



Community Development

"Dedicated to Excellence in Public Service"

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Washoe County Board of Adjustment
Richard "R.J." Cieri, Chair
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Andrea Manor
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AGENDA
MEETING OF
WASHOE COUNTY BOARD OF ADJUSTMENT
Washoe County Commission Chambers
1001 East Ninth Street, Reno, Nevada
Thursday, 1:30 p.m., December 4, 2008

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

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES

October 2, 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.)

*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"

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

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: ADMINISTRATIVE PERMIT CASE NO. AP08-003 (JEFF BOWEN)**(Continued from October 2, 2008 meeting) - To allow the construction of a 9,600-square-foot covered arena, and expansion into commercial stables offering boarding, maintenance and training of no more than twenty (20) horses, including those of the property owner(s) [Washoe County Code Section 110.304.25(c)(2)]. The operation will offer daily riding lessons using the boarded horses and no more than three (3) people per lesson. There will be no horse shows, competitions, or other events. **The project is located at 4955 Old US Highway 395, approximately 563 feet north of its intersection with William Brent Road in Washoe Valley.** The ±5-acre parcel is designated General Rural (GR) in the South Valleys Area Plan, and is situated in a portion of Section 10, T16N, 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 055-051-09)

This item will be continued to the February 5, 2009 meeting.

Staff Representative: Grace Sannazzaro, Planner, 775.328.3771

2. **PUBLIC HEARING: SPECIAL USE PERMIT CASE NO. SB08-016 (SUN VALLEY LDS CHURCH)** – To develop a 16,295-square-foot church facility (Religious Assembly Use Type) as authorized in Table 110.302.05.2 of the Washoe County Development Code. **The project is located in the northeast corner of the vacant parcel at the southeast corner of East 4th Avenue and Lupin Drive.** The project is proposed to utilize ±3.2 acres of the ±18.8-acre parcel. The parcel is designated Medium Density Suburban (MDS) in the Sun Valley Area Plan, and is situated in a portion of Section 20, 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. (APN 085-122-01)

Staff Representative: Grace Sannazzaro, Planner, 775.328.3771

3. **PUBLIC HEARING: SPECIAL USE PERMIT CASE NO. SB08-017 (KEN AND LAURIE ANNE GRIMES)** – To construct a detached accessory dwelling and garage with up to 1,200 square feet of living space to be designated as a guest house once the main residence is constructed. **The project site is located at 11355 Maverick Lane near Thomas Creek Road accessed from Holcomb Ranch Lane, and approximately ¼ mile south of Johnson Lane.** The ±2.7-acre parcel is designated High Density Rural (HDR) in the Southwest Truckee Meadows Area Plan and is situated in a portion of Section 13, 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 040-740-17)
 Staff Representative: Sandra Monsalve, AICP, Senior Planner, 775.328.3608

4. **PUBLIC HEARING: SPECIAL USE PERMIT CASE NO. SB08-018 (WILLIAM SIMONS)** – To excavate approximately ±18,438 cubic yards of earth, import approximately ±7,228 cubic yards of aggregate base, and disturb an area approximately ±5.15 acres in size, as authorized in Article 438 of the Washoe County Development Code. The project involves a minimal amount of disturbance to the sensitive stream zone portion of Steamboat Creek, a Significant Hydrologic Resource. **The project is located at 16102 and 16250 South U.S. Highway 395, approximately 1,000 feet south of its intersection with Rhodes Road.** Each parcel is ±7.88 acres in size and both are designated Neighborhood Commercial (NC) and General Rural (GR) in the South Valleys Area Plan, and are situated in a portion of Section 4, T17N, R20E, MDM, Washoe County, Nevada. The properties are located in the Galena-Steamboat Citizen Advisory Board boundary and Washoe County Commission District No. 2. (APNs 017-310-17 and 017-310-18)
 Staff Representative: Kelly Mullin, Planner, 775.328.6187

5. **PUBLIC HEARING: SPECIAL USE PERMIT CASE NO. SB08-015 (TED H. AND JULIE R. GOURLEY TRUST)** – To legalize the previous grading, excavation, and disturbance of approximately 154,355 square feet (±3.54 acres) on three (3) adjoining parcels as authorized in Article 810 of the Washoe County Development Code. **The subject properties are located south and west of St. James Village; approximately ½ mile from the intersection of Pine Wild Road and Joy Lake Road.** The subject parcels total approximately ±46.22 acres and are designated General Rural (GR) in the Forest Area Plan, and are situated in the E½ and SE¼ of Section 15, T17N, R19E, MDM, Washoe County, Nevada. The properties are located in the Galena-Steamboat Citizen Advisory Board boundary and Washoe County Commission District No. 2. (APNs 046-190-12, 049-190-13 and 046-190-14)
 Staff Representative: Trevor Lloyd, Senior Planner, 775.328.3620

This item will be continued to the February 5, 2009 meeting.

6. **PUBLIC HEARING: SPECIAL USE PERMIT CASE NO. SB08-014 (WASHOE COUNTY SCHOOL DISTRICT)** – To grade a 288,350-square-foot area, excavating 4,967 cubic yards of material to provide sub-grade improvements for the installation of synthetic turf and track and site improvements as authorized in Article 806 of the Washoe County Development Code; and to construct a new sports stadium and practice field, including grandstands, concession stand, ticket booth, public restrooms, lighting, signage, press box and public address system as authorized in the Incline Village Commercial Community Plan, a part of the Washoe County Comprehensive Plan. The parcel is ± 22.51 acres, and the project area is approximately 8 acres. **The site is located at 499 Village Boulevard, approximately 320 feet north of the intersection of Village Boulevard and Northwood Boulevard in Incline Village.** The parcel is designated Public and Semi-Public (PSP). The property is located in the Tahoe Plan Area, and is situated in a portion of Section 15 T16N, R18E, MDM, Washoe County, Nevada. The property is within the boundaries of the Incline Village/Crystal Bay Citizen Advisory Board and Washoe County Commission District No. 1 (APN 124-071-42)
Staff Representative: Don Morehouse, Planner, 775.328.3632
7. **PUBLIC HEARING: SPECIAL USE PERMIT CASE NO. SB08-012 (WASHOE COUNTY SCHOOL DISTRICT)** – To develop an educational campus consisting of an elementary school and a middle school with associated playing fields (Education Use Type) as authorized in Table 110.302.05.2 of the Washoe County Development Code. **The project is located at the northwest corner of La Posada Drive and Piedras Drive.** The ± 40.149 -acre site consists of four ± 10 -acre parcels, all of which are designated General Rural (GR) in the Spanish Springs Area Plan, and are situated in a portion of Section 31, T21N, R21E, MDM, Washoe County, Nevada. The property is located in the Spanish Springs Citizen Advisory Board boundary and Washoe County Commission District No. 4. (APNs 076-390-27, 28, 29 and 30)
Staff Representative: Roger Pelham, Senior Planner, 775.328.3622
8. **AMENDMENT OF CONDITIONS CASE NO. AC08-003 (AMENDMENT OF SPECIAL USE PERMIT SW03-008 FOR RTI RAILROAD SERVICES)** - To allow for the expansion of the existing railroad tie crushing facility from five (5) acres to approximately ten (10) acres in size. **The project is located in the Flanigan area, approximately 1,500 feet northwest of the railroad track intersection.** The ± 105 -acre parcel is designated General Rural (GR) in the High Desert Area Plan, and is situated in a portion of Sections 30 and 31, T27N, R19E, MDM, Washoe County, Nevada. The property is located in the Gerlach/Empire Citizen Advisory Board boundary and Washoe County Commission District No. 5. (APN 074-131-07)
Staff Representative: Roger Pelham, Senior Planner, 775.328.3622

OTHER ITEMS

ADJOURNMENT