



# WASHOE COUNTY BOARD OF ADJUSTMENT Notice of Meeting and Agenda

Thursday, April 3, 2025  
1:30 p.m.

## Board of Adjustment Members

Rob Pierce, Chair  
Don Christensen, Vice-Chair  
Kathie Julian  
Peter Ghishan  
Leo A. Horishny  
**Secretary**  
Trevor Lloyd

Washoe County Administrative Complex  
Commission Chambers  
1001 East Ninth Street, Building A  
Reno, NV 89512

and available via  
Zoom Webinar

This meeting will be held in the County Commission Chambers and via Zoom teleconference. To attend this meeting via Zoom teleconference, please log into the Zoom webinar at the following link: <https://us02web.zoom.us/j/87215675749> or you can join the meeting by typing zoom.us into your computer browser, clicking "Join a Meeting" on the ZOOM website, and entering this **Meeting ID: 872 1567 5749**. NOTE: This option will require a computer with audio and video capabilities.

Alternatively, you can join the meeting via telephone only by dialing +1 669-900-9128, entering the **Meeting ID: 872 1567 5749** and pressing #.

The meeting will be televised live and replayed on Washoe Channel at: <https://www.washoecounty.gov/mgrsoff/divisions/Communications/WCTV/wctv-vod.php> also on YouTube at: <https://www.youtube.com/user/WashoeCountyTV>.

## PUBLIC HEARING ITEMS

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

- **Special Use Permit Case Number WSUP25-0002 (Lakeshore SFD Renovation)**
- **Special Use Permit Case Number WSUP25-0003 (Parking Deck Rebuild & Storage Addition)**
- **Special Use Permit Case Number WSUP25-0004 (Robb Remodel)**
- **Special Use Permit Case Number WSUP25-0007 (Village Green Grading)**
- **Appeal of an Administrative Hearing Order on Code Enforcement Case Number WVIO-PLA24-0059 (Jones)**
- **Special Use Permit Case Number WSUP25-0005 (American Flat)**

**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.** Public comments are welcomed during the public comment periods at the beginning and end of the meeting and during public hearing and planning items and are limited to three (3) minutes per person. Persons may not allocate unused time to other speakers.

During the general public comment periods at the beginning and end of the meeting, speakers may address any matter either on or off the agenda, including items heard on the consent section of the agenda. For the remainder of the agenda, public comment will only be heard during public hearing and planning items and should be about the specific item being considered by the Board. If an item is continued, then public comment will not be heard for that item until the date of the continued hearing.

Presentations and public comment for individual agenda items are limited as follows: fifteen minutes each for staff and applicant or appellant presentations and three minutes for individual speakers unless extended by questions from the Board or by action of the Chair. All comments are to be directed to the Board as a whole and not to one individual. Emails will be included in the record but will only be read aloud during the meeting subject to the chair's discretion and if time permits.

**Public Participation.** Any public wishing to present printed materials at the hearing must bring six (6) printed copies. Any public wishing to show digital materials at the hearing (photos, presentation, etc.) must email the materials to Recording Secretary Adriana Albarran ([AAlbarran@washoecounty.gov](mailto:AAlbarran@washoecounty.gov)) by 4:00 p.m. the business day immediately preceding the meeting. Please note that USB drives or any other digital media will not be accepted due to the risk of introducing viruses or malicious code, which could potentially compromise the County's systems.

Members of the public may submit public comment by either attending the meeting in person, attending the meeting via teleconference or attending by telephone only. To provide public comment via Zoom, log into the ZOOM webinar at the above link and utilize the "Raise Hand" feature during any public comment period. To provide public comment via telephone only, press \*9 to "Raise Hand" and \*6 to mute/unmute.

Additionally, public comment can be submitted via email to [washoe311@washoecounty.gov](mailto:washoe311@washoecounty.gov). The County will make reasonable efforts to send all email comments received by 4:00 p.m. on April 2, 2025, to the Committee members prior to the meeting.

**Responses to Public Comments.** The Board of Adjustment may deliberate or take action only if a matter has been listed on an agenda properly posted prior to the meeting. The Open Meeting Law does not expressly prohibit responses to public comments by the Board. However, responses from Board members to unlisted public comment topics could become deliberation on a matter without notice to the public. To avoid this situation and to ensure that the public has notice of all matters the Board will consider, members may

choose not to respond to public comments, except to correct factual inaccuracies, ask for County staff action, or to ask that a matter be listed on a future agenda.

**Forum Restrictions and Orderly Conduct of Business.** The Board of Adjustment conducts the business of Washoe County and its citizens during its meetings. The presiding officer may order the removal of any person whose statement or other conduct disrupts the orderly, efficient or safe conduct of the meeting. Warnings against disruptive comments or behavior may or may not be given prior to removal. The viewpoint of a speaker will not be restricted, but reasonable restrictions may be imposed upon the time, place and manner of speech. Irrelevant and unduly repetitious statements and personal attacks which antagonize or incite others are examples of speech that may be reasonably limited.

**Posting of Agenda.** Pursuant to NRS 241.020(4)(b), the Agenda for the Board of Adjustment has been posted at the following location: Washoe County Administration Building (1001 E. 9<sup>th</sup> Street, Bldg. A); and has been electronically posted at [https://www.washoecounty.gov/csd/planning\\_and\\_development/board\\_commission/board\\_of\\_adjustment/index.php](https://www.washoecounty.gov/csd/planning_and_development/board_commission/board_of_adjustment/index.php) and <https://notice.nv.gov>.

**How to Get Copies of Agenda and Support Material.** Copies of this agenda and supporting materials for the items on the agenda provided to the Board of Adjustment may be obtained on the Planning and Building Division's website at [https://www.washoecounty.gov/csd/planning\\_and\\_development/board\\_commission/board\\_of\\_adjustment/index.php](https://www.washoecounty.gov/csd/planning_and_development/board_commission/board_of_adjustment/index.php) or at the Planning and Building Division Office (contact Adriana Albarran, 1001 E. Ninth Street, Building A, phone 775.328.2721 or e-mail [aalbarran@washoecounty.gov](mailto:aalbarran@washoecounty.gov)). If you make a request, we can provide you with a link to a website, send you the material by email or prepare paper copies for you at no charge. Supporting materials are available to the public at the same time they are available to Board members. If material is distributed at a meeting, it is available within one business day after the meeting.

**Special Accommodations.** The 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 Planning and Building Division at (775) 328-6100 at least 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 qualify as an aggrieved person/party of record who is aggrieved by a decision of the Board of Adjustment you may: (i) Seek judicial review of the decision by filing a petition in the Second Judicial District Court for the State of Nevada within 25 days from the date the decision is filed with the secretary of the board; or, (ii) Appeal the decision to the Board of County Commissioners in accordance with Section 110.912.20 of this Article within 10 days of the date the decision is filed with the secretary of the board. Per WCC Section 110.910.15(i)(6), when a petition for judicial review is filed, the court rules shall govern the proceeding. This judicial review is in lieu of an appeal to the Board of County Commissioners as authorized by NRS 278.310(3)(b).

## AGENDA

1:30 p.m.

1. **Determination of Quorum** [Non-action item]
2. **Pledge of Allegiance** [Non-action item]
3. **Ethics Law Announcement and Instructions for Providing Public Comment via Zoom/Telephone** [Non-action item]
4. **Appeal Procedure** [Non-action item]
5. **Public Comment** [Non-action item]

Comment heard under this item will be limited to three minutes per person and may pertain to matters both on and off the agenda. However, action may not be taken on any matter raised during this public comment period until the matter is specifically listed on an agenda as an action item. Comments are to be made to the Board of Adjustment as a whole.

6. **Approval of the April 3, 2025 Agenda** [For possible action]
7. **Approval of the [March 6, 2025](#) Draft Minutes** [For possible action]

Board members may identify any additions or corrections to the draft minutes as transcribed.

8. **Public Hearing Items** [For possible action]

**A. [Special Use Permit Case Number WSUP25-0002 \(Lakeshore SFD Renovation\)](#)** [For Possible Action] – For hearing, discussion, and possible action to approve a special use permit per Washoe County Code Table 110.220.385 for construction of a 5,304 SF single family residence with a 572 SF attached garage. The existing 2,558 SF single-family dwelling will be demolished, and the detached garage will be attached.

- Applicant: Basin Strategies Planning & Consulting
- Property Owner: Rah Rah LLC
- Location: 1713 Lakeshore Blvd.
- APN: 130-331-14
- Parcel Size: 9,733 SF
- Master Plan: Tahoe East Shore
- Regulatory Zone: Tahoe East Shore TA\_ES
- Area Plan: Tahoe
- Development Code: Authorized in Article 220, Tahoe Area & 810, Special Use Permits
- Commission District: 1 – Commissioner Hill
- Staff: Julee Olander, Planner  
Washoe County Community Services Department  
Planning and Building
- Phone: 775.328.3627

- E-mail: [jolander@washoecounty.gov](mailto:jolander@washoecounty.gov)

**B. Special Use Permit Case Number WSUP25-0003 (Parking Deck Rebuild & Storage Addition) [For Possible Action]** – For hearing, discussion, and possible action to approve a special use permit per Washoe County Code Table 110.220.245 for an existing 5,528 SF single family residence with a 686 SF attached garage, where applicant is requesting to rebuild an existing parking deck with a storage area below the deck

- Applicant: Crystal Palazzo LLC
- Property Owner: Elise Fett & Associates, Ltd.
- Location: 490 Teresa Ct.
- APN: 123-121-03
- Parcel Size: 0.360 acres
- Master Plan: Tahoe Crystal Bay
- Regulatory Zone: Tahoe Crystal Bay TA\_CB
- Area Plan: Tahoe
- Development Code: Authorized in Article 220 Tahoe & 810, Special Use Permits
- Commission District: 1 – Commissioner Hill
- Staff: Julee Olander, Planner  
Washoe County Community Services Department  
Planning and Building
- Phone: 775.328.3627
- E-mail: [jolander@washoecounty.gov](mailto:jolander@washoecounty.gov)

**C. Special Use Permit Case Number WSUP25-0004 (Robb Remodel) [For Possible Action]** – For hearing, discussion, and possible action to approve a special use permit per Washoe County Code Table 110.220.215 to remodel an existing 3,161 SF single family residence with a 585 SF garage.

- Applicant: Elise Fett & Associates, LTD
- Property Owner: Robb Family Trust
- Location: 683 Bridge Ct.
- APN: 125-363-02
- Parcel Size: 0.197 acres
- Master Plan: Tahoe Incline Village
- Regulatory Zone: Tahoe Incline Village 5 (TA\_IV5)
- Area Plan: Tahoe
- Development Code: Authorized in Article 810, Special Use Permits
- Commission District: 1 – Commissioner Hill
- Staff: Julee Olander, Planner  
Washoe County Community Services Department  
Planning and Building
- Phone: 775.328.3627
- E-mail: [jolander@washoecounty.gov](mailto:jolander@washoecounty.gov)

**D. Special Use Permit Case Number WSUP25-0007 (Village Green Grading) [For Possible Action]** – For hearing, discussion, and possible action to approve a special use permit for major grading involving excavation of approximately 36,000 cubic yards (CY) of material, importing approximately 60,000 CY of material, and disturbing approximately 801,900 square feet (18.4 acres) of the site to prepare the site for future development in compliance with the approved Conditional Letter of Map Revision (CLOMR) from FEMA.

- Applicant: Avenue 55, LLC
- Property Owner: BI CDLP, LLC
- Location: 365 Calle de la Plata & the parcel directly to the south
- APN: 534-561-08 & 09
- Parcel Size: 10.188 & 10.488 acres
- Master Plan: Industrial (I)
- Regulatory Zone: Industrial (I)
- Area Plan: Spanish Springs
- Development Code: Authorized in Article 438, Grading & Article 810, Special Use Permits
- Commission District: 4 – Commissioner Andriola
- Staff: Julee Olander, Planner  
Washoe County Community Services Department  
Planning and Building
- Phone: 775.328.3627
- E-mail: [jolander@washoecounty.gov](mailto:jolander@washoecounty.gov)

**E. Appeal of an Administrative Hearing Order on Code Enforcement Case Number WVIO-PLA24-0059 (Jones) [For Possible Action]** – For possible action, hearing, and discussion to affirm, modify, reverse, or remand an Administrative Hearing Officer's hearing order dismissing a code enforcement violation of WCC Section 110.306.35(b), outdoor storage of RV's and other items on a vacant parcel without the required existing principal use.

- Applicant: Code Enforcement
- Property Owner: Elizabeth Jones
- Location: 120 Muletail Cir, Redrock, NV
- APN: 078-193-08
- Parcel Size: ± 10.16 acres
- Master Plan: Rural
- Regulatory Zone: Low Density Rural (LDR)
- Area Plan: North Valleys
- Development Code: Authorized in Articles 306, 910, and 912
- Commission District: 5 – Commissioner Herman
- Staff: Chad Giesinger, Planning Manager  
Washoe County Community Services Department  
Planning and Building
- Phone: 775.328.3626
- E-mail: [cgiesinger@washoecounty.gov](mailto:cgiesinger@washoecounty.gov)



**F. Special Use Permit Case Number WSUP25-0005 (American Flat) [For Possible Action]** – For hearing, discussion, and possible action to approve a special use permit for a utility services use on a project area encompassing 479.76 acres. The project will include construction of wells used to inject water underground, extractions wells used to pump and access groundwater, and monitoring wells used to observe changes in groundwater levels, water quality, and flow conditions. The wells will be supported by associated pump stations, a finished polished water facility and two (2) storage tanks, one (1) irrigation storage tank, and pipelines to support the Advanced Purified Water Facility at Lemmon and Military Road. Overall, the project will contribute to the creation of a groundwater bank of up to 11,000 acre-feet (AF) to develop drought-proof water supplies for TMWA’s service area. The request also includes exceptions for a civic use required by Article 412, Landscaping.

- Applicant: Truckee Meadows Water Authority; City of Reno
- Property Owner: Washoe County
- Location: 0 Red Rock Road and 1215 American Flat Road
- APN: 079-332-36; 079-332-37
- Parcel Size: 23.327 acres; 456.447 acres
- Master Plan: Rural Residential
- Regulatory Zone: General Rural (GR)
- Area Plan: North Valleys
- Development Code: Authorized in Article 810, Special Use Permits
- Commission District: 5 – Commissioner Herman
- Staff: Tim Evans, Planner  
Washoe County Community Services Department  
Planning and Building
- Phone: 775.328.2314
- E-mail: [tevens@washoecounty.gov](mailto:tevens@washoecounty.gov)

**9. Chair and Board Items [Non-action item]**

- A. Future Agenda Items
- B. Requests for Information from Staff

**10. Director’s and Legal Counsel’s Items [Non-action item]**

- A. Report on Previous Board of Adjustment Items
- B. Legal Information and Updates

**11. Public Comment [Non-action item]**

Any person is invited to speak on any item on or off the agenda during this period. Action may not be taken on any matter raised during this public comment period until the matter is specifically listed on an agenda as an action item.

**12. Adjournment [Non-action item]**