



Community Development

"Dedicated to Excellence in Public Service"

Adrian P. Freund, FAICP, Community Development Director
Nathan Edwards, Legal Counsel



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

Mary S. Harcinske
Robert F. Wideman
Kim Toulouse

PLEASE NOTE CHANGE OF LOCATION AND MEETING DAY

AGENDA

MEETING OF

WASHOE COUNTY BOARD OF ADJUSTMENT

Washoe County Health Department Conference Room

1001 East Ninth Street, Building B, Reno, Nevada

Monday, 1:30 p.m., February 1, 2010

THE FOLLOWING TIME LIMITS ARE TO BE OBSERVED:

15 minutes for staff presentation

15 minutes for applicant presentation

3 minutes for individual testimony

5 minutes for testimony from a representative of a group

At the discretion of the Chair, additional time may be provided to any party if the request is made at least 24 hours in advance of the meeting start time.

** Please provide one copy of displayed exhibits to the recording secretary. **

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

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPEAL PROCEDURE

APPROVAL OF MINUTES

December 3, 2009

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.

In accordance with NRS 241.020, this agenda closes three (3) days prior to the meeting date. Only emergency items or items otherwise specifically excepted from the three day requirement 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).

If any member of the public wishes to submit any written or graphic material as an exhibit to an agenda item ten copies must be provided.

Any written or graphic material, including e-mails, more than 1 page in length as an exhibit to an agenda item and submitted 6 days or less prior to the Board of Adjustment meeting on which the agenda item is to be acted on may not be considered by the Members in their deliberations on the scheduled item.

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.

Post Office Box 11130, Reno, NV 89520-0027 – 1001 E. Ninth St., Reno, NV 89512

Telephone: 775.328.3600 – Fax: 775.328.6133

www.washoecounty.us/comdev/

"Your Community Development Department"

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

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

None

PROJECT REVIEW ITEMS

- 1:30 p.m. 1. (Continued from December 3, 2009) **PUBLIC HEARING: VARIANCE CASE NO. VA09-008 (JULIET ASHTON)** – To reduce the front yard setback from 15 feet to 9.2 feet, to reduce the north side yard setback from 8 feet to 6.5 feet and the south side yard setback from 8 feet to 5.1 feet as authorized in Article 804 of the Washoe County Development Code. **The project is located at the southern intersection of Gonowabie and State Route 28, and is identified as 285 Gonowabie Road in Crystal Bay.** The ±0.187-acre parcel is designated Medium Density Suburban (MDS) 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** boundary and Washoe County Commission District No. 1. (APN 123-133-22)

Staff Representative: Eva Krause, Planner, 775.328.3796

- 2a. **PUBLIC HEARING: SPECIAL USE PERMIT CASE NO. SB09-017 (MOUNT ROSE ACADEMY)** – To construct and operate a child day care, preschool, state accredited kindergarten and state accredited first grade educational facility pursuant to Table 110.302.05.2 and Article 810 of the Development Code (Washoe County Code Chapter 110). **The project is located on the south side of Mount Rose Highway (SR 431), at the northeast corner of the intersection of Edmonton and Butch Cassidy Drives, and approximately one-quarter mile west of Galena High School.** The requested facility is located within a ±3.16-acre portion of a parcel that totals ±9.18 acres. The parcel is designated Neighborhood Commercial/Office (NC) in the Forest Area Plan, is located within the jurisdiction of the **Galena-Steamboat Citizen Advisory Board**, and is in Washoe County Commission District No. 2. The property is within portions of Section 30, T18N, R20E, MDM, Washoe County, Nevada. (APN 049-402-07)

AND

2B. PUBLIC HEARING: ADMINISTRATIVE PERMIT CASE NO. AP09-002 (MOUNT ROSE ACADEMY) – To construct and operate a child day care and preschool facility pursuant to Table 110.302.05.2 and Article 808 of the Development Code (Washoe County Code Chapter 110). **The project is located on the south side of Mount Rose Highway (SR 431), at the northeast corner of the intersection of Edmonton and Butch Cassidy Drives, and approximately one-quarter mile west of Galena High School.** The requested facility is located within a ±3.16-acre portion of a parcel that totals ±9.18 acres. The parcel is designated Neighborhood Commercial/Office (NC) in the Forest Area Plan, is located within the jurisdiction of the **Galena-Steamboat Citizen Advisory Board**, and is in Washoe County Commission District No. 2. The property is within portions of Section 30, T18N, R20E, MDM, Washoe County, Nevada. (APN 049-402-07)

Staff Representative: Don Morehouse, Planner, 775.328.3632

3. PUBLIC HEARING: SPECIAL USE PERMIT CASE NO. SB09-016 (GERLACH TEMPORARY INVENTORY YARD) – To establish a temporary storage facility on 60 acres of an ±84.8-acre property for a period of approximately 3 to 5 months as authorized in Section 110.810 of the Washoe County Development Code. The purpose of the facility is to store and transfer materials associated with the Ruby Pipeline project located in Northern Washoe County near Vya. **The project is located south and west of State Hwy 447 in the town of Gerlach.** The ±84.8-acre parcel is designated General Rural (GR) in the High Desert Area Plan, and is situated in a portion of Section 14, T32N, R23E, MDM, Washoe County, Nevada. The property is located in the North Valleys Citizen Advisory Board boundary and Washoe County Commission District No. 5. (APN: 071-220-28)

Staff Representative: Trevor Lloyd, Senior Planner, 775.328.3620

4. PUBLIC HEARING: AMENDMENT OF CONDITIONS CASE NO. AC09-007 (SIERRA NEVADA TEEN RANCH) – To amend Condition #7 of the Special Use Permit case number SB07-019 to extend the time for completion of each phase by two additional years from the original date of approval by the Washoe County Commission such that Phase One will be extended to February 12, 2012, Phase Two will be extended to February 12, 2014, Phase Three will be extended to February 12, 2016 and Phase Four will be extended to February 12, 2019 as authorized in Section 110.810 of the Washoe County Development Code. **The project is located in Bedell Flat, east of the Sierra Ranchos/Rancho Haven communities.** The ±29-acre parcel is designated General Rural (GR) in the North Valleys Area Plan, and is situated in a portion of Section 4, T23N, R19E, MDM, Washoe County, Nevada. The property is located in the **North Valleys Citizen Advisory Board** boundary and Washoe County Commission District No. 5. (APN: 079-210-15)

Staff Representative: Trevor Lloyd, Senior Planner, 775.328.3620

OTHER ITEMS

ADJOURNMENT