



# 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., June 3, 2010**

THE FOLLOWING TIME LIMITS ARE TO BE OBSERVED:  
15 minutes for staff presentation  
15 minutes for applicant presentation  
3 minutes for individual testimony  
5 minutes for testimony from a representative of a group  
At the discretion of the Chair, additional time may be provided to any party if the request is made at least 24 hours in advance of the meeting start time.  
\*\* Please provide one copy of displayed exhibits to the recording secretary. \*\*

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

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF AGENDA**

**APPEAL PROCEDURE**

**APPROVAL OF MINUTES**

April 1, 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.

In accordance with NRS 241.020, this agenda closes three (3) days prior to the meeting date. Only emergency items or items otherwise specifically excepted from the three day requirement 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).

If any member of the public wishes to submit any written or graphic material as an exhibit to an agenda item ten copies must be provided.

Any written or graphic material, including e-mails, more than 1 page in length as an exhibit to an agenda item and submitted 6 days or less prior to the Board of Adjustment meeting on which the agenda item is to be acted on may not be considered by the Members in their deliberations on the scheduled item.

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.

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**Telephone: 775.328.3600 – Fax: 775.328.6133**

[www.washoecounty.us/comdev/](http://www.washoecounty.us/comdev/)

***"Your Community Development Department"***

**PUBLIC COMMENT:** Public comment may be heard on items both on and off the agenda, except that public comment under this section will not be taken on any items for which a separate public comment is expressly provided on the agenda; comments are limited to a three-minute time limit, however the Commission reserves the right to reduce this three-minute time limit.

**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

None

#### PROJECT REVIEW ITEMS

- 1:30 p.m. 1. **PUBLIC HEARING: Special Use Permit Case No. SB10-002 - (Hiram Palomo)** (Continued from April 1, 2010) – To request approval for a block wall built in a Critical Stream Zone as authorized in Section 110.418 of the Washoe County Development Code. **The project is located at 120 Andrew Lane on the southwest corner of the intersection of Andrew Lane and US 395.** The ±1.2-acre parcel is designated Low Density Suburban (LDS) in the South Valleys Area Plan, and is situated in a portion of Section 5, T17, R20, MDM, Washoe County, Nevada. The property is located in the **Galena Steamboat Citizen Advisory Board** boundary and Washoe County Commission District No. 2. (APN: 017-430-17) Public comment will be taken for this item.

Staff Representative: Eva Krause, AICP, Planner, 775.328.3796

2. **PUBLIC HEARING: Administrative Permit Case No. AP10-002 (Mike Cummings)** –To allow the operation of an Automotive Repair business in accordance with Washoe County Code 110.302.05.2. There will be no new construction associated with this request, only existing facilities will be used. The project is located at 9205 Lemmon Drive, approximately 350 feet south of the intersection of Limber Pine Drive and Lemmon Drive. The parcel is ±0.45 acres and is designated General Commercial (GC) in the North Valleys Plan Area. The property is within the **North Valleys Citizen Advisory Board** boundary and Washoe County Commission District No. 5 (APN: 080-191-05) and is within Section 34, T21N, R19E, MDM, Washoe County, Nevada. Public comment will be taken for this item.

Staff Representative: Eva Krause, AICP, Planner, 775.328.3796

3. **PUBLIC HEARING: Administrative Permit Case No. AP10-004 (N.E.A.T.)** – To establish a horse boarding operation for an equine assisted therapy program. The operators will board up to 6 horses and conduct activities that may include grooming, ground work and supervised riding for individual and groups with the potential for limited special events. There will be no new construction associated with this request; only existing facilities will be used. **The project is located at 300 Davis Lane on the south side of Davis Lane between Lakeside Drive and Del Monte Lane.** The parcel size is ±8.37 acres, is designated High Density Rural (HDR) in the Southwest Truckee Meadows Area Plan, and is within Section 1, T18N, R19E, MDM, Washoe County, Nevada. The property is within the **Southwest Truckee Meadows Citizen Advisory Board** boundary and Washoe County Commission District No. 2. (APN: 040-572-11) Public comment will be taken for this item.

Staff Representative: Trevor Lloyd, Senior Planner, 775.328.3620

4. **PUBLIC HEARING: Special Use Permit Case No. SB10-007 (STMGID Well House #12)** – To construct a production well, well house, pipeline and associated appurtenances as authorized in Section 110.810 of the Washoe County Development Code. **The project site is located at the western end of Rock Haven Drive.** The ±33.75-acre parcel is designated Low Density Suburban (LDS) in the Southwest Truckee Meadows Area Plan, and are situated in a portion of Section 24, 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. (APNs: 152-020-91) Public comment will be taken for this item.

Staff Representative: Trevor Lloyd, Senior Planner, 775.328.3620

5. **PUBLIC HEARING: Variance Case No. VA10-003 (Barranger Residence)** – To reduce the side yard setback from 15 feet to 11 feet as authorized in Section 110.804 of the Washoe County Development Code. **The project site is located at 7420 Pinehurst Circle several hundred feet south of the intersection of Pebble Beach Drive and Pinehurst Circle.** The subject parcel is ±.429 acres and is designated Medium Density Suburban (MDS) in the Southeast Truckee Meadows Area Plan, and situated in a portion of Section 22, T19N, R20E, MDM, Washoe County, Nevada. The property is located in the **Southeast Truckee Meadows Citizen Advisory Board** boundary and Washoe County Commission District No. 2. (APN: 051-144-23) Public comment will be taken for this item.

Staff Representative: Trevor Lloyd, Senior Planner, 775.328.3620

6. **PUBLIC HEARING: Special Use Permit Case No. SB10-008 (Granite Hills Baptist Church)** – To develop a new multipurpose building of 7,250 square feet adjacent to the existing church facility (religious assembly use type) as authorized in Table 110.302.05.2 of the Washoe County Development Code. **The project is located at the northeast corner of Red Rock Road and Custer Road.** The ±4.7-acre parcel is designated Low Density Suburban (LDS) in the North Valleys Area Plan, and is situated in a portion of Section 25, T21N, R18E, MDM, Washoe County, Nevada. The property is located in the **North Valleys**

**Citizen Advisory Board** boundary and Washoe County Commission District No. 5. (APN 086-340-22) Public comment will be taken for this item.

Staff Representative: Roger Pelham, Senior Planner, 775.328.3622

7. **PUBLIC HEARING: Special Use Permit Case No. SB10-006 (Luckey Residence)** - To construct a Detached Accessory Dwelling unit, limited to a maximum of 1,200 square feet of habitable space, above a new detached 4-car garage. **The subject property is located at 5275 Cross Creek Lane, approximately one (1) mile east of Callahan Ranch Road.** The subject parcel, totaling approximately  $\pm 2.25$  acres, is designated Low Density Suburban (LDS) in the Forest Area Plan, and is situated in portion of Section 2, 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: 045-722-01) Public comment will be taken for this item.

Staff Representative: Sandra Monsalve, AICP, Senior Planner 775.328.3608

- 8a. **PUBLIC HEARING: Special Use Permit Case No. SB10-005 (Black Rock City, LLC)** – To allow for storage of operable vehicles on three separate parcels pursuant to Table 110.302.05.3 and Article 810 of the Development Code (Washoe County Code Chapter 110). **The three parcels are located on the north side of Main Street (SR 447) in Gerlach.** The requested parcels are 0.19, 0.24, and 0.18 acres in size for a total of  $\pm 0.61$  acres. The parcels are designated General Commercial (GC) in the High Desert Area Plan, are located within the jurisdiction of the **Gerlach/Empire Citizen Advisory Board**, and are in Washoe County Commission District No. 5. The properties are within portions of Section 22, T32N, R23E, MDM, Washoe County, Nevada. (APNs 071-265-01, 071-265-02, and 071-265-08)

AND

- 8b. **PUBLIC HEARING: Administrative Permit Case No. AP10-003 (Black Rock City, LLC)** – To allow for temporary meeting facilities on four separate parcels pursuant to Table 110.302.05.3 and Article 808 of the Development Code (Washoe County Code Chapter 110). **The three parcels are located on the north and south side of Main Street (SR 447) in Gerlach.** The requested parcels are 0.26, 0.19, 0.31, and 0.25 acres in size for a total of  $\pm 1.01$  acres. The parcels are designated General Commercial (GC) in the High Desert Area Plan, are located within the jurisdiction of the **Gerlach/Empire Citizen Advisory Board**, and are in Washoe County Commission District No. 5. The properties are within portions of Section 22, T32N, R23E, MDM, Washoe County, Nevada. (APNs 071-265-03, 071-265-07, 071-266-03, and 071-266-06) Public comment will be taken for this item.

Staff Representative: Don Morehouse, Planner, 775.328.3632

## OTHER ITEMS

## ADJOURNMENT