



Community Development

"Dedicated to Excellence in Public Service"

Adrian P. Freund, FAICP, 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
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., August 6, 2009

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

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES

July 7, 2009

ELECTION OF OFFICERS: Board of Adjustment Chair and Vice Chair

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 emergency items or items otherwise specifically allowed by law 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. VA09-005 (SHAUNA OLSEN-TONE)** – To reduce the front yard setback along Odile Court from 30 feet to 12 feet for the construction of a detached garage. The project is located at 4000 Odile Court and is situated on the northeast corner of its intersection with Lamay Lane and is approximately 410 feet west of Fairview Road. The ±1.126-acre parcel is designated Low Density Suburban (LDS) in the Southwest Truckee Meadows Area Plan, and is situated in a portion of Sections 11 and 12, 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 040-491-43)
Staff Representative: Grace Sannazzaro, Planner, 775.328.3771
2. **PUBLIC HEARING: SPECIAL USE PERMIT CASE NO. SB09-008 (TRIPLE "G" RANCH)** - To re-establish a horse boarding facility for the purposes of boarding, training, breeding, and selling of up to 24 horses, as authorized in *Article 810* of the Washoe County Development Code. The subject property is located at 5305 Winnemucca Ranch Road, at the intersection of Pyramid Highway and Winnemucca Ranch Road. The ±65-acre parcel is designated General Rural Residential (GRR) in the Warm Springs Area Plan and is situated in a portion of Section 13, T22N, R20E, MDM, Washoe County, Nevada. The property is located in the Warm Springs Citizen Advisory Board boundary and Washoe County Commission District No. 4. (APN 076-262-10)
Staff Representative: Sandra Monsalve, AICP, Senior Planner, 775.328.3608
3. **APPEAL CASE NO. AX09-005 (WILL SAUER ROAD MAINTENANCE ASSOCIATION)** – To appeal the decision of the County Building Official to place a stop work order ("Red-Tag") on building permit number 07-04383. The permit is to construct a new gate across Will Sauer Road on Assessors Parcel Numbers 055-092-23 and 055-041-17. The project is located on Will Sauer Road, just west of its intersection with Franktown Road. The subject parcels are designated a combination of Medium Density Rural (MDR) and Public and Semi-Public Facilities (PSP) 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.
Staff Representative: Don Jeppson, Building and Safety Director, 775.328.2030

OTHER ITEMS

ADJOURNMENT