

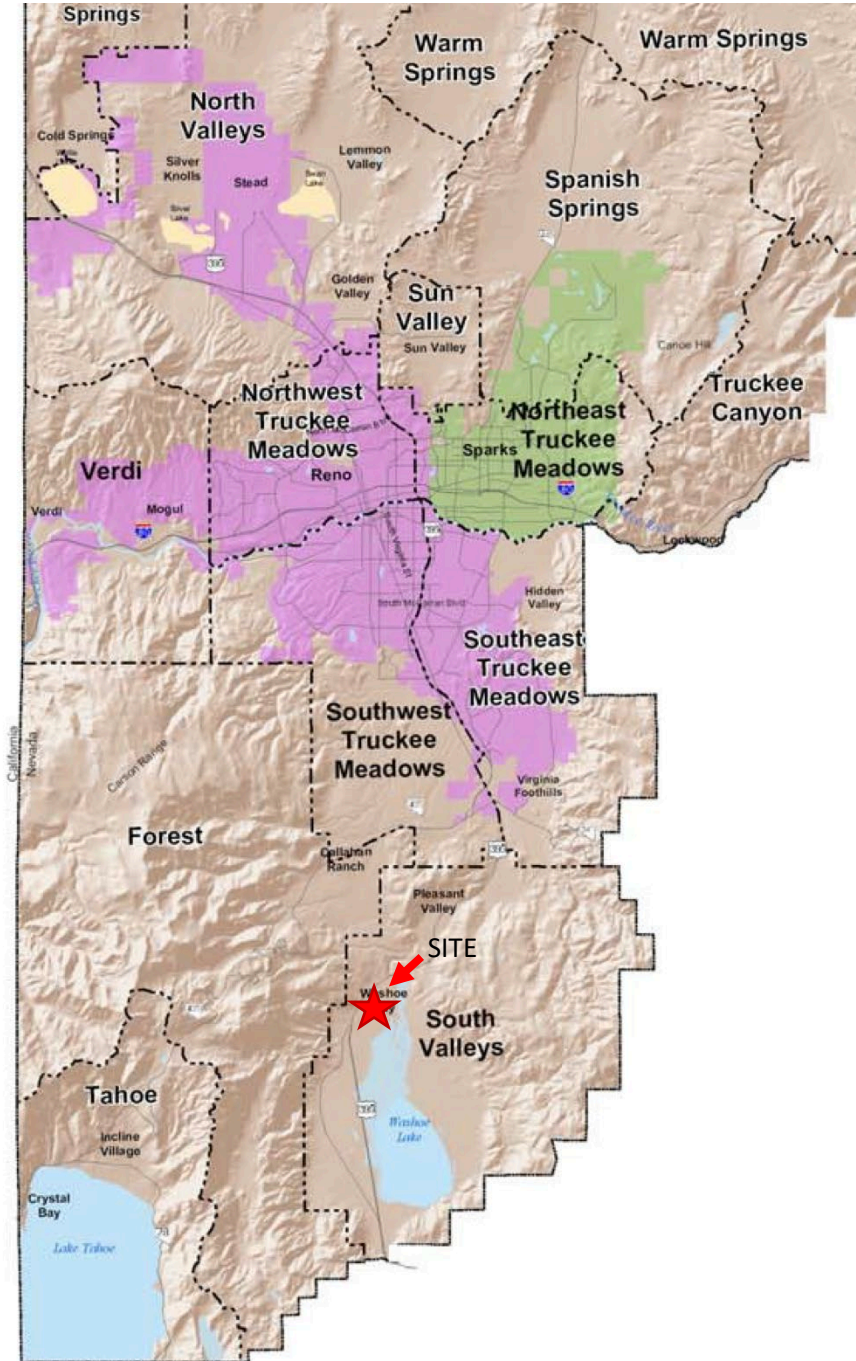
# Mineikis Property (WSUP21-0032)

## Board of Adjustments - February 3, 2022 at 1:30 p.m.

### Project request summary:

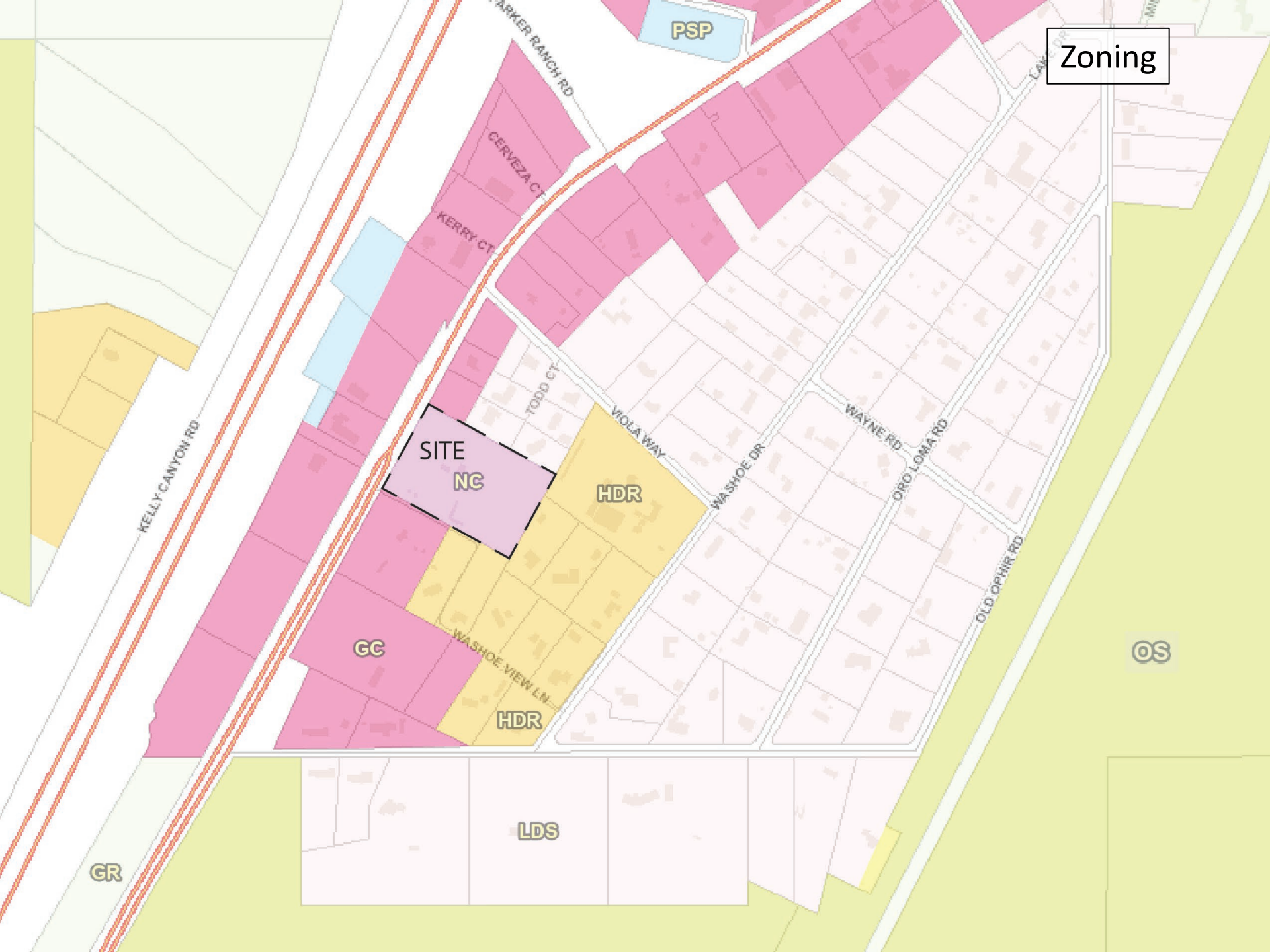
- This is a Special Use Permit to build a 2,500 SF detached residence on a 4.3 acre site, located on US 395/ Washoe View Lane in Washoe City. It is in the Neighborhood Commercial (NC) regulatory zone.





0 1 2 4  
Scale in Miles

# Zoning



# Site Plan



## Required Findings

The project has been determined to be in compliance with **SUP findings**, Article 810 :

- Consistency (w MP), Adequate Improvements and/or facilities, Site Suitability (suitability map says site is most suitable for SF), Issuance Not Detrimental (compatible w/ abutting SF), Effect on Military Installation (n/c).
- **South Valleys Area Plan Findings:**
  - SV 2.16 (preserve community char) SV 18.3(air quality)

## South Valleys Area Plan Evaluation

The project is in compliance with the following 8 policies:

SV 2.2 (grading), SV 2.7 (dark sky lighting), SV 2.11 (native veg), SV 2.16 (uphold character stmt (rural)), SV 9.1a (density), SV 14.1(SHPO) SV 18.3 (air quality n/c), SV 24.4 (water rights use WV basin)

## **WCC 110.106.15(a) – Neighborhood Commercial/Office Regulatory Zone**

**Purpose:** The Neighborhood Commercial/Office (NC) Regulatory Zone is intended to create and preserve areas for businesses and business parks containing professional, medical, educational, financial and insurance services, and supportive commercial activities having related and compatible functions. This category is also intended **to provide a transition** or buffer between other more intensive and less intensive uses or **between major highways and adjacent residential uses**. This regulatory zone also is intended **to create and preserve areas for residential uses**, including multi-family and neighborhood commercial uses that are **complementary to surrounding residential communities**. The area is to be developed in a **low-intensity, park-like setting**. The minimum lot area for this regulatory zone is ten thousand (10,000) square feet, unless the provisions of Section 110.106.30 are met.

## **South Valleys Area Plan**

**Character Statement:** In general, the land uses found in the South Valleys planning area **reflect a rural character**. While some land use designations in the South Valleys are also typical of more suburban areas, the area's communities enjoy a decidedly rural feel. This rural atmosphere extends to the commercially designated areas. This rural atmosphere and community character are supported by an **intimate integration of the natural environment**, extensive historical resources, widespread agricultural activities, and **livestock/equestrian stewardship**.

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