

Washoe County Board of Adjustment



**COMMUNITY
SERVICES DEPARTMENT**

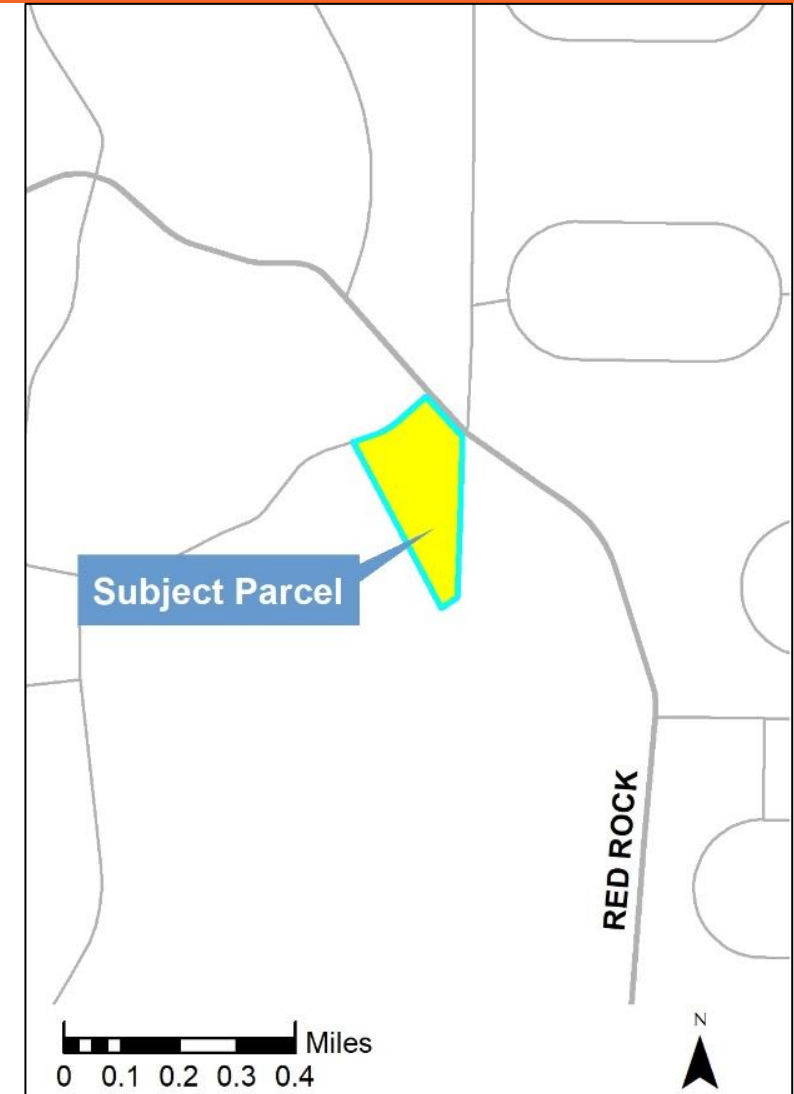
WSUP23-0013 (25 Arabian Way)

October 26, 2023

Vicinity Map



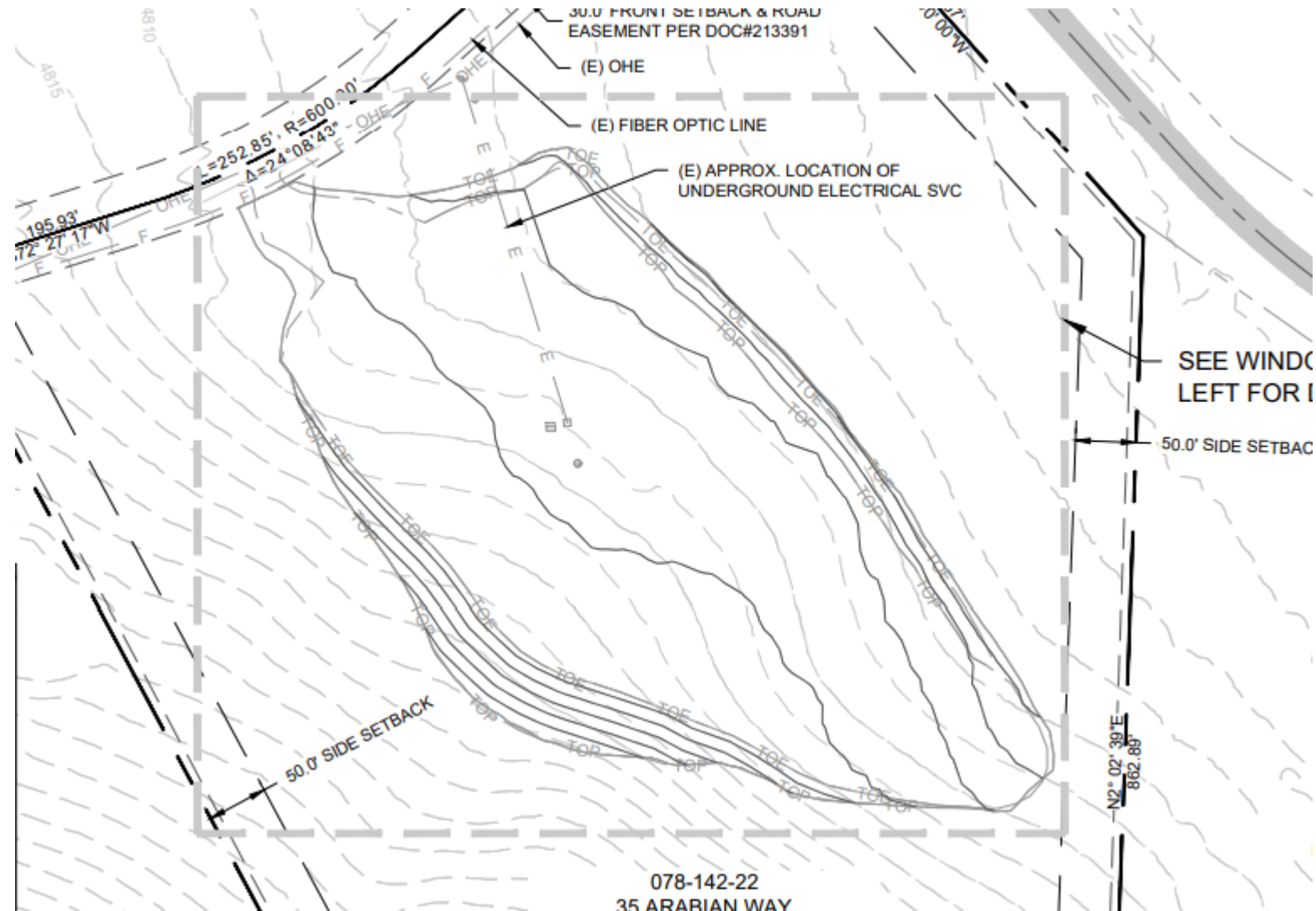
- North Valleys Area Plan
- High Density Rural (HDR)
- 24.18 Acre Parcel
- Includes additional parcels, and areas of 0.3 acres, 0.4 acres, and 1.3 acres
- Adjacent to and visible from Red Rock Road



Request



- Special Use Permit for major grading to address unpermitted grading
- No standards are proposed to be modified.
- Goal is to bring the subject property back into compliance.



Request

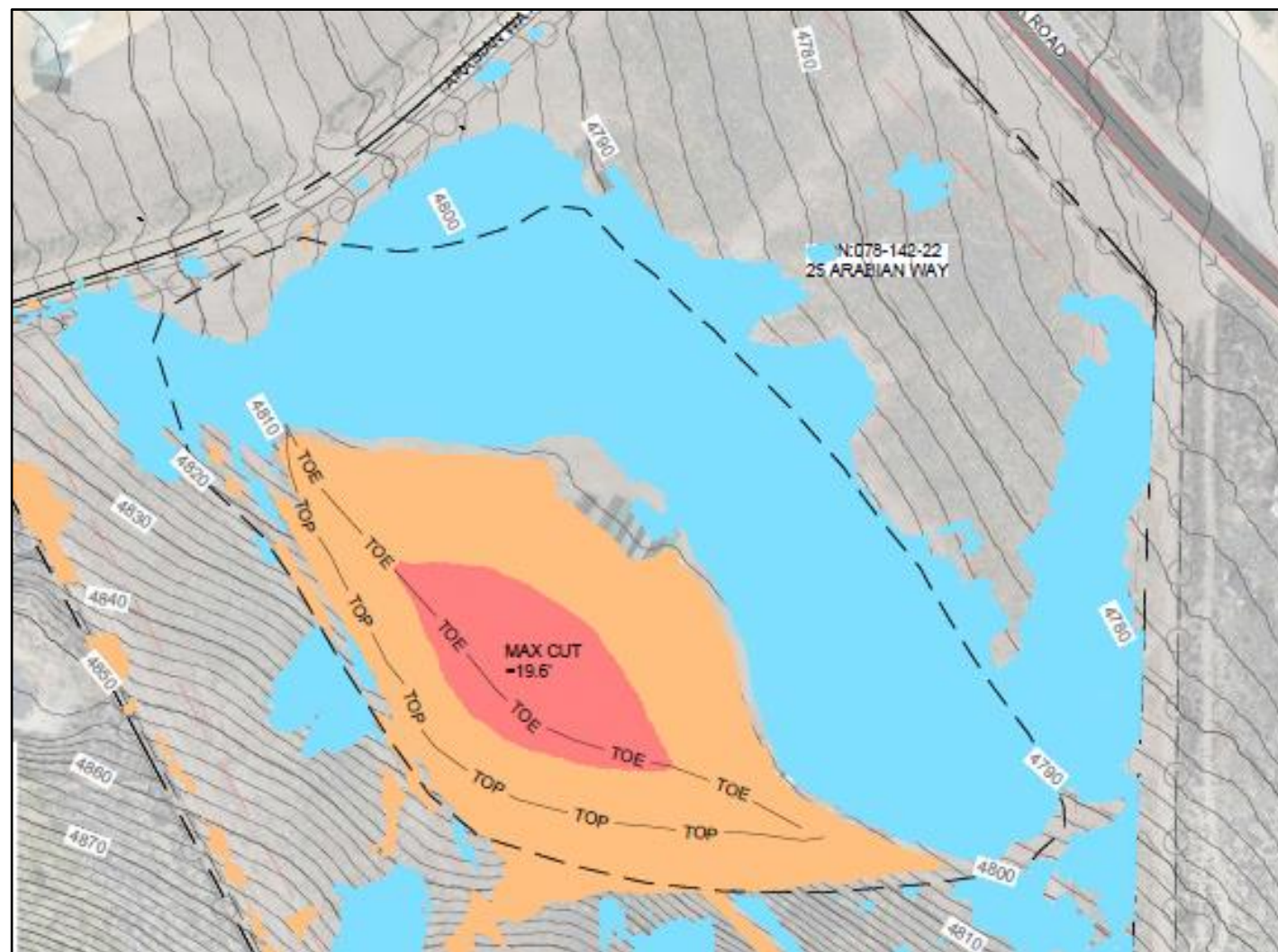


- Major Grading Special Use Permit to remedy unpermitted grading:
- 18,000 CY of Cut
- 18,000 CY of Fill
- Total Disturbance of Cut and Fill: 4.77 Acres
- Total Disturbance overall: 25.6 Acres
- **2 Grading Proposals submitted**

Current Conditions



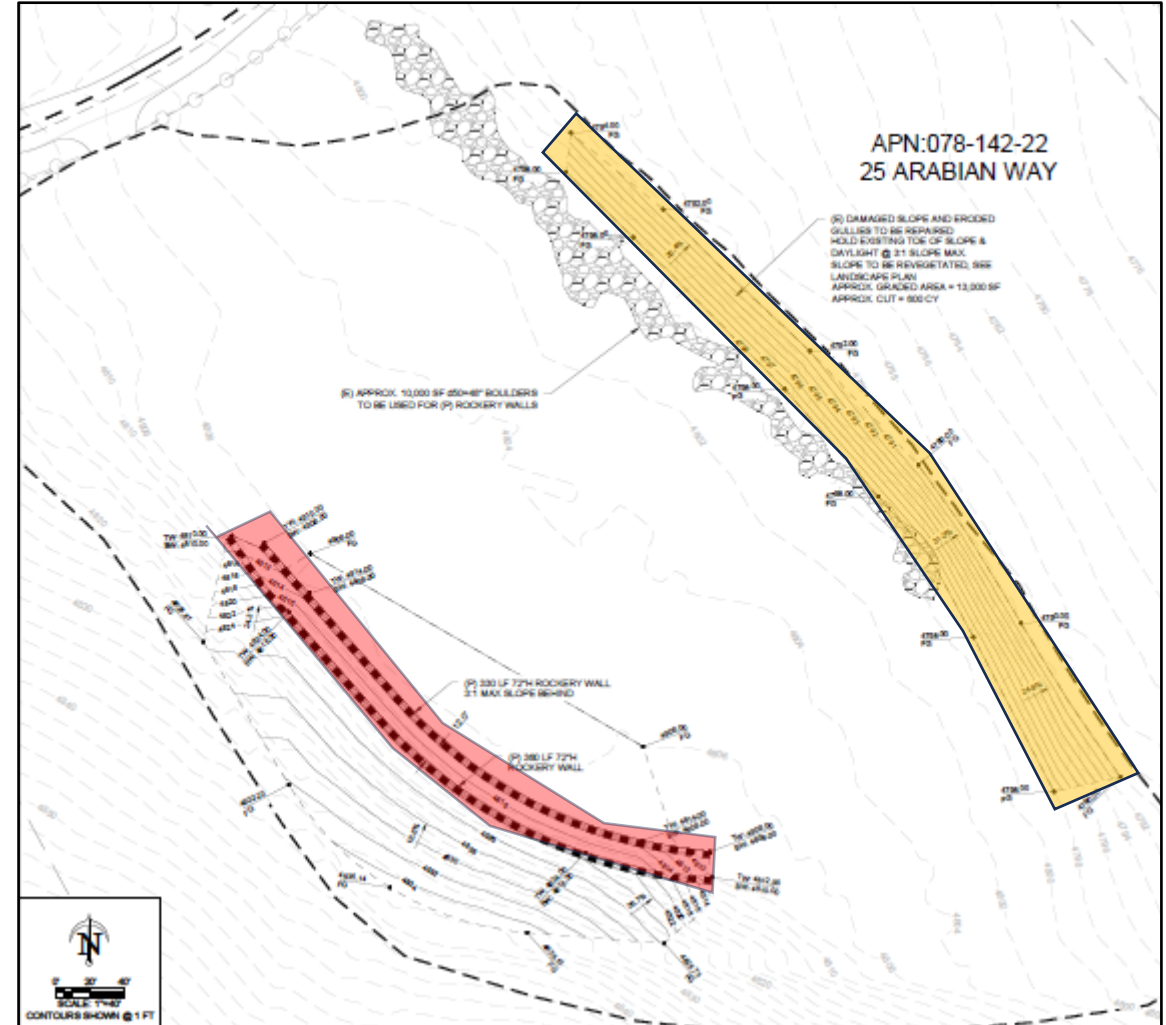
- Maximum existing cut is 19'6"



Grading Proposal #1



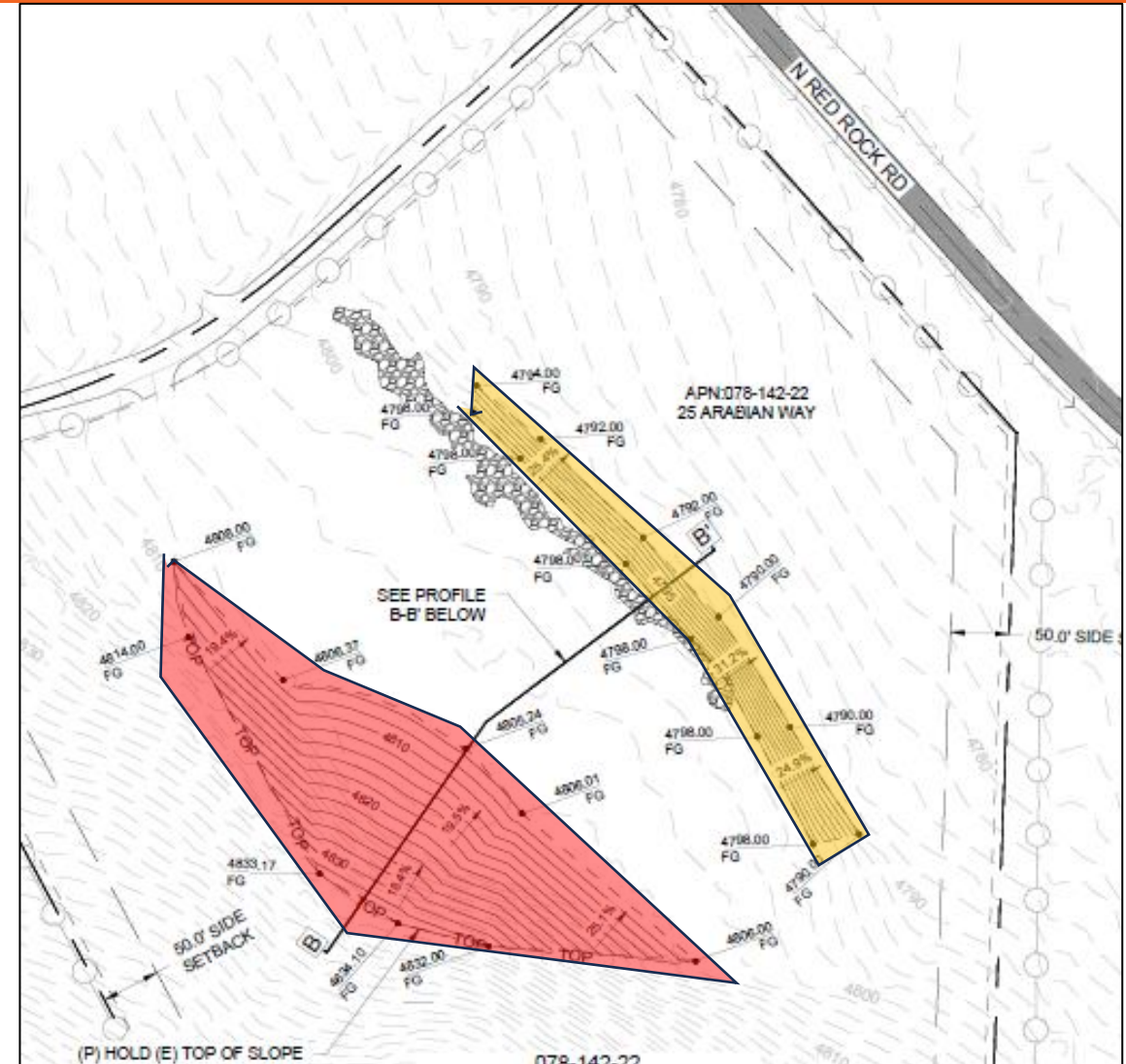
- Retaining walls proposed as part of the request.
- Two stepped retaining walls proposed at a maximum of 6 feet
- Involves 1.2 acres of grading
- 1,000 cy of cut
- 5,000 cy of fill
- As part of the proposal, the damaged slope and eroded gullies on the western end of the parcel will be repaired.



Grading Proposal #2



- No retaining walls proposed.
- Reduction of existing cuts to less than 10 feet
- Involves 1.38 acres of grading
- 8,300 cy of imported material
- As part of the proposal, the damaged slope and eroded gullies on the western end of the parcel will be repaired.



Revegetation



- The applicants are required to revegetate the areas previously disturbed without permits. The applicants have provided a revegetation plan, a temporary irrigation plan, and a seed list.
- This is memorialized in Exhibit A, as condition 1g and 1h



Approval with Conditions: Motion can be found on Page 16-17 of Staff Report

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 **deny grading proposal #1**, and the Washoe County Board of Adjustment approve with conditions, **grading proposal #2**, for Special Use Permit Case Number WSUP23-0013 for Mark and Michelle Williams, 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, and North Valleys Area Plan Policy NV.12.3:

Thank you

Chris Bronczyk, Senior Planner
Washoe County CSD – Planning Division
cbronczyk@washoecounty.gov
775-328-3612



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Pictures



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