



# BOARD OF ADJUSTMENT WORKSHOP AGENDA

## Board of Adjustment Members

Philip J. Horan, Chair  
Robert F. Wideman, Vice Chair  
Mary S. Harcinske  
Richard "R.J." Cieri  
Kim Toulouse  
Adrian P. Freund, FAICP, Secretary

Thursday, December 2, 2010  
12:00 p.m.

Washoe County Commission Chambers  
1001 East Ninth Street  
Reno, NV

---

## 12:00 p.m.\*Determination of Quorum

### \*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 Board reserves the right to reduce this three-minute time limit. No action will be taken upon a matter raised under this agenda item until the matter has been specifically included on an agenda as an action item.

## WORKSHOP ITEM

### 1. \*INTRODUCTION TO WASHOE COUNTY PLANNING PRESENTATION

Community Development staff will provide an educational presentation reviewing the composition, role, function, and authority of the Washoe County Planning Commission and Board of Adjustment. The presentation will also cover the different types of applications reviewed, the tools used to make decisions and recommendations, and the process for appeals. Participants are invited to comment on and ask questions concerning the presentation.

## ADJOURNMENT

Non-action items are denoted with an asterisk (\*).

## AGENDA MAINTENANCE

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. Agendas and staff reports are posted to the Washoe County website at [www.washoecounty.us/comdev/](http://www.washoecounty.us/comdev/), four days prior to the meeting. 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).

### **MEETING ACCESS**

The 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, 24 hours prior to the meeting at 775.328.3600.

### **PUBLIC PARTICIPATION**

The Board of Adjustment adopted *Rules, Policies and Procedures* are available on the website provided above or by contacting the Community Development Department.

At least one copy of items displayed and at least ten copies of any written or graphic material for the Board's consideration should be provided to the Recording Secretary. Materials longer than one page in length submitted within six days of the Board of Adjustment meeting may not be considered by the Board in their deliberations.

Time allocations for public hearing items are as follow: 15 minutes for staff's presentation; 15 minutes for an applicant's presentation; 5 minutes for a group representative's comments; 3 minutes for individual comment. 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. The Chair may reduce the per person time allotment for comment on a particular item; this determination will be made prior to hearing comment on the item.

### **AGENDA ITEMS**

Items on the agenda may not necessarily be considered in the order in which they appear. An asterisk (\*) is used to denote non-action items. Action items may be acted upon by the Board of Adjustment.