



# 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, Vice Chair

Mary S. Harcinske  
Philip J. Horan  
Eric Scheetz

## AGENDA MEETING OF

### WASHOE COUNTY BOARD OF ADJUSTMENT

Washoe County District Health Department Conference Room  
Building B, 1001 East Ninth Street, Reno, Nevada  
Thursday, 1:30 p.m., July 5, 2007

July 5, 2007

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

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF AGENDA**

**APPROVAL OF MINUTES**

June 7, 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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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/](http://www.washoecounty.us/comdev/)

***"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 Action on Change of Time for Board of Adjustment Meetings

**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**

**PROJECT REVIEW ITEMS**

- 1:30 p.m. 1. A. **PUBLIC HEARING: SPECIAL USE PERMIT CASE NO. SB07-007 (TODD AND LAURA RASMUSSEN)** – To excavate approximately 2,744 cubic yards of dirt on two adjoining parcels for the construction of a single-family residence, as provided for in Article 810 of the Washoe County Development Code.

**AND**

- B. **PUBLIC HEARING: VARIANCE CASE NO. VA07-010 (TODD AND LAURA RASMUSSEN)** – To increase the allowable height of a retaining wall from 6 feet high to a maximum of 10 feet high along the eastern boundary of the two parcels as provided for in Section 110.810.04 of the Washoe County Development Code.

**The project site is located at 1975 State Route 341 (Geiger Grade) approximately one mile east of Toll Road.** The two parcels, totaling ±1.61 acres, are designated General Rural (GR) in the Southeast Truckee Meadows Area Plan, and are situated in a portion of Section 34, 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, and within the Truckee Meadows Service Area. (APNs 017-074-01 and 017-121-01) Staff Representative: Sandra Monsalvè, Planner, 775.328.3608

2. **PUBLIC HEARING: VARIANCE CASE NO. VA07-011 (JAMES W. HITE)** – To reduce the platted front yard setback from forty feet to twenty feet to construct a new residence as authorized in Article 804 of the Washoe County Development Code. **The project is located at 918 Tyner Way, Incline Village, near the intersection of Tyner Way and Dorcey Drive.** The ±0.213-acre parcel is designated High Density Suburban (HDS) in the Tahoe Area Plan, and is situated in a portion of Section 9, 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 125-162-18) Staff Representative: Eva M. Krause, AICP, Planner, 775.328.3796
  
3. **PUBLIC HEARING: VARIANCE CASE NO. VA07-012 (GEIGER GRADE STORAGE)** - To vary the required number of parking spaces and loading spaces for a proposed personal storage facility as required in Section 110.410.10, Table 110.410.3 of the Washoe County Development Code from one parking space per employee and one loading space per storage unit (approximately 259 spaces required) to a total of 29 loading spaces located within the identified Fire Department Access surrounding the proposed structure, and seven off-street parking spaces. **The property's address is 1420 State Route 341 (Geiger Grade) and is located on the north side of State Route 341 (Geiger Grade), approximately 1,000 feet east of its intersection with Shadow Hills Drive.** The ±0.87-acre parcel is designated General Commercial (GC), and is situated in a portion of Section 27, T18N, R20E, MDM, Washoe County, Nevada. The property is located in the Southeast Truckee Meadows Area Plan, the **Southeast Truckee Meadows Citizen Advisory Board** and Washoe County Commission District No. 2. (APN 016-581-43) Staff Representative: Grace Jensen, Planner, 775.328.3771

## **OTHER ITEMS**

## **ADJOURNMENT**