



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

**AMENDED
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., August 2, 2007**

August 2, 2007

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

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES

July 5, 2007

ELECTION OF OFFICERS: Board of Adjustment Chair and Vice Chair

PRESENTATION REGARDING DISTRICT HEALTH DEPARTMENT REQUIREMENTS FOR SEPTIC SYSTEMS (This item is INFORMATIONAL only and not for purposes of applying the information to the actions that the BOA will be taking on an application.) Staff Representative: Bryan Tyre, Licensed Engineer, 775.328.2430

*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).

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"Your Community Development Department"

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. Discussion and Possible Action on Training and Travel orientation for Board of Adjustment Members

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. **SPECIAL USE PERMIT CASE NO. SB07-009 (VIRGINIA MATTOON)** – To develop a detached accessory dwelling of 900 square feet on a parcel with an existing main dwelling of 1,980 square feet as authorized in Section 110.306.25 of the Washoe County Development Code. **The project is located at the northwest corner of Half Mine Road and Antelope Valley Road and is addressed as 1315 Half Mine Road.** The ±14.52-acre parcel is designated General Rural (GR) in the North Valleys Area Plan, and is situated in a portion of Section 27, T22N, 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 079-450-68) Staff Representative: R. Paul Kelly, Planner, 775.328.3621
2. **PUBLIC HEARING: SPECIAL USE PERMIT CASE NO. SB07-010 (TOM DOLAN)** – To legalize the importation of approximately ±11,000 cubic yards of material already stockpiled and placed on the property, to allow for the exportation of up to ±7,000 cubic yards of earth to complete the project, and to legalize the disturbance of an area approximately ±126,000 square feet in size, as authorized in Article 438 of the Washoe County Development Code. The majority of the work for this project was completed without obtaining the appropriate permits. **The project is located at 1620 Del Monte Lane, approximately 1/2 mile west of its intersection with Kietzke Lane.** The ±6.04-acre parcel is designated High Density Rural (HDR) in the Southwest Truckee Meadows Area Plan, and is situated in a portion of Section 36, T19N, 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 040-152-23) Staff Representative: Kelly Mullin, Assistant Planner, 775. 328.6187

3. A. **PUBLIC HEARING: SPECIAL USE PERMIT CASE NO. SB07-007 (TODD AND LAURA RASMUSSEN)** – To excavate approximately 2,083 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, AICP, Planner, 775.328.3608

OTHER ITEMS

ADJOURNMENT