

Washoe County Board of Adjustment



WAC24-0002 (Project Max) for WSUP22-0005

May 2, 2024

Request



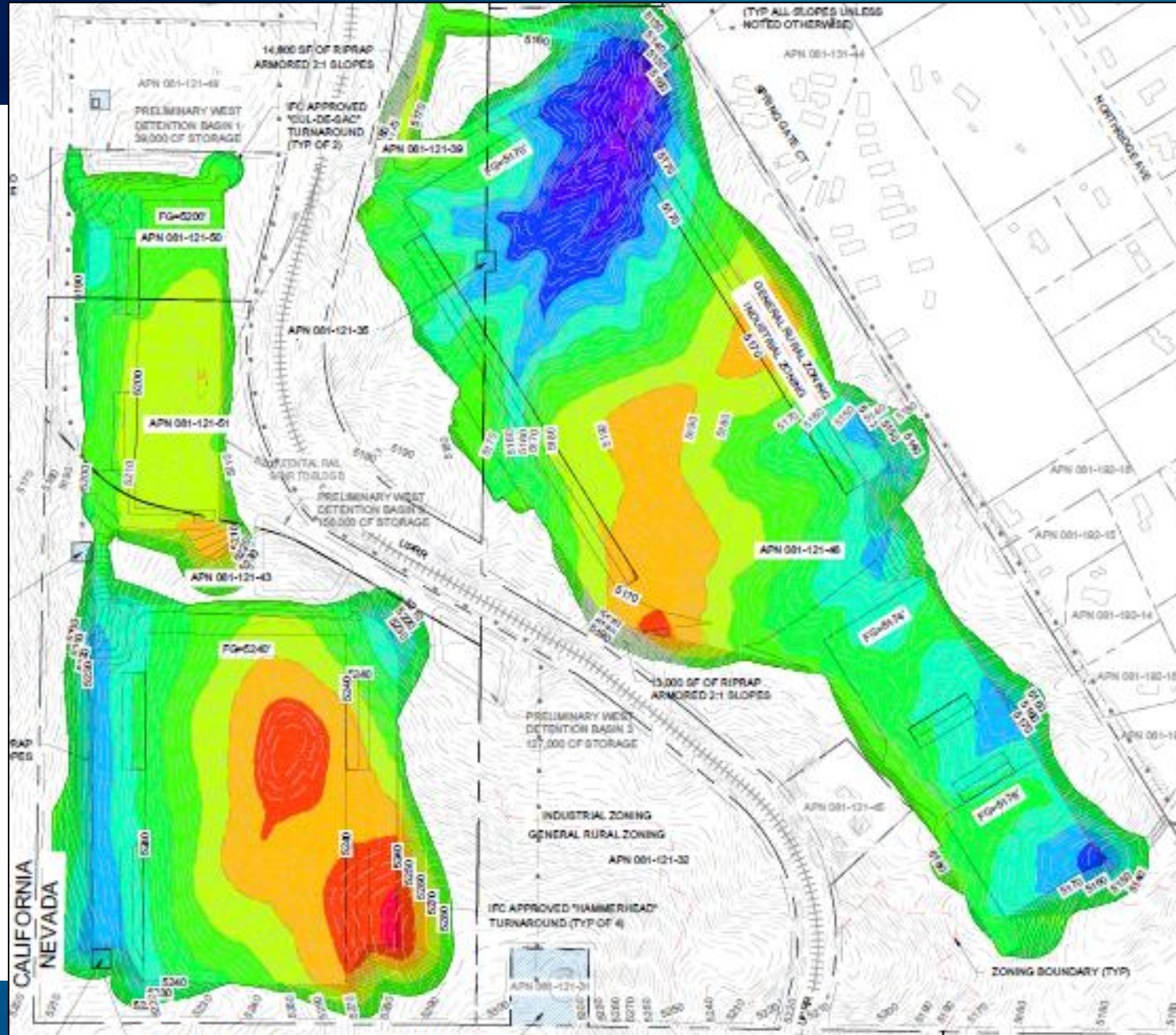
The request is to amend conditions of approval related to an extension of time (1c) and to remove a condition placed by the Board of Adjustment (6c) related to paving a private driveway – Volunteer Court.

Background



- On April 7, 2022 the Board of Adjustment (BOA) heard and approved special use permit case number WSUP22-0005.
- The request was for major grading that resulted in a total of 77.5 acres of disturbance; and to grade approximately 810,000 cy of material.

Site Plan



Evaluation of Amendment of Conditions



The applicant is requesting to **amend** the following condition of approval:

1(c): The applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and initial building permits shall be issued on or before ~~April 11, 2024~~ **April 11, 2026**. The applicant shall complete construction within the time specified by the building permits. Compliance with this condition shall be determined by the Planning and Building Division.

Evaluation of Amendment of Conditions



The applicant is also requesting to **remove** the following Board of Adjustment condition as part of the amendment request:

6. c. Volunteer Court shall be paved.

Evaluation of Amendment of Conditions



- The applicant initially was requesting to amend this condition to provide for a paved roadway running parallel to Volunteer Court on land belonging to the applicant.
- There were concerns related to the amended paved roadway and the impacts it would have on the subject property owners. The alternative would have required the following which were put forth by Washoe County Engineering:
 - Documentation that all property owners support the relocation to Project Max property
 - Documentation that all property owners agree to an abandonment of Volunteer Court
 - Documentation that all property owners agree to revegetate and restore the areas of the existing Volunteer Court
 - Documentation that all property owners agree to retain or relocate all public utilities located in the current Volunteer Court area, with consent from public utility providers.

Evaluation of Amendment of Conditions



- Staff was informed upon submittal of the application that the applicants were unable to get permission from a property owner regarding the paving of Volunteer Court. The private road serves 5 property owners and is not owned or maintained by Washoe County.
- Since one of the property owners of the private roadway would not grant permission, the applicant was unable to move forward.
- Since this application was submitted, Staff has been informed that an agreement was achieved from the property owner and the applicant.
- The applicant provided letters to each property owner along Volunteer Court and has stated that they intend to satisfy the original intent of the condition. They further contend that this is a 3rd party issue and the County should not be involved.

Possible Motion for Amendment of Conditions



Approve with Conditions:

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 Amendment of Conditions Case Number WAC24-0002 in order to amend conditions of Special Use Permit Case Number WSUP22-0005 for Panatonni Development Group, 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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