



AMENDED WASHOE COUNTY BOARD OF ADJUSTMENT NOTICE OF MEETING AND AGENDA

Board of Adjustment Members

Robert F. Wideman, Chair

Mary S. Harcinske, Vice Chair

Philip J. Horan

Richard "R.J." Cieri

Kim Toulouse

William Whitney, Secretary

Thursday August 2, 2012

1:30 p.m.

Washoe County Commission Chambers

1001 East Ninth Street

Reno, NV

PUBLIC HEARING ITEMS

(complete case descriptions are provided beginning on page three of this agenda)

- **Special Use Permit Case No. SB12-009 - NV Energy**
- **Administrative Permit Case No. AP12-007 – Heaven’s Lil Angels Day Care Center**
- **Amendment of Conditions Case No. AC12-002 - Amendment of Special Use Permit Case No. SB10-009 – Palomino Valley General Improvement District**
- **Special Use Permit Case No. SB12-008 - William Kunz Grading**
- **Special Use Permit Case Number SB12-012 OR Administrative Permit Case No. AP12-006 & Variance Case No. VA12-003 – SVGID Paintball Park**

Items for Possible Action: All numbered or lettered items on this agenda are hereby designated for possible action as if the words “for possible action” were written next to each item (NRS 241.020), except for items marked with an asterisk (*). Those items marked with an asterisk (*) may be discussed but action will not be taken on them.

Possible Changes to Agenda Order and Timing: Discussion may be delayed on any item on this agenda, and items on this agenda may be taken out of order, combined with other items and discussed or voted on as a block, removed from the agenda, moved to the agenda of another later meeting or moved to or from the consent section. Items designated for a specified time will not be heard before that time, but may be delayed beyond the specified time.

Public Comment; Disrupting of Meeting: During the “Public Comment” periods listed below, anyone may speak pertaining to any matter either on or off the agenda. Public comment during these periods is limited to three minutes. Additionally, during action items (those *not* marked with an asterisk), public comment will be heard on that particular item before action is taken. See “Public Participation,” below, for time limits. In either event, each speaker must fill out a “Request to Speak” form and give it to the recording secretary. Unused time may not be reserved or transferred. Comments are to be directed to the board as a whole and not to one individual. The presiding officer may (with or without advance warning) order the removal of a person whose conduct willfully disrupts the meeting to the extent that its orderly conduct is made impractical.

Public Participation: The Board of Adjustment adopted Rules, Policies and Procedures are available on the website provided above or by contacting the Community Development Department.

At least one copy of items displayed and at least ten copies of any written or graphic material for the Board’s consideration should be provided to the Recording Secretary. Materials longer than

one page in length submitted within six days of the Board of Adjustment meeting may not be considered by the Board in their deliberations. Subject to applicable law and the board's rules, policies, and procedures, public comment or testimony may be submitted to the board in written form for its consideration. However, the board is not required to read written statements aloud during the meeting.

Time allocations for public hearing items are as follows: 15 minutes for staff's presentation; 15 minutes for an applicant's presentation; 5 minutes for a group representative's comments; 3 minutes for individual comment. 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. The Chair may reduce the per person time allotment for comment on a particular item; this determination will be made prior to hearing comment on the item.

Posting of Agenda; Website Location: Pursuant to NRS 241.020, this notice has been posted at the Washoe County Administration Complex, 1001 E. Ninth Street, Reno, Nevada, and at the following locations: Washoe County Clerk's Office-Courthouse (Court and Virginia Streets), Washoe County Library (301 South Center Street), and Sparks Justice Court (630 Greenbrae Drive). Agendas and staff reports are posted to the Washoe County website at www.washoecounty.us/comdev four days prior to the meeting.

Special Accommodations: 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 Washoe County Community Development, at 775.328.3600, two working days prior to the meeting.

Appeal Procedure: Most decisions rendered by the Board of Adjustment are appealable to the Board of County Commissioners. If you disagree with the decision of the Board of Adjustment and you want to appeal its action, call the Planning staff immediately, at 328-6100. You will be informed of the appeal procedure, application fee, and the time in which you must act. Appeal periods vary from seven (7) to fifteen (15) days, depending on the type of application.

1:30 p.m.

AGENDA

1. *Determination of Quorum

2. *Pledge of Allegiance

3. *Ethics Law Announcement

4. *Appeal Procedure

5. *Public Comment

The public is invited to speak on any item on or off the agenda during this period. However, action may not be taken until this item is placed on an agenda as an action item.

6. Approval of Agenda

7. Approval of Minutes

June 7, 2012

8. Consent Items

None

9. Project Review Items - Possible action to approve/disapprove or recommend approval/disapproval (with or without conditions) the following project applications:

A. PUBLIC HEARING: Special Use Permit Case No. SB12-009 - NV Energy – To construct a 54.5-foot tall monopole wireless communication facility to support NV Energy’s Smart Grid program known as “NV Energize”.

- Location: 240 Bobcat Hill Road
- Assessor’s Parcel No: 079-551-13
- Parcel Size: ±10.14 acres
- Regulatory Zone: Low Density Rural (LDR)
- Area Plan: North Valleys
- Citizen Advisory Board: North Valleys
- Development Code: Authorized in Article 324 Communication Facilities & Article 810 Special Use Permits
- Commission District: 5 - Commissioner Weber
- Section/Township/Range: Within Section 12 T22N R19E MDM Washoe County, NV
- Staff: Grace Sannazzaro, Planner
- Phone: 775.328.3771
- Email: gsannazzaro@washoecounty.us

B. PUBLIC HEARING: Administrative Permit Case Number AP12-007 – Heaven’s Lil Angels Day Care Center – To re-establish a child daycare facility in the previous location of Vranken Kid City Academy.

- Location: 5055 Sun Valley Boulevard
- Assessor’s Parcel No.(s): 035-120-26
- Parcel Size: 4.45 Acres
- Area Plan: Sun Valley
- Citizen Advisory Board: Sun Valley
- Commission District: 3 – Commissioner Jung
- Development Code: Article 304, Allowed Uses Article 808, Administrative Permits
- Section/Township/Range: Within Section 30, T20N, R20E, MDM, Washoe County, NV
- Staff: Eva Krause, AICP, Planner
- Phone: 775.328.3796
- Email: ekrause@washoecounty.us

C. PUBLIC HEARING: Amendment of Conditions Case No. AC12-002: Amendment of Special Use Permit Case No. SB10-009 – Palomino Valley General Improvement District - To amend two conditions of approval related to the construction and operation of a water truck fill station. The first amendment is to extend the time required for obtaining permits from two years to four years and the second is to remove the requirement for slats in the fencing surrounding the facility.

- Location: 4270 Ironwood Road at the southeast corner of State Route 445 and Ironwood Road.
- Assessor’s Parcel No.(s): 076-251-07
- Parcel Size: ± 6.70 Acres
- Area Plan: Warm Springs
- Citizen Advisory Board: Warm Springs CAB

- Commission District: 5 – Commissioner Weber
- Development Code: Article 810, Special Use Permits
- Section/Township/Range: Within Section 7, T22N, R21E, MDM, Washoe County, NV
- Staff: Roger D. Pelham, MPA, Senior Planner
- Phone: 775.328.3622
- Email: rpelham@washoecounty.us

D. PUBLIC HEARING: Special Use Permit Case No. SB12-008 – William Kunz Grading -

To allow grading of approximately 4,870 cubic yards of earth and allow a surface disturbance of approximately 57,000 square feet for the purpose of re-contouring both the front and rear yard areas of the dwelling in preparation for future landscaping.

- Location: 6947 Windy Hill Road, approximately 1200 feet north of its intersection with Lakeside Boulevard.
- Assessor's Parcel No.(s): 041-101-16
- Parcel Size: ± 3.28 Acres
- Area Plan: Southwest Truckee Meadows
- Citizen Advisory Board: Southwest Truckee Meadows CAB
- Commission District: 1 – Commissioner Breternitz
- Development Code: Article 438, Grading
Article 810, Special Use Permits
- Section/Township/Range: Within Section 35, T19N, R19E, MDM, Washoe County, NV
- Staff: Roger D. Pelham, MPA, Senior Planner
- Phone: 775.328.3622
- Email: rpelham@washoecounty.us

E. PUBLIC HEARING: Special Use Permit Case Number SB12-012 OR Administrative Permit Case Number AP12-006 and Variance Case No. VA12-003 - SVGID Paintball Park -

To allow the construction and operation of a commercial paintball course (Outdoor Sports and Recreation Use Type) including two courses for play and to vary the maximum fence height for specialty fencing from 10 feet in height to 20 feet in height to allow the erection of protective netting around a proposed paintball course as authorized in as authorized in Article 810 (Special Use Permits) OR Article 302 (Administrative Permits) and Article 804 (Variances) of the Washoe County Development Code.

- Location: 115 West 6th Avenue, Sun Valley, at the Sun Valley Community Park
- Assessor's Parcel No.(s): 085-211-03
- Parcel Size: ± 20 Acres
- Area Plan: Sun Valley
- Citizen Advisory Board: Sun Valley
- Commission District: 3 – Kitty Jung
- Development Code: Article 304, Allowed Uses
Article 808, Administrative Permits
- Section/Township/Range: Within Section 18, T20N, R20E, MDM, Washoe County, NV
- Staff: Roger D. Pelham, MPA, Senior Planner
- Phone: 775.328.3622
- Email: rpelham@washoecounty.us

10. Chair and Board Items

(Unless otherwise listed with a topic description, this portion of the agenda is limited to announcements, staff discussion of items or suggested items to be scheduled proposed for action at future meetings, and reports on planning issues and/or activities of organizations in which individual members may be involved.)

- A. Election of Officers: Board of Adjustment Chair and Vice Chair
- B. Appointment of Member Representative and Alternate to the Design Review Committee
- C. *Report on Previous Board of Adjustment Items

11. Director's Items

- A. *Legal Information and Updates
- B. Presentation, discussion and possible direction to staff regarding the preferred format for project and case descriptions on agendas for Board of Adjustment meetings.
Staff: Grace Sannazzaro, Planner, 775.328.3771, gsannazzaro@washoecounty.us

12. *Public Comment

The public is invited to speak on any item on or off the agenda during this period. However, action may not be taken until this item is placed on an agenda as an action item.

13. Adjournment