

# Washoe County Board of Adjustment



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**COMMUNITY  
SERVICES DEPARTMENT**

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# **WSUP24-0015 (Bryan Canyon Grading)**

December 5, 2023

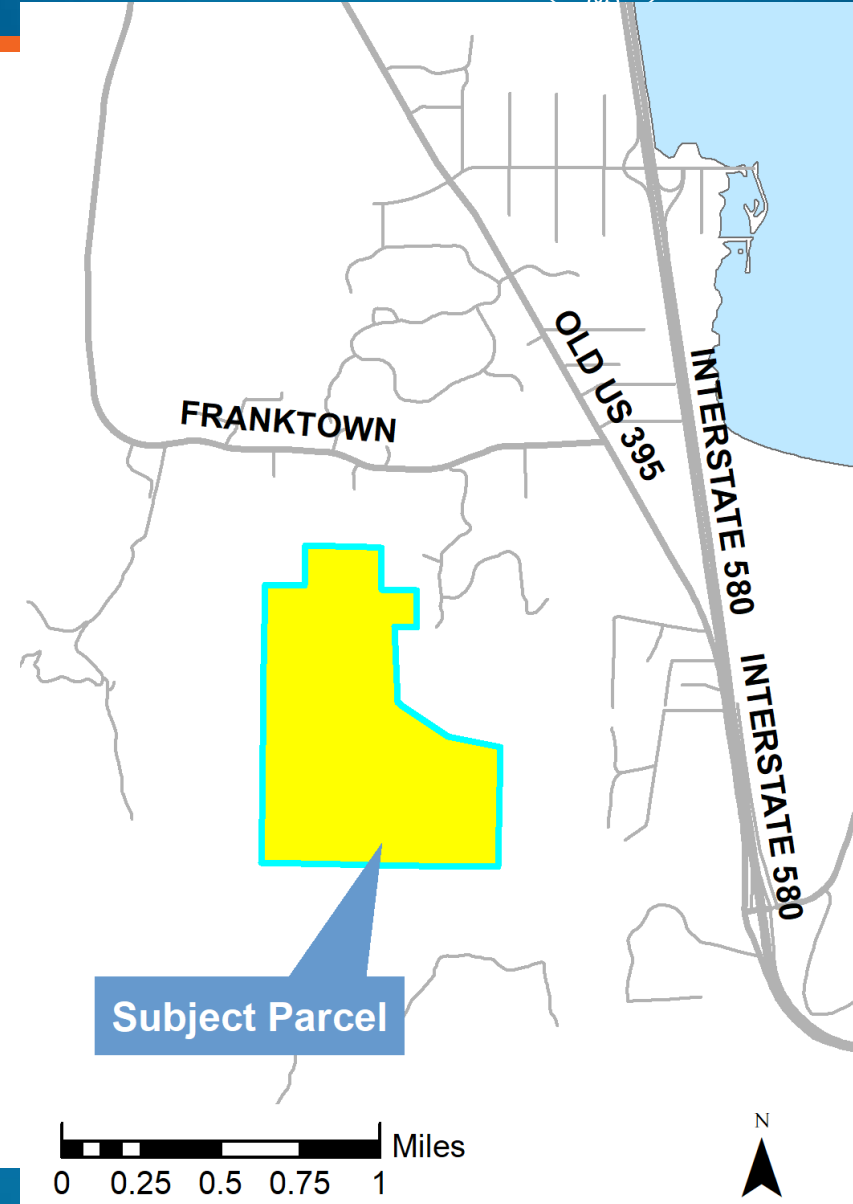
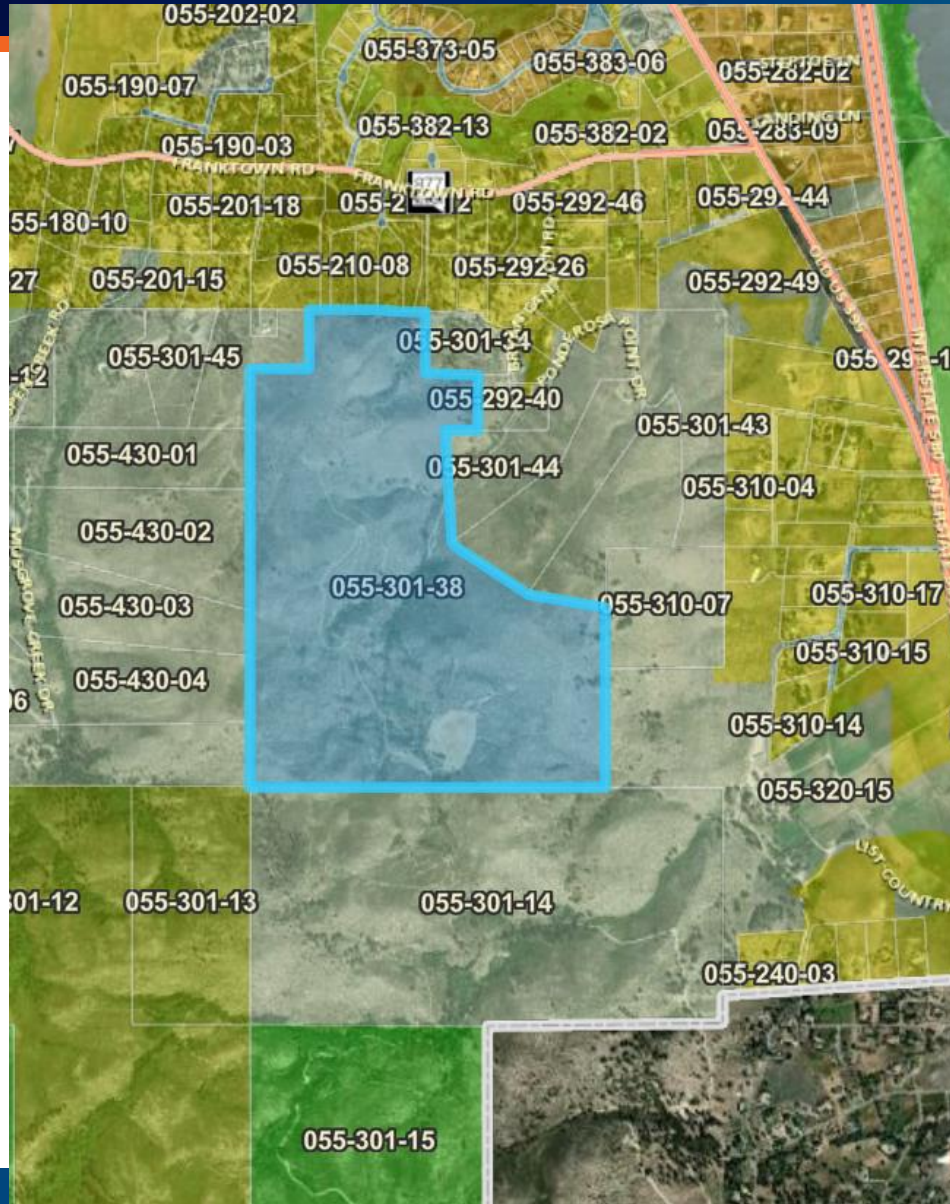
# Applicant Request



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Special use permit for major grading resulting in up to 6-acres of land disturbance, 14,754 cy of cut & 14,753 cy of fill, to create a dam structure to build a pond and rectify past illegal grading.

# Location



# Background



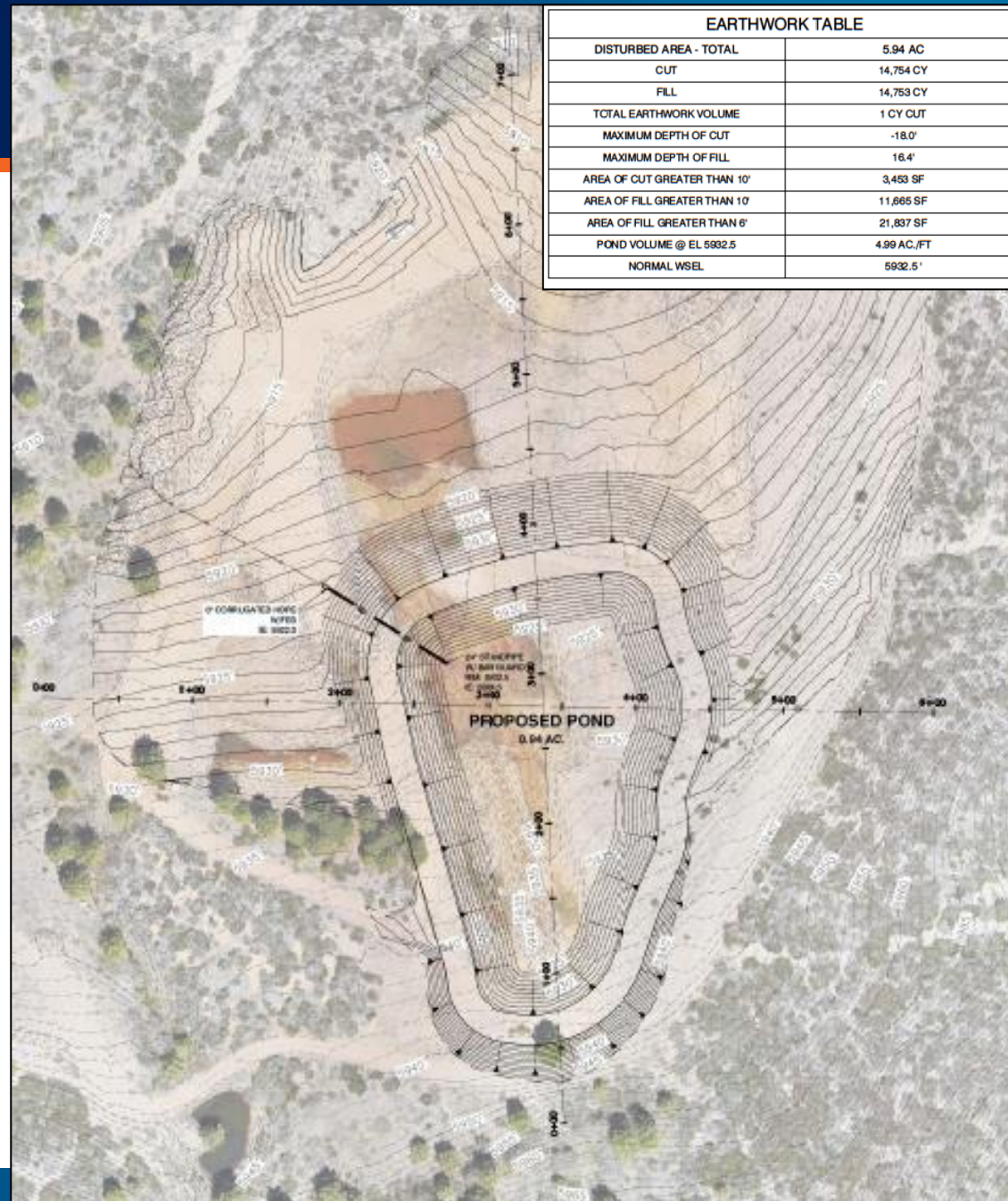
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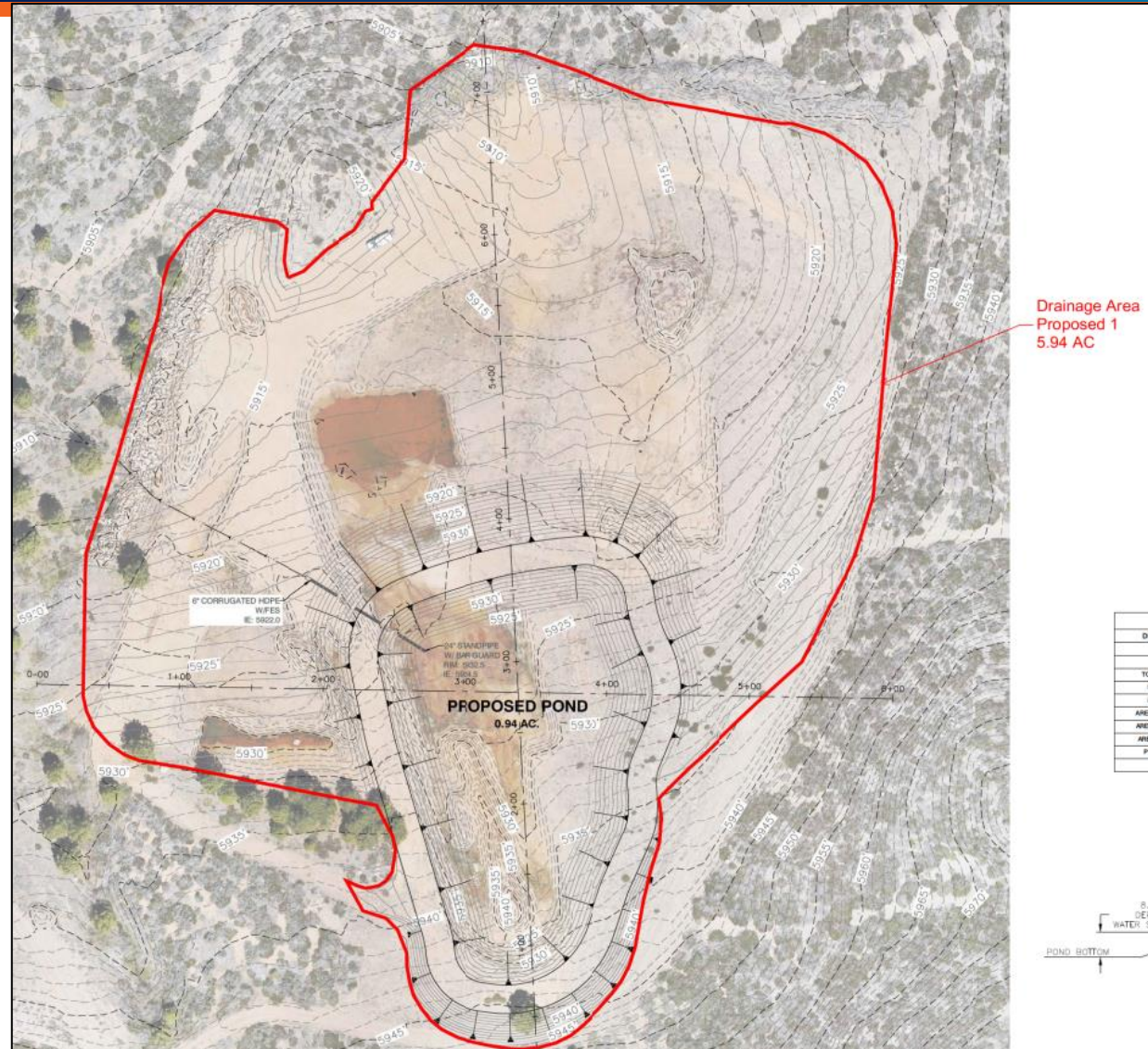
# Site Plan



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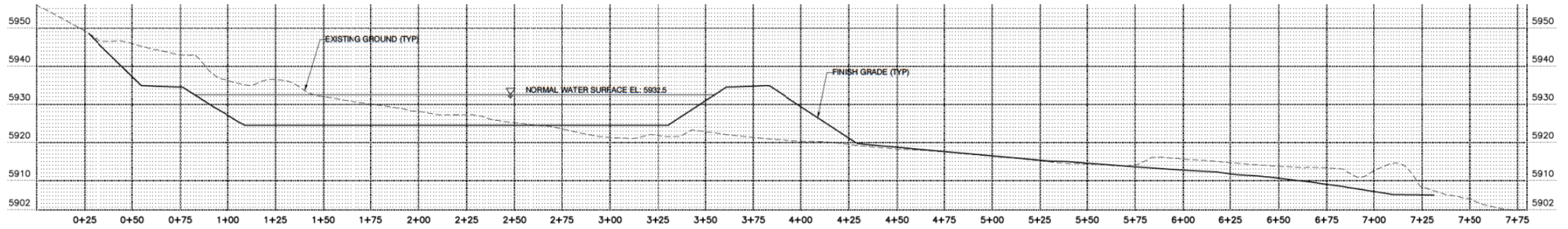
# Area of Disturbance



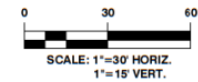
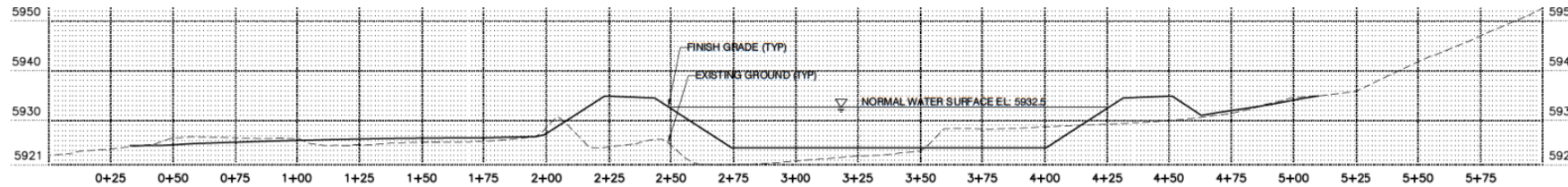
# Cross Sections



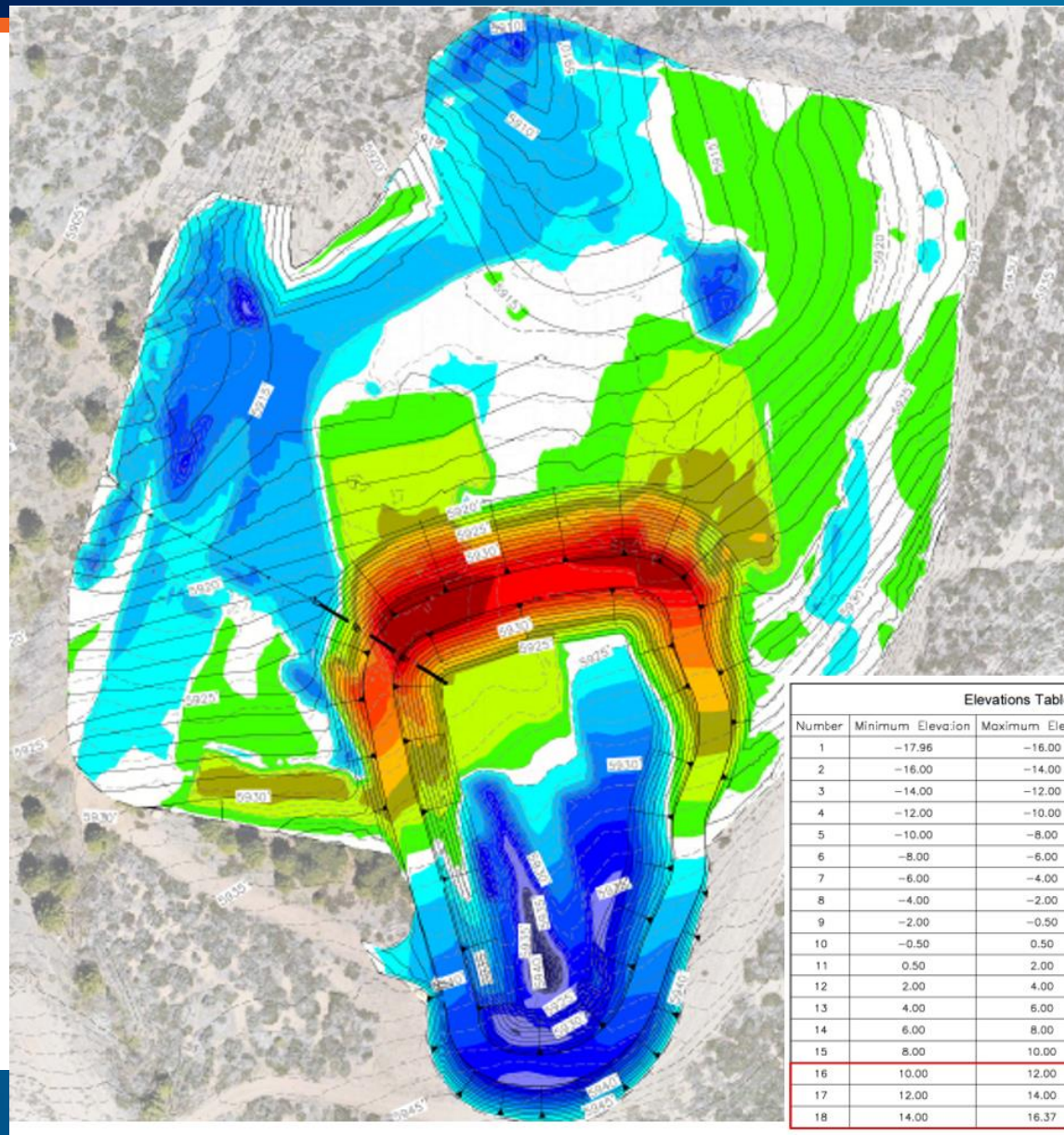
ALIGNMENT - SOUTH NORTH POND  
STA 0+00 TO STA 7+80



ALIGNMENT - WEST EAST POND  
STA 0+00 TO STA 6+00



# Cut/Fill Analysis



Elevations Table				
Number	Minimum Elevation	Maximum Elevation	Area	Color
1	-17.96	-16.00	118.54	Dark Blue
2	-16.00	-14.00	257.32	Dark Blue
3	-14.00	-12.00	533.45	Dark Blue
4	-12.00	-10.00	2544.42	Dark Blue
5	-10.00	-8.00	7613.99	Dark Blue
6	-8.00	-6.00	8854.49	Dark Blue
7	-6.00	-4.00	17065.66	Dark Blue
8	-4.00	-2.00	34641.44	Dark Blue
9	-2.00	-0.50	33605.68	Dark Blue
10	-0.50	0.50	52688.17	Dark Blue
11	0.50	2.00	48084.08	Light Blue
12	2.00	4.00	19989.88	Light Blue
13	4.00	6.00	10891.50	Light Blue
14	6.00	8.00	5359.73	Light Blue
15	8.00	10.00	4813.91	Light Blue
16	10.00	12.00	3722.13	Light Blue
17	12.00	14.00	4505.12	Light Blue
18	14.00	16.37	3437.30	Light Blue





**Looking south from Franktown Road**

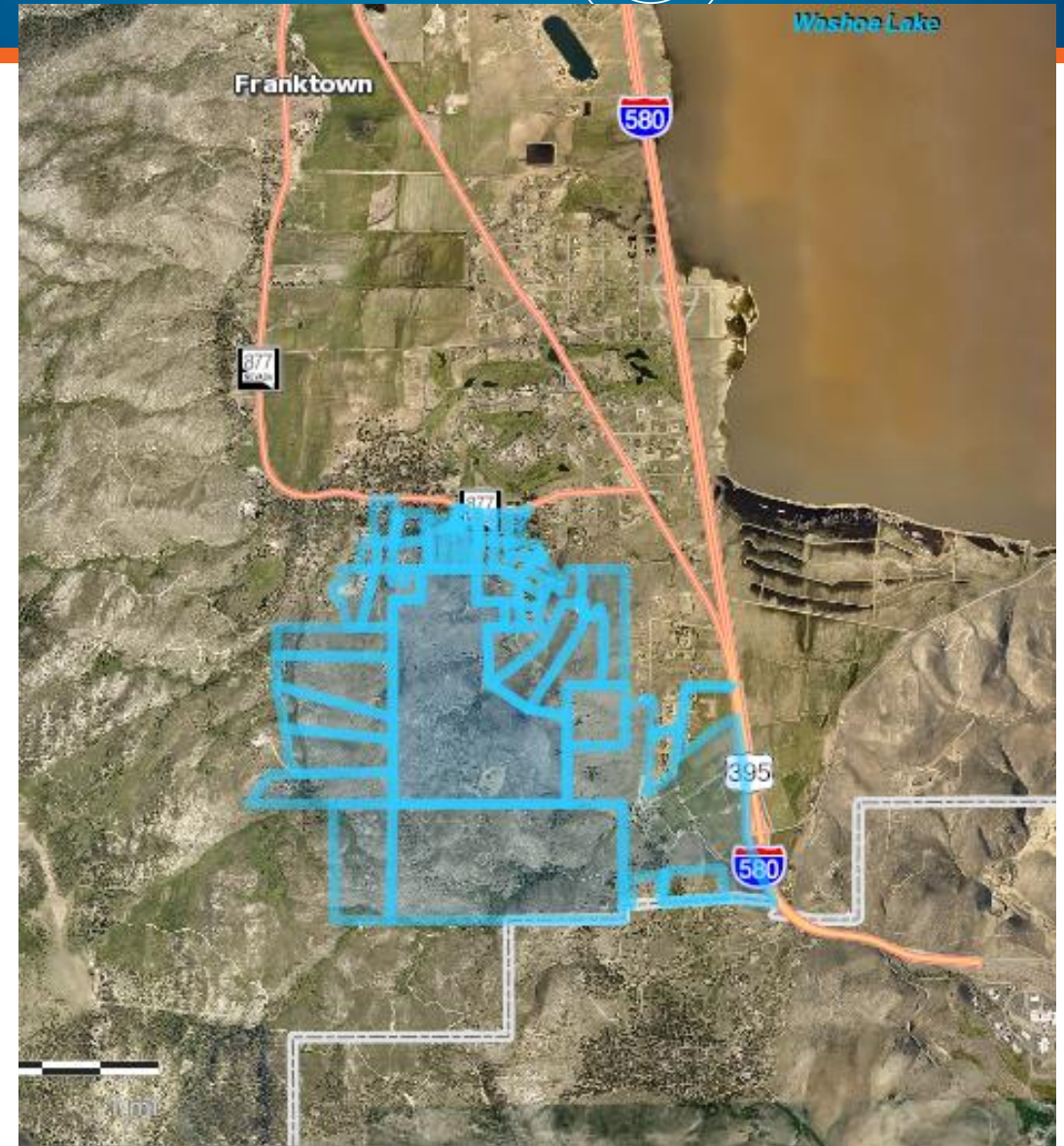


**Looking south from south bound I-580**

# Public and Agency Comment



- 37 properties within 1,000' were notified of the application
- 4 public commenters



- (a) Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the South Valleys Planning Area;
- (b) 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;
- (c) Site Suitability. That the site is physically suitable for major grading and for the intensity of such a 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.

# 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 with conditions Special Use Permit Case Number WSUP24-0015 for Applicant Name, 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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775-328-3608



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