



Community Development

"Dedicated to Excellence in Public Service"

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



Washoe County Board of Adjustment
Richard "R.J." Cieri, Chair
Neal Cobb

Gary Feero
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., February 1, 2007

February 1, 2007

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

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES

January 4, 2007

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
- b. Consider and Adopt a Resolution Commending Sharon Stanley for Her Service to Washoe County
- c. Discussion Regarding Change of Time for Board of Adjustment Meetings

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

www.washoecounty.us/comdev/

"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.)

CONSENT ITEMS

PROJECT REVIEW ITEMS

- 1:30 p.m. 1. **PUBLIC HEARING: VARIANCE CASE NO. VA06-022 (ARTHUR AND CINDY HINCKLEY)**(Continued from January 4, 2007 meeting) – 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
2. **PUBLIC HEARING: SPECIAL USE PERMIT CASE NO: SB06-022 (GINO AND JULI SCALA DETACHED ACCESSORY DWELLING)** - To allow the construction of a ±995-square-foot single-story detached accessory dwelling unit as authorized in Section 110.306.25 of the Washoe County Development Code. The parcel has an existing 3,127-square-foot main dwelling. **The project is located at 2730 Ramona Road and is approximately 910 feet west of Marango Road and approximately one third of a mile southwest of the Ravazza Road/Toll Road intersection.** The ±1.0-acre parcel is designated Low Density Suburban (LDS) in the South Valleys Area Plan, and is situated in a portion of Section 3, T17N, 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 017-410-46) Staff Representative: Grace Jensen, Planner, 775.328.3771
3. **PUBLIC HEARING: ADMINISTRATIVE PERMIT CASE NO. AP06-011 (KING'S KIDS PRESCHOOL)** – To establish a Child Daycare facility in the existing education building at the Reno Korean Baptist Church. The Child Daycare facility will allow a maximum of 25 children as authorized in Section 110.302 of the Washoe County Development Code. The project is located at 1480 Geiger Grade (State Route 341) between Shadow Hills Drive and Chamy Drive. The ±.69-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 Washoe County Commission District No. 2. (APN 016-581-05) Staff Representative: Trevor Lloyd, Planner, 775.328.3620

OTHER ITEMS

ADJOURNMENT



**RESOLUTION
IN APPRECIATION OF SERVICE
SHARON D. STANLEY
2005-2007**

WHEREAS, Sharon Stanley has, since her appointment to the Board of Adjustment on January 18, 2005, been an active and interested member of the board, serving the County and its citizens with dedication and distinction;

WHEREAS, Sharon Stanley has held the office of Chair and Vice Chair and has conducted the meetings with adeptness, competency and impartiality;

WHEREAS, Sharon has been able to provide her professional expertise regarding real property as a result of her experience in the real estate profession;

WHEREAS, because of **Sharon's** tenure with the Southeast Truckee Meadows Citizen Advisory Board, **Sharon** has been able to also share her understanding regarding neighborhood issues and their resolution;

WHEREAS, Sharon Stanley has maintained and manifested a sincere interest in the furtherance of good planning principles, and their application to quality neighborhood design as well as the mitigation of project impacts;

WHEREAS, as a member of the Board of Adjustment, **Sharon** has helped to implement the Washoe County Development Code in a fair and impartial manner, allowing all residents and property owners the opportunity to appropriately develop their property while protecting the public interest.

NOW, THEREFORE, BE IT RESOLVED that the Washoe County Board of Adjustment does hereby commend **SHARON D. STANLEY** for her extraordinary concern and devotion to the improvement of the welfare and the appearance of Washoe County, in general, and Southeast Truckee Meadows, in particular, through her service on the Washoe County Board of Adjustment; and

BE IT FURTHER RESOLVED that the Washoe County Board of Adjustment will sorely miss the unique contributions of **Sharon Stanley** in the future and extends to **Sharon** its best wishes for a happy and prosperous future.

ADOPTED this 1st day of February, 2007.

WASHOE COUNTY BOARD OF ADJUSTMENT

Chairman

ATTEST:

Adrian P. Freund, AICP, Secretary



Community Development

"Dedicated to Excellence in Public Service"

Adrian P. Freund, AICP, Community Development Director



Agenda Item No: 1 (2/1/2007)

Staff Recommendation: **DENIAL**

**WASHOE COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
STAFF REPORT**

To: Washoe County Board of Adjustment

Re: Variance Case No. VA06-022

Date: January 25, 2007

Prepared By: Kelly Mullin, Assistant Planner

GENERAL INFORMATION SUMMARY

Applicant: Arthur and Cindy Hinckley

Requested Action: 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)

RECOMMENDATION/FINDINGS

Based upon the staff analysis, comments received, and the site inspection, staff recommends denial of the request and offers the following motion for your consideration:

I move that the Washoe County Board of Adjustment denies Variance Case No. VA06-022 for Arthur and Cindy Hinckley for a front and rear yard setback reduction from 20-feet to ±16-feet based on the decision that the request does not meet all five findings in accordance with Washoe County Development Code Section 110.804.25:

1. Special Circumstances. That the property is essentially square and flat and there is no hardship that requires a variance be granted in order to develop the property. Because there are no special circumstances applicable to the property, the strict application of the regulation does not result in exceptional and undue hardships upon the owner of the property;

2. No Detriment. That the relief will impair the intent and purpose of the Development Code and applicable policies under which the variance is granted;
3. No Special Privileges. That the granting of the variance will constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and the identical regulatory zone in which the property is situated;
4. Use Authorized. That the variance will not authorize a use or activity which is not otherwise expressly authorized by the regulation governing the parcel of property; and
5. Reasoned Consideration. That the Board of Adjustment gave reasoned consideration to the information contained within the staff report and information received during the meeting.

ANALYSIS

Background:

The subject property is located on Polaris Street within the Via Bianca Mobile Home Estates subdivision. The parcel is slightly more than 1/5-acre in size and is in the High Density Suburban (HDS) regulatory zone. The parcel is essentially flat and square. HDS regulatory zones require a minimum lot size of 5,000 square feet; this lot is slightly less than 9,000 square feet, which is significantly larger than the minimum required lot size.

Properties located within HDS regulatory zones require front and rear-yard setbacks of 20-feet from the property line to the main structure. The applicant has already placed the manufactured home on the property and did so without obtaining the appropriate permits prior to placement. As situated, the manufactured home is approximately 16-feet from the front and rear yard property lines; an encroachment of 4-feet into both the front and rear yard setback areas. The applicant has stated that the attached porch was added to the manufactured home after it was placed on the property. The floor plan specifies the porch as being 8-feet in width, which suggests that without the porch, the manufactured home could have been situated on the property such that the setbacks are met.

Special Circumstances/Hardship or Self-Induced Hardship:

The circumstances for the finding of a hardship are clearly articulated in Article 804 of the Development Code. They are:

- (a) Special Circumstances. Because of the special circumstances applicable to the property, including either the:
 - (1) Exceptional narrowness, shallowness or shape of the specific piece of property, or

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Re: VA06-022 (Arthur and Cindy Hinckley)
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- (2) By reason of exceptional topographic conditions, or
- (3) Other extraordinary and exceptional situation or condition of the property and/or location of surroundings,

the strict application of the regulation results in exceptional and undue hardships upon the owner of the property.

The subject parcel is essentially square and flat and is substantially larger than the minimum lot size required in HDS regulatory zones. There are no exceptional conditions of the property that would require a variance in order to develop the land. The applicant is simply seeking to overbuild this lot, and in doing so has created a self-induced hardship. A variance should not be granted simply because the applicant has already purchased and placed a manufactured home on the property without obtaining the appropriate permits beforehand. The mandated findings to grant a variance cannot be made. The size of the parcel is consistent with surrounding parcels and is significantly larger than the minimum lot size required for HDS regulatory zones. The lot is not narrow, shallow, or steep, and it is clear that the characteristics of the parcel do not result in a hardship upon the owner of the property.

Site Analysis:

The roads within this subdivision are maintained by the Via Bianca Homeowners' Association and are only 20-feet in width. There is no buffer between the road and the property line, as the pavement is directly adjacent to the front property line and the front of the home is 16-feet from the right-of-way. The roads appear too narrow to safely allow on-street parking.

As stated previously, the lot is square and flat. The property abutting the northern and eastern property lines is owned by the Via Bianca Homeowners Association.

There is an existing garage located within the southern portion of the property that was attached to the manufactured home previously on the property. It cannot be verified that the garage was built with the appropriate permits.

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Front of property



Rear of property

OVERHEAD VIEW OF SUBJECT PARCEL WITH CONTOURS



VICINITY MAP



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LAND USE SUMMARY

Land Use Designations:

The project site has a land use designation of High Density Suburban (HDS).

Development Suitability Constraints:

There are no inventoried development suitability constraints on the subject parcel.

Area Plan Modifiers:

The variance request is subject to the Southeast Truckee Meadows Area Plan Modifiers listed in Article 212 of the Development Code. There are no modifiers that are particularly applicable to the development request.

Parking Required:

The variance request does not necessitate any additional parking.

Landscaping Required:

Washoe County Development Code, Section 110.412.10 Exemptions (a): Residential Use Types, states that the proposed project is exempt from the landscaping requirements found in Article 412 of the Code.

AGENCY COMMENTS

The plans were submitted to involved agencies and no adverse comments were received.

CITIZEN ADVISORY BOARD COMMENTS

This project was heard at the November 9, 2006 meeting of the Galena-Steamboat Citizen Advisory Board. The CAB voted unanimously to deny the project due to unresolved issues between the applicant and the Via Bianca Homeowners Association (HOA).

The chair of the Via Bianca Homeowners Association spoke regarding the HOA's issues with this variance request. Their concerns were made available in the form of a letter, which has been attached to this staff report. The main issues are related to the variance request being in contravention to the subdivision CC&R setback requirements and the fact that the plans submitted to the Via Bianca Architectural Review Committee showed a structure that complied with required setbacks, while the one placed on the site did not.

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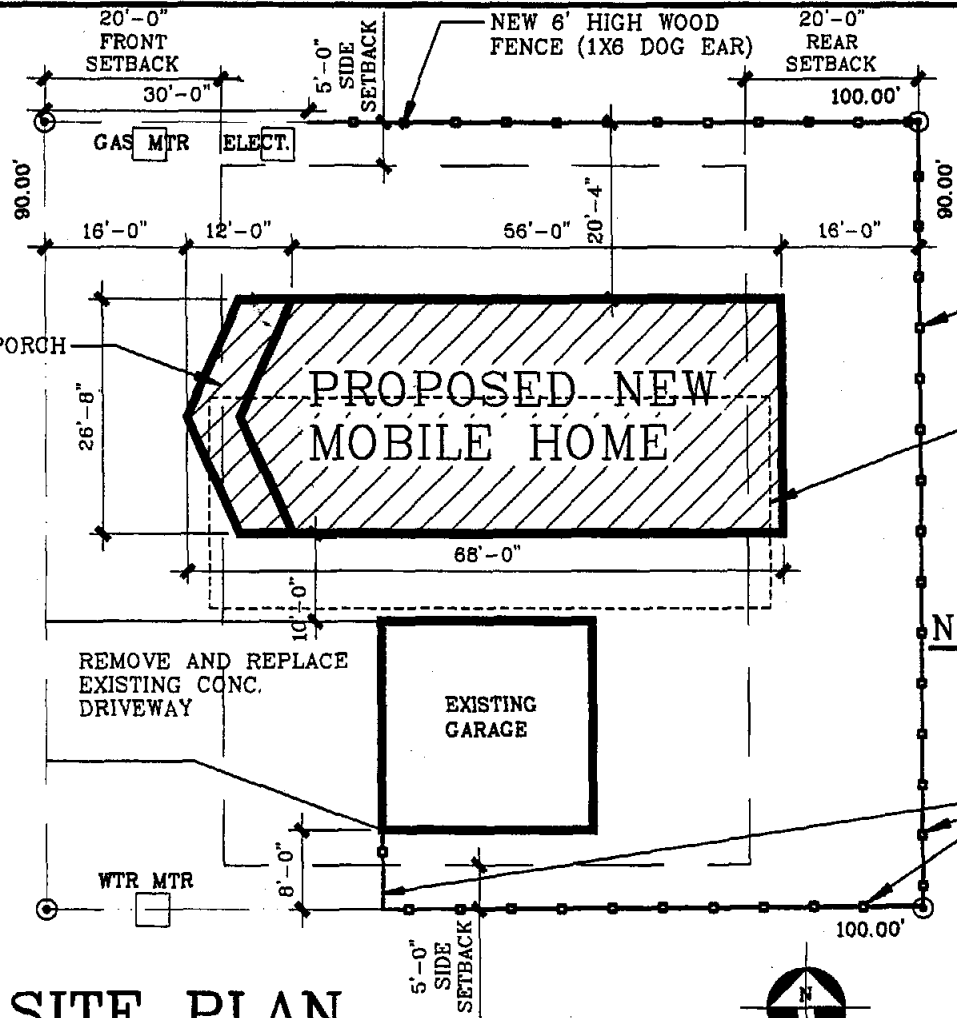
On January 24, 2007, the applicant delivered several copies of a letter signed by various neighboring property owners in support of the project. Those letters have been attached to this staff report.

APPLICABLE REGULATIONS

Nevada Revised Statutes Chapter 278; Washoe County Code Chapter 110.

Attachments:	Site Plan Floor Plan GS CAB Comments Dated 11/9/2006 Via Bianca HOA Letter Dated 11/9/2006 Packet of Letters from Neighboring Property Owners
xc: Property Owner:	Arthur and Cindy Hinckley, 65 Hidden Lake Road, Reno, NV 89521
Consultant:	Dennis Banks Construction, Attn: Casey Solum, 425 Maestro Drive, Reno, NV 89511

POLARIS ST.



SITE PLAN

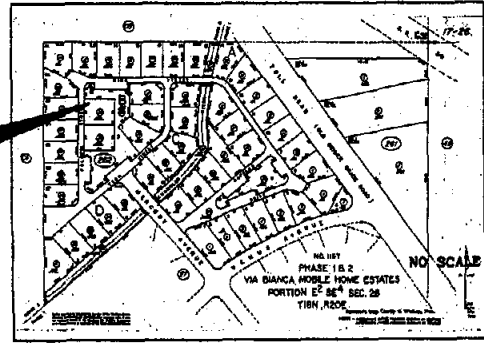
SCALE: 1" = 20'-0"



SUBJECT SITE

NOTE:

EVERYTHING ON THIS PLAN IS EXISTING TO REMAIN UNLESS NOTED OR INDICATED OTHERWISE



VICINITY/ASSESSOR'S PARCEL MAP

Dennis Banks Construction Company
 425 MAESTRO DRIVE, SUITE 102 RENO, NEVADA 89511
 (775) 827-0645 (fax) 827-0699
 Nevada State Contractors License #20761

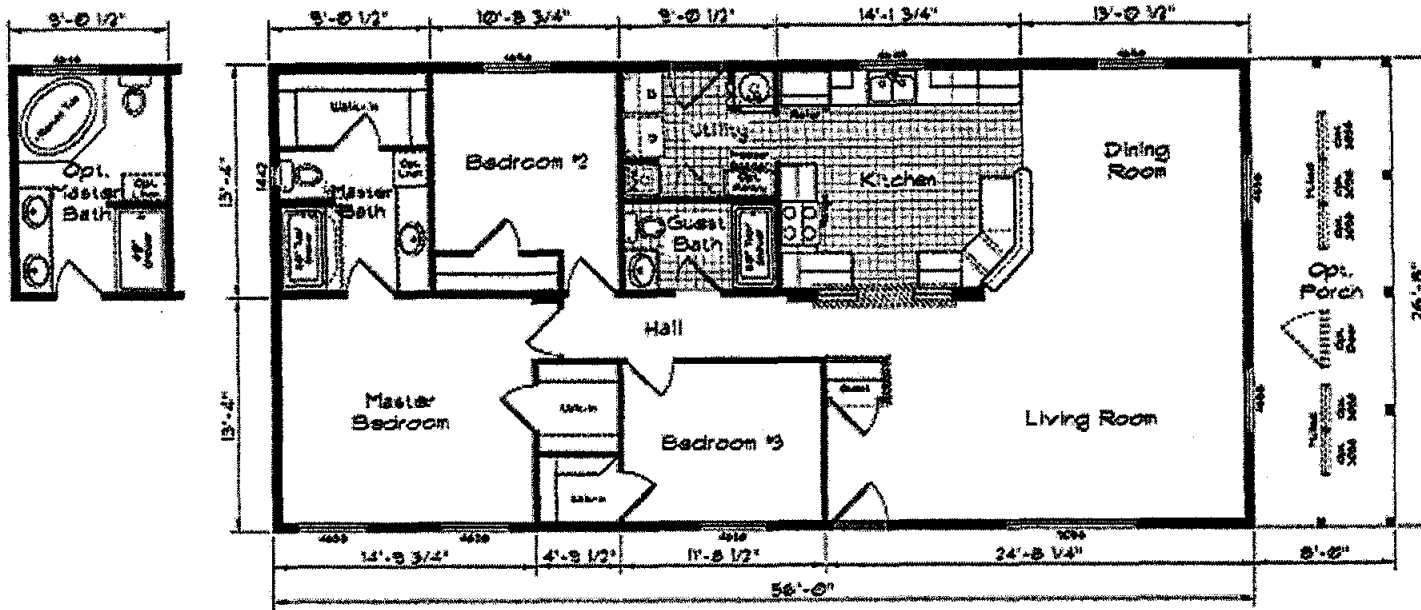
A PROPOSED NEW MOBILE HOME FOR ARTHUR T. & CINDY A. HINCKLEY
525 POLARIS SM.
 RENO, NEVADA 89511
 A.P.N. 017-262-36

9/21/2008

A-1

OF 1 "A" DWG

Print Floor Plan



Cedar Canyon

Model: 2006
 3 Bedroom, 2 Bath
 1494 Square Feet
 Floor Size
 56'-0" x 26'-8"



KH80 09/23/05/CC

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www.kitwest.com

GALENA-STEAMBOAT CITIZEN ADVISORY BOARD



MEMORANDUM

TO: Kelly Mullin, Staff Representative
FROM: Allayne Everett, Recording Secretary
DATE: November 17, 2006
SUBJECT: Variance Case - VA06-022 - Arthur and Cindy Hinckley

The following is a portion of the draft minutes of the Galena-Steamboat Citizen Advisory Board meeting held November 9, 2006.

Variance Case - VA06-022 - Arthur and Cindy Hinckley – Casey Solum, Dennis Banks Construction was available to present the request 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 located at 525 Polaris Street, approximately 1/3 mile northwest of Toll Road. The ±.206-acre parcel is designated High Density Suburban (HDS). Kelly Mullin, Assistant Planner, was available to address policy and procedure questions. Property Owner: Arthur and Cindy Hinckley were available to address questions and concerns.

MOTION: Dena Wiggins moved to recommend denial of VA06-022 on the basis that there are unresolved conflicts and until the applicant and the Home Owner's Association can come to a resolve of the issues. John McLelland seconded the motion. The motion carried.

Comments and Concerns

- Jean Morris, Chair, Via Bianca Board of Directors read a statement into the record and provided copies of that statement into the record. The statement reflects opposition to the variance due to non-compliance with the Codes, Covenants and Restrictions (CC&R's). The Board of Directors is asking the CAB to recommend denial of the variance request.
- There were no comments heard from the audience.
- Ginger Pierce stated that she previewed the site and noted that there already is a structure on-site. Arthur Hinckley, Applicant stated that the front porch was added after the home was installed on the site.
- Concerns were raised that this is a legal issue between the applicant and the Home Owner's Association.
- Kelly Mullin stated that Washoe County has a 20-foot set-back requirement.
- Jean Morris stated that the CC&R's also have a 20-foot set-back requirement.
- Dena Wiggins stated that the CAB would make a recommendation based on Washoe County Code and the applicant would have to also work with the Home Owners Association regarding the CC&R's.
- Sarah Tone stated that Washoe County can provide help with mediation of this issue.
- Mr. Hinckley stated that they made mistakes but it was not intentional.

c: David Humke, Commissioner
Dena Wiggins, Chair.
Bob Webb, Planning Manager
Sarah Tone, Community Outreach Coordinator

VIA BIANCA ESTATES
HOMEOWNERS ASSOCIATION, INC.

15085 Mercury Street
Reno NV 89521

November 9, 2006

Good evening ladies and gentlemen. Thank you for the opportunity to speak at this hearing regarding the property at 525 Polaris Street

Via Bianca is a subdivision of 228 individually owned properties, and has been a non profit corporation since May 1970. Our Declaration of Conditions, Covenants and Restrictions (CC&R's) are "...for the benefit of the entire subdivision and all the lots comprising the same, and for the benefit of the present and future owners of each and every one of said lots...". (See Attachment 1). They are enforced as part of the fiduciary duty of the Board and as required by NRS 116.

The implementation of the CC&R's is done by the Architecture and Site Committee. One of their responsibilities is to review all proposed site plans before move-in. The plans are reviewed for compliance to the various applicable sections of the CC&R's, namely Section E 1, 2 and Section F1, 6, and 10. The approved plans are stamped and returned to the owner for use in obtaining a County permit. Via Bianca is registered with the County.

The plans for 525 Polaris as submitted on 4-3-06. They were not approved by committee but were returned to the owners in a timely manner. The reason for the denial was that an existing garage on the property did not meet the requirements. Our problem with the garage was that it had never had an approval or a building permit and there was no way to determine if it met code or not. In late May, the contractor contacted the Board and on the advice of our attorney a letter was sent on June 6 "grandfathering" the existing garage. The home was moved in on September 1, 2006 and appeared to have met the plan. However, it was not set on its foundation according to the plans. It did not meet the 20 foot setbacks. On 10-13-06, with the unit already installed, a variance was sought for the property by the owners. Please note that this was well after the fact.

The following reasons are the basis of our opposition to this requested variance:

- The CC&R's are designed for the protection. Fire is an ever present danger for mobile homes. The space between homes is important, a point that was brought to our attention the summer we were told to prepare for evacuation due to wildfire.
- The miles of streets that we maintain were not designed to standard width. We would like to widen them to meet current code so that emergency and

utility vehicles could be more easily accommodated. This would present problems unless the required setbacks are maintained.

- Noncompliance with the CC&R's would ultimately affect our properties in a negative manner.

We oppose this variance for the reasons listed above and because we do not believe the site plan was submitted in good faith. When the unit was purchased the owners must surely have known its dimensions. Their contractors submitted the proposed plan on behalf of the owners. If they are licensed they must have been aware that the installation was not following the plan.

We do not know that the owners intend to do with this property but there seems to be no intent to use this unit as their home. Since this is a residential area, the unit may be used as a rental but not for any business purposes.

We would appreciate your consideration and denial of this variance

Sincerely

Via Bianca Board of Directors
Architectural and Site Committee
Joan Morris, Chair.



OFFICE OF THE WASHOE COUNTY CLERK

COUNTY COURTHOUSE, VIRGINIA AND COURT STS.

P.O. BOX 11130, RENO, NEVADA 89520

PHONE (702) 328-3280

JUDI BAILEY
County Clerk

AMENDED ORDER

May 10, 1991

Don Finley
Finley Family Trust
5303 Louie Lane
Reno, Nevada 89511

Dear Applicant:

I, Judi Bailey, County Clerk and Clerk of the Board of County Commissioners, Washoe County, Nevada, do hereby certify that at a regular meeting of the Board held on April 23, 1991 Chairman Lillard issued the following order:

91-435 VARIANCE CASE NO. V2-8-91 - DON FINLEY, FINLEY FAMILY TRUST
(APN: 17-262-50)

There being no appeals filed, upon recommendation of the Board of Adjustment, on motion by Commissioner McDowell, seconded by Commissioner Beck, which motion duly carried, Chairman Lillard ordered that Variance Case No. V2-8-91 for Don Finley, Finley Family Trust to reduce the minimum front yard requirement from 20 feet to 7 1/2 feet and to reduce the minimum rear yard requirement from 20 feet to 8 1/2 feet on a ±.206 acre parcel, zoned R-1a (Single Family), located at 560 Polaris Street within the Via Blanca Mobile Home Estates in a portion of Section 29, T18N, R20E, N38W, Southeast Truckee Meadows planning area, Washoe County, Nevada, be granted subject to the following original conditions and one additional condition:

ALL AGREEMENTS, EASEMENTS OR OTHER DOCUMENTATION REQUIRED BY THESE CONDITIONS SHALL HAVE A COPY FILED WITH THE DEPARTMENT OF DEVELOPMENT REVIEW.

1. If applicable, the applicant shall obtain a valid building permit or other administrative permit within six months from the date of approval by the Washoe County Board of County Commissioners and shall commence and complete construction in accordance with the time periods required by said permits.
2. The applicant shall demonstrate substantial conformance to the plans approved as part of this variance to the satisfaction of the Department of Development Review.

This home on 560 Polaris is very close to 525 Polaris. It has a 7 1/2 foot setback in front and a 8 1/2 foot setback in the rear. We are asking for 16 foot setbacks on both front and rear.

3. A copy of this approved variance shall be attached to all applications for administrative permits issued by Washoe County.

Very truly yours,

Just Bailey
JUST BAILEY, County Clerk and
Clerk of the Board of Washoe
County Commissioners

njv

cc: Building, Engineer, Health, Dev. Review, Planning, Public Works
Utility

November 22, 2006

Washoe County Community Development
Kelly Mullin, Assistant Planner
P O Box 11130
Reno, NV 89520-0027

Re: Variance Case # VA06-022 525 Polaris Street, Via Bianca Mobile Estates.

The development in progress is felt by the undersigned to be a tremendous improvement to the neighborhood. It complements well the recent new construction immediately adjoining on the south, and the substantial upgrading that has been done along the west side of Polaris Street.

All of the neighbors are aware that the basic dwelling is larger than most units in the area, but consider that to be advantageous and an inducement for future uplifting of the area.

The Board's suggestion that the front porch's encroachment into the twenty foot front set back is a fire hazard is absolutely ludicrous. The project is surrounded with vacant common area except for the property immediately on the south, which is well designed, well located, and well landscaped. Our private streets can never be widened to meet county requirements whether or not this project is allowed to be completed. It's forced removal would impose irreparable damage on our entire community. Who would want to buy into, and upgrade in an area controlled by an irrational Board now named as plaintiffs in a lawsuit for breach of fiduciary obligations, retaliation activities, selective enforcement, and intimidation.

We feel that the declination of the variance would not only create an unreasonable financial hardship on the owners, but leave a hole in our immediate area and be very detrimental to the entire park.

Sincerely,

Don Finley Donald G. Finley
560 Polaris St
Reno, NV 89521

Washoe County Community Development
Attn: Kelly Mullin, Assistant Planner
P.O. Box 11130
Reno, NV 89520-0027

Re: Variance Case No. VA06-022 - 525 Polaris Street

This letter is to support Art and Cindy Hinckley on their variance request for 525 Polaris Street, for the following reasons.

1. Reducing the setback in the rear of the home will not affect any neighbors. The area to the rear of the lot is common area.
2. Only a deck encroaches into the front setback and it has no negative impact on the immediate neighbors. Also, there appears to be other houses in the community that encroach into the 20 ft. front and rear yard setbacks.
3. The home is a huge improvement from the 35-year old home it replaced. All the cracked and broken driveway and sidewalks are being replaced and new landscaping is being installed. It is one of the nicest homes in the community.
4. Leaving the home will enhance the value of all the other nearby homes. Removing the home and leaving a vacant lot will have the opposite effect on nearby home values.
5. We feel turning down the variance would be detrimental to the neighborhood and would create an unnecessary hardship for the owners.

Name

Pat Keane Joyce Clark

Address

520 Polaris

Signature

Pat Keane Joyce Clark

I live directly across the street from the Hinckley home. The front setback encroachment affects me the most and I have no problem with it. Please approve the variance. This is an addition to the neighborhood!

Washoe County Community Development
Attn: Kelly Mullin, Assistant Planner
P.O. Box 11130
Reno, NV 89520-0027

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5. We feel turning down the variance would be detrimental to the neighborhood and would create an unnecessary hardship for the owners.

Name

Don Scheer

Address

535 Polaris

Signature

Don Scheer

Flo Scheer
535 Polaris St
Don Scheer

I live right next door to this new home and @ this corner lot I see NO DRIVING VISIBILITY PROBLEMS

Washoe County Community Development
Attn: Kelly Mullin, Assistant Planner
P.O. Box 11130
Reno, NV 89520-0027

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5. We feel turning down the variance would be detrimental to the neighborhood and would create an unnecessary hardship for the owners.

Name

Steve & Jeri McGarney

Address

540 Polaris St

Signature

Steve McGarney

Washoe County Community Development
Attn: Kelly Mullin, Assistant Planner
P.O. Box 11130
Reno, NV 89520-0027

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Name M Upsett

Address 510 Polaris

Signature M Upsett

Washoe County Community Development
Attn: Kelly Mullin, Assistant Planner
P.O. Box 11130
Reno, NV 89520-0027

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Name

DAVID A. WINSHIP

Address

530 POLARIS ST

Signature

David A. Winship, SR

Washoe County Community Development
Attn: Kelly Mullin, Assistant Planner
P.O. Box 11130
Reno, NV 89520-0027

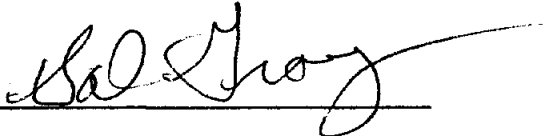
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Name Sal Gray

Address 550 Polaris

Signature 

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Reno, NV 89520-0027

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Name

Monica Chatelle / MARVIN Ford.

Address

480 Mira St - Across Street to the North

Signature

Monica Chatelle
Marvin Ford

Washoe County Community Development
Attn: Kelly Mullin, Assistant Planner
P.O. Box 11130
Reno, NV 89520-0027

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Name W.C. VERNON SR.

Address 470 MIRA ST. Across street to N.E.

Signature W.C. Vernon Sr.

Washoe County Community Development
Attn: Kelly Mullin, Assistant Planner
P.O. Box 11130
Reno, NV 89520-0027

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Name

June A. Pattison

Address

490 Mira St

Signature

June A. Pattison

Washoe County Community Development
Attn: Kelly Mullin, Assistant Planner
P.O. Box 11130
Reno, NV 89520-0027

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Name

Phillip Hansen

Address

490 MIRIA ST

Signature

Phillip Hansen

Washoe County Community Development
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P.O. Box 11130
Reno, NV 89520-0027

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Name

DEBBE A KRUEGER

Address

15025 VEGA ST

Signature

Debbe A Krueger

MY PROPERTY ADJUTS THE COMMON AREA THAT IS NEXT TO THE REAR OF THE HINCKLEY HOUSE AND IS THE CLOSE PROPERTY TO THE REAR OF THE HINCKLEY HOUSE. I HAVE NO PROBLE WITH THE VARIANCE. THE HOME HELPS UPGRADE THE AREA.

Washoe County Community Development
Attn: Kelly Mullin, Assistant Planner
P.O. Box 11130
Reno, NV 89520-0027

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Name

Patricia Chase

Address

15010 Vega St.
Reno, NV 89521

Signature

Patricia Chase

Washoe County Community Development
Attn: Kelly Mullin, Assistant Planner
P.O. Box 11130
Reno, NV 89520-0027

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Name Larry Luster

Address 15030 Vega

Signature Larry Luster

Washoe County Community Development
Attn: Kelly Mullin, Assistant Planner
P.O. Box 11130
Reno, NV 89520-0027

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Name

Stefan B Brooks

Address

15080 Vega ST

Signature

Stefan B Brooks

Washoe County Community Development
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Reno, NV 89520-0027

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Name Phyllis Miller

Address 135 Taurus Cir

Signature Phyllis H Miller

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Reno, NV 89520-0027

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Name Nelda S. Lambert

Address 145 Taurus Circle

Signature Nelda S. Lambert

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Name William LAUBERT

Address 225 GIMI CIR

Signature William Laubert

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P.O. Box 11130
Reno, NV 89520-0027

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Name LUCKY GUTTERY

Address 315 Capella DR. Reno NV 89521

Signature Lucky Guttery

Washoe County Community Development
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P.O. Box 11130
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Name

ANITA J. PROSSARD

Address

217 ARIES CIR. - RENO

Signature

Anita J. Prossard

Washoe County Community Development
Attn: Kelly Mullin, Assistant Planner
P.O. Box 11130
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Name Lavi A. Thomas

Address 165 Taurus Cir

Signature Lavi A. Thomas

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Name

RONALD L. ERICKSON

Address

15090 VEGA ST.

Signature

Ronald L. Erickson

Washoe County Community Development
Attn: Kelly Mullin, Assistant Planner
P.O. Box 11130
Reno, NV 89520-0027

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Name SUZANNE L. JANZEN

Address 245 Taurus Cir. Reno, NV, 89521

Signature Bryant Jager

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Attn: Kelly Mullin, Assistant Planner
P.O. Box 11130
Reno, NV 89520-0027

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Name

Gerald Welsh

Address

*15060 Vega Dr
15450 Silverstar Rd*

Signature

*GERALD WELSH
Gerald Welsh*



Community Development

"Dedicated to Excellence in Public Service"

Adrian P. Freund, AICP, Community Development Director



Agenda Item No: **3 (02/01/2007)**

Staff Recommendation: **CONDITIONAL APPROVAL**

**WASHOE COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
STAFF REPORT**

To: Washoe County Board of Adjustment

Re: Special Use Permit Case No. SB06-022

Date: 01/25/2007

Prepared By: Grace Jensen, Planner

GENERAL INFORMATION SUMMARY

Applicant: Gino and Juli Scala

Requested Action: To allow the construction of a ±995-square-foot single-story detached accessory dwelling unit as authorized in Section 110.306.25 of the Washoe County Development Code. The parcel has an existing 3,127-square-foot main dwelling. **The project is located at 2730 Ramona Road and is approximately 910 feet west of Marango Road and approximately one third of a mile southwest of the Ravazza Road/Toll Road intersection.** The ±1.0-acre parcel is designated Low Density Suburban (LDS) in the South Valleys Area Plan, and is situated in a portion of Section 3, T17N, 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 017-410-56)

RECOMMENDATION/FINDINGS

Based upon the staff analysis, comments received, and the site inspection, staff recommends approval of the request with conditions and offers the following motion for your consideration:

I move that the Washoe County Board of Adjustment conditionally approve Special Use Permit Case No. SB06-022 for Gino and Juli Scala for the construction of a detached accessory dwelling unit, having made the following findings in accordance with Washoe County Development Code Section 110.810.30:

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Comprehensive Plan and the South Valleys Area Plan;

To: Washoe County Board of Adjustment
Re: SB06-022 (Gino and Juli Scala)
Date: January 25, 2007
Page: 2

2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
3. Site Suitability. That the site is physically suitable for the detached accessory dwelling unit and for the low intensity use;
4. Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area; and
5. Reasoned Consideration. That the Board of Adjustment gave reasoned consideration to the information contained within the staff report and information received during the meeting.

ANALYSIS

Background:

The subject parcel is ± 1 acre and is located in the Toll Road area of the Southeast Truckee Meadows. The parcel is within the Low Density Suburban (LDS) regulatory zone, is developed with a 3,127 square foot single-family dwelling, and utilizes an individual septic system. Water is provided by South Truckee Meadows General Improvement District. Adjacent parcels are a minimum of one acre and are zoned LDS.

The proposed ± 995 square foot detached accessory dwelling unit will consist of one bedroom, one full bathroom, a living room, and an office, with an attached single car garage. The detached dwelling unit is proposed to be located 12 feet east of the main house, 15 feet from the eastern property line, and ± 78 feet from Ramona Road.

The detached dwelling unit will be architecturally compatible with the main residence, using matching siding materials, roofing and paint colors, and will include a covered front porch.

The proposed attached single car garage will meet parking requirements for the proposed use. An existing asphalt driveway will be extended to meet the garage of the proposed detached accessory dwelling unit. The detached accessory dwelling unit will utilize the existing individual septic system, which currently serves the existing four bedroom main residence. Local service providers in the Reno area will provide all additional utility services as available and as needed.

Section 110.306.25 Detached Accessory Dwellings of the Washoe County Development Code sets forth the following standards for accessory dwelling units:

To: Washoe County Board of Adjustment
Re: SB06-022 (Gino and Juli Scala)
Date: January 25, 2007
Page: 3

- (a) A main residential unit exists.
- (b) A minimum lot area of one (1) acre exists.
- (c) Setback and height standards of the regulatory zone shall be maintained.
- (d) The detached accessory unit shall be at least six hundred forty (640) square feet, but shall not exceed twelve hundred (1,200) square feet, or fifty (50) percent of the floor area of the main unit, whichever is less.

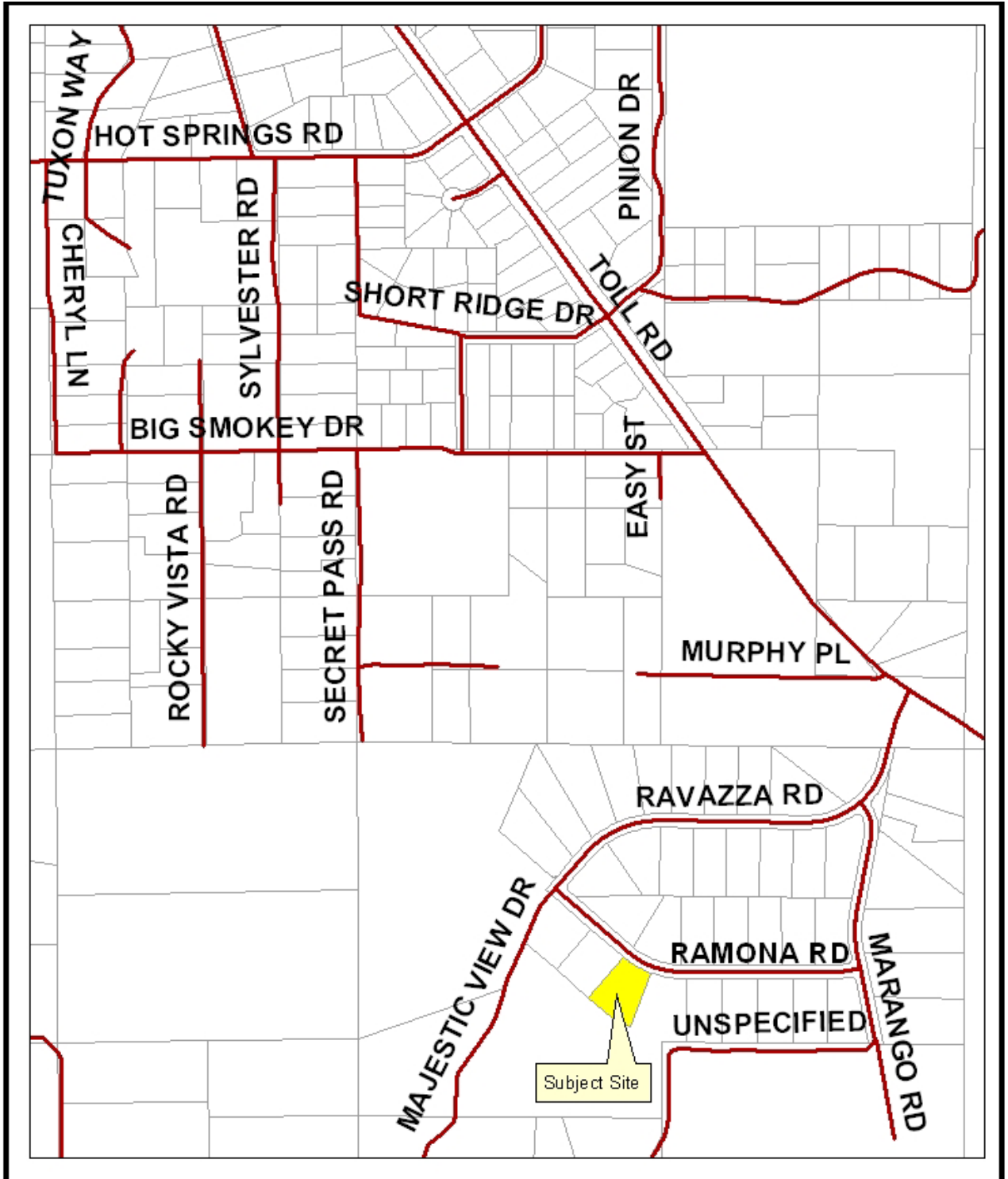
The proposed project falls within the parameters as set forth by the Development Code. Additionally, the Development Code states that only one accessory dwelling unit (attached or detached) is allowed per parcel.

Site Analysis:

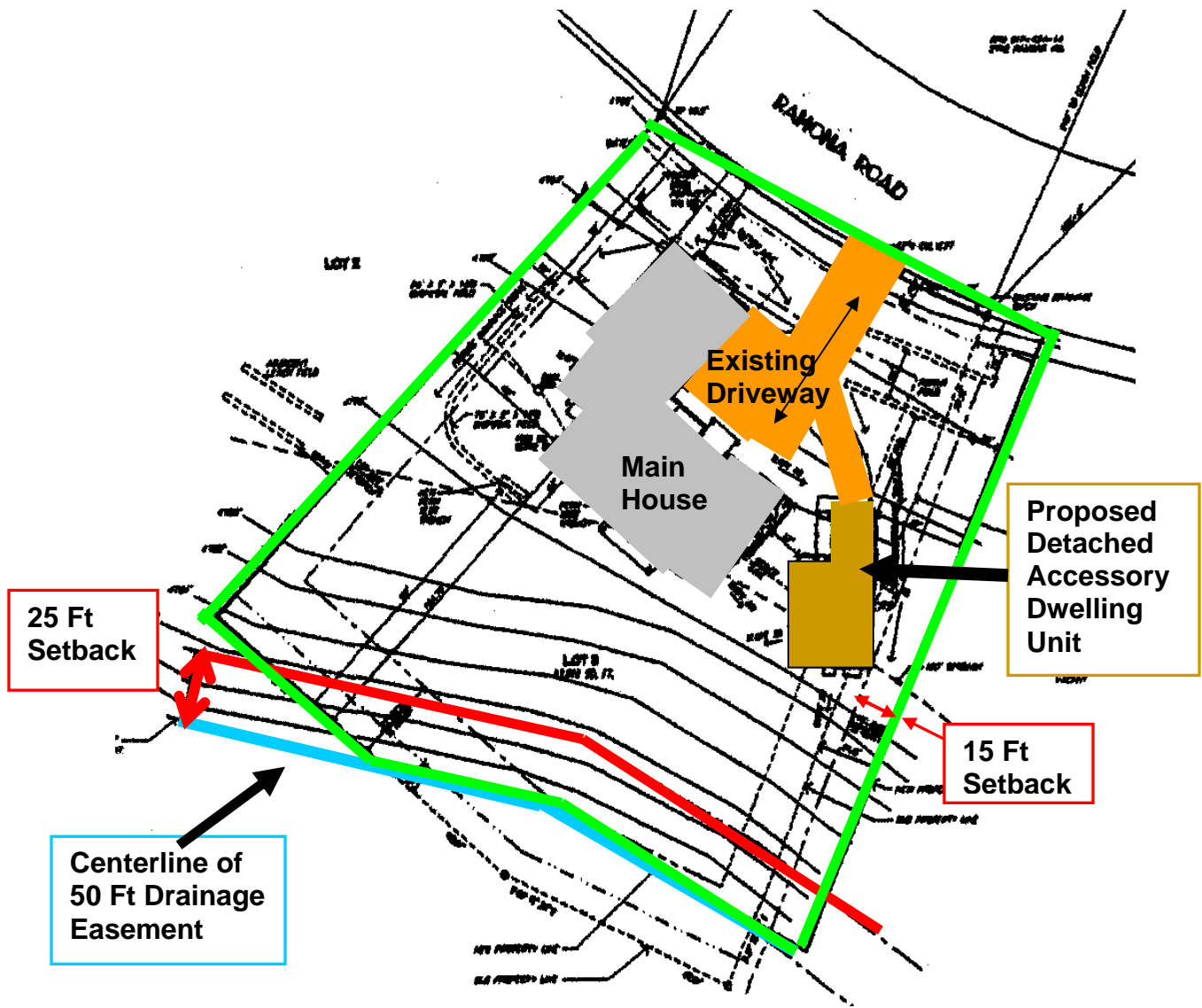
The lot is zoned for residential use (Low Density Suburban) and is sloped to the southeast. A Boundary Line Adjustment was approved and recorded on November 15, 2006 (Survey Map 4814). A portion of the rear property line is on the centerline of a drainage channel, which has a 50 foot drainage easement from the centerline, 25 feet extending to each side. The accessory dwelling unit will be located 85 feet north of the centerline of the drainage channel.



VICINITY MAP



To: Washoe County Board of Adjustment
Re: SB06-022 (Gino and Juli Scala)
Date: January 25, 2007
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SITE PLAN

To: Washoe County Board of Adjustment
Re: SB06-022 (Gino and Juli Scala)
Date: January 25, 2007
Page: 6

LAND USE SUMMARY

Land Use Designations:

The project site has a land use designation of Low Density Suburban (LDS), which allows for a detached accessory dwelling unit with the approval of a Special Use Permit by the Washoe County Board of Adjustment.

Development Suitability Constraints:

There are no inventoried development suitability constraints on the subject parcel.

Area Plan Modifiers:

The Special Use Permit request is not subject to any South Valleys Area Plan Modifiers listed in Article 210 of the Development Code.

Parking Required:

Article 306.25 (f) of the Washoe County Development Code requires that the proposed use have one off street parking space in addition to the applicable parking requirements of the main dwelling. The proposed attached garage meets that standard.

Landscaping Required:

Washoe County Development Code, Section 110.412.10 Exemptions (a): Residential Use Types, states that the proposed project is exempt from the landscaping requirements found in Article 412 of the Code.

AGENCY COMMENTS

The plans were submitted to involved agencies and no adverse comments were received. The Department of Public Works stated that The Regional Road Impact Fee (RRIF) will be required for the accessory dwelling. Since a standard RRIF was paid with the main house (05-0575), the additional fee shall be charged at the multi-family rate of \$1,471.29. Water Resources confirmed that domestic water is provided by South Truckee Meadows General Improvement District and sewer is provided by individual septic.

CITIZEN ADVISORY BOARD COMMENTS

This project was presented by the applicant at the regularly scheduled January 11, 2007, meeting of the Galena-Steamboat Citizen Advisory Board. This item was discussed among board members, with no questions or comments from the public. The project

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was recommended for approval. A copy of the minutes regarding this project from the citizen advisory board is attached.

APPLICABLE REGULATIONS

Nevada Revised Statutes Chapter 278; Washoe County Code Chapter 110.

Attachments: Site Plan
 Floor Plan
 Building Elevations
 Galena-Steamboat CAB Comments Dated 01/11/2007
 District Health Department Letter dated January 4, 2007

xc: Applicant: Gino and Juli Scala, 2730 Ramon Rd, Reno, NV 89521
 Consultant: Robert Scheel, 1132 W First St., Reno, NV 89503

To: Washoe County Board of Adjustment
Re: SB06-022 (Gino and Juli Scala)
Date: January 25, 2007
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**CONDITIONS FOR
SPECIAL USE PERMIT CASE NO. SB06-022
Gino and Juli Scala Detached Accessory Dwelling
(As recommended by Department of Community Development
and attached to Staff Report dated January 25, 2007)**

*****IMPORTANT— PLEASE READ*****

FOR THE PURPOSES OF CONDITIONS IMPOSED BY WASHOE COUNTY, “MAY” IS PERMISSIVE AND “SHALL” OR “MUST” IS MANDATORY.

UNLESS OTHERWISE SPECIFIED, ALL CONDITIONS MUST BE MET OR FINANCIAL ASSURANCES MUST BE PROVIDED TO SATISFY THE CONDITIONS PRIOR TO SUBMITTAL FOR A BUILDING PERMIT. THE AGENCY RESPONSIBLE FOR DETERMINING COMPLIANCE WITH A SPECIFIC CONDITION SHALL DETERMINE WHETHER THE CONDITION MUST BE FULLY COMPLETED OR WHETHER THE APPLICANT SHALL BE OFFERED THE OPTION OF PROVIDING FINANCIAL ASSURANCES. ALL AGREEMENTS, EASEMENTS, OR OTHER DOCUMENTATION REQUIRED BY THESE CONDITIONS SHALL HAVE A COPY FILED WITH THE COUNTY ENGINEER AND THE DEPARTMENT OF COMMUNITY DEVELOPMENT.

COMPLIANCE WITH THE CONDITIONS OF THIS SPECIAL USE PERMIT IS THE RESPONSIBILITY OF THE APPLICANT, HIS SUCCESSOR IN INTEREST, AND ALL OWNERS, ASSIGNEES, AND OCCUPANTS OF THE PROPERTY AND THEIR SUCCESSORS IN INTEREST. FAILURE TO COMPLY WITH ANY CONDITIONS IMPOSED IN THE ISSUANCE OF THE SPECIAL USE PERMIT MAY RESULT IN THE INSTITUTION OF REVOCATION PROCEDURES.

WASHOE COUNTY RESERVES THE RIGHT TO REVIEW AND REVISE THE CONDITIONS OF THIS APPROVAL SHOULD THEY DETERMINE THAT A SUBSEQUENT LICENSE OR PERMIT ISSUED BY WASHOE COUNTY VIOLATES THE INTENT OF THIS APPROVAL.

To: Washoe County Board of Adjustment
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GENERAL CONDITIONS

1. The applicant shall demonstrate substantial conformance with the plans approved as part of this Special Use Permit. The Department of Community Development shall determine compliance with this condition.
2. The applicant shall apply for building permits for the detached accessory dwelling unit within two (2) years from the date of approval by Washoe County, and shall complete construction within the time specified by those permits.
3. A copy of the Final Action Order stating conditional approval of this Special Use Permit shall be attached to all applications for administrative permits, including building permits, issued by Washoe County.
4. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the Special use Permit to meet with the Department of Community Development to review conditions of approval prior to the final sale of the site or other change of operator under the Special Use Permit. Any subsequent purchaser/ operator of the site and/or the Special Use Permit shall notify the Department of Community Development of the name, address, telephone number, and contact person of the new purchaser/operator within thirty (30) days of the final sale.
5. A note shall be placed on all construction drawings and grading plans stating:

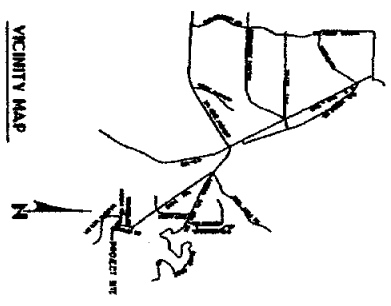
NOTE

Should any prehistoric or historic remains/artifacts be discovered during site development, work shall temporarily be halted at the specific site and the State Historic Preservation Office of the Department of Museums, Library and Arts, shall be notified to record and photograph the site. The period of temporary delay shall be limited to a maximum of two (2) working days from the date of notification.

6. Both the detached accessory dwelling and the main dwelling shall match in architectural design, color, and choice of building and roofing materials. Compliance with this condition shall be determined by staff of the Department of Community Development.
7. All conditions set by the Washoe County District Health Department must be met prior to the issuance of building permits. Compliance with these conditions shall be determined by the Washoe County District Health Department.

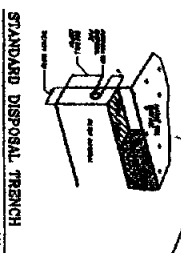
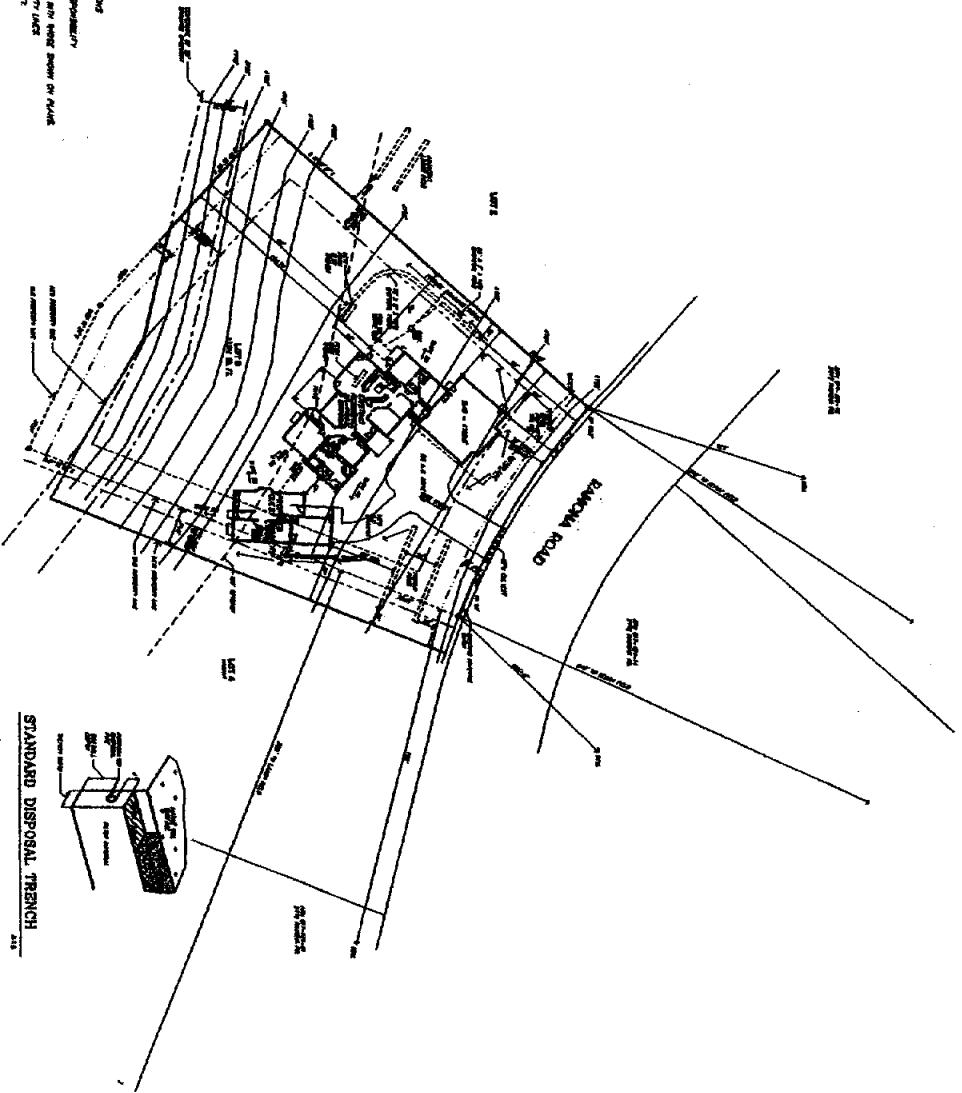
**** END OF CONDITIONS ****

NEIGHBORHOOD MAP



- GENERAL NOTES:**
1. ALL UTILITIES LOCATIONS & DEPT. ARE SHOWN ON THE SITE PLAN.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.
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 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.

ARCHITECTURAL SITE PLAN



DATE	11/11/11
BY	RS
CHECKED	RS
SCALE	AS SHOWN
TITLE	ARCHITECTURAL SITE PLAN
PROJECT	LOT 3 MAJESTIC RANCH ESTATES
CLIENT	DEMO WASHOE COUNTY NEVADA

ORINO SCALA
 LOT 3 MAJESTIC RANCH ESTATES
 2730 RANCHO ROAD
 DEMO WASHOE COUNTY NEVADA

ROBERT E. SCHEEL
 RESIDENTIAL DESIGNER
 1000 WASHINGTON BL. YUBA CITY, CA 95994
 530-885-1111

NO.	DATE	REVISION

GALENA-STEAMBOAT CITIZEN ADVISORY BOARD



MEMORANDUM

TO: Grace Jensen, Staff Representative
FROM: Allayne Everett, Recording Secretary
DATE: January 11, 2007
SUBJECT: Special Use Permit SB05-022 (Gino and Juli Scala – Detached Accessory Dwelling)

The following is a portion of the draft minutes of the Galena-Steamboat Citizen Advisory Board meeting held January 11, 2007.

Special Use Permit SB05-022 (Gino and Juli Scala – Detached Accessory Dwelling) – Gino Scala, applicant was available to discuss the proposed project and address questions and concerns on the request to allow the construction of a ±995-square-foot single-story detached accessory dwelling unit. The parcel has an existing 3,127-square-foot main dwelling and is located at 2730 Ramona Road and is approximately 910 feet west of Marango Road and approximately one third of a mile southwest of the Ravazza Road/Toll Road intersection. The ±1.0-acre parcel is designated Low Density Suburban (LDS). Grace Jensen, Planner, was not available to address questions and concerns. **MOTION:** John McLelland moved to recommend approval of SB05-022 as presented. Ginger Pierce seconded the motion. The motion carried.

Comments and Concerns

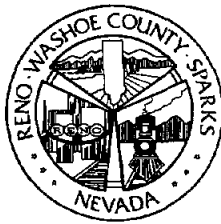
- Mr. Scala stated that the dwelling is a residence for his father.
- There were no comments or concerns or opposition heard from the community or audience.

c: David Humke, Commissioner
Dena Wiggins, Chair
Bob Webb, Planning Manager
Sarah Tone, Community Outreach Coordinator

RECEIVED

JAN 17 2007

WASHOE COUNTY
COMMUNITY DEVELOPMENT



DISTRICT HEALTH DEPARTMENT

ENVIRONMENTAL HEALTH SERVICES DIVISION

DATE: January 4, 2007

TO: Grace Jensen, Planner
Washoe County Community Development

FROM: Bryan Tyre, PE

SUBJECT: **Scala, Guest Quarter**
SB06-022, Special Use Permit
E2007-002

Dear Ms. Jensen:

The application shows a boundary line adjustment (BLA) to make room for a septic system repair. The referenced BLA has not been received by the Health Department. Approval by this Department is subject to the following condition.

1. A boundary line adjustment must be finalized prior to building permit approval for this project.
2. The guest quarters shall have no kitchen. The location coupled with the cabinets indicates that the dwelling will have a functional kitchen.

If you have any questions regarding the foregoing, please call me at 328-2430.

Sincerely,



Bryan W. Tyre, P.E.
Registered Engineer
Environmental Health Services

BWT:jc

Cc: Gina & Juli Scala
Robert Scheel

1001 EAST NINTH STREET / P.O. BOX 11130, RENO, NEVADA 89520 (775) 328-2434 FAX (775) 328-6176



Community Development

"Dedicated to Excellence in Public Service"

Adrian P. Freund, AICP, Community Development Director



Agenda Item No: 4 (2/1/2007)

Staff Recommendation: **CONDITIONAL APPROVAL**

**WASHOE COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
STAFF REPORT**

To: Washoe County Board of Adjustment

Re: Administrative Permit Case No. AP06-011 (King's Kids Preschool)

Date: January 22, 2007

Prepared By: Trevor Lloyd, Planner

GENERAL INFORMATION SUMMARY

Applicant: Reno Korean Baptist Church

Requested Action: To establish a daycare facility in the existing education building at the Reno Korean Baptist Church. The daycare facility will allow a maximum of 25 children as authorized in Section 110.302 of the Washoe County Development Code. The project is located at 1480 Geiger Grade (State Route 341) between Shadow Hills Drive and Chamy Drive. The ±.69-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: 016-581-05).

RECOMMENDATION/FINDINGS

Based upon the staff analysis, comments received, and the site inspection, staff recommends approval of the request with conditions and offers the following motion for your consideration:

I move that the Washoe County Board of Adjustment conditionally approves Administrative Permit Case No. AP06-011 for King's Kids Preschool, having made the following findings in accordance with Washoe County Development Code Section 110.808.25:

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Comprehensive Plan and the Southeast Truckee Meadows area plan;
2. Improvements. That pursuant to the conditions of approval contained herein, findings can be made that adequate utilities,

To: Washoe County Board of Adjustment
Re: AP06-011 (King's Kids Preschool)
Date: January 22, 2007
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roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;

3. Site Suitability. That pursuant to the conditions of approval contained herein, findings can be made that the site is physically suitable for an indoor riding arena and for the intensity of the development;
4. Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area.

ANALYSIS

Background:

The Reno Korean Baptist Church is requesting permission to use their existing education building to provide preschool/child daycare services for up to 25 children. The two-story education building, which is located at 1480 Geiger Grade, was built in 1974 and has been used by the church to support religious education and church activities. The site is located on a separate parcel adjacent to the main Reno Korean Baptist church building. No structural additions are proposed for the building at this time. The daycare facility will consist of a lobby, a restroom and four classrooms. The daycare facility will utilize the first floor only; however, the two restrooms on the second floor will be made available for the children when necessary.

An existing playground is located to the rear of the building. The playground consists of a jungle gym, a slide and three swings. The ground surface within the playground appears to be decomposed granite. No additional lighting or fencing is requested with the proposed application. It is anticipated that a maximum of 4 staff members will be required to operate the daycare facility.

An Interior remodel of the building is currently underway and involves only minor tenant improvements, including new flooring, new paint and other minor fixes. The proposed facility will help meet the growing demands for child care services in the vicinity.

Traffic/Parking

At maximum capacity (25 children) the daycare facility will generate approximately 100 traffic trips per day. The existing improvements on-site provide sufficient parking, loading and circulation for child drop-off. Currently, there are 14 paved and striped parking spaces, which exceed the minimum parking requirement of 8 spaces (4 parking stall and 4 loading areas). The existing parking lot also contains two handicap parking spaces, exceeding the minimum requirement by one space.

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Landscaping and Signage

At present, the subject site does not conform to current code requirements for landscaping; however, Washoe County Code does not require new or additional landscaping unless a new development or expansion of existing development takes place. Staff will require the applicant to provide a landscaping plan around the fenced playground for site buffering, noise attenuation and shade. Identification signs will be located on the building and at the entrance to the parking lot along Geiger Grade (Hwy 341). No sign details have been provided with this application; however, staff shall require the applicant to provide a signage plan for review by the Department of Community Development. The entry sign shall be a monument style sign utilizing neutral colors and restricted lighting, if any.

Compatibility

Only minimal impacts are anticipated with the proposed request. The Reno Korean Baptist Church owns the two adjoining properties to the east and west and the properties to the south on the opposite side of Geiger Grade are designated General Commercial (GC). The properties to the north of the site are designated Medium Density Suburban (MDS) with existing residential uses on site. The location of the daycare building and existing playground provide a substantial buffer from existing residential uses. The playground is located approximately 100-feet to the nearest residential property and nearly 150-feet to the nearest residential building.

Structural/Building Improvements

Based on a preliminary review by the Washoe County Department of Building and Safety, the applicants will likely be required to make improvements to the existing building to comply with the International Building Code (IBC) requirements for the proposed occupancy class of this facility. The Building Department will ask for additional detail and may require additional improvements to the building that include: a two-hour fire separation between the first and second floors, fire sprinklers, two handicap accessible restrooms on the first floor, a drinking fountain, exit lighting, an exit plan that meets IBC specifications and other requirements. The Building and Safety requirements listed above are informational only and are not subject to review or appeal by the Washoe County Board of Adjustment. It is essential that the applicant meet and discuss these issues with the Washoe County Department of Building and Safety at their earliest convenience.

OVERHEAD VIEW OF SUBJECT PARCEL



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Re: AP06-011 (King's Kids Preschool)
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Area Plan Modifiers:

There are no modifiers that are particularly applicable to the development request.

Parking Required:

Article 410.10 of the Washoe County Development Code requires that the proposed use have one (1) off street parking space per 4 per employee and one loading space per every 8 children. A total of 14 paved parking spaces are presently located on the property. The parking area shall meet all applicable standards of Articles 410, 412 and 414 of the Washoe County Development Code, unless the Director of Community Development modifies the standards of Article 410.

Use Type:

Section 110.304.20 Civic Use Types of the Washoe County Development Code sets forth the following guidelines:

- (b) Child Care. Child care use type refers to the use of a building or a portion thereof for the daytime care of individuals under eighteen (18) years of age. Child care use types are subject to the regulations and permission of the Washoe County Department of Social Services. This use type includes nursery schools, preschools, daycare centers and similar uses, but excludes those classified under education. The following are child care use types:
 - (3) Child Daycare. Child daycare refers to services providing non-medical care to any number of children in need of personal services or supervision, on less than a twenty-four (24) hour basis, but excluding services provided in a private dwelling.

The Table of Uses, 110.302.05.3 allows the establishment of a Child Daycare facility upon the issuance of an Administrative Permit. The requirement of an Administrative Permit allows the imposition of any conditions that may be necessary to ensure that any adverse impacts are properly mitigated.

Adjacent Land Uses:

The land use designations for the parcels surrounding the subject property, and their compatibility with the land use designation of General Commercial (GC), are listed in Table 1. The "High" land use compatibility rating with the surrounding land uses generally indicates that minimal conflicts could occur with adjacent land uses, and little or no screening or buffering measures are necessary.

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Re: AP06-011 (King's Kids Preschool)
Date: January 22, 2007
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Compatibility of Adjacent Parcels with High Density Rural (HDR)

Direction	Land Use Designation	Land Use Compatibility
North	Medium Density Suburban (MDS)	Low
South	General Commercial (GC)	High
East	General Commercial (GC)	High
West	General Commercial (GC)	High

Source: Table 3, Land Use Compatibility Matrix, of the adopted Washoe County Comprehensive Plan, Land Use and Transportation Element.

AGENCY COMMENTS

Agency comments and proposed conditions of approval were received from the District Health Department, the Department of Water Resources and the Washoe County Building and Safety Department. No unique or extraordinary conditions of approval were requested; however, the Building and Safety Department has asked that the applicant provide more detailed plans to determine compliance with the International Building Code (IBC) based on occupancy code classifications.

The District Health Department has replied and their conditions are attached to this staff report. Any appeal of their conditions must be made to the District Board of Health.

APPLICABLE REGULATIONS

Nevada Revised Statutes Chapter 278; Washoe County Code Chapter 110.

Attachments: Washoe County District Health Department Conditions
Site Plan
Floor Plan

xc: Applicant/Owner: Reno Korean Baptist Church, 1480 Geiger Grade, Reno, NV 89521

Consultant: Russ Steele, 7548 Gold Drive, Reno, NV 89506

To: Washoe County Board of Adjustment
Re: AP06-011 (King's Kids Preschool)
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**CONDITIONS FOR
ADMINISTRATIVE PERMIT CASE NO. AP06-011
King's Kids Preschool
(As recommended by Department of Community Development
and attached to Staff Report dated January 22, 2007)**

*****IMPORTANT—PLEASE READ*****

FOR THE PURPOSES OF CONDITIONS IMPOSED BY WASHOE COUNTY, “MAY” IS PERMISSIVE AND “SHALL” OR “MUST” IS MANDATORY.

UNLESS OTHERWISE SPECIFIED, ALL CONDITIONS MUST BE MET OR FINANCIAL ASSURANCES MUST BE PROVIDED TO SATISFY THE CONDITIONS PRIOR TO SUBMITTAL FOR A BUILDING PERMIT. THE AGENCY RESPONSIBLE FOR DETERMINING COMPLIANCE WITH A SPECIFIC CONDITION SHALL DETERMINE WHETHER THE CONDITION MUST BE FULLY COMPLETED OR WHETHER THE APPLICANT SHALL BE OFFERED THE OPTION OF PROVIDING FINANCIAL ASSURANCES. ALL AGREEMENTS, EASEMENTS, OR OTHER DOCUMENTATION REQUIRED BY THESE CONDITIONS SHALL HAVE A COPY FILED WITH THE COUNTY ENGINEER AND THE DEPARTMENT OF COMMUNITY DEVELOPMENT.

COMPLIANCE WITH THE CONDITIONS OF THIS ADMINISTRATIVE PERMIT IS THE RESPONSIBILITY OF THE APPLICANT, HIS SUCCESSOR IN INTEREST, AND ALL OWNERS, ASSIGNEES, AND OCCUPANTS OF THE PROPERTY AND THEIR SUCCESSORS IN INTEREST. FAILURE TO COMPLY WITH ANY CONDITIONS IMPOSED IN THE ISSUANCE OF THE ADMINISTRATIVE PERMIT MAY RESULT IN THE INSTITUTION OF REVOCATION PROCEDURES.

ANY OPERATIONS CONDITIONS ARE SUBJECT TO REVIEW BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT PRIOR TO THE RENEWAL OF A BUSINESS LICENSE EACH YEAR. FAILURE TO ADHERE TO THE CONDITIONS MAY RESULT IN WITHHOLDING RENEWAL OF THE BUSINESS LICENSE UNTIL CONDITIONS ARE COMPLIED WITH TO THE SATISFACTION OF THE DEPARTMENT OF COMMUNITY DEVELOPMENT.

WASHOE COUNTY RESERVES THE RIGHT TO REVIEW AND REVISE THE CONDITIONS OF THIS APPROVAL SHOULD THEY DETERMINE THAT A SUBSEQUENT LICENSE OR PERMIT ISSUED BY WASHOE COUNTY VIOLATES THE INTENT OF THIS APPROVAL.

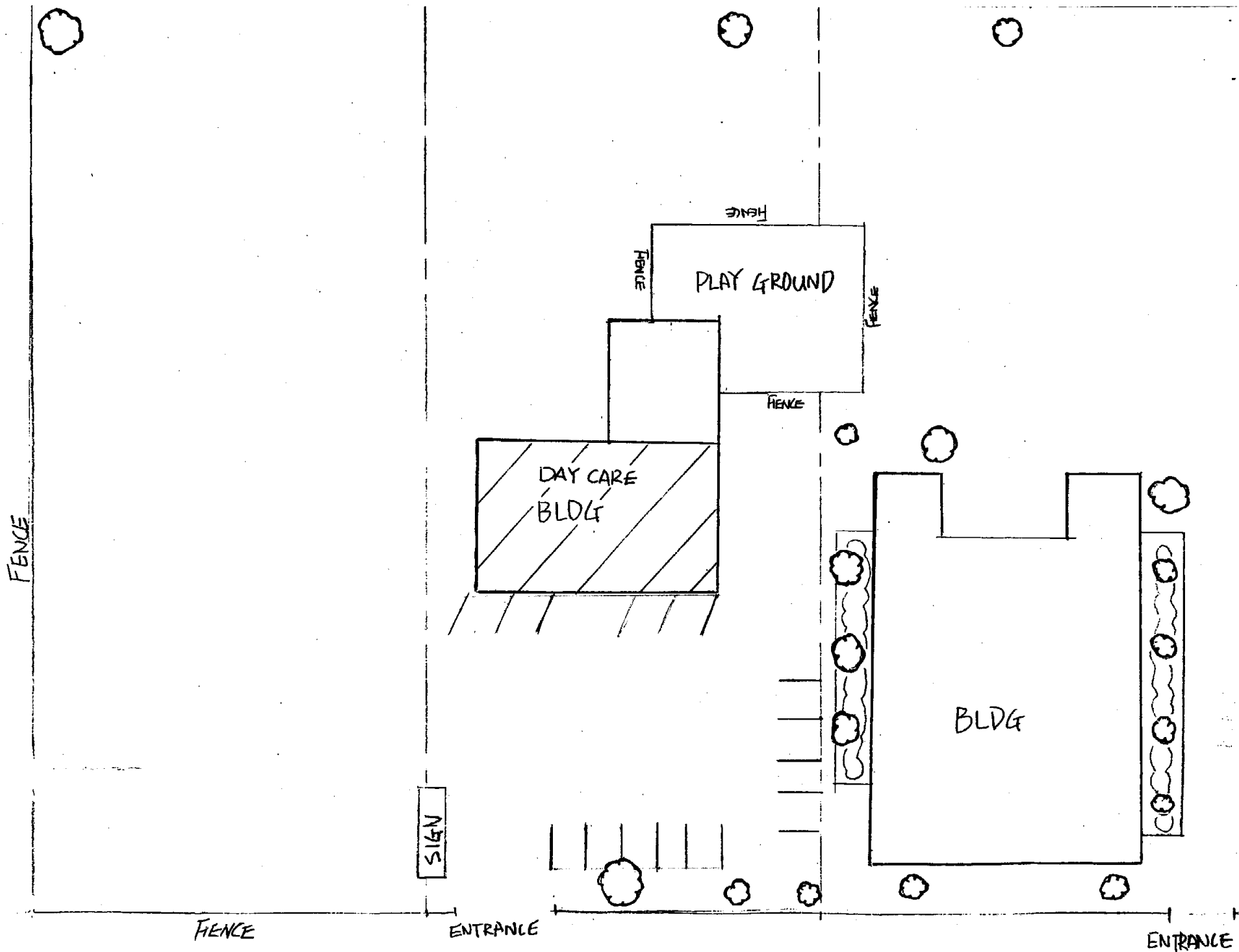
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GENERAL CONDITIONS

1. The applicant shall demonstrate substantial conformance to the plans approved as part of this Administrative Permit. Modification to the site plan may require amendment to and reprocessing of the Administrative Permit. The Department of Community Development shall determine compliance with this condition.
2. The project shall comply with all applicable statutes, ordinances, rules, regulations, and policies in effect at the time of submittal of the request or, if requested by the developer and approved by the applicable agency, those in effect at the time of approval of the Administrative Permit or a subsequent Washoe County permit.
3. The applicant shall attach a copy of the final order stating conditional approval of this Administrative Permit to all applications for administrative approvals, permits, or licenses issued by Washoe County.
4. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the Administrative Permit to meet with the Department of Community Development to review conditions of approval prior to the final sale of the site and/or the Administrative Permit. Any subsequent purchaser/operator of the site and/or the Administrative Permit shall notify the Department of Community Development of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.
5. The applicant shall maintain a valid Washoe County business license for the life of the operation. The Department of Community Development shall be responsible for determining compliance with this condition.
6. The applicant shall pay the applicable Regional Road Impact Fee (RRIF) prior to the issuance of a building permit or business license, if applicable. The County Engineer shall be responsible for determining compliance with this condition.
7. The applicant shall comply with all requirements of the Washoe County District Health Department prior to issuance of a business license.
8. The project site consisting of APN's 016-581-04, 05 and 25 have a water rights credit of 3.36 acre-feet (1.12 acre-feet per parcel). The total water consumption by the church, childcare and landscaping and any other usage cannot exceed 3.36 acre-feet unless additional water rights are dedicated.
9. If additional water rights are needed, the Applicant shall dedicate necessary water rights prior to issuance of a Will-Serve letter by the DWR. A valid Will-Serve letter is a pre-requisite to approval the building permit. The dedication of water rights shall be in accordance with Article 422, STMGID and Washoe County DWR policies. Water rights must be in good standing with the State of Nevada Division of Water Resources and the point of diversion, place and manner of use must be acceptable to the DWR.

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- a. Fees for improvement plan checking and construction inspection shall be in accordance with Washoe County Ordinance and paid prior to the release of the building permit.
 - b. Improvement plans shall be in compliance with Washoe County Design Standards. A Professional Engineer licensed to practice in the State of Nevada must design the improvement drawings.
 - c. In accordance with the applicable ordinances, all fees shall be paid prior to the release of the building permit.
10. The applicant shall prepare a signage plan for review by the Department of Community Development. The freestanding entry sign shall be a monument style sign, utilizing earth tone colors. The Department of Community Development shall determine compliance with this condition.
11. The applicant shall prepare a landscaping plan for landscaping around the playground to the Department of Community Development. The landscape plan shall include a mix of trees and shrubs to provide noise attenuation for adjoining neighbors and shade for the children. The landscaping shall be installed and inspected by Community Development or a financial assurance in the amount of 120% of the landscaping costs shall be provided to the Department of Community Development prior to the issuance of a business license. The Department of Community Development shall determine compliance with this condition.



CITY OF DENVER

SR 341

D.T.S

