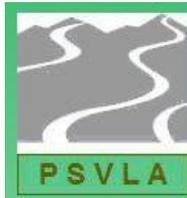


On Nov 18, 2017, at 1:12 PM, PSVLA <psvlamail@gmail.com> send the following email:

A message from the Pleasant/Steamboat Valleys Landowners Association

[View this email in yo](#)



Pleasant/Steamboat Valleys Landowners Association

UPDATE #3 - Colorock Landscaping Special Use Permit Application Board of Adjustment Action Appeal Tuesday, November 28, 2017 Hearing Schuduled for 3:30 PM

November 18, 2017

We have just learned that the [Colorock Landscaping Appeal](#) on November 28, 2017 will be heard by the Washoe County Board of Commissioners at 3:30 PM. Of course, previous agenda items may push this later but the County has promised us the appeal will not be heard until at least 3:30 in the afternoon.

There is still time to email, call or write to your county officials (*see below*). But now, the most important thing we can do is have a large showing of people at the November 28th Commissioners' meeting. The meeting will be heard at the Commissions' chambers: 1001 E. Ninth Street, Reno, NV 89512. Please attend if at all possible. We need you there!

Thank you.

November 13, 2017

We want to keep you up-to-date on the Gail Willey/Colorock Landscaping Special Use Permit Application appeal to the Washoe County Board of Commissioners. We have learned that this appeal will be heard on Tuesday, November 28, 2017, at the Board of Commissioners chamber on 9th Street (1001 E. Ninth Street Reno, NV 89512). At the moment, we do not yet know the time when this agenda item will be heard but as soon as we do, it will be posted on the "Sandwich Boards" throughout our neighborhoods as well as on the PSVLA [website](#). (*<-- see above - the time will be 3:30 pm on 11/28/17*)

In the meantime, if you haven't already, we urge you to please contact the County Commissioners and County Manager to voice your opposition to this appeal. A sample letter and contact information may be found below.

It is very important that we have a strong showing at the Commissioners meeting on November 28th! Please mark this on your calendar and plan to attend if at all possible. Your support is greatly appreciated.

Pleasant/Steamboat Valleys Landowners Association

Background Information on the Colorock Landscaping Special Use Permit Application and the Board of Adjustment Action's Appeal

As you may know, at the Board of Adjustment meeting on October 5, 2017, the Board moved to provide a partial approval of the subject application. The Board found that the proposed use consists of the following:

1. A wholesale nursery type use (for the sale of trees, plants and flowers)
2. Construction Sales and Services
3. Wholesaling, Storage and Distribution (Heavy)

The Board of Adjustment approved the wholesale nursery type use, but denied the other two uses, finding that they are not allowed within the General Rural regulatory zone. The applicant, Gail Willey, has appealed the decision of the Board of Adjustment. The appeal will be heard by the Washoe County Board of Commissions.

We believe that the County Staff findings are accurate. We also agree on their position of not allowing the proposed operation in a General Rural Regulatory Zone due to it negatively impacting the Valley's Character and that it does not make a contribution. We strongly oppose this appeal and urge the County Commission support the findings and motion of the Board of Adjustment and deny the applicant's request to include Construction Sales and Services and Wholesaling, Storage and Distribution (Heavy) for the following reasons:

- These proposed uses are not allowed within the General Rural regulatory zone and are in direct contravention to many of the statements within the Character Statement of the Master Plan and the South Valleys Area Plan, especially in terms of the South Valleys' rural feel and scenery.
- This property is uniquely and severely constrained by numerous factors, including a Significant Hydrologic Resource (and associated buffer areas), a 100-year floodplain, potential wetlands, the Big Ditch irrigation canal, and a steep hillside with slopes of over 30% over a significant portion of the property. Due to these constraints, the other proposed use types would be infeasible on the subject site.
- The other uses would be detrimental to the character of the surrounding area and it is not believed the negative impacts could be adequately mitigated.

In addition, it should be pointed out that in 1998, the applicant applied for substantially the same project on this property. At that time, the proposal was denied by the County Commission. On April 4, 2017, the applicant's request for a change to the Development Code - Table of Allowed uses, was denied by the Planning Commission. On September 14, 2017, the South Valleys Citizens Advisory Board denied the proposal. In all cases, it was found that the Construction Sales and Services and Wholesaling, Storage and Distribution (Heavy) uses were incompatible with the Master Plan and the South Valleys Area Plan, as noted above.

There is the concern that this will set a precedent for future violations of the Master Plan in all areas of Washoe County. At this time we don't know the exact date when the Board will hear this appeal.

There is still time for you to write, email or call the County Commissioners and County Manager. A sample letter you can use [may be found here...](#)

Thank you again for supporting our beautiful community!

Copyright © 2017 PSVLA, All rights reserved.

This is the membership list for the Pleasant/Steamboat Valleys Landowners Association.

Our mailing address is:

PSVLA
P.O. Box 19201
Reno, NV 89511

[Add us to your address book](#)

Visit Us at:

www.psvla.org

Want to change how you receive these emails?

You can [update your preferences](#) or [unsubscribe from this list](#)