



Board of Adjustment Action Order

Special Use Permit Case Number WSUP24-0015
(Bryan Canyon Road Pond and Restoration)

Decision: **Denial**
Decision Date: December 5, 2024
Mailing/Filing Date: December 11, 2024
Property Owner: SC Advisors, LLC
Staff Planner: Courtney Weiche, Senior Planner
Phone: 775.328.3608
E-Mail: cweiche@washoecounty.gov

Special Use Permit Case Number WSUP24-0015 (Bryan Canyon Road Pond and Restoration) – For hearing, discussion and possible action to approve a 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. The application includes a request to vary grading standards to allow for more than 10ft of difference from the natural grade.

- Applicant / Property Owner: SC Advisors, LLC
- Location: 0 Bryan Canyon Road
- APN: 055-301-38
- Parcel Size: 346.48 acres
- Master Plan: Rural
- Regulatory Zone: General Rural
- Area Plan: South Valleys
- Development Code: Authorized in Article 438 810, Special Use Permits
- Commission District: 2 – Commissioner Clark

Notice is hereby given that the Washoe County Board of Adjustment denied the above referenced case number based on the inability to make all the findings required by Washoe County Code (WCC) Section 110.810.30, the Board was unable to make findings (a) (Consistency) through (e) (Effect on a Military Installation) below:

Required Special Use Permit Findings (WCC Section 110.810.30)

- 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;
- 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;

- (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.

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

Trevor Lloyd
Secretary to the Planning Commission

TL/CW/AA

Property Owner: SC Advisors, LLC
PO Box 3390
Stateline, CA 89449

Representatives: Resource Concepts, Inc. greg@rci.com

Action Order xc: Elizabeth Hickman, District Attorney's Office; Keirsten Beck, Assessor's Office; Rigo Lopez, Assessor's Office; Katrina Pascual, Utilities; 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.