

Washoe County Board of Adjustment



**COMMUNITY
SERVICES DEPARTMENT**

**WAC22-0012
(Copart Sublot)**

February 2, 2023

Request



To amend condition 1(c) for Case Number WSUP20-0027, to extend the requirement that the initial building permits be issued on or before February 4, 2023 to February 4, 2025.

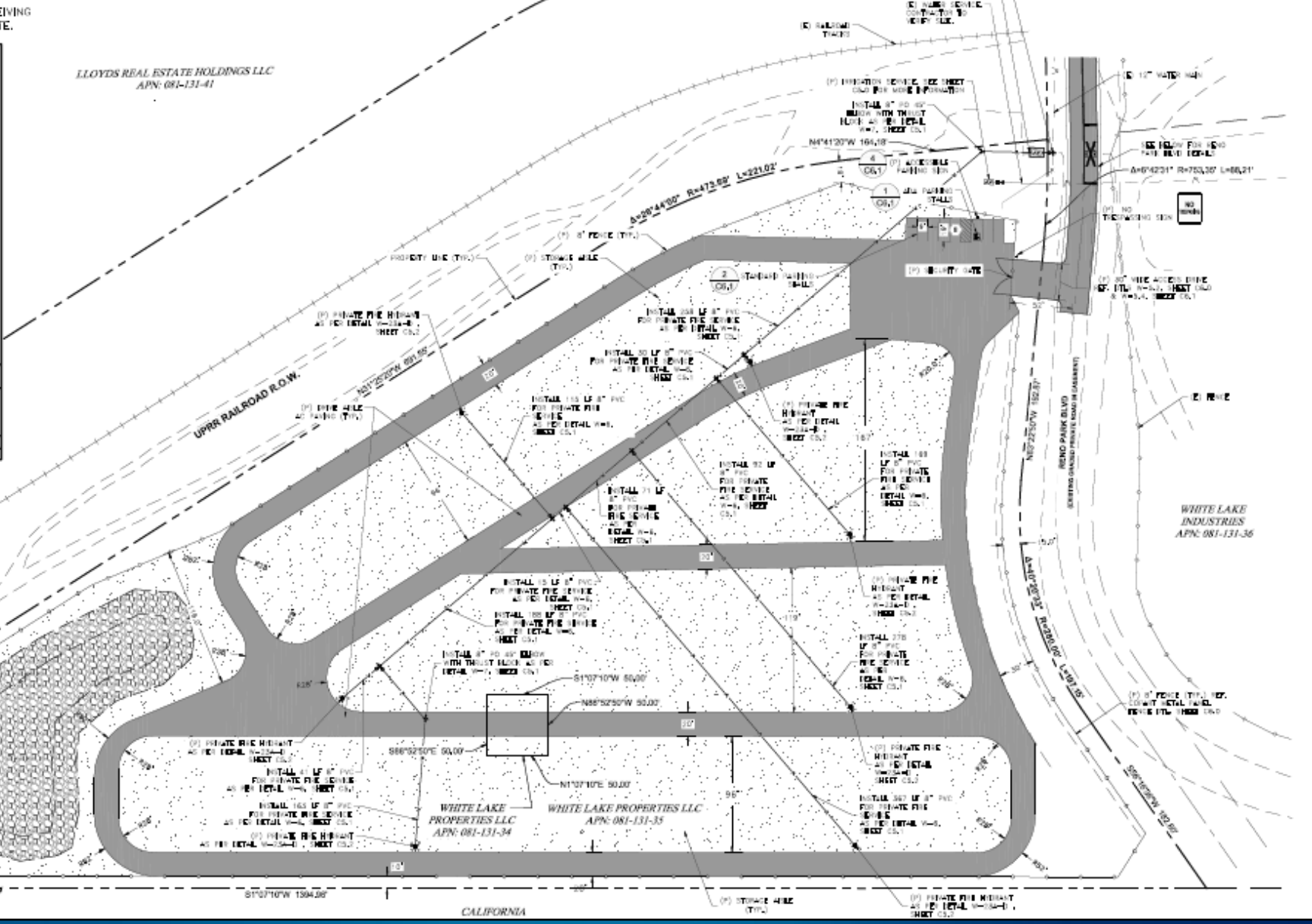
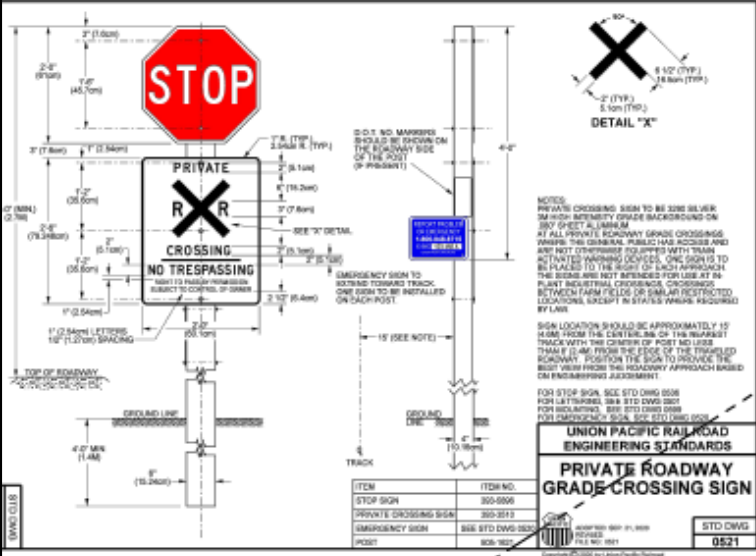


Background & Evaluation

- On February 4, 2021 the Board of Adjustment approved WSUP20-0027 for inoperable vehicle storage use type and major grading in the amount of approximately 6,465 cubic yards and a disturbance of approximately 9.3 acres (approximately 405,336 square feet).
- The request is to change condition 1 c to:
 - The applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and initial building permits shall be issued on or before **February 4, 2025**. The applicant shall complete construction within the time specified by the building permits. Compliance with this condition shall be determined by the Planning and Building Division.
- This will allow the applicant to finalize the railroad crossing with the Union Pacific Railroad (UPRR)

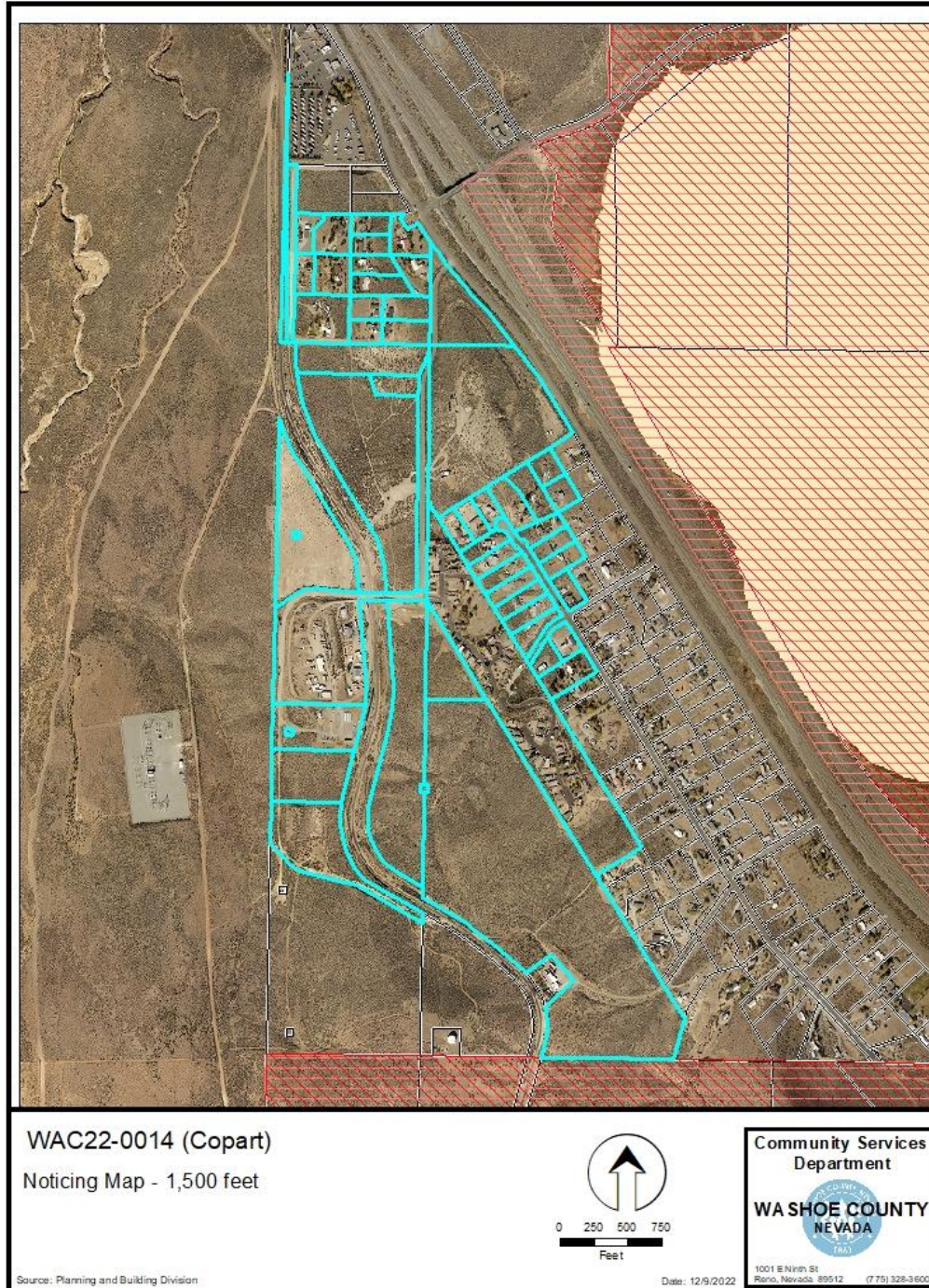
3. OTHER THAN LIGHTS IN SHIPPING AND RECEIVING AREA, NO LIGHTING IS PROPOSED ON THE SITE.

LLOYDS REAL ESTATE HOLDINGS LLC
APN: 081-131-41



Noticing

- Notices were sent to parcel with 1,500 feet of the site
- 49 parcels were noticed, and no emails or phone calls were received.



Agency Review & Findings

- Various agencies reviewed the application, their comments are included in the staff report
- Agencies with conditions, are included in the Conditions of Approval
- Staff is able to make all the required findings, as detailed in the staff report

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 Washoe County Board of Adjustment approve Amendment of Conditions Case Number WAC22-0012 for Copart of Arizona, Inc, 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

Julee Olander, Planner
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