



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

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Robert F. Wideman
Kim Toulouse

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

January 29, 2010 Workshop

February 1, 2010

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.

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www.washoecounty.us/comdev/

"Your Community Development Department"

PUBLIC COMMENT: Public comment may be heard on items both on and off the agenda, except that public comment under this section will not be taken on any items for which a separate public comment is expressly provided on the agenda; comments are limited to a three-minute time limit, however the Commission reserves the right to reduce this three-minute time limit.

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. **PUBLIC HEARING: VARIANCE CASE NO. VA09-008 (JULIET ASHTON)** (Continued from February 1, 2010) – 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) Public comment will be taken for this item.
Staff Representative: Eva Krause, 775.328.3796
2. **PUBLIC HEARING: SPECIAL USE PERMIT CASE NO. SB10-001 (MILLER RESIDENCE)** – To construct a new 1,198-square-foot detached accessory dwelling unit pursuant to Articles 306 and 810 of the Development Code (Washoe County Code Chapter 110). **The project is located at 2900 Old Ranch Road near the intersection of Old Ranch Road and Franktown Road in West Washoe Valley.** The ±6.41-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 055-092-16) Public comment will be taken for this item.
Staff Representative: Don Morehouse, 775.328.3632

3. **PUBLIC HEARING: VARIANCE CASE NO. VA10-001 - (TALLAC TOWER – COLD SPRINGS)** – To reduce the rear yard setback from 15 feet to ± 7 feet to bring an existing approved wireless communication facility into conformance with current code requirements as authorized in Article 804 of the Washoe County Development Code. The existing 75-foot-tall slimline monopole was constructed to accommodate four wireless communications carriers or broadband internet providers. The project is located at 3600 White Lake Parkway. The 1.00-acre parcel is designated Industrial (I) in the Cold Springs Area Plan, and is situated in a portion of Section 21, T21N, R18E, MDM, Washoe County, Nevada. The property is located in the Cold Springs Citizen Advisory Board boundary and Washoe County Commission District No. 5. (APN 087-032-07) Public comment will be taken for this item.
Staff Representative: Trevor Lloyd, 775.328.3620
4. **PUBLIC HEARING: SPECIAL USE PERMIT CASE NO. SB10-004 (OPHIR MILL RV PARK & CAMPGROUND)** - To develop a Commercial Campground Facility/Recreational Vehicle (RV) Park with up to ± 145 spaces for recreational vehicles and tent camping, and will include recreation areas, a general store/food stand, and all appurtenances typically associated with RV Parks. **The subject properties are located at 269 S US Hwy. 395 N, approximately 600 feet south of Old Washoe Estates and across the highway from the service station.** The three subject parcels, totaling approximately ± 22.75 acres, are designated General Commercial (GC) in the Old Washoe City Historic Commercial District, being a part of the South Valleys Area Plan, and are situated in portions of Sections 23 & 24, T17N, R19E, MDM, Washoe County, Nevada. The properties are located in the West Washoe Valley Citizen Advisory Board boundary and Washoe County Commission District No. 2. (APNs: 046-080-03, 046-080-04, & 046-080-07) Public comment will be taken for this item.
Staff Representative: Sandra Monsalve, 775.328.3608
5. **PUBLIC HEARING: SPECIAL USE PERMIT CASE NO. SB10-003 (TAHOE ESTATES, LLC)** – To develop a Detached Accessory Dwelling of 1200 square feet on the same parcel with an existing main residence of 3845 square feet as authorized in Table 110.302.05.1 of the Washoe County Development Code. **The project is located on the south side of Lakeshore Boulevard, approximately 600 feet west of its intersection with Selby Drive and is addressed as 1029 Lakeshore Boulevard, Incline Village.** The ± 3.18 -acre parcel is designated High Density Rural (HDR) in the Tahoe Area Plan, and is situated in a portion of Section 23, 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 130-230-36) Public comment will be taken for this item.
Staff Representative: Roger Pelham, 775.328.3622
6. **PUBLIC HEARING: SPECIAL USE PERMIT CASE NO. SB10-002 - (HIRAM PALOMO)** – To request approval for a block wall built in a Critical Stream Zone as authorized in Section 110.418 of the Washoe County Development Code. **The project is located at 120 Andrew Lane on the southwest corner of the intersection of Andrew Lane and US 395.** The ± 1.2 -acre parcel is designated Low Density Suburban (LDS) in the South Valleys Area Plan, and is situated in a

portion of Section 5, T17, R20, MDM, Washoe County, Nevada. The property is located in the Galena Steamboat Citizen Advisory Board boundary and Washoe County Commission District No. 2. (APN 017-430-17) Public comment will be taken for this item.

Staff Representative: Eva Krause, 775.328.3796

7. **PUBLIC HEARING: APPEAL CASE NO. AX10-001 (S. KORN, D. KENNEDY, W. WRIGHT)** – To appeal the decision of the Community Development Director that Rolling Thunder Airport (personal landing field) is an existing legal non-conforming accessory use as authorized in Sections 110.306.45 and 110.904.20 of the Washoe County Development Code. **The landing field is located at 16400 Pyramid Lake Highway on the southeast corner of the intersection of Pyramid Lake Highway and Range Land Road.** The ±64-acre parcel is designated General Rural Residential (GRR) in the Warm Springs Area Plan, and is situated in a portion of Section 31 and 32, T23N, R21E, MDM, Washoe County, Nevada. The property is located in the Warm Springs Citizen Advisory Board boundary and Washoe County Commission District No. 4. (APN 076-232-03) Public comment will be taken for this item.

Staff Representative: Eva Krause, 775.328.3796

OTHER ITEMS

ADJOURNMENT