING - HIGH DENSITY RURAL (HDR)  
 REQUIRED LANDSCAPE AREA = 46,040 SQ FT  
 + (20% OF NET DISTURBED AREA)  
 PROVIDED LANDSCAPE AREA = 46,040 SQ FT MIN.  
 REQUIRED TREES = 182 MIN.  
 • ONE TREE PER 800 SQ FT OF REQUIRED LANDSCAPE AREA = 76  
 • ONE TREE PER 12 PARKING SPACES + 6  
 • INCLUDES ONE TREE PER 50 LN FT OF STREET FRONTAGE = 17  
 REQUIRED SHRUBS = 1,042 MIN.  
 • (6) SHRUBS PER REQUIRED TREE

## GENERAL NOTES

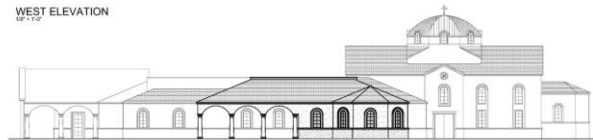
- 1) ALL PLANTING AND IRRIGATION SHALL BE INSTALLED PER LOCAL GOVERNING CODES.
- 2) TREES
  - DECIDUOUS TREES SHALL HAVE A MINIMUM CALIPER OF 2 INCHES.
  - EVERGREEN TREES SHALL HAVE A MINIMUM HEIGHT OF 7 FEET.
  - ADDITIONAL TREES, BEYOND THOSE REQUIRED BY CODE, MAY BE REDUCED IN SIZE AT INSTALLATION.
- 3) FINAL PLANT SELECTION AND LAYOUT WILL BE BASED ON SOUND HORTICULTURAL PRACTICES RELATING TO MICRO-CLIMATE, SOIL, AND WATER REGIMES. ALL TREES WILL BE STAKED SO AS TO REMAIN UPRIGHT AND PLUMB FOLLOWING INSTALLATION. PLANT SIZE AND QUALITY AT TIME OF PLANTING WILL BE PER THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-1990).
- 4) ALL SHRUB BEDS WILL RECEIVE 4" DEPTH MULCH WITH WEED CONTROL.
- 5) ALL LANDSCAPING WILL BE AUTOMATICALLY IRRIGATED. CONTAINER PLANTINGS WILL BE DRIP IRRIGATED BASED ON THE SPECIFIC HORTICULTURAL REQUIREMENTS OF EACH SPECIES. A REDUCED-PRESSURE-TYPE BACKFLOW PREVENTER WILL BE PROVIDED ON THE IRRIGATION SYSTEM AS REQUIRED PER CODE.
- 6) PLAN IS CONCEPTUAL. PLANT QUANTITIES INDICATED ARE PER WASHOE CO. CODE REQUIREMENTS. PLANT LOCATIONS, FINAL SPECIES SELECTION, AND SIZE AT PLANTING SHALL BE DETERMINED DURING DEVELOPMENT OF THE FINAL CONSTRUCTION DOCUMENTS.



# BUILDING ELEVATIONS



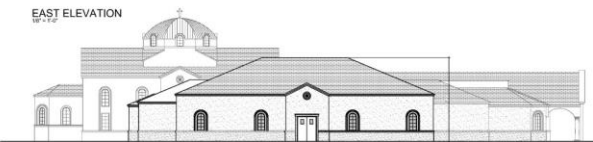
WEST ELEVATION  
1/8" = 1'-0"



SOUTH ELEVATION  
1/8" = 1'-0"



EAST ELEVATION  
1/8" = 1'-0"



NORTH ELEVATION  
1/8" = 1'-0"

# PROJECT BACKGROUND

- Site was originally developed as a stagecoach stop in the 1800's and has a diverse history, including use as "divorce cottages" in the 1930's and 40's.
- Previous use was the Glory Temple Church which included a SUP.
- St. Nicholas Academy was established at the site in 2017.
- Approved for temporary classrooms in 2021 by Board of Adjustment.



# PROJECT SUMMARY

- SUP establishes a private school use in the HDR zone (K-12<sup>th</sup> grade).
- Up to 150 students; 75 elementary, 30 middle, and 45 high school.
- Grading generally follows the existing disturbed area and access.
- Circulation for drop-off and pick-up incorporated into site design.
- The site has previously functioned with a school use, resulting in no negative impacts.
- NDOT encroachment permit will require full traffic analysis/mitigation.
- A school use is complementary to the surrounding area.
- School hours are 9:00 am to 3:30 pm.



**Mike Railey**  
**Christy Corporation, Ltd.**