

Washoe County Board of Adjustment



COMMUNITY
SERVICES DEPARTMENT

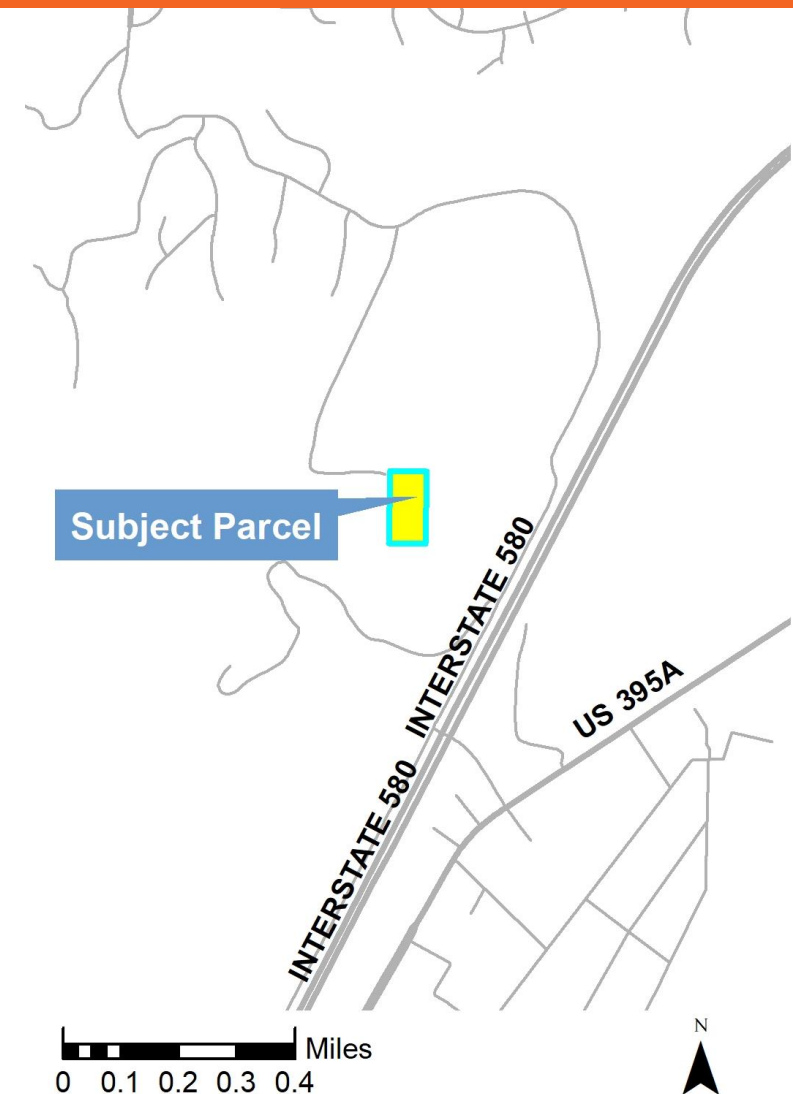
WSUP22-0036
(Southwind Grading)

March 2, 2023

Vicinity Map



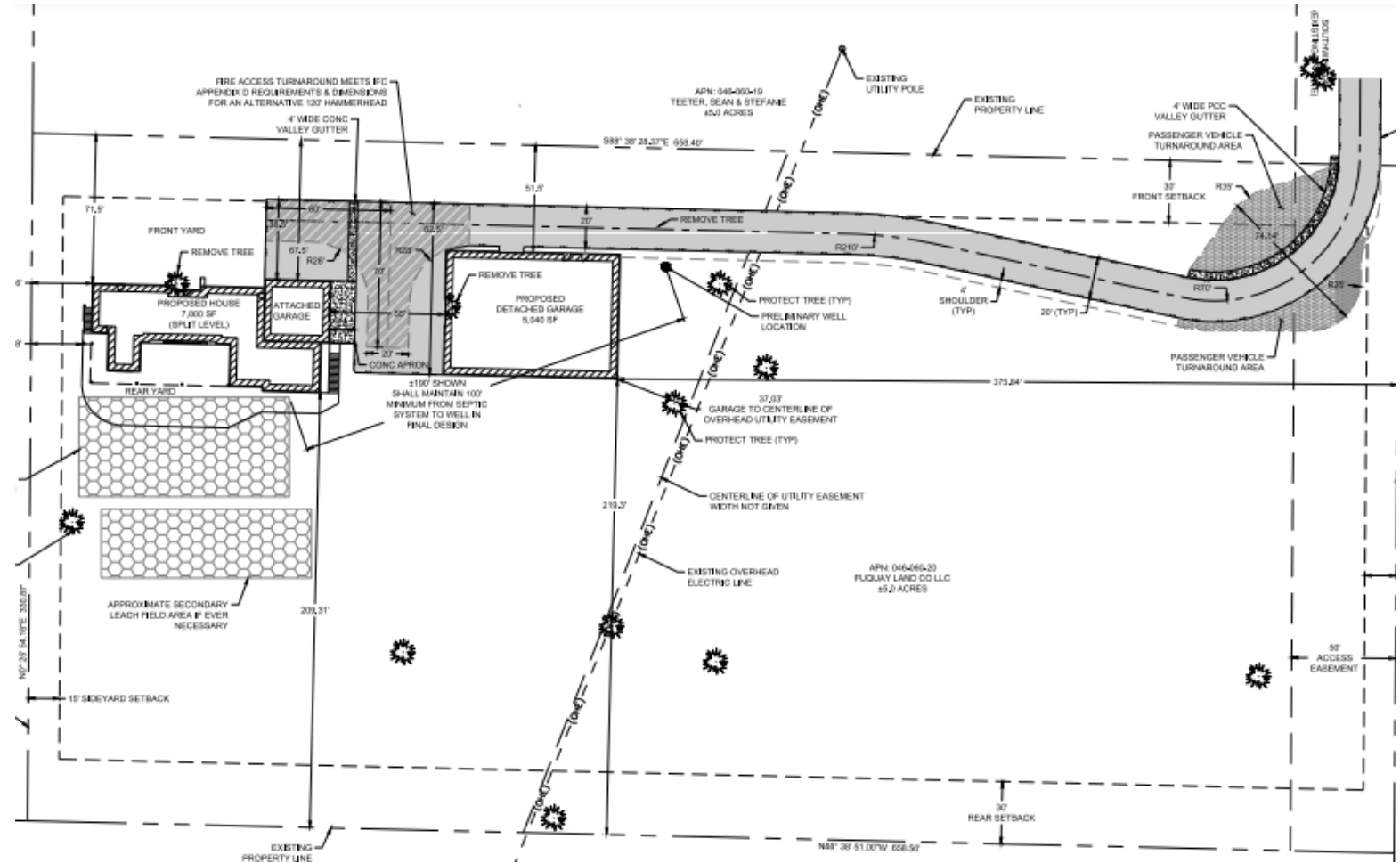
- South Valleys Area Plan
- General Rural (GR)
- 5 Acre Parcel
- Surrounding parcels are of similar size and are vacant or developed with single-family dwellings
- Accessed through St. James Village on Joy Lake Road



Request



- Major grading to construct a driveway for a proposed single-family home and detached garage.
- Applicant is also proposing to modify standards.



- **110.438.35(a)(2)(ii)(B)** – Importation of 1,000 cubic yards or more whether the materials is intended to be permanently located on the project site or temporarily stored on a site for relocation
- **110.438.35(a)(3)** – Any driveway or road that traverses any slope of thirty (30) percent or greater (steeper)
- **110.438.35(a)(4)** - Grading to construct a permanent earthen structure greater than four and one-half (4.5) feet in height within the required front yard setback, or greater than six (6) feet in height on the remainder of the property. The height of an earthen structure is measured from existing grade at the time of permit issuance; or
- 970 cy of Cut, 1,250 cy of Fill.
- 1.75 Acres of disturbance

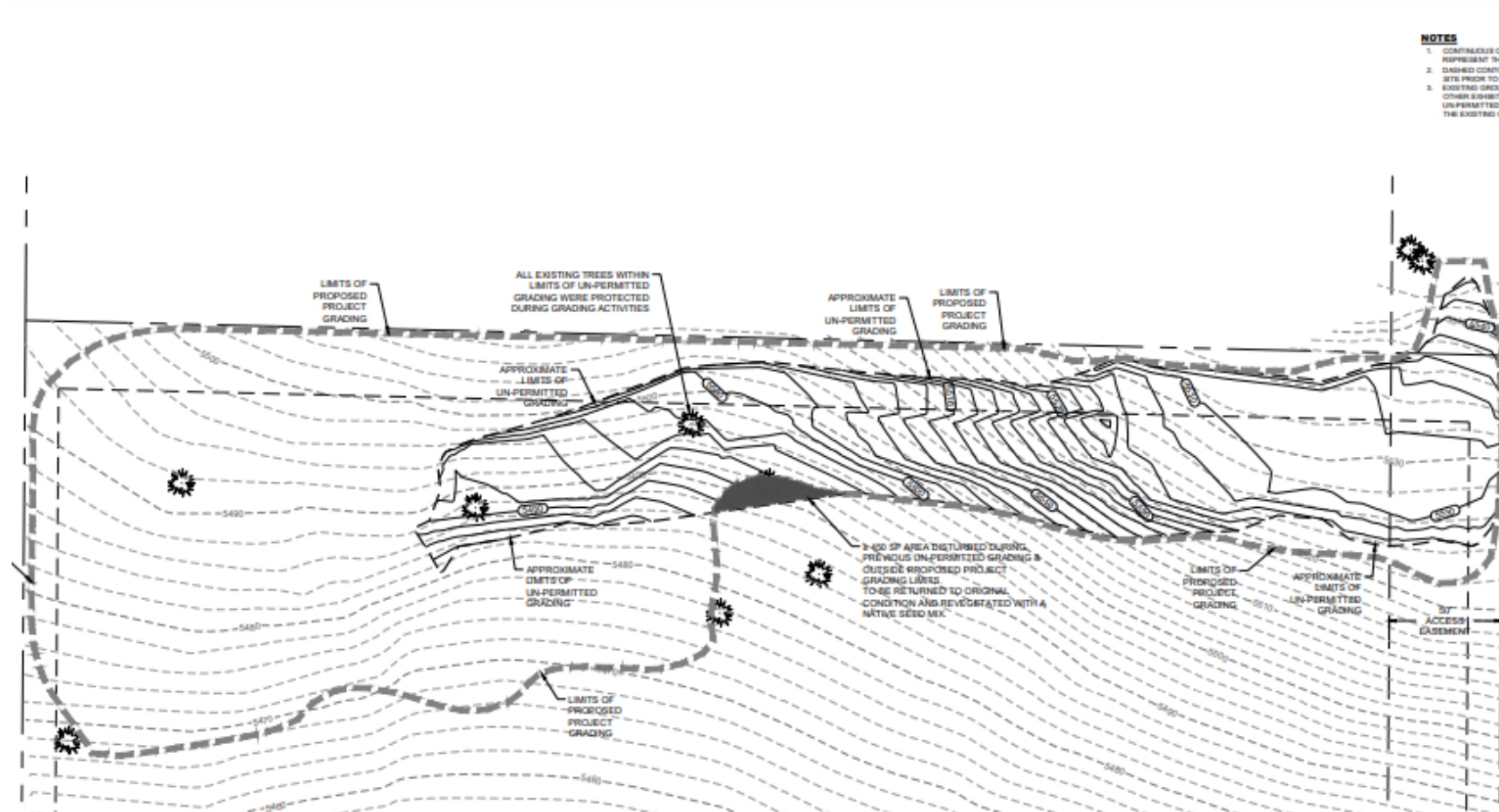
Request to modify standard

- **110.438.45(c)** – This section of code identifies that “finish grading shall not vary from the natural slope by more than ten (10) feet in elevation. Exposed finish grade slopes greater than ten (10) feet in height may be allowed upon the approval of a director’s modification of standards by the Director of Community Development upon recommendation by the County Engineer.”
- Max cut is 14.36 feet
- Max fill is 19 feet
- Due to the existing topography of the site. Staff is supportive of the modification

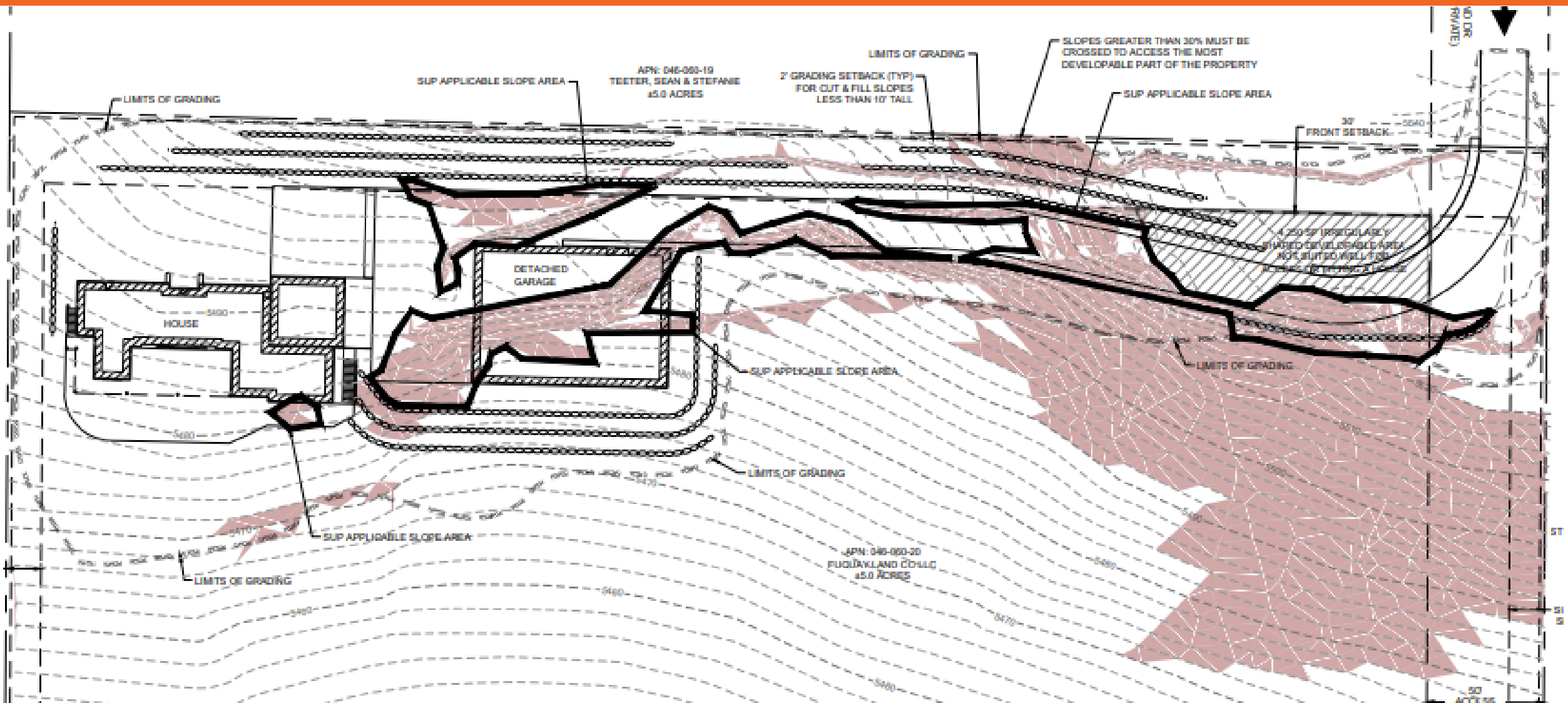
Unpermitted Grading



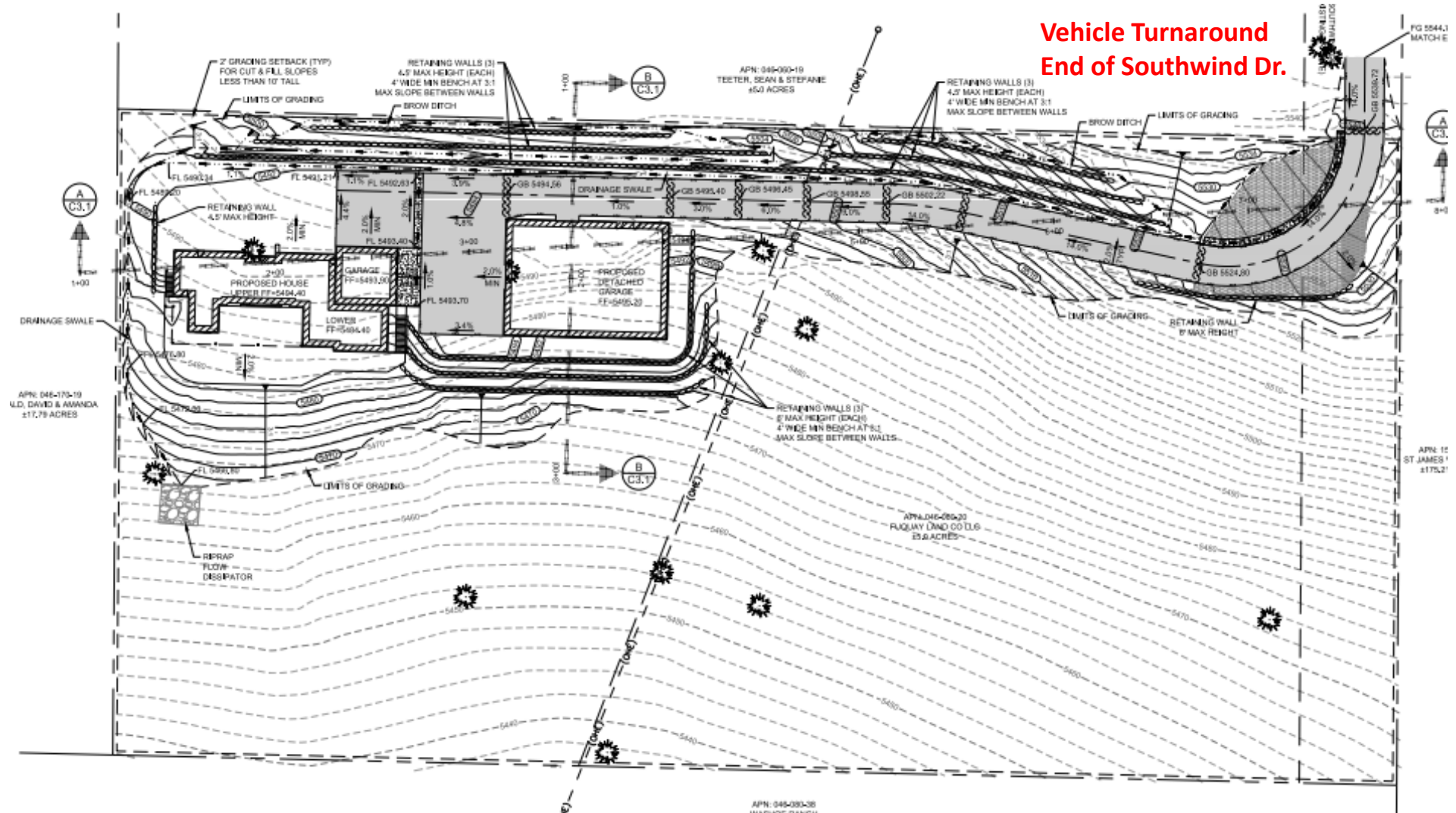
- Applicant conducted unpermitted grading on site to do Leach Field Test and Perc Tests.
- Leach Field/Perc Tests are exempt from grading
- Grading for access to test areas is not exempt.



SUP Applicable Areas



Site Plan



South Valleys Area Plan Policy SV.2.16

SV.2.16 The approval of all special use permits and administrative permits must include a finding that the community character as described in the Character Statement can be adequately conserved through mitigation of any identified potential negative impacts.

-- The proposed major grading SUP will not negatively impact the surrounding parcels owners nor community character. The proposed future home on the existing 5-acre parcel conforms to the rural character as noted in the Character Statement of the South Valleys Area Plan.

Possible Motion



Approval with Conditions: Motion can be found on Page 10 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 approve with conditions Special Use Permit Case Number WSUP22-0036 for Fuquay Land Co, LLC, 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 South Valleys Area Plan Policy SV 2.16

Thank you

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