

Washoe County Board of Adjustment



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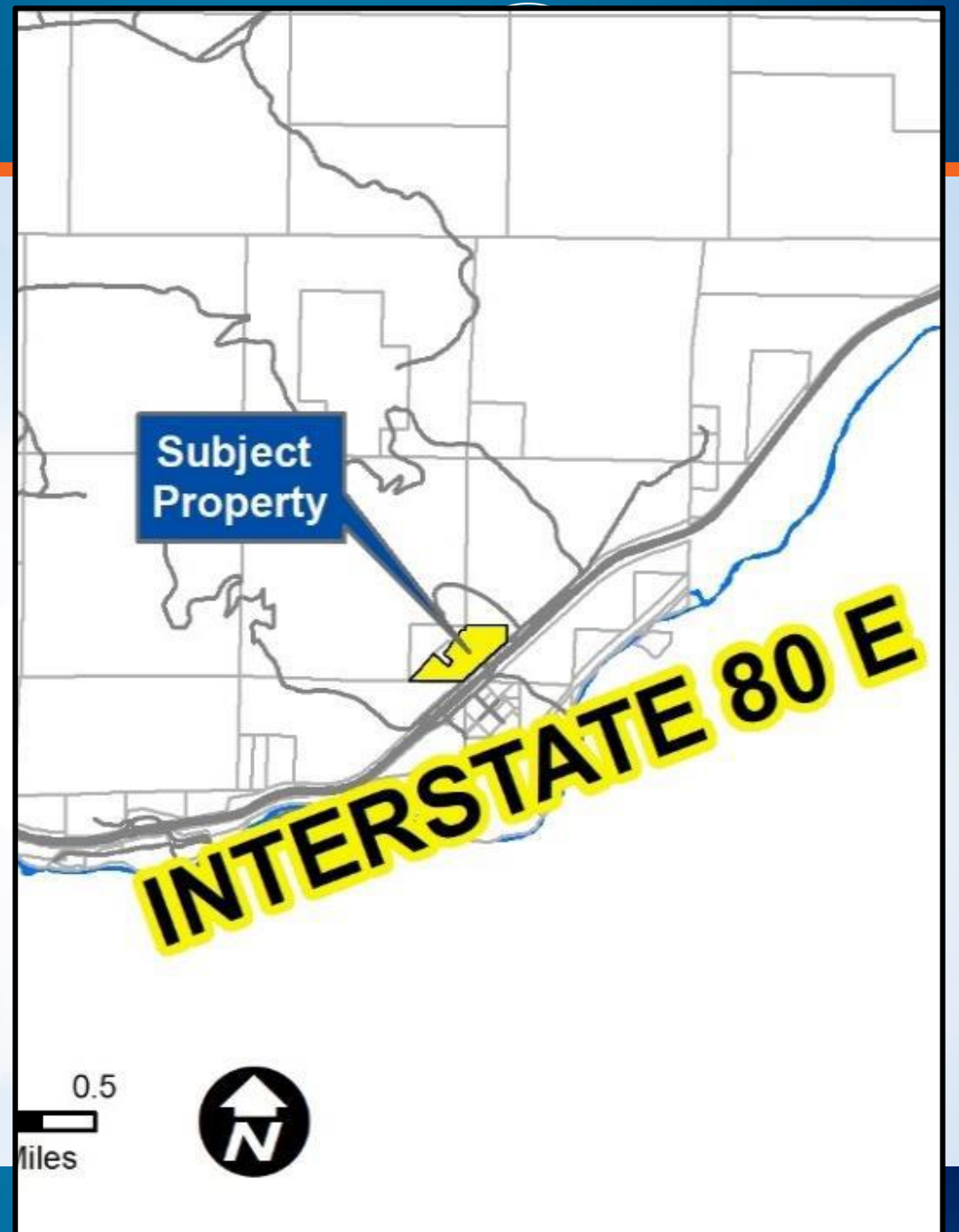
WAC23-0015
(Sparks Mustang)
for WSUP21-0026

January 4, 2024

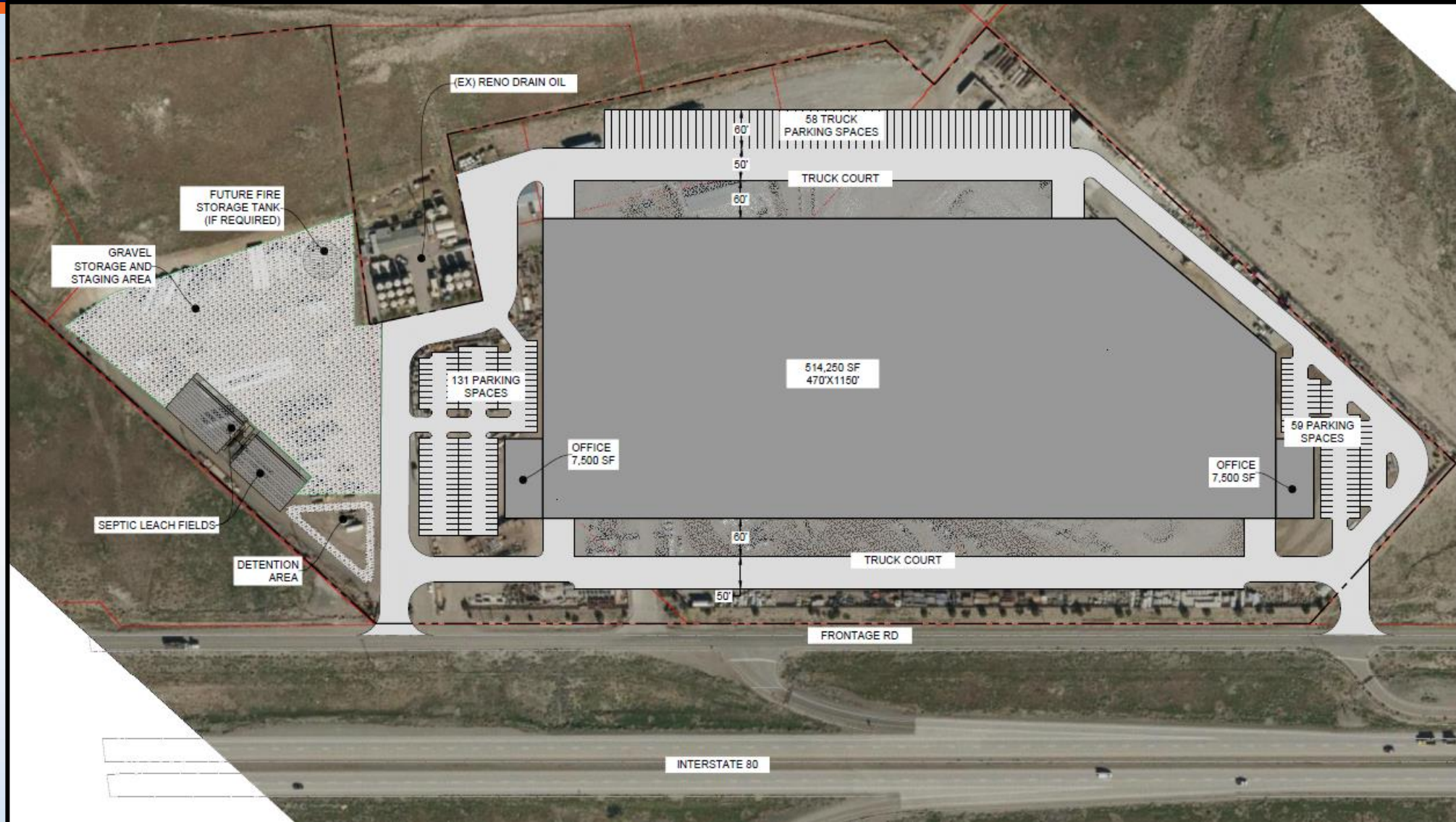
- Extend the expiration date of Special Use Permit Case Number WSUP21-0026 for an additional two (2) years.

Vicinity Map

The project is located on a 36.57-acre parcel (APN: 084-090-49) north of Interstate 80, along the frontage road at Exit 23 in Mustang.



Site Plan



Background

- November 4, 2021 – BOA heard WSUP21-0026
- The property was in use as an industrial materials processing plant & the site was heavily disturbed
- The SUP request for major grading included 31.01 acres of land disturbance, approximately 450,000 cy of cut, & 103,000 cy of fill & requests to vary grading & landscaping standards
- The BOA partially approved WSUP21-0026 – allowing 2:1 slopes around the warehouse, requiring 3:1 slopes around the storage yard, allowing finished grade to vary by more than 10 ft., not allowing the variance of landscaping standards, requiring access for adjoining parcel APN: 084-090-15

Request for Extension of Time

- **WCC Section 110.810.65(b) – Allows the request for an SUP time extension to be submitted in writing prior to expiration**
 - The original expiration date for WSUP21-0026 was November 8, 2023
 - The applicant submitted their extension of time request via the Amendment of Conditions WAC23-0015 application on November 8, 2023
 - Applicant stated that their request is based on the need to review site development options
 - Staff reviewed the initial grading plans for WBLD23-104183, which is the building permit associated with WSUP21-0026 in October 2023 – Multiple corrections were required to meet the SUP conditions.
 - Two-year extension would allow time for those corrections

Condition 1(c)

The original condition 1(c) and the proposed condition are shown below.

Original condition:

The applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and initial building permits shall be issued within two years from the date of approval by Washoe County. 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.

Proposed amended condition:

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 **November 8, 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.

Agency Review



- Application sent to 17 agencies/divisions for review
- No concerns with the extension of time request

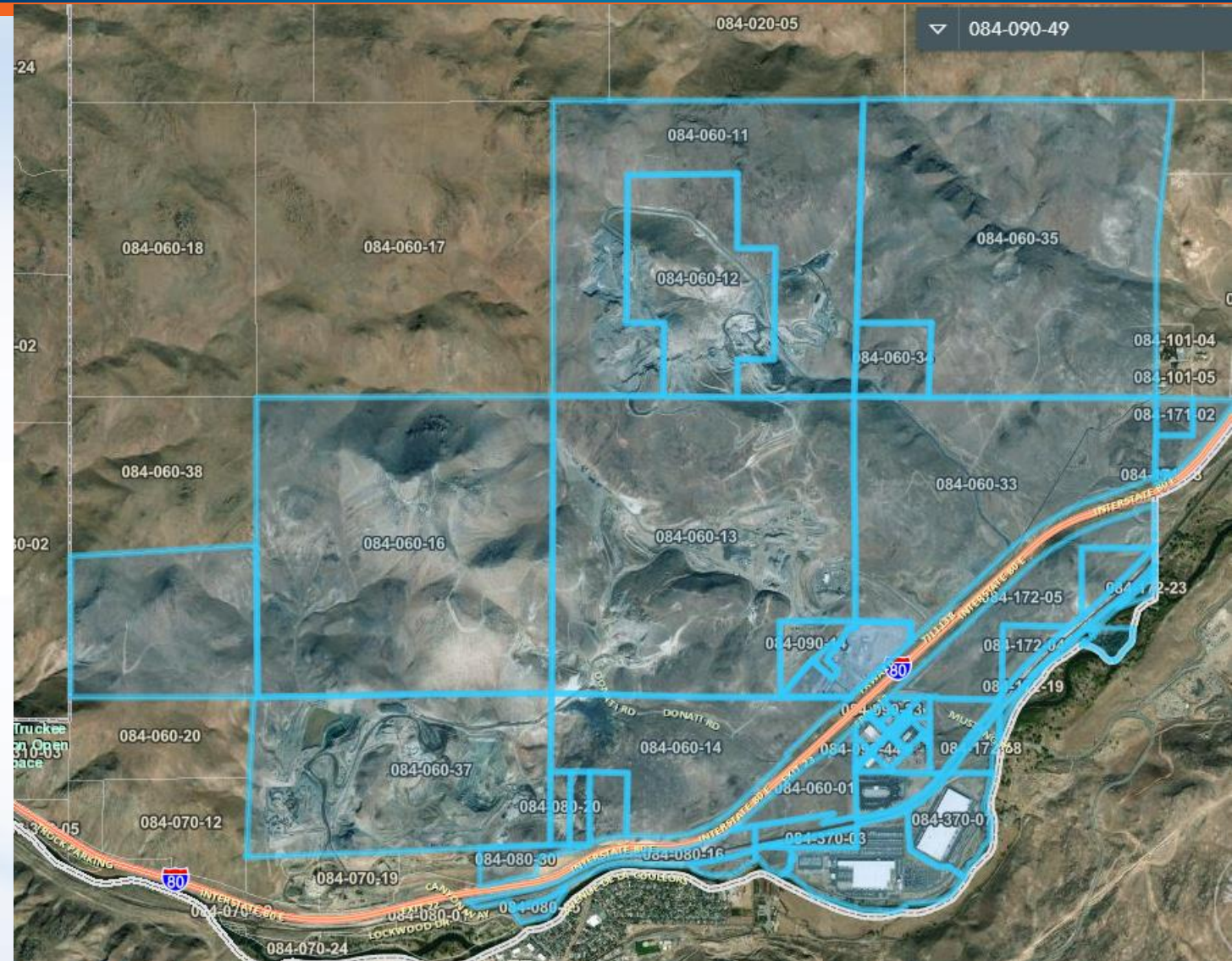
Agencies	Sent to Review	Responded	Provided Conditions	Contact
Environmental Protection	X			
NDOT (Transportation)	X			
NDOW (Wildlife)	X	X		Katie Andrie, kmandrie@ndow.org
Washoe County Building & Safety	X			
Washoe County Parks & Open Space	X	X	X	Faye-Marie Pekar, fpekar@washoecounty.gov
Washoe County Sewer	X			
Washoe County Traffic	X			
Washoe County Water Rights Manager (All Apps)	X	X		Timber Weiss, tweiss@washoecounty.gov
WCSD Law Enforcement	X	X		Brandon Zirkle, bzirkle@washoecounty.gov
Washoe County Engineering (Land Development) (All Apps)	X	X		Janelle Thomas, jkthomas@washoecounty.gov; Robert Wimer, rwimer@washoecounty.gov
Washoe County Engineering & Capital Projects Director (All Apps)	X			
NNPH Air Quality	X			
NNPH EMS	X	X		April Miller, almillier@washoecounty.gov
NNPH Environmental Health	X	X	X	Jim English, jenglish@washoecounty.gov; Wes Rubio, wrubio@washoecounty.gov
TMFPD	X	X		Brittany Lemon, blemon@tmfpd.us
Washoe-Storey Conservation District	X	X	X	Jim Shaffer, shafferjam51@gmail.com
Regional Transportation Commission	X			

Public Notice



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- Washoe County Code requires public notification for an SUP – 30 separate property owners w/in a minimum 500-foot radius
- 31 property owners were noticed within a 5,500-foot radius of the proposed project



- (a) Consistency. The proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Truckee Canyon Area Plan;
- (b) 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;
- (c) Site Suitability. The site is physically suitable for the type of development and for the intensity of development;
- (d) Issuance Not Detrimental. That 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;
- (e) 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

Recommendation



After a thorough analysis and review, staff recommends approval with conditions of Amendment of Conditions Case Number WAC23-0015.

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 WAC23-0015 for Industrial Realty Group for Sparks Mustang, 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.

Thank you

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775-328-3618



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