



Community Development

"Dedicated to Excellence in Public Service"

Adrian P. Freund, AICP, Community Development Director
Blaine Cartledge, Legal Counsel



Washoe County Board of Adjustment
Sharon Stanley, Chair
Richard "R.J." Cieri, Vice Chair

Gary Feero
Mary S. Harcinske
Philip J. Horan

AGENDA
MEETING OF
WASHOE COUNTY BOARD OF ADJUSTMENT
Washoe County Commission Chambers
1001 East Ninth Street, Reno, Nevada
Thursday, 1:30 p.m., January 4, 2007

January 4, 2007

1:30 p.m. **DETERMINATION OF QUORUM**

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES

December 7, 2006

PUBLIC COMMENT (Limited to items not on this agenda; three-minute time limit, however the Board reserves the right to reduce this three-minute time limit, as well as limit the total time for public comment, if more than 10 people request to speak. The same applies to public comment on each agenda item.)

CHAIR AND BOARD ITEMS (Unless otherwise listed with a topic description, this portion of the agenda is limited to announcements, discussion of items proposed for action at future meetings, and reports on planning issues and/or activities of organizations in which individual members may be involved.)

a. Report on Previous Board of Adjustment Actions

Agendas and staff reports are posted to the Washoe County website at www.washoecounty.us/comdev/, on Friday, six days prior to the meeting. To access the agenda and staff reports, choose **Boards and Commissions**, and click on **Board of Adjustment Agendas, Staff Reports, Minutes and Roster**.

Notes: Items on the agenda without a time designation may not necessarily be considered in the order in which they appear. The Board may take action on any of the items listed.

Facilities in which this meeting is being held are accessible to the disabled. Persons with disabilities who require special accommodations or assistance (e.g. sign language interpreters or assisted listening devices) at the meeting should notify the Washoe County Department of Community Development, at 328-3600, 24 hours prior to the meeting.

In accordance with NRS 241.020, this agenda closes three (3) days prior to the meeting date. Only items of interest and not requiring Board action may be added to the agenda within the three-day period. This agenda has been posted at the following locations: Washoe County Administration Building (1001 E. 9th Street), Washoe County Clerk's Office-Courthouse (Court and Virginia Streets), Washoe County Library (301 South Center Street), and Sparks Justice Court (630 Greenbrae Drive).

Post Office Box 11130, Reno, NV 89520-0027 – 1001 E. Ninth St., Reno, NV 89512

Telephone: 775.328.3600 – Fax: 775.328.6133

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"Your Community Development Department"

DIRECTOR'S ITEMS (Unless otherwise listed with a topic description, this portion of the agenda is limited to announcements, discussion of items proposed for action at future meetings, and reports on planning issues and/or activities of organizations in which individual members may be involved.)

- a. **DISCUSSION REGARDING ILLEGAL GRADING COMMENCED BY CONTRACTORS WITHOUT BENEFIT OF PERMIT, TO INCLUDE OPTIONS AVAILABLE TO NEIGHBORS AND THE BOARD OF ADJUSTMENT TO REPORT TO NEVADA STATE CONTRACTORS BOARD.** Staff Representative: Don C. Jeppson, County Building Official, 775.328.2030
- b. **CONSIDER AND ADOPT A RESOLUTION COMMENDING SHARON KVAS FOR HER SERVICE TO WASHOE COUNTY**

CONSENT ITEMS

PROJECT REVIEW ITEMS

- 1:30 p.m. 1. **PUBLIC HEARING: AMENDMENT OF CONDITIONS CASE NO. AC06-011 [AMENDMENT OF SPECIAL USE PERMIT CASE NUMBER SPB2-3-93 (DAYCARE OF MIRACLES)]** (Continued from December 7, 2006 meeting) – To modify the conditions of a previously approved child day care facility, classified as a Large Family Daycare, located within a single-family dwelling. The request is proposing to expand the single-family dwelling by 524 square feet to relocate a play room for an existing child daycare facility. No net expansion of floor area permitted for the child daycare use will occur. **The project is located at 155 Leo Drive, approximately 300 feet east of its intersection with Omni Drive and approximately 450 feet southeast of the intersection of East Sky Ranch Boulevard and Omni Drive.** The ±1.02-acre parcel is designated Low Density Suburban (LDS) and is situated in a portion of Section 35, T21N, R20E, MDM, Washoe County, Nevada. The property is located in the Spanish Springs Citizen Advisory Board boundary and Washoe County Commission District No. 4. (APN 534-112-10) Staff Representative: Grace Jensen, Planner, 775.328.3771
2. **PUBLIC HEARING: VARIANCE CASE NO. VA06-023 (JILL BRANDIN)** – To reduce the front yard setback from fifteen feet to four feet and reduce the side yard setback from five feet to six inches to facilitate the construction of a one-car garage and a carport as authorized in Section 110.406 of the Washoe County Development Code. **The project is located at 818 Toni Court, Incline Village, approximately 150 feet south of the intersection of Tyner Way and Toni Court (Incline Village Unit 2, Lot 9, Block S).** The ±0.24-acre parcel is designated High Density Suburban (HDS) in the Tahoe Area Plan, and is situated in a portion of Sections 9 and 16, T16N, R18E, MDM, Washoe County, Nevada. The property is within the Incline Village/Crystal Bay Citizen Advisory Board boundary and Washoe County Commission District No. 1. (APN 125-142-01) Staff Representative: Eva M. Krause, AICP, Planner, 775.328.3796

3. **VARIANCE CASE NO. VA06-025 (HELEN TANNER)** – To reduce the front yard setback from 20 feet to 15 feet to accommodate a second floor deck above the garage on the residence under construction, as authorized in Section 110.406 of the Washoe County Development Code. **The project is identified as 574 Chico Court (Incline Subdivision 4, Block N, Lot 27) and is located approximately 200 feet east of the intersection of Saddlehorn Drive and Chico Court.** The ±0.19-acre parcel is designated High Density Suburban (HDS) in the Tahoe Area Plan and is situated in a portion of Section 8, T16N, R18E, MDM, Washoe County, Nevada. The property is located in the Incline Village/Crystal Bay Citizen Advisory Board boundary and Washoe County Commission District No. 1. (APN 125-564-13) Staff Representative: Eva M. Krause, AICP, Planner, 775.328.3796
4. **PUBLIC HEARING: SPECIAL USE PERMIT CASE NO, SB06-020 (GORDON M. AND SUSAN E. FATH)** - To disturb ±93,600 square feet of surface and excavate ±3,795 cubic yards of material in preparation for construction of a residence and driveway. **The subject property is located at 14010 Red Rock Road, west of Red Rock Road, north of Antelope Valley Road and south of Stampede in Red Rock Estates.** The ±42.46-acre property is designated General Rural (GR) in the North Valleys Area Plan, and is situated in portion of Sections 31 and 32, T22N, R19E, MDM, Washoe County, Nevada. The property is located in the North Valleys Citizen Advisory Board boundary and Washoe County Commission District No. 5. (APN 079-342-24) Staff Representative, Sandra Monsalvè, Planner, 775.328.3608
5. **PUBLIC HEARING: SPECIAL USE PERMIT CASE NO. SB06-021 (FOOTHILLS STORAGE)** – To develop an Outdoor Boat and Recreational Vehicle Storage facility (Storage of Operable Vehicles Use Type) as authorized in Table 110.302.05.3 of the Washoe County Development Code. **The project is located on the south side of State Route 341 (Geiger Grade), 200 feet west of its intersection with Kivett Lane, and is addressed as 1545 State Route 341.** The ±1.09-acre parcel is designated General Commercial (GC) in the Southeast Truckee Meadows Area Plan, and is situated in a portion of Section 27, T18N, R20E, MDM, Washoe County, Nevada. The property is located in the Galena-Steamboat Citizen Advisory Board boundary and Washoe County Commission District No. 2. (APN 017-051-05) Staff Representative: Roger Pelham, Senior Planner, 775.328.3622
6. **PUBLIC HEARING: ADMINISTRATIVE PERMIT CASE NO. AP06-008 (TWISTED SISTERS STABLE)** – To allow the operation of a commercial stable offering horse boarding for no more than fifteen (15) horses as authorized in Section 110.304.25(c)(2) of the Washoe County Development Code. The operation will also offer lessons for no more than five (5) people at a time. There will be no horse shows, competitions, or other events. **The project is located at 3180 Clark Drive, immediately south of its intersection with Magpie Way.** The ±10.1-acre parcel is designated Low Density Suburban (LDS) in the South Valleys Area Plan, and is situated in a portion of Section 5, T16, R20, MDM, Washoe County, Nevada. The property is located in Washoe County Commission District No. 2. (APN 050-550-09) Staff Representative: Kelly Mullin, Assistant Planner, 775.328.6187

7. **PUBLIC HEARING: ADMINISTRATIVE PERMIT CASE NO. AP06-009 (WASHOE COUNTY DEPARTMENT OF REGIONAL PARKS AND OPEN SPACE)** – To allow the use of an existing residential structure as an administrative office as authorized in Section 110.302 of the Washoe County Development Code. **The property is located approximately 1/5 mile north of the intersection of Davis Lane and Del Monte Lane and is addressed as 2000 Del Monte Lane.** The parcel is within the Truckee Meadows Service Area, and within the area of interest of the City of Reno, as identified by the 2002 Truckee Meadows Regional Plan. The parcel is located within Section 36, T19N, R19E, MDM, Washoe County, Nevada. The property is within the Washoe County Commission District No. 2 and within the Southwest Truckee Meadows Citizen Advisory Board boundary. (APN: 040-152-01) Staff Representative: Roger Pelham, Senior Planner, 775.328.3622
8. **PUBLIC HEARING: ADMINISTRATIVE PERMIT CASE NO. AP06-010 (DEBLOR CORPORATION)** – To allow for the construction of a 5,000-square-foot automotive repair shop with associated parking, landscaping, and fencing, as authorized under Articles 302 and 808 of the Development Code. **The project is located at 9073 Lemmon Drive, approximately 200 feet north of its intersection with Surge Street.** The parcel size is 0.46 acres, is designated General Commercial (GC) in the North Valleys Area Plan, and is within Section 34, T21N, R19E, MDM, Washoe County, Nevada. The property is within the North Valleys Citizen Advisory Board boundary and Washoe County Commission District No. 5. (APN 080-191-16) Staff Representative: Paul Kelly, Planner, 775,328,3621
9. **PUBLIC HEARING: VARIANCE CASE NO. VA06-022 (ARTHUR AND CINDY HINCKLEY)** – To vary the front and rear yard setbacks from 20 feet to 16 feet to allow the placement of a ±1,494-square-foot manufactured home as authorized in Article 804 of the Washoe County Development Code. **The project is located at 525 Polaris Street, approximately 1/3 mile northwest of Toll Road.** The ±.206-acre parcel is designated High Density Suburban (HDS) in the Southeast Truckee Meadows Area Plan, and is situated in a portion of Section 28, T18N, R20E, MDM, Washoe County, Nevada. The property is located in the Galena-Steamboat Citizen Advisory Board boundary and Washoe County Commission District No. 2. (APN 017-262-36) Staff Representative: Kelly Mullin, Assistant Planner, 775.328.6187
10. **PUBLIC HEARING: ADMINISTRATIVE APPEAL CASE NO. AX06-009 (ROBERT TOGLIATTI)** – To appeal the decision of the Director that the retail sale of all-terrain vehicles is not a permitted use at **16960 South Virginia Street** and that the sale of such vehicles must cease, pursuant to Washoe County Code Table 110.302.05.3. The parcel is ±1.432 acres in size and designated General Rural (GR) in the South Valleys Area Plan. The property is situated in a portion of Section 4, T17N, R20E, MDM, Washoe County, Nevada and is located within Washoe County Commission District No. 2. (APN 017-320-17) Staff Representative: Kelly Mullin, Assistant Planner, 775.328.6187

OTHER ITEMS

ADJOURNMENT