



Community Development

"Dedicated to Excellence in Public Service"

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Washoe County Board of Adjustment
Richard "R.J." Cieri, Chair
Philip J. Horan, Vice Chair

Mary S. Harcinske
Andrea Manor
Robert F. Wideman

~ ~ PLEASE NOTE CHANGE OF DATE ~ ~

AGENDA
MEETING OF
WASHOE COUNTY BOARD OF ADJUSTMENT
Washoe County Commission Chambers
1001 East Ninth Street, Reno, Nevada
Wednesday, 1:30 p.m., March 4, 2009

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

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES

No minutes are available

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: SPECIAL USE PERMIT CASE NO. SB08-023 (REDROCK VALLEY RANCH, LLC)**(Continued from February 5, 2009 meeting) - To construct 16.5 miles of a water line up to 24" in diameter, a booster pump station, a 25,000-gallon surge suppression tank, up to three (3) well houses, and associated equipment for all facilities. Approximately 15.25 miles of the proposed water line is located within Washoe County's jurisdiction; the remaining 1.25 miles of pipeline would be located within City Limits of Reno. The Utility Services use type is authorized in Table 110.302.05.02 of the Washoe County Development Code. **The proposed pipeline will originate at 15800 Dry Valley Road and will terminate at the north end of the Airport Authority property in Stead, within the City of Reno. The proposed route travels along portions of Dry Valley Road, Red Rock Road, and American Flats Road. The well houses are proposed to be located at 15800 Dry Valley Road. The booster pump station is proposed to be located at 14625 Red Rock Road. The surge suppression tank is proposed to be located on APN 079-381-21 on Red Rock Road, approximately 100 feet south of its intersection with Gorham Court.** The proposed project is located in the North Valleys Area Plan, and is situated in portions of Sections 11-14, 23, 26, 35, T23N, R18E, Sections 1 and 2, T22N, R18E, Sections 6, 7, 18, 19, 20, 28-30, 32, T22N, R19E, Sections 5 and 6, T21N, R19E MDM, Washoe County, Nevada. The property is located in the North Valleys Citizen Advisory Board boundary and Washoe County Commission District No. 5. (APNs 078-194-06, 078-091-01, 079-381-21, 078-131-05, 079-030-13, 078-124-01, 079-010-26, 079-332-23, 078-184-03)
Staff Representative: Kelly Mullin, Planner, 775.328.6187

OTHER ITEMS

ADJOURNMENT