



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., February 7, 2008

February 7, 2008

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

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES

December 6, 2007 and January 3, 2008

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).

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/

"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. **PUBLIC HEARING: SPECIAL USE PERMIT CASE NO. SB07-018 (CRAZY WILCOX RANCH EQUESTRIAN CENTER)** (Continued from December 6, 2007 meeting) – 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
2. **PUBLIC HEARING: SPECIAL USE PERMIT CASE NO. SB07-021 (JAMES MOYE COULTER)** – To allow the construction of a ±716-square-foot detached accessory dwelling unit as authorized in Article 810 of the Washoe County Development Code. **The project is located at 145 Buckboard Circle several hundred feet east of Frontier Road.** The 10.29-acre parcel is designated Low Density Rural (LDR) in the North Valleys Area Plan and is situated in a portion of Section 2, T23N, R18E, MDM, Washoe County, Nevada. The property is located in the North Valleys Citizen Advisory Board boundary and Washoe County Commission District No. 5. (APN 078-253-14)
Staff Representative: Trevor Lloyd, Planner, 775.328.3620

3. **PUBLIC HEARING: VARIANCE CASE NO. VA07-022 (LEE MCKENZIE AND LIZ YOUNGER)** – To vary the rear yard setback from 30 feet to 15 feet and to vary the side yard setback from 50 feet to 40 feet for the construction of a detached garage as authorized in Article 804 of the Washoe County Development Code. **The project is located at 340 Descanso Lane, approximately 600 feet east of its intersection with Pyramid Way.** The ±10-acre parcel is designated General Rural (GR) in the Spanish Springs Area Plan, and is situated in a portion of Section 1, T21N, R20E, MDM, Washoe County, Nevada. The property is located in the Spanish Springs Citizen Advisory Board boundary and Washoe County Commission District No. 4. (APN 076-281-23)
Staff Representative: Kelly Mullin, Assistant Planner, 775.328.6187

4. **PUBLIC HEARING: VARIANCE CASE NO. VA07-023 (DAVID SANDERS)** – To vary the front yard setback from 30 feet to no less than 20 feet to construct an addition to an existing two-car attached garage as authorized in Article 804 of the Washoe County Development Code. **The subject property is located at 2825 Parkway Drive, approximately ¼ mile south of Pembroke Drive.** The ±0.35-acre parcel is designated Medium Density Suburban (MDS) in the Southeast Truckee Meadows Area Plan and is situated in a portion of Section 22, 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 051-161-02)
Staff Representative: Sandra Monsalve, AICP, Planner, 775.328.3608

OTHER ITEMS

ADJOURNMENT