



Community Development

"Dedicated to Excellence in Public Service"

Adrian P. Freund, AICP, Community Development Director
Blaine Cartlidge, Legal Counsel



Washoe County Planning Commission

William Weber, Chair
Stephen D. Rogers, Vice Chair
Neal Cobb

Florence M. "Marge" Frandsen
Roy H. Hibdon
Christy Magers
Dian A. VanderWell

AGENDA

JOINT MEETING OF

CITY OF RENO PLANNING COMMISSION

AND THE

WASHOE COUNTY PLANNING COMMISSION

Washoe County Department of Community Development
Large Conference Room, Second Floor, Room A265
1001 East Ninth Street, Reno, Nevada
Tuesday, October 17, 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. **

October 17, 2006

5:30 p.m. **DETERMINATION OF QUORUM**

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

PUBLIC COMMENTS

Agendas and staff reports are posted to the Washoe County website at 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).

Post Office Box 11130, Reno, NV 89520-0027 – 1001 E. Ninth St., Reno, NV 89512

Telephone: 775.328.3600 – Fax: 775.328.6133

www.washoecounty.us/comdev/

"Your Community Development Department"

PLANNING ITEMS

- 5:30 p.m. 1. **PUBLIC HEARING: COMPREHENSIVE PLAN AMENDMENT CASE NO. CP06-014 (AUTO ZONE)** - To consider a request to amend the Reno-Stead Corridor Joint Plan being a part of the Washoe County Comprehensive Plan and the City of Reno Master Plan. The amendment request would redesignate a portion of Assessor's Parcel Number 552-190-04 (± 2.95 acres) from the land use designation of Medium Density Suburban/Suburban Residential (MDS/SR) to the land use designation of General Commercial (GC); the remaining ± 3.1 acres is proposed to remain Medium Density Suburban/Suburban Residential (MDS/SR). The proposal would result in land use designations that would allow the existing residential use to remain and allow all uses permitted in the General Commercial regulatory zone to be conducted on the portion of the parcel abutting Lemmon Drive. **The property is located on the east side of Lemmon Drive approximately 200' north of Buck Drive.** The parcel is within the Truckee Meadows Service Area and within the joint planning area for the City of Reno, as identified by the 2002 Truckee Meadows Regional Plan. The parcel is located within Section 9, T20N, R19E, MDM, Washoe County, Nevada. The property is within the Washoe County Commission District No. 5 and the North Valleys Citizen Advisory Board boundary.

To reflect changes requested within this application and to maintain currency of general area plan data, administrative changes to the area plan are proposed. These administrative changes include: a revised map series with updated parcel base and revised table of land uses. Staff Representative: Roger Pelham, Planner, 775.328.3622

ADJOURNMENT

[The Washoe County Planning Commission will reconvene for its regular meeting at 6:30 p.m., in the Washoe County Commission Chambers, 1001 E. Ninth Street, Reno, Nevada.]