



WASHOE COUNTY BOARD OF REVIEW NOTICE OF MEETING AND AGENDA

Board of Review Members

George Fong, P.E., P.L.S.

Mark Meranda, C.B.O.

Rod Savini, P.E.

Monday; October 8, 2012

9:00 a.m.

Washoe County Community Development
Large Conference Room (Bldg A, 2nd Floor)
1001 East Ninth Street
Reno, NV

APPEAL ITEM

- **Appeal of Building Permit 12-0944 – Detached Garage at 14190 Rancheros Drive**

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 Review will approve rules at the beginning of the meeting.

At least one copy of items displayed and at least four 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 Review meeting may not be considered by the Board in their deliberations. Subject to applicable law and the board’s rules, 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 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: Decisions rendered by the Board of Review are appealable to the Washoe County Board of Adjustment. If you disagree with the decision of the Board of Review and you want to appeal its action, call the Building staff immediately, at 328-2020. You will be informed of the appeal procedure and the time in which you must act.

9:00 a.m.

AGENDA

1. *Determination of Quorum

2. Election of Chair

3. *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.

4. Approval of Agenda

5. Review, Discussion, and Approval of Rules for the Board of Review

6. Review and Discussion on Evidence Submitted to Date and on Issues to be Determined

7. Appeal Item – Review and possible action to affirm, modify, reverse or remand the decision or determination by the Washoe County Building Official concerning the following appeal:

A. Appeal of Building Permit 12-0944 – Detached Garage at 14190 Rancheros Drive - To hear an appeal of Building Permit 12-0944 issued to construct a detached garage at 14190 Rancheros Drive (Assessor's Parcel Number 016-473-07) in Washoe County, Nevada. The appeal requests a review of decisions by the Building Official regarding placement of the garage structure and 24-inch stem wall/retention structure on the property.

- Location: 14190 Rancheros Drive, Reno, NV
- Assessor's Parcel No.: 016-473-07
- Parcel Size: 0.517 acres
- Commission District: 2 - Commissioner David Humke
- Section/Township/Range: Within Section 27, T8N, R20E, MDM, Washoe County, NV
- Appellant: Jeanette A. Gross
14180 Rancheros Drive, Reno, NV

8. *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.

9. Adjournment