



Community Development

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Adrian P. Freund, FAICP, Community Development Director
Nathan Edwards, Legal Counsel



Washoe County Board of Adjustment
Richard "R.J." Cieri, Chair
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Andrea Manor
Robert F. Wideman

~ ~ PLEASE NOTE CHANGE OF LOCATION ~ ~

**AMENDED AGENDA
MEETING OF
WASHOE COUNTY BOARD OF ADJUSTMENT
Washoe County District Health Department Conference Room
Building B, 1001 East Ninth Street, Reno, Nevada
Thursday, 1:30 p.m., February 5, 2009**

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

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES

December 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.)

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. Discussion regarding 2009 Legislative Principles and Communication Policy

*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

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"Your Community Development Department"

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: ADMINISTRATIVE PERMIT CASE NO. AP08-003 (JEFF BOWEN)**(Continued from December 4, 2008 meeting) - To allow the construction

DEFERRED

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

2. **PUBLIC HEARING: SPECIAL USE PERMIT CASE NO. SB08-015 (TED H. AND JULIE R. GOURLEY TRUST)**(Continued from December 4, 2008 meeting)

– To legalize the previous grading, excavation, and disturbance of approximately 154,355 square feet (±3.54 acres) on three (3) adjoining parcels as authorized in Article 810 of the Washoe County Development Code. **The subject properties are located south and west of St. James Village; approximately ½ mile from the intersection of Pine Wild Road and Joy Lake Road.** The subject parcels total approximately ±46.22 acres and are designated General Rural (GR) in the Forest Area Plan, and are situated in the E½ and SE¼ of Section 15, T17N, R19E, MDM, Washoe County, Nevada. The properties are located in the Galena-Steamboat Citizen Advisory Board boundary and Washoe County Commission District No. 2. (APNs 046-190-12, 049-190-13 and 046-190-14)
Staff Representative: Trevor Lloyd, Senior Planner, 775.328.3620

3. **PUBLIC HEARING: SPECIAL USE PERMIT CASE NO. SB08-012 (WASHOE COUNTY SCHOOL DISTRICT)**(Continued from December 4, 2008 meeting) –

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To develop an educational campus consisting of an elementary school and a middle school with associated playing fields (Education Use Type) as authorized in Table 110.302.05.2 of the Washoe County Development Code. **The project is located at the northwest corner of La Posada Drive and Piedras Drive.** The ±40.149-acre site consists of four ±10-acre parcels, all of which are designated General Rural (GR) in the Spanish Springs Area Plan, and are situated in a portion of Section 31, T21N, R21E, MDM, Washoe County, Nevada. The property is located in the Spanish Springs Citizen Advisory Board boundary and Washoe County Commission District No. 4. (APNs 076-390-27, 28, 29 and 30)
Staff Representative: Roger Pelham, Senior Planner, 775.328.3622

4. **PUBLIC HEARING: SPECIAL USE PERMIT CASE NO. SB08-022 (WASHOE COUNTY SCHOOL DISTRICT)** – To grade an 11,638 square foot area, excavating 2,047 cubic yards of material in order to install an underground infiltration system as authorized in Section 110.806 of the Washoe County Development Code. **The site is located at 499 Village Boulevard, approximately 320 feet north of the intersection of Village Boulevard and Northwood Boulevard in Incline Village.** This ±22.51-acre parcel is designated Public and Semi-Public (PSP). The property is located in the Incline Village Commercial Community Plan being part of the Tahoe Plan Area, and is situated in a portion of Section 9 T16N, R18E, MDM, Washoe County, Nevada. The property is within the boundaries of the Incline Village/Crystal Bay Citizen Advisory Board and Washoe County Commission District No. 1. (APN 124-071-42) Staff Representative: Don Morehouse, Planner, 775.328.3632

5. **PUBLIC HEARING: VARIANCE CASE NO. VA08-015 (MICHA AND MILLY CORNEIL)** – To reduce the front yard setback from 15 feet to 7.3 feet for an interior lot in order to facilitate the construction of an attached two-car garage. **The project is located at 775 Randall Avenue in Incline Village near the intersection of Randall Avenue and Geraldine Drive.** The ±0.41-acre parcel is designated High Density Suburban (HDS) in the Tahoe Area Plan, and is situated in a portion of Section 14, 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 125-231-21G) Staff Representative: Don Morehouse, Planner, 775.328.3632

6. **PUBLIC HEARING: SPECIAL USE PERMIT CASE NO. SB08-023 (REDROCK VALLEY RANCH, LLC)** - To construct 16.5 miles of a water line up to 24" in diameter, a booster pump station, a 25,000-gallon surge suppression tank, up to three (3) well houses, and associated equipment for all facilities. Approximately 15.25 miles of the proposed water line is located within Washoe County's jurisdiction; the remaining 1.25 miles of pipeline would be located within City Limits of Reno. The Utility Services use type is authorized in Table 110.302.05.02 of the Washoe County Development Code. **The proposed pipeline will originate at 15800 Dry Valley Road and will terminate at the north end of the Airport Authority property in Stead, within the City of Reno. The proposed route travels along portions of Dry Valley Road, Red Rock Road, and American Flats Road. The well houses are proposed to be located at 15800 Dry Valley Road. The booster pump station is proposed to be located at 14625 Red Rock Road. The surge suppression tank is proposed to be located on APN 079-381-21 on Red Rock Road, approximately 100 feet south of its intersection with Gorham Court.** The proposed project is located in the North Valleys Area Plan, and is situated in portions of Sections 11-14, 23, 26, 35, T23N, R18E, Sections 1 and 2, T22N, R18E, Sections 6, 7, 18, 19, 20, 28-30, 32, T22N, R19E, Sections 5 and 6, T21N, R19E MDM, Washoe County, Nevada. The property is located in the North Valleys Citizen Advisory Board boundary and Washoe County Commission District No. 5. (APNs 078-194-06, 078-091-01, 079-381-21, 078-131-05, 079-030-13, 078-124-01, 079-010-26, 079-332-23, 078-184-03) Staff Representative: Kelly Mullin, Planner, 775.328.6187

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7. **PUBLIC HEARING: SPECIAL USE PERMIT CASE NO. SB08-021 (AIR SAILING FUELING STATION AND SOLAR POWER INSTALLATION)** – To develop an aircraft fueling facility (gasoline sales and service stations use type) with a related solar power installation as authorized in Table 110.302.05.3 of the Washoe County Development Code. **The project is located at the existing glider facility approximately eight miles northwest of the intersection of Winnemucca Ranch Road and Pyramid Highway, and is addressed as 15000 Winnemucca Ranch Road.** The ±240-acre parcel is designated General Rural (GR) in the Warm Springs Area Plan and is situated in a portion of Section 14, T23N, R20E, MDM, Washoe County, Nevada. The property is located in the Warm Springs Citizen Advisory Board boundary and Washoe County Commission District No. 5. (APN 076-320-09)
Staff Representative: Roger Pelham, Senior Planner, 775.328.3622
8. **PUBLIC HEARING: SPECIAL USE PERMIT CASE NO. SB08-020 (BARONE LIVING TRUST)** – To develop a 784-square-foot detached accessory dwelling on a lot with an existing main dwelling of 1,568 square feet as authorized in Section 110.306.25 of the Washoe County Development Code. **The project is located at the southwest corner of Mogul Mountain Drive and Silva Ranch Road.** The ±1.77-acre parcel is designated Low Density Suburban (LDS) in the Verdi Area Plan and is situated in a portion of Section 15, T19N, R18E, MDM, Washoe County, Nevada. The property is located in the Verdi Citizen Advisory Board boundary and Washoe County Commission District No. 5. (APN 038-444-07)
Staff Representative: Sandra Monsalve, AICP, Senior Planner, 775.328.3608
9. **PUBLIC HEARING: SPECIAL USE PERMIT CASE NO. SB08-019 (SALLY ARMSTRONG)** – To develop and operate a commercial dog kennel business as authorized in Article 810 of the Washoe County Development Code. **The project is located at 2300 Crossover Road at its intersection with Twin Springs Road in Palomino Valley.** The ±40-acre parcel is designated General Rural Residential (GRR) in the Warm Springs Area Plan and is situated in a portion of Section 26, 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 077-160-35)
Staff Representative: Grace Sannazzaro, (775) 328-3771

OTHER ITEMS

- 3:30 p.m. 10. **APPEAL CASE NO. AX09-001 (STEVE BRIDGES)** - To appeal the decision of the Director of Building & Safety pursuant to NRS 278.310 to include in Building Permit No. 08-3562 the requirement of the Sierra Fire Protection District to install a sprinkler system in a one-story single-family residence. **The project is located at 533 Crystal Park Road.** The ±.637-acre parcel designated Medium Density Suburban (MDS) in the Verdi Planning Area and is situated in Section 18, T19N, R18E, MDM, Washoe County, Nevada. The property is located in the Verdi Citizen Advisory Board boundary and Washoe County Commission District No. 5. (APN 038-081-09)
Staff Representatives: Fire Chief Michael Greene, Sierra Fire Protection District, 775.849.1108, and Don Jeppson, Director, Building & Safety Department, 775.328.2030

ADJOURNMENT