



# 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, Acting Chair  
Gary Feero

Mary S. Harcinske  
Philip J. Horan  
Eric Scheetz

**AGENDA**  
**MEETING OF**  
**WASHOE COUNTY BOARD OF ADJUSTMENT**  
**Washoe County Commission Chambers**  
**1001 East Ninth Street, Reno, Nevada**  
**Thursday, 1:30 p.m., April 5, 2007**

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April 5, 2007

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

**PLEDGE OF ALLEGIANCE**

**INTRODUCTION OF NEW MEMBER**

**APPROVAL OF AGENDA**

**APPROVAL OF MINUTES**

March 1, 2007

**ELECTION OF OFFICERS:** Board of Adjustment Chair and Vice Chair

**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.)

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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"***

**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. Discussion and possible direction on location of seating during meetings for the Deputy District Attorney, either on the dais or with staff

**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. VA07-002 (DANIEL AND LINDA ACHONDO)** – To reduce the south side yard setback from 8 feet to 2 feet to bring the existing residence (house, garage, and deck) into conformance with Washoe County Development Code as authorized in Articles 406 and 804 of the Washoe County Development Code. **The project is located at 180 Lakeview Avenue, Crystal Bay, approximately 1/8-mile south of the intersection of Lakeview Avenue and Tuscarora Road.** The ±0.3243-acre parcel is designated High Density Suburban (HDS) in the Tahoe Area Plan, and is situated in a portion of Section 19, T16, R18, 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 123-071-29) Staff Representative: Nicholas D. Exline, Public Service Intern, 775.329.5466
2. **PUBLIC HEARING: VARIANCE CASE NO. VA07-005 (THOMAS TAXON)** – To reduce the rear yard setback from 30 feet to 24 feet 1 inch to allow an addition to an existing garage as authorized in Article 804 of the Washoe County Development Code. **The project is located at 12785 Fellowship Way.** The ±.9-acre parcel is designated Low Density Suburban (LDS) in the Southwest Truckee Meadows Area Plan, and is situated in a portion of Section 19, T18N, R20E, MDM, Washoe County, Nevada. The property is located in the Southwest Truckee Meadows Citizen Advisory Board boundary and Washoe County Commission District No. 2. (APN 049-183-01) Staff Representative: Trevor Lloyd, Planner, 775.328.3620

3. **PUBLIC HEARING: VARIANCE CASE NO. VA07-006 (RON AND VICKIE BORST)** – To vary the rear yard setback from 20 feet to 14 feet for the construction of a detached workshop and garage as authorized in Article 804 of the Washoe County Development Code. **The project is located at 6442 David James Boulevard, approximately 769 feet south of Ember Drive and approximately one-half mile southwest of the Eagle Canyon/Ember Drive intersection.** The ±.376-acre parcel is designated Medium Density Suburban (MDS) and is situated in a portion of Section 34, 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 530-121-13) Staff Representative: Grace Jensen, Planner, 775.328.3771
4. **PUBLIC HEARING: VARIANCE CASE NO. VA07-007 (STEVEN L. WEBBER)** – To reduce the front yard setback from 20 feet to 4 feet to facilitate the construction of a one-car garage and covered walkway as authorized in Article 406 of the Washoe County Development Code. **The project is located at 500 Pahute Drive, Crystal Bay, and is located on the west side of the street, approximately 330 feet south of where Pahute Drive intersects with the spur road off Amagosa Road.** The ±0.49-acre parcel is designated High Density Suburban (HDS) in the Tahoe Area Plan, and is situated in a portion of Section 19, 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 123-138-01) Staff Representative: Eva M. Krause, AICP, Planner, 775.328.3796
5. **PUBLIC HEARING: SPECIAL USE PERMIT CASE NO. SB07-001 (CLASS A RECREATIONAL VEHICLE STORAGE)** – To construct a Recreational Vehicle (RV) Storage Facility within four separate enclosed structures, as provided for in Article 810 of the Washoe County Development Code. **The project site is located at 305 US Highway 395 North in Washoe Valley, on the north side of the highway, approximately two miles southwest of Eastlake Boulevard.** The ±3.8-acre parcel is designated General Commercial (GC) in the South Valleys Area Plan, and is situated in portions of Section 23, T17N, R19E, MDM, Washoe County, Nevada. The property is located in the West Washoe Valley Citizen Advisory Board boundary and Washoe County Commission District No. 2, and the Reno Area of Interest. (APN 046-080-07) Staff Representative: Sandra Monsalvè, Planner, 775.328.3608

6. **PUBLIC HEARING: SPECIAL USE PERMIT CASE NO. SB07-002 (JOEL WILSON)** – To allow the construction of a 1,200-sq.ft. detached accessory dwelling as authorized in Section 110.306.25 of the Washoe County Development Code. A ±3,920-sq.ft main dwelling is proposed to be constructed simultaneously with the detached accessory dwelling. **The project is located at 2485 La Jolla Lane, previously addressed as 2325 La Jolla Lane, approximately 700 feet south of its intersection with La Mancha Drive.** The ±40-acre parcel is designated General Rural (GR) in the Spanish Springs Area Plan, and is situated in a portion of Section 31, T21N, R21E, MDM, Washoe County, Nevada. The property is located in the Spanish Springs Citizen Advisory Board boundary and Washoe County Commission District No. 4. (APN 076-390-07) Staff Representative: Kelly Mullin, Assistant Planner, 775.328.6187

**OTHER ITEMS**

**ADJOURNMENT**