

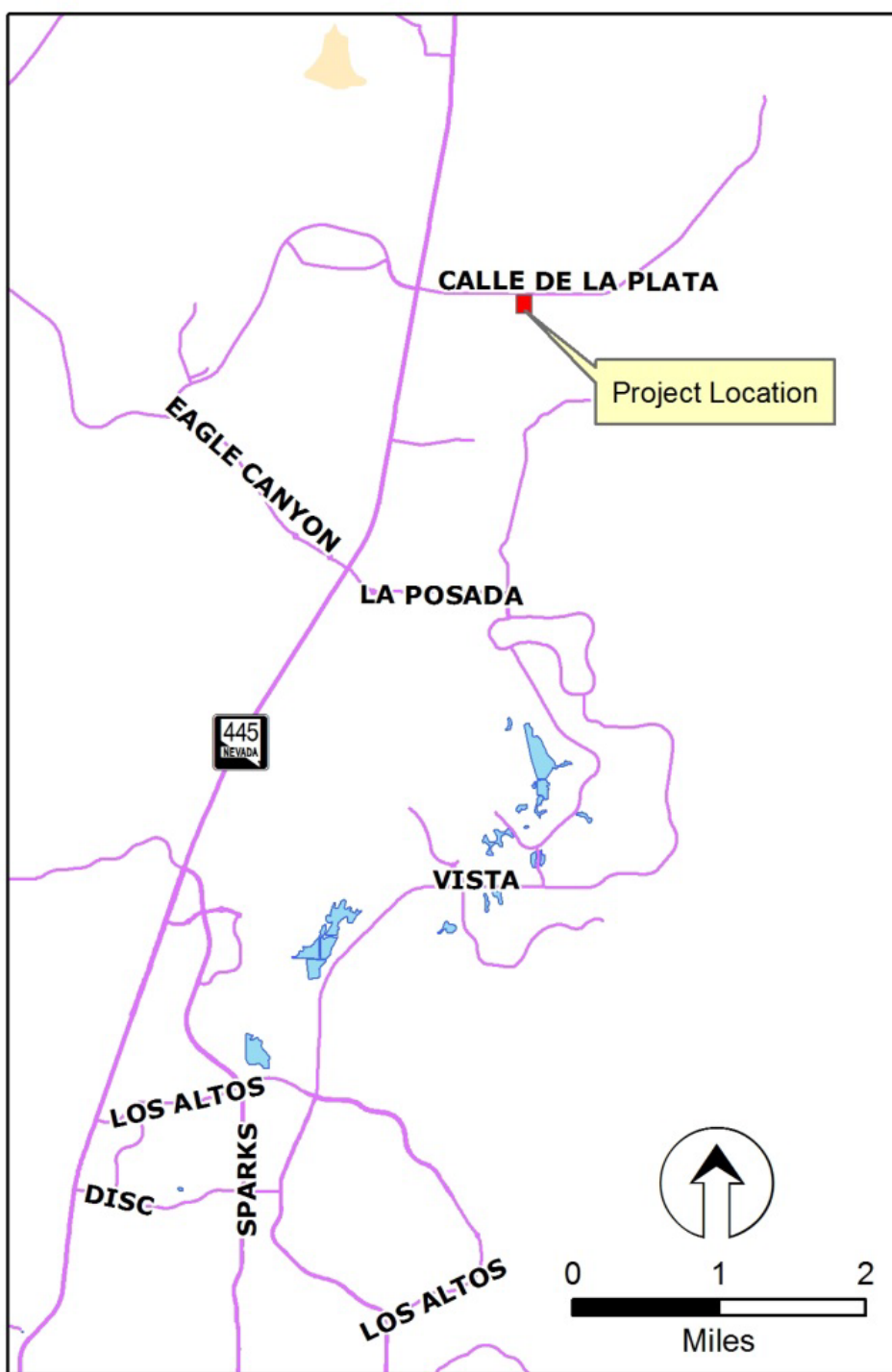


# WADMIN17-0009 (Crossley Garage)

## Washoe County Board of Adjustment



December 7, 2017





# Background

- **Subject property is 9.47 acres located at 401 Calle De La Plata, east of Pyramid Highway**
- **Proposal to construct a 4,000 square foot detached accessory structure (DAS)**
- **Existing main dwelling is 1,700 square feet**
- **Proposed location is in the center of the lot, nearly 730 feet from the nearest building on adjoining property**

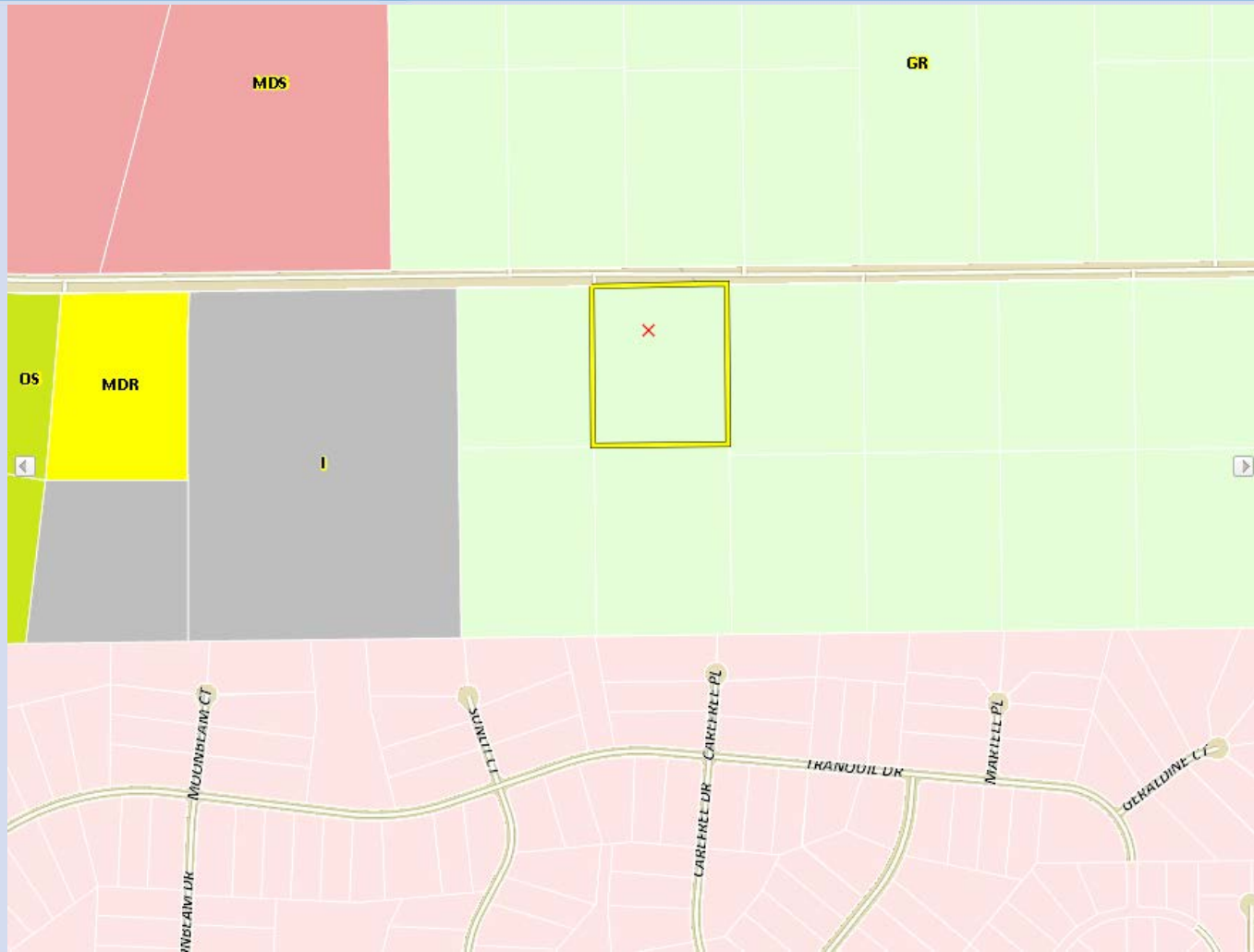


# Background

- **Per WCC section 110.306.10(d), an Administrative Permit is required to construct a DAS larger than the main dwelling**
- **Surrounding properties are of similar size & zoning**
- **Large detached accessory structures are relatively common in the vicinity of the subject site**
- **Metal building to be used for vehicle storage; building will not be connected to electrical or plumbing**



# Adjacent Zoning



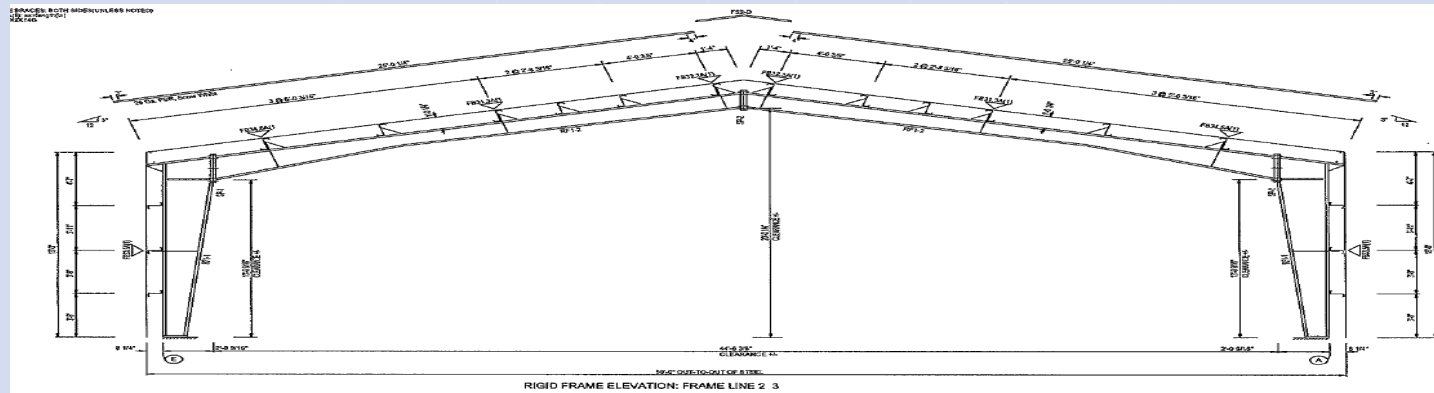
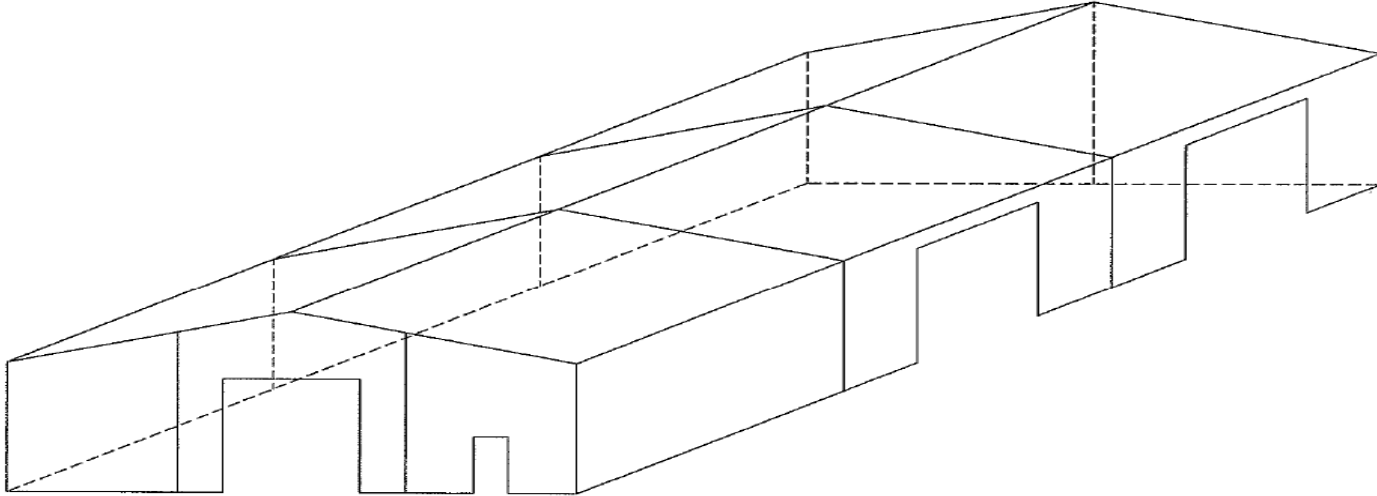


# Site Plan





# Elevations





# Reviewing Agencies

- **See Exhibit A of the staff report for the recommended conditions of approval**
- **The site is in a FEMA 100-year floodplain, all grading and construction shall be in conformance with the Washoe County Code Article 416**





# Citizen Advisory Board/Public Comment


- **The Spanish Springs Citizen Advisory Board did not have a meeting**
- **The application was distributed to CAB members for their review and comment**
- **Staff has not received any comments from CAB members**
- **Staff has not received any comments or objections from adjacent neighbors**

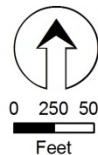


# Notice



WADMIN17-0009 (Crossley Garage)  
PUBLIC NOTICE MAP

 Noticed Parcels



Community Services  
Department



Post Office Box 11130  
Reno, Nevada 89520 (775) 328-3600



# Required Findings

- **WCC Section 110.808.25, Administrative Permits:**
  - **Consistency with Master Plans**
  - **Improvements – adequate infrastructure has been provided or is available**
  - **Site Suitability**
  - **Issuance Not Detrimental**
  - **Effect on a Military Installation**



# Staff Recommendation

**After a thorough analysis and review, Administrative Permit Case Number WADMIN17-0009 is being recommended for approval with conditions. Staff offers the following motion for the Board's consideration.**



# Possible Motion

**I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Board of Adjustment approve Administrative Permit Case Number WADMIN17-0009 for the Crossley Garage, with the conditions of approval included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.808.25, and consistency with the Spanish Springs Area Plan.**