



# 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  
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., March 1, 2007**

March 1, 2007

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

**PLEDGE OF ALLEGIANCE**

**INTRODUCTION OF NEW MEMBER MARY S. HARCINSKE**

**APPROVAL OF AGENDA**

**APPROVAL OF MINUTES**

February 1, 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

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Agendas and staff reports are posted to the Washoe County website at [www.washoecounty.us/comdev/](http://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).

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***"Your Community Development Department"***

- b. Consider and Adopt a Resolution Commending Neal H. Cobb for His Service to Washoe County

**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 of expectations of Board Members and the public at meetings
- b. Discuss and consider changing length of time for public comment and testimony from three minutes to two minutes
- c. **REPORT ON AMENDMENT OF CONDITIONS CASE NO. AC05-001** (AMENDMENT OF SPECIAL USE PERMIT CASE NUMBER SB04-009 FOR BLACK ROCK CITY, LLC) – Report pursuant to modification of condition number 18D of the conditions of approval of the special use permit, which approved an Operable Vehicle Storage facility on the subject parcel. **The project is located approximately 20 miles north of the town of Gerlach in northern Washoe County, approximately one mile past the end of pavement of State Route 34, and one-half mile east of the intersection of State Route 34 and Jackson Lane. The site is addressed as 88 Jackson Lane.** The ±200-acre parcel is designated General Rural (GR) in the High Desert Area Plan, and is situated in a portion of Section 36, T35N, R23E, MDM, Washoe County, Nevada. The parcel is located in the Gerlach/Empire Citizen Advisory Board boundary and Washoe County Commission District No. 5. (APN 066-030-23) Staff Representative: Roger Pelham, Senior Planner, 775.328-3622

### CONSENT ITEMS

### PROJECT REVIEW ITEMS

- 1:30 p.m. 1. **PUBLIC HEARING: VARIANCE CASE NO. VA07-004 (IRA RODMAN)** – To reduce the front yard setback from 20 feet to 15 feet for a corner lot to facilitate construction of a new home with attached garage as authorized under Articles 406 and 804 of the Development Code. **The project is located at 533 Eagle Drive, Incline Village, at the intersection of Cross Bow Court and Eagle Drive.** The ±0.63-acre parcel is designated Medium Density Suburban (MDS) in the Tahoe Area Plan, and is situated in a portion of Section 14, 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 131-213-01) Staff Representative: Don Morehouse, Planner, 775.328.3632

2. **PUBLIC HEARING: VARIANCE CASE NO. VA07-001 (DAVE AND LYNN GUNTER)** – To waive the requirement for a one-car garage associated with the construction of a single-family residence to allow the issuance of a certificate of occupancy for the residence as authorized in Article 804 of the Washoe County Development Code. **The project is located at 3475 Right Hand Canyon Road approximately four miles southeast of Whiskey Springs Road.** The ±84.3-acre parcel is designated General Rural Residential (GRR) in the Warm Springs Area Plan, and is situated in a portion of Section 29, T22N, R22E, MDM, Washoe County, Nevada. The property is located in the Warm Springs Citizen Advisory Board boundary and Washoe County Commission District No. 4. (APN 077-300-19) Staff Representative: Trevor Lloyd, Planner, 775.328.3620
3. **PUBLIC HEARING: VARIANCE CASE NO. VA07-003 (WILLIAM AND KATHERINE DOWNS)** – To reduce the front and side yard setbacks on a government tract lot from 30 feet to 0 feet for the purpose of constructing a garage, as authorized under Article 804 of the Development Code. **The project site is located on the south side of Rock Farm Road, approximately 340 feet east of its intersection with Curtis Lane.** The ±2.57-acre parcel is designated General Rural (GR) and Low Density Suburban (LDS) in the Southwest Truckee Meadows Area Plan, is in Commission District No. 2, and is within the Southwest Truckee Meadows Citizen Advisory Board boundary. It is situated in a portion of Section 25, T18N, R19E, MDM, Washoe County, Nevada. (APN 150-021-09) Staff Representative: Grace Jensen, Planner, 775.328.3771
4. **PUBLIC HEARING: ADMINISTRATIVE PERMIT CASE NO. AP06-008 (TWISTED SISTERS STABLE)** – To allow the operation of a commercial stable offering horse boarding and training for no more than fifteen (15) horses as authorized in Section 110.304.25(c)(2) of the Washoe County Development Code. There will be no group lessons, 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
5. **PUBLIC HEARING: APPEAL CASE NO. AX07-003 (SHANE CHESNEY)** - To appeal the decision of the Director to deny Building Permit No. 06-4448. The building permit application sought to legalize a driveway extension and associated grading that was completed without the appropriate permits. The unpermitted driveway accesses Philoree Lane. The request was denied because the property has a specific lot plan that identifies driveway access only from Rose Creek Lane. **The project is located at 43 Rose Creek Lane, approximately 700 feet north of its intersection with Piney Creek Road.** The ±1.345-acre parcel is designated Low Density Suburban (LDS) in the Forest Area Plan, and is situated in a portion of Section 10, T17N, R19E, MDM, Washoe County, Nevada. The property is located in the Galena-Steamboat Citizen Advisory Board boundary and Washoe County Commission District No. 2. (APN 154-051-07) Staff Representative: Kelly Mullin, Assistant Planner, 775.328.6187

**OTHER ITEMS**

**ADJOURNMENT**