



# Community Development

*"Dedicated to Excellence in Public Service"*

Adrian P. Freund, AICP, Community Development Director  
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## Washoe County Planning Commission

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## AGENDA

### MEETING OF

### WASHOE COUNTY PLANNING COMMISSION

Washoe County Commission Chambers

1001 East Ninth Street, Reno, Nevada

Tuesday, October 3, 2006

**THE FOLLOWING TIME LIMITS ARE TO BE OBSERVED:**

**15** minutes for staff presentation

**15** minutes for applicant presentation

**3** minutes for individual testimony

**5** minutes for testimony from a representative of a group

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.

**\*\* Please be prepared to provide a copy of exhibits displayed. \*\***

6:30 p.m. **DETERMINATION OF QUORUM**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF AGENDA**

**APPROVAL OF MINUTES**

September 5, 2006

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Agendas and staff reports are posted to the Washoe County website at [www.washoecounty.us/comdev/](http://www.washoecounty.us/comdev/), on Friday, four days prior to the meeting. To access the agenda and staff reports, choose **Boards and Commissions**, click on the **Planning Commission**, then **Agendas, Staff Reports, Minutes and Roster**.

Notes: Items on the agenda without a time designation may not necessarily be considered in the order in which they appear. The Commission may take action on any of the items listed.

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 Department of Community Development, at 328-3600, 24 hours prior to the meeting.

In accordance with NRS 241.020, this agenda closes three (3) days prior to the meeting date. Only items of interest and not requiring Commission action may be added to the agenda within the three-day period. This agenda has been posted at the following locations: Washoe County Administration Building (1001 E. 9th Street), Washoe County Clerk's Office-Courthouse (Court and Virginia Streets), Washoe County Library (301 South Center Street), and Sparks Justice Court (630 Greenbrae Drive).

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***"Your Community Development Department"***

**PUBLIC COMMENT** (Limited to items not on this agenda; three-minute time limit, however the Commission reserves the right to reduce this three-minute time limit, as well as limit the total time for public comment, if more than 10 people request to speak. The same applies to public testimony on each agenda item.)

### **CONSENT ITEMS**

- A. **EXTENSION OF TIME REQUEST FOR TENTATIVE SUBDIVISION MAP CASE NO. TM02-004 FOR DONOVAN RANCH (SYNCON HOMES-SHADOW RIDGE), PHASE 3** - To extend for one year, until October 12, 2007, the approval of the remaining 312 lots of Phases 3 and 4 of a 390-unit, single-family, common open space subdivision. The project is within the Spanish Springs Specific Plan (SSSP). Lot sizes will range from 13,000 square feet to 61,000 square feet, with an average lot size of 16,990 square feet. The project has approximately ±206.32 acres of common open space, and ±31.61 acres of street area. **The project is located approximately one-half (½) mile north from the intersection of Calle de La Plata and Pyramid Highway (SR 445), on the east side of Pyramid Highway, just to the south and across from the Rocky Ridge intersection.** The subject parcel is designated Specific Plan (SP) on the Spanish Springs Area Plan Map, with ±544 acres having a land use of General Rural (GR) until development occurs, at which time the parcels being developed will be designated Low Density Suburban (LDS) and Open Space (OS) under the SSSP. The project site is situated in portions of Sections 24 & 19, T21N, R21E, MDM, Washoe County, Nevada. The property is located in the Spanish Springs Citizen Advisory Board boundary and Washoe County Commission District No. 5. (APNs: 076-401-26, 27, 28, 30, 35 & portions of 32, 33, 34, & 36) Staff Representative: Sandra Monsalvè, Planner, 775.328.3608
- B. **EXTENSION OF TIME REQUEST FOR TENTATIVE SUBDIVISION MAP CASE NO. TM04-011 FOR THE RESERVE AT MONTE ROSA UNIT-2** - To extend for one year, until December 13, 2007, the approval of the remaining 33 lots of Unit 2 of a 65-unit, single-family, common open space subdivision. Lots sizes will range from 0.36 acres to 1.00 acre, with an average lot size of 0.60 acres. The project will have 27.78 acres of common open space, to include an extensive trail system. **The project site is addressed at 3705 Mt. Rose Highway (SR-431) on the north side of the highway, approximately 400 feet east of Thomas Creek Road.** The entire project site is ±71.88 acres, designated Medium Density Suburban and General Rural (GR) in the Southwest Truckee Meadows Area Plan, and the property is situated in a portion of Section 30, T18N, R20E, MDM, Washoe County, Nevada. The project is located in the Southwest Truckee Meadows Citizen Advisory Board boundary and Washoe County Commission District No. 2. (APN: 049-401-34; 049-401-35; and 049-401-30) Staff Representative: Sandra Monsalvè, Planner, 775.328.3608

## PROJECT REVIEW ITEMS

- 6:30 p.m. 1. **PUBLIC HEARING: SPECIAL USE PERMIT CASE NO. SW06-007 (RALEIGH HEIGHTS WATER TANK #3)** – To allow for the construction of a new 4-million-gallon water storage tank on a site with two existing water storage tanks, as authorized in Section 110.302.15 of the Washoe County Development Code. The project includes a new booster pump and new water transmission mains. **The project is located immediately south of Raleigh Heights Park, and southwest of the intersection of Burgess Place and Gladstone Drive.** The ±35-acre parcel is designated Open Space (OS) in the North Valleys Area Plan, and is situated in a portion of Section 21, T20N, R19E, MDM, Washoe County, Nevada. The property is located in the North Valleys Citizen Advisory Board boundary and Washoe County Commission District No. 5. (APN 082-180-05) Staff Representative: Kelly Mullin, Assistant Planner, 775.328.6187

## PLANNING ITEMS

### OTHER ITEMS

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

- a. Report on Previous Planning Commission Items

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

## ADJOURNMENT