



Community Development

"Dedicated to Excellence in Public Service"

Adrian P. Freund, AICP, Community Development Director
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Washoe County Board of Adjustment
Richard "R.J." Cieri, Chair
Mary S. Harcinske

Philip J. Horan
Andrea Manor

AGENDA
MEETING OF
WASHOE COUNTY BOARD OF ADJUSTMENT
Washoe County Commission Chambers
1001 East Ninth Street, Reno, Nevada
Thursday, 1:30 p.m., July 3, 2008

July 3, 2008

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

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES

June 5, 2008

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.)

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

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.

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 Board 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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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.)

CONSIDER AND ADOPT A RESOLUTION COMMENDING GARY FEERO FOR HIS SERVICE TO WASHOE COUNTY

CONSENT ITEMS

PROJECT REVIEW ITEMS

- 1:30 p.m. 1. **PUBLIC HEARING: VARIANCE CASE NO. VA08-007 (BRIEN AND MIRTA WALTERS)** – To reduce the front yard setback on a government tract lot from 30 feet to 10 feet for the purpose of constructing a residence, as authorized under Article 804 of the Development Code. **The project site is located approximately 1,250 feet north of Rock Farm Road and 950 feet northwest of the western terminus of Melarkey Way, on the north side of Thomas Creek.** The ±2.5-acre property is zoned High Density Rural (HDR) in the Southwest Truckee Meadows Area Plan, and is situated within Section 27, 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. (APN 049-040-02)
Staff Representative: Roger Pelham, Senior Planner, 775.328.3622
2. **PUBLIC HEARING: VARIANCE CASE NO. VA08-008 (ALVIS F. DAVIS, JR.)** – To vary the eastern side yard setback from eight feet to six feet in order to legalize an existing encroachment by a detached garage, as authorized in Article 804 of the Washoe County Development Code. **The project is located at 8055 Blackfoot Way, approximately 250 feet west of its intersection with Seneca Drive.** The ±.518-acre parcel is designated Specific Plan (SP) in the North Valleys Area Plan, Medium Density Suburban (MDS) in the Reno-Stead Corridor Joint Plan and is situated in a portion of Section 17, T20N, R19E, MDM, Washoe County, Nevada. The property is located in the North Valleys Citizen Advisory Board boundary and Washoe County Commission District No. 5. (APN 082-232-03)
Staff Representative: Kelly Mullin, Planner, 775.328.6187

OTHER ITEMS

ADJOURNMENT