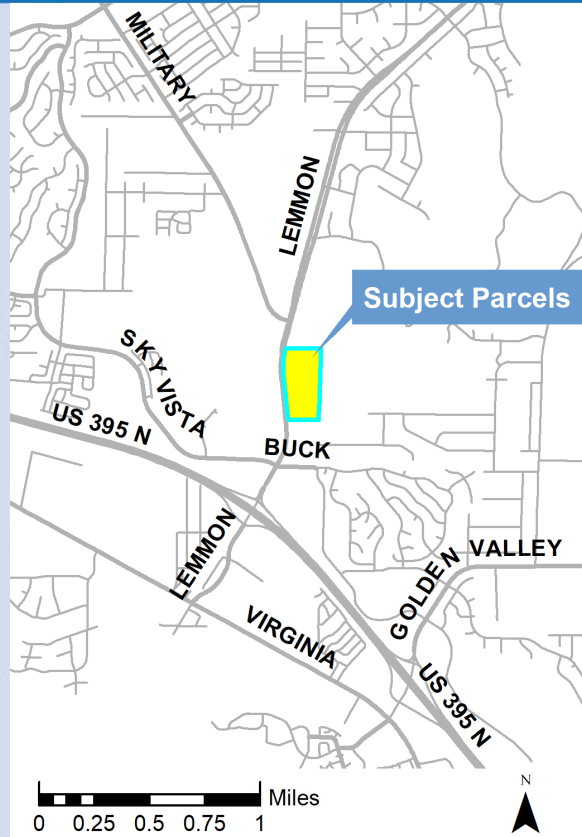




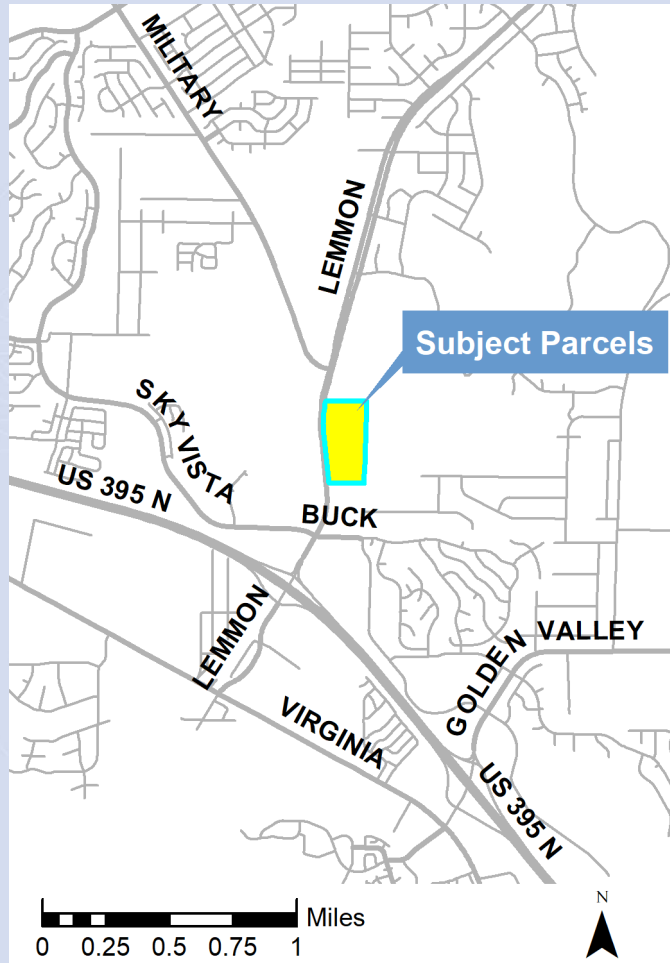
WAC21-007 Lemmon Drive Estates



***Washoe County Planning Commission
December 7, 2021***



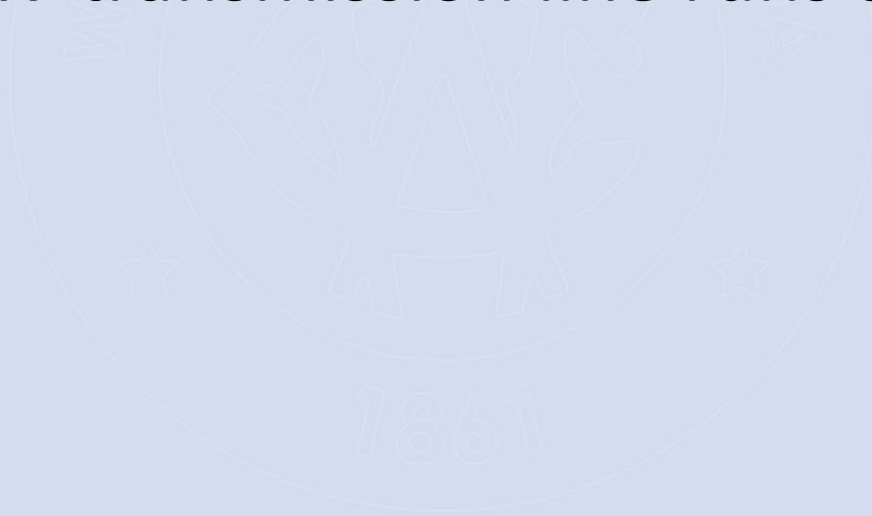
Vicinity Map





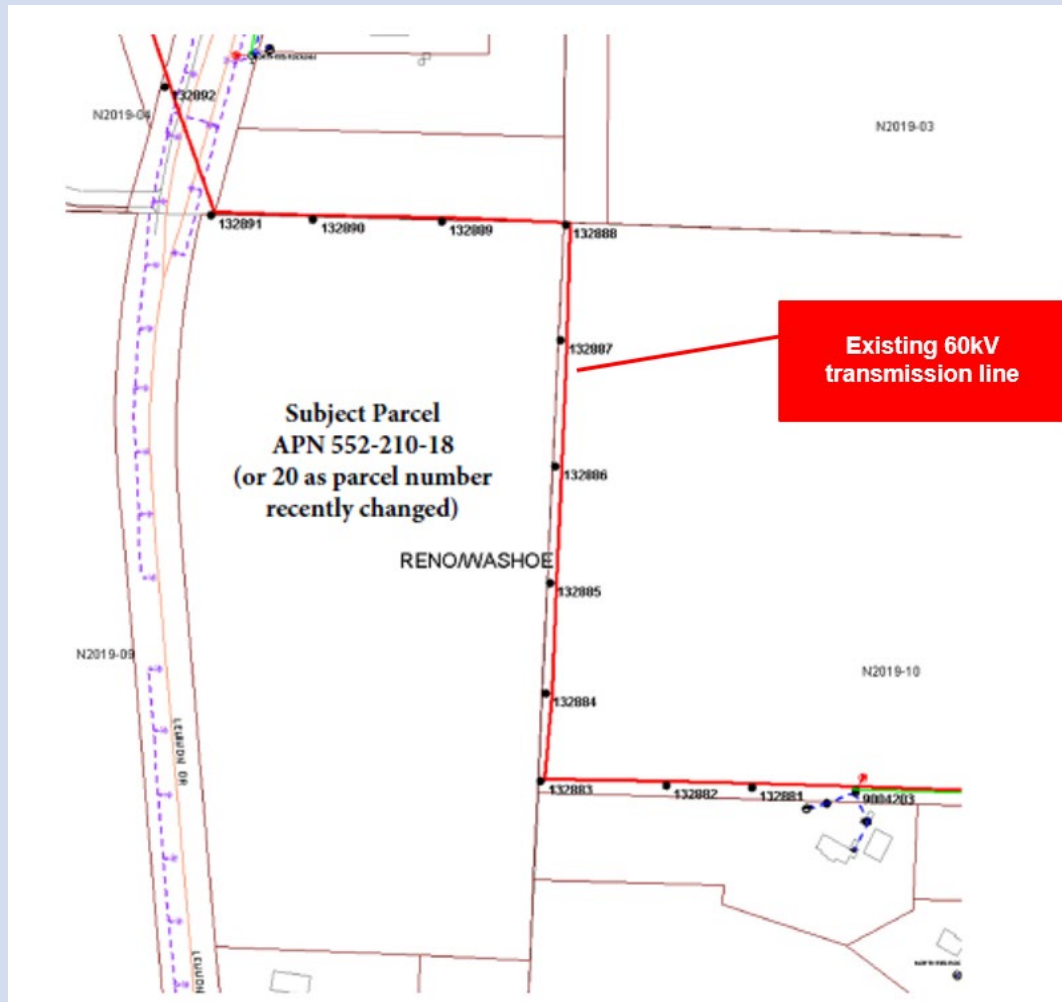
Background/Request

- The applicant is requesting to amend condition 2(i)
 - All existing overhead utility lines shall be placed underground, except electric transmission lines greater than 100 kilovolts, which can remain above ground.
- Existing 60kV transmission line runs across the property





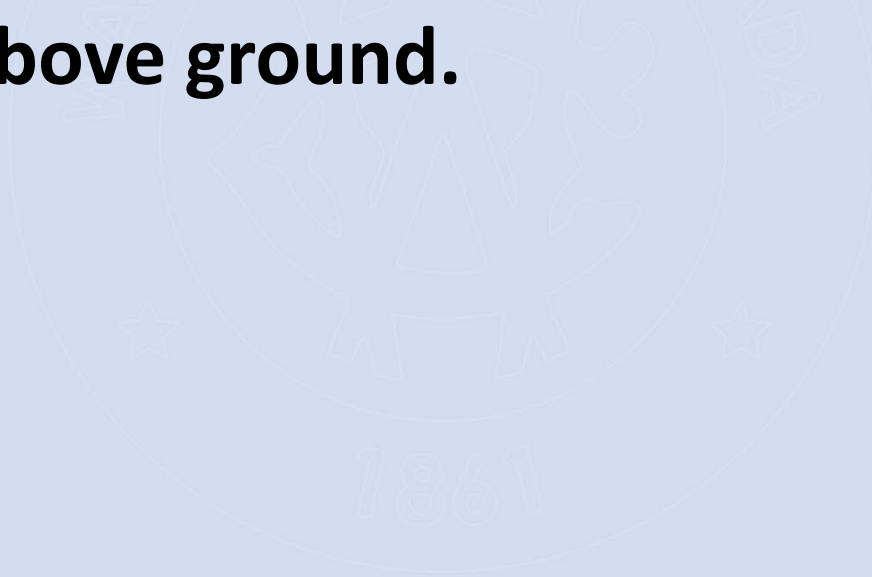
Current Condition





Proposed New Condition

- **All existing utility lines shall be placed underground except electric transmission lines greater than 35 kilovolts, which can remain above ground.**





Public Notice

- Notice sent to 32 affected property owners adjacent to the proposed abandonment.





Tentative Map Findings

- a) **Plan Consistency.** That the proposed map is consistent with the Master Plan and any specific plan;
- b) **Design or Improvement.** That the design or improvement of the proposed subdivision is consistent with the Master Plan and any specific plan;
- c) **Type of Development.** That the site is physically suited for the type of development proposed;
- d) **Availability of Services.** That the subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System;
- e) **Fish or Wildlife.** That neither the design of the subdivision nor any proposed improvements is likely to cause substantial environmental damage, or substantial and avoidable injury to any endangered plant, wildlife or their habitat;
- f) **Public Health.** That the design of the subdivision or type of improvement is not likely to cause significant public health problems;
- g) **Easements.** That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through, or use of property within, the proposed subdivision;
- h) **Access.** That the design of the subdivision provides any necessary access to surrounding, adjacent lands and provides appropriate secondary access for emergency vehicles;
- i) **Dedications.** That any land or improvements to be dedicated to the County is consistent with the Master Plan; and
- j) **Energy.** That the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.



Recommendation – Amendment

Those agencies which reviewed the application recommended conditions to address applicable codes and impacts associated with the project. After a thorough analysis and review, staff recommends that the Planning Commission carefully consider all aspects of Amendment of Conditions Case Number WAC21-0007 and the nature of the stringent recommended conditions of approval and **approve** the requested abandonment.



Possible Motion - Amendment

APPROVAL: I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve Amendment of Conditions Case Number WAC21-0007 for Lafferty Communities, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.608.25:

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