



# Community Development

*"Dedicated to Excellence in Public Service"*

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



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

Mary S. Harcinske  
Robert F. Wideman  
Kim Toulouse

**AGENDA**  
**MEETING OF**  
**WASHOE COUNTY BOARD OF ADJUSTMENT**  
**Washoe County Commission Chambers**  
**1001 East Ninth Street, Reno, Nevada**  
**Thursday, 1:30 p.m., December 3, 2009**

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

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF AGENDA**

**APPEAL PROCEDURE**

**APPROVAL OF MINUTES**

October 1, 2009

**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.)

**PRESENTATION: ETHICS LAW PRESENTATION/TRAINING (NEVADA STATE ETHICS COMMISSION)**

**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. Approval of Meeting Date for the Month of February 2010

*Agendas and staff reports are posted to the Washoe County website at [www.washoecounty.us/comdev/](http://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 emergency items or items otherwise specifically allowed by law 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/](http://www.washoecounty.us/comdev/)

***"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**

None

**PROJECT REVIEW ITEMS**

- 1:30 p.m. 1. **PUBLIC HEARING: VARIANCE CASE NO. VA09-008 (JULIET ASHTON)** – To reduce the front yard setback from 15 feet to 9.2 feet, to reduce the north side yard setback from 8 feet to 6.5 feet and the south side yard setback from 8 feet to 5.1 feet as authorized in Article 804 of the Washoe County Development Code. **The project is located at the southern intersection of Gonowabie and State Route 28, and is identified as 285 Gonowabie Road in Crystal Bay.** The ±0.187-acre parcel is designated Medium Density Suburban (MDS) 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 123-133-22)

Staff Representative: Eva Krause, 775.328.3796

- 2a. **PUBLIC HEARING: SPECIAL USE PERMIT CASE NO. SB09-014 (VYA TEMPORARY EMPLOYEE HOUSING CAMP)** – To develop a temporary employee housing camp for approximately 600 employees, helistop and operable vehicle storage area to be utilized for a period of approximately eight months as authorized in Sections 110.206, 110.302 and 110.310 of the Washoe County Development Code. **The project is located approximately one mile south of the historic Vya town-site on the west side of Nevada State Route 8a.** The ±160-acre parcel is designated General Rural (GR) in the High Desert Area Plan, and is situated in a portion of Section 10, T42N , R19E, MDM, Washoe County, Nevada. The property is located in the Gerlach/Empire Citizen Advisory Board boundary and Washoe County Commission District No. 5. (APN: 061-010-08)

AND

- 2b. **PUBLIC HEARING: VARIANCE CASE NO. VA09-007 (VYA TEMPORARY EMPLOYEE HOUSING CAMP)** – To waive the standards as would be applied to a permanent development (such as pavement, landscaping, lighting and etc.) for a temporary employee housing camp for approximately 600 employees, helistop and operable vehicle storage area to be utilized for a period of approximately eight months, as required by Section 110.310.15, of the Washoe County Development Code. **The project is located approximately one mile south of the historic Vya town-site on the west side of Nevada State Route 8a.** The ±160-acre parcel is designated General Rural (GR) in the High Desert Area Plan, and is situated in a portion of Section 10, T42N , R19E, MDM, Washoe County,

Nevada. The property is located in the Gerlach/Empire Citizen Advisory Board boundary and Washoe County Commission District No. 5. (APN: 061-010-08)

Staff Representative: Roger Pelham, Senior Planner, 775.328.3622

#### **OTHER ITEMS**

##### **VISUAL SIMULATIONS/THREE DIMENSIONAL GRAPHICS WORKSHOP:**

This is an informational workshop highlighting new technologies and visualization processes for use in the permit review and public hearing process. No action will be taken on any matters during the workshop, although comments and direction from the board may be provided.

Staff Representative: Chad Giesinger, AICP, Senior Planner, 775.328.3626

#### **ADJOURNMENT**