

Attachment A
WSUP20-0002



WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
Planning and Building

Attachment A
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Board of Adjustment Action Order

**Special Use Permit Case Number WSUP20-0002- Boneyard Flat Grading,
Phase 2**

Decision: Denial

Decision Date: April 16, 2020

Mailing/Filing Date: April 22, 2020

Property Owner: Spanish Springs Associates, LP.

Assigned Planner: Roger Pelham, MPA, Senior Planner
Washoe County Community Services Department
Planning and Building Division
775.328.3622
rpelham@washoecounty.us

Special Use Permit Case Number WSUP20-0002 (Boneyard Flat Grading Phase 2) – For possible action, hearing, and discussion to approve a special use permit to allow the excavation of approximately 1,000,000 cubic yards of earthen material from the Boneyard Flat area to be used as fill material throughout the Eagle Canyon residential area and the Spanish Springs Business Park industrial area. The project is also intended to increase the holding capacity of the Boneyard Flat flood pool.

- Applicant: Spanish Springs Associates, LP
- Property Owner: Spanish Springs Associates, LP
- Location: North of the terminus of the Sha-Neva haul road and south and west of the Pebble Creek Subdivision
- APN(s): 538-020-01 & 538-010-12
- Parcel Size: ±262 and ±128 acres
- Master Plan: Rural (R) and Open Space (OS)
- Regulatory Zones: General Rural (GR) and Open Space (OS)
- Area Plan: Spanish Springs
- Citizen Advisory Board: Spanish Springs
- Development Code: Authorized in Article 438, Grading and Article 810, Special Use Permits
- Commission District: 4 – Commissioner Hartung

Notice is hereby given that the Washoe County Board of Adjustment denied the above referenced case number based on the inability to make two of the five findings required by Washoe County Code (WCC) Section 110.810.30, the Board was unable to make findings #3 (Site Suitability) 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 Spanish Springs Area Plan.



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Memo to: Spanish Springs Associates, LP
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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 adequate public facilities determination has been made in accordance with Division Seven.
3. Site Suitability. That the site is physically suitable for major grading for excavation of fill material and to increase flood water storage capacity, 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.
5. 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.

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.



Trevor Lloyd, Planning Manager
Secretary to the Board of Adjustment
Planning and Building Division
Washoe County Community Services Department

TL/rp

Applicant/Owner: Spanish Springs Associates, LP
550 W. Plumb Lane, Suite B 505
Reno, NV 89521

Representatives: Wood Rodgers
Attn: Derek Kirkland
1361 Corporate Blvd
Reno, NV 89502

Action Order xc: Michael Large, District Attorney's Office; Keirsten Beck, Assessor's Office; Rigo Lopez, Assessor's Office; Mojra Hauenstein, Planning and Building; Tim Simpson, Utilities; Leo Vesely, Engineering and Capital Projects; Spanish Springs Citizen Advisory Board