



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 Commission Chambers
1001 East Ninth Street, Reno, Nevada
Thursday, 1:30 p.m., April 3, 2008**

April 3, 2008

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

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES

March 6, 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).

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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.)

PROJECT REVIEW ITEMS

- 1:30 p.m. 1. **PUBLIC HEARING: SPECIAL USE PERMIT CASE NO. SB08-002 (TIMOTHY R. JORDAN)** – To legalize a previously graded driveway that is ± 12 feet in width and $\pm 2,250$ feet in length for a total disturbance of $\pm 27,000$ square feet and an area of $\pm 54,000$ square feet previously graded for construction of a house, garage and yard. Total cubic yardage of earth moved for the project is 6,443. Grading is authorized in Article 438 of the Washoe County Development Code. **The project is located at 115 Chieftan Drive, approximately one mile east of its intersection with Whiskey Springs Road and approximately one-quarter mile east of Pasture View Road.** The ± 158.78 -acre parcel is designated General Rural (GR) in the Warm Springs Area Plan, and is situated in a portion of Sections 01 and 02, 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 076-470-05)
Staff Representative: Grace Jensen, Planner, 775.328.3771
2. **PUBLIC HEARING: VARIANCE CASE NO. VA08-003 (FOSTER MULLEN)** – To reduce the front yard setback from 20 feet to 6 feet to facilitate the construction of a 16-foot covered parking area and new walkway/entry to the existing single-family home. **The project is located at 380 Wassou Road, between Reservoir Road and Amagosa Road in Crystal Bay.** The ± 0.155 -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 123-143-02)
Staff Representative: Don Morehouse, Planner, 775.328.3632

OTHER ITEMS

ADJOURNMENT