



# 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 Commission Chambers**  
**1001 East Ninth Street, Reno, Nevada**  
**Thursday, 1:30 p.m., December 6, 2007**

---

December 6, 2007

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

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF AGENDA**

**APPROVAL OF MINUTES**

November 1, 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/](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).

---

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. 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. VA07-020 (GREGORY AND AMY CECCHI)** – To reduce the front setback from 15 feet to 4 feet to facilitate the reconstruction of an existing single-family home with attached garage. **The project is located at 995 Wander Way Unit #5, 150 feet west of the intersection of Apollo and Wander Way in Incline Village.** The ±0.2747-acre parcel is designated High Density Suburban (HDS) in the Tahoe Area Plan, and is situated in a portion of Section 3, 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 125-431-21)  
Staff Representative: Don Morehouse, Planner, 775.328.3632
2. **PUBLIC HEARING: SPECIAL USE PERMIT CASE NO. SB07-016 (PAUL GRIGGS)** – To construct an 800-square-foot detached accessory dwelling as the second story of a detached garage structure, in conjunction with a main dwelling of 5,140 square feet, as authorized in Section 110.306.25 of the Washoe County Development Code. **The parcel is addressed as 6438 Galena Canyon Trail, which is located approximately ½ mile southeast of its intersection with Callahan Road.** The 4.4-acre parcel is designated Medium Density Rural (MDR) and Low Density Suburban (LDS) in the South Valleys Area Plan. The parcel is situated in a portion of Section 11 and 12, T17N, R19E, MDM, Washoe County, Nevada. The property is located in the Galena-Steamboat Citizen Advisory Board boundary and Washoe County Commission District No. 2. (APN 148-122-16)  
Staff Representative: Roger Pelham, Senior Planner, 775.328.3622

3. **PUBLIC HEARING: SPECIAL USE PERMIT CASE NO. SB07-017 (SALLY PARKER)** – To develop a ±756-square-foot detached accessory dwelling as the upper level of a barn totaling ±2,100 square feet in size, as authorized in Section 110.306.25 of the Washoe County Development Code. A ±3,825-square-foot main dwelling is proposed to be constructed simultaneously with the detached accessory dwelling. **The project is located at 18685 Lake Vista Road, approximately ½ mile south of its intersection with William Brent Road.** The ±5-acre parcel is designated High Density Rural (HDR) in the South Valleys Area Plan, and is situated in a portion of Sections 11 and 14, T16N, R19E, MDM, Washoe County, Nevada. The property is located in the West Washoe Valley Citizen Advisory Board boundary and Washoe County Commission District No. 2. (APN 055-081-93)  
Staff Representative: Kelly Mullin, Assistant Planner, 775.328.6187
4. **PUBLIC HEARING: SPECIAL USE PERMIT CASE NO. SB07-018 (CRAZY WILCOX RANCH EQUESTRIAN CENTER)** – To establish a new equestrian facility for horse boarding, lessons and showings, as authorized in Article 810 of the Washoe County Development Code. The proposed facility will include the construction of a ±61,000 square foot equestrian building that will include horse stalls, tack rooms, two large indoor arenas, a round pen, offices, stall washes, concessions area, lounge, etc. Additionally, the facility will include an outdoor arena, shop building, bunk house and a large pasture area. **The project site is located at 5555 Wilcox Ranch Road at the intersection of Crazy Horse Road and Wilcox Ranch Road.** The ±58.65-acre parcel is designated General Rural Residential (GRR) in the Warm Springs Area Plan, and is situated in a portion of Sections 26 & 35, T22N, R21E, MDM, Washoe County, Nevada. The property is located in the Warm Springs Citizen Advisory Board boundary and Washoe County Commission District No. 4. (APN: 077-160-06)  
Staff Representative: Trevor Lloyd, Planner, 775.328.3620
5. **PUBLIC HEARING: SPECIAL USE PERMIT CASE NO. SB07-019 (SIERRA NEVADA TEEN RANCH)** – To establish a teen group care facility that will include housing, counseling, education and recreational opportunities for up to 40 at-risk teenagers, as authorized in Article 810 of the Washoe County Development Code. The proposed facility will include the phased construction of four 5,200-square-foot residential buildings, one 1,500-square-foot vocational building, one 4,000-square-foot multi-purpose building, one 1,000-square-foot reception area, one 1,500-square-foot barn and an obstacle course. **The project is located in Bedell Flat, east of the Sierra Ranchos/Rancho Haven communities.** The ±29-acre parcel is designated General Rural (GR) in the North Valleys Area Plan, and is situated in a portion of Section 4, T23N, 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: 079-210-15)  
Staff Representative: Trevor Lloyd, Planner, 775.328.3620

## OTHER ITEMS

## ADJOURNMENT