



# WAC21-0006 A Dog's Life



***Washoe County Planning Commission  
November 2, 2021***



# Original Request

- The applicant requested a special use permit to operate a commercial kennel within the Spanish Springs Area Plan.
- Require a minimum lot size of 2.5 acres and are only permitted in the Industrial Regulatory Zone within the Spanish Springs Area Plan.
- The subject parcel is Industrial (I), and 2.75 acres.
- The request was heard by the Washoe County Planning Commission on February 4, 2020 and was approved.



# Vicinity Map





# Analysis

- **There are NO CHANGES to the Special Use Permit.**
- **Located in the Spanish Springs Business Park**
- **The site will also have construction sales and services (A), retail (A), and grooming and pet store (A).**





# Landscape Plan





# Update Request

- Applicant is requesting a 2-year extension of time due to the Covid-19 pandemic and the impact Covid-19 had on the finance industry.
- Washoe County Air Quality provided an additional condition related to Dust Control Permits.
- Washoe County Planning provided 2 new conditions related to the timeframes and action order requirements.
- It has generally been the practice for Washoe County to grant most projects the first requested Extension of Time



# Possible Motion

- **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 Planning Commission approve Amendment of Conditions Case Number WAC21-0006 for A Dog's Life, with the amended conditions of approval included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30.