



Special Use Permit
WSUP25-0013
(Sanctuary of God Religious Assembly)

WSUP25-0013

**3485 Rolling
Ridge Road**
APN: 082-521-32



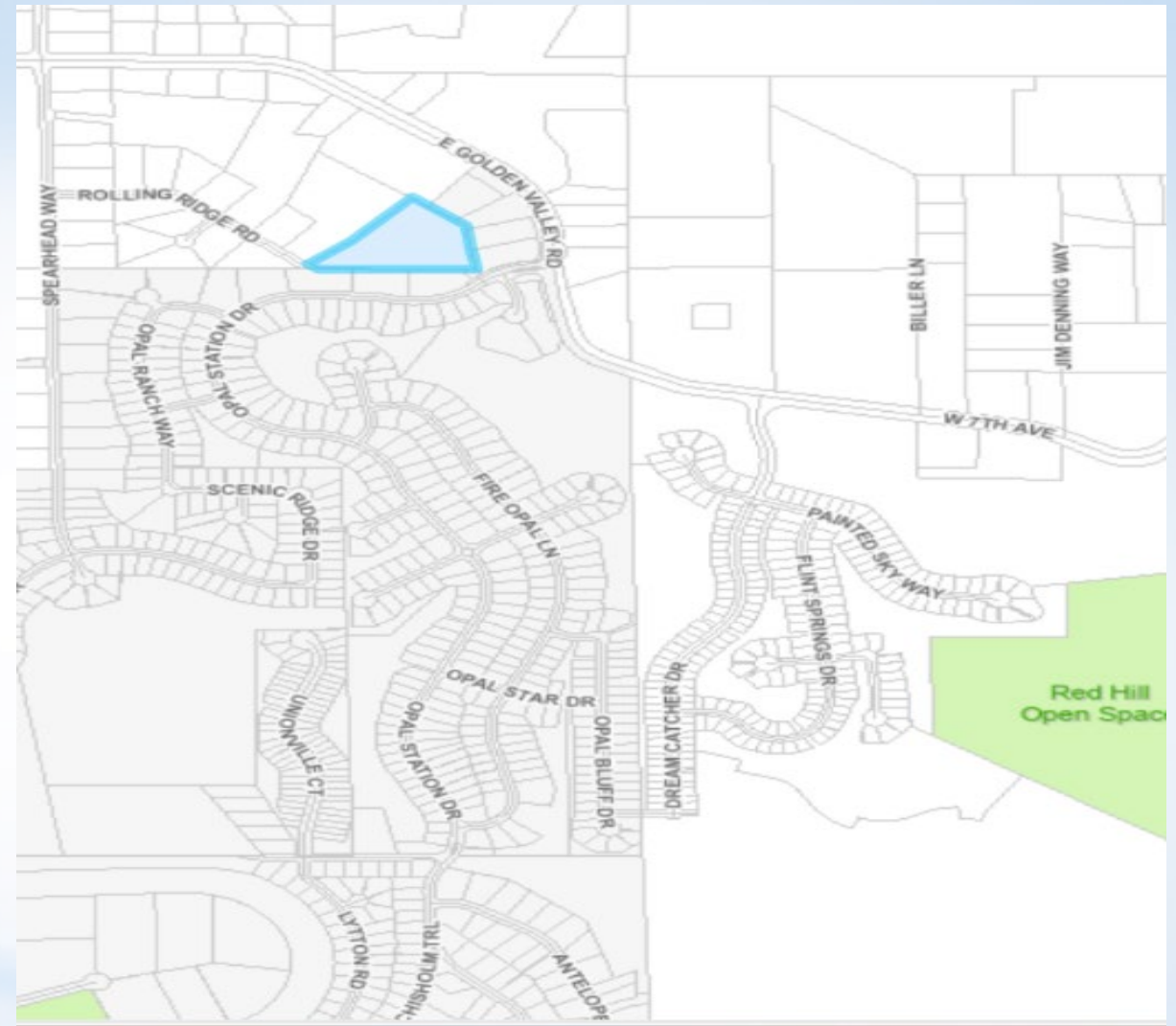
Vicinity Map



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3485 Rolling Ridge Road is:

- Located in the Golden Valley area of the North Valleys planning area.
- A five (5) acre parcel on the cul-de-sac that forms the terminus of Rolling Ridge Rd.
- One of six +/- 5-acre parcels generally surrounded by the 1-acre parcels of the Golden Valley Estates.
- Adjacent to the City of Reno boundary along the southern and eastern edges of the parcel.
- Zoned Low Density Suburban (LDS).



The requested land use and activity.



The request is to:

- Construct a 15,000 sq.ft building for the purpose of establishing the Religious Assembly use-type on the property.
- Conduct site-grading in the amount of 18,000 cu.yds.
- Construct approximately 156 parking spaces, and provide landscaping and lighting consistent with the Washoe County code.

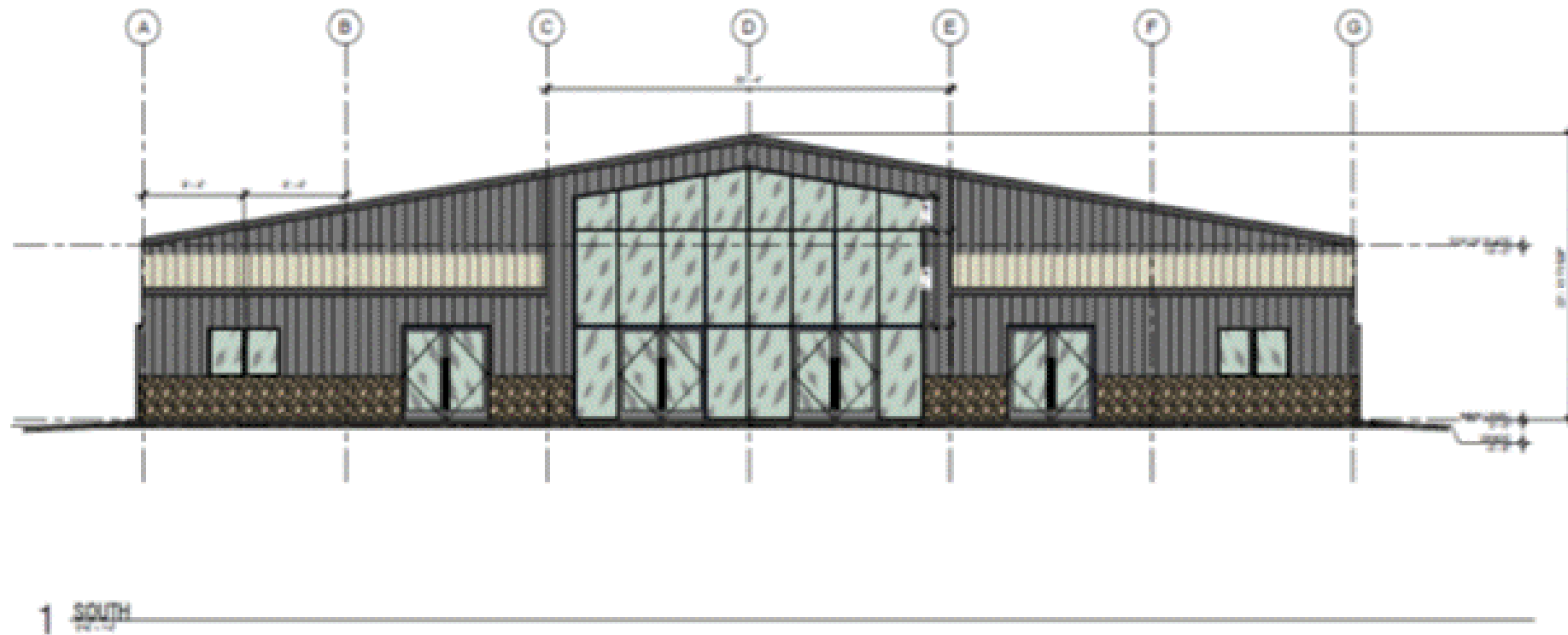
Existing Site Condition



Proposed Site Condition



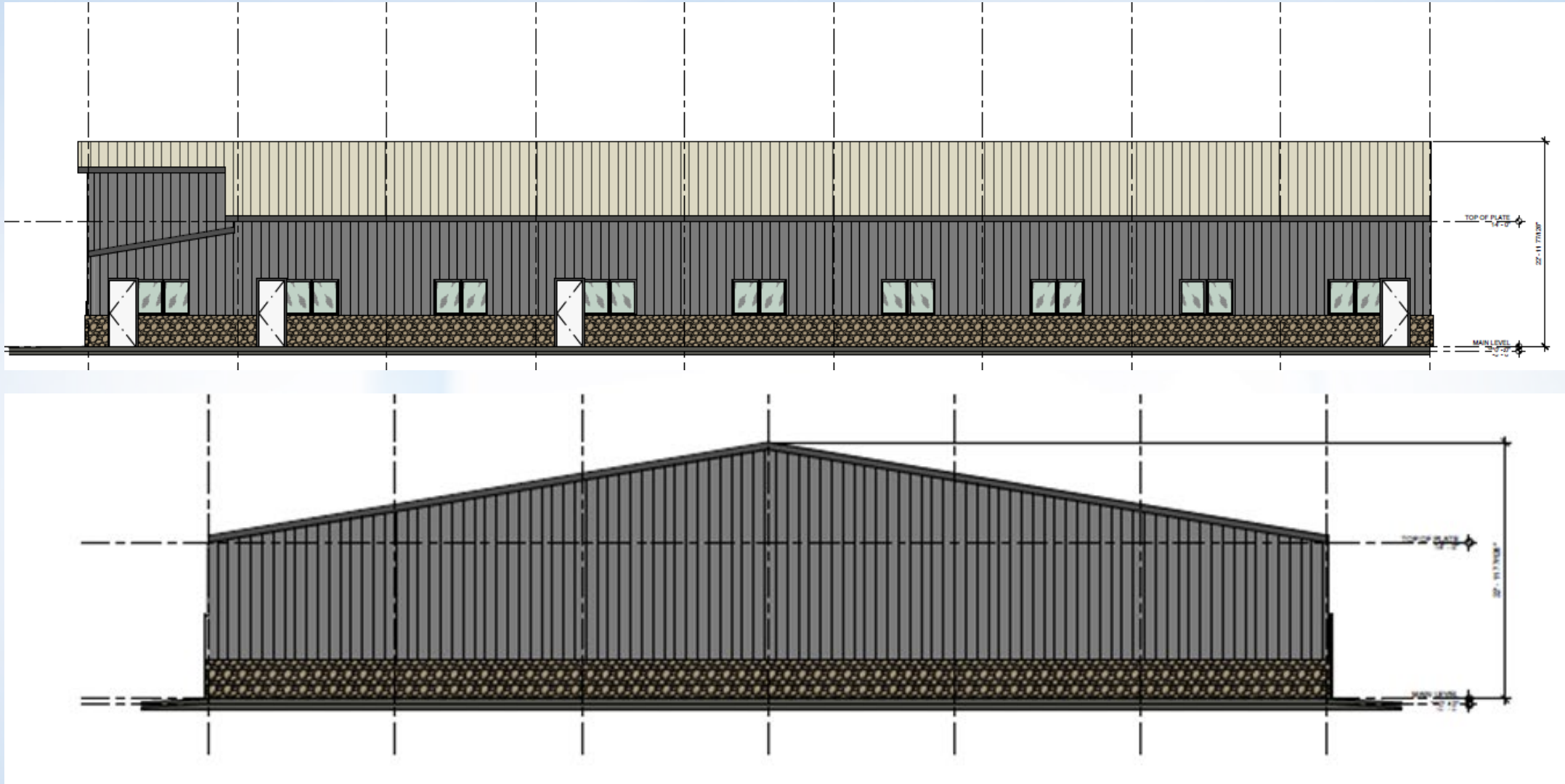
Proposed Site Condition



Proposed site Condition



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Required Findings.



- Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the North Valleys planning area.

Staff Comment: The Washoe County Master Plan, including the North Valleys Area Plan, does not articulate any policies or action programs that would have an impact on the construction or operation of the proposed religious assembly use.

- Improvements. That 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.

Staff Comment: The site has, or will have commensurate with development, the public facilities, services and infrastructure necessary to support the development.

Required Findings.



- Site Suitability. That the site is physically suitable for religious assembly, and for the intensity of such a development.

Staff Comment: The site is physically suitable for the proposed use. The standard development code regulations and the conditions of approval for the proposed grading will result in a site that is appropriate for the proposed use.

- 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.

Staff Comment: The proposed use at the subject location will not have any impact on the nearest military installation at the Stead airport.

Required Findings.



- 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.

Staff Comment: The standard development code regulations and the conditions of approval will ensure the permit is not detrimental to public health, safety, or welfare, nor injurious to the adjacent properties. The proposed development will impact the character of the surrounding area. The conditions of approval are intended to reduce the impacts of the proposed development.

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 with conditions Special Use Permit Case Number WSUP25-0013 Sanctuary of God, 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:

If the motion is for denial, please cite and discuss the finding(s) that can not be made.

Thank you

