



Community Development

"Dedicated to Excellence in Public Service"

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Washoe County Board of Adjustment
Richard "R.J." Cieri, Chair
Gary Feero, Vice Chair

Mary S. Harcinske
Philip J. Horan
Eric Scheetz

SECOND AMENDED AGENDA

MEETING OF

WASHOE COUNTY BOARD OF ADJUSTMENT

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

PLEASE NOTE CHANGE OF LOCATION

November 1, 2007

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

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES

September 6, 2007 and October 4, 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
- b. Appointment of Member as Alternate to Design Review Committee
- c. Discuss retroactive grading permits/special use permits/variances, requiring applicants for retroactive permits to provide the name and contractor license number of the contractor who did the initial work.

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. VA07-018 (MIKE AND MARY ALBER)** – To reduce the side setback from 8 feet to 0 feet to facilitate the rebuild of a new single-family home. **The project is located at 722 Allison Drive, in Incline Village.** The ±0.86-acre parcel is designated Medium Density Suburban (MDS) 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 125-041-09)
Staff Representative: Don Morehouse, Planner, 775.328.3632
2. **PUBLIC HEARING: ADMINISTRATIVE PERMIT CASE NO. AP07-001 (STUMPY'S PUB)** - To allow the operation of a neighborhood bar (on premises liquor sales use type) with limited gaming facilities (up to 15 slot machines) within the Sun Valley Center, as authorized in Section 110.304.25(h)(5) and (q)(2) of the Washoe County Development Code. **The project is located at 5055 Sun Valley Boulevard, Unit 280, approximately 375 feet south of First Street.** The subject property is ±4.45 acres, is designated Neighborhood Commercial (NC), is in the Sun Valley Downtown Character Management Plan, and is within Section 30, T20N, R20E, MDM, Washoe County, Nevada. The property is within Washoe County Commission District No. 5. (APN 035-120-26)
Staff Representative: Grace Jensen, Planner, 775.328.3771
3. **PUBLIC HEARING: SPECIAL USE PERMIT CASE NO. SB07-011 (COLD SPRINGS MINI-STORAGE)** – To grade approximately 52,000 cubic yards and approximately 430,000 square feet of surface disturbance for the phased construction of a mini-storage facility as authorized in Article 810 of the Washoe County Development Code. **The subject property is located at 18995 Reno Park Boulevard, approximately ¼-mile southwest of its intersection with**

Village Parkway, directly east of the California state line. The two parcels totaling ±10.26-acres are designated Industrial (I) and Public/Semi-Public Facilities (PSP) in the Cold Springs Area Plan, and are situated in a portion of Sections 29 and 30, T21N, R18E, MDM, Washoe County, Nevada. The property is located in the Cold Springs Citizen Advisory Board boundary and Washoe County Commission District No. 5. (APNs 081-131-34 and 081-131-35)
Staff Representative: Trevor Lloyd, Planner, 775.328.3620

4. **PUBLIC HEARING: SPECIAL USE PERMIT CASE NO. SB07-012 (DEVEN AND BLAIR KHOSLA)** – To develop a detached accessory dwelling of 1,148 square feet on a parcel with a proposed main dwelling of 5,554 square feet as authorized in Table 110.302.05.1 of the Washoe County Development Code. **The project is located on the west side of Juniper Hill Road, approximately ½ mile south of its intersection with Mayberry Drive and is addressed at 655 Juniper Hill Road.** The ±1.22-acre parcel is designated High Density Rural (HDR) in the Southwest Truckee Meadows Area Plan, and is situated in a portion of Section 20, T19N, R19E, MDM, Washoe County, Nevada. The property is located in the West Truckee Meadows Citizen Advisory Board boundary and Washoe County Commission District No. 1. (APN 009-120-64)
Staff Representative: Roger Pelham, Senior Planner, 775.328.3622
5. **PUBLIC HEARING: SPECIAL USE PERMIT CASE NO. SB07-013 (JIM AND DARLENE PARKER)** – To develop a ±686-square-foot detached accessory dwelling as authorized in Section 110.306.25 of the Washoe County Development Code. A ±2,693-square-foot main dwelling is proposed to be constructed simultaneously with the detached accessory dwelling. **The project is located at the terminus of Native Dancer Place, approximately ¼ mile north of the intersection of Parkway Drive and Pembroke Drive.** The ±48.8-acre parcel is designated General Rural (GR) in the Southeast Truckee Meadows Area Plan, and is situated in a portion of Section 23, T19N, 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. (APN 051-010-25)
Staff Representative: Kelly Mullin, Assistant Planner, 775.328.6187
6. **PUBLIC HEARING: AMENDMENT OF CONDITIONS CASE NO. AC07-015 (SIERRA SUMMIT CHILDREN'S ACADEMY)** – To amend Condition Number 1 of the approved special use permit for Kid Country Child Care (SB0002-006) which established the facility and allowed for the care of up to 45 children. The applicant wishes to expand and remodel in order to accommodate additional children to the facility. **The property is located at 1580 State Route 341, approximately .5 miles east of Shadow Hills Drive.** The ±0.69-acre site is designated Medium Density Suburban (MDS) in the Southeast Truckee Meadows Area Plan. The property is situated in portions of Section 27, T18N, R20E, MDM, Washoe County, Nevada, and is within the Southeast Truckee Meadows Citizen Advisory Board boundary and in County Commission District No. 2. (APN 016-581-28)
Staff Representative: Sandra Monsalve, AICP, Planner, 775.328.3608

7. **PUBLIC HEARING: AMENDMENT OF CONDITIONS CASE NUMBER AC07-017 (AMENDMENT OF SPECIAL USE PERMIT CASE NO. SB07-007, TODD AND LAURA RASMUSSEN)** - To amend condition numbers 19, 20, and 23 of the approved special use permit. The original permit was for the excavation of 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. **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 Monsalve, AICP, Planner, 775.328.3608

OTHER ITEMS

ADJOURNMENT