

14025 RED ROCK ROAD

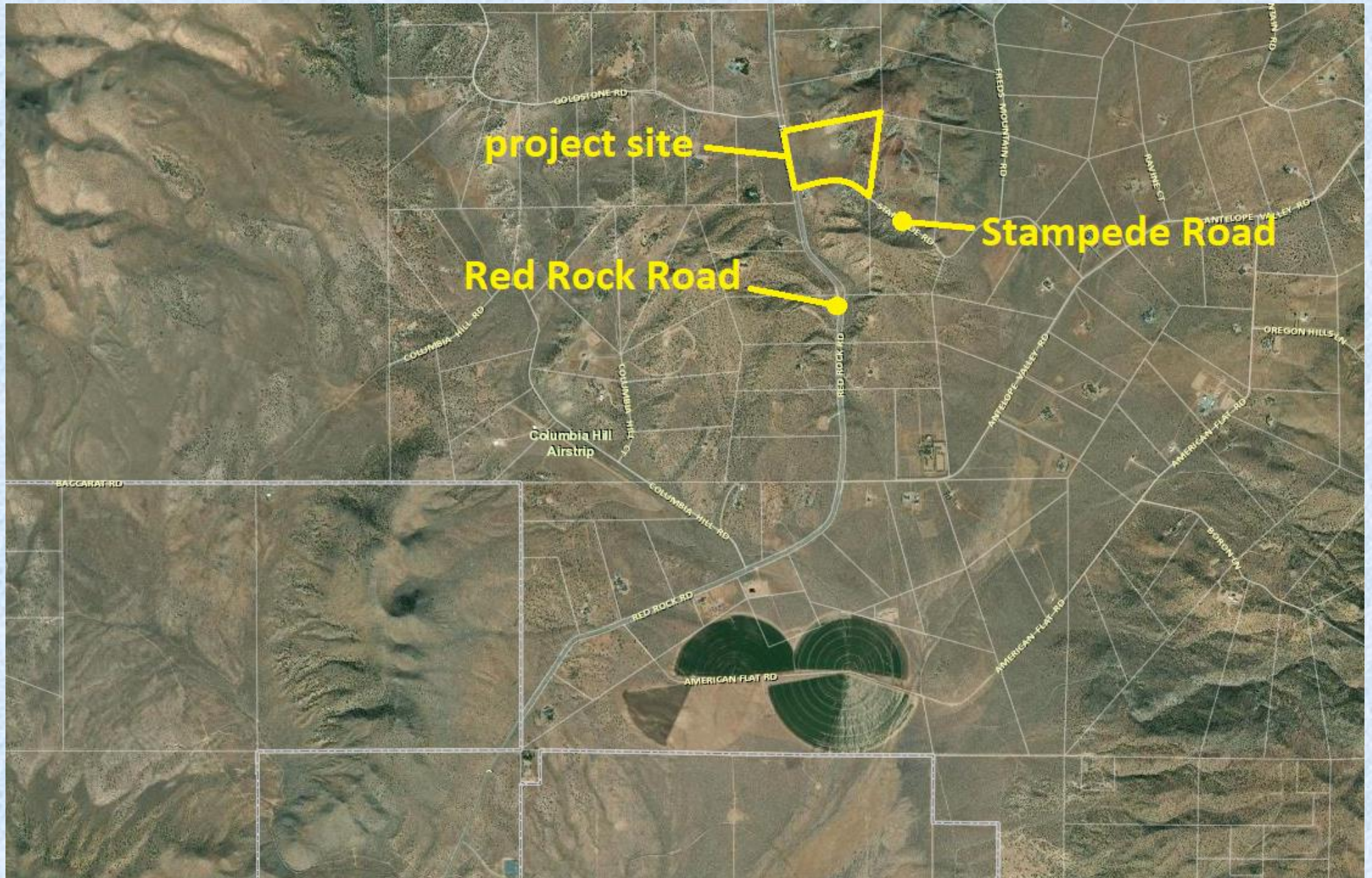
WSUP23-0007 Grading Special Use Permit

Washoe County Board of Adjustment

April 6, 2023



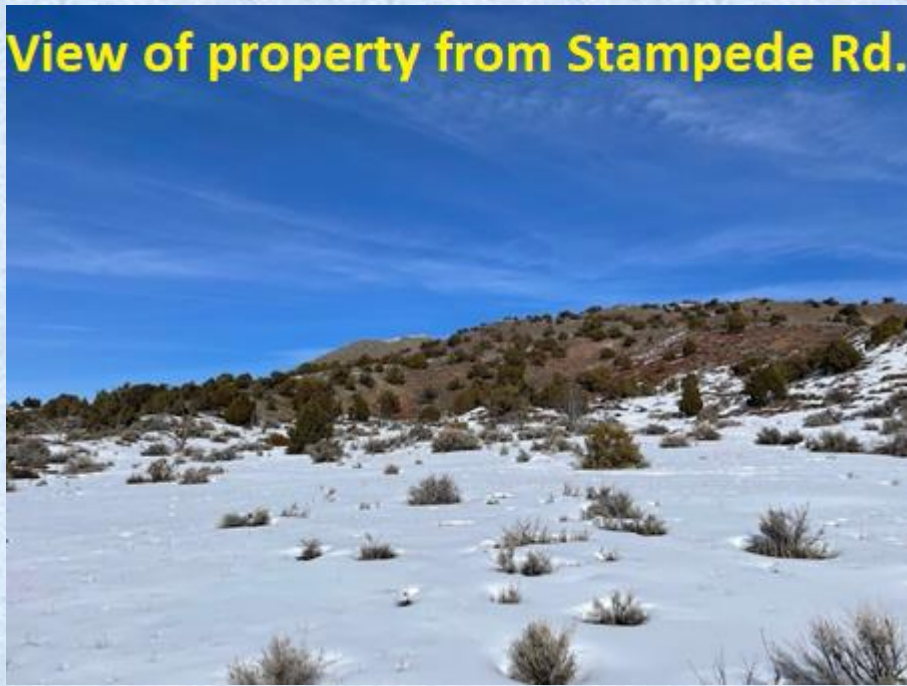
LOCATION



REQUEST

A **Special Use Permit** to allow for grading of a driveway, house pad, and garage pad on a single-family residence parcel, including a request to vary Development Code Section 110.438.45(c) Grading of Slopes.

View of property from Stampede Rd.



EXISTING CONDITIONS

Property is undeveloped.

Recently acquired by current owner.

Goal is to construct a house and garage.

View from proposed house pad



neighboring property

grading on adjacent property

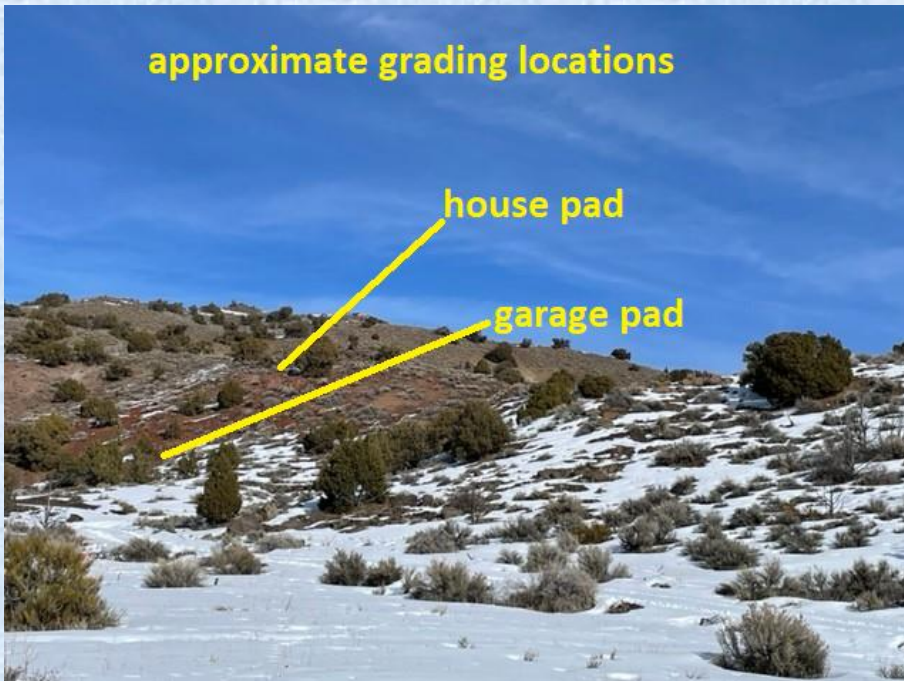


EXISTING CONDITIONS

No illegal grading has occurred.

Proposed project is less visible and grading is less intense than other parcels in area.

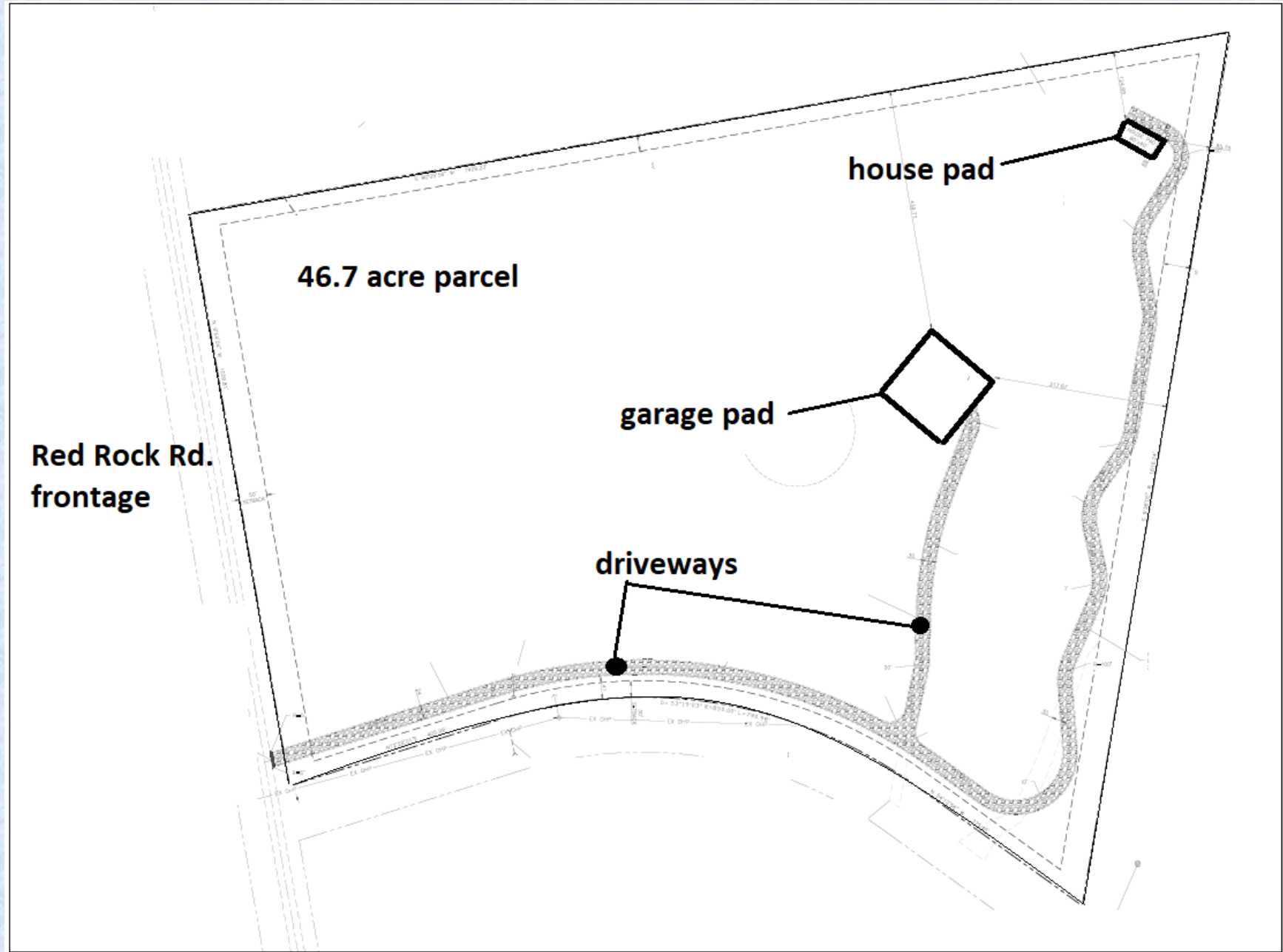
approximate grading locations



Proposed house, garage pads not on hilltop.

House is 63' lower than top of parcel.

SITE PLAN



GRADING CODE

The project includes cuts in excess of 10'. Per Code Section 110.438.45(c), this can be approved if:

(i) The proposed cut and/or fill slopes include terraced retaining walls

The proposed grading includes terraced retaining walls.

(ii) The proposed terraces include landscaping, are a minimum of six (6) feet in width, and have a slope flatter than three horizontal to one vertical (3:1).

The proposed terraces exceed the required minimum width and are not steeper than 3:1.

(iii) Retaining walls are limited to a maximum height of ten (10) feet.

All retaining walls are below this maximum limit. The tallest retaining wall is 6'.

(iv) Terrace widths shall be at least sixty (60) percent of the height of the higher of the two (2) adjacent retaining walls.

The terrace widths meet this standard. The narrowest terrace is 100% of the height of the adjacent retaining walls.

(5) Bench widths shall be at least four (4) feet.

The project is not proposing bench widths of less than 4'. The narrowest bench is 4.5'.

COMMON PRACTICE

Similar grading requests have been granted:

BOA March 2, 2023 WSUP22-0036 (Southwind Drive Grading)
Project included a request to vary Development Code Section
110.438.45(c) Grading of Slopes.

SUMMARY

Proposed grading is consistent with custom homes on adjoining property and within the area.

Any visible cut slopes will be stabilized and revegetated with native plant materials.

County Engineering Department has reviewed the project and has no objections.