



Community Development

"Dedicated to Excellence in Public Service"

Adrian P. Freund, FAICP, Community Development Director
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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

**AMENDED
AGENDA
MEETING OF
WASHOE COUNTY BOARD OF ADJUSTMENT
Washoe County Commission Chambers
1001 East Ninth Street, Reno, Nevada
Thursday, 1:30 p.m., May 1, 2008**

May 1, 2008

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

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES

February 7, 2008 and April 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.)

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

*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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- b. Report on discussions with the Nevada State Contractors Board regarding illegal grading

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

- A. **EXTENSION OF TIME REQUEST FOR VARIANCE CASE NO. VA06-006 (WILLIAM LINN)** – To extend for three months, until August 4, 2008, the approval of the reduction of the front yard setback from 15 feet to 11 feet 6 inches to build a new house with a garage as authorized in Article 406 of the Washoe County Development Code. **The project is located at 607 Doeskin Court, Incline Village Subdivision Unit 4, Block F, Lot 6, approximately 350 feet east of the intersection of Tyner Way and Doeskin Court.** The ±0.25-acre parcel is designated High Density Suburban (HDS) in the Tahoe Area Plan, and is situated in a portion of Section 17, 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 125-481-06)
 Staff Representative: Eva M. Krause, AICP, Planner, 775.328.3796

PROJECT REVIEW ITEMS

- 1:30 p.m. 1. **PUBLIC HEARING: VARIANCE CASE NO. VA08-003 (FOSTER MULLEN)** (Continued from the April 3, 2008 meeting) – 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

WITHDRAWN

- 2. **PUBLIC HEARING: VARIANCE CASE NO. VA08-004 (EDWARD D. HARWIN)** - To modify Variance Case No. V5-23-82 by converting the carport in the front yard setback to an attached garage, as authorized in Article 804 of the Washoe County Development Code. **The project is located at 859 Jennifer Street, Incline Village. The parcel is located approximately 150 feet south of the intersection of Fay and Jennifer Streets.** The 0.14-acre property is designated as High Density Suburban (HDS) in the Tahoe Area Plan, being part of the Washoe County Comprehensive Plan, and is situated in a portion of Section 10, 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 125-241-05)
 Staff Representative: Don Morehouse, Planner, 775.328.3632

WITHDRAWN

3. **PUBLIC HEARING: VARIANCE CASE NO. VA08-005 (BEAR BEACH PROPERTIES, LLC)** - To vary the front yard setback from 15 feet to 0 feet and the side yard setback from 8 feet to 5 feet on the south side, in order to build a single-family residence with an attached garage, as authorized in Article 804 of the Washoe County Development Code. **The project is located at 1709 State Route 28, Incline Village, Lot 3, Block G, of the Rocky Point Subdivision. The property is approximately 400 feet north of the Lake Tahoe State Park boundary.** The 0.84-acre property is designated as Medium Density Suburban (MDS) in Tahoe Area Plan, being part of the Washoe County Comprehensive 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 130-331-03)
Staff Representative: Eva M. Krause, AICP, Planner, 775.328.3796

4. **PUBLIC HEARING: SPECIAL USE PERMIT CASE NO. SB08-003 (MONTREUX DEVELOPMENT GROUP, LLC)** – To construct a landscaped berm (permanent earthen structure) along the western and northern edges of the project site not to exceed ten (10) feet in height, as authorized in Section 110.438.35 of the Washoe County Development Code. **The project site is located at 16475 Bordeaux Drive, approximately 207 feet south of the Bordeaux Drive/Jefte Court intersection and approximately 600 feet southeast of the Mount Rose Highway (SR 431).** The ±14-acre parcel is designated Low Density Suburban (LDS) in the Forest Area Plan, and is situated in a portion of Section 3, 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 148-351-05)
Staff Representative: Grace Jensen, Planner, 775.328.3771

5. **PUBLIC HEARING: SPECIAL USE PERMIT CASE NO. SB08-004 (JAVIER AND MARTHA BARAJAS)** – To grade approximately 15,100 cubic yards and approximately 117,655 square feet of surface disturbance in order to prepare the site for future development and improve on-site drainage, as authorized in Article 810 of the Washoe County Development Code. **The subject property is located on Tanberg Circle, approximately ¼ mile north of West 7th Avenue, approximately ½ mile west of Sun Valley Boulevard.** The subject parcel, totaling ±2.49 acres, is designated Industrial (I) in the Sun Valley Area Plan, and is situated in a portion of Section 13, T20N, R19E, MDM, Washoe County, Nevada. The property is located in the Sun Valley Citizen Advisory Board boundary and Washoe County Commission District No. 5. (APN 085-330-33)
Staff Representative: Sandra Monsalve, AICP, Senior Planner, 775.328.3608

OTHER ITEMS

Presentation and discussion regarding NRS 278.300, Powers, and NRS 278.310, Appeals, both pertaining to the Board of Adjustment
Staff Representatives: Blaine Cartlidge, Deputy District Attorney, and Kimberly H. Robinson, Planning Manager, 775.328.3602

ADJOURNMENT