



# Community Development

*"Dedicated to Excellence in Public Service"*

Adrian P. Freund, AICP, Community Development Director  
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Washoe County Board of Adjustment  
Richard "R.J." Cieri, Acting Chair  
Gary Feero

Mary S. Harcinske  
Philip J. Horan  
Eric Scheetz

## AMENDED AGENDA

### MEETING OF

### WASHOE COUNTY BOARD OF ADJUSTMENT

Washoe County Commission Chambers  
1001 East Ninth Street, Reno, Nevada  
Thursday, 1:30 p.m., June 7, 2007

June 7, 2007

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

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF AGENDA**

**APPROVAL OF MINUTES**

May 3, 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.)

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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

**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. Training and Travel Orientation for Board of Adjustment Members

**CONSENT ITEMS**

- A. **REQUEST AN EXTENSION OF TIME FOR VARIANCE CASE NO. VA06-006 (WILLIAM LINN)** – To approve a one-year extension of time to May 4, 2008 for permitting the reduction of the front yard setback from 15 feet to 11 feet 6 inches to build a new house with a garage as authorized in Article 406 of the Washoe County Development Code. **The project is located at 607 Doeskin Court, Incline Village Subdivision Unit 4, Block F, Lot 6, approximately 350 feet east of the intersection of Tyner Way and Doeskin Court.** The ±0.25-acre parcel is designated High Density Suburban (HDS) in the Tahoe Area Plan, and is situated in a portion of Section 17, 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 125-481-06) Staff Representative: Eva Krause, AICP, Planner, 775.328.3796

**PROJECT REVIEW ITEMS**

- 1:30 p.m.
- 1. **PUBLIC HEARING: VARIANCE CASE NO. VA07-009 (ADAM AND RICHELLE AARONS)** (Continued from May 5, 2007 meeting) – To reduce the front setback from 15 feet to one-half (.5) foot for an interior lot (with a greater than 20% slope) to facilitate the construction of an attached two-car garage. **The project is located at 827 Geraldine Drive, Unit #1, in Incline Village near the intersection of Geraldine Drive and Jennifer Street.** The ±0.184-acre parcel is designated High Density Suburban (HDS) in the Tahoe Area Plan, and is situated in a portion of Section 09, 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 125-223-07) Staff Representative: Don Morehouse, Planner, 775.328.3632
  - 2. **PUBLIC HEARING: SPECIAL USE PERMIT CASE NO. SB07-002 (JOEL WILSON)** (Continued from April 5, 2007 meeting) – 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**

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*Cases heard by the Board of Adjustment are final actions and, therefore, appealable to the Board of County Commissioners. If you disagree with the decision of the Board of Adjustment and you want to appeal its action, call the Planning staff immediately at 328-6100 and you will be informed of the appeal procedure. The appeal period is ten (10) days from the date of the Board's action.*

**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

3. **PUBLIC HEARING: SPECIAL USE PERMIT CASE NO. SB07-008 (LEMMON VALLEY VOLUNTEER FIRE STATION ADDITION)** – To construct an additional ±2,400-square-foot fire truck garage and ±160-square-foot lobby that will connect to an existing ±1,667-square-foot fire truck garage as authorized in Table 110.302.05.02 of the Washoe County Development Code. **The project is located at 130 Nectar Street, approximately 800 feet east of its intersection with Lemmon Drive.** The ±1.04-acre parcel is designated Public and Semi-Public Facilities (PSP) in the North Valleys Area Plan, and is situated in a portion of Section 26, T21N, 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 080-281-02) Staff Representative: Kelly Mullin, Assistant Planner, 775.328.6187
4. **PUBLIC HEARING: AMENDMENT OF CONDITIONS CASE NO. AC07-004 (SPANISH SPRINGS ASSOCIATES, AMENDMENT OF SPECIAL USE PERMIT CASE NO. SB0007-020)** – To amend condition numbers 2 and 6 to require completion of all grading within five years from the date of approval by Washoe County. The original request was to provide standards for mass grading and construction of drainage facilities to facilitate future development of the Spanish Springs Business Center, a part of the former Spanish Springs Specific Plan. **The ±391-acre site is located at the northwest corner of the intersection of West Calle de la Plata and the Pyramid Highway.** It is zoned Industrial (I) within the Suburban Character Management Area (SCMA) of the Spanish Springs Area Plan and is situated in portions of Sections 14, 22, and 23, T21N, R20E, MDM, Washoe County, Nevada. The property is located in the Spanish Springs Citizen Advisory Board boundary and County Commission District No. 4. (APNs 530-280-09, 530-460-03 and 04; and 089-160-52). Staff Representative: Sandra Monsalvè, AICP, Planner, 775.328.3608
5. **PUBLIC HEARING: SPECIAL USE PERMIT CASE NO. SB07-003 (GARY ELROD)** – To allow the importation of approximately 7,300 cubic yards dirt to be placed as fill material for the construction of a single-family residence as authorized in Article 804 of the Washoe County Development Code. **The project is located at 2740 Holcomb Ranch Lane.** The ±6.45-acre parcel is designated High Density Suburban (HDS) in the Southwest Truckee Meadows Area Plan, and is situated in a portion of Section 12, T18N, R19E, 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 230-070-03) Staff Representative: Trevor Lloyd, Planner, 775.328.3620

6. **PUBLIC HEARING: SPECIAL USE PERMIT CASE NO. SB07-004 (GAYLORD AND LISA RODEMAN)** – To allow the construction of a ±1,008-square-foot detached accessory dwelling on a parcel with an existing ±3,120-square-foot main dwelling as authorized in Section 110.306.25 of the Washoe County Development Code. **The project is located at 13930 Red Rock Road, at the northeast corner of Red Rock Road and American Flat Road.** The ±44.08-acre parcel is designated General Rural (GR) in the North Valleys Area Plan, and is situated in a portion of Section 6, T21N, 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 079-331-05) Staff Representative: Grace Jensen, Planner, 775.328.3771
7. **PUBLIC HEARING: SPECIAL USE PERMIT CASE NO. SB07-005 (MARK AND ERIN HAMLIN)** – To construct a 1,182-square-foot detached accessory dwelling as authorized in Section 110.306.25 of the Washoe County Development Code. A 2,451-square-foot residence exists on the property. **The parcel is addressed as 10700 Dryden Drive, which is approximately 150 feet south of the intersection of Dryden Drive and Lamay Lane.** The 2.4-acre parcel is designated High Density Rural (HDR) in the Southwest Truckee Meadows Area Plan. The parcel is situated in a portion of Section 12, T18N, R19E, MDM, Washoe County, Nevada. The property is located in **Southwest Truckee Meadows Citizen Advisory Board** boundary and Washoe County Commission District No. 2. (APN 230-092-06) Staff Representative: Roger Pelham, Senior Planner, 775.328.3622
8. **PUBLIC HEARING: SPECIAL USE PERMIT CASE NO. SB07-006 (DAVID AND ANGELA WOOD)** – To construct a 640-square-foot detached accessory dwelling within an existing 2,656-square-foot garage as authorized in Section 110.306.25 of the Washoe County Development Code. A 4,759-square-foot residence exists on the property. **The parcel is addressed as 20205 South Virginia Street, which is approximately 1,000 feet south of the intersection of Highway 395 and Andrew Lane.** The 15.7-acre parcel is designated Low Density Suburban (LDS) in the South Valleys Area Plan. The property is situated in a portion of Section 5, T17N, R20E, MDM, Washoe County, Nevada. The parcel is in the Galena-Steamboat Citizen Advisory Board boundary and Washoe County Commission District No. 2. (APN 045-280-34) Staff Representative: Roger Pelham, Senior Planner, 775.328.3622

#### **OTHER ITEMS**

#### **ADJOURNMENT**