



Community Development

"Dedicated to Excellence in Public Service"

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Washoe County Board of Adjustment
Richard "R.J." Cieri, Chair
Philip J. Horan, Vice Chair

Mary S. Harcinske
Andrea Manor

AGENDA
MEETING OF
WASHOE COUNTY BOARD OF ADJUSTMENT
Washoe County Commission Chambers
1001 East Ninth Street, Reno, Nevada
Thursday, 1:30 p.m., October 2, 2008

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

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES

September 4, 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.)

CONSENT ITEMS

PROJECT REVIEW ITEMS

- 1:30 p.m. 1. **PUBLIC HEARING: VARIANCE CASE NO. VA08-012 (BEAR BEACH PROPERTIES LLC)** (Continued from September 5, 2008 meeting) - To vary the side yard setback from 8 feet to 5 feet on the north side in order to build a single-family residence with an attached garage as authorized in Article 804 of the Washoe County Development Code. A previous request to vary the front yard setback from 15 feet to 0 feet has been approved. **The project is located at 1709 State Route 28, Lot 3, Block G, of the Rocky Point Subdivision. The property is approximately four hundred 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
2. **PUBLIC HEARING: SPECIAL USE PERMIT CASE NO. SB08-010 (LYNNE A. GIMBLIN)** – To develop a 1,200-square-foot detached accessory dwelling on a parcel containing an existing 2,920-square-foot main dwelling, as authorized in Section 110.306.25 of the Washoe County Development Code. **The project is located at 14135 Saddlebow Drive, approximately 1,000 feet north of its intersection with Saddlehorn Drive.** The ±1.01-acre parcel is designated Low Density Suburban (LDS) in the Southwest Truckee Meadows Area Plan, and is situated in a portion of Section 25, T18N, R19E, MDM, Washoe County, Nevada. The property is located in the Southwest Truckee Meadows Citizen Advisory Board boundary and Washoe County Commission District No. 2. (APN 150-122-09)
Staff Representative: Kelly Mullin, Planner, 775.328.6187

3. **PUBLIC HEARING: SPECIAL USE PERMIT CASE NO. SB08-011 (SID D. FERRIS)** – To develop and operate a heavy equipment and truck rental/sales business as authorized in Article 302 of the Washoe County Development Code, and a free-standing sign structure greater than six feet in height as authorized in Section 110.504.15(d)(1) of the Washoe County Development Code. **The project is located at 700 South US 395 North, at its intersection with Viola Way in Washoe Valley.** The ±.55-acre parcel is designated General Commercial (GC) in the South Valleys Commercial Corridor of the South Valleys Area Plan, and is situated in a portion of Section 23, T17N, 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 050-231-24)
Staff Representative: Grace Sannazzaro, Planner, 775.328.3771

4. **PUBLIC HEARING: ADMINISTRATIVE PERMIT CASE NO. AP08-003 (JEFF BOWEN)** - To allow the construction of a 9,600-square-foot covered arena, and expansion into commercial stables offering boarding, maintenance and training of no more than twenty (20) horses, including those of the property owner(s) [Washoe County Code Section 110.304.25(c)(2)]. The operation will offer daily riding lessons using the boarded horses and no more than three (3) people per lesson. There will be no horse shows, competitions, or other events. **The project is located at 4955 Old US Highway 395, approximately 563 feet north of its intersection with William Brent Road in Washoe Valley.** The ±5-acre parcel is designated General Rural (GR) in the South Valleys Area Plan, and is situated in a portion of Section 10, 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 055-051-09)
Staff Representative: Grace Sannazzaro, Planner, 775.328.3771

OTHER ITEMS

ADJOURNMENT