

Washoe County Board of Adjustment



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**COMMUNITY  
SERVICES DEPARTMENT**

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# **WSUP22-0021 (O'Neal Grading)**

October 6, 2022

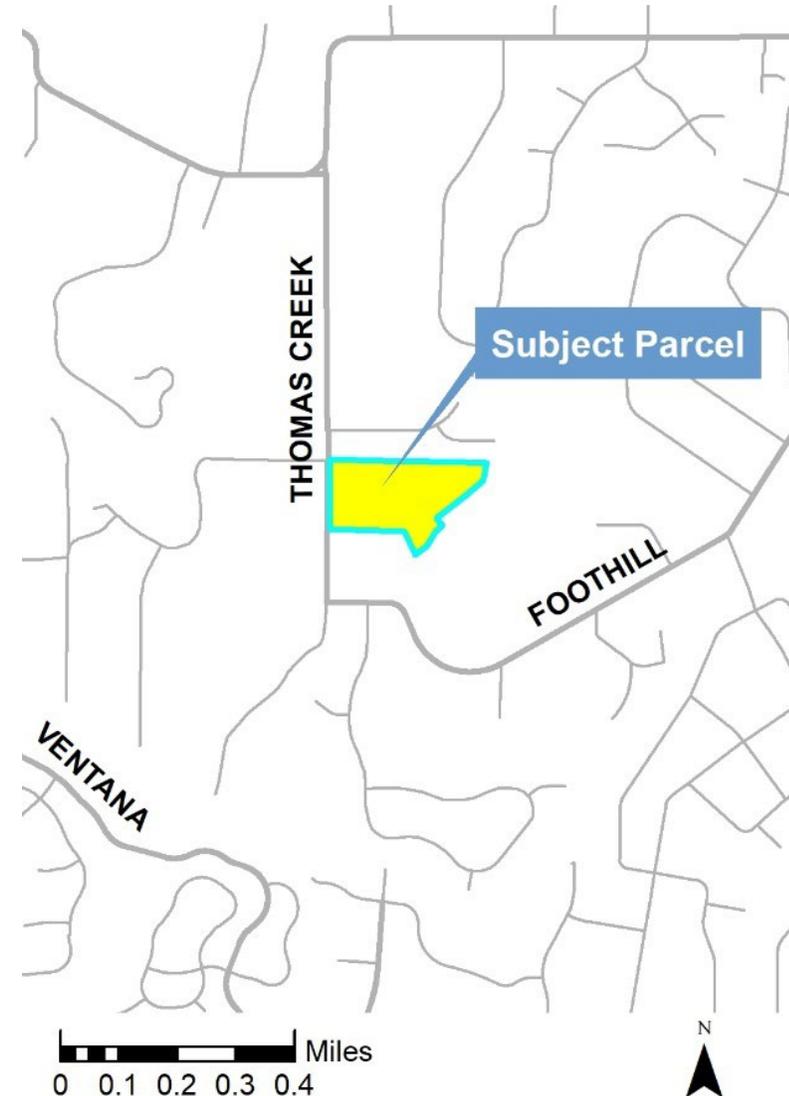
# Request

- This is a request for a special use permit for major grading for landscaping ponds.
- To vary one grading standard: WCC 110.438.45(c)
  - Limits the maximum difference from natural grade to 10 feet.
  - Applicant is requesting a difference of 18 feet.
- Total grading proposed:
  - 7,420 cy of Cut
  - 5,250 cy of Fill
  - Total disturbed area: 0.9 Acres

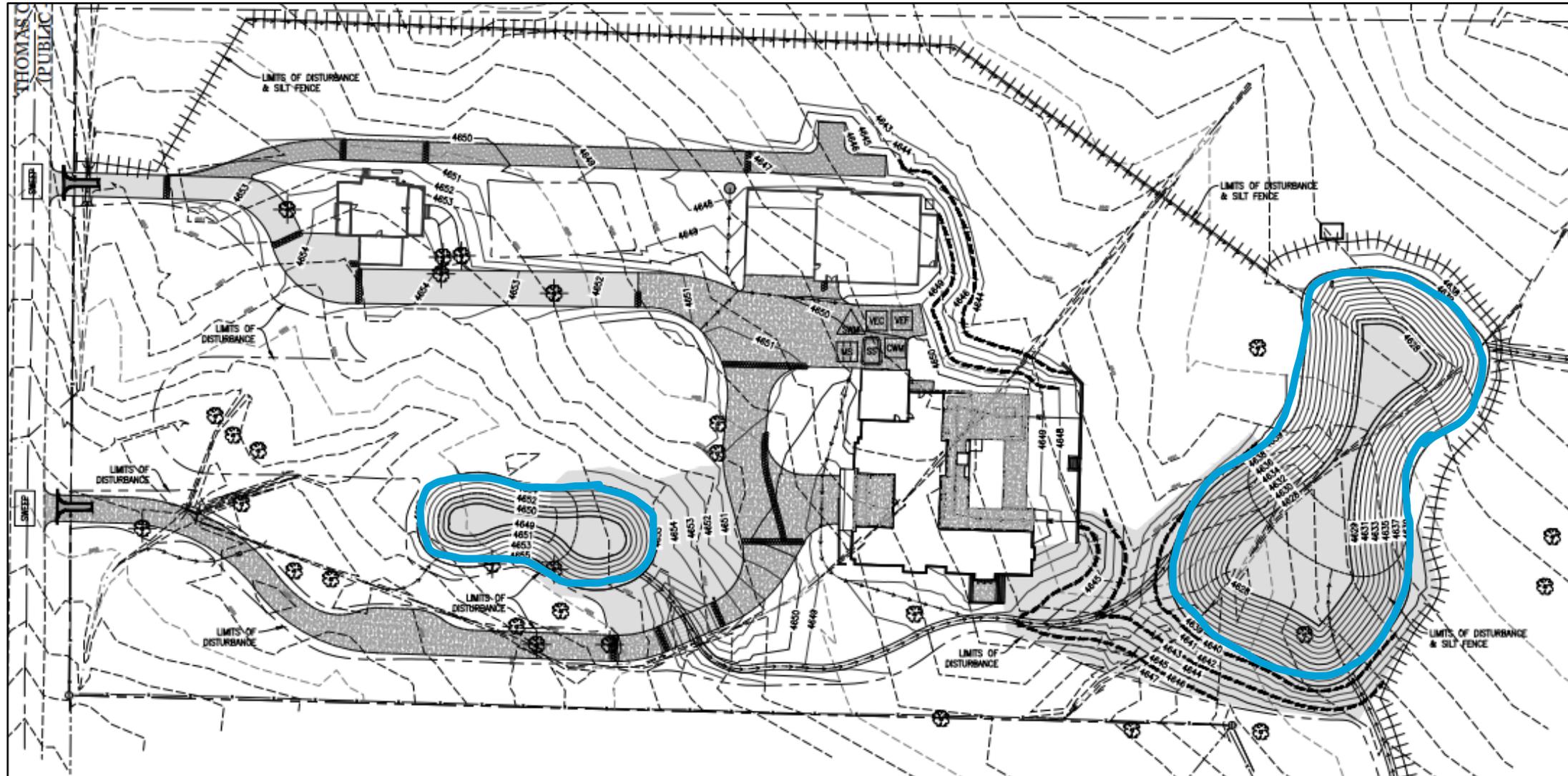
# Location



- 11090 Thomas Creek Road
- 18.13 Acres
- Split Zoned
  - 82% High Density Rural (HDR)
  - 18% General Rural (GR)



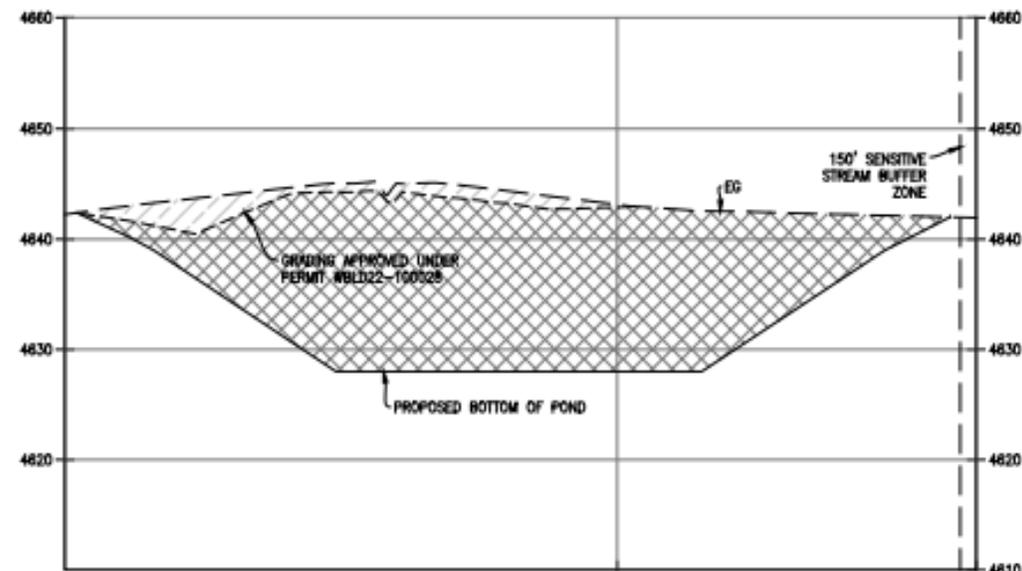
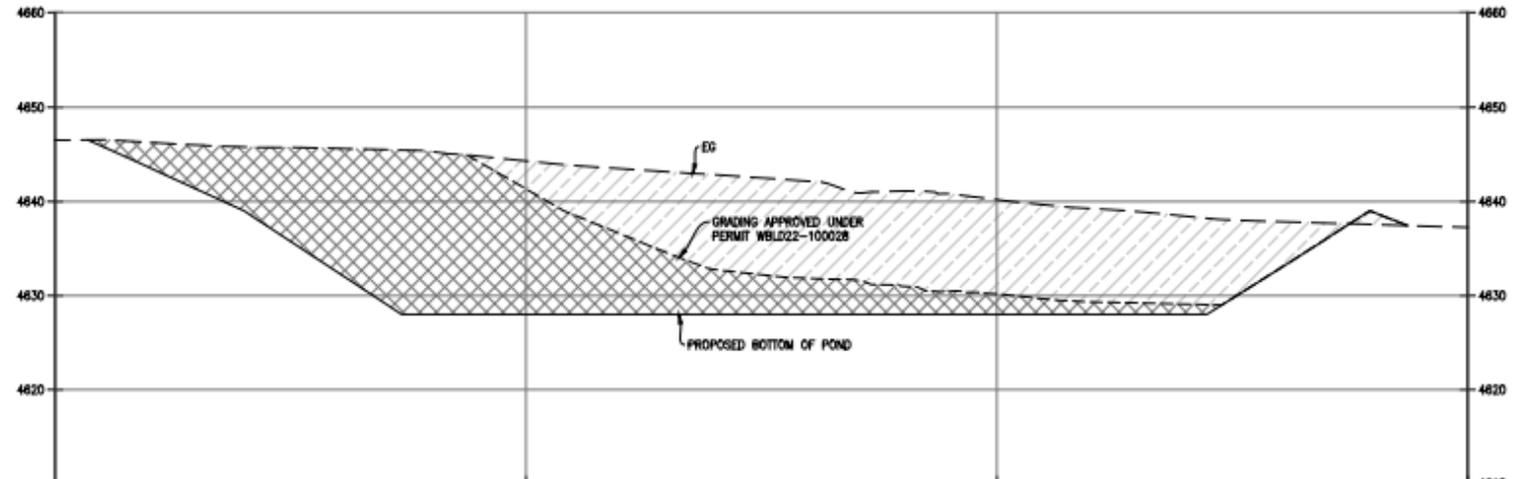
# Site Plan



# Analysis



- Applicant has an approved building permit for a single-family home and grading (WBLD22-100028)
- Approved permit allowed for:
  - 4,720 cy of cut
  - 2,550 cy of fill



# Analysis



- Special Use Permit is required due to the proposed grading exceeding the cumulative allowance of 5,000 cy of cut/fill.
- The ponds require an additional 2,700 cy of cut and fill.
- Applicant is seeking to modify WCC Section 110.438.45(c) which limits the max difference of natural grade to 10 feet.
  - Applicant is requesting 18 feet
- The depth is necessary to allow for various wildlife to thrive within the ponds.
- Staff is supportive of the varied standards due to the narrow scope of the request and the difference of height being under water and further masked by ornamental landscaping.

# Recommendation and Motion



- **APPROVE WITH 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 with conditions Special Use Permit Case Number WSUP22-0021 for C & S O'Neal Family Trust, 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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775-328-3612

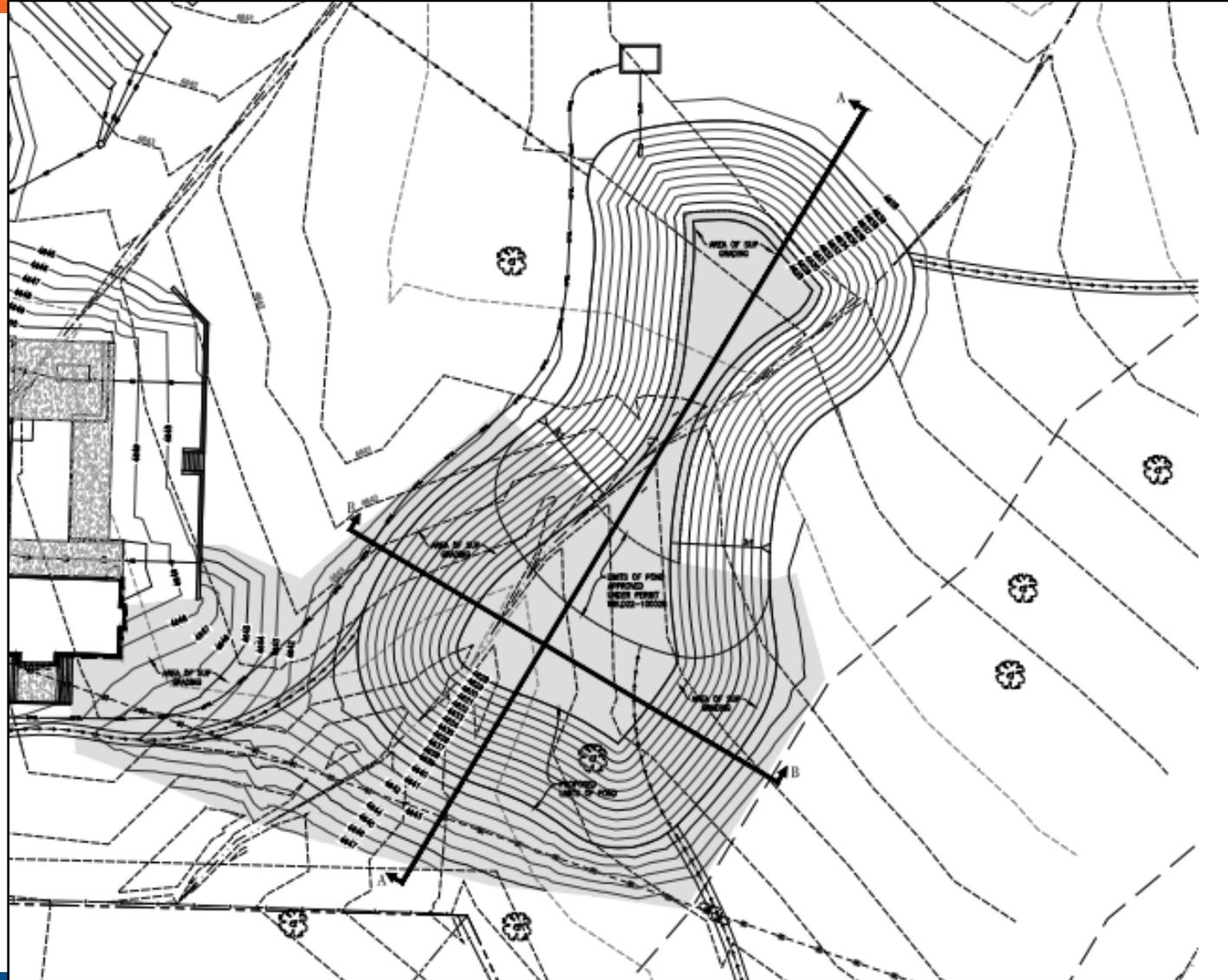


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# Large Pond



# Small Pond

