



# Community Development

*"Dedicated to Excellence in Public Service"*

Adrian P. Freund, AICP, Community Development Director  
Blaine Cartledge, Legal Counsel



**Washoe County Planning Commission**  
William Weber, Chair  
Christy Magers, Vice Chair  
Neal Cobb

Roy H. Hibdon  
Keith Lockard  
Stephen D. Rogers  
Dian A. VanderWell

## AGENDA

### MEETING OF

### WASHOE COUNTY PLANNING COMMISSION

Washoe County Commission Chambers

1001 East Ninth Street, Reno, Nevada

Tuesday, March 4, 2008

**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 be prepared to provide a copy of exhibits displayed. \*\***

6:30 p.m. **DETERMINATION OF QUORUM**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF AGENDA**

**APPROVAL OF MINUTES**

February 5, 2008 and February 19, 2008

**PUBLIC COMMENT** (Limited to items not on this agenda; three-minute time limit, however the Commission reserves the right to reduce this three-minute time limit, as well as limit the total time for public comment. The same applies to public testimony on each agenda item.)

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Agendas and staff reports are posted to the Washoe County website at [www.washoecounty.us/comdev/](http://www.washoecounty.us/comdev/), on Friday, four days prior to the meeting. To access the agenda and staff reports, choose **Boards and Commissions**, click on the **Planning Commission**, then **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 Commission 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 Commission 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).

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

**CONSENT ITEMS****PROJECT REVIEW ITEMS**

- 6:30 p.m. 1. **PUBLIC HEARING: AMENDMENT OF CONDITIONS CASE NO. AC08-001 (VERIZON WIRELESS-STEAMBOAT CELL SITE)** – To amend Condition No. 1 of Special Use Permit Case No. SPW2-7-99 to modify the original site plan to allow the placement of a 30kW diesel generator with a 135-gallon fuel tank within the existing fenced area as authorized in Article 810 of the Washoe County Development Code. **The project is located next to two existing water storage tanks off Cheryl Lane and Hot Springs Road.** The ±30-acre parcel is designated Open Space (OS) in the Southeast Truckee Meadows Area Plan, and is situated in a portion of Section 34, T18N, R20E, MDM, Washoe County, Nevada. The property is located in the Galena-Steamboat Citizen Advisory Board boundary and Washoe County Commission District No. 2. (APN 017-150-01)  
Staff Representative: Trevor Lloyd, Senior Planner, 775.328.3620
2. **PUBLIC HEARING: SPECIAL USE PERMIT CASE NO. SW08-001 (HOBEY'S CASINO)** – To allow for a 14,110–square-foot expansion of Hobey's Casino and the construction of a 64,320-square-foot two-story parking structure as authorized in Article 302 of the Washoe County Development Code. **The project is located at 5195 Sun Valley Boulevard, on the southwest quadrant of the Sun Valley Boulevard/2<sup>nd</sup> Avenue intersection.** The project site is situated on three parcels, with two parcels consisting of ±2.206 acres and ±1.702 acres designated as Tourist Commercial (TC) and one parcel consisting of ±0.517 acres designated as General Commercial (GC) within the Downtown Character Management Area of the Sun Valley Area Plan, and is situated in a portion of Section 19, T20N, R20E, MDM, Washoe County, Nevada. The property is located in the Sun Valley Citizen Advisory Board boundary and Washoe County Commission District No. 5. (APNs 085-090-55, 085-090-57 and 085-090-58)  
Staff Representative: Grace Jensen, Planner, 775.328.3771
3. **PUBLIC HEARING: SPECIAL USE PERMIT CASE NO. SW08-002 (COSMOS LLC)** – To construct a driveway that crosses Dry Creek, a Significant Hydrologic Resource, as authorized in Article 418 of the Washoe County Development Code. The project involves approximately 16,500 cubic yards of grading. **The property is located at the southern terminus of Schellbourne Street, approximately 200 feet south of its intersection with Brunswick Mill Road, and approximately 700 feet south of the terminus of the paved portion of Bellhaven Road.** The ±158.5-acre parcel is designated General Rural (GR) and Medium Density Rural (MDR) in the Southwest Truckee Meadows Area Plan, and is situated in a portion of Section 11, T18N, R19E, MDM, Washoe County, Nevada. The property is located in the Southwest Truckee Meadows Citizen Advisory Board boundary and Washoe County Commission Districts No. 1 and 2. (APN 041-140-05)  
Staff Representative: Kelly Mullin, Planner, 775.328.6187

**DEFERRED**

4. **PUBLIC HEARING: SPECIAL USE PERMIT CASE NO. SW08-003 (HIDDEN HILLS)** – To develop one ±620,000-gallon water storage tank, one associated booster pump station and eight pressure reducing stations for provision of domestic water to the proposed Hidden Hills residential subdivision development, as authorized in Article 810 of the Washoe County Development Code. **The properties are located approximately 2 miles east of the intersection of McCarran Boulevard and Pembroke Drive and approximately ¼ mile north of the intersection of Pembroke and Man of War Drive. Clean Water Way borders the northwestern corner of the project. The project abuts Storey County on the east. Portions of the parcels are within the Truckee Meadows Service Area, and within the area of interest of the City of Sparks, as identified by the 2007 Truckee Meadows Regional Plan.** The eight parcels comprise a total of ±394.03 acres and are designated a mixture of Medium Density Suburban (MDS, 3 dwellings per acre), Medium Density Rural (MDR, 1 dwelling per 5 acres) and Open Space (OS, no dwellings allowed) in the Southeast Truckee Meadows Area Plan. The parcels are located within Sections 23 and 24, T19N, R20E, MDM, Washoe County, Nevada. The property is within Washoe County Commission District No. 2 and within the Southeast Truckee Meadows Citizen Advisory Board boundary. (APNs 051-010-04, 05, 06, 07, 09, 10, 41 and 021-030-07)  
 Staff Representative: Roger Pelham, Senior Planner, 775.328.3622

**PLANNING ITEMS**

**OTHER ITEMS**

**CHAIR AND COMMISSION 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 Planning Commission Items

**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.)

**ADJOURNMENT**

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*Most decisions rendered by the Planning Commission are appealable to the Board of County Commissioners. If you disagree with the decision of the Planning Commission and you want to appeal its action, call the Planning staff immediately, at 328-6100. You will be informed of the appeal procedure, application fee, and the time in which you must act. Appeal periods vary from seven (7) to fifteen (15) days, depending on the type of application.*