



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
Philip J. Horan, Vice Chair

Mary S. Harcinske
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., September 4, 2008

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

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES

August 7, 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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"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.)

CONSENT ITEMS

PROJECT REVIEW ITEMS

- 1:30 p.m. 1. **PUBLIC HEARING: VARIANCE CASE NO. VA08-012 (BEAR BEACH PROPERTIES LLC)** - To vary the side yard setback from 8 feet to 6.5 feet on the north side, in order to build a single-family residence with an attached garage as authorized in Article 804 of the Washoe County Development Code. A previous request to vary the front yard setback from 15 feet to 0 feet has been approved. **The project is located at 1709 State Route 28, Lot 3, Block G, of the Rocky Point Subdivision. The property is approximately four hundred feet north of the Lake Tahoe State Park boundary.** The 0.84-acre property is designated as Medium Density Suburban (MDS) in Tahoe Area Plan, being part of the Washoe County Comprehensive Plan, and is situated in a portion of Section 26, T16N, R18E, MDM, Washoe County, Nevada. The property is located in the Incline Village/Crystal Bay Citizen Advisory Board boundary and Washoe County Commission District No. 1. (APN 130-331-03)
Staff Representative: Eva M. Krause, AICP, Planner, 775.328.3796
2. **PUBLIC HEARING: VARIANCE CASE NO. VA08-010 (IRA RODMAN)** – To reduce the front yard setback from 20 feet to 15 feet for a corner lot to facilitate construction of a new home with attached garage. **The project is located at 517 Cross Bow Court in Incline Village at the intersection of Cross Bow Court and Eagle Drive.** The ±0.75-acre parcel is designated Medium Density Suburban (MDS) in the Tahoe Area Plan, and is situated in a portion of Section 14, T16N, R18E, MDM, Washoe County, Nevada. The property is located in the Incline Village/Crystal Bay Citizen Advisory Board boundary and Washoe County Commission District No. 1. (APN 131-224-13)
Staff Representative: Don Morehouse, Planner, 775.328.3632
3. **PUBLIC HEARING: ADMINISTRATIVE PERMIT CASE NO. AP08-002 (KEVIN AND RONDA BARNES)** - To continue the operations of an established Equestrian facility which includes up to 60 stalls, four riding arenas, turnout area, barn, hot walkers, obstacle and trail course, dressage area, BBQ pit, and a single-family residence. **The subject property is located at 454 Calle De La Plata, approximately 1.25 miles east of Pyramid Highway (SR 445).** The subject parcel totals ±9.70 acres, is designated General Rural (GR) in the Spanish Springs Area Plan, and is situated in portions of Sections 24 and 25, T21N, R20E, MDM, Washoe County, Nevada. The property is located in the Spanish Springs Citizen Advisory Board boundary and Washoe County Commission District No. 4. (APN 534-582-04)
Staff Representative: Sandra Monsalve, AICP, Senior Planner, 775.328.3608

OTHER ITEMS

ADJOURNMENT