



WASHOE COUNTY PARCEL MAP REVIEW COMMITTEE Notice of Meeting and Agenda

Parcel Map Review Committee Members

Thursday, September 11, 2014
1:30 p.m.

James Barnes, Planning Commission
James English, District Health
John Cella, Water Resources
Mike Gump, Engineering
Sandra Monsalve, Planning and Development
Amy Ray, Truckee Meadows Fire Protection District
Grace Sannazzaro, Planning and Development

Washoe County Administration Complex
Building A, Room 275
Mt. Rose Conference Room
1001 East Ninth Street
Reno, NV

PUBLIC HEARING ITEMS

(complete case description is provided beginning on page two of this agenda)

- **Parcel Map Case Number PM14-004 – (Ridgeview Estates Development, LLC)**

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 Committee as a whole and not to one individual. The Chair 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. At least one copy of items displayed and at least seven copies of any written or graphic material for the Committee’s consideration should be provided to the Recording Secretary. Subject to applicable law, public comment or testimony may be submitted to the Review Committee in written form for its consideration. However, the Committee is not required to read written statements aloud during the meeting.

Time allocations for public hearing items are as follows: fifteen minutes for staff’s presentation; fifteen minutes for an applicant’s presentation; five minutes for a group representative’s comments; three 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. In accordance with NRS 241.020, this agenda has been posted at: <https://notice.nv.gov>, (i) Washoe County Administration Building (1001 E. 9th Street); (ii) Washoe County Courthouse (Court and Virginia Streets); (iii) Washoe County Library (301 South Center Street); and (iv) Sparks Justice Court (1675 East Prater Way, Suite 107).

How to Get Copies of Agenda and Support Material. Copies of this agenda and supporting materials may be obtained on the Planning and Development Division website (www.washoecounty.us/comdev) then select "Boards and Commissions") or at the Planning and Development Division Office (contact Donna Fagan, 1001 E. Ninth Street, Building A, Room A275, phone 775.328.3600, or e-mail dfagan@washoecounty.us). 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. Support material is available to the public at the same time it is distributed to committee members. If material is distributed at a meeting, it is available within 24 hours after 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 the Planning and Development Division, at 775.328.3600, two working days prior to the meeting.

Appeal Procedure. Most decisions rendered by the Parcel Map Review Committee are appealable to the Board of County Commissioners. If you disagree with the decision of the Parcel Map Review Committee and you want to appeal its action, call the Planning staff immediately, at 775.328.6100. You will be informed of the appeal procedure, application fee, and the time in which you must act. The appeal period for an approved parcel map is 30 days.

AGENDA

1:30 p.m.

- 1. *Determination of Quorum**
- 2. *Ethics Law Announcement**
- 3. *Appeal Procedure**
- 4. *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.

- 5. Approval of Agenda**
- 6. Approval of July 10, 2014 Minutes**
- 7. Project Review Items**

The Parcel Map Review Committee may take action to approve, conditionally approve, or disapprove an application.

- A. Tentative Parcel Map Case Number PM14-004 (Ridgeview Estates Development, LLC) – To divide one ±37,026 square foot (±.85 acre) parcel into two condominium unit parcels consisting of ±5,729 square feet (Unit 1); ±4,809 square feet (Unit 2); and ±26,515 square feet of common area.**

- Applicant/Property Owner: Ridgeview Estates Development, LLC
- Consultant: Arnett and Associates, Inc.
- Project Location: 590 Lakeshore Boulevard, approximately 675 feet east of Tahoe Boulevard and approximately 70 feet west of Crystal Peak Road, Incline Village, NV.

- Assessor's Parcel Number: 122-128-16
- Parcel Size: ±.85 Acres
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Medium Density Suburban (MDS)
- Area Plan: Tahoe
- Citizen Advisory Board: Incline Village/Crystal Bay
- Development Code: Authorized in Article 606, Parcel Maps and Article 408, Common Open Space Development

- Commission District: 1 – Commissioner Berkgigler
- Section/Township/Range: Section 17, T16N, R18E, M.D.M
Washoe County, NV

- Staff: Grace Sannazzaro, Planner
Washoe County Community Services
Department
Planning and Development Division

- Phone: 775.328.3771
- Email: gsannazzaro@washoecounty.us

8. *Reports and Future Agenda Items

A. *Legal Information and Updates

9. *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.

10. Adjournment