



# 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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## AMENDED AGENDA

### MEETING OF

### WASHOE COUNTY PLANNING COMMISSION

Washoe County Commission Chambers

1001 East Ninth Street, Reno, Nevada

Tuesday, March 6, 2007

**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**

February 6, 2007

**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. The same applies to public testimony on each agenda item.)

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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"***

## CONSENT ITEM

- A. **EXTENSION OF TIME REQUEST FOR THE TENTATIVE SUBDIVISION MAP CASE NO. TM03-005 (ESTATES AT MT. ROSE, UNIT 3)** - To extend for one year, until October 29, 2008, the approval of the remaining 82 lots for Unit 3 of a 240-unit, single-family, common open space subdivision. Lot sizes range from one acre to 3.19 acres, with an average lot size of 1.40 acres. The project has approximately 173.52 acres of common area, and 55.95 acres of open space along the Whites Creek corridor that will be dedicated to Washoe County. The subject parcel, totaling  $\pm 604.98$  acres, is designated Low Density Suburban (LDS) and General Rural (GR) in the Forest Area Plan, and High Density Rural (HDR) and General Rural (GR) in the Southwest Truckee Meadows Area Plan. The proposed development is situated in Section 35, T18N, R19E, MDM, Washoe County, Nevada. The property is located within Washoe County Commission District No. 2. (APNs 150-102-01 and 150-101-01) Staff Representative: Sandra Monsalvè, Planner, 775.328.3608

## PROJECT REVIEW ITEMS

- 6:30 p.m. 1. **PUBLIC HEARING: REVIEW OF SPECIAL USE PERMIT CASE NO. SW01-025/MPR12-8-90 (SNC AGGREGATE PIT)** – To review the conditions governing the operation of the Sierra Nevada Construction, Inc., aggregate pit as required under Section 332.40 of the Washoe County Development Code to ensure that the conditions of approval adequately provide for compatibility between aggregate operations and surrounding land uses. **The parcels are located approximately one mile north of the Mustang exit on I-80E, and are addressed as 12000 Interstate 80 East.** The two parcels have a combined acreage of  $\pm 676$  acres that are zoned General Rural (GR) in the Truckee Canyon Area Plan, and are situated within Section 4, T19N, R21E, MDM, Washoe County, Nevada. The property is located in Washoe County Commission District No. 5. (APNs 084-060-11 and 12) Staff Representative: Paul Kelly, Planner, 775.328.3621
2. **PUBLIC HEARING: AMENDMENT OF CONDITIONS CASE NO. AC07-001 (SPW2-7-99 STEAMBOAT – VERIZON WIRELESS CELL SITE)** – To amend the Special Use Permit Case Number SPW2-7-99 to modify the original plans for the approved wireless telecommunications facility to allow the construction of a new concrete slab, the placement of additional cabinets on the site and to remove and replace the existing antennas with smaller panel antennas on the monopole as authorized in Article 810 of the Washoe County Development Code. **The project is located next to two existing water storage tanks off Cheryl Lane and Hot Springs Road.** The  $\pm 30$ -acre parcel is designated Open Space (OS) in the Southeast Truckee Meadows Area Plan, and is situated in a portion of Section 34, T18N, R20E, MDM, Washoe County, Nevada. The property is located in the Galena-Steamboat Citizen Advisory Board boundary and Washoe County Commission District No. 2. (APN 017-150-01) Staff Representative: Trevor Lloyd, Planner, 775.328.3620

**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**