



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
Robert F. Wideman

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

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

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES

March 4, 2009 and April 2, 2009

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

- A. CONSIDER AND ADOPT A RESOLUTION COMMENDING CATHERINE MOLDENHAUER FOR HER SERVICE TO WASHOE COUNTY

PROJECT REVIEW ITEMS

- 1:30 p.m. 1. **PUBLIC HEARING: VARIANCE CASE NO. VA09-003 (JOHN V. MASSEY)** – To modify Variance Case No. V12-38-95, which reduced the front yard setback from 20 feet to 0 feet for the construction of a detached garage. The proposed modification will permit the construction of a single-family residence attached to the existing garage. **The project is located at 305 Wassou Road in Crystal Bay near the intersection of Wassou Road and Beowawie Road.** The ±0.137-acre parcel is designated High Density Suburban (HDS) in the Tahoe Area Plan, and is situated in a portion of Section 19, T16N, R18E, MDM, Washoe County, Nevada. The property is located in the **Incline Village/Crystal Bay Citizen Advisory Board** boundaries and Washoe County Commission District No. 1. (APN 123-154-01)
Staff Representative: Don Morehouse, Planner, 775.328.3632
2. A. **PUBLIC HEARING: SPECIAL USE PERMIT CASE NO. SB09-005 (LA POSADA BAR & GRILL)** – To construct a ±3,300-square-foot bar and grill with 24-hour operation as authorized in Table C-3 of the Spanish Springs Area Plan, and Article 810 of the Washoe County Development Code.

AND

- B. **PUBLIC HEARING: VARIANCE CASE NO VA09-004 (LA POSADA BAR & GRILL)** - To vary the following standards: Section 110.216.15(b), (e), (f) and (h); and Section 110.216.20(f) within Article 216, Spanish Springs Area Plan Modifiers, as authorized in Article 804 of the Washoe County Development Code.

The project site is located at 8995 La Posada Drive, at the northeast corner of La Posada Drive and Pyramid Highway (SR-445). The ±1.21-acre parcel is designated General Commercial (GC) in the Spanish Springs Area Plan and is situated in a portion of Section 35, T21N, R20E, MDM, Washoe County, Nevada. The property is located in the **Spanish Springs Citizen Advisory Board** boundaries and Washoe County Commission District No. 4. (APN 534-092-04)
Staff Representative: Sandra Monsalve, AICP, Senior Planner, 775.328.3608

3. A. **PUBLIC HEARING: SPECIAL USE PERMIT CASE NO. SB09-006 (VICTORY CITY CHURCH, INC.)** – To develop a 13,000-square-foot church facility (Religious Assembly Use Type) as authorized in Table 110.302.05.2 and Article 810 of the Washoe County Development Code.

AND

- B. **PUBLIC HEARING: SPECIAL USE PERMIT CASE NO. SB09-007 (VICTORY CITY CHURCH, INC.)** – To consider grading of material in excess of 1,000 cubic yards and grading within a designated Special Flood Hazard Area as required by Article 438 and Article 810 of the Washoe County Development Code.

The project is located on the south side of Pembroke Drive, approximately four-tenths of a mile east of its intersection with South McCarran Boulevard. The ±14.75-acre parcel is designated General Rural (GR) in the Southeast Area Plan, and is situated in a portion of Section 21, T19N, R20E, MDM, Washoe County, Nevada. The property is located in the **Southeast Truckee Meadows Citizen Advisory Board** boundaries and Washoe County Commission District No. 2. (APN 021-140-04)
Staff Representative: Grace Sannazzaro, Planner, 775.328.3771

OTHER ITEMS

ADJOURNMENT