



**WASHOE COUNTY**  
**COMMUNITY SERVICES DEPARTMENT**  
**Planning and Building**

**Attachment A**  
**Page 1**  
 1001 EAST 9<sup>TH</sup> STREET  
 RENO, NEVADA 89512-2845  
 PHONE (775) 328-6100  
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## Board of Adjustment Action Order

**Special Use Permit Case Number WSUP22-0006 (Reno Tahoe Business Gateway)**

Decision: **Denial**  
 Decision Date: April 7, 2022  
 Mailing/Filing Date: April 11, 2022  
 Property Owner: Riverview Estates Properties LLC.  
 Staff Planner: Courtney Weiche, Planner  
 Phone: 775.328.3608  
 E-Mail: [cweiche@washoecounty.gov](mailto:cweiche@washoecounty.gov)

**Special Use Permit Case Number WSUP22-0006 (Reno Tahoe Business Gateway)** - For hearing, discussion, and possible action to approve a special use permit for major grading necessary to facilitate future development on the project site. The applicant is proposing excavation of 127,400 cubic yards of material, and 104,040 cubic yards of fill material with approximately 27 acres of disturbed area – most of which has already been previously disturbed. The applicant is also requesting to vary the standards of section 110.438.45(c) to allow finished grades to vary by more than ten (10) feet from the natural slope.

- Applicant: S3 Development Co.
- Property Owner: Riverview Estates Properties LLC.
- Location: 10355 Mogul Rd. Reno, NV 89523
- APN: 038-181-01 (1.865 acres)  
038-172-14 (26.03 acres)
- Parcel Size: 27.98 acres
- Master Plan: N/A
- Regulatory Zone: Industrial
- Area Plan: Verdi
- Development Code: Authorized in Article 438
- Commission District: 1 – Commissioner Hill

Notice is hereby given that the Washoe County Board of Adjustment denied the above referenced case number based on the inability to make 3 findings required by Washoe County Code (WCC) Section 110.810:30, the Board was unable to make findings #1 (Consistency), #2 (Improvements) and #4 (Issuance not detrimental) below:

**Required Special Use Permit Findings (WCC Section 110.810.30)**

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Verdi Area Plan;
2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements



To: Riverview Estates Properties LLC.  
Subject: Special Use Permit Case Number WSUP22-0006 (Reno Tahoe Business Gateway)  
Mailing Date: April 11, 2022  
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are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;

3. Site Suitability. That the site is physically suitable for a power pole to allow relocation of a power line, and for the intensity of such a development;
4. 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;

Anyone wishing to appeal this decision to the Washoe County Board of County Commissioners may do so within 10 calendar days from the Mailing/Filing Date shown on this Action Order. To be informed of the appeal procedure, call the Planning staff at [Planning@washoecounty.gov](mailto:Planning@washoecounty.gov) or by phone at 775-328-6100. Appeals must be filed in accordance with Section 110.912.20 of the Washoe County Development Code.

Washoe County Community Services Department  
Planning and Building Division

  
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Trevor Lloyd  
Secretary to the Planning Commission

TL/CW/AA

Applicant: S3 Development Co.  
blakejr@s3devco.com  
blake@s3devco.com

Property Owner: Riverview Estates Properties LLC  
chichib@bentar.com

Professional Consultant: Wood Rodgers, Inc.  
shuggins@woodrodgers.com

Action Order xc: Mike Large, District Attorney's Office; Keirsten Beck, Assessor's Office; Rigo Lopez, Assessor's Office; Tim Simpson, Utilities; Walt West / Rob Wimer, Engineering and Capital Projects; Dale Way, Truckee Meadows Fire Protection District; Nevada Division of Environmental Protection; Regional Transportation Commission; Truckee Meadows Regional Planning Agency.

