



SPECIAL USE PERMIT



**WASHOE COUNTY BOARD OF ADJUSTMENT
SEPTEMBER 2, 2021**

PROJECT LOCATION

16255 SOUTH VIRGINIA STREET



The following request has been made to Washoe County:

- A **Special Use Permit** to allow for the establishment of a private school within the High Density Rural (HDR) regulatory zone.



PROJECT REQUEST

AERIAL VIEW



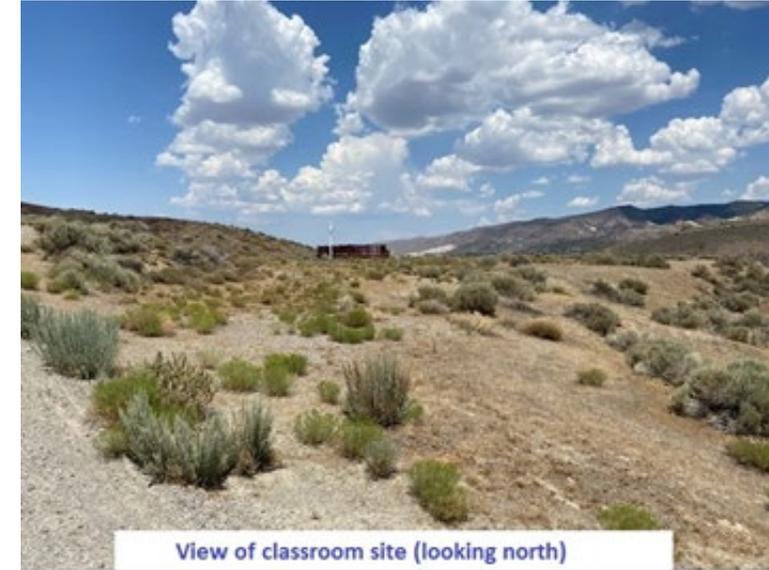
PREVIOUSLY GRADED
AREA

EXISTING HOME

PRIMARY BUILDING AND ASSOCIATED
OUTBUILDINGS (FORMER CHURCH AND
SCHOOL)

EXISTING CONDITIONS

AREA PROPOSED FOR PHASE 1 – VACANT AND PREVIOUSLY GRADED

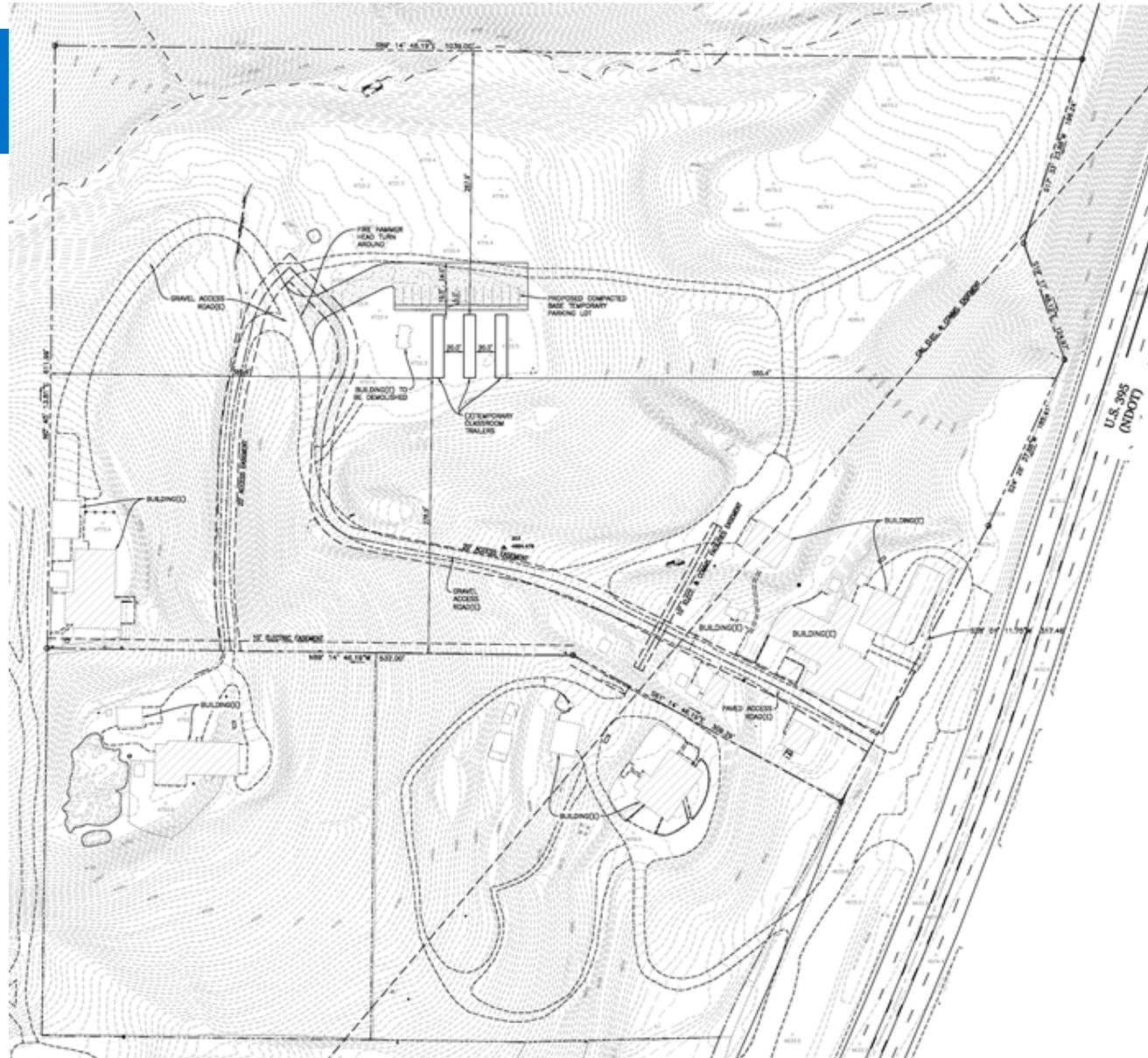


EXISTING CONDITIONS

DEVELOPED PORTIONS OF THE SITE



SITE PLAN



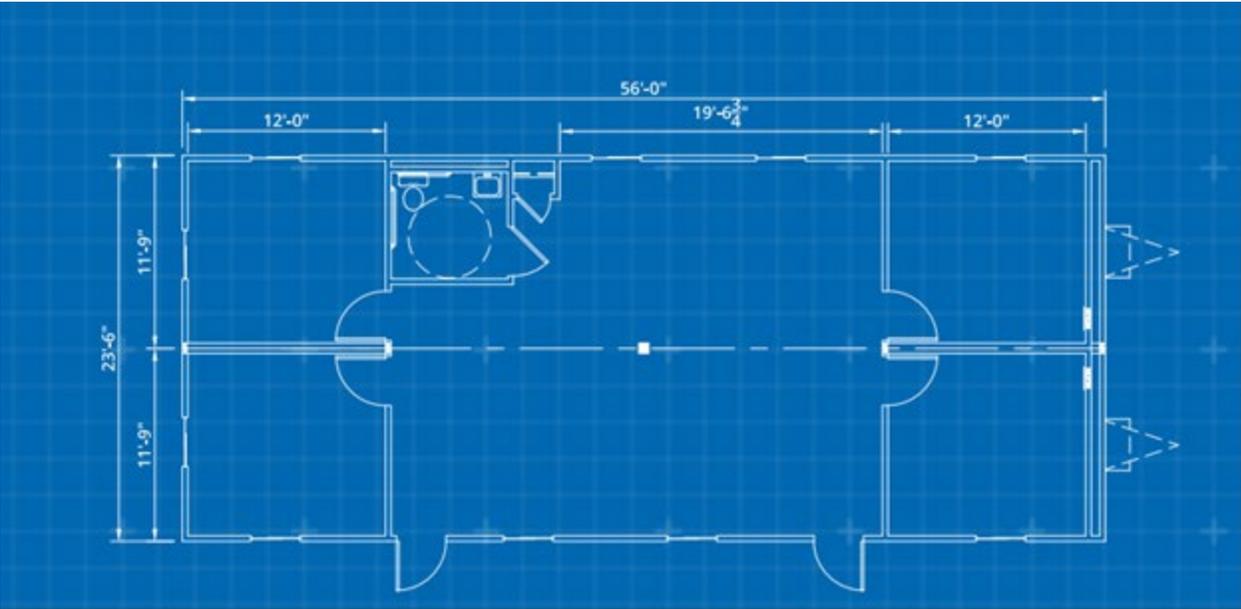
PROJECT BACKGROUND

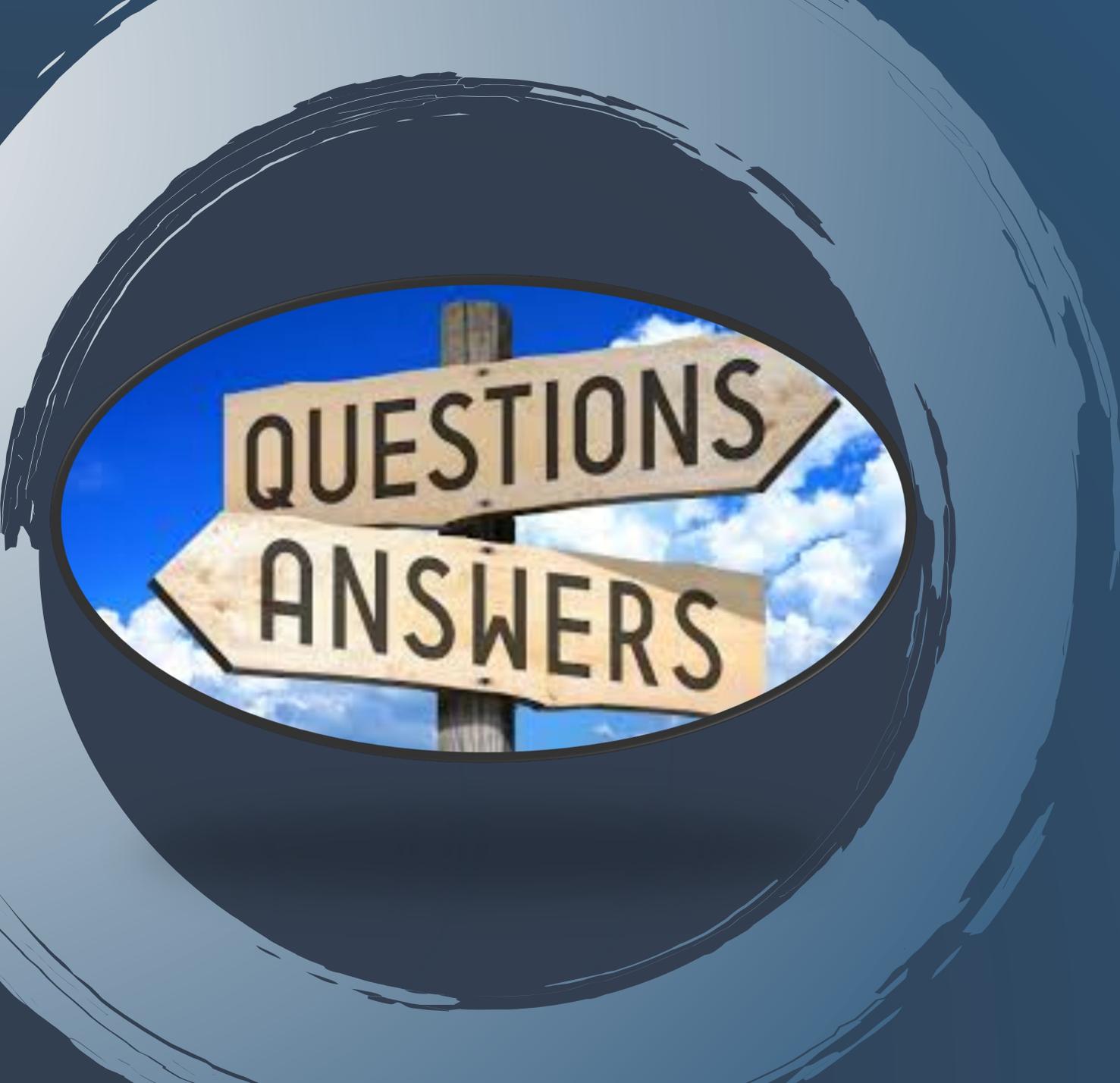
- Site was originally developed as a stagecoach stop in the 1800's and has a diverse history, including use as "divorce cottages" in the 1930's and 40's.
- Previous use was the Glory Temple Church which included a SUP.
- St. Nicholas Academy was established at the site in 2017.
- Discovered that the SUP was no longer valid when applying for site improvement permits.

PROJECT SUMMARY

- SUP establishes a private school use in the HDR zone (K-12th grade).
- This SUP covers phase 1 which will include 3 temporary modular buildings and allows school to continue during construction.
- Phase 2 (primary school) will be brought back with a new SUP in the near future.
- Modular buildings to be used for no more than 3 years.
- Modular classrooms will accommodate 10-12 students and 4.5 teachers.
- Site of modular buildings is already graded.
- The school has proven to function without negative impacts and is low intensity.
- School hours are 9:00 am to 3:30 pm.

TEMPORARY CLASSROOMS





Mike Railey
Christy Corporation, Ltd.

Dr. Janet Cummings
St. Nicholas Academy