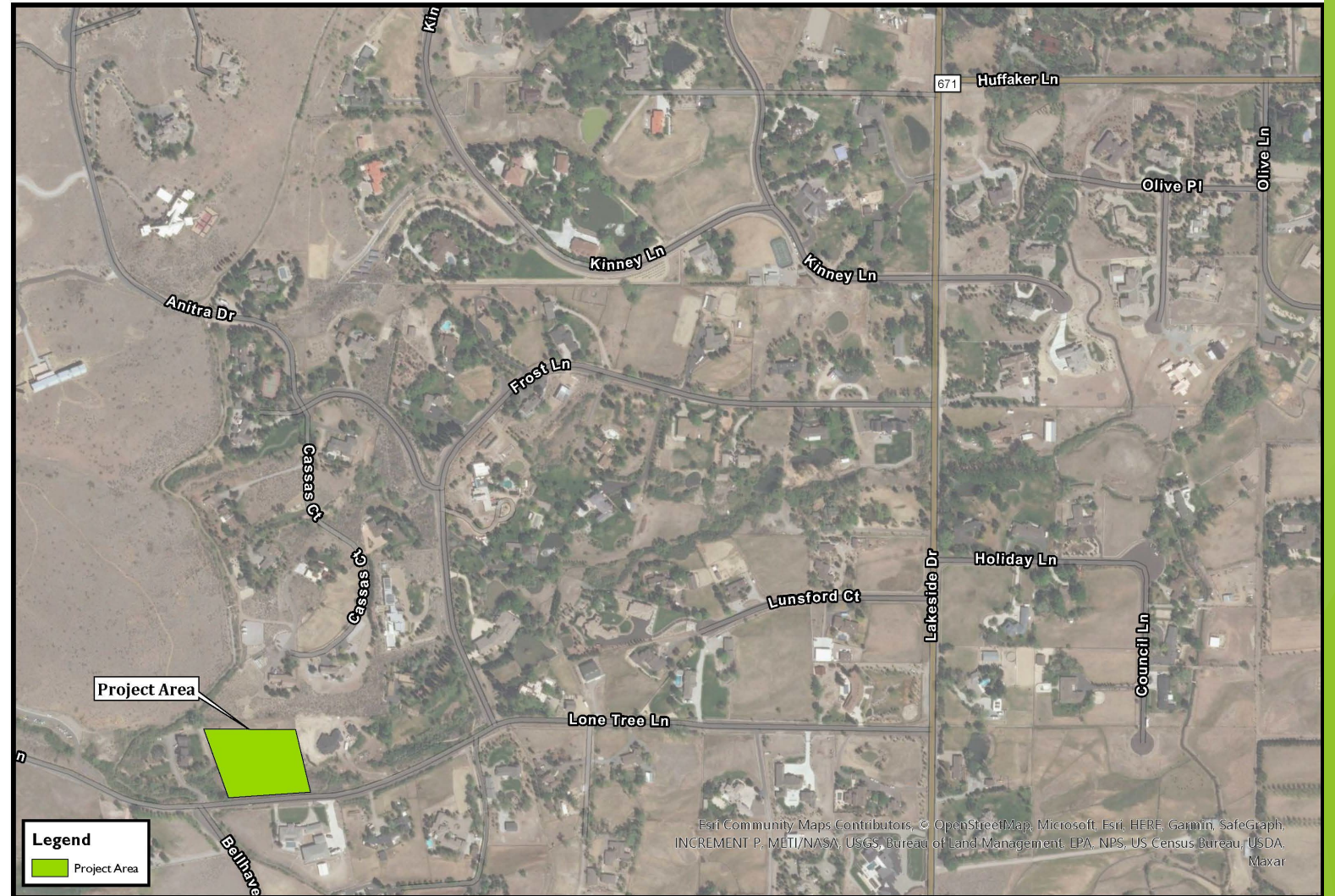


# Dethmers Grading Special Use Permit

WSUP21-0028  
WASHOE COUNTY  
BOARD OF ADJUSTMENT  
March 3, 2022

# Project Location

- Lone Tree Lane & Bellhaven Road
- APN: 041-120-11
- Master Plan: Rural Residential (RR)
- Zoning: High Density Rural (HDR)





# Project Request:

Special Use Permit for grading to allow approximately 2.1 acres of disturbance and 1,800 cy of excavation and allow a new driveway from Lone Tree Ln to the subject site

- Property owner bought APN's 041-120-11 & 12 in Sept 2020
- Grading efforts started in an effort to do the right thing
  - Creek showed signs of previous flooding
  - Following summer, kids were found smoking in overgrown brush around creek
- Property owner graded access down to creek area initially to clean out dead brush around creek in attempt to discourage flooding and potential fire hazards
  - Does not negatively impact the surrounding area or the character of the area (finding 4)



- ❖ Did not know moving dirt or removing vegetation on privately owned property was prohibited.



- To access creek area, graded access (aka – driveway extension) to lower parcel
  - Note – **WTMAP21-0247** is pending final signatures to address grading on “neighboring parcel to the north”
- Upon clearing, Applicant identified location for small horse corral and pasture area
  - Did not know equestrian uses (horse corral or shelters) on privately owned property required specific permitting.
- Changes are not visually detrimental to the public and do not change the character of the area.

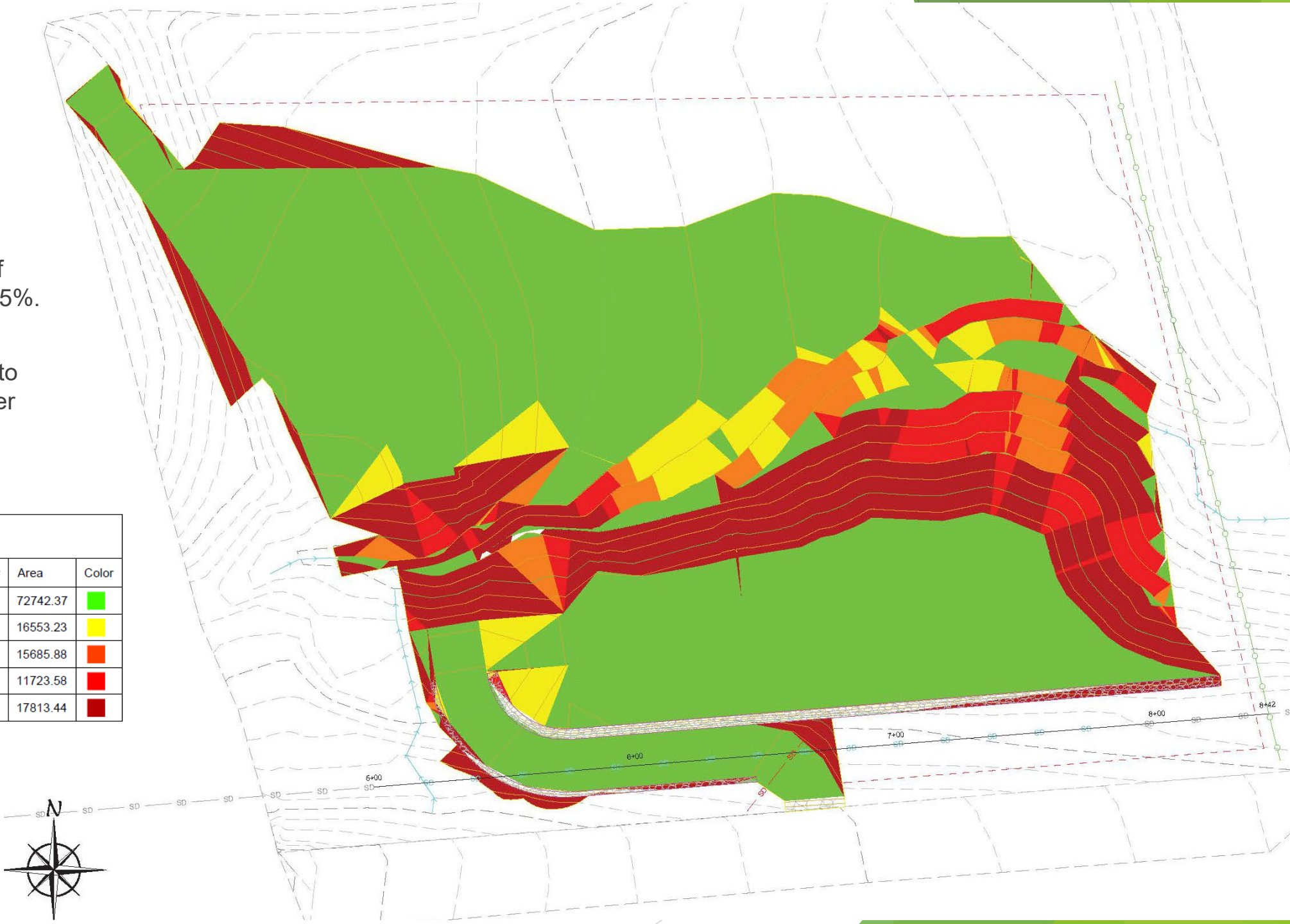




# Slope Map

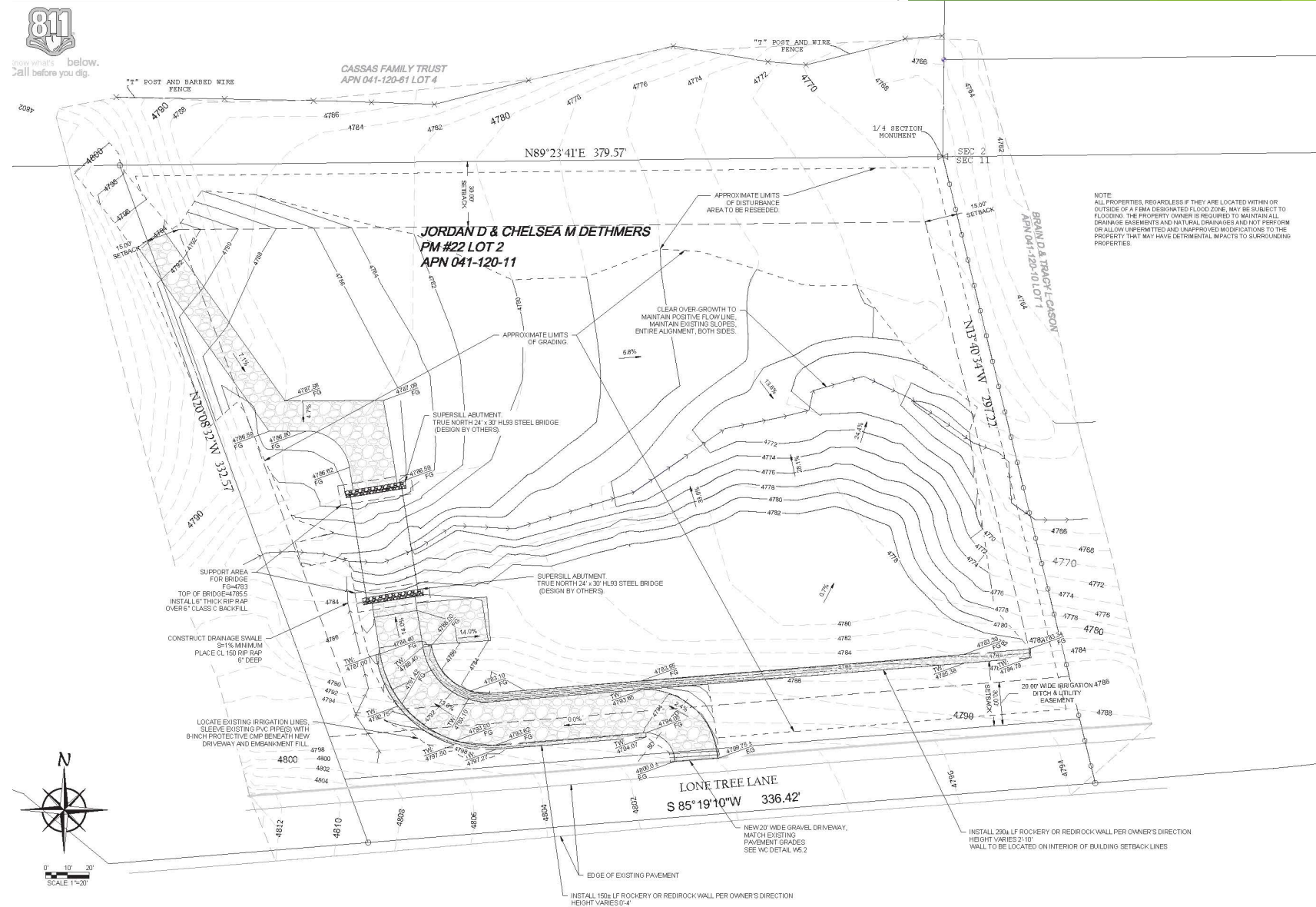
- Site is relatively flat
- Majority of site consists of slopes ranging from 0 – 15%.
- With exception of creek crossing, minimal impact to slopes identified as greater than 20%

Number	Minimum Slope	Maximum Slope	Area	Color
1	0.00%	15.00%	72742.37	Green
2	15.00%	20.00%	16553.23	Yellow
3	20.00%	25.00%	15685.88	Orange
4	25.00%	30.00%	11723.58	Red
5	30.00%	100.00%	17813.44	Dark Red



# Grading Plan

- Total Project Area: ±2.29 acres;
- Area of Disturbance: ±2.1 acres
- Proposed grading considered future driveway connecting to Lone Tree Lane
  - ✓ Location appropriate for access to subject parcel from Lone Tree Lane
  - ✓ Designed to accommodate onsite circulation for horse trailer
- Rockery retaining walls ranging from 2'-10' where driveway reconnects with Lone Tree Lane
- Rolled Erosion Control Products will be used to prevent erosion until revegetation is established
- Water truck onsite for temporary irrigation and dust control



# Special Use Permit Findings

- Consistency: The proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and applicable area plan;
  - Improvements: Adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
  - Site Suitability: The site is physically suitable for the type of development and for the intensity of development;
  - Issuance Not Detrimental: Issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties, or detrimental to the character of the surrounding area; and
  - Effect on a Military Installation: Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.
- ❖ Although some grading has been done without SUP, the Applicant understands the Code now and as depicted on the Grading Plan presented today, future grading (and any other permits) will be obtained and/or completed in accordance with WC standards.



# Questions?

