



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
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., August 5, 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

ETHICS LAW ANNOUNCEMENT

APPEAL PROCEDURE

APPROVAL OF AGENDA

APPROVAL OF MINUTES

June 3, 2010

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.

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.

Post Office Box 11130, Reno, NV 89520-0027 – 1001 E. Ninth St., Reno, NV 89512

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www.washoecounty.us/comdev/

"Your Community Development Department"

ELECTION OF OFFICERS: Board of Adjustment Chair and Vice Chair

PUBLIC COMMENT: Public comment under this section will be taken for any topic, except for agenda items that have their own public comment period. Except as otherwise provided in the agenda, comments are limited to 3 minutes per speaker. However, the commission reserves the right to reduce this 3 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. Vote on updates to Board of Adjustment Rules, Policies and Procedures
- b. 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

– Public Comment will be taken for Items One and Two –

1:30 p.m. 1. **PUBLIC HEARING: Special Use Permit Case No: SB10-009, Palomino Valley General Improvement District (PVGID) Water Truck Fill Station** – to allow the development of one water truck fill station (Utility Services Use Type) in support of on-going roadway maintenance, as authorized in Section 110.302 of the Washoe County Development Code. The project is proposed to be located at the southeast corner of State Route 445 and Ironwood Road. The subject parcel is designated Public and Semi-Public Facilities (PSP) in the Warm Springs Area Plan, and is situated in a portion of Section 7 T22N R22E MDM, Washoe County, Nevada. The project is located in the Warm Springs Citizen Advisory Board boundary and Washoe County Commission District No. 4. (APN: 076-251-07)

Staff Representative: Roger Pelham, Senior Planner, 775.328.3622

2. **PUBLIC HEARING: Amendment of Conditions Case No. AC10-007 (Sid Ferris)** – To amend Condition #2 of the Special Use Permit case number SB08-011 to extend the time for completion of all structures for five additional years until October 2, 2015. The special use permit approval was for the development and operation of 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

OTHER ITEMS

ADJOURNMENT