



WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
Planning and Building

ATTACHMENT A
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Page 1
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PHONE (775) 328-3600
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Board of Adjustment Action Order

Case Number WSUP18-0006

Decision: Denial

Decision Date: June 7, 2018

Mailing/Filing Date: June 8, 2018

Property Owner: United States of America

Assigned Planner: Julee Olander, Planner
Washoe County Community Services Department
Planning and Building Division

Phone: 775.328.3627

E-Mail: jolander@washoecounty.us

Case Number WSUP18-0006 – Hearing, discussion, and possible action to approve a special use permit for major grading of an area of approximately ± 28.4 acres with $\pm 247,980$ cubic yards of cuts and $\pm 251,748$ cubic yards of fill and to allow slopes greater than 10 feet in height to facilitate the construction of a new Middle School.

- Applicant: Washoe County School District
- Property Owner: United States of America
- Location: On the north side of Arrowcreek Parkway, west of the intersection with Thomas Creek Road and east of Crossbow Court
- Assessor's Parcel Number: 049-010-29
- Parcel Size: ± 91.46 acres
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Low Density Suburban (LDS)
- Area Plan: Southwest Truckee Meadows
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 438, Grading and Article 810, Special Use Permits
- Commission District: 2 – Commissioner Lucey

Notice is hereby given that the Washoe County Board of Adjustment denied the above referenced case number based on the inability to make the findings of "Consistency" and "Improvements" as required by Washoe County Code 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 Southwest Area Plan;
2. 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



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adequate public facilities determination has been made in accordance with Division Seven;

3. Site Suitability. That the site is physically suitable for grading to facilitate a public Middle School, and for the intensity of such a development; and
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 **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


Trevor Lloyd
Secretary to the Board of Adjustment

TL/EK/df

Applicant: Washoe County School District
Attn: Adam Searcy and Mike Boster
14101 Old Virginia Rd.
Reno, NV 89521
e-mail: adam.searcy@washoecschools.net
mboster@washoeschools.net

Owner: United States of America
Attn: Bill Dunkelberger
Sparks, NV 89431
e-mail: wadunkelberger@fs.fed.us

Representatives: Lumos & Associates
Attn: Angela Fuss
9222 Prototype Drive
Reno, NV 89512
e-mail: afuss@lumosinc.com

Action Order xc: Nathan Edwards, District Attorney's Office; Keirsten Beck,
Assessor's Office; Cori Burke, Assessor's Office; Leo Vesely,

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Engineering and Capital Projects; Lisa Beaver, Truckee Meadows Fire Protection District; Nevada Division of Environmental Protection, 901 South Stewart Street, Suite. 4001, Carson City, NV 89701-5249; South Truckee Meadows/Washoe Valley Citizen Advisory Board, Chair.