



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, Chair
Gary Feero, Vice Chair

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Philip J. Horan
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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., September 6, 2007

September 6, 2007

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

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES

August 2, 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.)

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"

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.)

CONSENT ITEMS

PROJECT REVIEW ITEMS

- 1:30 p.m. 1. A. **PUBLIC HEARING: SPECIAL USE PERMIT CASE NO. SB07-007 (TODD AND LAURA RASMUSSEN)** (Continued from August 1, 2007 Meeting) – 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 Southeast Truckee Meadows 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

- 2. **PUBLIC HEARING: VARIANCE CASE NO. VA07-013 (LEMMON VALLEY VOLUNTEER FIRE STATION ADDITION)** – To vary the North Valleys Area Plan modifier [110.208.25(a)] that requires the exterior siding and finishing of civic use structures be of wood or stone. The applicant is requesting to waive this requirement for the recently approved addition to the existing fire station. **The project is located at 130 Nectar Way, 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

3. **PUBLIC HEARING: VARIANCE CASE NO. VA07-014 (400 TUSCARORA ROAD LLC)** – To reduce the front yard setback from 20 feet to 5 feet 6 inches for an interior lot to facilitate the construction of a new single-family home as authorized in Article 406 of the Washoe County Development Code. **The project is located at 400 Tuscarora Road, Crystal Bay, 200 feet south of the intersection of Tuscarora Road and East Tuscarora Road.** The ±0.164-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 123-142-07) Staff Representative: Don Morehouse, Planner, 775.328.3632
4. **PUBLIC HEARING: VARIANCE CASE NO. VA07-015 (JOHN POWERS III)** – To reduce the front yard setback from twenty feet to two and one half feet, side yard setback from eight feet to 1.9 feet and rear yard setback from twenty feet to sixteen feet to facilitate a major remodeling of an existing home to include off-street parking, enclosing the existing rear decks for living space and adding living space in the attic as authorized in Article 406 of the Washoe County Development Code. **The project is located at 1707 State Route 28, Incline Village, Nevada. The property is located in the Rocky Point Subdivision, Lot 2, Block G approximately four hundred feet north of the Lake Tahoe State Park boundary.** The ±0.072-acre parcel is designated Medium Density Suburban (MDS) in the Tahoe Area Plan, and is situated in a portion of Section 26, 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 130-331-02) Staff Representative: Eva M. Krause, AICP, Planner, 775.328.3796
5. **PUBLIC HEARING: VARIANCE CASE NO. VA07-016 (WILLIAM AND KATHERINE DOWNS)** – To reduce front yard setbacks at the property's northern and western boundaries from 30 feet to 0 feet for the construction of a detached garage as authorized under Article 804 of the Washoe County Development Code. **The site of the proposed variance is located at 4785 Mount Rose Highway, off Curtis Lane and Rock Farm Road approximately one-quarter mile north of Mount Rose Highway (SR 431).** The subject property is designated Low Density Suburban (LDS) and General Rural (GR) in the Southwest Truckee Meadows Area Plan. The parcel is situated in a portion of Section 25, T18N, R19E. The property is located within the Southwest Truckee Meadows Citizen Advisory Board boundary, Washoe County Commission District No. 2, the City of Reno Area of Interest, and the Truckee Meadows Service Area. (APN 150-021-09) Staff Representative: Grace Jensen, Planner, 775.328.3771

DEFERRED

6. **CONSIDERATION OF INITIATION OF REVOCATION OF ADMINISTRATIVE PERMIT NUMBER AP6-4-97 (ROCKIN' LJ STABLES/ WASHOE VALLEY RANCHES/LORNE JOHNSON)** - To allow the applicant and neighboring residents to present evidence to determine if a hearing should be held to initiate revocation proceedings. **The facility is located on two parcels at 3185 and 3365 Lakeshore Drive, almost one-half mile north of the entrance to the Nevada State Park boat launch ramp at the end of Lakeshore Drive.** The total property size is 14.55 acres, is designated Low Density Rural (LDR) in the South Valleys Area Plan, and is within Section 31, T17N, R20E, MDM, Washoe County, Nevada. The property is within the East Washoe Valley Citizen Advisory Board boundary and Washoe County Commission District No. 2. (APN: 050-320-13 and 15) Staff Representative: Sandra Monsalvè, AICP, Planner, 775.328.3608

OTHER ITEMS

UPDATE ON NRS AMENDMENTS - Staff Representative: Mike Harper, FAICP, Planning Manager, 775.328.3604

ADJOURNMENT